



Board of County Commissioners Pre-Commission Meeting

November 19, 2024 | 4:00 PM

City Hall
700 Poplar Street
Macon, GA 31201

Mayor Lester M. Miller
Mayor Pro Tem Seth Clark
Commissioner Valerie Wynn
Commissioner Paul Bronson
Commissioner Stanley Stewart
Commissioner Mallory Jones
Commissioner Raymond Wilder
Commissioner Bill Howell
Commissioner Virgil Watkins
Commissioner Brendalyn Bailey

1. Call to Order

Mayor Lester M. Miller

2. Approval of Minutes

- a. Approval of minutes from the November 5th Pre-Commission meeting
(Sponsored by:)

3. New Alcohol Beverage Licenses

- a. Brass Rack located at 2440 Riverside Drive, Macon, GA (Sponsored by: Lester M. Miller, Mayor)
- b. Ingleside Foods located at 2010 Riverside Drive, Macon, GA (Sponsored by: Lester M. Miller, Mayor)
- c. Five Star Mart Realty d.b.a. Harrison Marathon located at 5013 Harrison Road, Macon, GA (Sponsored by: Lester M. Miller, Mayor)
- d. Macon Bacon Baseball Concession located at 225 Willie Smoker Glover Drive, Macon, GA (Sponsored by: Lester M. Miller, Mayor)

4. Appointments to Authorities, Boards and Committees

- a. A Resolution Of The Macon-Bibb County Commission Appointing Kaitlynn Kressin To Serve As A Member Of The Macon-Bibb County Urban Development Authority (Sponsored by: Lester M. Miller, Mayor)

- b. A Resolution Of The Macon-Bibb County Commission Submitting A Slate Of Nominees For Seats Currently Held By John Houser, Dr. Matt Astin, And Myrtle Habersham To Serve On The Macon-Bibb County Hospital Authority Board (Sponsored by: Lester M. Miller, Mayor)

5. Contracts and Purchase Orders for Approval

- a. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute Lease Agreements With Congregation Sha'arey Israel, Inc. And Three Horses Enterprises, LLC For The Lease Of Approximately 160 Parking Spaces At Properties Near City Hall, In The Annual Amount Of \$108,072.00, With Annual CPI Increases, To Be Paid From The Payments To Others Employee Parking Line Item; (Sponsored by: Lester M. Miller, Mayor)
- b. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Stafford Builders & Consultants, Inc., For The Renovation Of The District Attorney's Office Library Space, In The Amount Of \$305,000.00, To Be Paid From The SPLOST 2018 Fund – Judicial – Courthouse – Property Line Item (Sponsored by: Lester M. Miller, Mayor)
- c. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Enter Into An Agreement With The Greater Macon Chamber Of Commerce To Serve As The Fiscal Agent For And Assist With Hosting Of A Sheltering Summit For Emergency Managers And Emergency Responders Throughout Georgia (Sponsored by: Lester M. Miller, Mayor)

6. Appropriations and Transfers

- a. An Ordinance Of The Macon-Bibb County Commission To Approve A Supplemental Appropriation From General Fund – Fund Balance To The Payments To Others – Employee Parking Line Item, In A Total Amount Of \$61,910.00 To Provide For Alternative Parking For City Hall Guests And Employees During Construction Of A New Parking Deck, (Sponsored by: Lester M. Miller, Mayor)
- b. An Ordinance Of The Macon-Bibb County Commission To Authorize The Appropriation Of Funds From Sponsored Programs Line Item 250.0368 – Public Safety, To Be Allocated To Various Public Safety Initiatives As Specified Herein (Sponsored by: Lester M. Miller, Mayor)
- c. An Ordinance Of The Macon-Bibb County Commission To Approve A Supplemental Appropriation From General Fund – Fund Balance And To Approve Various Appropriations From Other Funds As Detailed Herein For The Purpose Of Funding The Macon-Bibb County Capital Improvements Program For Fiscal Year 2025, In A Total Amount Of \$2,609,000.00 (Sponsored by: Lester M. Miller, Mayor)
- d. An Ordinance Of The Macon-Bibb County Commission To Authorize The Appropriation And Reallocation Of Macon-Bibb County's Remaining American Rescue Plan Act Funds For The Purpose Of Funding Various Projects Authorized By The American Rescue Plan Act And The Final Rules Concerning The

Expenditure Of Local Government Assistance Funds Under The American Rescue Plan Act; (Sponsored by: Lester M. Miller, Mayor)

- e. An Ordinance Of The Macon-Bibb County Commission To Authorize The Appropriation Of Up To \$1,438,000.00 From 2018 SPLOST Proceeds, To Be Allocated To Authorized Projects As Specified Herein (Sponsored by:)

7. Abandonment of Right of Way

- a. A Resolution Of The Macon-Bibb County Commission To Authorizing The Mayor To Abandon Certain Portions Of Right-Of-Way lying In The City Block Bounded By Mulberry Street, Cherry Street, Seventh Street, And Sixth Street, And Removing Such Paths From The Official Road Map Of Macon-Bibb County (Sponsored by:)
- b. A Resolution Of The Macon-Bibb County Commission To Authorize The Mayor To Execute A Quitclaim Deed In Favor Of Macon HD 2, LLC, For The Sale Of Real Property Totaling 0.27 Of An Acre, More Or Less, For Its Approximate Fair Market Value Of \$49,311.14; (Sponsored by: Lester M. Miller, Mayor)

8. Executive Session

Consultation with the county attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against Macon-Bibb County or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1); Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(E); and Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);

9. Agreements

- a. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Approve An Amended Real Estate Option Agreement Between The Urban Development Authority And Renaissance On The River, LLC (Sponsored by: Lester M. Miller, Mayor)
- b. An Ordinance Of The Macon-Bibb County Commission To Authorize An Appropriation From General Fund – Fund Balance To The Capital Improvements Fund – Property 108 First Street Line Item; To Authorize The Mayor To Execute An Agreement With Target Contractors, Llc, For The Demolition Of The High Rise Hotel At 108 First Street, In The Amount Of Such Appropriation (Sponsored by: Lester M. Miller, Mayor)

**MINUTES OF THE
MACON-BIBB PRE-COMMISSION MEETING MEETING
November 5, 2024 – 4:30 PM
City Hall
(Commission Chamber)**

The Pre-Commission Meeting of the Macon-Bibb County Commission was held on November 5, 2024 at 4:30 PM in the Commission Chamber at the Government Center.

COMMISSION MEMBERS PRESENT

Mayor Lester M. Miller
Mayor Pro Tem Seth Clark
Commissioner Paul Bronson
Commissioner Stanley Stewart
Commissioner Mallory Jones
Commissioner Raymond Wilder
Commissioner Bill Howell
Commissioner Virgil Watkins
Commissioner Brendalyn Bailey

STAFF PRESENT

Keith Moffett, County Manager
Alex Morrison, Planning & Public Spaces
Janice Ross, Clerk of Commission
Michael McNeill, Sr. Asst Co. Attorney
Sara Davis, Asst. Co. Attorney
Andreanna Beavers, Asst. Co. Attorney
Chris Floore, Communications
Olivia Waters, Communications
Edna Adams, Communications

GUESTS PRESENT

Ethiel Garlington, Appointee, Housing
Authority
Robert McCord, Appointee, Division A
Pension
Ivey Hall, Exec. Dir., Habitat for Humanity
Patrick Harris, Georgia Power
Cassandra Cox, Georgia Power

1. Call to Order

Mayor Lester M. Miller

2. Approval of Minutes

- a. Approval of minutes from the October 15, 2024 meeting
(Sponsored by:)

***On motion of Commissioner Bronson, seconded by Commissioner
Howell and carried unanimously, the minutes from the October 15,
2024 meeting were approved.***

3. Appointments to Authorities, Boards and Committees

- a. A Resolution Of The Macon-Bibb County Commission Appointing Ethiel

Garlington To Serve On The Macon Housing Authority Board Of Commissioners; (Sponsored by: Lester M. Miller, Mayor)

On motion of Mayor Pro Tem Clark, seconded by Commissioner Bronson and carried unanimously, the Resolution Of The Macon-Bibb County Commission Appointing Ethiel Garlington To Serve On The Macon Housing Authority Board Of Commissioners was approved.

- b. A Resolution Of The Macon-Bibb County Commission To Appoint Robert Mccord To Serve As A Member Of The Retirement Committee For The Macon-Bibb County Pensions And Retirement System, Division A Plan (Sponsored by: Lester M. Miller, Mayor)

On motion of Commissioner Wynn, seconded by Commissioner Bronson and carried unanimously, the Resolution Of The Macon-Bibb County Commission To Appoint Robert Mccord To Serve As A Member Of The Retirement Committee For The Macon-Bibb County Pensions And Retirement System, Division A Plan was approved.

- c. A Resolution Of The Macon-Bibb County Commission Appointing Stanley B. Stewart To The Macon-Bibb County Board Of Health (Sponsored by: Lester M. Miller, Mayor)

On motion of Mayor Miller, seconded by Mayor Pro Tem Clark and carried unanimously, the Resolution Of The Macon-Bibb County Commission Appointing Stanley B. Stewart To The Macon-Bibb County Board Of Health was approved.

4. New Alcohol Beverage Licenses

- a. Red Lobster 0048 located at 2077 Riverside Drive, Macon, GA 31204 (Sponsored by: Lester M. Miller, Mayor)

On motion of Commissioner Wynn, seconded by Commissioner Bronson and carried unanimously, the New Alcohol Beverage License for the Red Lobster 0048 located at 2077 Riverside Drive, Macon, GA 31204 was approved.

5. Agreements

- a. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute A Ground Maintenance Service Agreement With Dixie Lawn & Landscaping, Inc. To Perform Landscaping And Ground Maintenance Services At Riverside Cemetery, In An Annual Amount Of \$156,420.00, To Be Paid From The Parks And Beautification, Contract Labor, Contractual Services Line Item (Sponsored by: Lester M. Miller, Mayor)

On motion of Commissioner Bailey, seconded by Commissioner Howell and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute A Ground Maintenance Service Agreement With Dixie Lawn & Landscaping, Inc. To Perform Landscaping And Ground Maintenance Services At Riverside Cemetery, In An Annual Amount Of \$156,420.00, To Be Paid From The Parks And Beautification, Contract Labor, Contractual Services Line Item was approved.

- b. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Ace Enterprises, LLC, To Perform Sidewalk Construction Barrington Hall Drive, At A Cost Of \$397,509.00, To Be Paid From 2018 SPLOST Funds For Road Work; (Sponsored by: Lester M. Miller, Mayor, Raymond Wilder, Commissioner, Mallory Jones, Commissioner)

On motion of Commissioner Jones, seconded by Commissioner Wilder and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Ace Enterprises, LLC, To Perform Sidewalk Construction Barrington Hall Drive, At A Cost Of \$397,509.00, To Be Paid From 2018 SPLOST Funds For Road Work was approved.

- c. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Enter Into An Agreement With Surveying And Mapping, Llc, For Utility Location Services & Mapping To Be Paid At A Rate Of Up To \$106.00 Per Hour (Sponsored by: Lester M. Miller, Mayor)

On motion of Commissioner Wynn, seconded by Commissioner Jones and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Enter Into An Agreement With Surveying And Mapping, LLC, For Utility Location Services & Mapping To Be Paid At A Rate Of Up To \$106.00 Per Hour was approved.

- d. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Enter Into An Agreement With Sizemore, Inc., For Security Services At The Bibb County Courthouse, At An Average Hourly Rate Of \$21.00, To Be Paid From The Facilities Maintenance Budget – Government Wide Utilities Account (Sponsored by: Lester M. Miller, Mayor)

On motion of Mayor Miller, seconded by Commissioner Bailey and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Enter Into An Agreement With Sizemore, Inc., For Security Services At The Bibb County Courthouse, At An Average Hourly Rate Of \$21.00, To Be Paid From The Facilities Maintenance Budget – Government Wide Utilities Account was approved.

- e. A Resolution Of The Macon-Bibb County Commission Authorizing Macon-

Bibb County To Execute A Pilot Agreement With The Housing Authority Of Macon-Bibb County, Related To The Rehabilitation Of The Public Housing Community On Bobby Jones Street; (Sponsored by: Lester M. Miller, Mayor)

On motion of Commissioner Bailey, seconded by Commissioner Howell and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing Macon-Bibb County To Execute A Pilot Agreement With The Housing Authority Of Macon-Bibb County, Related To The Rehabilitation Of The Public Housing Community On Bobby Jones Street was approved.

6. Grants

- a. A Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of A FY2024 Homeland Security Grant From The Georgia Emergency Management And Homeland Security Agency In The Amount Of \$3,200.00, With No Local Match Required, To Be Used By The Macon-Bibb County Fire Department For Personal Protective Equipment (Sponsored by: Lester M. Miller, Mayor)

On motion of Mayor Miller, seconded by Commissioner Wilder and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of A FY2024 Homeland Security Grant From The Georgia Emergency Management And Homeland Security Agency In The Amount Of \$3,200.00, With No Local Match Required, To Be Used By The Macon-Bibb County Fire Department For Personal Protective Equipment was approved.

7. Park Improvements at Lynmore Estates and Tree Dedication in Washington Park

- a. An Ordinance Of The Macon-Bibb County Commission To Authorize The Acceptance Of And Approve The Installation Of A Red Maple Tree In Memory Of Jaxon Bilbrey In Washington Park; To Authorize A Supplemental Appropriation In The Amount Of Up To \$500.00 From General Fund – Fund Balance To The Parks And Beautification Budget For The Purchase Of Materials And Memorial Signage (Sponsored by: Lester M. Miller, Mayor)

On motion of Mayor Miller, seconded by Commissioner Stewart and carried unanimously, the Ordinance Of The Macon-Bibb County Commission To Authorize The Acceptance Of And Approve The Installation Of A Red Maple Tree In Memory Of Jaxon Bilbrey In Washington Park; To Authorize A Supplemental Appropriation In The Amount Of Up To \$500.00 From General Fund – Fund Balance To The Parks And Beautification Budget For The Purchase Of Materials And

Memorial Signage was approved.

- b. A Resolution Of The Macon-Bibb County Commission To Authorize The Acceptance Of Park Improvements At Lynmore Estates Park To Be Donated And Installed By Macon Area Habitat For Humanity In Partnership With Citizens Of Georgia Power (Sponsored by: Lester M. Miller, Mayor)

On motion of Commissioner Bailey, seconded by Commissioner Bronson and carried unanimously, the Resolution Of The Macon-Bibb County Commission To Authorize The Acceptance Of Park Improvements At Lynmore Estates Park To Be Donated And Installed By Macon Area Habitat For Humanity In Partnership With Citizens Of Georgia Power was approved.

8. Organizational Chart Changes

- a. An Ordinance Of The Macon-Bibb County Commission To Amend The Organizational Chart Of The Solicitor-General's Office, As Detailed Herein (Sponsored by: Lester M. Miller, Mayor)

On motion of Commissioner Wynn, seconded by Mayor Pro Tem Clark and carried unanimously, the Ordinance Of The Macon-Bibb County Commission To Amend The Organizational Chart Of The Solicitor-General's Office, As Detailed Herein was approved.

9. Executive Session

Consultation with the county attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against Macon-Bibb County or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1); Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(E); and Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);

On motion of Commissioner Wynn, seconded by Commissioner Bronson and carried unanimously, the Commission went into Executive Session for the reasons listed below.

Respectfully Submitted:

Janice S. Ross
Clerk of the Commission

ADDED TO THE NOVEMBER 19, 2024 PRE-COMMISSION AGENDA



Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office
PO Box 4503
Macon, GA 31208-4503

License Fees are Prorated by Month that Completed Application is Submitted

LICENSE FEES (Check All That Apply)

*Distilled Spirits Packaged to Go	\$2,900	*Malt Packaged to Go	\$800	Wine Packaged to Go	\$700
*Distilled Spirits C.O.P.	\$2,900	*Malt C.O.P.	\$800	*Wine C.O.P.	\$700
*Distilled Spirits Wholesaler	\$3,600	*Malt Wholesaler	\$1,000	Wine Wholesaler	\$800
*Distilled Spirits Manufacturers	\$4,300	*Malt Manufacturer	\$2,500	Wine Manufacturer	\$1,700
Brewpub	\$2,500	Out-of-Town Wholesaler	\$100	Wine Tasting	\$500
Sunday Sales	\$300	Brown Bag	\$0	Alcohol Beverage Caterer	\$600
Temporary Alcohol License	\$100				
Please check here if you are applying for a Business Continuation License. Business Continuation License is 25% of applicable fees.					
*Distilled Spirits (Liquor)		*Malt (Beer)		*C.O.P. (Consumed on Premise)	

A BUSINESS LICENSE IS REQUIRED BEFORE AN ALCOHOL LICENSE MAY BE ISSUED.

\$ 4500 Alcohol License Fees + \$400 Application Fee = \$ 4900

Agent Information

1. Agent/Owner(s) must complete and sign the Name-Based Criminal History Record Information Consent Form.
2. Provide an Unexpired Identification Card issued by Any U.S. State or United States government, bearing a current photograph of the applicant.
3. Agent/Owner(s) Must be Fingerprinted once application & fees are completed and paid unless such individuals currently hold one or more categories of alcohol license(s) in goodstanding.
4. Proof of Alcohol Handler's Permit from Agent and Owners.
5. Complete (S.A.V.E.) Systematic Alien Verification for Entitlements O.C.G.A. § 50-36-1 (e) (2) Affidavit.

Location/Business Information

6. Affidavit of Intent to Sale Alcohol from the Macon Telegraph Newspaper.
7. If any business entity other than Sole Ownership... Must submit a copy of the GA Secretary of State's Business information Record.
8. If NON-PROFIT entity... Proof of Non-Profit Status.
9. Planning and Zoning Compliance Form.
10. Original Affidavit from the Macon-Bibb County Engineer's Department.
11. A legal description (Lease/Deed/etc.) of the property upon which premises are located.

Business Continuation

12. Please provide a list of the current, valid licenses issued to the named business; A record showing that all business license fees owed on the existing business have been fully paid, or a receipt showing payment thereof.
13. A statement, signed by the applicant, swearing, or affirming that the applicant has recently purchased the named business, or has a bona fide expectation of purchasing the named business soon; and
14. A record showing that all property taxes to date owned on the property have been fully paid, or a receipt showing payment thereof.

Select One: ☒ New Business ☐ Change of location ☐ Change of Business

BUSINESS

Federal Tax ID #: 99-1805733 State Tax ID#: 20298726823
 Business Name: Brass Rack Grille Corporate and Trade Name: Central Ga Grinders LLC
 Local Business Address: 2440 Riverside Dr Macon Ga 31204
(P.O. Box Not Allowed) City State Zip
 Mailing Address: 2440 Riverside Dr Macon Ga 31204
Street Address (City State Zip)
 Local Business Phone #: 478-447-0401 Email Address: BRASSRACK777@gmail.com
 Contact Person: Chad Hickman Contact Phone #: 478-447-0401

AGENT

Agent's Name: Chad Hickman Agent's Title: Owner
 Date of Birth: [REDACTED] Social Security Number: [REDACTED]
 Home Address: [REDACTED]
 Home Phone #: [REDACTED] Email: Chadhickman777@gmail.com
 Mailing Address: 100 Kentwood Pl City: Macon State: Ga Zip: 31210

INDIVIDUAL/OWNER INFORMATION

Will the Agent named above also serve as the Applicant of this license? ☒ Yes ☐ No If no, complete the following:

Owner/Individual's Name: Chad Hickman Title: Owner
 Home Address: [REDACTED]
 Home Phone #: [REDACTED] Email: Chadhickman777@gmail.com
 Mailing Address: 100 Kentwood Pl City: Macon State: Ga Zip: 31210

Rev. 08/23

Name-Based Criminal History Record Information Consent/Inquiry Form

I hereby give consent for the Bibb County Sheriff's Office to conduct an inquiry and receive any Georgia criminal history record information pertaining to me, which may be contained in the files of any state or local criminal justice agency in Georgia.

Full Name (print): <u>Chad Phillip Hickman</u>			
Home Address: [REDACTED]			
Sex	Race	Date of Birth	Social Security Number
<u>M</u>	<u>white</u>	[REDACTED]	

☒ This authorization is valid for 90/180/____ (circle one) days from date of signature.
 I, Chad Hickman, give consent to the above name to perform periodic criminal history background checks for the duration of my employment with this company.

 _____
 Signature Date 10-7-24

*****Include a copy of your valid State/Government issued identification*****

Date of Inquiry: _____ Time of Inquiry: _____ Operator's Initials: _____

Purpose Code used: (check one)

☐	Employment (E) – Provides <i>Georgia</i> Criminal History Record Information
☐	Employment with Mentally Disabled (M) – Provides <i>Georgia</i> Criminal History Record Information
☐	Employment with Elder Care (N) - Provides <i>Georgia</i> Criminal History Record Information
☐	Employment with Children (W) - Provides <i>Georgia</i> Criminal History Record Information
☐	Public Records (P) – Provides <i>Georgia Felony Convictions</i> Only

The inquiry resulted in the following: (check all that apply)

☐	No Georgia CHRI results available.
☐	Georgia CHRI attached/released

☐	No NCIC/GCIC Warrant results available.
☐	Possible NCIC/GCIC Warrant. Contact Agency listed below.
Wanting Agency Name:	
Agency Telephone:	

 Agency Designee Signature and Title

 Date

Name-Based Criminal History Record Information Consent/Inquiry Form

I hereby give consent for the Bibb County Sheriff's Office to conduct an inquiry and receive any Georgia criminal history record information pertaining to me, which may be contained in the files of any state or local criminal justice agency in Georgia.

Full Name (print):	Darius Ben Mullis		
Home Address:	[REDACTED]		
Sex	Race	Date of Birth	Social Security Number
M	W	[REDACTED]	[REDACTED]



This authorization is valid for 90/180/ _____ (circle one) days from date of signature.

I, _____, give consent to the above name to perform periodic criminal history background checks for the duration of my employment with this company.

Signature

10-7-24
Date

*****Include a copy of your valid State/Government issued identification*****

Date of Inquiry: _____ Time of Inquiry: _____ Operator's Initials: _____

Purpose Code used: (check one)

	Employment (E) – Provides <i>Georgia</i> Criminal History Record Information
	Employment with Mentally Disabled (M) – Provides <i>Georgia</i> Criminal History Record Information
	Employment with Elder Care (N) - Provides <i>Georgia</i> Criminal History Record Information
	Employment with Children (W) - Provides <i>Georgia</i> Criminal History Record Information
	Public Records (P) – Provides <i>Georgia Felony Convictions</i> Only

The inquiry resulted in the following: (check all that apply)

	No Georgia CHRI results available.
	Georgia CHRI attached/released

	No NCIC/GCIC Warrant results available.
	Possible NCIC/GCIC Warrant. Contact Agency listed below.
Wanting Agency Name:	
Agency Telephone:	

Agency Designee Signature and Title

Date

MACON-BIBB COUNTY, GEORGIA
(S.A.V.E.) SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS
O.C.G.A. § 50-36-1 (e) (2) Affidavit

By executing this affidavit under oath, as an applicant for a Macon-Bibb County, Georgia, Occupation Tax Certificate, Alcohol License, or other public benefit as referenced in O.C.G.A. § 50-36-1; the undersigned applicant verifies one of the following with respect to my application for a public benefit:

- 1) ☒ I am a United States citizen 18 years of age or older. **Please submit a copy of your current Secure and Verifiable Document(s) such as driver's license, passport, or document as indicated on the attached list.**
- 2) ☐ I am not a United States citizen, but I am a legal permanent resident of the United States 18 years of age or older, or I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older with an alien number issued by the Department of Homeland Security or other federal immigration agency. **Please submit a copy of your current immigration document(s) which includes either your Alien number or your I-94 number and, if needed, SEVIS number.**

Please check only one option above and submit the required documents with your application. Please note that the failure to do so will result in a processing delay.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1 (e) (1), with this affidavit.

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Business Name: Central Ga Grinders LLLP PBA BrassRock Grille

Printed Name of Applicant: Chad Phillip Hickman

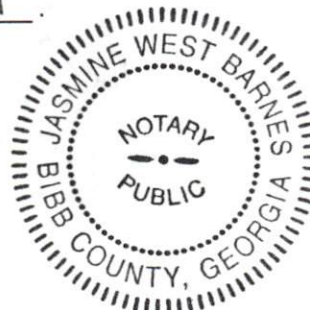
*Signature of Applicant: CH

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 07 DAY OF October, 2024.

Jasmine Barnes
 NOTARY PUBLIC

03.11.2025
 MY COMMISSION EXPIRES



MACON-BIBB COUNTY, GEORGIA
(S.A.V.E.) SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS
O.C.G.A. § 50-36-1 (e) (2) Affidavit

By executing this affidavit under oath, as an applicant for a Macon-Bibb County, Georgia, Occupation Tax Certificate, Alcohol License, or other public benefit as referenced in O.C.G.A. § 50-36-1; the undersigned applicant verifies one of the following with respect to my application for a public benefit:

- 1) ☒ I am a United States citizen 18 years of age or older. **Please submit a copy of your current Secure and Verifiable Document(s) such as driver's license, passport, or document as indicated on the attached list.**
- 2) ☐ I am not a United States citizen, but I am a legal permanent resident of the United States 18 years of age or older, or I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older with an alien number issued by the Department of Homeland Security or other federal immigration agency. **Please submit a copy of your current immigration document(s) which includes either your Alien number or your I-94 number and, if needed, SEVIS number.**

Please check only one option above and submit the required documents with your application. Please note that the failure to do so will result in a processing delay.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1 (e) (1), with this affidavit.

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Business Name: Brass Rack Grille

Printed Name of Applicant: David Mullis

*Signature of Applicant: 

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 07 DAY OF October, 2024.

Jasmine Baner
 NOTARY PUBLIC

03.11.2025
 MY COMMISSION EXPIRES



MEASUREMENT FORM

Retail Sales of Distilled Spirits for Consumption on the Premises Macon-Bibb County Code Chapter 4, Alcoholic Beverages

APPLICANT: CHAD HICKMAN
PROPOSED LICENSE: BEER, WINE AND LIQUOR CONSUMED ON PREMISES
BUSINESS LOCATION: 2440 RIVERSIDE DR.
BUSINESS NAME: BRASS RACK GRILL

To Be Completed by County Engineer

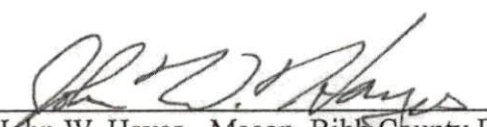
1. Nearest property line of the place of business to the nearest property line of a state or county owned and operated alcoholic treatment center, or housing authority property measured and found to be more than 300 ft (4-142)

☒ X Comply ☐ Does not comply

Licenses for a private club or for a bona fide restaurant, hotel or motel or other bona fide food service establishment is exempt.

2. We are unable to determine if this is a bona fide restaurant or bona fide food service establishment that qualifies for the exceptions or exemptions.

☐ Yes ☐ No ☒ X Not Applicable

By: 
John W. Hayes - Macon-Bibb County Engineer

Date: 9/24/24

It is respectfully requested that forms be returned no later than Friday of each week for use by the County Commissioner's Office

CONSUMPTION ON PREMISES

(Bar or Restaurant)

BEER, WINE & LIQUOR

Or

BEER & WINE

300' from nearest PL to property line of Alcohol Treatment Center or MHA project.

Brass Rack Grill

2440 Riverside Drive

12,650' - ALCOHOLIC TREATMENT CENTER property line

River Edge - Emory Highway

9,350' - MHA housing unit property line

Roff Homes

OK!

Paul J. Hoinowski

September 23, 2024



ZONING COMPLIANCE

PERMIT NO: ZC-2024-1279	PERMIT TYPE: Permitted Use	DATE ISSUED: 09/17/2024
PARCEL NO: P061-0145	ZONING DISTRICT: C-4	NEW CONSTRUCTION: No
NAME OF APPLICANT:	Chad Hickman	
	Brass Rack	
PROPOSED USE:	New Business Application	
	restaurant w. alcohol sales	
ADDRESS OF PROPOSED USE:	2440 RIVERSIDE DR	
PROPERTY OWNER'S NAME:	NOTNORTH LLLP	

PERMIT ISSUED SUBJECT TO THE FOLLOWING CONDITIONS

As per application, original CU Permit #75-195, and ZC-2023-102, approval is granted to change the ownership of an existing bar/restaurant w/ alcohol sales and continue its operation as it is currently. No outside storage, sales or display are authorized with this approval. No signage authorized by this permit; signage shall require a separate zoning permit. Please review the NOTICE information below for additional instruction.

NOTE: THIS PERMIT IS NULL & VOID IF CONSTRUCTION OR USE HAS NOT BEGUN BY: 09/17/2025

APPROVED BY: *John Langstaff*

This permit or certificate of appropriateness necessary to allow construction or other work on land or a structure shall be displayed at the site of and during such construction or work. Where a use requires a business license, this zoning permit must be displayed on the premises together with the business license. This permit is issued subject to the rules and regulations of the Macon-Bibb County Health Department, the Macon-Bibb County Engineering Department, the Macon-Bibb County Fire Department, the Macon-Bibb County Traffic Engineering Department, the Macon Water Authority, the Office of Building and Fire Safety, and any other governmental agency whose regulations may be applicable. All construction or use relating to this permit must strictly comply with site plans submitted to the Macon-Bibb County Planning and Zoning Commission. Permits are specific to the property for which the permit is issued as well as the person to whom it is issued. Other than permits for single family homes or duplexes, any change in the person engaging in the use allowed by such permit shall require that the new person engaging in such use file a change of ownership form with the Commission, provided that change of ownership forms shall not be required for variances or certificates of appropriateness. The new holder of any permit shall be subject to all conditions attached to the original permit.



GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	Central Ga Grinders LLLP	Control Number:	24048481
Business Type:	Domestic Limited Liability Limited Partnership	Business Status:	Active/Compliance
NAICS Code:	Accommodation and Food Services	NAICS Sub Code:	Drinking Places (Alcoholic Beverages)
Principal Office Address:	2440 Riverside Dr, Macon, GA, 31204, USA	Date of Formation / Registration Date:	3/8/2024
State of Formation:	Georgia	Last Annual Registration Year:	NONE

REGISTERED AGENT INFORMATION

Registered Agent Name: **Chad Hickman**

Physical Address:

County: **Bibb**

GENERAL PARTNER INFORMATION

Name	Title	Business Address
Chad Hickman	General Partner	
David Mullis	General Partner	

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)



Ownership Disclosure Form

A separate copy of this form must be completed for each individual who has a disclosable interest in the business.

Business:

Trade Name: Brass Back Grille Name of Corporation: Central G. Grinders LLP

If publicly traded, Stock Symbol and Name of one Listing Exchange: _____

Individual:

Name and Title: Chad Hickman Owner Telephone Number: [REDACTED]

Date of Birth: [REDACTED] Social Security Number: [REDACTED]

Residential Street Address: 100 Kentwood Pl Macon Ga 31210

P.O. Box Not Allowed (City State Zip)

Mailing Address: 100 Kentwood Pl Macon Ga 31210

(City State Zip)

Type of Entity and Business Interest:

Please check appropriate description and complete as required.

- ☐ Sole Proprietorship
- ☐ General Partnership
 - General Partner holding _____ % of all outstanding partnership interests.
- ☐ Limited Partnership (LP)
 - General Partner holding _____ % of all outstanding general partnership interests.
 - Limited Partner holding _____ % of all outstanding general partnership interests.
- ☐ Limited Liability Partnership (LLP)
 - General Partner holding _____ % of all outstanding general partnership interests.
- ☒ Limited Liability Limited Partnership (LLLP)
 - General Partner holding 50 % of all outstanding general partnership interests.
 - Limited Partner holding 50 % of all outstanding general partnership interests.
- ☐ Limited Liability Company (LLC)
 - Managing Member, Total number of Managing Member(s): _____
 - Member holdings _____ % of all outstanding membership interests.
- ☐ Privately Held Corp./Company
 - Corporate Officer: Yes ___ No ___
- ☐ Other
 - Other person exercising operational authority over the entity: _____

Ownership Disclosure Form

A separate copy of this form must be completed for each individual who has a disclosable interest in the business.

Business:

Trade Name: Central Ga Grinders LLP Name of Corporation: Brass Back Grille

If publicly traded, Stock Symbol and Name of one Listing Exchange: _____

Individual:

Name and Title: David Mullis / owner Telephone Number: _____

Date of Birth: _____ Social Security Number: _____

Residential Street Address: 1233 Darlington Dr Macon Ga 31210
P.O. Box Not Allowed (City State Zip)

Mailing Address: 1233 Darlington Dr Macon Ga 31210
(City State Zip)

Type of Entity and Business Interest:

Please check appropriate description and complete as required.

- ☐ Sole Proprietorship
- ☐ General Partnership
 - General Partner holding _____ % of all outstanding partnership interests.
- ☐ Limited Partnership (LP)
 - General Partner holding _____ % of all outstanding general partnership interests.
 - Limited Partner holding _____ % of all outstanding general partnership interests.
- ☐ Limited Liability Partnership (LLP)
 - General Partner holding _____ % of all outstanding general partnership interests.
- ☒ Limited Liability Limited Partnership (LLLP)
 - General Partner holding 50 % of all outstanding general partnership interests.
 - Limited Partner holding 50 % of all outstanding general partnership interests.
- ☐ Limited Liability Company (LLC)
 - Managing Member, Total number of Managing Member(s): _____
 - Member holdings _____ % of all outstanding membership interests.
- ☐ Privately Held Corp./Company
 - Corporate Officer: Yes ___ No ___
- ☐ Other
 - Other person exercising operational authority over the entity: _____



Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office
PO Box 4503
Macon, GA 31208-4503

Alcohol Handler's Beverage License Application

APPLICANT

First Name: Chad Last Name: Hickman
Home Address: 100 Kentwood Pl City: Macon State: Ga Zip: 31210
Home Phone #: 478-447-0401 Email: Chad.hickman77@gmail.com
Date of Birth: [REDACTED] Social Security Number: [REDACTED]
Mailing Address: 100 Kentwood Pl City: Macon State: Ga Zip: 31210

- A certificate showing completion of an Alcohol Handler's training course taken within the last three years.
- An unexpired identification card issued by any U.S. State or The United States government, bearing a current photograph of the applicant.
- Current Color photograph of applicant.
- \$25 cash, money order/check or debit/credit (in office) Payable to Macon-Bibb County Tax Commissioner's Office

CERTIFICATION

I certify that the information disclosed in this application is true and correct, and I agree to abide by, observe, and conduct business according to the rules and regulations prescribed by Macon-Bibb County, the acts of the Georgia General Assembly, and the State Department of Revenue.

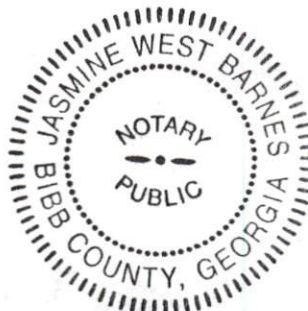
[Signature]
Applicant's Signature

10-3-24
Date

I hereby certify that Chad Hickman signed his/her name to forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This 07 day of October, 20 24.

[Signature]
Notary Public



03.11.2025
My Commission Expires

Rev. 7/202121



Cheers Entertainment Services Bar Training

CERTIFICATE OF COMPLETION

Earned By

CHAD P HICKMAN

Course Certification

Cheers Bar Awareness & Alcohol Education Course

Date: 2024-09-23

Serial No.

cert_zkqsbwhd



Chad Hickman



AH001401

ALCOHOL HANDLER

EXP: 12/31/2025



Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office
PO Box 4503
Macon, GA 31208-4503

Alcohol Handler's Beverage License Application

APPLICANT

First Name: David Last Name: Mullis
Home Address: 1233 darlington Dr City: Macon State: Ga Zip: 31200
Home Phone #: 478-972-7825 Email: Brassrack777@gmail.com
Date of Birth: [REDACTED] Social Security Number: [REDACTED]
Mailing Address: 1233-Darlington Dr City: Macon State: Ga Zip: 31210

- A certificate showing completion of an Alcohol Handler's training course taken within the last three years.
- An unexpired identification card issued by any U.S. State or The United States government, bearing a current photograph of the applicant.
- Current Color photograph of applicant.
- \$25 cash, money order/check or debit/credit (in office) Payable to Macon-Bibb County Tax Commissioner's Office

CERTIFICATION

I certify that the information disclosed in this application is true and correct, and I agree to abide by, observe, and conduct business according to the rules and regulations prescribed by Macon-Bibb County, the acts of the Georgia General Assembly, and the State Department of Revenue.

[Signature]

Applicant's Signature

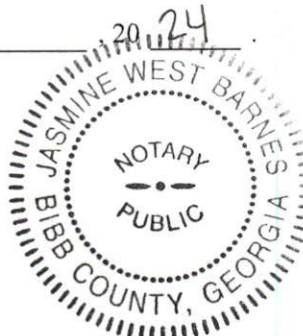
10-7-24

Date

I hereby certify that David Mullis signed his/her name to forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This 07 day of October

[Signature]
Notary Public



03.11.2025
My Commission Expires

Rev. 7/202121



Cheers Entertainment Services Bar Training

CERTIFICATE OF COMPLETION

Awarded To

DAVID MULLIS

Course Completion

MACON-BIBB ALCOHOL HANDLER'S PERMIT COURSE

Date: 2024-10-07

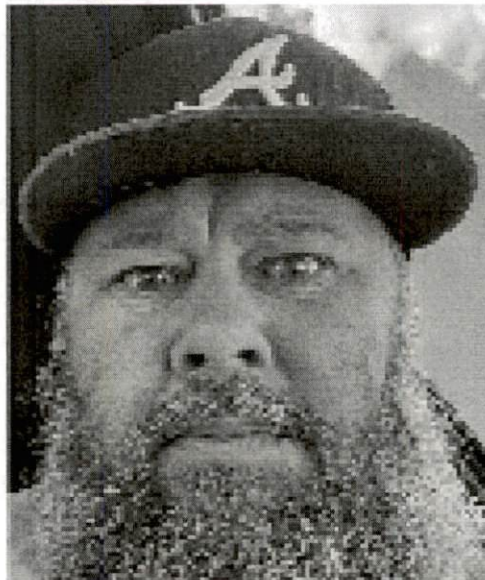
Serial No.

cert_v8yzqdsu





David Mullis



AH001402

ALCOHOL HANDLER

EXP: 12/31/2025

THORNTON REALTY COMPANY
P.O. Box T, 686 Poplar Street, Macon, Georgia 31202
Telephone 478-745-1677

LEASE AGREEMENT

THIS LEASE made this 4/10/2024 by and between
NOTNORTH, LLLP, hereinafter called **LESSOR**, and **Chad Hickman and David Mullis dba The Brass Rack**, hereafter called **LESSEE**:

WITNESETH

1. **PREMISES.** The Lessor, for and in consideration of the rents, covenants, agreements, and stipulations hereinafter set forth, has leased and rented, and by these present does lease and rent, unto the said Lessee, and said Lessee hereby agrees to lease and to take upon the terms and conditions which hereinafter appear, the following described property (hereinafter called premises), to wit. Upon signing this Lease Agreement, Lessee has paid to Lessor **two (2) month's rent (\$7,700.00) and a \$8504.00 Security Deposit.**

2440 RIVERSIDE DRIVE, MACON, GEORGIA 31204

2. **TERM:** To have and to hold the same for a term of **forty-one (41) months** beginning **April 10th, 2024** and ending at midnight, **September 9th, 2027**, unless sooner terminated as hereinafter provided.

Lessor will provide for a **five (5) year renewal option to LESSEE at a monthly rate of \$4,250.00 plus any increase in taxes and insurance using 2023 as the base year, plus a 3% increase/year thereafter.**

Lessor will guarantee that all the mechanical systems will be in proper working condition as of the date of occupancy by the Lessee; excluding burglar alarm, communication systems, refrigeration, restaurant equipment and all FF & E.

3. **RENTAL:** Lessee agrees to pay Lessor, promptly on the **FIRST** day of each month during the term of this lease, a **monthly rental of \$3,850.00 plus \$402.00/month C.A.M. plus \$1,347/month for taxes and insurance totaling \$5,599.00 for the first 12 months beginning September 9th, 2024** Possession shall begin **April 10th, 2024 thru September 9th 2024** shall be rent free except that rent shall commence if opening occurs prior to **September 9th, 2024.** Beginning 36 months following opening base rent shall be **\$4,250.00 per month plus any increase for taxes, insurance, as well as the current amount for grounds maintenance and HVAC maintenance contract.**

All rental payments will be considered past due **IF NOT RECEIVED** by the **TENTH DAY** of each month in which they become due, in which case the Lessee shall pay an amount equal to **TEN PERCENT (10%)** of the rent due as liquidated damages, not as a penalty, the parties recognizing the difficulty in precisely ascertaining the damages.

4. **UTILITY BILLS.**

Beginning upon possession Lessee shall be responsible for pest control, gas, electricity, fuel, light, garbage pickup, heat, power bills and outdoor lighting used by Lessee in connection with the premises. If Lessee does not pay the same, Lessor may pay the same and such payment shall be added to the rental of the premises due for the next month. Failure to pay such bills in a timely manner shall constitute a default.

5. **USE OF PREMISES.** Premises shall be used for the purpose of **Restaurant with Alcohol Served as well as Pool Table and Lottery.** Premises shall not be used for an illegal purpose; not in any manner to create any nuisance or trespass; nor in any manner to vitiate the insurance on the premises. A violation of this clause constitutes a default.

6. **ABANDONMENT OF LEASED PREMISES.** Lessee agrees not to abandon nor vacate leased premises during the period of this lease, and agrees to use said premises for the purpose herein leased until the expiration hereof and not other purpose.

7. **REPAIRS BY LESSOR.** Lessor agrees to keep in good repair the roof, foundations, exterior walls of the premises, exclusive of all glass and exclusive of all exterior doors.

Lessee will be responsible for minor repairs and preventive maintenance on the heating and air conditioning equipment including but not limited to, frequently changing filters, up to a maximum of \$300.00 per occurrence, not to exceed \$3,600.00 per calendar year. Lessor will be responsible for replacement of major components of the heating and air conditioning equipment defined as, (using an HVAC vendor approved by Lessor).

Heating Chamber (furnace)
Fan Motors (furnace and air conditioning)
Compressors (air conditioning)
Cooling Coils

Beginning upon occupancy, Lessee shall reimburse Lessor \$402.00 monthly towards the annual HVAC maintenance contract with 1st Choice Heating and Air subject to annual pass-through adjustments thereafter, and for the grounds maintenance, both on a cost, pass through basis.

Lessor shall warrant the HVAC systems for 60 days from occupancy/possession.

Lessee shall promptly report in writing to Lessor any defective condition known to it which Lessor is required to repair, and failure to report such defects shall make Lessee responsible to Lessor for any liability incurred by Lessor by reason of such defects. Lessor retains the right to make periodic inspections during reasonable hours.

8. **REPAIRS OR ALTERATIONS.** Lessor shall be responsible for the major systems and components being in normal operating condition at the time of occupancy, **excluding refrigeration and restaurant equipment.** Lessee will then **accept the leased premises in their present condition** and as suited for the use intended by Lessee, except as provided for in Paragraph 7 above. Lessee shall, through the initial term of this lease and all renewals thereof, at its expense, maintain in good order and repair the leased premises, including the interior of the building, equipment and other improvements located thereon, except those which are expressly the responsibility of the Lessor as set forth therein.

Lessee further agrees to keep the premises free of litter and debris, including, but not limited to, pallets, cartons and other type of packing material. In the event Lessee fails to do so, then Lessor may, at Lessor's option, employ the services of third parties for this purpose and bill costs for such services to Lessee. Lessee agrees to return said premises to Lessor at the expiration, or prior to termination of this lease, in as good condition and repair as when first received, natural wear and tear, damage by storm, fire, lightening, earthquake,

explosion or another casualty alone excepted.

Any alterations, additions, improvements or other changes proposed by the Lessee must be submitted in writing to the Lessor (with drawings and specifications). Additional space may be constructed or re-constructed provided Lessor reviews and approves the location of same, and construction will be done in accordance with city building codes and regulations. The Lessor will have 30 days from receipt to approve or disapprove such a request.

Any alterations, additions and/or improvements (except trade fixtures) made at the expense of the Lessee shall remain upon and be surrendered with the premises as a part thereof at the termination or expiration of this lease. The Lessee also agrees to indemnify the Lessor against loss caused by any mechanic or materialman's lien against the property based on repairs, alterations, or improvements undertaken by the Lessee.

9. **TAXES AND INSURANCE.** Lessor agrees to pay ad valorem taxes on the property. Lessee agrees that if there is any increase in ad valorem taxes after the first year, either through millage or assessment increase, the amount of the increase shall be paid by the Lessee as an increase in the rent effective each calendar year, using 2023 as the base year.

Lessee further agrees to pay its part on any increase in the cost of casualty insurance and flood insurance, effective after the first year, whether it is through increased premiums or increased coverage, or both, under the same formula referred to in Paragraph 2 above. Said premium and coverage will be based on the insurance effective date of this lease.

10. **INDEMNITY AND INSURANCE.** Lessee agrees to purchase and maintain liability insurance against all claims for injury to persons or property occurring upon said premises, including all damages for sign(s), awning(s), fixture(s) or other appurtenances now or hereafter upon said premises.

Lessor shall be **named as an additional insured** in said comprehensive general liability policy. Said policy shall be written with a solvent insurance company or companies qualified to transact business in the State of Georgia and reasonably satisfactory to Lessor with limits of no less than \$3,000,000 with respect to bodily injury and death in one occurrence and \$1,500,000 with respect to physical damage in any one occurrence. It will be the responsibility of the **LESSEE** to insure furnishings and any other tangible personal property upon said premises. Customary certificates evidencing the existence of the insurance and the payment of the premium therefore shall be delivered to the Lessor.

Lessee agrees to purchase and maintain hazard insurance upon the building upon said premises providing fire, extended coverage and other peril coverage in the sum of not less than the value of the property and to purchase and maintain liquor liability coverage approved by Lessor.

Lessee agrees to indemnify and hold the Lessor harmless from and against all claims, demands, loss, damage, liability and expense, including but not limited to Lessee's sign(s), including attorney's fees (see paragraph 23), that Lessor may incur by reason of Lessee's occupancy and use of said premises or by reasons of the enforcement by the Lessor of any of the terms or provisions of this lease.

Lessor carries no insurance which in any way covers any loss to Lessee's property that lessee may have, or claim, by renting the premises.

Lessee shall at Lessee's expense obtain insurance on the property stored on and within the premises, and hereby expressly releases Lessor from any losses and/or damages to said property caused by fire, theft, water, rain, storms, tornado, explosion, riot, rodents, civil disturbances, insects, sonic boom, land vehicles, unlawful entry, radon gas, pest or rodent control, or any other cause

whatsoever; And Lessor shall not be liable for any loss and/or damages to said property resulting from failure, malfunction, or interruption of utilities provided to Lessee under this lease agreement.

11. **GOVERNMENTAL ORDERS.** Lessee agrees at its own expense, to promptly comply with all requirements of any legally constituted public authority whether made necessary by reason of Lessee's occupancy of said premises or not. It is mutually agreed, however, between Lessor and Lessee, that if in order to comply with such requirements, the cost shall exceed a sum equal to one year's rent, then Lessor or Lessee who are obligated to comply with such requirements are privileged to terminate this lease by giving written notice of termination to the other party, by registered or certified mail, which termination shall become effective sixty (60) days after receipt of such notice, and which notice shall eliminate necessity of compliance with such requirement by the party giving such notice unless the party receiving such notice of termination shall, before termination becomes effective, pay the party giving notice all cost of compliance in excess of one year's rent, or secure payment of such sum in a manner satisfactory to the party giving notice.

12. **CONDEMNATION.** If the whole of the leased premises, or such portion thereof as will make the premises unusable for the purposes herein leased, be condemned by any legally constituted authority for any public use or purpose, then in either of said events the term hereby granted shall cease from the time when possession thereof is taken by public authorities, and rental shall be accounted for as between Lessors and Lessees as of that date. Such termination, however, shall be without prejudice to the rights of either Lessor or Lessee to recover compensation and damage caused by condemnation from the condemnor. It is further understood and agreed that neither the Lessee nor the Lessor shall have any rights in any award made to the other by an condemnation authority.

13. **ASSIGNMENT AND SUBLETTING.** Lessee may **NOT** assign nor sublease any portion of the premises without the written consent of Lessor. Any consent to sublease or assignment by Lessor shall **NOT** relieve Lessee of any liability hereunder. Lessor will not approve any sub lessee if the premises are to be used for gambling, tattoo parlor, adult entertainment or dancing, sale of sex toys, strip shows, video poker nor any other video games of chance. Lessee will not permit any "adult" entertainment on the premises nor will Lessee permit "adult" dancing, sale of sex toys, strip shows. Additionally, Lessee will not permit employees to bear any portion of their bodies in what would be considered to be "adult" entertainment or display. In the event a transfer or assignment is approved by Lessor a fee of \$2,000.00 shall be paid to Lessor by Lessee in advance together with any and all expenses related to said transfer or assignment. Any consent by Lessor to sublease or assignment shall not relieve Lessee of any liability hereunder. Lessee will be responsible for any and all payments under the lease and the fact of a sublease shall not negate this provision.

14. **CANCELLATION OF LEASE BY LESSOR.** It is mutually agreed that in the event the Lessee shall default in the payment of rent herein reserved, when due, and fail to cure said default within five (5) days after written notice thereof from Lessor; or if Lessee shall be in default in performing any of the terms provisions of this lease other than the provisions requiring the payment of rent, and fail to cure such default within thirty (30) days after the date of receipt of written notice of default from Lessor; or if Lessee is adjudicated bankrupt; or if a permanent receiver is not removed within sixty (60) days after written notice from Lessor to Lessee to obtain such removal; or if, whether voluntarily or involuntarily, Lessee takes advantage of any debtor relief proceedings under any present or future law, whereby the rent or any part thereof is, or is proposed to be, reduced or payment thereof deferred; or if Lessee makes an assignment for benefit of creditors; or if Lessee's effects should be levied upon or attached under process against Lessee, not satisfied or dissolved within thirty (30) days

after written notice from Lessor or Lessee to obtain satisfaction thereof then, and in any of the said events, Lessor at its option may at once, or within six (6) months thereafter (but only during continuance of such default or condition), terminate this lease by written notice to Lessee, whereupon this lease shall end.

Any of the foregoing defaults or events shall also affect this lease if caused by, or happening to, the assignees of sublease. Any notice provided in this paragraph may be given by Lessor, or its attorney, or agent herein named.

Upon such termination by Lessor, Lessee will at once surrender possession of the premises to Lessor and remove all of Lessee's effects therefrom; and Lessor may forthwith re-enter the premises and repossess themselves thereof, and remove all persons and effects therefrom, using force as may be necessary without being guilty of trespass, forcible entry, or detained or another tort.

15. **RELETTING BY LESSOR.** Lessor, as Lessee's agents, without terminating this lease, upon Lessee's breaching this contract, may, at Lessor's option, enter upon, and rent the premises at the best price obtainable by reasonable effort, without advertisement and by private negotiations and for any term Lessors deem proper. Lessee shall be liable to Lessors for the deficiency, if any, between Lessee's rent hereunder and the price obtained by Lessors on reletting.

16. **EXTERIOR SIGNS.** Lessee shall place no sign(s) upon the outside walls, facade or roof of the leased premises as to design, location and method of attachment except with the written consent of the Lessor. Any and all signs placed on the within leased premises by Lessees shall be maintained by Lessee in compliance with rules and regulations governing such signs and the Lessee shall be responsible to Lessor for any damage caused by installation, use or maintenance of said signs, and Lessee agrees upon removal of said signs to repair all damage incident to such removal.

17. **ENTRY FOR CARDING, ETC.** Lessor or its agent may card premises For Rent or For Sale anytime within forty-five (45) days prior to the expiration or termination of this lease. Lessor may enter the premises at reasonable hours to exhibit same to prospective purchasers or lessees and to make repairs required of Lessor under the terms hereof, or to make repairs to Lessor's adjoining property, if any.

18. **EFFECT OF TERMINATION OF LEASE.** No termination of this lease prior to the normal ending thereof, by lapse of time or otherwise, shall affect Lessor's right to collect rent for the period prior to termination thereof.

19. **MORTGAGEE'S RIGHTS.** Lessee's rights shall be subject to any bon bonafide mortgage or deed to secure debt, which is now, or may hereafter be, placed upon the premises of Lessors.

20. **NO ESTATE IN LAND.** This contract shall create the relationship of Lessor and Lessee between the parties hereto; no estate shall pass out of Lessor. Lessee has only a usufruct, not subject to levy and sale, and not assignable by Lessee except by Lessor's written consent.

21. **HOLDING OVER.** If Lessee remains in possession of the premises after expiration of the term hereof, with Lessor's acquiescence and without any express agreement between the parties, Lessee shall be a tenant at will at a 15% increase in the rental rate and there shall be no renewal of this lease by operation of law. In this event sixty (60) days written notice to vacate or intention to vacate will be required by either party.

22. **ATTORNEY'S FEES AND HOMESTEAD.** If any rent owing under this lease is collected by or through an attorney at law, Lessee agrees to pay attorney's fees at 15% of the amount owed to include late fees. Lessee

waives all homestead rights and exemptions owing under this lease. Lessee hereby assigns to Lessor its homestead and exemption.

23. **RIGHTS CUMULATIVE.** All rights, powers and privileges conferred hereunder upon parties hereto shall be cumulative but not restrictive to those given by law.

24. **SERVICE OF NOTICE.** Lessee hereby appoints as its agent to receive service of all dispossessory or distraint proceedings and notices hereunder, and all notices required under this lease, the person in charge of leased premises at the time, or occupying said premises; and if no person is in charge of, or occupying said premises, then such service or notice may be made by attaching the same on the main entrance to said premises. Notice shall be considered complete as against all parties when sent to the Lessor and Lessee at the address provided hereunder.

Lessor's Address:

MAIL	NOTNORTH, LLLP P.O. Box "T" Macon, GA. 31202
PHYSICAL	686 Poplar Street Macon, Georgia 31201
PHONE	478-745-1677 (OFFICE) 478-745-1679 (FAX)
E-Mail	tdthornton@bellsouth.net

Lessee's Address:

Mail	Chad Hickman 100 Kentwood Place Macon, Ga 31210
Cellular:	478-447-0401
E-Mail:	chadhickman777@gmail.com
Mail	David Mullis 1233 Darlington Drive Macon, GA 31210
Cellular:	478-972-7835
E-Mail:	david.mullis50@gmail.com

Registered Agent:

Cellular:	_____
E-Mail:	_____

25. **WAIVER OF RIGHTS.** No failure of Lessor to exercise any power given Lessor hereunder, or to insist upon strict compliance by Lessee with its obligation hereunder, and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of Lessor's right to demand exact compliance with the terms hereof.

26. **TIME OF ESSENCE.** Time is of the essence of this agreement.

27. **MISCELLANEOUS.** This agreement should be governed by and construed in accordance with the laws of the State of Georgia.

This agreement may be executed in several counterparts, each of which shall be deemed an original and all of which counterparts together shall constitute one and the same instrument. Each person executing this Agreement warrants and represents that he or she is fully authorized and empowered to do so.

If any provisions of this Agreement are, for any reason, ruled unenforceable or inapplicable by a court of competent jurisdiction, the other provisions of this Agreement not so determined by the court shall remain in full force and effect in the same manner as if such unenforceable or inapplicable provisions had never been contained herein.

Use of the masculine, feminine or neutral form of words in this Agreement are to be construed to include men, women, and other entities to which this Agreement applies.

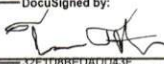
28. **SPECIAL STIPULATIONS.** See Special Stipulations attached and made a part of this agreement by reference.

29. **AGENCY.** Lessee has been advised that one of the Lessors, TIM D. THORNTON, is a Real Estate Broker (License #122371) licensed by the State of Georgia, and is the Listing Agent in this transaction, and is President of Thornton Realty Company, (License #H64487), agent in this transaction.

The Summit Group, (License # H-018131) is representing the Lessee. Lessor agrees to pay The Summit Group a commission per separate agreement.

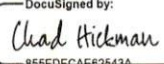
30. **ENTIRE AGREEMENT.** This lease constitutes the entire agreement. There are no other agreements, written nor oral, between the parties regarding the leased premises. No amendments to this lease will be valid except those made in writing and signed by both parties.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year above first written.

DocuSigned by:

NOTNORTH, LLLP (Lessor)

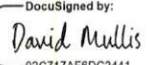
4/11/2024

Date

DocuSigned by:

Chad Hickman (Lessee)

4/10/2024

Date

DocuSigned by:

David Mullis (Lessee)

4/10/2024

Date

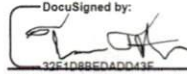
SPECIAL NOTES

- NOTE 1.: SPECIAL ATTENTION IS DIRECTED TO PARAGRAPH 3 (LATE FEES). RENTS RECEIVED AFTER THE 10TH WILL CARRY A 10% (TEN PERCENT) LATE FEE.**
- ***** STRICTLY ENFORCED *******
- NOTE 2.: DO NOT NAIL, ATTACH, SCREW OR BOLT, OR IN ANYWAY, ATTACH WOOD TO THE CONCRETE FLOOR UNLESS IT IS PRESSURE TREATED, AND UNLESS YOU HAVE THE WRITTEN CONSENT, OR PERMISSION OF THE OWNER IN ADVANCE. TERMITES WILL COME THROUGH CONCRETE INTO UNTREATED WOOD AND INTO THE WALLS OF THE BUILDING AND CAN DO SUBSTANTIAL DAMAGE BEFORE THEIR PRESENCE IS DISCOVERED. SUCH ACTION WILL VOID OUR TERMITE CONTRACT AND THE LESSEE WILL BE RESPONSIBLE FOR THE RE-TREATMENT AND REQUIRED REPAIRS.**
- NOTE 3.: IT WILL BE THE RESPONSIBILITY OF THE LESSEE TO KEEP THE INTERIOR OF THE BUILDING CLEAN TOGETHER WITH THE RESTROOMS. ALSO, IT WILL BE THE RESPONSIBILITY OF THE LESSEE TO KEEP THE FRONT OF THE BUILDING AND THE OUTSIDE OF THE BUILDING, INCLUDING PARKING LOTS, AND THE REAR OF THE BUILDING FREE OF LITTER AT ALL TIMES.**
- NOTE 4.: LESSEE IS RESPONSIBLE FOR FREEZE DAMAGE AND SHALL TAKE DUE PRECAUTIONS TO PREVENT SAME.**
- NOTE 5.: LESSEE AGREES TO PERFORM REGULARLY SCHEDULED CLEANING OF GREASE TRAP, COOKING HOOD VENT AND RELATED EXHAUST SYSTEM AND TO MAINTAIN SAME.**

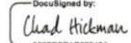
SPECIAL STIPULATIONS

2440 RIVERSIDE DRIVE, MACON, GA

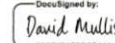
1. Beginning upon occupancy, Lessee shall reimburse Lessor for flood insurance monthly. Lessor agrees to keep the flood policy in place at current limits and name Lessee as an additional insured. The policy currently provides \$263,000 of personal property, (FF&E), coverage with a \$1,250.00 deductible.
2. Lessee agrees to give Lessor \$200 per month in BrassRack gift certificates, beginning in the month of opening.
3. Lessee agrees to reimburse Lessor monthly for basic grounds maintenance beginning upon occupancy, and Lessor agrees to provide this service on a pass through, cost basis. Current cost is \$162/month.
4. Lessor not responsible for repairs, maintenance or replacement of any refrigeration, cooking related equipment or other FF&E, and signage.
5. Lessee shall have a first right of refusal to purchase the premises for five (5) years from Commencement of this Lease.
6. There is no restriction as to hours of operation by Lessor provided all operations are conducted in accordance with local and state ordinances and regulations.
7. The landlord does not warranty the roof of the patio area.

DocuSigned by:

32F4DB8EDADD43E
NOTNORTH, LLLP (LESSOR)
4/11/2024

DATE

DocuSigned by:

8A8D7C7A8E9D43A
Chad Hickman (Lessee)
4/10/2024

DATE

DocuSigned by:

03C411A80C3FA1
David Mullis (Lessee)
4/10/2024

DATE

ADDITIONAL INSURED REQUIREMENTS:

Notnorth, LLLP, PO Box T, Macon, GA 31202

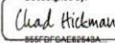
Thornton Realty Company, PO Box T, Macon, GA 31202

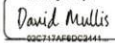
A Certificate of Insurance indicating all of the above shall be furnished to Lessor upon acceptance and signing of this Lease.

PERSONAL GUARANTEE OF LEASE OF

The undersigned, individually, jointly and severally, for Chad Hickman and David Mullis, Lessees, their heirs, executors, administrators, personal representatives, successors and assigns, agrees to guarantee the prompt and full discharge of all obligations and indebtedness to NOTNORTH, LLLP, Lessor, of his assigns, and when any obligation remains unperformed or indebtedness remains unpaid, the undersigned agree to perform said obligation or pay said indebtedness within 10 days of the date of the written notice is postmarked and mailed to the undersigned by Certified Mail, return receipt requested, at the last known address of the undersigned according to the files and records of NOTNORTH, LLLP, Lessor, his heirs, successors or assigns.

Witness whereof the undersigned duly executed this instrument
In duplicate, on 4/10/2024.

By: DocuSigned by:

55AF0F0AE80543A
Chad Hickman

By: DocuSigned by:

02C317AF6DC2441
David Mullis

Agent Certification

The undersigned certify that the information contained in this application and accompanying documentation is true and correct, and that the Agent named herein has directorial authority over the operations of the business to be licensed. The undersigned further agree to abide by, observe, and conduct the licensed business according to all county ordinances and state laws and regulations in respect thereof, and understand that the Agent named herein may be held personally responsible for violations of County Alcohol Code committed by others at the Agent's direction, or with the Agent's knowledge.

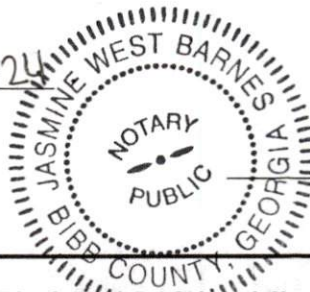
Agent's Signature: CA PL Date: 10-3-24

Business Name: Brass Back Grille

I hereby certify that Chad Hickman (Agent) signed his/her name to the forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This 07 day of October, 2024

JPB
Notary Public



03.11.2025
My Commission Expires

Ownership/Individual Certification

I certify that the information disclosed in this application is true and correct, and I agree to abide by, observe, and conduct business according to the rules and regulations prescribed by Macon-Bibb County, the acts of the Georgia General Assembly, and the State Department of Revenue.

Individual/Owner's Signature: _____ Date: _____
(If different from Agent)

Title: _____

Business Name: _____

I hereby certify that _____ (Applicant) signed his/her name to the forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This _____ day of _____, 20____ .

Notary Public

My Commission Expires

Agent Certification

The undersigned certify that the information contained in this application and accompanying documentation is true and correct, and that the Agent named herein has directorial authority over the operations of the business to be licensed. The undersigned further agree to abide by, observe, and conduct the licensed business according to all county ordinances and state laws and regulations in respect thereof, and understand that the Agent named herein may be held personally responsible for violations of County Alcohol Code committed by others at the Agent's direction, or with the Agent's knowledge.

Agent's Signature: _____ Date: _____

Business Name: _____

I hereby certify that _____ (Agent) signed his/her name to the forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This _____ day of _____, 20____ .

Notary Public

My Commission Expires

Ownership/Individual Certification

I certify that the information disclosed in this application is true and correct, and I agree to abide by, observe, and conduct business according to the rules and regulations prescribed by Macon-Bibb County, the acts of the Georgia General Assembly, and the State Department of Revenue.

Individual/Owner's Signature: _____ Date: 10-7-24
(If different from Agent)

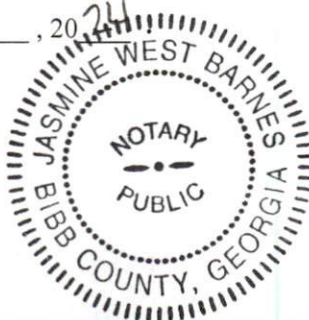
Title: Owner

Business Name: Brass Rack Grille

I hereby certify that David Mullis (Applicant) signed his/her name to the forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This 07 day of October, 2024

JB
Notary Public



03.11.2025
My Commission Expires

PACKAGE TO GO BUSINESS TYPE IDENTIFICATION FORM
--

Business Name: Brass Rack Grille

Business Address: 2440 Riverside Dr Macon Ga 31204

Instructions:

This form must be completed for each new license or renewal license application for locations selling beer or wine or both, but not distilled spirits, by the package to go.

If you are not selling alcohol by the package to go, or if you are selling distilled spirits by the package to go, simply check the last box on this form for "Exempt" and sign at the bottom.

If you are selling alcohol by the package to go, please read the definitions below and check the box next to the definition which best matches how the business is currently operated or expected to operate under this license. Any intentional failure to identify or misrepresentation on this form may be grounds for denial or revocation of any license issued to you.

Definitions:

- ☐ **Drugstore:** a retail store that provides assorted items including medical or healthcare supplies, that may also provide other items or services such as over-the-counter drugs; processed food and drink items; beauty products; small toys; or photo processing services; and that is licensed by the Georgia State Board of Pharmacy to operate a pharmacy.
- ☐ **Food Mart:** a retail store licensed by the Georgia Commissioner of Agriculture as a food sales establishment, which has a total retail floor space of less than 10,000 square feet, of which at least 85 percent is reserved for the sale of food and other nonalcoholic items, and which regularly sells, at a minimum and among other products the following items: at least four pounds each of five different types of fresh fruits or vegetables; four pounds of fresh, raw beef, chicken, or pork; four dozen fresh chicken eggs; four pounds of bread; and four gallons fresh cow's milk. Food Marts shall be required to maintain a food scale certified by the Georgia Department of Agriculture for the purpose of verifying compliance with this definition. Food Marts shall purchase food items for resale from lawful fresh food wholesalers, and shall be required to produce invoices reflecting the sources of food products sold upon demand by County officials. If an insufficient quantity of an item is present in the Food Mart, Macon-Bibb County may consider receipts or other evidence to determine whether a sufficient good faith effort was made to comply with the minimum item quantity requirements. The term "Food Mart" does not include Drugstores, Gas Stations, Grocery Stores, Small Box Discount Stores, Specialty Stores, or Vice Marts; provided that a Food Mart may or may not be licensed by the Georgia State Board of Pharmacy to operate a pharmacy.
- ☐ **Gas Station:** a Vice Mart that is also licensed by the Georgia Safety Fire Commissioner for the storage and sale of liquefied petroleum gas and that actually regularly sells liquefied petroleum gas.
- ☐ **Grocery Store:** a retail store licensed by the Georgia Commissioner of Agriculture as a food sales establishment, which has a total retail floor space of at least 10,000 square feet, of which at least 85 percent is reserved for the sale of food and other nonalcoholic items, and which sells, at a minimum and among other products at least ten different types of fresh fruits or vegetables; fresh, raw beef, chicken, or pork; fresh chicken eggs; bread; and fresh cow's milk. A Grocery Store may or may not be licensed by the Georgia State Board of Pharmacy to operate a pharmacy.

- ☐ **Small Box Discount Store:** a retail store that provides assorted, inexpensive items that are continuously offered at a discounted price that is usually under \$10 per item. These stores are commonly referred to by names such as "dollar stores," "99 cent stores," "five dollar stores," "discount stores," or "variety stores." Products sold typically include processed food and drink items, personal hygiene products, office supplies and decorations. Retail floor space is typically less than 15,000 square feet.
- ☐ **Specialty Store:** a retail store that derives at least 50% of its annual gross sales from the sale of certain specialized classes or types of food or beverage products, or related accessories or non-food items. Such products are typically of a superior quality or more limited market availability than those general products commonly found in Grocery Stores. This includes brewpubs, malt beverage taprooms, and cocktail rooms. Other examples of Specialty Stores include, without limitation: (a) imported or luxury products; (b) products associated with a particular culture, global region, cuisine, or nationality; (c) products conforming to or supporting the dietary requirements of any sincerely held religious practice or belief; (d) restaurants; (e) organic, vegan, or natural products; (f) meats (e.g., butcher shops, delis, or seafood markets); (g) cheese or dairy products; (h) oils, seasonings, or spices; (i) growlers, craft beers, or wine; (j) breads or baked goods; (k) cigars; (l) honey or beeswax products; (m) products grown or produced within the State of Georgia or any particular location therein; or (n) any similarly specialized products or classes of products.
- ☐ **Vice Mart:** a retail store that provides assorted, inexpensive items for neighborhood residents or travelers, such as processed shelf-stable or refrigerated food and drink items; fountain and brewed drinks; handheld prepared food items; automotive items; tobacco products; family planning products; lottery products; gifts; over-the-counter medications; or similar items. Stores are typically designed for expediency – with customers typically buying few items per transaction and spending only a short time in the store. Retail floor space is typically less than 10,000 square feet.
- ☐ **Other Small Box Retail Store:** a retail store that meets each of the following criteria:
1. the store has a total retail floor space of less than 15,000 square feet; 2. the store does not meet the definition of Drug Store, Food Mart, Gas Station, Grocery Store, Small Box Discount Store, Specialty Store, or Vice Mart; and 3. the store is not licensed or applying for a license for the sale of distilled spirits by the package to go.
- ☒ **Other/None of the Above/Distilled Spirits/Exempt:** Check this box if none of the above definitions apply to your store, or if you are not licensed or applying for a license to sell only beer or wine or both by the package to go.


Applicant/Agent Signature

10-7-24
Date

SECURITY CAMERA COMPLIANCE VERIFICATION

Instructions:

This form must be completed for each new license application for locations selling alcohol by the package to go or operating as a bar or nightclub.

Pursuant to Sec. 4-1 of the Macon-Bibb County Code of Ordinances,

1. Bar shall mean any business that derives 75 percent or more total annual gross revenue from the sale of alcoholic beverages for consumption on the premises, in accordance with O.C.G.A. § 3-1-2;
2. Nightclub shall mean any business which:
 - Directly or indirectly charges patrons for admission;
 - Is licensed under this Chapter for the sale of alcoholic beverages for consumption on premises;
 - Provides entertainment using amplified sound, including, without limitation, the playing of pre-recorded music through amplified sound by a DJ or emcee or similar person; the playing of live analog, electronic, or digital musical instruments; the presentation of live human speech or dialogue through amplified sound; or any combination of the above;
 - Which does not provide a number of seats suitable for the viewing of such entertainment greater than or equal to the number of patrons present; and
 - Which does not earn at least fifty percent of its annual gross revenues from the sale of prepared meals or the letting of rooms for overnight stay.

If you are selling alcohol by the package to go or operating a bar or nightclub you must:

1. install security cameras in your business that meet the requirements below;
2. call the Code Enforcement Department Office at 478-803-0470, select option "0" to schedule an appointment to have an inspection of the security camera system;
3. show the inspector that the security camera system meets the requirements below; and
4. have the inspector sign this form approving the security camera system.

If you are not operating as a bar or nightclub or selling alcohol by the package to go, simply check the box on this form for "Exempt" and sign at the bottom.

Pursuant to Sec. 4-40 of the Macon-Bibb County Code of Ordinances,

1. Any establishment selling alcoholic beverages by the package to go must install security cameras, which are, at a minimum, of sufficient quantity, quality, and positioning so as to capture the face and clothing of any person entering into the establishment through any public entrance; or making any purchase from the establishment.
2. Any establishment licensed to sell any alcoholic beverage for consumption on premises, which is operating as a bar or nightclub, is hereby required to install security cameras, which must, at a minimum, be of sufficient quantity, quality, and positioning so as to capture the face and clothing of persons entering into said establishment through any public entrance.

Security Camera Compliance Verification Form
Rev. March 2021
Page 1 of 2

- thereof; standing outside of the establishment but within fifty feet of any entrance to said establishment; making any purchase from a fixed point of sale within said establishment; or standing within any dance floor or similar area designated within said establishment.
3. A digital security camera system shall be deemed to be "of sufficient quality" of and only if each camera required under this Section meets the following criteria:
 - It is capable of producing an image with a 1080p High Definition (1920 x 1080 pixels) resolution or greater at a minimum frame rate of 15 frames per second;
 - It is maintained in a state of being free of dust or debris that would interfere with the quality of the image being produced; and
 - It is capable of operating in the actual interior or exterior lighting conditions that are present during all operations and times of operation for the establishment, and of producing a clear image of the face and clothing of the persons described in this Section in all such lighting conditions.
 4. Such cameras meeting the requirements of this Section must be capable of producing a retrievable image on film, tape, or other suitable digital format that can be made a permanent record and that can be enlarged through projection or other means. Cameras meeting the requirements of this Section shall be maintained in proper working order at all times and shall be subject to periodic inspection by the Sheriff.
 5. Establishments required under this Section to install security cameras shall maintain all video images captured thereby for a period of at least thirty days from the date of image capture.
 6. The failure to have or maintain security cameras in good working condition, with sufficient backup storage as to permit the retrieval of images as required by this Section shall be a violation of this Section and shall be punishable in accordance with the general provisions of Section 1-6 of this Code, as well as by any adverse action against the alcohol licensure of such business, up to and including the revocation or denial of all existing alcohol licenses held by such licensee.

Business Name: Brass Rack Grille

Business Address: 1000 2440 Riverside Dr Macon Ga 31204

I hereby certify that on this date, I have inspected the security camera and image retrieval system located at the above business and found it to be in compliance with the requirements of Sec. 4-40 of the Macon-Bibb County Code of Ordinances, as stated hereon.

[Signature] #1210
Code Enforcement Department Designee

09/13/2024
Date

☒ **Exempt:** Check this box if you are not licensed, not applying for package to go license, or not operating as a bar or nightclub.

[Signature]
Applicant/Agent Signature

10-7-24
Date



Applicant Privacy Rights Notification Signature Form

Applicant Notification and Record Challenge:

Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedure for obtaining a change, correction or updating an FBI identification record is set forth in Title 28 Code of Federal Regulations 16.34.

Procedures for obtaining a copy of the FBI criminal history record are set forth in 28 CFR 16.30 – 16.33 or go to the FBI website at <http://fbi.gov/about-us/cjis/background-checks>.

Signature

Chad Phillip Hickman

Print Name

10-3-24

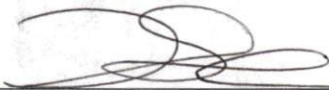
Date

Applicant Privacy Rights Notification Signature Form

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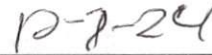
Procedures for obtaining a copy of the FBI criminal history record are set forth in 28 CFR 16.30 – 16.33 or go to the FBI website at <http://fbi.gov/about-us/cjis/background-checks>.



Signature



Print Name



Date



Alcohol License Questionnaire

Name of Business: Brass Rock Grille
 Owner's Name: Chad Hickman
 Address: 2440 Riverside Dr
Macon Ga 31204

1. Do you own or are you leasing your business location? ☐ Own ☒ Lease
2. If you purchased the building, what was the final sale price as reflected in public records? \$ _____
3. If you are leasing the building, what relation, if any, is there between the building owner and the owner(s) of your business?
 Please circle one: ☐ Relation, see below ☒ No Relation

4. If you are leasing the building, will your landlord be involved in the day to day business operations? ☐ Yes ☒ No
5. Was the previous operator at this location in any legal or regulatory trouble with local government, state government, law enforcement, or the Georgia lottery in the year prior to the transfer to your business? ☐ Yes ☒ No
6. Will the previous operator or any family member of the previous operator remain involved in the day to day business operations? ☐ Yes ☒ No
7. Was the sale of the building, business, or lease an "arms length" or "fair market value" transaction? ☐ Yes ☒ No

CHP

Signature

Chad Phillip Hickman

Print Name

10-3-24

Date

ARMED SECURITY PERSONNEL REQUIRED TRAINING COMPLIANCE FORM

Instructions:

This form must be completed by any bar or nightclub operating with an alcohol license which allows or requires security personnel to carry firearms while working. The form shall be submitted upon applying or renewing any license to sell alcohol on the premises. This form is not required for businesses employing certified peace officers in good standing with the Georgia Peace Officer Standards and Training Counsel. Applicants applying for special events which employ armed security personnel are required to submit this form.

Pursuant to the licensing requirements of Sec. 4-550 of the Macon-Bibb County Code of Ordinances, attach the following documentation to this form prior to submission:

1. A copy of the applicant's valid private security business license, issued by the Georgia Board of Private Detective and Security Agencies.
2. A list containing the names and dates of birth of all persons who will be working as armed security personnel at the applicant's place of business or special event location. Use the attached form.

NOTE: IT IS A VIOLATION TO ALLOW ANY PERSON NOT LISTED TO WORK AS AN ARMED SECURITY PERSONNEL WITHOUT FIRST SUBMITTING AN UPDATED COPY OF THIS FORM TO THE TAX COMMISSIONER'S OFFICE. PENALTIES FOR VIOLATING THIS RULE MAY INCLUDE THE LOSS OF YOUR ALCOHOL LICENSES.

3. A copy of a valid private security license from the Georgia Board of Private Detective and Security Agencies for each person named who will be working as armed security personnel at the applicant's place of business or special event location.

If you are not operating as a bar or nightclub with armed security personnel, simply check the box on this form for "Exempt" and sign at the bottom.

Business Name:

Brass Rock Grill

Business Address:

2440 Riverside Dr Macon Ga 31204

☒ **Exempt:** Check this box if you certify that you will not hire any armed security personnel, or that you are not operating as a bar or nightclub.

Does your business derive 75% or more total annual gross revenue from the sale of alcoholic beverages for consumption on the premises? ☐ YES ☒ NO


 Applicant/Agent Signature

 10-7-24
 Date

ARMED SECURITY PERSONNEL IDENTIFICATION FORM

Instructions:

*Please list every individual who may be working as armed security personnel at your bar or nightclub. Certified peace officers do not need to be listed and may be added in the future without updating this list. If you hire anybody in the future to work as armed security personnel at your bar or nightclub, this list **MUST** be updated to include that person before they are allowed to carry a firearm while working at your business. Use additional copies of this sheet if necessary.*

IF ANY PERSON NOT ON THIS LIST IS FOUND TO BE WORKING AS ARMED SECURITY PERSONNEL AT YOUR BAR OR NIGHTCLUB, THEN YOU MAY BE SUBJECT TO PENALTIES OF UP TO \$1000 PER VIOLATION AND UP TO 6 MONTHS IN JAIL, AS WELL AS THE LOSS OF ALL ALCOHOL LICENSES ISSUED TO YOU WITHIN MACON-BIBB COUNTY.

1.			
	Name	Date of Birth	GBPDSA Private Security License #
2.			
	Name	Date of Birth	GBPDSA Private Security License #
3.			
	Name	Date of Birth	GBPDSA Private Security License #
4.			
	Name	Date of Birth	GBPDSA Private Security License #
5.			
	Name	Date of Birth	GBPDSA Private Security License #
6.			
	Name	Date of Birth	GBPDSA Private Security License #
7.			
	Name	Date of Birth	GBPDSA Private Security License #
8.			
	Name	Date of Birth	GBPDSA Private Security License #
9.			
	Name	Date of Birth	GBPDSA Private Security License #

Macon-Bibb County

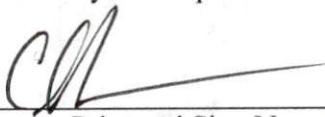
Certificate of Good Standing

1. Name and Title of the applicant: Chad Hickman Owner
2. Name of the subject of this Certificate, if different from the applicant:
Brass Back Grille
3. Benefit or privilege for which the applicant is applying (mark one):

☐ Building Permit	☐ Plat Approval	☐ Building Inspection Report	☐ Certificate of Occupancy
☒ Alcohol License (Any)	☐ Privilege License (Any other than alcohol)	☐ Political Appointment	☐ Competitive Contract Bid or Proposal
☐ Non-Competitive Contract over \$50,000	☐ Registering to Bid on Real Property	☐ Other: _____	

4. If the subject is an individual or sole proprietorship, then list all business entities in which the subject has a direct or indirect ownership interest of 25% or more, or legal control over. If the subject is an entity, then list all individuals who have a direct or indirect ownership interest of 25% of more in the subject entity, or who exercise legal control of the entity. Use additional sheets if needed.
- _____
- _____
- _____

5. I, the undersigned, do hereby swear or affirm that the information contained in this Certificate is true and complete to the best of my available knowledge. I further swear or affirm that, as of today, none of the individuals or entities listed in this Certificate are more than 90 days delinquent on the payment of any ad valorem property taxes due to the Macon-Bibb County Government. I understand that giving false, incomplete, or inaccurate information on this Certificate may result in the denial of any privilege the applicant is applying for, as well as the revocation of any privilege previously granted by Macon-Bibb County, and may constitute the crimes of false writing or false swearing, which carry a penalty of up to five years in prison and up to a \$1,000 fine.

 Chad Hickman
 Print and Sign Name

Sworn to and subscribed before me this
24 day of September, 20 24.


 Notary Public
 My Commission Expires: 03.11.2025



Macon-Bibb County Certificate of Good Standing

1. Name and Title of the applicant: David Mullis Owner
2. Name of the subject of this Certificate, if different from the applicant:
Brass Rack Galle
3. Benefit or privilege for which the applicant is applying (mark one):

☐ Building Permit	☐ Plat Approval	☐ Building Inspection Report	☐ Certificate of Occupancy
☒ Alcohol License (Any)	☐ Privilege License (Any other than alcohol)	☐ Political Appointment	☐ Competitive Contract Bid or Proposal
☐ Non-Competitive Contract over \$50,000	☐ Registering to Bid on Real Property	☐ Other: _____	

4. If the subject is an individual or sole proprietorship, then list all business entities in which the subject has a direct or indirect ownership interest of 25% or more, or legal control over. If the subject is an entity, then list all individuals who have a direct or indirect ownership interest of 25% or more in the subject entity, or who exercise legal control of the entity. Use additional sheets if needed.
- _____
- _____
- _____

5. I, the undersigned, do hereby swear or affirm that the information contained in this Certificate is true and complete to the best of my available knowledge. I further swear or affirm that, as of today, none of the individuals or entities listed in this Certificate are more than 90 days delinquent on the payment of any ad valorem property taxes due to the Macon-Bibb County Government. I understand that giving false, incomplete, or inaccurate information on this Certificate may result in the denial of any privilege the applicant is applying for, as well as the revocation of any privilege previously granted by Macon-Bibb County, and may constitute the crimes of false writing or false swearing, which carry a penalty of up to five years in prison and up to a \$1,000 fine.

David Mullis
Print and Sign Name

Sworn to and subscribed before me this

07 day of October, 20 24.

JB
Notary Public

My Commission Expires: 03.11.2025



Macon-Bibb County Certificate of Good Standing

1. Name and Title of the applicant: TIM D. THORNTON *Property owner*
2. Name of the subject of this Certificate, if different from the applicant:
NOTNORTH, LLC
3. Benefit or privilege for which the applicant is applying (mark one):

☐ Building Permit	☐ Plat Approval	☐ Building Inspection Report	☐ Certificate of Occupancy
☒ Alcohol License (Any)	☐ Privilege License (Any other than alcohol)	☐ Political Appointment	☐ Competitive Contract Bid or Proposal
☐ Non-Competitive Contract over \$50,000	☐ Registering to Bid on Real Property	☐ Other: _____	

4. If the subject is an individual or sole proprietorship, then list all business entities in which the subject has a direct or indirect ownership interest of 25% or more, or legal control over. If the subject is an entity, then list all individuals who have a direct or indirect ownership interest of 25% or more in the subject entity, or who exercise legal control of the entity. Use additional sheets if needed.

THORNTON REALTY CO., INC., MACON, GA.
PLACE AT ARLINGTON, LLC, MACON
GA. MARKET HOUSE, LLC, MACON, GA.

5. I, the undersigned, do hereby swear or affirm that the information contained in this Certificate is true and complete to the best of my available knowledge. I further swear or affirm that, as of today, none of the individuals or entities listed in this Certificate are more than 90 days delinquent on the payment of any ad valorem property taxes due to the Macon-Bibb County Government. I understand that giving false, incomplete, or inaccurate information on this Certificate may result in the denial of any privilege the applicant is applying for, as well as the revocation of any privilege previously granted by Macon-Bibb County, and may constitute the crimes of false writing or false swearing, which carry a penalty of up to five years in prison and up to a \$1,000 fine.

TIM D. THORNTON
 Print and Sign Name

Sworn to and subscribed before me this
24 day of September, 20 24.

QJB
 Notary Public
 My Commission Expires: 03.11.2025





Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office PO Box 4503
Macon, GA 31208-4503

OFFICE USE ONLY

ALCOHOL APPLICATION

Applicant Name: Chad Hickman and David Mullis – Fingerprints Completed 10/10/24

Business Name: Central GA Grinders LLLP DBA Brass Rack

Business Address: 2440 Riverside Dr, Macon, GA 31204

DocuSigned by:

After investigation, I recommend that the license requested herein be:

Granted

David J. Davis 10/17/2024

 Sheriff, Macon-Bibb County, Georgia Date

1C561778CDEE414...

Denied

 Sheriff, Macon-Bibb County, Georgia Date

After investigation, I recommend that the license requested herein be:

Granted

 Mayor, Macon-Bibb County, Georgia Date

Denied

 Mayor, Macon-Bibb County, Georgia Date

After investigation, I recommend that the license requested herein be:

Granted



 Clerk of the Macon-Bibb County Commission, Georgia Date

Denied



 Clerk of the Macon-Bibb County Commission, Georgia Date



Tax Commissioner's Office
188 Third Street
Macon, GA 31201

Review Form

The attached application is a petition to Macon-Bibb County for an Alcoholic Beverage License.

The following required documents are included in the application:

- ___ Signature form
- ___ BSO Recommendation letter
- ___ Proof of Planning and Zoning compliance
- ___ Affidavit from the Macon-Bibb County Engineer's Department
- ___ Affidavit from the Macon Telegraph Newspaper

Legal Review 11/14/2014 (Date) DS (Initials)

Comments

After review, legal recommends approval.

Initials

Initial SF
Stephanie Freeman, Administrative Office Specialist



Georgia Department of Revenue
Department of Revenue Alcohol License Application
DOR Alcohol License Application

ADDED TO THE NOVEMBER 19, 2024 PRE-COMMISSION AGENDA

Business Information

Business Name: INGLESIDE FOODS LLC
Business Type: LLC

Address Information

Location Address: 2010 RIVERSIDE DR MACON GA 31204-2051

Alcohol License Information

License Type: Retail
Start Date: 07-31-2024
Beer: Yes
Wine: Yes
Liquor: No
Airline or Railway Carrier: No
Local Jurisdiction Type: County
Local Jurisdiction: BIBB
Arrest History: No

Licensee Information

Licensee Type: Individual
Licensee Name: KANANI, ABBAS BHAI

Additional Information

Primary NAICS: 447110

Officers

KANANI, ABBAS B.

Officer or Responsible Party

Both



Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office
PO Box 4503
Macon, GA 31208-4503

License Fees are Prorated by Month that Completed Application is Submitted

LICENSE FEES (Check All That Apply)

*Distilled Spirits Packaged to Go	\$2,900	*Malt Packaged to Go	\$800	Wine Packaged to Go	\$700
*Distilled Spirits C.O.P.	\$2,900	*Malt C.O.P.	\$800	Wine *C.O.P.	\$700
*Distilled Spirits Wholesaler	\$3,600	*Malt Wholesaler	\$1,000	Wine Wholesaler	\$800
*Distilled Spirits Manufacturers	\$4,300	*Malt Manufacturer	\$2,500	Wine Manufacturer	\$1,700
Brewpub	\$2,500	Out-of-Town Wholesaler	\$100	Brown Bag	\$0
Alcohol Beverage Caterer	\$600	Temporary Alcohol License	\$100		
— Please check here if you are applying for a Business Continuation License. Business Continuation License is 25% of applicable fees					
*Distilled Spirits (Liquor)		*Malt (Beer)		*C.O.P. (Consumed on Premise)	

A BUSINESS LICENSE IS REQUIRED BEFORE AN ALCOHOL LICENSE MAY BE ISSUED.

\$ _____ Alcohol License Fees + \$400 Application Fee = \$ _____

Agent Information

1. Agent/Owner(s) must complete and sign the Name-Based Criminal History Record Information Consent Form.
2. Provide an Unexpired Identification Card issued by Any U.S. State or United States government, bearing a current photograph of the applicant.
3. Agent/Owner(s) Must be Fingerprinted once application & fees are completed and paid unless such individuals currently hold one or more categories of alcohol license(s) in goodstanding.
4. Proof of Alcohol Handler's Permit from Agent and Owners.
5. Complete (S.A.V.E.) Systematic Alien Verification for Entitlements O.C.G.A. § 50-36-1 (e) (2) Affidavit.

Location/Business Information

6. Affidavit of Intent to Sale Alcohol from the Macon Telegraph Newspaper.
7. If any business entity other than Sole Ownership...Must submit a copy of the GA Secretary of State's Business information Record.
8. If NON-PROFIT entity...Proof of Non-Profit Status.
9. Planning and Zoning Compliance Form.
10. Original Affidavit from the Macon-Bibb County Engineer's Department.
11. A legal description (Lease/Deed/etc.) of the property upon which premises are located.

Business Continuation

12. Please provide a list of the current, valid licenses issued to the named business; A record showing that all business license fees owed on the existing business have been fully paid, or a receipt showing payment thereof.
13. A statement, signed by the applicant, swearing, or affirming that the applicant has recently purchased the named business, or has a bona fide expectation of purchasing the named business soon; and
14. A record showing that all property taxes to date owned on the property have been fully paid, or a receipt showing payment thereof.

Select One: ☒ New Business ☐ Change of location ☐ Change of Business

BUSINESS

Federal Tax ID #: 99-1012222 State Tax ID#: 20292967374

Business Name: INGLESIDE FOODS LLC Corporate and Trade Name: _____

Local Business Address: 2010 Riverside dr Mableton GA 31204
(P.O. Box Not Allowed) City State Zip

Mailing Address: _____
Street Address (City State Zip)

Local Business Phone #: 478 238 5550 Email Address: inglesidefoods@gmail.com

Contact Person: ABBAS BHAI KANANI Contact Phone #: 404 421 3245

AGENT

Agent's Name: ABBAS BHAI KANANI Agent's Title: OWNER

Date of Birth: _____ Social Security Number: _____

Home Address: 1111 LAKE WERNER RD City: LILBURN State: GA Zip: 30047

Home Phone #: 404 421 3245 Email: inglesidefoods@gmail.com

Mailing Address: 2010 Riverside dr. City: Mableton State: GA Zip: 31204

INDIVIDUAL/OWNER INFORMATION

Will the Agent named above also serve as the Applicant of this license? ☒ Yes ☐ No If no, complete the following:

Owner/Individual's Name: _____ Title: _____

Home Address: _____ City: _____ State: _____ Zip: _____

Home Phone #: _____ Email: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Rev. 08/23

Name-Based Criminal History Record Information Consent/Inquiry Form

I hereby give consent for the Bibb County Sheriff's Office to conduct an inquiry and receive any Georgia criminal history record information pertaining to me, which may be contained in the files of any state or local criminal justice agency in Georgia.

Full Name (print):	ABBAS BHAI KANANI		
Home Address:	1111 LAKE LUCERNE RD SW		
Sex	Race	Date of Birth	Social Security Number
M	ASIAN		



This authorization is valid for 90/180/ (circle one) days from date of signature.



I, ABBAS BHAI KANANI, give consent to the above name to perform periodic criminal history background checks for the duration of my employment with this company.

Signature



4/13/2024

Date

*****Include a copy of your valid State/Government issued identification*****

Date of Inquiry: _____ Time of Inquiry: _____ Operator's Initials: _____

Purpose Code used: (check one)

☐	Employment (E) – Provides <i>Georgia</i> Criminal History Record Information
☐	Employment with Mentally Disabled (M) – Provides <i>Georgia</i> Criminal History Record Information
☐	Employment with Elder Care (N) - Provides <i>Georgia</i> Criminal History Record Information
☐	Employment with Children (W) - Provides <i>Georgia</i> Criminal History Record Information
☐	Public Records (P) – Provides <i>Georgia Felony Convictions</i> Only

The inquiry resulted in the following: (check all that apply)

☐	No Georgia CHRI results available.
☐	Georgia CHRI attached/released

☐	No NCIC/GCIC Warrant results available.
☐	Possible NCIC/GCIC Warrant. Contact Agency listed below.
☐	Wanting Agency Name: _____
☐	Agency Telephone: _____

Agency Designee Signature and Title

Date

MACON-BIBB COUNTY, GEORGIA
(S.A.V.E.) SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS
O.C.G.A. § 50-36-1 (e) (2) Affidavit

By executing this affidavit under oath, as an applicant for a Macon-Bibb County, Georgia, Occupation Tax Certificate, Alcohol License, or other public benefit as referenced in O.C.G.A. § 50-36-1; the undersigned applicant verifies one of the following with respect to my application for a public benefit:

- 1) ~~AK~~ I am a United States citizen 18 years of age or older. Please submit a copy of your current Secure and Verifiable Document(s) such as driver's license, passport, or document as indicated on the attached list.
- 2) AK I am not a United States citizen, but I am a legal permanent resident of the United States 18 years of age or older, or I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older with an alien number issued by the Department of Homeland Security or other federal immigration agency. Please submit a copy of your current Immigration document(s) which includes either your Alien number or your I-94 number and, if needed, SEVIS number.

Please check only one option above and submit the required documents with your application.
 Please note that the failure to do so will result in a processing delay.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1 (e) (1), with this affidavit.

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Business Name: INGLESIDE FOODS LLC

Printed Name of Applicant: ABBAS BHAI KANANI

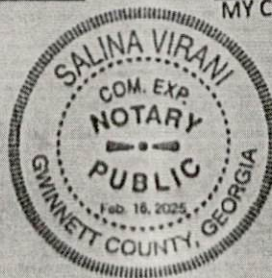
*Signature of Applicant: S. Kanani

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 13 DAY OF march, 202024

[Signature]
 NOTARY PUBLIC

2/16/2025
 MY COMMISSION EXPIRES



SAVE Response



Applicant Status: Lawful Permanent Resident - Employment Authorized

The applicant is a non-national of the U.S. who has been granted authorization to live and work in the United States permanently as an immigrant. See the [Guide to Understanding SAVE Verification Responses](#) for additional information. Follow your agency's policy when determining whether this applicant is eligible for benefits.

SAVE Response Details

Case Verification Number

0024109144905QN

Class of Admission (COA) Code

IR5

Country of Birth

IND - INDIA

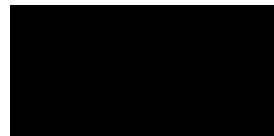
Date Admitted To

INDEFINITE

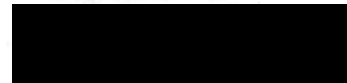
Agency Submitted Details

Full Name

Abbas Bhai Kanani



Alien Number



Initiated On

04/18/2024

Initiated By

JREN0851

Point of Contact Name

Jennifer Renfro

MEASUREMENT FORM

Retail Packaged Sales of Distilled Spirits Macon-Bibb County Code Chapter 4, Article IV

APPLICANT: ABBAS BHAI KANAMI

PROPOSED LICENSE: BEER, WINE, LIQUOR PACKAGED TO GO

BUSINESS LOCATION: 2010 RIVERSIDE DRIVE

BUSINESS NAME: INGLESIDE FOOD, LLC.

To Be Completed by County Engineer

1. Nearest corner of the building housing the place of business to the nearest corner of the building housing such church, an alcoholic treatment center, a public library or Macon-Bibb County Housing Authority Property measured and found to be more than 300 ft.; school ground, school building, educational building, or college campus, measured and found to be more than 600 ft. (Sec 4-97)

☐ Comply ☒ Does not Comply

2. For this package store the nearest corner of building housing place of business to nearest corner of building housing business location also licensed for the sale of distilled spirits is measured and found to be more than 1500 ft. (Sec 4-36 (4))

☐ Comply ☒ Does not Comply

By: F. Charles Brooks
F. Charles Brooks-Macon-Bibb County Engineer

Date: 3-21-2024

It is respectfully requested that forms be returned no later than Friday of each week for use by the County Commissioner's Office

RETAIL SALES of BEER and WINE

Package Sale to Go & consumption on premises.

OR

Package Sale to Go (Convenience Store)

300' from business building corner to nearest corner of school ground, school building, college campus, alcoholic treatment center, public library, Macon-Bibb County Housing Authority unit, church or church grounds or Macon-Bibb County recreation area.

If applying location is identified as a "Small Box Retail Store, Small Box Discount Store or Vice mart", it must be 2500' from other similarly classified stores.

(Revised 8-23-2023) PJH

Ingleside Foods LLC
 # 2010 Riverside Drive
 340' ——— SCHOOL GROUND property line
 Martin - Whitley Education Complex
 900' ——— SCHOOL BUILDING
 Williams S. Hutchings Building
 8,000' ——— COLLEGE CAMPUS property line
 Mercer University - main campus
 7,300' ——— ALCOHOLIC TREATMENT CENTER building
 River Edge - Emory Highway
 6,500' ——— PUBLIC LIBRARY or BRANCH building
 Washington Memorial Library
 4,050' ——— MACON-BIBB COUNTY HOUSING AUTHORITY property
 Mounts Homes
 3,200' ——— CHURCH (building)
 Allen Chapel
 3,100' ——— CHURCH GROUNDS
 Allen Chapel
 3,400' ——— M-B COUNTY RECREATION CENTER property
 L. H. Williams Recreation Center
 N/A ——— Vice Mart - Small Box Retail Store - Small Box Discount store (2500')
 applicant self-identifies as a:
 "GAS STATION"

FCB

OK!

Paul J. Hornowski
 March 20, 2024



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
138538	523958	Print Legal Ad-IPL01612010 - IPL0161201		\$46.36	1	28 L

Attention: Ingleside Foods

Ingleside Foods LLC
2010 Riverside Dr.
Macon, GA 31204

inglesidefoods@gmail.com

GEORGIA, BIBB COUNTY

NOTICE OF INTENT TO FILE REQUEST
FOR BEER, WINE/Packaged to go

Pursuant to the ordinance adopted by the Macon-Bibb County Commission, dated December 4, 2018, as now or hereafter amended, notice is hereby given that on or after the March 3, 2024, the undersigned will apply to said Macon-Bibb County Commission for the above-described license(s) at an establishment known as Ingleside Foods LLC/Ingleside Foods, 2010 Riverside Dr. Macon, GA 31204. The public is invited to comment on the proposed license by submitting comments in writing to Macon-Bibb County Tax Commissioner's Office, Attn: Alcohol License Comments, 188 Third Street, Macon, GA 31201 within fourteen days of the date shown below.

This February 25, 2024. Abbas Bhai Kanani, Applicant
IPL0161201
Feb 25, Mar 3 2024

To Whom It May Concern:

This is to certify the legal advertisement in the above stated case was published in The Telegraph legal section on:

2 insertion(s) published on:

02/25/24, 03/03/24

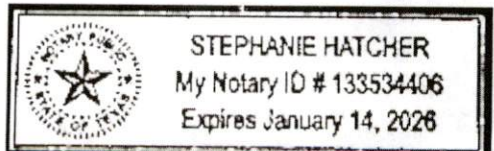
By placing your legal organ advertisement with this newspaper, you agree that your sole remedy if the newspaper should make a mistake in the text or the timing of publication of your advertisement is a refund of the cost you paid for the advertisement or re-advertisement at no additional cost to you.

Willmenta Serrano

Sworn to and subscribed before me this 4th day of March in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



MACON-BIBB COUNTY

Planning & Zoning

Macon-Bibb Planning & Zoning Commission
Terminal Station | 200 Cherry Street, Suite 301
Macon, Georgia 31201 | MBPZ.org

Zoning Compliance

PERMIT NO: ZC-2024-398	PERMIT TYPE: Permitted Use	DATE OF ISSUE: 03/11/2024
ISSUED TO NAME:	Ingleside LLC	
	Ingleside Foods	
PROPERTY OWNER'S NAME:	Abbas Bhai Kanani	
PROPOSED USE:	New Business Application	
ADDRESS OF PROPOSED USE:	2010 RIVERSIDE DR	
NEW CONSTRUCTION:	Yes	
MAP/PARCEL:	P064-0092	ZONING DISTRICT: C-4

PERMIT ISSUED SUBJECT TO THE FOLLOWING CONDITIONS

As per application-- for a convenience store with fuel sales and alcohol packaged to go; No outside storage, sales, or display authorized. No signage authorized by this permit. Signage shall require a separate Zoning permit. Any proposed arcade or gaming machines shall occupy less than thirty (30) percent or more of the gross floor area as utilized by amusement machines or their patrons; should they occupy more than this, a conditional use for an amusement facility is required. Subject to the requirements of the Office of Building and Fire Safety, Business License Office, and all other applicable local, state, and federal regulations.

NOTE: THIS PERMIT IS NULL & VOID IF CONSTRUCTION OR USE HAS NOT BEGUN BY 03/11/2025

APPROVED BY: Butch Sementilli

NOTICE

This permit or certificate of appropriateness necessary to allow construction or other work on land or a structure shall be displayed at the site of and during such construction or work. Where a use requires a business license, this zoning permit must be displayed on the premises together with the business license. This permit is issued subject to the rules and regulations of the Macon-Bibb County Health Department, the Macon-Bibb County Engineering Department, the Macon-Bibb County Fire Department, the Macon-Bibb County Traffic Engineering Department, the Macon Water Authority, the Office of Building and Fire Safety, and any other governmental agency whose regulations may be applicable. All construction or use relating to this permit must strictly comply with site plans submitted to the Macon-Bibb County Planning and Zoning Commission. Permits are specific to the property for which the permit is issued as well as the person to whom it is issued. Other than permits for single family homes or duplexes, any change in the person engaging in the use allowed by such permit shall require that the new person engaging in such use file a change of ownership form with the Commission, provided that change of ownership forms shall not be required for variances or certificates of appropriateness. The new holder of any permit shall be subject to all conditions attached to the original permit.



GEORGIA
CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	Ingleside Foods LLC	Control Number:	24018889
Business Type:	Domestic Limited Liability Company	Business Status:	Active/Compliance
NAICS Code:	Any legal purpose	NAICS Sub Code:	
Principal Office Address:	2010 Riverside DR, Macon, GA, 31204, USA	Date of Formation / Registration Date:	1/25/2024
State of Formation:	Georgia	Last Annual Registration Year:	NONE

REGISTERED AGENT INFORMATION

Registered Agent Name: **Abbas Bhai Kanani**
Physical Address: **1111 Lake Lucerne Rd SW, Lilburn, GA, 30047, USA**
County: **Gwinnett**

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

Office of the Georgia Secretary of State Attn: 2 MLK, Jr. Dr. Suite 313, Floyd West Tower Atlanta, GA 30334-1530,
Phone: (404) 656-2817 Toll-free: (844) 753-7825, WEBSITE: <https://sos.ga.gov/>

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[Report a Problem?](#)

Ownership Disclosure Form

A separate copy of this form must be completed for each individual who has a disclosable interest in the business.

Business:

Trade Name: INGLESIDE FOODS Name of Corporation: INGLESIDE FOODS LLC

If publicly traded, Stock Symbol and Name of one Listing Exchange: _____

Individual:

Name and Title: ABBAS BHAI KANANI Telephone Number: (470) 920 0272

Date of Birth: [REDACTED] Social Security Number: [REDACTED]

Residential Street Address: 1111 LAKE LUCERNE RD SW

Mailing Address: 2010 RIVERSIDE DR. MACON GA 31204

Type of Entity and Business Interest:

Please check appropriate description and complete as required.

- ☐ Sole Proprietorship
- ☐ General Partnership
 - ☐ General Partner holding ___% of all outstanding general partnership interests.
- ☐ Limited Partnership (LP)
 - ☐ General Partner holding ___% of all outstanding general partnership interests.
 - ☐ Limited Partner holding ___% of all outstanding general partnership interests.
- ☐ Limited Liability Partnership (LLP)
 - ☐ General Partner holding ___% of all outstanding general partnership interests.
- ☐ Limited Liability Limited Partnership (LLLP)
 - ☐ General Partner holding ___% of all outstanding general partnership interests.
 - ☐ Limited Partner holding ___% of all outstanding general partnership interests.
- ☒ Limited Liability Company (LLC)
 - ☐ Managing Member, Total number of Managing Members: 1
 - ☐ Member holdings 100% of all outstanding membership interests
- ☐ Privately Held Corp./Company
 - ☐ Corporate Officer: Yes ___ No ___
 - ☐ Shareholder holding ___% of all outstanding ownership interests.
- ☐ Publicly Traded Company
 - ☐ Corporate Officer: Yes ___ No ___
- ☐ Other
 - ☐ Other person exercising operational authority over the entity: _____



Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office
PO Box 4503
Macon, GA 31208-4503

Alcohol Handler's Beverage License Application

APPLICANT

First Name: ABBAS BHAI Last Name: KANANI
Home Address: 1111 LAKE LUCERNE RD SW City: LILBURN State: GA Zip: 30047-8909
Home Phone #: 470 920 0272 Email: inglesidefoods@gmail.com
Date of Birth: [REDACTED] Social Security Number: [REDACTED]
Mailing Address: 2010 RIVERSIDE DR. City: MACON State: GA Zip: 31204

- ☐ A certificate showing completion of an Alcohol Handler's training course taken within the last three years.
- ☐ An unexpired identification card issued by any U.S. State or The United States government, bearing a current photograph of the applicant.
- ☐ Current color photograph of applicant
- ☐ \$25 money order, cashier check, check or debit/credit (in office) Payable to Macon-Bibb County Tax Commissioner

CERTIFICATION

I certify that the information disclosed in this application is true and correct, and I agree to abide by, observe, and conduct business according to the rules and regulations prescribed by Macon-Bibb County, the acts of the Georgia General Assembly, and the State Department of Revenue.

Applicant's Signature SATISH 205 CN Date 03/13/2024

I hereby certify that ABBAS BHAI KANANI signed his/her name to the forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This 13 day of March, 2024

[Signature]
NOTARY PUBLIC

2/16/2025
MY COMMISSION EXPIRES





Cheers Entertainment Services Bar Training
CERTIFICATE OF COMPLETION

Awarded To

ABBAS BHAI KANANI

Course Completion

MACON-BIBB ALCOHOL HANDLER'S PERMIT COURSE

Date: 2024-04-03

Serial No.

cert_k2v92gml





Abbas Kanani



AH001376

ALCOHOL HANDLER

EXP: 12/31/2024

COMMERCIAL REAL ESTATE LEASE

THIS COMMERCIAL REAL ESTATE LEASE CONTRACT, is made this 6th day of December, 2019, by and between Sonal 2019, LLC, a Georgia limited liability company (hereinafter referenced as "Landlord"), and Riverside Foods, LLC, a Georgia limited liability company (hereinafter referenced as "Tenant").

WITNESSETH:

THAT, in consideration of the mutual covenants contained herein, the parties have agreed as follows:

1) **Premises.** Landlord, for and in consideration of the rents, covenants, agreements and stipulations herein contained, to be paid, kept, and performed by Tenant, has leased and rented, and by these presents does lease and rent unto said Tenant, and said Tenant hereby agrees to lease and take upon the terms and conditions which hereinafter appear, the convenience store property located at 2010 Riverside Drive, Macon, GA 31204 and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the real property being referred to as the "Premises" or "Property").

2) **Term of Lease; Extension Term and Rent for Extension.** The Term of this Lease shall commence on the 5th day of December, 2019, and, unless sooner terminated as hereinafter provided, shall expire on the 2nd day of December, 2024 (the "Term").

3) **Rental and Late Fees; Lease Fee; and Asset Purchase.**

a. **Rental; Lease Fee.** Tenant agrees to pay Landlord, by payments at Landlord's office, or at any other address as designated by Landlord in writing to Tenant, promptly on the first (1st) day of each month, in advance, during the Term rent in the following amounts:

- i. **\$10,000.00** per month for Year 1 – Year 5. At the end of Year 5 of the initial 5 year term, Tenant shall have two (2) renewal term options of five (5) years each, which shall automatically renew unless and until Tenant notifies Landlord in writing of tenant's election not to do so by giving Landlord written notice of same at least ninety (90) days in advance of the next auto-renew term. During these two (2) renewal terms – i.e., years 6-15 – rent shall continue to be paid by Tenant at a rate of \$10,000.00 per month.
- ii. **\$11,000.00** per month for Year 16- Year 25. At the conclusion of the two (2) renewal terms referenced directly above, the lease shall automatically renew for two additional five year option terms totaling ten (10) additional years, unless and until Tenant notifies Landlord in writing of

Landlord's Initials _____

Page 1 of 15

Tenant's Initials _____

Tenant's election not to do so by giving Landlord written notice of same at least ninety (90) days in advance of the aforesaid two 5-year terms. During these ten (10) years (years 16-25), rent shall be paid by Tenant at a rate of \$11,000.00 per month. In order to exercise the initial 5 year option term of this subparagraph, Tenant must pay to Landlord the sum of \$200,000.00 to be received by Landlord before the beginning date of the year 16-year 25 term of this subparagraph.

*First month's rent is due upon signing of this lease**

b. *Late Fees.* Tenant agrees to pay Landlord, promptly at the times and in the manner herein provided, all Amounts Due, without deduction, setoff, abatement, counterclaim or defense. If any Amount not received by Landlord on or before five (5) days following the date on which it is due and is due by the 10th, Tenant will pay a late charge of \$100.00. If paid after the 10th and if accepted by Landlord, in addition to the \$100.00 late fee Tenant shall also pay Landlord a late charge equal to ten percent (10%) of the amount of such past due payment, notwithstanding the date on which such payment is actually paid to Landlord. Any Amount Due payable to Landlord by Tenant shall be paid via cash or certified funds/money order, payable to Landlord at the above address, or at such other place(s) as Landlord may from time to time designate in writing. Failure for Tenant to pay any Amounts Due on or before the due date constitutes a default hereunder, however, Landlord's election to accept Amounts Due on or before the due date shall not operate as a waiver or modification of the Amounts Due or payment terms for subsequent months.

c. *Insufficient Funds.* In the event any payment is returned for insufficient funds, Tenant shall pay an additional amount equal to (i) \$50.00; or (ii) five percent (5%) of the face amount of the returned instrument, whichever is greater.

d. *Asset Purchase.* At closing, Tenant shall purchase the assets of the convenience store in the amount of \$350,000.00.

4) **Additional Rent and Other Amounts.** It is the intent of the parties that this shall be a triple net lease to Landlord. In this regard, Tenant shall be responsible for all amounts relating to the Premises and business located thereon, including, but not limited to the following:

a. *Utilities.* Tenant shall bear and pay all utility bills, including, but not limited to, water charges, sewer, gas, electricity, fuel, telephone, light and heat for the leased Premises. Tenant shall also bear and pay all charges for garbage collection services or other sanitary services rendered to leased Premises or used by Tenant in connection therewith. If Tenant fails to pay any of said utility bills, charges for garbage collection or other sanitary services or other amounts due, Landlord may, at Landlord's option, pay same and any such amount and/or expenses paid by Landlord shall be paid by Tenant to Landlord, together with a ten percent (10%) surcharge, which shall be payable within the ten (10) days of demand for payment by the Landlord.

b. *Taxes.* Throughout the Lease Term and extension, Tenant shall pay, along with the rental amount all

Landlord's Initials _____

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Tenant's Initials _____

the Taxes "Taxes" means all federal, state, local, governmental, special district and special area taxes, charges, assessments and any other government charges, surcharges and levies, and special, ordinary or extraordinary, including business license fees or charges (including interest thereon whenever same may be payable in installments) which Landlord shall pay or be obligated to pay arising out of the use, occupancy, ownership, leasing, management, repair or replacement of the premises, any appurtenance thereto or any property, fixtures or equipment thereon. Taxes exclude any income, transfer, profit, inheritance or franchise tax which may be assessed upon Landlord. It is acknowledged and agreed that Tenant shall be solely responsible for any and all personal property tax and/or sales tax assessed for the business, equipment, improvements, and other personalty located upon the Premises.

c. Landlord's Premises Insurance. Landlord shall, at all times during the Term of Lease, procure and maintain in full force and effect an All Risk Premises Insurance Policy on the Premises, all improvements constructed thereon and any additions or alterations thereto or placements thereof. Said policy is to contain a Replacement Cost Endorsement, insuring against perils therein specified, in an amount equal to not less than one hundred percent (100%) of the replacement cost of all improvements on the Premises, exclusive of foundation and excavation costs, the proceeds of which shall be payable to Landlord and any designated mortgagee in accordance with their respective interests therein. Tenant shall reimburse Landlord of such expense for said insurance.

5) Use of Premises. Premises shall be used for a convenience store and the retail sale of gasoline and other petroleum products only. At the option of the Tenant, Tenant may also use the Premises for related type businesses to a convenience store such as check cashing, a restaurant, deli, and cellphone sales. Tenant may have coin operated amusement machines so long as they are not used for any illegal activity. Tenant shall be responsible for all licenses or permits associated with said use. The Premises shall not be used by Tenant for any other purpose unless Landlord agrees in writing to such additional use. Premises shall not be used for any illegal purpose, nor in any manner so as to create any nuisance or trespass, nor in any manner to vitiate the insurance or increase the rate of insurance on the Premises. Tenant shall not commit or allow any waste or nuisance upon the leased Premises, and shall maintain the Premises in a clean, neat, orderly and attractive condition.

6) Operation of the Premises.

a. Restrictions and Guidelines. Tenant shall (1) keep the Premises, buildings, equipment, fixtures, rest rooms, sidewalks, approaches, and driveways in good condition, properly lighted, clean, safe, sanitary, and free of trash, rubbish, and other debris; (2) keep the approaches, driveways, and service areas uncluttered and free of parked vehicles, trailers, and other obstructions, including ice and snow, at all times; (3) not engage in or permit any improper act or conduct on the Premises detrimental to Tenant, or Landlord, or any member of the public; (4) comply with all laws, ordinances, rules, or regulations of constituted public authority applicable to the use and occupancy of the Premises, use of the equipment and the conduct of the business

Landlord's Interest

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Tenant's Interest

lly including but not limited to operating any coin machines within the confines of all
) keep the business adequately stocked with petroleum products and inventory normally
 at a convenience store; and (6) keep the business open at least eighteen (18) hours a day,
 ays per week.

b Customer Service Guidelines. Tenant understands that Tenant is required to
 y with certain appearance, cleanliness and customer service guidelines of the existing brand or
 eplacement brand of motor fuel. Tenant shall comply with these guidelines and to provide
 ous service to motor fuel customers.

c Brand Compliance. Tenant agrees to assume the petroleum contracts and to take
 action reasonably necessary to maintain the applicable petroleum brand at the location. At the
 iration of the current fuel supply agreement, Tenant and Landlord will mutually agree to determine
 ew fuel supplier. Upon reaching the mutual agreement of the fuel supplier, any incentives paid by
 e fuel supplier shall be used first to upgrade the fuel dispensing systems and/or canopies. After such
 pgrades, the incentives shall be split equally between the Tenant and Landlord.

d. Failure to Comply. In the event, Tenant fails to comply with its obligations under this
 ragraph 6, Landlord may, in addition to any other rights and remedies available, take such action
 d/or expend such monies as may be necessary to bring the location into compliance with such
 idelines, obligations and any requirements including those regarding cleanliness.

7) Abandonment of Leased Premises. Tenant agrees not to abandon or vacate the leased
 Premises during the period of this Lease, and agrees to use said Premises only for purposes herein
 leased until the expiration or termination hereof. None of the equipment shall be removed from the
 Premises that is not freestanding, such as coolers, etc. whether placed on the Premises by Landlord or
 Tenant. All freestanding equipment placed on the Premises by the Tenant may be removed.

8) Repairs and Maintenance.

a Repairs and Maintenance by Tenant. Landlord gives to Tenant exclusive control
 of Premises and shall be under no obligation to inspect said Premises. Tenant acknowledges that
 Tenant has had the right to inspect the Premises and any equipment and Tenant accepts the same in
 their present condition and as suited for the intended use by Tenant. Except as otherwise provided
 in this Lease, Tenant shall during the Term, at Tenant's sole cost and expense, maintain in good
 order and repair the leased Premises including all equipment (excluding underground storage tanks),
 fixtures and other improvements located upon the Premises, including, but not limited to the
 parking lot, underground utility and sewer pipes. Tenant further agrees to care for the grounds
 around the building, including the mowing of grass, care of shrubs, general landscaping. Thus,
 Tenant shall be responsible for any repairs or maintenance to the petroleum pumps, associated
 fueling equipment, canopy and sign lights. Tenant agrees to return the Premises to Landlord, at the
 expiration or prior to the termination of this Lease, in as good condition and repair as when first

natural wear and tear and acts of God excepted. In the event Tenant fails to maintain and repair the Premises within 30 days of learning of such maintenance and repair (unless the repair is within a shorter period so as not to allow further damage to the premises such as a broken pipe it would require the immediate attention of Tenant), Landlord shall have the right, at Landlord's option, to maintain and/or repair said Premises and charge any costs and expenses incurred therewith to Tenant.

b. *Repairs and Maintenance by Landlord.* It is acknowledged that the intent of the Lease is for the Landlord to only repair the roof and the underground storage tanks.

9) **Environmental.** Tenant shall comply with all environmental laws, rules and regulations pertaining to the operation of the business on the Premises including all of the requirements pertaining to underground storage tanks. Further, without limiting the foregoing, Tenant agrees to the following:

a. Tenant is involved in the sale of petroleum products upon the Premises. Tenant understands and acknowledges that the leakage of petroleum products from the petroleum dispensing equipment is a concern for which Tenant accepts responsibility as the operator of a retail facility. Tenant shall take diligent and continual cautions to discover and stop any such leakage through adequate inventory control.

b. Tenant agrees to notify promptly Landlord of any release or unexplained loss of products. Tenant shall confirm in writing to Landlord any such oral notification within twenty-four (24) hours.

c. Tenant agrees to retain inventory control compliance records for all underground tanks for a minimum of three (3) years, to make such records available to Landlord for inspection and copying during normal business hours. In no event shall Tenant destroy such inventory control compliance records without making them available to Landlord.

d. Tenant agrees to inspect the petroleum product storage and handling facility, and surrounding areas at least once a week for indications of possible leakage. This inspection should include, but is not limited to, careful visual review of the following areas: (1) around and under product dispensers; (2) inside remote pump access boxes; (3) inside product full boxes; and (4) low areas, such as pumps, hillsides or culverts. Any indication of leakage (actual product or odors thereof) should be reported promptly as stated above.

e. Tenant agrees to indemnify, defend, and hold Landlord harmless from all clean-up costs, personal injury, death or property damage claims, and fines or penalties which arise out of or are related to the leakage of petroleum products (except if from the underground tanks) during the Term or the Renewal Term of the Lease as the result of any acts or omissions of Tenant. Further Tenant agrees to participate in the GUST Trust Fund and take all actions necessary to maintain eligibility thereunder. Tenant shall be

Landlord's Signature _____

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Tenant's Signature _____

e deductible under the GUST Trust Fund should a release occur.

f Tenant agrees to provide to Landlord upon demand, or at a minimum, at least annually, all leak detection or other compliance records. Tenant shall maintain such records for a period of three (3) years.

10) Destruction of or Damage to Premises. If Premises are totally or partially destroyed by fire, lightning, earthquake, or other casualty, this Lease shall not terminate and rental shall abate until such time the Premises are restored by Landlord to substantially the same condition as existed prior to the damage as speedily as practicable. In the event the Premises are not restored by Landlord within six months, Tenant has the option of terminating this lease.

11) Indemnification of Landlord Against Loss or Claim. For and during the Term and any renewal Term(s) of this Lease, Tenant shall protect, indemnify, defend, and hold harmless Landlord from and against all claims, demands, liability, losses, or costs, whether from injury to persons or loss of life or damage to property occurring on or within the Premises and arising in any manner, directly or indirectly, out of the use and occupancy of the Premises by Tenant. Tenant shall, at Tenant's expense, provide and keep in force for the benefit of Landlord comprehensive general liability insurance covering the Premises and the business to be operated thereon, in which insurance policy or policies Landlord, as well as Tenant, shall be named as an insured. The said policy or policies of insurance shall provide for limits of liability for bodily injury of not less than \$1,000,000.00 single limit coverage for each accident or occurrence, and not less than \$350,000.00 for property damage unless any lender for the Landlord requires a high amount, in which case Tenant shall provide a policy for the higher amount. Tenant shall furnish to Landlord evidence of such insurance within fifteen (15) days of the date hereof and at such other time as Landlord may require. Tenant shall defend, indemnify, and save harmless Landlord from and against all claims, demands, liabilities, losses, or costs to which Landlord may be subjected for or by reason of any person, firm, or corporation seeking to hold or holding Landlord liable or in any way responsible for the debts or obligations incurred in any manner in connection with the conduct and operation of the business conducted on the Premises.

12) Insurance on Tenant's Property. Tenant shall, at Tenant's sole cost and expense, keep Tenant's property, inventory and equipment insured in an amount equal to not less than one hundred percent (100%) of their full insurable value.

13) Governmental Orders. Tenant agrees that, at Tenant's own expense, Tenant will promptly comply with all requirements of any legally constituted public authority made necessary by reason of Tenant's occupancy of said Premises.

14) Condemnation. If the whole of the leased Premises, or such portion thereof as will make the Premises unusable for the purposes herein leased, shall be condemned by any legally constituted authority for any public use or purpose, then in either of said events, the Term hereby granted shall cease from the date when possession thereof is taken by public authorities, and rental shall be

Landlord's Initials _____

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Tenant's Initials _____

and paid as of said date. Such termination, however, shall be without prejudice to the rights of Landlord or Tenant to recover compensation and damage caused by condemnation from the Government. It is further understood and agreed that Tenant waives any and all rights in any award made by the condemnation authority to Landlord notwithstanding the termination of the Lease as herein provided.

15) Assignment and Subletting.

a. *Transfer or Sale of Interest.* Tenant may assign or sublet this Lease or any interest hereunder, or sublet Premises or any part thereof, or permit the use of the Premises to any person without the consent of Landlord, provided Tenant remains liable under the lease.

Transfer, Assignment or Sale of Landlord's Interest. In the event Landlord wishes to sell its interest in the premises to a third-party, Landlord agrees to provide Tenant with a 60-day right of first refusal via written notice to Tenant of the proposed third-party offer. If, after said sixty (60) days, Tenant does not exercise its option to purchase via written notice to Landlord, Landlord may sell its interest in the premises to said third-party. In the event Landlord transfers, assigns, or sells its interest in the premises, this lease shall remain in full force and effect.

16) Default. It is mutually agreed that in the event Tenant shall default in the payment of rent, including additional rent herein reserved when due, or if Tenant shall be in default in performing any of the terms or provisions of this Lease other than the payment of rent, including but not limited to those enumerated in paragraph 6; or if a petition for voluntary or involuntary bankruptcy or reorganization under the Bankruptcy Act is filed as to Tenant; or if a receiver is appointed for Tenant's property; or if, whether voluntarily or involuntarily, Tenant takes advantage of any debtor relief proceedings under any present or future law, whereby the rent or any part thereof is, or is proposed to be, reduced or payment thereof deferred; or if Tenant makes an assignment for the benefit of creditors; or if Tenant's effects should be levied upon or attached under process against Tenant; or if Tenant violates or is in default of any other agreements between Landlord and Tenant, Landlord shall provide Tenant with written notice of any such alleged event of default and Tenant shall, in turn, have thirty (30) days upon receipt of said written notice to cure any such alleged event. However, if Tenant is unable to fully cure the event of default within said thirty (30) days, after utilizing commercially-reasonable efforts to do so, Tenant shall not be deemed in default of this lease so long as Tenant can continue to show it is utilizing commercially-reasonable efforts to cure the event. If Tenant remains in default thereafter, Landlord at its option may (i) terminate this Lease by written notice to Tenant whereupon this Lease shall terminate immediately and possession of the Premises shall immediately be returned to Landlord; (ii) not terminate this Lease and enter the Premises and take possession thereof and relet the Premises or any portion thereof on such terms as Landlord deems appropriate. Any rent from any reletting shall be applied to any indebtedness other than rent owing to Landlord, second to Landlord's attorneys fees and brokerage fees and other expenses of exercising its rights, and third, to the rent due. Tenant agrees to pay any deficiency within ten (10) days of demand by Landlord therefor, or (iii) pursue separately or concurrently, any and all other remedies allowed by law or in equity. Any notice provided in this paragraph may be given by Landlord or its attorney. Upon Lease termination by

Landlord's Initials _____

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Tenant's Initials _____

Tenant will at once surrender possession of the Premises to Landlord and remove all of effects therefrom; and Landlord may forthwith re-enter the Premises and repossess itself and remove all persons and effects therefrom, using such force as may be necessary without liability of trespass, forcible entry, detainer, or other tort. If Tenant refuses to surrender possession solely, Landlord may institute appropriate legal proceedings and Tenant agrees that Landlord obtain injunctive relief for removal of Tenant, should Tenant's leasehold become subject to termination hereunder. However, it is expressly agreed that no termination of this Lease as the result of Tenant's default or breach shall have the effect of releasing Tenant from any obligation to pay the rent due for the entire period of the then existing Term or any Renewal Term. Notwithstanding anything contained herein to the contrary, if Tenant is in default of the Lease due to monetary reasons, Tenant shall be provided written notice to cure within 5 days. If Tenant is in default of the Lease due to non-monetary reasons, Tenant should be provided a 30 day written notice to cure.

17) Notices. All notices, payments, and demands permitted or required to be given by either party to the other hereunder shall be deemed to have been fully given when made in writing and deposited in the United States Mail, certified or registered, postage prepaid, and addressed as follows:

Landlord:

Sonal 2019,
LLC

120 Madison North Dr
Macon GA 31220

Tenant:

Riverside Foods,

LLC 714 Shadow Trace Path
Liburn, GA 30047

or to such other place as Landlord or Tenant may, from time to time, designate in a notice to the other.

18) Termination for Non-Payment. In the event Tenant fails to pay any Rent or Additional Rent when due and has not cured within the notice period, Landlord may terminate this Lease, in which event, unless Landlord has previously taken possession of the Premises, Tenant shall immediately surrender the Premises to Landlord. If Tenant fails to do so, Landlord may, without prejudice to any other remedy which Landlord may have for possession or recovery of Rent, Additional Rent or other sums due, enter upon and take exclusive possession of the Premises, or, at Landlord's election, by writ of possession. All of Landlord's rights and remedies under the Lease and otherwise are intended to be distinct, separate and cumulative and no such right and remedy therein or herein mentioned is intended to be in exclusion of, or a waiver of, any of the others.

19) Licenses and Permits. During the Term, Tenant shall be responsible to obtain and maintain, at Tenant's sole cost and expense, Tenant's own licenses and/or permits required to operate such a business upon the Premises, including, but not limited to any necessary beer/wine, liquor and lotto licenses. Tenant agrees to acquire from the appropriate authorities, and agrees to maintain, any required and/or necessary permits, licenses and/or qualifications, prior to (i) operating Tenant's business upon the Premises; and/or (ii) making any improvement, modification or other change to the Premises (said improvement, modification or change may require the prior written consent of Landlord).

Landlord's Initials _____

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Tenant's Initials _____

20) **Alterations.** Tenant shall not make any alterations, additions, or improvements to the Premises without Landlord's prior written consent. Tenant shall promptly remove any alterations, additions, or improvements constructed in violation of this paragraph upon Landlord's written request. All alterations, additions, and improvements will be accomplished in a good and workmanlike manner in conformity with all applicable laws and regulations, and by a contractor approved by Landlord, free from any liens or encumbrances. All alterations, additions and improvements which Landlord has not required Tenant to remove shall become Landlord's property and shall be turned over to Landlord upon the termination of this Lease, except that Tenant may remove any of its machinery or equipment which can be removed without material damage to the Premises. Landlord shall repair, at Tenant's expense, any damage to the Premises caused by the removal of any machinery or equipment.

21) **Quiet Enjoyment.** So long as Tenant complies with all provisions hereof, Tenant shall have the quiet enjoyment of the Premises.

22) **Entry for Carding, etc.** Landlord may card Premises "For Rent" or "For Sale" sixty (60) days before termination of this Lease. Landlord may enter the Premises at reasonable hours to exhibit same to prospective purchasers or tenants and to make repairs required of Landlord under the terms hereof, or to make repairs to Landlord's adjoining property, if any.

23) **Effect of Termination of Lease.** No termination of this Lease prior to the normal ending thereof, by lapse of time or otherwise, shall affect Landlord's right to collect rent for the full term.

24) **Mortgagee's Rights.** Tenant's rights shall be subject to any bona fide mortgage or deed to secure debt, which is now, or may hereafter be, placed upon the Premises by Landlord. Tenant agrees to subordinate its leasehold interest to future mortgages or encumbrances against the Premises on the condition that it is first furnished with a non-disturbance agreement.

25) **No Estate in Land.** This contract shall create the relationship of Landlord and Tenant between the parties hereto; no estate shall pass out of Landlord. Tenant's interest in the Premises is possessory only, and personal to Tenant, and is not subject to levy or sale, nor assignable by Tenant except by Landlord's written consent.

26) **Right to Inspect or Audit.** Landlord, or Landlord's agents, shall have the right to enter the Premises, during reasonable hours, to examine the Premises. In addition, in the event Landlord's lender or other third party so requires, Tenant shall allow such third party to examine the books and records of Tenant's business.

27) **Attorney's Fees and Homestead.** If any rent owing under this Lease is collected by or

Landlord's Initials _____

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Tenant's Initials _____

attorney at law. Tenant agrees to pay reasonable attorney's fees. Tenant waives all rights and exemptions which it may have under any law against any obligations owing Lease. Tenant hereby assigns to Landlord its homestead and exemption.

28) Time of Essence. Time is of the essence of this agreement.

29) Rights Cumulative. All rights, powers, and privileges conferred hereunder upon parties shall be cumulative, including those rights given by law.

30) No Waiver of Rights. All rights, powers, and privileges conferred hereunder upon parties shall be cumulative, including those rights given by law. No failure of Landlord to exercise any power given Landlord hereunder, or to insist upon strict compliance by Tenant with its obligation hereunder, and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of Landlord's right to demand exact compliance with the terms hereof.

31) Legality of Agreement. In the event any portion or portions of this Lease are declared unconstitutional, illegal, void, or of no force and effect, the balance of this Lease shall remain in full force and effect and enforceable as a binding contract.

32) Terms Inclusive. This Lease contains the entire agreement between the parties hereto and no representations, inducements, promises, or agreements, oral or otherwise, between the parties, not embodied herein, shall be of any force or effect. "Landlord" as used in this Lease shall include Landlord, its assigns, and successors. "Tenant" shall include Tenant, his heirs, and representatives, and if this Lease shall be validly assigned or sublet, shall include also Tenant's assignees or Tenants, as to such assignment or sublease. "Landlord" and "Tenant" include male and female, singular and plural, and shall also include any corporation, partnership, or individual, as may fit the particular parties.

33) Entire Agreement. This document contains the entire agreement between the parties hereto and no representations, inducements, promises, or agreements, oral or otherwise, between the parties, not embodied herein, shall be of any force or effect.

34) Guaranty. This Lease and Asset Purchase shall be guaranteed by Mercedes Chandani

...and, sealed, and delivered
in the presence of:

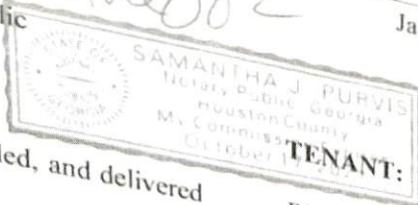
LANDLORD:
Sonal 2019, LL

...unto placed their hands

Witness

Notary Public

by: J. N. Patel (L.S.)
Jagdish Patel



Signed, sealed, and delivered
in the presence of:

TENANT:
Riverside Foods, LLC

Witness

Notary Public

by: [Signature] (L.S.)



Landlord's Initials _____

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Tenant's Initials _____

SUBLEASE AGREEMENT

THIS SUBLEASE AGREEMENT (hereafter the "Sublease") is made effective the 3rd day of June, 2024, by and between **RIVERSIDE FOODS LLC**, a Georgia limited liability company (hereinafter "Sublessor"), and **INGLESIDE FOODS LLC**, a Georgia limited liability company (hereinafter referred to as the "Sublessee").

WITNESSETH

WHEREAS, Sublessor leases the c-store (the "C-Store") portion of the real property and improvements located at **2010 Riverside Drive, Macon, Georgia 31204** (the "Premises"), pursuant to that certain Lease Agreement (the "Main Lease") with SONAL 2019, LLC ("Master Lessor");

WHEREAS, Sublessee desires to sublease the Premises from Sublessor pursuant to the terms and conditions hereinafter set forth; and

NOW, THEREFORE, for and in consideration of the covenants herein contained, and for other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the parties hereto do agree as follows:

1. **Premises.** Sublessor hereby leases to Sublessee and Sublessee hereby leases from Sublessor, for the term noted below, and upon the conditions contained herein, the Premises which is subject to the Main Lease.

2. **Term.** The initial term of this Sublease shall be five (5) years, commencing on June 1, 2024, and unless sooner terminated as hereinafter provided, shall expire on May 31, 2029 (the "Term"). Notwithstanding the foregoing, Lessor and Sublessor may terminate this Sublease by providing thirty (30) days' prior written notice to Sublessee.

NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, IT IS ACKNOWLEDGED THAT THIS SUBLEASE SHALL TERMINATE UPON THE EXPIRATION OR TERMINATION OF THE MAIN LEASE (SUBJECT TO ANY MASTER LEASE RENEWALS CONSENTED TO BY MASTER LESSOR HEREOF).

3. **Assumption by Sublessee of Main Lease Obligations.** Sublessee hereby acknowledges and recognizes that it has reviewed the terms and conditions of the Main Lease, and assumes and agrees to be bound by the obligations imposed upon Sublessor under the Main Lease relating to the Premises. To the extent that any obligation of Sublessee contained herein is inconsistent with obligations imposed under the Main Lease, the Main Lease shall prevail.

4. **Rental and Late Fees.**

4.1 **Rental.** Sublessee agrees to pay Sublessor, by payments via electronic funds transfer ("EFT"), or by any other means as designated by Master Lessor in writing to Sublessee, promptly on the first (1st) day of each month, in advance, during the Term, monthly base rent plus common area maintenance, taxes and insurance ("CAMIT") as follows: **\$19,500.00** per month plus CAMIT.

4.2 **Late Fees.** Sublessee agrees to pay Sublessor, promptly at the times and in the

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Sublessor's Initials _____

Sublessee's Initials _____

manner herein specified, all amounts due, without deduction, setoff, abatement, counterclaim or defense. If any amount due is not received by Master Lessor on or before five (5) days following the date on which it is due, Sublessee shall pay Master Lessor a late charge equal to five percent (5%) of the amount of such past due payment, notwithstanding the date on which such payment is actually paid to Master Lessor.

4.3 *Insufficient Funds.* In the event any payment is returned for insufficient funds, Sublessee shall pay an additional amount equal to: (i) \$100.00; or (ii) five percent (5%) of the face amount of the returned instrument, whichever is **greater**.

4.4 *Rental Proration.* In the event the term commencement date or term expiration date of this Sublease is any day other than the first (1st) day of a calendar month, the first month's base rent or the last month's base rent, as the case may be, shall be prorated.

5. **Security Deposit.** As security for Sublessee's prompt and full payment of the rent, and the faithful and timely performance of all provisions of this Sublease, to be performed on Sublessee's part, Sublessee shall pledge and deposit to Sublessor **\$0.00**. It is acknowledged and agreed that Sublessor is not establishing a separate account for such security deposit and such deposit may be commingled with other monies of Sublessor. Further, Sublessee shall not be entitled to interest, if any, on the security deposit. In the event any default shall be made in the performance of any of the covenants on the part of Sublessee with respect to any item or matter, Sublessor shall have the right, but shall not be obligated, to apply said security deposit to the curing of such default. Any such application by Sublessor shall not be a defense to any action by Sublessor arising out of said default and shall be in addition to any other remedies available to Sublessor as may be provided by law or this Sublease; and, on demand, Sublessee shall restore said security deposit to the full amount set forth. On the expiration or earlier termination of this Sublease, or any extension or renewal thereof, provided Sublessee has paid all of the rent herein called for and fully performed all of the other provisions of this Sublease to be performed on its part, the Sublessor will return to the Sublessee any then remaining balance of said security deposit.

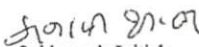
6. **Utilities, Taxes and Other Amounts.** It is the intent of the parties to create a true "triple net" lease to Sublessor.

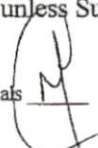
6.1 *Utilities.* Sublessee shall be responsible for 100% of all electric, phone and internet bills related to the Property. Sublessee shall be responsible for paying 100% of gas, garbage collection services, and all other utility bills pertaining to Sublessee's use of the Premises.

6.2 *Taxes.* Sublessee shall pay all of its personal property tax, fees, and assessments required by any local, State or Federal government. Further, Sublessee shall pay its share of all other taxes required under the Main Lease as it pertains to Sublessee's use of the Premises including the real estate ad valorem taxes..

6.3 *Property Insurance and Common Area Maintenance.* Sublessee shall be responsible for its proportionate share (as determined by square footage) of the Master Lessor's All Risk Property Insurance Policy of the entire Property, and Sublessee's proportionate share of all common area maintenance of the entire Property, including but not limited repairs to the parking lot, roof, building structures and all other common area maintenance for the Property.

7. **Use of Premises.** The Premises shall be used for a convenience store with the retail sale of petroleum products only. The Premises shall not be used by Sublessee for any other purpose unless Sublessor


Sublessor's Initials _____

Sublessee's Initials 

agrees in writing to such additional use. Sublessee or the occupants shall be responsible for all licenses or permits associated with said use. The Premises shall not be used for any illegal purpose, or in any manner so as to create any nuisance or trespass, or in any manner to vitiate the insurance or increase the rate of insurance on the Premises. Sublessee shall not commit or allow any waste or nuisance upon the leased Premises.

8. **Operation of the Premises.** Sublessee shall: (1) keep the Premises, buildings, equipment, fixtures, restrooms, sidewalks, approaches, and driveways in good condition, and properly lighted, safe, sanitary, free of trash, rubbish, and other debris; (2) keep the approaches, driveways, and service areas uncluttered and free of parked vehicles, trailers, and other obstructions, including ice and snow, at all times; (3) not engage in or permit any illegal act or conduct on the Premises; (4) comply with all laws, ordinances, rules, or regulations of constituted public authority applicable to the use and occupancy of the Premises, use of the equipment and the conduct of the business including, but not limited to, all laws requiring employees to be legally able to work within the United States; (5) keep the business adequately stocked with petroleum products and inventory normally sold at a convenience store; and (6) keep the business open for certain days of the week and hours, as required by the brand of motor fuel sold at the Premises. Sublessee understands that Sublessee is required to comply with certain appearance, cleanliness and customer service guidelines of the existing brand or any replacement brand of motor fuel. Sublessee shall comply with these guidelines. Further, Sublessee agrees to take all action reasonably necessary to maintain the applicable petroleum brand at the Premises during the term of the fuel supply agreement. In the event Sublessee fails to comply with its obligations under this paragraph, Sublessor may, in addition to any other rights and remedies available, take such action and/or expend such monies as may be necessary to bring the Premises into compliance with such guidelines, obligations and any requirements to maintain said brand, including those regarding cleanliness. In the event Sublessor expends money or resources in this regard, Sublessee shall pay to Sublessor such money advances with the rent payment next due.

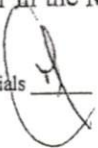
9. **Abandonment of Leased Premises.** Sublessee agrees not to abandon or vacate the Premises during the Term of this Sublease, and agrees to use said Premises only for the purposes herein leased until the expiration or termination hereof. **No equipment owned by Sublessor and/or the Master Lessor shall be removed from the Premises.**

10. **Repairs and Maintenance.**

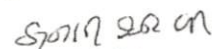
10.1 *Repairs and Maintenance by Sublessee.* Sublessor and/or Master Lessor gives to Sublessee exclusive control of the Premises and shall be under no obligation to inspect said Premises. Sublessee acknowledges that Sublessee has had the right to inspect the Premises, including all equipment located thereon, and Sublessee accepts the same in their present condition as suited for the intended use by Sublessee "AS IS, WITHOUT WARRANTY". During the Term, Sublessee shall, at Sublessee's sole cost and expense, maintain in good order and repair the leased Premises, and all equipment, fixtures and other improvements located upon the Premises. Sublessee further agrees to keep the grounds free and clear of rubbish or debris from its customers. Sublessee agrees to return the Premises and all equipment, fixtures and other improvements to Sublessor, at the expiration or prior to the termination of this Sublease, in as good condition and repair as when first received, natural wear and tear and acts of God excepted. Sublessee understands that Sublessee is responsible for any replacement and upgrade to any equipment upon the Premises and any related costs and/or expenses shall be borne by Sublessee. Sublessee shall further maintain and repair the Premises in accordance with the terms and conditions required under the Master Lease.

10.2 *Repairs and Maintenance by Sublessor and Master Lessor.* Other than otherwise provided for in the Main Lease, it is acknowledged that the intent of this paragraph is for the Sublessor and

Sublessor's Initials



Sublessee's Initials



Master Lessor to have no duty to repair or maintain any portion of the Premises, equipment, fixtures or other improvements located thereon whatsoever.

11. **Destruction of or Damage to the Premises.** If the Sublessee is unable to operate for any reason, the monthly rent shall not abate. Sublessee shall give immediate written notice to Sublessor and Master Lessor of any damage to the Premises caused by fire or other casualty, and Sublessee shall proceed with reasonable diligence and at its sole cost and expense to rebuild and repair the Premises. Sublessee will use its best efforts, at its sole cost and expense, to restore the improvements or alterations to substantially the condition in which the same existed prior to the casualty. Sublessee hereby waives, releases, and relinquishes any and all claims against Sublessor and/or Master Lessor for any compensation or damage for loss of use of all or any part of the Premises or for any inconvenience or annoyance occasioned by any such damage, destruction, repair, or restoration of the Premises.

12. **Indemnification of Sublessor and Master Lessor Against Loss or Claim.** For and during the Term of this Sublease, Sublessee shall protect, indemnify, defend, and save harmless Sublessor and Master Lessor from and against all claims, demands, liability, losses, or costs, whether from injury to persons or loss of life or damage to property occurring on or within the Premises and arising in any manner, directly or indirectly, out of the use and occupancy of the Premises by Sublessee, unless caused by Sublessor's and/or Master Lessor's willful conduct or gross negligence. Sublessee shall, at Sublessee's expense, provide and keep in force for the benefit of Sublessor and Master Lessor, comprehensive general liability insurance covering the Premises and the business to be operated thereon, which shall include "Dram Shop" coverage in the event alcohol is sold, in which insurance policy or policies Sublessor and Master Lessor, as well as Sublessee, shall be named as an insured. The said policy or policies of insurance shall provide for limits of liability for bodily injury of not less than \$2,000,000.00 single limit coverage for each accident or occurrence, and not less than \$1,000,000.00 for property damage. Sublessee shall furnish to Sublessor evidence of such insurance within seven (7) days of the date hereof and at such other times as Sublessor and/or Master Lessor may require. Sublessee shall defend, indemnify, and save harmless Sublessor and Master Lessor from and against all claims, demands, liabilities, losses, or costs to which Sublessor and Master Lessor may be subjected for, or by reason of any person, firm, or corporation seeking to hold or holding Sublessor or Master Lessor liable or in any way responsible for the debts or obligations incurred in any manner in connection with the conduct and operation of the business conducted on the Premises, unless caused by Sublessor's and/or Master Lessor's willful conduct or gross negligence. In addition, Sublessee shall maintain Workers Compensation coverage and all other coverage required by contract, regulation or law.

13. **Governmental Orders.** Sublessee agrees that, at Sublessee's own expense, Sublessee will promptly comply with all requirements of any legally constituted public authority made necessary by reason of Sublessee's occupancy of the Premises.

14. **Condemnation.** If the whole of the Premises, or such portion thereof as will make the Premises unusable for the purposes herein leased, are condemned by any legally constituted authority for any public use or purposes, then in either of said events the Term hereby granted shall cease from the date when possession thereof is taken by public authorities, and rental shall be accounted for as between Sublessor and Sublessee as of said date. Sublessee hereby waives its rights to any condemnation claims and acknowledges and agrees that Sublessor and/or Master Lessor as the case may be shall have the exclusive right to recover compensation or any awards for damages caused by such condemnation.

15. **Assignment and Subletting.** Sublessee shall not assign this Sublease or sublet the Premises or any part thereof, or permit the use of the Premises by any party other than Sublessee, without the prior

Sublessor's Initials

Sublessee's Initials

written consent of Sublessor, which consent may be withheld in Sublessor's sole discretion. In the event Sublessor consents to any such assignment, sublease or transfer, Sublessee shall pay to Sublessor an assignment fee in the amount One Thousand Five Hundred and 00/100th Dollars (\$1,500.00). Notwithstanding any Sublessor permitted assignment or sublease, in no event shall any personal guarantor be released from their obligations hereunder, without the Sublessor's prior written consent and release.

16. **Default.** It is agreed that in the event Sublessee shall default in the payment of rent, including additional rent herein reserved, when due; or if Sublessee shall be in default in performing any of the terms or provisions of this Sublease and/or the Master Lease other than the payment of rent, and fails to cure such event(s) of default within twenty (20) days of written notice; or if a petition for voluntary or involuntary bankruptcy or reorganization under the Bankruptcy Act is filed as to Sublessee, or if a receiver is appointed for Sublessee's property; or if, whether voluntarily or involuntarily, Sublessee takes advantage of any debtor relief proceedings under any present or future law, whereby the rent or any part thereof is, or is proposed to be reduced, or payment thereof deferred; or if Sublessee makes an assignment for the benefit of creditors; or if Sublessee's effects should be levied upon or attached under process against Sublessee; Sublessor, at its option, may: (i) terminate this Sublease by written notice to Sublessee whereupon this Sublease shall terminate immediately and possession of the Premises shall immediately be returned to Sublessor; (ii) not terminate this Sublease and enter the Premises and take possession thereof and relet the Premises or any portion thereof on such terms as Sublessor deems appropriate; or (iii) pursue separately or concurrently, any and all other remedies allowed by law or in equity. Any rent from any reletting shall be applied to any indebtedness other than rent owing to Sublessor, second to Sublessor's attorneys' fees and brokerage fees and other expenses of exercising its rights, and third to the rent due. Sublessee agrees to pay any deficiency upon demand by Sublessor therefore. In no event shall Sublessor have to give notice of default more than once in any twelve (12) month period.

Any notice provided in this paragraph may be given by Sublessor or its attorney. Upon the termination of this Sublease by Sublessor, Sublessee will at once surrender possession of the Premises to Sublessor and remove all of Sublessee's effects therefrom; and Sublessor may forthwith re-enter the Premises and repossess itself thereof, and remove all persons and effects therefrom, using such force as may be necessary without being guilty of trespass, forcible entry, detainer, or other tort. If Sublessee refuses to surrender possession immediately, Sublessor and/or Master Lessor may institute appropriate legal proceedings and Sublessee agrees that Sublessor and/or Master Lessor may obtain injunctive relief for removal of Sublessee, should Sublessee's leasehold become subject to cancellation hereunder.

It is expressly agreed that no termination of this Sublease as the result of Sublessee's default or breach shall have the effect of releasing Sublessee from its obligation to pay the full rent due for the entire period of the Term. In the event the Sublessor employs an attorney to collect amounts due or enforce this Sublease, Sublessee shall pay Sublessor's reasonable attorney's fees and costs.

17. **Mortgagee's Rights; Quiet Enjoyment.** Sublessee's rights shall be subject to any bona fide mortgage or deed to secure debt, which is now, or may hereafter be placed upon the Premises by Master Lessor. So long as Sublessee complies with all provisions hereof, Sublessee shall have quiet enjoyment of the Premises.

18. **No Estate in Land.** This contract shall create the relationship of Sublessor and Sublessee between the parties hereto; no estate shall pass out of the Master Lessor. Sublessee's interest in the Premises is possessory only, and personal to Sublessee, and is not subject to levy or sale, nor assignable by Sublessee except by Sublessor's consent.

Sublessor's Initials J

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Sublessee's Initials

19. **Service of Notice.** Any and all notices required to be sent pursuant to the terms of this Sublease shall be in writing and shall be personally delivered or sent by overnight or certified mail, return receipt and signature requested, at the respective addresses provided as follows:

To Sublessor: 2673 Thurleston Ln
Duluth, GA 30097

To Sublessee: At the Premises.

Notices shall be deemed to have been properly given or served and shall be effective: (a) upon being personally delivered; (b) upon being deposited in the United States Mail, postage prepaid, certified mail, return receipt requested; or (c) upon being deposited with the carrier for FedEx, UPS or other like courier service for next business day delivery, to the other party at the address of such other party set forth above or at such other address as such other party may designate by notice specifically designated as a notice of change of address and given in accordance herewith. Any notice may be given on behalf of any party by its counsel.

20. **No Waiver of Rights.** All rights, powers, and privileges conferred hereunder upon the parties hereto shall be cumulative, including those rights given by law. No failure of Sublessor and/or Master Lessor to exercise any power given Sublessor and/or Master Lessor hereunder, or to insist upon strict compliance by Sublessee with its obligation hereunder, and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of Sublessor's right to demand exact compliance with the terms hereof. Time is of the essence of this Sublease. Each party has had the opportunity to be represented by counsel and negotiate this Sublease. This Sublease shall not be interpreted against either party as drafter. Sublessee has had the ability to conduct any appropriate due diligence and accepts the Premises, business, and equipment, if any, based on Sublessee's own inspection.

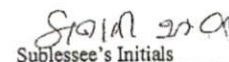
21. **Alterations.** Sublessee shall not make any alterations, additions, or improvements to the Premises costing greater than \$3,000.00, without Sublessor's prior written consent. Sublessee shall promptly remove any alterations, additions, or improvements constructed in violation of this paragraph upon Sublessor's written request. All approved alterations, additions, and improvements will be accomplished in a good and workmanlike manner, in conformity with all applicable laws and regulations, and by a contractor approved by Sublessor, free from any liens or encumbrances. All alterations, additions and improvements which Sublessor has not required Sublessee to remove shall become Sublessor's property and shall be surrendered to Sublessor upon the termination of this Sublease, except that Sublessee may remove any of Sublessee's machinery or equipment which can be removed without material damage to the Premises. Sublessee shall repair, at Sublessee's expense, any damage to the Premises caused by the removal of any such machinery or equipment.

22. **Entire Agreement.** This Sublease represents the complete understanding between the parties hereto and supersedes all prior negotiations, representations, or agreements, either written or oral. This Sublease may be amended only by written instrument signed by both parties. No requirement, obligation, remedy, or provision of this Sublease shall have been deemed to have been waived, unless so waived expressly in writing. In the event any portion or portions of this Sublease are declared unconstitutional, illegal, void, or of no force and effect, the balance of this Sublease shall remain in full force and effect and enforceable as a binding contract. This Sublease may be executed in several counterparts,

Sublessor's Initials



Sublessee's Initials



each of which shall be enforceable as an original.

23. **Choice of Law/Venue.** This Sublease shall be governed by and construed under the laws of the State of Georgia without any presumption or rule requiring construction against the party causing such Sublease to be drafted. The exclusive venue for any legal action, claim, suit, dispute or matter arising out of or relating to this Sublease or any documents to be executed pursuant to this Sublease by any of the parties hereto shall be in the county where the Premises are situated.

24. **USA Patriot Act.** Sublessee represents to Sublessor that: (i) neither Sublessee nor any person or entity that directly owns a ten percent (10%) or greater equity interest in the business nor any of its officers, directors or managing members is a person or entity (each, a "Prohibited Person") with whom U.S. persons or entities are restricted from doing business with under regulations of the Office of Foreign Asset Control ("OFAC") of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List) or under Executive Order 13224 (the "Executive Order") signed on September 24, 2001; and entitled "Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism", or other governmental action; (ii) that Sublessee's activities do not violate the International Money Laundering Abatement and Financial Anti-Terrorism Act of 2001, or the regulations or orders promulgated thereunder (as amended from time to time, the "Money Laundering Act"); and (iii) that throughout the term of this Sublease, Sublessee shall comply with the Executive Order and with the Money Laundering Act.

25. **Additional Provisions.**

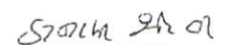
(a) Without limiting the other terms and conditions of this Sublease, Sublessee specifically acknowledges and further agrees that: (a) there are inherent risks in the operation of a business at the Premises and Sublessee is willing and able to bear such risks, including, without limitation, the loss of any investment in the Premises or such business upon termination of this Sublease; (b) upon termination of this Sublease, Sublessor shall have the right to use the Premises as it deems appropriate, including, but not limited to, converting the Premises to any other use Sublessor deems appropriate or subleasing the Premises to a new sublessee; (c) upon termination of this Sublease, Sublessor has no obligation to sublease the Premises to any new sublessee, whether or not the prospective sublessee is willing to purchase Sublessee's inventory, trade fixtures, or equipment; (d) any improvements, fixtures or equipment that are not or cannot be removed in accordance with the provisions of this Sublease shall become the sole and entire property of Sublessor upon termination of this Sublease; (e) Sublessor has no obligation to reimburse Sublessee for any losses which Sublessee might suffer in the operation of Sublessee's business at the Premises or due to the termination of this Sublease; (f) any amounts paid for rent or consideration to the Sublessor shall be non-refundable for any reason; provided, however, rent shall be prorated upon the termination of this Sublease; and (g) Sublessor has no obligation to purchase any of Sublessee's inventory, equipment or trade fixtures, or to reimburse Sublessee for any sums invested by Sublessee to operate the business or to improve the Premises or the business operated by Sublessee on the Premises.

(b) Sublessee hereby releases and forever discharges Sublessor and Master Lessor, their affiliates and their respective shareholders, directors, officers, employees and agents (collectively, the "Released Parties") from any and all losses, damages, injuries, claims, demands, rights and causes of action, which may befall or accrue to Sublessee arising out of or in any way connected use of the Premises.

(c) At the termination or expiration of this Sublease, Sublessee shall surrender the Premises on the same condition as it was in upon delivery or possession thereto under this Sublease, and shall

Sublessor's Initials




Sublessee's Initials _____

deliver all keys to locks to Sublessor. Before surrendering the Premises, Sublessee shall remove prior to the expiration of the Term, all its personal property, trade fixtures, alterations, additions and decorations and shall promptly repair any damage caused thereby. Sublessee's obligations to perform under this provision shall survive the expiration of the Term. If Sublessee fails to remove its property upon the termination or expiration of the Term, such property shall be deemed abandoned and shall become the property of Sublessor.

26. Special Stipulations. Insofar as the following stipulations conflict with any of the foregoing provisions, the following shall control:

26.1 *Guaranty.* This Sublease shall be personally guaranteed by **ABBAS BHAI KANANI**, on that certain Guaranty of Sublease form attached hereto on Exhibit "A" and incorporated herein by reference.

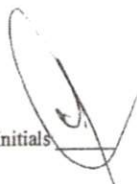
26.2 *Assumption of Agreements.* Sublessee shall comply with any and all provision of any contracts, vendor agreements or instrument to which Master Lessor or Sublessor are a party, or by or under which Master Lessor or Sublessor are bound with respect to the Premises. This includes the subject any petroleum supply contract, if applicable. Any default of such agreements shall be a default of this Sublease.

26.3 *Licenses and Permits.* During the Term, Sublessee shall be responsible to obtain and maintain, at Sublessee's sole cost and expense, Sublessee's own licenses and/or permits required to operate such a business upon the Premises. Sublessee shall be responsible for all obligations, claims, and debts of the business upon the Premises arising during the Term. Sublessee agrees to indemnify and hold Sublessor harmless from all losses, claims, damages, or assessments, including attorney fees and costs, incurred by Sublessee or the business operated upon the Premises, for any citation/violation of any permit or license. Upon termination for any reason Sublessee shall agree to enter into a management agreement to allow for any new operator top obtain licenses.

26.4 Sublessee hereby acknowledges and recognizes that it has reviewed the terms and conditions of the Main Lease, and assumes and agrees to be bound by the obligations imposed upon Sublessor under the Main Lease relating to the Premises.

[The remainder of this page is intentionally left blank.
Signatures follow on the next page]

Sublessor's Initials

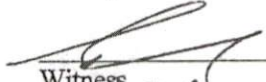
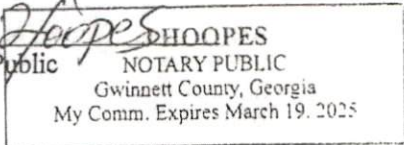


Sublessee's Initials



IN WITNESS WHEREOF, the parties have hereunto placed their hands and seals the day and year first written above.

Signed, sealed, and delivered
in the presence of:

Witness 
Notary Public 

SUBLESSOR:

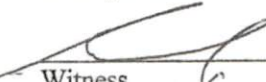
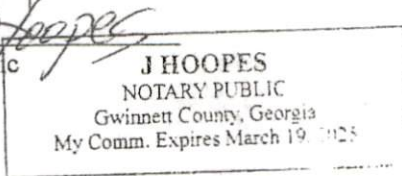
RIVERSIDE FOODS LLC

By: Menboob Chandani

Its:

(Seal)

Signed, sealed, and delivered
in the presence of:

Witness 
Notary Public 

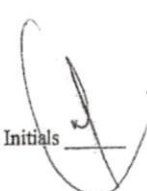
SUBLESSEE:

INGLESIDE FOODS LLC

By: Abbas Bhai Kanani

Its: Menbo

(Seal)

Sublessor's Initials 

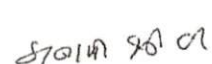
Sublessee's Initials 

EXHIBIT "A"

GUARANTY OF SUBLEASE

THIS GUARANTY OF SUBLEASE (hereafter the "Guaranty") is attached to and made a part of that certain attached Sublease dated June 3, 2024, between **RIVERSIDE FOODS LLC**, a Georgia limited liability company ("Sublessor") and **INGLESIDE FOODS LLC**, a Georgia limited liability company (hereinafter referred to as the "Sublessee"), covering that certain premises located at **2010 Riverside Drive, Macon, Georgia 31204**. Sublessor is unwilling to enter into the Sublease unless **ABBAS BHAI KANANI**, an individual (hereinafter referenced as the "Guarantor(s)") assures Sublessor of the full payment and performance of Sublessee's obligations under the Sublease.

1) In consideration of the execution of the Sublease by Sublessor, Guarantor hereby absolutely, unconditionally, irrevocably guaranties to Sublessor, and the successors and assigns of Sublessor, the full, timely and complete: (i) payment of all rent and other sums payable by Sublessee under the Sublease and any amendments or modifications thereto; and (ii) performance of all covenants, representations and warranties made by Sublessee and all obligations to be performed by Sublessee, pursuant to the Sublease (hereafter the "Guaranteed Obligations").

2) Upon any breach or default by Sublessee under the Sublease, Sublessor may proceed immediately against Sublessee and/or Guarantor (without joining Sublessee or any other person, including, without limitation, Guarantor) to enforce any of Sublessor's rights or remedies against Sublessee or Guarantor pursuant to this Guaranty, the Sublease, or at law or in equity without notice to or demand upon either Sublessee or Guarantor. This Guaranty shall not be released, modified or affected by any failure or delay by Sublessor to enforce any of its rights or remedies under the Sublease or this Guaranty, or at law or in equity.

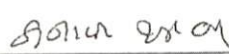
3) Guarantor hereby waives: (i) presentment, demand for payment and protest of non-performance under the Sublease; (ii) notice of any kind including, without limitation, notice of acceptance of this Guaranty, protest, demand, default, nonpayment, or the creation or incurring of new or additional obligations of Sublessee to Sublessor; (iii) any right to require Sublessor to enforce its rights or remedies against Sublessee under the Sublease, or otherwise; (iv) any right to require Sublessor to proceed against any security held from Sublessee or any other party; (v) any right of subrogation; and (vi) any defense arising out of the absence, impairment or loss of any right of reimbursement or subrogation or other right or remedy of Guarantor against Sublessor or any such security, whether resulting from an election by Sublessor, or otherwise. Any partial payment by Sublessee or other circumstance which operates to toll any statute of limitations as to Sublessee shall operate to toll the statute of limitations as to Guarantor. This Guaranty binds Guarantor's heirs, personal representatives, successors and assigns.

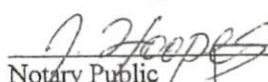
Guarantor has executed this Guaranty, effective as of the 3rd day of June, 2024.

Signed, sealed, and delivered
in the presence of:

GUARANTOR:


Witness

 (Seal)
ABBAS BHAI KANANI, individually
SS# _____
Address: _____


Notary Public
J HOOPES
NOTARY PUBLIC
Gwinnett County, Georgia
My Comm. Expires March 19, 2025

Sublessor's Initials _____

Sublessee's Initials _____

Agent Certification

The undersigned certify that the information contained in this application and accompanying documentation is true and correct, and that the Agent named herein has directorial authority over the operations of the business to be licensed. The undersigned further agree to abide by, observe, and conduct the licensed business according to all county ordinances and state laws and regulations in respect thereof, and understand that the Agent named herein may be held personally responsible for violations of County Alcohol Code committed by others at the Agent's direction, or with the Agent's knowledge.

Agent's Signature: ABBAS BHAI KANANIDate: 3/16/2024Business Name: INGLESIDE FOODS LLC

I hereby certify that ABBAS BHAI KANANI (Agent) signed his/her name to the foregoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This _____ day of _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Owner/Individual Certification

I certify that the information disclosed in this application is true and correct, and I agree to abide by, observe, and conduct business according to the rules and regulations prescribed by Macon-Bibb County, the acts of the Georgia General Assembly, and the State Department of Revenue.

Individual/Owner's Signature: ABBAS BHAI KANANI 8/2/17 20 07 Date: 03/13/2024
(If different from Agent)

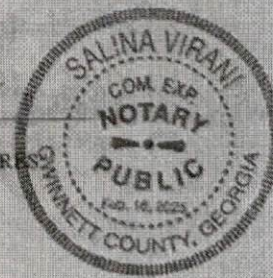
Title: OwnerBusiness Name: INGLESIDE FOODS LLC

I hereby certify that ABBAS BHAI KANANI (Applicant) signed his/her name to the foregoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This 13 day of March, 2024

NOTARY PUBLIC

MY COMMISSION EXPIRES _____



PACKAGE TO GO BUSINESS TYPE IDENTIFICATION FORM

Business Name: INGLESIDE FOODS LLC

Business Address: 2010 RIVERSIDE DR. MACON GA 31204

Instructions:

This form must be completed for each new license or renewal license application for locations selling beer or wine or both, but not distilled spirits, by the package to go.

If you are not selling alcohol by the package to go, or if you are selling distilled spirits by the package to go, simply check the last box on this form for "Exempt" and sign at the bottom.

If you are selling alcohol by the package to go, please read the definitions below and check the box next to the definition which best matches how the business is currently operated or expected to operate under this license. Any intentional failure to identify or misrepresentation on this form may be grounds for denial or revocation of any license issued to you.

Definitions:

- ☐ **Drugstore:** a retail store that provides assorted items including medical or healthcare supplies, that may also provide other items or services such as over-the-counter drugs; processed food and drink items; beauty products; small toys; or photo processing services; and that is licensed by the Georgia State Board of Pharmacy to operate a pharmacy.
- ☐ **Food Mart:** a retail store licensed by the Georgia Commissioner of Agriculture as a food sales establishment, which has a total retail floor space of less than 10,000 square feet, of which at least 85 percent is reserved for the sale of food and other nonalcoholic items, and which regularly sells, at a minimum and among other products the following items: at least four pounds each of five different types of fresh fruits or vegetables; four pounds of fresh, raw beef, chicken, or pork; four dozen fresh chicken eggs; four pounds of bread; and four gallons fresh cow's milk. Food Marts shall be required to maintain a food scale certified by the Georgia Department of Agriculture for the purpose of verifying compliance with this definition. Food Marts shall purchase food items for resale from lawful fresh food wholesalers, and shall be required to produce invoices reflecting the sources of food products sold upon demand by County officials. If an insufficient quantity of an item is present in the Food Mart, Macon-Bibb County may consider receipts or other evidence to determine whether a sufficient good faith effort was made to comply with the minimum item quantity requirements. The term "Food Mart" does not include Drugstores, Gas Stations, Grocery Stores, Small Box Discount Stores, Specialty Stores, or Vice Marts; provided that a Food Mart may or may not be licensed by the Georgia State Board of Pharmacy to operate a pharmacy.
- ☒ **Gas Station:** a Vice Mart that is also licensed by the Georgia Safety Fire Commissioner for the storage and sale of liquefied petroleum gas and that actually regularly sells liquefied petroleum gas.
- ☐ **Grocery Store:** a retail store licensed by the Georgia Commissioner of Agriculture as a food sales establishment, which has a total retail floor space of at least 10,000 square feet, of which at least 85 percent is reserved for the sale of food and other nonalcoholic items, and which sells, at a minimum and among other products at least ten different types of fresh fruits or vegetables; fresh, raw beef, chicken, or pork; fresh chicken eggs; bread; and fresh cow's milk. A Grocery Store may or may not be licensed by the Georgia State Board of Pharmacy to operate a pharmacy.

- ☐ **Small Box Discount Store:** a retail store that provides assorted, inexpensive items that are continuously offered at a discounted price that is usually under \$10 per item. These stores are commonly referred to by names such as "dollar stores," "99 cent stores," "five dollar stores," "discount stores," or "variety stores." Products sold typically include processed food and drink items, personal hygiene products, office supplies and decorations. Retail floor space is typically less than 15,000 square feet.
- ☐ **Specialty Store:** a retail store that derives at least 50% of its annual gross sales from the sale of certain specialized classes or types of food or beverage products, or related accessories or non-food items. Such products are typically of a superior quality or more limited market availability than those general products commonly found in Grocery Stores. This includes brewpubs, malt beverage taprooms, and cocktail rooms. Other examples of Specialty Stores include, without limitation: (a) imported or luxury products; (b) products associated with a particular culture, global region, cuisine, or nationality; (c) products conforming to or supporting the dietary requirements of any sincerely held religious practice or belief; (d) restaurants; (e) organic, vegan, or natural products; (f) meats (e.g., butcher shops, delis, or seafood markets); (g) cheese or dairy products; (h) oils, seasonings, or spices; (i) growlers, craft beers, or wine; (j) breads or baked goods; (k) cigars; (l) honey or beeswax products; (m) products grown or produced within the State of Georgia or any particular location therein; or (n) any similarly specialized products or classes of products.
- ☐ **Vice Mart:** a retail store that provides assorted, inexpensive items for neighborhood residents or travelers, such as processed shelf-stable or refrigerated food and drink items; fountain and brewed drinks; handheld prepared food items; automotive items; tobacco products; family planning products; lottery products; gifts; over-the-counter medications; or similar items. Stores are typically designed for expediency – with customers typically buying few items per transaction and spending only a short time in the store. Retail floor space is typically less than 10,000 square feet.
- ☐ **Other Small Box Retail Store:** a retail store that meets each of the following criteria:
1. the store has a total retail floor space of less than 15,000 square feet; 2. the store does not meet the definition of Drug Store, Food Mart, Gas Station, Grocery Store, Small Box Discount Store, Specialty Store, or Vice Mart; and 3. the store is not licensed or applying for a license for the sale of distilled spirits by the package to go.
- ☐ **Other/None of the Above/Distilled Spirits/Exempt:** Check this box if none of the above definitions apply to your store, or if you are not licensed or applying for a license to sell only beer or wine or both by the package to go.


Applicant/Agent Signature

6/25/2024
Date

SECURITY CAMERA COMPLIANCE VERIFICATION

Instructions:

This form must be completed for each new license application for locations selling alcohol by the package to go or operating as a bar or nightclub.

Pursuant to Sec. 4-1 of the Macon-Bibb County Code of Ordinances,

1. Bar shall mean any business that derives 75 percent or more total annual gross revenue from the sale of alcoholic beverages for consumption on the premises, in accordance with O.C.G.A. § 3-1-2;
2. Nightclub shall mean any business which:
 - Directly or indirectly charges patrons for admission;
 - Is licensed under this Chapter for the sale of alcoholic beverages for consumption on premises;
 - Provides entertainment using amplified sound, including, without limitation, the playing of pre-recorded music through amplified sound by a DJ or emcee or similar person; the playing of live analog, electronic, or digital musical instruments; the presentation of live human speech or dialogue through amplified sound; or any combination of the above;
 - Which does not provide a number of seats suitable for the viewing of such entertainment greater than or equal to the number of patrons present; and
 - Which does not earn at least fifty percent of its annual gross revenues from the sale of prepared meals or the letting of rooms for overnight stay.

If you are selling alcohol by the package to go or operating a bar or nightclub you must:

1. *install security cameras in your business that meet the requirements below;*
2. *call the Code Enforcement Department Office at 478-803-0470 to schedule an appointment to have an inspection of the security camera system;*
3. *show the inspector that the security camera system meets the requirements below; and*
4. *have the inspector sign this form approving the security camera system.*

If you are not operating as a bar or nightclub or selling alcohol by the package to go, simply check the box on this form for "Exempt" and sign at the bottom.

Pursuant to Sec. 4-40 of the Macon-Bibb County Code of Ordinances,

1. Any establishment selling alcoholic beverages by the package to go must install security cameras, which are, at a minimum, of sufficient quantity, quality, and positioning so as to capture the face and clothing of any person entering into the establishment through any public entrance; or making any purchase from the establishment.
2. Any establishment licensed to sell any alcoholic beverage for consumption on premises, which is operating as a bar or nightclub, is hereby required to install security cameras, which must, at a minimum, be of sufficient quantity, quality, and positioning so as to capture the face and clothing of persons entering into said establishment through any public entrance.

*Security Camera Compliance Verification Form
Rev. March 2021
Page 1 of 2*

- thereof; standing outside of the establishment but within fifty feet of any entrance to said establishment; making any purchase from a fixed point of sale within said establishment; or standing within any dance floor or similar area designated within said establishment.
3. A digital security camera system shall be deemed to be "of sufficient quality" of and only if each camera required under this Section meets the following criteria:
 - It is capable of producing an image with a 1080p High Definition (1920 x 1080 pixels) resolution or greater at a minimum frame rate of 15 frames per second;
 - It is maintained in a state of being free of dust or debris that would interfere with the quality of the image being produced; and
 - It is capable of operating in the actual interior or exterior lighting conditions that are present during all operations and times of operation for the establishment, and of producing a clear image of the face and clothing of the persons described in this Section in all such lighting conditions.
 4. Such cameras meeting the requirements of this Section must be capable of producing a retrievable image on film, tape, or other suitable digital format that can be made a permanent record and that can be enlarged through projection or other means. Cameras meeting the requirements of this Section shall be maintained in proper working order at all times and shall be subject to periodic inspection by the Sheriff.
 5. Establishments required under this Section to install security cameras shall maintain all video images captured thereby for a period of at least thirty days from the date of image capture.
 6. The failure to have or maintain security cameras in good working condition, with sufficient backup storage as to permit the retrieval of images as required by this Section shall be a violation of this Section and shall be punishable in accordance with the general provisions of Section 1-6 of this Code, as well as by any adverse action against the alcohol licensure of such business, up to and including the revocation or denial of all existing alcohol licenses held by such licensee.

Business Name: INGLESIDE FOODS LLC

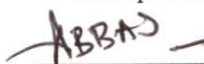
Business Address: 2010 RIVERSIDE DR. MACON GA 31204

I hereby certify that on this date, I have inspected the security camera and image retrieval system located at the above business and found it to be in compliance with the requirements of Sec. 4-40 of the Macon-Bibb County Code of Ordinances, as stated hereon.


Code Enforcement Department Designee

6/26/24
Date

☐ **Exempt:** Check this box if you are not licensed, not applying for package to go license, or not operating as a bar or nightclub.


Applicant/Agent Signature

08/12/2024
Date

Applicant Privacy Rights Notification Signature Form

Applicant Notification and Record Challenge:

Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedure for obtaining a change, correction or updating an FBI identification record is set forth in Title 28 Code of Federal Regulations 16.34.

Procedures for obtaining a copy of the FBI criminal history record are set forth in 28 CFR 16.30 – 16.33 or go to the FBI website at <http://fbi.gov/about-us/cjis/background-checks>.



Signature

ABBAS BHAI KANANI

Print Name

6/25/24

Date



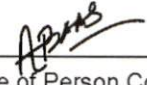
Alcohol License Questionnaire

Name of Business: INGLESIDE FOODS LLC
 Owner's Name: ABBAS BHAI KANANI
 Address: 2010 RIVERSIDE DR. MACON GA
31204

1. Do you own or are you leasing your business location? Own ☒ Lease
2. If you purchased the building, what was the final sale price as reflected in public records? \$ N/A
3. If you are leasing the building, what relation, if any, is there between the building owner and the owner(s) of your business?
 Please circle one: Relation, see below No Relation
4. If you are leasing the building, will your landlord be involved in the day to day business operations? Yes ☒ No
5. Was the previous operator at this location in any legal or regulatory trouble with local government, state government, law enforcement, or the Georgia lottery in the year prior to the transfer to your business? Yes ☒ No
6. Will the previous operator or any family member of the previous operator remain involved in the day to day business operations? Yes ☒ No
7. Was the sale of the building, business, or lease an "arms length" or "fair market value" transaction? Yes ☒ No

ABBAS BHAI KANANI

Printed Name of Person Completing Form


 Signature of Person Completing Form

08/12/2024
 Date

ARMED SECURITY PERSONNEL REQUIRED TRAINING COMPLIANCE FORM

Instructions:

This form must be completed by any bar or nightclub operating with an alcohol license which allows or requires security personnel to carry firearms while working. The form shall be submitted upon applying or renewing any license to sell alcohol on the premises. This form is not required for businesses employing certified peace officers in good standing with the Georgia Peace Officer Standards and Training Counsel. Applicants applying for special events which employ armed security personnel are required to submit this form.

Pursuant to the licensing requirements of Sec. 4-550 of the Macon-Bibb County Code of Ordinances, attach the following documentation to this form prior to submission:

1. A copy of the applicant's valid private security business license, issued by the Georgia Board of Private Detective and Security Agencies.
2. A list containing the names and dates of birth of all persons who will be working as armed security personnel at the applicant's place of business or special event location. Use the attached form.

NOTE: IT IS A VIOLATION TO ALLOW ANY PERSON NOT LISTED TO WORK AS AN ARMED SECURITY PERSONNEL WITHOUT FIRST SUBMITTING AN UPDATED COPY OF THIS FORM TO THE TAX COMMISSIONER'S OFFICE. PENALTIES FOR VIOLATING THIS RULE MAY INCLUDE THE LOSS OF YOUR ALCOHOL LICENSES.

3. A copy of a valid private security license from the Georgia Board of Private Detective and Security Agencies for each person named who will be working as armed security personnel at the applicant's place of business or special event location.

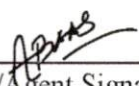
If you are not operating as a bar or nightclub with armed security personnel, simply check the box on this form for "Exempt" and sign at the bottom.

Business Name: INGLESIDE FOODS LLC

Business Address: 2010 RIVERSIDE DR. MACON GA 31204

☒ **Exempt:** Check this box if you certify that you will not hire any armed security personnel, or that you are not operating as a bar or nightclub.

Does your business derive 75% or more total annual gross revenue from the sale of alcoholic beverages for consumption on the premises? ☐ YES ☒ NO


Applicant/Agent Signature

6/25/24
Date

*Armed Security Personnel Required Training Compliance Form
Rev. July 2021
Page 1 of 2*

ARMED SECURITY PERSONNEL IDENTIFICATION FORM

Instructions:

*Please list every individual who may be working as armed security personnel at your bar or nightclub. Certified peace officers do not need to be listed and may be added in the future without updating this list. If you hire anybody in the future to work as armed security personnel at your bar or nightclub, this list **MUST** be updated to include that person before they are allowed to carry a firearm while working at your business. Use additional copies of this sheet if necessary.*

IF ANY PERSON NOT ON THIS LIST IS FOUND TO BE WORKING AS ARMED SECURITY PERSONNEL AT YOUR BAR OR NIGHTCLUB, THEN YOU MAY BE SUBJECT TO PENALTIES OF UP TO \$1000 PER VIOLATION AND UP TO 6 MONTHS IN JAIL, AS WELL AS THE LOSS OF ALL ALCOHOL LICENSES ISSUED TO YOU WITHIN MACON-BIBB COUNTY.

1.			
	Name	Date of Birth	GBPDSA Private Security License #
2.			
	Name	Date of Birth	GBPDSA Private Security License #
3.			
	Name	Date of Birth	GBPDSA Private Security License #
4.			
	Name	Date of Birth	GBPDSA Private Security License #
5.			
	Name	Date of Birth	GBPDSA Private Security License #
6.			
	Name	Date of Birth	GBPDSA Private Security License #
7.			
	Name	Date of Birth	GBPDSA Private Security License #
8.			
	Name	Date of Birth	GBPDSA Private Security License #
9.			
	Name	Date of Birth	GBPDSA Private Security License #

Business
own

Macon-Bibb County Certificate of Good Standing

1. Name and Title of the applicant: ABBAS BHAI KANANI
2. Name of the subject of this Certificate, if different from the applicant:
3. Benefit or privilege for which the applicant is applying (mark one):

☐ Building Permit	☐ Plat Approval	☐ Building Inspection Report	☐ Certificate of Occupancy
☐ Alcohol License (Any)	☐ Privilege License (Any other than alcohol)	☐ Political Appointment	☐ Competitive Contract Bid or Proposal
☐ Non-Competitive Contract over \$50,000	☐ Registering to Bid on Real Property	☐ Other: _____	

4. If the subject is an individual or sole proprietorship, then list all business entities in which the subject has a direct or indirect ownership interest of 25% or more, or legal control over. If the subject is an entity, then list all individuals who have a direct or indirect ownership interest of 25% or more in the subject entity, or who exercise legal control of the entity. Use additional sheets if needed.
- _____
- _____
- _____

5. I, the undersigned, do hereby swear or affirm that the information contained in this Certificate is true and complete to the best of my available knowledge. I further swear or affirm that, as of today, none of the individuals or entities listed in this Certificate are more than 90 days delinquent on the payment of any ad valorem property taxes due to the Macon-Bibb County Government. I understand that giving false, incomplete, or inaccurate information on this Certificate may result in the denial of any privilege the applicant is applying for, as well as the revocation of any privilege previously granted by Macon-Bibb County, and may constitute the crimes of false writing or false swearing, which carry a penalty of up to five years in prison and up to a \$1,000 fine.

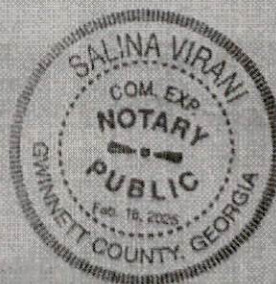
STANLEY S. S. S.
Print and Sign Name

Sworn to and subscribed before me this
13 day of March, 2024

[Signature]
Notary Public

My commission expires: 2/16/2025

Page 2 of 2



Rev. April 2022
See O-22-0011

Property Owner.

Macon-Bibb County Certificate of Good Standing

1. Name and Title of the applicant: SONAL 2019 LLC
2. Name of the subject of this Certificate, if different from the applicant:
INGLESIDE FOODS LLC.
3. Benefit or privilege for which the applicant is applying (mark one):

☐ Building Permit	☐ Plat Approval	☐ Building Inspection Report	☐ Certificate of Occupancy
☐ Alcohol License (Any)	☐ Privilege License (Any other than alcohol)	☐ Political Appointment	☐ Competitive Contract Bid or Proposal
☐ Non-Competitive Contract over \$50,000	☐ Registering to Bid on Real Property	☐ Other: _____	

4. If the subject is an individual or sole proprietorship, then list all business entities in which the subject has a direct or indirect ownership interest of 25% or more, or legal control over. If the subject is an entity, then list all individuals who have a direct or indirect ownership interest of 25% or more in the subject entity, or who exercise legal control of the entity. Use additional sheets if needed.
- _____
- _____
- _____

5. I, the undersigned, do hereby swear or affirm that the information contained in this Certificate is true and complete to the best of my available knowledge. I further swear or affirm that, as of today, none of the individuals or entities listed in this Certificate are more than 90 days delinquent on the payment of any ad valorem property taxes due to the Macon-Bibb County Government. I understand that giving false, incomplete, or inaccurate information on this Certificate may result in the denial of any privilege the applicant is applying for, as well as the revocation of any privilege previously granted by Macon-Bibb County, and may constitute the crimes of false writing or false swearing, which carry a penalty of up to five years in prison and up to a \$1,000 fine.

J.A. Ball JAN DISH KRAMER

Print and Sign Name

7-23-2024

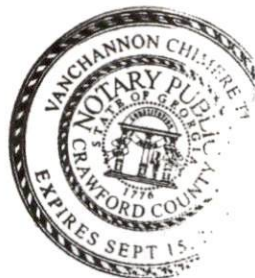
Sworn to and subscribed before me this

23rd day of July, 2024.

VanClaw Chimerie Jeff

Notary Public

My Commission Expires: 9-15-2026





Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office PO Box 4503
Macon, GA 31208-4503

OFFICE USE ONLY

ALCOHOL APPLICATION

Applicant Name: Abbas Bhai Kanani– Fingerprints Completed: 8/19/2024

Business Name: Ingleside Foods DBA Ingleside Foods LLC

Business Address: 2010 Riverside Dr Macon GA 31204

DocuSigned by:		
After investigation, I recommend that the license requested herein be:		
Granted	 _____ Sheriff, Macon-Bibb County, Georgia	8/26/2024 _____ Date
Denied	1C561778CDEE414... _____ Sheriff, Macon-Bibb County, Georgia	_____ Date

After investigation, I recommend that the license requested herein be:		
Granted	_____ Mayor, Macon-Bibb County, Georgia	_____ Date
Denied	_____ Mayor, Macon-Bibb County, Georgia	_____ Date

After investigation, I recommend that the license requested herein be:		
Granted	 _____ Clerk of the Macon-Bibb County Commission, Georgia	_____ Date
Denied	 _____ Clerk of the Macon-Bibb County Commission, Georgia	_____ Date



Tax Commissioner's Office
188 Third Street
Macon, GA 31201

Review Form

The attached application is a petition to Macon-Bibb County for an Alcoholic Beverage License.

The following required documents are included in the application:

- ☐ Signature form
- ☐ BSO Recommendation letter
- ☐ Proof of Planning and Zoning compliance
- ☐ Affidavit from the Macon-Bibb County Engineer's Department
- ☐ Affidavit from the Macon Telegraph Newspaper

Legal Review 11/14/2020 (Date) ^{DS} SD (Initials)

Comments

After review, legal recommends approval.

Initials

^{Initial} SF Stephanie Freeman, Administrative Office Specialist

ADDED TO THE NOVEMBER 19, 2024 PRE-COMMISSION AGENDA

Introductory Text

All current Alcohol Licenses expire December 31.

There is no grace period.

Alcohol License Renewal applications must be submitted annually on or before November 15th to receive your alcohol license by the January 1st deadline. Renewal applications will be accepted until 12/31. After this date a new Alcohol License Application will have to be submitted.

Accepted Methods of Payment: **Credit, Debit, and eCheck.**

Please proceed to the Application Questions for steps to renew or apply for initial licensure.

Application Questions

Are you submitting an Initial Application or a Renewal for an existing license?

Application Type : Initial Application

Are you submitting a Business Continuation application?

Business Continuation : Yes

Are you submitting an application for a non-profit business?

Non-Profit Business : No

Required Attachments

 Please note: You will be required to complete the Alcohol Beverage Supplemental Packet as a part of this application.

You will need to complete and upload the supplemental packet. This can be found [here](#)

You must complete and upload the Alcohol Beverage Supplemental Packet here.

Alcohol Beverage Supplemental Packet:

Affadavit alcohol handlers.pdf

Business Information

✔ For Business Name and Corporation Name, do not include commas or periods.

This is an example of what you SHOULD do: "John Doe's Services Inc"

❗ For Business Name and Corporation Name, do not include commas or periods.

This is an example of what you SHOULD NOT do: "John Does Services, Inc."

Business Name (DBA) : Harrison Marathon

Corporation Name : Five Star Mart Realty GA LLC

Business Address : 5013 Harrison Road

City : Macon

State : GA

Zip : 31206

Mailing Address : 176 Westridge Dr

City : Addison

State : AL

Zip : 35540

Local Business Phone # : (205) 800-5115

Email : M.MEINKE164@GMAIL.COM

Owner Name : Michael Meinke

Owner Phone # : (205) 800-5115

Are you selling alcohol by the package to go? : Yes

Drugstore : ☐

Food Mart : ☐

Gas Station : ☐

Grocery Store : ☐

Small Box Discount Store : ☐

Specialty Store : ☐

Vice Mart : ☒

Other Small Box Retail Store : ☐

Other/None of the Above/Distilled Spirits/Exempt : ☐

Agent Information

Agent Information

Please provide the Alcohol Handler License Number for your Agent.

Alcohol Handler License Number : Applied For

Agent's First Name : mike

Agent's Last Name : meinke

Agent's Home Phone # : (205) 800-5115

Job Title : owner

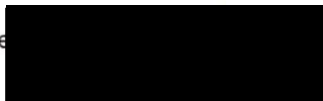
Agent's Home Address : 176 Westridge Dr

City : Addison

State : AL

Zip : 35540

Social Security Number



License Fees

License Fees (ADD All that Apply)

Add the applicable License Fees by clicking the **ADD** button below and selecting the appropriate options.

License Fees:

License Fee : Malt Packaged to Go - \$800

License Fee : Wine Packaged to Go - \$700

Armed Security Personnel

Are you a bar/nightclub that derives 75% or more total annual gross revenue from the sale of alcoholic beverages for consumption on the premises?

Yes/No : No

Certification and Attestation

I certify that the information disclosed in this application is true and correct, and I agree to abide by, observe, and conduct business according to the rules and regulations prescribed by Macon-Bibb County, the acts of the Georgia General Assembly, and the State Department of Revenue.

By checking this box and entering your name below, you are agreeing to the terms and conditions and consenting to the use of your electronic signature in lieu of an original signature on paper. : ☒

As a part of this application, please read the relevant code sections and requirements that are listed [here](#). Please note accessing the code here will save the information you entered and redirect you to the beginning of the application. Simply, move through the application to digitally sign and date.

By checking this box I am affirming that I have read the relevant code sections and am familiar with the requirements of licensure. : ☒

Digital Signature

Your Name Here : michael meinke

Date

Today's Date : 08/28/2024



Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office
PO Box 4503
Macon, GA 31208-4503

License Fees are Prorated by Month that Completed Application is Submitted

LICENSE FEES (Check All That Apply)

☐	*Distilled Spirits Packaged to Go	\$2,900	☒	*Malt Packaged to Go	\$800	☒	Wine Packaged to Go	\$700
☐	*Distilled Spirits C.O.P.	\$2,900	☐	*Malt C.O.P.	\$800	☐	Wine *C.O.P.	\$700
☐	*Distilled Spirits Wholesaler	\$3,600	☐	*Malt Wholesaler	\$1,000	☐	Wine Wholesaler	\$800
☐	*Distilled Spirits Manufacturers	\$4,300	☐	*Malt Manufacturer	\$2,500	☐	Wine Manufacturer	\$1,700
☐	Brewpub	\$2,500	☐	Out-of-Town Wholesaler	\$100	☐	Brown Bag	\$0
☐	Alcohol Beverage Caterer	\$600	☐	Temporary Alcohol License	\$100			
☐ Please check here if you are applying for a Business Continuation License. Business Continuation License is 25% of applicable fees								
*Distilled Spirits (Liquor)			*Malt (Beer)			*C.O.P. (Consumed on Premise)		

A BUSINESS LICENSE IS REQUIRED BEFORE AN ALCOHOL LICENSE MAY BE ISSUED.

\$ 1,500.00 Alcohol License Fees + \$400 Application Fee = \$ 1,900.00

Agent Information

1. Agent/Owner(s) must complete and sign the Name-Based Criminal History Record Information Consent Form.
2. Provide an Unexpired Identification Card issued by Any U.S. State or United States government, bearing a current photograph of the applicant.
3. Agent/Owner(s) Must be Fingerprinted once application & fees are completed and paid unless such individuals currently hold one or more categories of alcohol license(s) in goodstanding.
4. Proof of Alcohol Handler's Permit from Agent and Owners.
5. Complete (S.A.V.E.) Systematic Alien Verification for Entitlements O.C.G.A. § 50-36-1 (e) (2) Affidavit.

Location/Business Information

6. Affidavit of Intent to Sale Alcohol from the Macon Telegraph Newspaper.
7. If any business entity other than Sole Ownership...Must submit a copy of the GA Secretary of State's Business information Record.
8. If NON-PROFIT entity...Proof of Non-Profit Status.
9. Planning and Zoning Compliance Form.
10. Original Affidavit from the Macon-Bibb County Engineer's Department.
11. A legal description (Lease/Deed/etc.) of the property upon which premises are located.

Business Continuation

12. Please provide a list of the current, valid licenses issued to the named business; A record showing that all business license fees owed on the existing business have been fully paid, or a receipt showing payment thereof.
13. A statement, signed by the applicant, swearing, or affirming that the applicant has recently purchased the named business, or has a bona fide expectation of purchasing the named business soon; and
14. A record showing that all property taxes to date owned on the property have been fully paid, or a receipt showing payment thereof.

Rev.08/2023

Select One: ☐ New Business ☐ Change of location ☒ Change of Business

BUSINESS

Federal Tax ID #: 992967273 State Tax ID #: 308976813
 Business Name: HARRISON MARATHON Corporate and Trade Name: FIVE STAR MART Realty GA LLC
 Local Business Address: 5013 HARRISON RD MACON GA 31206
(P.O. Box Not Allowed) City State Zip
 Mailing Address: 176 WESTRIDGE DR ADDISON AL 35540
(City State Zip)
 Local Business Phone #: _____ Email Address: MIKE@FIVESTARMART.US
 Contact Person: MIKE MEINKE Contact Phone #: 205 800-5115

AGENT

Agent's Name: Michael Meinke Agent's Title: Member
 Date of Birth: [REDACTED] Social Security Number: [REDACTED]
 Home Address: 176 WESTRIDGE DR City: ADDISON State: AL Zip: 35540
 Home Phone #: 205 800 5115 Email: Mike@Fivestarmart.us
 Mailing Address: 176 WESTRIDGE DR City: ADDISON State: AL Zip: 35540

INDIVIDUAL/OWNER INFORMATION

Will the Agent named above also serve as the Applicant of this license? ☒ Yes ☐ No If no, complete the following:

Owner/Individual's Name: _____ Title: _____
 Home Address: _____ City: _____ State: _____ Zip: _____
 Home Phone #: _____ Email: _____
 Mailing Address: _____ City: _____ State: _____ Zip: _____

Rev. 08/23



Georgia Department of Revenue
Department of Revenue Alcohol License Application
DOR Alcohol License Application

Business Information

Business Name: FIVE STAR MART REALTY GA LLC
 DBA Name: HARRISON MARATHON
 Business Type: LLC

Address Information

Location Address: 5013 HARRISON RD MACON GA 31206-4137

Alcohol License Information

License Type: Retail
 Start Date: 09-19-2024
 Beer: Yes
 Wine: Yes
 Liquor: No
 Airline or Railway Carrier: No
 Local Jurisdiction Type: City
 Local Jurisdiction: MACON
 Arrest History: No

Licensee Information

Licensee Type: Business
 Licensee Name: MEINKE, MICHAEL

Additional Information

Primary NAICS: 447110

Officers

CAYSE, ROBERT L.
 MEINKE, MICHAEL
 MEINKE, MICHAEL

Officer or Responsible Party

Officer
 Officer
 Both

Name-Based Criminal History Record Information Consent/Inquiry Form

I hereby give consent for the Bibb County Sheriff's Office to conduct an inquiry and receive any Georgia criminal history record information pertaining to me, which may be contained in the files of any state or local criminal justice agency in Georgia.

Full Name (print): <u>Michael Meinke</u>			
Home Address: <u>176 WEST RIDGE DR ADDISON AL 35340</u>			
Sex	Race	Date of Birth	Social Security Number
<u>M</u>	<u>W</u>		



This authorization is valid for 90/180/____ (circle one) days from date of signature.



I, Michael Meinke, give consent to the above name to perform periodic criminal history background checks for the duration of my employment with this company.

Michael Meinke
Signature

6-15-21
Date

*****Include a copy of your valid State/Government issued identification*****

Date of Inquiry: _____ Time of Inquiry: _____ Operator's Initials: _____

Purpose Code used: (check one)

☐	Employment (E) – Provides <i>Georgia</i> Criminal History Record Information
☐	Employment with Mentally Disabled (M) – Provides <i>Georgia</i> Criminal History Record Information
☐	Employment with Elder Care (N) - Provides <i>Georgia</i> Criminal History Record Information
☐	Employment with Children (W) - Provides <i>Georgia</i> Criminal History Record Information
☐	Public Records (P) – Provides <i>Georgia Felony Convictions</i> Only

The inquiry resulted in the following: (check all that apply)

☐	No Georgia CHRI results available.
☐	Georgia CHRI attached/released

☐	No NCIC/GCIC Warrant results available.
☐	Possible NCIC/GCIC Warrant. Contact Agency listed below.
Wanting Agency Name: _____	
Agency Telephone: _____	

Agency Designee Signature and Title

Date

MACON-BIBB COUNTY, GEORGIA
(S.A.V.E.) SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS
O.C.G.A. § 50-36-1 (e) (2) Affidavit

By executing this affidavit under oath, as an applicant for a Macon-Bibb County, Georgia, Occupation Tax Certificate, Alcohol License, or other public benefit as referenced in O.C.G.A. § 50-36-1; the undersigned applicant verifies one of the following with respect to my application for a public benefit:

- 1) ☒ I am a United States citizen 18 years of age or older. **Please submit a copy of your current Secure and Verifiable Document(s) such as driver's license, passport, or document as indicated on the attached list.**
- 2) ☐ I am not a United States citizen, but I am a legal permanent resident of the United States 18 years of age or older, or I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older with an alien number issued by the Department of Homeland Security or other federal immigration agency. **Please submit a copy of your current immigration document(s) which includes either your Alien number or your I-94 number and, if needed, SEVIS number.**

Please check only one option above and submit the required documents with your application. Please note that the failure to do so will result in a processing delay.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1 (e) (1), with this affidavit.

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Business Name: HARRISON MARATHON

Printed Name of Applicant: Michael Meike

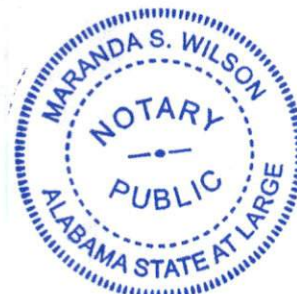
*Signature of Applicant: Michael Meike

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 17th DAY OF July, 2024

Maranda S. Wilson
 NOTARY PUBLIC

3-3-27
 MY COMMISSION EXPIRES



MEASUREMENT FORM

Retail Sales of Wine and Malt Beverages Packaged to Go Macon-Bibb County Code, Chapter 4, Article V, Sec. 4-122

APPLICANT: MICHAEL MEINKE

PROPOSED LICENSE: BEER AND WINE PACKAGED TO GO

BUSINESS LOCATION: 5013 HARRISON RD.

BUSINESS NAME: HARRISON MARATHON

To Be Completed by County Engineer

1. Nearest corner of the building housing the place of business to nearest corner of a school ground, school building, college campus, an alcoholic treatment center, a public library or branch thereof, or a Macon-Bibb County Housing Property measured and found to be more than 300 ft.
☒ X Comply ☐ Does not Comply
2. An alcoholic beverage license has been previously issued for this location, so the license may be continued to be issued or renewed for the same location despite a nearby property use which does not meet the distance requirements.
☐ Comply ☒ X Not Applicable ☐ Unknown
3. This grocery store is exempt from the restriction on sale of wine and malt beverages to go within 300 ft. of a college campus.
☒ X Comply ☐ Complies , but does not comply with other restrictions
☐ Not Applicable

By: F. Charles Brooks
 F. Charles Brooks, Macon-Bibb County Engineer

Date: 5-21-2024

It is respectfully requested that forms be returned no later than Friday of each week for use by the County Commissioner's Office.

RETAIL SALES of BEER and WINE

Package Sale to Go & consumption on premises.

OR

Package Sale to Go (Convenience Store)

300' from business building corner to nearest corner of school ground, school building, college campus, alcoholic treatment center, public library, Macon-Bibb County Housing Authority unit, church or church grounds or Macon-Bibb County recreation area.

If applying location is identified as a "Small Box Retail Store, Small Box Discount Store or Vice mart", it must be 2500' from other similarly classified stores.

(Revised 8-23-2023) PJH

Harrison Marathon
5013 Harrison Rd

SCHOOL GROUND property line

~~W. T. Morgan Elem.~~ 2260'

SCHOOL BUILDING

W. T. Morgan Elem 2600'

COLLEGE CAMPUS property line

Middle GA State College
1230'

ALCOHOLIC TREATMENT CENTER building

River Edge 33,200'

PUBLIC LIBRARY or BRANCH building

Bloomfield-Gilead Rec. Center
Bloomfield Library -

MACON-BIBB COUNTY HOUSING AUTHORITY property

Lucille Driskell 3900'
4805 Columbus Rd

CHURCH (building)

~~Victory Church of 4500'~~ 2760' Parkway Assembly
~~Living~~ of Gol

CHURCH GROUNDS

~~Victory Church of 4250'~~ 2350' " " "
~~Living~~

M-B COUNTY RECREATION CENTER property

Bloomfield-Gilead Rec. 14,100'
Center

Vice Mart - Small Box Retail Store - Small Box Discount store (2500')

Applicant identifies as "Gas Station"

OK
Ch I Amnell
5-17-24



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
144070	572045	Print Legal Ad-IPL01829680 - IPL0182968		\$46.36	1	29 L

Attention: Mike Meinke

Harrison Marathon
176 Westridge Dr
Addison, AL 35540

mike@fivestarmart.us

GEORGIA, BIBB COUNTY

NOTICE OF INTENT TO FILE REQUEST
FOR Beer/wine packaged to go

Pursuant to the ordinance adopted by the Macon-Bibb County Commission, dated December 4, 2018, as now or hereafter amended, notice is hereby given that on or after the July 17, 2024, the undersigned will apply to said Macon-Bibb County Commission for the above-described license(s) at an establishment known as FiveStar Realty GA LLC dba/Harrison Marathon, 5013 Harrison Road Macon Ga. The public is invited to comment on the proposed license by submitting comments in writing to Macon-Bibb County Tax Commissioner's Office. Attn: Alcohol License Comments, 188 Third Street, Macon, GA 31201 within fourteen days of the date shown below.

This July 10, 2024. Michael Meinke,
Applicant
IPL0182968
Jul 10, 17 2024

To Whom It May Concern:

This is to certify the legal advertisement in the above stated case was published in The Telegraph legal section on:

2 insertion(s) published on:
07/10/24, 07/17/24

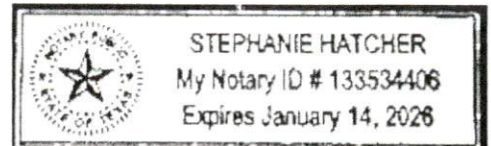
By placing your legal organ advertisement with this newspaper, you agree that your sole remedy if the newspaper should make a mistake in the text or the timing of publication of your advertisement is a refund of the cost you paid for the advertisement or re-advertisement at no additional cost to you.

Willmenta Serrano

Sworn to and subscribed before me this 17th day of July in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



MACON-BIBB COUNTY
Planning & Zoning

Macon-Bibb Planning & Zoning Commission
Terminal Station | 200 Cherry Street, Suite 301
Macon, Georgia 31201 | MBPZ.org

Zoning Compliance

PERMIT NO: ZC-2024-1312	PERMIT TYPE: Permitted Use	DATE OF ISSUE: 06/13/2024
ISSUED TO NAME:	Michael Meinke Harrison Marathon	
PROPERTY OWNER'S NAME:	CENTRAL GEORGIA COMMERCIAL PROPERTIES LLC	
PROPOSED USE:	Change of ownership C-store with fuel sales and alcohol ptg	
ADDRESS OF PROPOSED USE:	5013 HARRISON RD	
NEW CONSTRUCTION:	No	
MAP/PARCEL:	L091-0079	ZONING DISTRICT: C-4

PERMIT ISSUED SUBJECT TO THE FOLLOWING CONDITIONS

As per application, approval is granted to change ownership of a convenience store with fuel sales and alcohol packaged to go; No outside storage, sales, or display authorized. No signage authorized by this permit. Signage shall require a separate Zoning permit. Any proposed arcade or gaming machines shall occupy less than thirty (30) percent or more of the gross floor area as utilized by amusement machines or their patrons; should they occupy more than this, a conditional use for an amusement facility is required. Subject to the requirements of the Office of Building and Fire Safety, Business License Office, and all other applicable local, state, and federal regulations. Any permit or certificate of appropriateness necessary to allow construction or other work on land or a structure shall be displayed at the site of and during such construction or work. Where a use requires a business license, the zoning permit must be displayed on the premises together with the business license.

NOTE: THIS PERMIT IS NULL & VOID IF CONSTRUCTION OR USE HAS NOT BEGUN BY 06/13/2025

APPROVED BY: Thomas Neaves

NOTICE

This permit or certificate of appropriateness necessary to allow construction or other work on land or a structure shall be displayed at the site of and during such construction or work. Where a use requires a business license, this zoning permit must be displayed on the premises together with the business license. This permit is issued subject to the rules and regulations of the Macon-Bibb County Health Department, the Macon-Bibb County Engineering Department, the Macon-Bibb County Fire Department, the Macon-Bibb County Traffic Engineering Department, the Macon Water Authority, the Office of Building and Fire Safety, and any other governmental agency whose regulations may be applicable. All construction or use relating to this permit must strictly comply with site plans submitted to the Macon-Bibb County Planning and Zoning Commission. Permits are specific to the property for which the permit is issued as well as the person to whom it is issued. Other than permits for single family homes or duplexes, any change in the person engaging in the use allowed by such permit shall require that the new person engaging in such use file a change of ownership form with the Commission, provided that change of ownership forms shall not be required for variances or certificates of appropriateness. The new holder of any permit shall be subject to all conditions attached to the original permit.



GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	Five Star Mart Realty GA LLC	Control Number:	24092980
Business Type:	Domestic Limited Liability Company	Business Status:	Active/Compliance
NAICS Code:	Any legal purpose	NAICS Sub Code:	
Principal Office Address:	5013 Harrison Road, Macon, GA, 31206, USA	Date of Formation / Registration Date:	5/7/2024
State of Formation:	Georgia	Last Annual Registration Year:	NONE

REGISTERED AGENT INFORMATION

Registered Agent Name: **Michael Meinke**
Physical Address: **5013 Harrison Road, Macon, GA, 31210, USA**
County: **Bibb**

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

Office of the Georgia Secretary of State Attn: 2 MLK, Jr. Dr. Suite 313, Floyd West Tower Atlanta, GA 30334-1530,

Phone: (404) 656-2817 Toll-free: (844) 753-7825, WEBSITE: <https://sos.ga.gov/>

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[Report a Problem?](#)

STATE OF GEORGIA**Secretary of State****Corporations Division****313 West Tower****2 Martin Luther King, Jr. Dr.****Atlanta, Georgia 30334-1530****CERTIFICATE OF EXISTENCE**

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

Five Star Mart Realty GA LLC
a Domestic Limited Liability Company

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

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

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

Docket Number : 27745398
Date Inc/Auth/Filed: 05/07/2024
Jurisdiction : Georgia
Print Date : 07/08/2024
Form Number : 211



Brad Raffensperger

Brad Raffensperger
Secretary of State

Ownership Disclosure Form

A separate copy of this form must be completed for each individual who has a disclosable interest in the business.

Business:

Trade Name: HARRISON MARATHON Name of Corporation: Five Star Maet Realty GA LLC

If publicly traded, Stock Symbol and Name of one Listing Exchange: _____

Individual:

Name and Title: Michael McInke (Member) Telephone Number: 205-800-5115

Date of Birth: [REDACTED] Social Security Number [REDACTED]

Residential Street Address: 176 WESTRIDGE DR ADDISON AL 35540

Mailing Address: 176 WESTRIDGE DR ADDISON AL 35540
(City State Zip)

Type of Entity and Business Interest:

Please check appropriate description and complete as required.

- ☐ Sole Proprietorship
- ☐ General Partnership
- ☐ General Partner holding _____ % of all outstanding partnership interests.
- ☐ Limited Partnership (LP)
- ☐ General Partner holding _____ % of all outstanding general partnership interests.
- ☐ Limited Partner holding _____ % of all outstanding general partnership interests.
- ☐ Limited Liability Partnership (LLP)
- ☐ General Partner holding _____ % of all outstanding general partnership interests.
- ☐ Limited Liability Limited Partnership (LLLP)
- ☐ General Partner holding _____ % of all outstanding general partnership interests.
- ☐ Limited Partner holding _____ % of all outstanding general partnership interests.
- ☒ Limited Liability Company (LLC)
- ☐ Managing Member, Total number of Managing Member(s): 2
- ☐ Member holdings 85 % of all outstanding membership interests.
- ☐ Privately Held Corp./Company
- ☐ Corporate Officer: Yes _____ No _____
- ☐ Other
- ☐ Other person exercising operational authority over the entity: _____

Ownership Disclosure Form

A separate copy of this form must be completed for each individual who has a disclosable interest in the business.

Business:

Trade Name: HARRISON MARATHON Name of Corporation: FIRSTAGE MAET REALTY GA LLC

If publicly traded, Stock Symbol and Name of one Listing Exchange: _____

Individual:

Name and Title: ROBERT LEE CAYSE JR (member) Telephone Number: 205-470-9583

Date of Birth: [REDACTED] Social Security Number: [REDACTED]

Residential Street Address: 4093 CRAWFORDS COVE RD SPRINGVILLE AL 35146
P.O. Box Not Allowed (City State Zip)

Mailing Address: 4093 CRAWFORDS COVE RD SPRINGVILLE AL 35146
(City State Zip)

Type of Entity and Business Interest:

Please check appropriate description and complete as required.

- ☐ Sole Proprietorship
- ☐ General Partnership
- ☐ General Partner holding _____ % of all outstanding partnership interests.
- ☐ Limited Partnership (LP)
- ☐ General Partner holding _____ % of all outstanding general partnership interests.
- ☐ Limited Partner holding _____ % of all outstanding general partnership interests.
- ☐ Limited Liability Partnership (LLP)
- ☐ General Partner holding _____ % of all outstanding general partnership interests.
- ☐ Limited Liability Limited Partnership (LLLP)
- ☐ General Partner holding _____ % of all outstanding general partnership interests.
- ☐ Limited Partner holding _____ % of all outstanding general partnership interests.
- ☒ Limited Liability Company (LLC)
- ☐ Managing Member, Total number of Managing Member(s): 2
- ☐ Member holdings 15 % of all outstanding membership interests.
- ☐ Privately Held Corp./Company
- ☐ Corporate Officer: Yes ___ No ___
- ☐ Other
- ☐ Other person exercising operational authority over the entity: _____



Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office
PO Box 4503
Macon, GA 31208-4503

Alcohol Handler's Beverage License Application

APPLICANT

First Name: Michael Last Name: Meinke
Home Address: 176 Westlake Dr City: Adrian State: MI Zip: 35540
Home Phone #: 205-800-5115 Email: MIKE@FiveStarMart.US
Date of Birth: [REDACTED] Social Security Number: [REDACTED]
Mailing Address: 176 Westlake Dr City: Adrian State: MI Zip: 35540

A certificate showing completion of an Alcohol Handler's training course taken within the last three years.

An unexpired identification card issued by any U.S. State or The United States government, bearing a current photograph of the applicant.

Current Color photograph of applicant.

\$25 money order, cashier check, check or debit/credit (in office) Payable to Macon-Bibb County Tax Commissioner

CERTIFICATION

I certify that the information disclosed in this application is true and correct, and I agree to abide by, observe, and conduct business according to the rules and regulations prescribed by Macon-Bibb County, the acts of the Georgia General Assembly, and the State Department of Revenue.

Michael Meinke
Applicant's Signature

6-15-24 7-17-24
Date

I hereby certify that Michael Meinke signed his/her name to the forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This 17th day of July, 2024

Maranda Wilson
Notary Public



3-3-27
My Commission Expires

Rev. 7/2021



Cheers Entertainment Services Bar Training
CERTIFICATE OF COMPLETION

Awarded To

MICHAEL MEINKE

Course Completion

MACON-BIBB ALCOHOL HANDLER'S PERMIT COURSE

Date: 2024-09-11

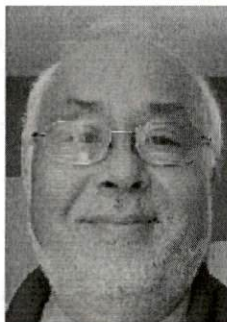
Serial No.

cert_q1sx1dd3





Michael Meinke



AH001399

ALCOHOL HANDLER

EXP: 12/31/2025

AMENDMENT OF AGREEMENTS

THIS AMENDMENT OF AGREEMENTS (hereinafter referred to as "Amendment") is entered into this 7/23/2024, between **CENTRAL GEORGIA COMMERCIAL PROPERTIES, LLC** (hereinafter referred to as "Landlord") and **EXCELL PETROLEUM, LLC** ("Supplier") and **FIVE STAR MART, LLC** and **MIKE MEINKE**, jointly and severally ("collectively referred to as "Tenant" or "Customer" as applicable).

WHEREAS, Landlord and Tenant entered into a Commercial Real Estate Lease For Commission Store dated May 6, 2024 (the "Lease") pertaining to premises located at **5013 Harrison Road, Macon, GA 31206** (the "Premises"); and

WHEREAS, on or about May 6, 2024, Supplier and Customer entered into a Motor Fuel Services Agreement, pertaining to the exclusive supply of petroleum products, by Supplier, to the Premises (hereinafter referenced as "Supply Agreements", the Lease and Supply Agreements are hereinafter collectively referenced as the "Agreements");

WHEREAS, the parties desire to amend the Agreements in accordance with the terms and conditions contained herein.

NOW, THEREFORE, for and in consideration of the mutual benefits to inure to each of the parties hereto, the receipt, sufficiency, and adequacy of which being acknowledged by each of the parties, it is agreed as follows:

1. The definition of Tenant or Customer shall hereby be referred to as **FIVE STAR MART REALTY GA LLC** and **MIKE MEINKE**.

2. Except as amended and modified by this Amendment, all of the terms, covenants, conditions and Agreements of the Agreements are hereby ratified and will remain in full force and effect. In the event of any conflict between the provisions of the Agreements and the provisions of this Amendment, this Amendment will control. The Agreements as modified by this Amendment contains all of the covenants and Agreements between the parties with respect to the Premises. Each party acknowledges and agrees that no representations, inducements, promises or statements, written, oral or implied, have been made by any party of anyone acting on behalf of any party which are not embodied in the Agreements, and each party agrees that no Agreements, covenant, representation, inducement, promise or statement not set forth in writing in the Agreements, as modified by this Amendment, is valid or binding. This Amendment may be executed in any number of counterparts, each of which will be considered an original. This Amendment may be executed by signature transmitted by electronic means which will, for all purposes, serve as an original executed counterpart of this Amendment. All defined terms in this Amendment have the same meaning as in the Agreements, except as otherwise noted.

IN WITNESS WHEREOF, each of the parties set their hands and affixed their seals the date first above written.

TENANT:**FIVE STAR MART REALTY GA LLC**

DocuSigned by:
By: Mike Meinke (seal)
Name: Mike Meinke
Title: Managing Manager
Email: mike@fivestarmart.us

LANDLORD:**CENTRAL GEORGIA COMMERCIAL PROPERTIES, LLC**

DocuSigned by:
By: Scott A. Moon (seal)
Name: Scott A. Moon
Title: Manager

SUPPLIER:**EXCELL PETROLEUM, LLC.**

DocuSigned by:
By: Scott A. Moon (seal)
Name: Scott A. Moon
Title: Manager

COMMERCIAL REAL ESTATE LEASE FOR COMMISSION STORE

THIS COMMERCIAL REAL ESTATE LEASE FOR COMMISSION STORE ("Lease") made as of 5/6/2024, by and between **CENTRAL GEORGIA COMMERCIAL PROPERTIES, LLC**, a Georgia limited liability company with an address of P.O. Box 1565, Lawrenceville, GA 30046 ("Landlord") and **FIVE STAR MART, LLC**, an Alabama limited liability company, and **MIKE MEINKE**, a resident of the State of Alabama with an address of 3511 US Hwy 278 E, Berlin, AL 35055 jointly and severally (collectively, "Tenant").

WITNESSETH:

THAT, in consideration of the mutual covenants contained herein, the parties have agreed as follows:

1. Premises. Landlord, for and in consideration of the rents, covenants, agreements and stipulations herein contained, to be paid, kept, and performed by Tenant, and said Tenant, has leased and rented, and by these presents does lease and rent unto said Tenant, and said Tenant hereby agrees to lease and take upon the term and conditions which hereinafter appear, the following described property located at **5013 Harrison Road, Macon, GA 31206:**

All that certain space containing approximately 2,429 square feet of convenience store space (the "Premises") located in that certain building (hereinafter called the "Building") situated on real property (hereinafter called the "Property") described in Exhibit "A" attached hereto and made a part hereof (the Building and Property being hereinafter collectively called the "Center"), together with all of the trade equipment (hereinafter called "Trade Equipment") owned by Landlord located in, attached to or used in connection with the Premises, including, but not limited to, coolers, freezers, ice machine, counters, shelves, and deli equipment, if any, and together with a nonexclusive right to use the "Common Areas" (as defined herein) (the Convenience Stores, Center and Trade Equipment are hereinafter collectively called the "Premises").

Notwithstanding anything to the contrary contained in this Agreement, Landlord owns and retains possession of the motor fuel dispensing equipment, lines, Canopy area, monitoring devices, Pump Islands and all other equipment necessary for the operation of a self-service petroleum products retail sales and dispensing facility (the "Motor Fuels Property"). Landlord hereby grants to Tenant a non-exclusive easement to use the Motor Fuels Property to perform its duties and obligations herein; provided, however, Tenant may not obstruct or restrict access to the Motor Fuels Property.

2. Term of Lease. The term of this Lease shall be for twelve (12) months (including any renewals of the Lease as provided herein, if any, the "Term") and commence upon the date Landlord delivers possession to Tenant, which shall be on or about May 1, 2024 ("Commencement Date"). Notwithstanding the foregoing, if Tenant fails to take possession of the Premises within fifteen (15) days of the Commencement Date, in the sole discretion of Landlord, this Lease will terminate on the fifteenth (15th) day after the Commencement Date, and all funds paid by Tenant to Landlord will be surrendered to Landlord as liquidated damages and neither party will have any further rights or obligations hereunder. Provided no event of default exists, the Lease shall automatically renew on a year-to-year basis, unless either party provides written notice to the other party at least sixty (60) days prior to the expiration of a term that it elects not to renew this Lease.

A "Lease Year" is the twelve (12) full calendar months commencing on the first day of the month immediately following the month in which the Commencement Date occurs, unless the Commencement

Date is the first day of a month, in which event the first Lease Year shall commence on such Commencement Date. Each subsequent Lease Year shall commence on the anniversary of such first Lease Year. If the Commencement Date is other than the first day of a month, the period immediately following the Commencement Date through the end of the month in which the Commencement Date occurs shall be deemed to be, and referred to as, the "First Partial Month" and is deemed part of the first Lease Year.

3. **Rental.** (a) Tenant agrees to pay Landlord, during the Term, monthly rent in advance on the first day of each month during the Term ("Rent") by EFT initiated by Landlord on the first (1st) business day of each month (together with any "Reconciliation Payments" (as defined herein) on the fifteenth (15th) day following the end of a month) as follows:

<u>Time Period</u>	<u>Monthly Rent</u>
5/1/24 – 4/30/25	\$6,250.00 ("Base Rent") plus common area expenses, insurance and taxes ("Total Monthly Base Rent"), or 8% of gross inside sales ("Percentage Rent"), whichever is greater, plus Tenant shall pay any sales tax on rent.

Starting on the first day of the second Lease Year and each and every year thereafter, the Base Rent shall increase by three percent (3%).

Rent for each Premises shall initially be charged as Total Monthly Base Rent each month of the Term, and Landlord shall collect such Total Monthly Base Rent on the first (1st) business day of each month of the Term by EFT as set forth above. Within five (5) days after the end of each month, Tenant shall deliver to Landlord at consignment@majorsmgmt.com, or at Landlord's election, Landlord may obtain through the POS or other system, a gross sales report for all sales (excluding fuel sales, lottery sales, money orders, the sale of prepaid cards and check cashing services) for each Premises, for the preceding month in form and content satisfactory to Landlord. If Tenant fails to provide the sales report within such timeframe, Landlord may estimate such sales. Landlord will calculate the Percentage Rent for each Premises based on such gross sales report for such Premises using the Percentage Rent Rate, and to the extent the Percentage Rent for such Premises exceeds the Total Monthly Base Rent for such Premises for such preceding month, Landlord will provide an invoice to Tenant by the tenth (10th) day after the end of such month showing the difference between the Percentage Rent and the Total Monthly Base Rent for each Premises (a "Reconciliation Payment"), or on such other timeframe as Landlord may elect. Landlord shall collect from Tenant any Reconciliation Payment by EFT on the fifteenth (15th) of such month or the next business day thereafter.

(b) Tenant shall pay to Landlord an additional sum of ten percent (10%) of any rental payment not received by Landlord on or before five (5) days past the due date. Tenant acknowledges and agrees that Landlord may apply any payments made by Tenant to any debts owed by Tenant to Landlord or to Landlord's affiliates due under agreements related to the Premises, notwithstanding any notes made by Tenant on the payment or accompanying the payment. For example, Landlord may apply the payment made to, among other debts, outstanding late fees, interest, payments made by Landlord to cure Tenant defaults, payments for any loans made by Landlord or its affiliates to Tenant, and amounts due under any fuel supply agreement between Landlord or its affiliate and Tenant, prior to crediting Tenant for payment of rent. In the event any payment is returned for insufficient funds, Tenant shall pay an additional amount equal to (i) \$30.00; or (ii) five percent (5%) of the face amount of the returned instrument, whichever is greater, plus any amounts charged by any financial institution to Landlord, and Landlord may require all future rental payments to be paid by money order or certified funds.

4. **Additional Rent, Utility Bills, Insurance and Taxes.** (a) All applications and connections for necessary utility services on the Premises shall be made by the Tenant and in the name of

the Tenant only. Tenant agrees to pay for all separately metered or billed gas, electricity, water, telephone, trash container and the like utility charges for the Premises or used by Tenant in connection therewith. Landlord shall have no liability to Tenant for disruption of any utility service, and in no event shall such disruption constitute constructive eviction or entitle Tenant to abatement of rent or other charges. If Landlord pays any utility or other bills for Tenant relating to the Premises, Tenant shall reimburse Landlord upon demand therefor, and if Landlord pays any such bills which are not separately metered, Tenant will pay to Landlord its proportionate share of such bill, such amount to be determined in Landlord's sole discretion, upon demand therefor.

(a) Common Areas/Common Area Expense. Tenant agrees to pay its pro-rata share of maintenance, taxes, and insurance for the Common Area. "Common Areas" shall consist of those areas on the Center which are open for use by the public and other tenants of the Center, including, without limiting the generality of the foregoing, all parking areas, driveways, truck ways, delivery passages, common truck loading areas, walkways, planted areas and landscaped areas. The parties agree that Tenant shall have nonexclusive access in common with all other tenants to the parking areas, driveways, walks and service areas appurtenant to the Center. Tenant agrees that should Landlord request, it shall cause its employees, agents and concessionaires to park in areas designated for such parking. Tenant may not leave trash or debris or otherwise alter the Common Areas, and Tenant shall be responsible for cleaning any trash or debris left on the Common Areas by Tenant, its agents, employees, customers, visitors and invitees. Landlord shall have no responsibility to maintain, secure, or clean the Common Areas, and Landlord reserves no right to control, possess or maintain the Common Areas. Commencing on the Commencement Date and thereafter on the first day of each and every month during the Term, Tenant shall pay, as additional rent, to Landlord in advance without further notice or billing, one-twelfth (1/12th) of the Tenant's proportionate share of the cost of operation and maintenance of the Common Areas, including without limitation the cost of all utilities and sanitary or trash disposal service, consumed in, on or about the Center which is not separately metered or otherwise allocated to tenants. Within two hundred forty (240) days after the end of each calendar year, Landlord will furnish to Tenant a written statement of the Common Areas costs for such year, including the computation of Tenant's proportionate share thereof for such year, and deficiency between required amounts and amounts previously paid and Tenant's estimated monthly proportionate share for the succeeding year. Tenant shall on the first day of the next succeeding month pay to Landlord any deficiency between required amounts and amounts previously paid and on such date and on the first day of each month thereafter, until furnished with a subsequent computation as provided in this Paragraph, pay to Landlord the required amount as reflected by such computation. Notwithstanding the foregoing, Landlord may choose to recalculate such proportionate share at any time during a Lease Year. All payments to Landlord required by this Paragraph shall be made and delivered in the manner prescribed for payment of rent in Paragraph 1 of this Lease. The provisions of this Paragraph shall survive the expiration or sooner termination of this Lease.

(b) Real Estate Taxes and Insurance Premiums. During the Term, Tenant shall be solely responsible for paying all taxes associated with or assessed against Tenant's furniture, fixtures, equipment or other personal property located at the Premises. Tenant shall pay as additional rent its proportionate part of the ad valorem taxes and insurance premiums on the Center of which the Premises are a part. A real estate tax year commencing during any Lease Year and the annual premium for insurance coverage becoming effective during any Lease Year shall be deemed to correspond to such Lease Year. The Tenant's proportional part shall be the product of the aggregate of ad valorem taxes and insurance premiums for such Lease Year, multiplied by a fraction, the numerator of which is the number of square feet of floor area in the Premises and the denominator of which is the total number of square feet of floor area in the buildings within the Center. Commencing on the Commencement Date and thereafter on the first day of each and every month during the Term of this Lease, Tenant shall pay to Landlord in advance, without further notice or billing, one-twelfth (1/12th) (prorated for any partial month) of the Tenant's proportionate part of the ad valorem taxes and insurance premiums for each Lease Year. Until the actual amount of Tenant's

proportionate part can be determined by each Lease Year, such installments shall be calculated on the basis of the amounts of the annual ad valorem taxes and insurance premium paid immediately preceding such Lease Year; provided, however, that if the ad valorem taxes paid immediately preceding such Lease Year were not based on an assessment for the completed buildings and the other improvements located within the Center, such installments shall be calculated on the basis of Landlord's reasonable estimate of the Tenant's proportionate part of the ad valorem taxes and insurance premiums for such Lease Year. Within two hundred forty (240) days after the end of each calendar year or within thirty (30) days after the tax bills are received by Landlord, whichever is later, Landlord shall furnish Tenant with the computation therefor and Tenant shall, on the first day of the next succeeding month, pay to Landlord any deficiency between required amounts and the amount previously paid, and on such date, and on the first day of each month thereafter during such Lease Year, pay to Landlord the required amount as reflected by such computation. Notwithstanding the foregoing, Landlord may choose to recalculate such proportionate share at any time during a Lease Year. All payments to Landlord required by this Paragraph shall be made and delivered in the manner prescribed for payment of rental in Paragraph 1 of this Lease. The provisions of this Paragraph shall survive the expiration or sooner termination of this Lease.

(d) Maintenance Costs. Along with the payment of Rent, Tenant covenants to pay as additional Rent, all costs of maintaining, repairing, operating, and insuring the Premises during the Term.

5. Use of Premises. (a) Tenant shall use the Premises for convenience store, the retail sale of gasoline and other petroleum products, and the sale of prepared food, including deli foods and fried chicken. In the event the county zoning ordinance does not permit the use allowed in the first sentence of this Paragraph, Tenant may terminate this Lease by providing Landlord ten (10) days written notice no later than thirty (30) days after Tenant knows or should have known that the use was not allowed, and all money deposited by Tenant hereunder shall be refunded by Landlord; provided, however the right of Tenant to terminate this Lease will expire upon the obtaining of a certificate of occupancy for the Premises. Tenant shall not use the Premises for any other purpose unless Landlord gives prior written consent to such additional use, at Landlord's sole discretion. The Premises is subject to all covenants and restrictions contained in any deed or lease conveying or leasing the Premises to Landlord and all other deed restrictions, zoning laws, easements or encumbrances affecting the Premises, nor or after the date of this Lease. Tenant shall obtain all permits and or licenses for any and all State, county, and city authorities related to its business. Notwithstanding the foregoing, Landlord, at its sole discretion, may elect to obtain one or more licenses in its name and enter into a management agreement with Tenant related to the operation of the business. In the event Landlord makes such election, Tenant shall be responsible for all costs and expenses associated therewith, including, but not limited to the application and renewal fees due for such licenses. Tenant agrees to comply with all rules and requirements related to such licenses and agrees not to take any actions which would cause such licenses to be suspended, revoked, or otherwise have action taken against them. If Tenant, its agents, employees, invitees or contractors causes such license to be suspended, revoked, or otherwise have action taken against them, such action shall be a default under this Lease, and Landlord may exercise any remedies granted to it herein upon such default. Upon the expiration or termination of the Lease, Tenant agrees to cooperate with Landlord (or its designee) on the transfer of licenses and permits for the Premises or other processes (including the utilization of management-type agreements) to prevent the disruption of the licenses and permits, including, but not limited to, the business licenses, food permits, alcohol licenses, tobacco licenses, and lottery programs. Additionally, Tenant agrees that, if required for the continued sales of certain products, a license or permit must be purchased for the Premises, Tenant agrees to sell the license or permit to Landlord or its designated agent at no cost or nominal cost, at Landlord's sole discretion. The Premises may not be used for any illegal purpose, nor any manner so as to create any nuisance or trespass, or in any manner to vitiate the insurance or increase the rate of insurance on the Premises. Tenant shall not commit or allow any waste or nuisance upon the leased Premises, and shall maintain the Premises in a clean, neat, and orderly and attractive condition. Failure by Tenant to comply with the terms of this paragraph shall constitute a default under the terms of this Lease and Landlord

shall have all rights and remedies available to it under this Lease or as otherwise permitted by law or in equity. Tenant shall keep the Premises free of all insects, pests and rodents and otherwise in a clean, safe and sanitary condition and comply with and execute all present and future rules, regulations and standards recommended by any national or regional fire protection association (or any other body exercising similar functions), Landlord's insurance carriers and organizations establishing insurance rates concerning Tenant's use of the Premises and Trade Equipment (including Tenant's alterations and additions, if any, thereto). Tenant further agrees not to suffer, permit or commit any waste, nor to allow, suffer or permit any odors, vapors, steam, water, vibrations, noises or undesirable effects to emanate from the Premises or any apparatus, equipment or installation therein or otherwise to allow, suffer or permit the Premises or any use thereof to constitute a nuisance or to interfere unreasonably with the safety, comfort or enjoyment of any other tenants of the Center or their customers, invitees or any others lawfully in or upon the Center. Upon notice by Landlord to Tenant that any of the aforesaid is occurring, Tenant agrees forthwith to promptly cease and discontinue the same and within ten (10) days thereafter to make such changes in the Premises and install therein or remove therefrom such apparatus or equipment as may be required by Landlord for the purpose of obviating any such condition, and if any such condition is not so remedied, then Landlord may, at its option, enter upon the Premises and cure such condition in any manner Landlord shall deem necessary and add the cost and expense incurred by Landlord together with all damages, including reasonable attorney's fees, sustained by Landlord to the next installment of rent due.

(b) Additional Uses of Premises. Notwithstanding the provisions of paragraph 5(a), without Landlord's prior written consent, in Landlord's sole discretion, Tenant may not use the Premises for additional uses, or make other improvements for such purposes; provided, however, if Landlord does allow such uses or improvements, Tenant shall pay all costs and expenses related thereto. Any such installation, construction, maintenance, and operation of such improvements shall be in accordance with all applicable zoning, permitting, governmental rules, insurance requirements, environmental requirements, and any and all other laws, rules, regulations, statutes and ordinances of a governmental agents, as may be applicable or become applicable to the installation, construction, maintenance, and operation of the improvements. Tenant shall be responsible for obtaining and paying for any and all expenses whatsoever to obtain compliance and the failure of Tenant to obtain any such zoning, permit, approval, or compliance hereunder will not be an event of default or otherwise alter Landlord's right or Tenant's duties under the Lease. Landlord's sole responsibility with respect to Tenant's application or approval process for any other facilities will be to cooperate with Tenant, without Landlord incurring any additional cost or expense. Tenant may not make any structural alterations or modifications to the Premises without the prior written consent of Landlord. Landlord may require Tenant to participate in any programs required by Landlord's franchisor or any other branded convenience store offering, at Tenant's sole cost and expense. Landlord reserves the right and Tenant grants Landlord a license to install, maintain, replace, repair and operate on the Premises all scrip machines, bitcoin or other cryptocurrency machines, automatic teller machines (ATMs), cash dispensing machines, bill pay machines, check cashing machines, financial services installations, redbox units, electric vehicle charging stations, or other third party vendor units, together with all related communications equipment, kiosks, signage, in-store or other digital displays, or other type of enclosure to hold such equipment as Landlord in its sole discretion deems appropriate for the Premises (collectively, "Third Party Equipment"). Landlord has no obligation to install or operate Third Party Equipment. Landlord may, for any reason or no reason, in its sole discretion and whether or not Tenant is in default hereunder, and without prior notice to Tenant, may remove or disable the Third Party Equipment. To the extent Landlord installs any Third Party Equipment at the Premises, Tenant shall be responsible for notifying Landlord or, at Landlord's option, a third party, of any needed repairs, malfunctioning, damage or theft related to such Third Party Equipment within two (2) hours of its discovery. In addition, Tenant is required to call the number on the side of the Third Party Equipment. Tenant shall allow easy access for its customers to such Third Party Equipment, allow the use of outlets and electricity, and shall not block, obstruct or otherwise interfere with such Third Party Equipment. Tenant shall keep the areas around such Third Party Equipment in a neat, clean and safe condition. Tenant shall not be entitled to any reimbursement

or any revenue from such Third Party Equipment. Tenant shall forward any communications or other notices received related to such Third Party Equipment to Landlord within one (1) business day of receipt. Additionally, Tenant does not have the right to install or operate Third Party Equipment on the Premises without Landlord's prior written consent, which Landlord may withhold at its sole discretion.

6. Operation of the Premises. Tenant shall (1) keep the Premises, buildings, equipment, fixtures, restrooms, sidewalks, approaches, and driveways in good condition, properly lighted, clean, safe, sanitary, and free of trash, rubbish, and other debris; (2) keep approaches, driveways, and service areas uncluttered and free of parked vehicles, trailers, and other obstructions, including ice, and snow, at all times; (3) not engage in or permit any improper act or conduct on the Premises detrimental to Tenant, or Landlord, or any member of the public; (4) comply with all laws, ordinances, rules, or regulations of constituted public authority applicable to the use and occupancy of the Premises, use of the equipment and the conduct of the business; (5) keep the business adequately stocked with the petroleum products and inventory normally stocked at a first-class convenience store; (6) keep the business open for a minimum of eighteen (18) hours a day, seven (7) days per week, or upon such hours of operation as required by Supplier (as defined herein) in its discretion as may be amended from time to time by providing written notice to Tenant (which may be sent by email); (7) promptly apply and maintain licenses, inspections and permits required by any applicable governmental agency for the operation of the store, including, but not limited to the sale of alcohol, except to the extent that Landlord has decided to obtain licenses or permits in its name pursuant to Section 5 (a) above; (8) Tenant shall at all times comply with the current brand's Customer Value Proposition or mystery shop program and pay for all such costs related thereto, which sets minimum standards for all retail facilities which have been provided by Supplier; (9) Tenant will offer no illegal amusement games, nor pornographic material or magazines at the Premises; (10) Tenant shall provide inside sales from the back office no later than the fifth (5th) day of the following month for the previous month's inside sales; and (11) Tenant shall also keep the credit card receipt paper fully-stocked. Tenant may not sell or permit the sale of any motor fuel at the Premises other than fuel delivered by Supplier. If Tenant allows the Premises to be vacant or unattended or ceases selling gasoline or the operation of its business upon the Premises without the prior consent of Landlord for any period in excess of twenty-four (24) hours, an immediate breach of this Lease shall occur, and Landlord may, at its option, terminate this Agreement without the requirement of written notice, and all rights and interests of Tenant hereunder shall thereupon be cancelled. Additionally, Landlord has no obligation to cooperate or permit Tenant to operate the Motor Fuels Property, and Landlord may lock up and prevent the pumping of fuel from the Motor Fuels Property at any time for any reason or no reason.

Tenant understands that Tenant is required to comply with certain appearances, cleanliness and customer service guidelines of the existing brand of motor fuel or other replacement brand. Tenant shall comply with these guidelines and provide courteous service to motor fuel customers. Further Tenant agrees to take all action reasonably necessary to maintain the applicable petroleum brand at the location. In the event Tenant fails to comply with its obligations under this paragraph, Landlord may, in addition to any other rights and remedies available, take such action and/or expend such monies as may be necessary to bring the Premises into compliance with such guidelines, obligations and any requirements to maintain said brand including those regarding cleanliness. In the event Landlord expends money or resources in this regard, Tenant shall pay to Landlord such money expended with the Rent payment next due. Landlord agrees to provide ten (10) days notice to Tenant prior to expending money hereunder. Landlord, at its expense, may audit, examine, and make copies of or extract from the bank accounts, books of account and records maintained by Tenant or Tenant's accountant or other representatives. Landlord shall select the third party processor to process any and all credit, debit or other card based transactions through the banking network, and Tenant agrees to use the processor chosen by Landlord. Tenant shall comply with all processor requirements or regulations and be responsible for all fees charged for such processor transactions, including, but not limited to, processing fees, charge-backs and interchange fees. At Landlord's option, Tenant will contract directly with the processor selected and such processor shall settle

directly with Tenant for such fees. Tenant is solely responsible for any loss incurred by Tenant's honoring a falsified scrip or a user's claim that a scrip did not print due to malfunction of the Third Party Equipment. Any required reversal of an erroneous debit to a user's account is the responsibility of the user and Tenant will provide reasonable assistance to the user upon request.

Tenant shall be liable for all obligations, liabilities, costs and expenses of operation of the Premises and management of the Premises, including, but not limited to: salaries and wages, advertising, bank service charges, pay at pump fees and related processing fees and charge-backs, credit and debit fees and related processing fees and charge-backs, cleaning expenses, liability and property damage insurance, rentals, telephone, workers' compensation insurance, health insurance, interest, legal and accounting fees, licenses and permits, supplies, FICA taxes, Federal unemployment taxes, state unemployment taxes, fines, penalties, payroll taxes, personal property taxes on property owned by Tenant, state and federal income taxes, sales taxes, other taxes and licenses, as well as any other expenses incurred in connection with or in any way related to the operation of the Premises or to the performance of Tenant's services and satisfaction of Tenant's obligations hereunder. Tenant shall be liable for all claims or demands based on damage or destruction of property or claims resulting from pay at pump transactions or any other credit or debit transactions, or based on injury, illness or death of any person or persons directly or indirectly resulting from the performance of Tenant's services or the satisfaction of Tenant's obligations hereunder. Nothing herein shall be deemed to create a franchise, sub-franchise, partnership or joint venture between Landlord and Tenant.

Tenant represents and warrants that it is knowledgeable in the operation of a gas station and/or convenience store and are familiar with all federal, state and local laws related to that type of business, including, but not limited to, laws relating to (a) the sale of goods below cost, and (b) emergency price controls that become effective during any natural disaster or authorized state of emergency.

7. **Abandonment of Leased Premises.** Tenant agrees not to abandon or vacate the Premises during the Term, and agree to use said Premises only for purposes herein leased until the expiration or termination hereof. None of the equipment shall be removed from the Premises.

8. **Care and Maintenance of Premises.**

(a) Landlord gives to Tenant exclusive control of Premises and shall be under no obligation to inspect, maintain or secure said Premises. Tenant accepts the leased Premises in its present condition and as suited for the intended use by Tenant. Tenant accepts the Premises in an "As-Is" condition with all faults, with any and all latent and patent defects, and Landlord is held harmless for internal, external and cosmetic defects. Tenant must complete a store walk with Landlord's representative and any items that need correction must be corrected by Tenant within fifteen (15) days of such walk. Tenant acknowledges and agrees that there are no express or implied warranties regarding the condition of the Premises. Except for exterior walls, structural foundations, and other repairs described in (b) below, which will be maintained by Landlord, Tenant shall, throughout the Term of this Lease, at Tenant's expense, maintain in good order and repair the leased Premises and all other equipment, and all other improvements, fixtures and equipment located on the Premises, including, but not limited to ensuring that (i) inside light fixtures are routinely cleaned and in good operational condition, (ii) periodic painting of the interior of the Premises utilizing colors which are approved by Landlord, and (iii) all HVAC systems are in good repair and operating condition with all filters, coolers, and refrigeration units being routinely checked, replaced, and kept clear of debris. Tenant further agrees to care for the grounds around the building, including the care of shrubs, general landscaping, including, but not limited to, ensuring that (i) routine lawn and landscape maintenance occurs, and (ii) all parking lot and pump areas are free of weeds and trash. Tenant agrees to be responsible for ensuring that the Premises comply with all applicable laws at all times (including, but not limited to, the Americans with Disabilities Act (as that Act may be amended)), and Tenant is required to make any

alterations, maintenance and repairs necessary to assure and maintain compliance with those laws, whether such modifications are structural or otherwise. Tenant agrees to return said Premises and the Equipment to Landlord at the expiration or prior to termination of this Lease in as good condition and repair as when first received, natural wear and tear and acts of God excepted. Tenant shall take all actions required to keep the Premises, and its customers, employees, and invitees safe. It is acknowledged that the intent of this paragraph is for the Landlord to have no duty to repair, secure or maintain any portion of the Premises, except as provided herein. Notwithstanding the foregoing, Landlord may elect to maintain and repair the paved areas and maintain and care for the grounds around the building, including the care of shrubs, general landscaping, and Landlord may collect additional funds during a Lease year in order to build a reserve for large paving repairs or repaving. If Landlord makes such election, Tenant shall be responsible for reimbursing Landlord for the costs and expenses of such maintenance and repair. If Tenant fails to make any repairs or perform any maintenance required in this subparagraph, Landlord may either make such repairs or perform such maintenance or hire a company to make such repairs or perform such maintenance and in either case, bill Tenant therefor, which may be added to the next payment due from Tenant, and if Tenant pays its rent by electronic funds transfer, such amount will be added to the electronic funds transfer amount paid by Tenant or which may be offset against funds owed by Landlord or Supplier to Tenant. If Landlord bills Tenant, Tenant shall reimburse Landlord upon receipt of such bill, and Tenant shall pay to Landlord an additional sum of ten percent (10%) of any such sums due which are not received by Landlord on or before fifteen (15) days after date of such bill. Tenant shall keep the area around the motor fuel dispensers and canopy area clean and free of debris and other and other obstructions. Tenant shall pressure wash the motor fuel dispensers and canopy area as necessary to keep the motor fuel dispensers and canopy area in a first class condition. Tenant shall also keep the credit card receipt paper fully-stocked, paper towels fully-stocked, squeegees and windshield washer fluid fully-stocked and keep the trash valets clean and emptied at all times. Landlord shall maintain, repair and replace burned out canopy lights, and Tenant shall notify Landlord within twenty-four (24) hours of the needed repairs or replacement. Landlord will supply Tenant with hoses, nozzles and swivels related to the motor fuel dispensing equipment, and Tenant shall be responsible for replacing hoses, nozzles, and swivels within one (1) hour of a needed repair. Tenant agrees to advise Landlord when it runs low on such items, so that Landlord may restock the items at the Premises. Tenant shall notify Landlord by contacting their assigned field coach of any necessary repairs related to the motor fuel dispensing equipment or any burned out canopy lights within four (4) hours or less of the initial observance of necessary repairs. If Tenant fails to clean and stock the Motor Fuels Property as required in this subparagraph, Landlord may hire a company to perform such cleaning and stocking and bill Tenant therefor, which shall be added to the next payment due from Tenant, and if Tenant pays its rent by electronic funds transfer, such amount will be added to the electronic funds transfer amount paid by Tenant. Landlord may also submit an invoice for such amount, and if Tenant fails to reimburse Landlord upon receipt of such bill, Tenant shall pay to Landlord an additional sum of ten percent (10%) of any such sums due which are not received by Landlord on or before fifteen (15) days after date of such bill.

(b) Tenant may not make any cuts in the roof of the Premises without first obtaining Landlord's prior written consent. Tenant may not damage or cause the roof bond or warranty to be canceled or invalidated. If Tenant causes damage or invalidates the roof bond or warranty, Tenant shall repair any such damage at its sole cost and expense, and Tenant shall indemnify, defend and hold Landlord harmless for any such damage or roof bond or warranty invalidation. If Landlord consents to a roof cut, Tenant shall utilize Landlord's roofing contractor so that Landlord's roof bond or warranty will not be invalidated. If no such roof bond exists and Landlord consents to a roof cut, Tenant shall indemnify Landlord against all costs and expenses incurred in connection with any roof leaks caused, in the opinion of a qualified roofing expert acceptable to Landlord and Tenant, by such roof cut. The indemnification obligations in this Paragraph 3(c) will survive the termination of this Lease.

(c) Except as specifically permitted in Section 5, Tenant may not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might be considered hazardous by any responsible insurance company.

(d) Landlord shall, at its sole cost, expense and risk, maintain, repair and replace any and all pipes, ducts, wires, mains or conduits which do not serve the Premises exclusively, the system for drainage of water therefrom, the foundation, floor slab, the exterior walls, and the structural portion of the Premises, excluding all windows, window glass, plate glass and all doors of the Premises. Notwithstanding the foregoing, Tenant shall repair any damages to such items caused by Tenant, its employees, agents, contractors, or customers.

9. **Destruction of or Damage to Premises.** In the event of a partial destruction of the Premises during the term hereof, from any cause, Landlord shall forthwith repair the same, provided that such repairs can be made within sixty (60) days under existing governmental laws and regulations, but such partial destruction shall not terminate this Lease, except that Tenant shall be entitled to a proportionate reduction of rent while such repairs are being made, based upon the extent to which the making of such repairs shall interfere with the business of Tenant on the Premises. If such repairs cannot be made within said sixty (60) days, or in the event that the building in which the Premises is situated is destroyed to an extent of not less than one-third of the replacement costs thereof (including total destruction), Landlord, at his option, may make the same within a reasonable time, this Lease continuing in effect with the rent proportionately abated as aforesaid, and in the event that Landlord elects not to make such repairs, this Lease may be terminated at the option of either party. Notwithstanding the foregoing, if the Premises or any part thereof is damaged or destroyed by fire or any other casualty resulting from any act or negligence of Tenant or any of Tenant's agents, employees, or invitees, rent shall not be diminished or abated while such damages are under repair, and Tenant shall be responsible for the costs of repair not covered by insurance. By way of illustration and not limitation, if an individual multi-product dispense is damaged by a vehicle, (a) Landlord shall repair the damage; (b) Tenant will not receive any abatement of rent as such repairs will not materially interfere with its business; and (c) pursuant to Section 12 below, Tenant shall reimburse Landlord for any costs or expenses incurred by Landlord for such repair to the extent Landlord does not receive reimbursement from its insurance carrier (for example, Tenant will reimburse Landlord for any insurance deductible related to such repair). Notwithstanding anything to the contrary contained herein, if Landlord's lender requires the loan to be paid with the insurance proceeds, Landlord shall have no duty to repair the Premises.

10. **Indemnification of Landlord Against Loss or Damage to Premises.** For and during the Term, Tenant shall protect, indemnify, defend, and save harmless Landlord from and against all claims, demands, liability, losses, or costs, (a) whether from injury to persons or loss of life or damage to property occurring on or within the Premises and arising in any manner, directly or indirectly, out of the use and occupancy of the Premises by Tenant; or (b) to which Landlord may be subjected for or by reason of any person, firm, or corporation seeking to hold or holding Landlord liable or in any way responsible for the debts or obligations incurred in any manner in connection with the conduct and operation of the business conducted on the Premises. Tenant shall indemnify, defend and hold Landlord completely harmless from and against any and all liabilities, demands, suits, claims, losses, damages, fines, penalties, costs or judgments arising by reason of the injury or death of any person or damage to any property of any nature (including, but not limited to, those relating to or arising out of the violation of any federal, state or local environmental protection, health, or safety law, regulation, rule or ordinance), including all reasonable costs of investigation and defense thereof (including, but not limited to, attorneys' fees and court costs), arising out of or incidental to any acts or omissions of Tenant, its officers, employees, agents, representatives, contractors, subcontractors, licensees or invitees, related to (i) this Lease, (ii) Tenant's use or occupancy of, or operations on or connected with, the Premises, and (iii) Tenant's performance of its duties or

obligations under this Lease. Landlord will not be liable for any damage or injury to Tenant, or any other person, or to any property, occurring on the Premises or any part thereof.

11. Insurance. Tenant shall, at Tenant's sole cost and expense, maintain the following insurance during the Term:

(a) public liability insurance including bodily injury and property damage insuring Tenant and Landlord, which shall include, among other things, dramshop insurance covering liability from the sale of alcoholic beverages at the Premises (if alcoholic beverages are sold at the Premises), with minimum coverage as follows: \$1,000,000.00 LIABILITY INSURANCE COVERAGE;

(b) fire and extended coverage insurance upon property owned by Tenant, including, but limited to, furniture, alterations, additions and anything in the nature of leasehold improvements, in an amount equal to one hundred percent (100%) of the full replacement cost thereof, less any deductible.

(c) Worker's Compensation and Employer's Liability as prescribed by law in the state in which the Premises is located;

(d) Automobile Liability Insurance including non-owned and hired vehicle coverage with limits of liability of not less than \$250,000.00 per person per occurrence and \$250,000.00 per occurrence for property damage; and

(e) Landlord may require Tenant, and Tenant hereby agrees, to add any additional coverages and/or amounts of coverage as may be requested or demanded by Landlord or by its mortgagee, if any.

All insurance policies required to be carried hereunder shall name Landlord and any party designated by Landlord as named insureds, and shall be primary to any insurance carried by Landlord or any party designated by Landlord as named insureds. The insurance described above shall include the following other insurance amendment: "This insurance is primary insurance with respect to Landlord, and any other insurance maintained by Landlord shall be excess and not contributory in any manner with this insurance." Any and all insurance coverage maintained by Landlord shall be excess or secondary but noncontributing insurance (in neither a concurrent nor pro rata manner) to all insurance policies required to be maintained by Tenant in this Lease. All policies shall be effective on or prior to the date of this Lease and shall remain effective throughout the Term and any holdover or extension periods. Tenant agrees to provide evidence of payment of premiums, if requested by Landlord, duplicate copies of policies of the insurance required herein and certificates of insurance with respect to all required coverage have been delivered to Landlord prior to the Commencement Date and, and thirty (30) days prior to the expiration date of an existing policy of insurance. All policies of insurance shall include provisions waiving subrogation against Landlord and prohibiting cancellations or material changes to the policy until thirty (30) days written notice has been given to Landlord by the insurance company. All insurance shall be placed with a reputable insurance company acceptable to Landlord and licensed to do business in the state in which the Premises is located. Any deductibles or retentions applicable to any of the insurance required herein shall be payable solely by Tenant.

12. Compliance with Laws. Tenant, at its sole cost and expense, shall comply with all statutes, ordinances, requirements and governmental orders of all municipal, State and federal authorities now in force, or which may hereafter be in force, pertaining to the Premises, occasioned by or affecting the use thereof by Tenant, or which may be applicable because of any act or failure to act of Tenant

13. Condemnation. If the whole of the Center, or such portion thereof as will make the Premises unusable for the purposes herein leased, in Landlord's discretion, shall be condemned by any legally constituted authority for any public use or purpose, then in either of said events, the Term hereby

granted shall cease from the date when possession thereof is taken by public authorities, and rental shall be computed and paid as of said date. Such termination, however, shall be without prejudice to the rights of either Landlord or Tenant to recover compensation and damage caused by condemnation from the condemner. If a portion of the Center which will not make the Premises unusable for the purposes herein leased, in Landlord's discretion, is condemned by any legally constituted authority for any public use or purpose, this Lease will not terminate, and the Lease shall be automatically adjusted so as to exclude the portion condemned from the definition of Center as applicable. Tenant acknowledges and agrees that Tenant waives any and all rights in any award made by any condemnation authority as to the Premises notwithstanding the termination of the Lease as herein provided.

14. Assignment and Subletting. Landlord may assign its interest in this Lease or any interest hereunder at any time, and Landlord shall provide Tenant written notice of any such assignment. Tenant may not assign or sublet this Lease or any interest hereunder, or sublet Premises or any part thereof, or permit the use of the Premises by any party other than Tenant without the prior written consent of Landlord, at Landlord's sole discretion. Consent to any assignment or sublease shall not waive any of Landlord's rights under this paragraph or have the effect of releasing Tenant from any obligation under the Lease, and all later assignments or subleases shall be allowable only upon the proper written consent of Landlord. In addition, Landlord shall be paid an administration fee of \$500.00 for each assignment of this Lease. As used in this Lease, the term "assignment" includes any sale of 50% or more of the voting stock, member or partnership interests of Tenant, or any merger, consolidation or reorganization of Tenant (or any series of any such transactions), regardless of whether Tenant is the surviving entity in such merger, consolidation or reorganization.

15. Default. It is mutually agreed that the occurrence of any of the following is an event of default under this Lease:

- (a) Tenant fails to pay Rent, including additional rent, on the date due;
- (b) Tenant fails to perform any of the terms or provisions of this Lease other than the payment of Rent, including but not limited to those enumerated in paragraph 6 and Tenant fails to cure such event(s) of default within fifteen (15) days after written notice thereof (unless a different time period is specified or is considered an immediate breach in this Lease);
- (c) a petition for voluntary or involuntary bankruptcy or reorganization under the Bankruptcy Act is filed as to Tenant, or a receiver is appointed for Tenant's property, or, whether voluntarily or involuntarily, Tenant takes advantage of any debtor relief proceedings under any present or future law, whereby the Rent or any part thereof is, or is proposed to be, reduced or payment thereof deferred;
- (d) Tenant makes an assignment for the benefit of creditors, or Tenant's effects are levied upon or attached under process against Tenant;
- (e) If Tenant is an individual, Tenant (or any one Tenant) dies, or if Tenant is an entity, the death of a principal of Tenant;
- (f) Tenant violates or is in default of any other agreements between Landlord and Tenant;
- (g) The Premises is abandoned or vacated as set forth in this Lease (which shall be subject to the remedies set forth in such provision if a remedy is set forth therein);
- (h) Three (3) or more "Violations" (as defined below) occur in a six-month period;

(i) the business operated upon the property is debranded from the applicable petroleum brand as the result of the acts or omissions of Tenant; or

(j) if the Tenant is operating under a license of Landlord (or an affiliate of Landlord) pursuant to a management agreement or otherwise, and Tenant (including its employees or agents) causes a violation of the license for the Premises (such as selling alcohol or tobacco to a minor) (a "License Default").

In the event of a default, Landlord at its option may (i) terminate this Lease by written notice to Tenant whereupon this Lease shall terminate immediately and possession of the Premises shall immediately be returned to Landlord; (ii) not terminate this Lease and enter the Premises and take possession thereof and re-let the Premises or any portion thereof on such terms as Landlord deems appropriate. Any rent from any re-letting shall be applied to any indebtedness other than Rent owing to Landlord, second to Landlord's attorneys fees and brokerage fees and other expenses of exercising its rights, and third, to the Rent due. Tenant agrees to pay any deficiency within ten (10) days of demand by Landlord therefor; or (iii) pursue separately or concurrently, any and all other remedies allowed by law or in equity. If the Premises is located in Georgia, Tenant hereby waives its right to tender rent to Landlord under O.C.G.A. §44-7-52. Notwithstanding the foregoing, in addition to the remedies above, Landlord may also apply any amounts held by Landlord or any entity affiliated with Landlord to any amounts due to Supplier and/or apply any amounts held by Supplier or any entity affiliated with Supplier to any amounts due to Landlord.

Should any payment be more than ninety (90) days late, or should any event of default described herein under the terms of this Lease take place, or should any eviction be filed by Landlord, then the full amount remaining due under this contract shall be automatically accelerated and be immediately due and payable without further notice or demand from Landlord, and this shall include charges for all months remaining under the Lease even though the tenant is no longer in possession of the premises either due to abandonment or eviction. However, should the Landlord relet the premises (the Landlord not being under any duty to do so), then the Tenant shall receive credit against the amount owed by the Tenant for any rent paid to Landlord for said period remaining under the Lease. Should the Tenant pay delinquent rent up to date and said payment be accepted by Landlord, or otherwise cure any other default then the Landlord, at its sole option, may toll this provision and reinstate the Lease, though the Landlord is not required to do so.

Landlord or its attorney may give any notice provided in this paragraph. Upon Lease termination by Landlord, Tenant will at once surrender possession of the Premises to Landlord and remove all of Tenant's effects therefrom; and Landlord may forthwith re-enter the Premises and repossess itself thereof, and remove all persons and effects therefrom, using such force as may be necessary without being guilty of trespass, forcible entry, detainer, or other tort. If Tenant refuses to surrender possession immediately, Landlord may institute appropriate legal proceedings and Tenant agrees that Landlord may obtain injunctive relief for removal of Tenant, should Tenant's leasehold become subject to cancellation hereunder.

If the Premises is located in the State of Louisiana, then in the event it becomes necessary for Landlord to evict Tenant or cancel the Lease, Tenant hereby waives the five (5) day notice to vacate the leased Premises provided by Louisiana Code of Civil Procedure Article 4701, and consent to the immediate institution of eviction proceedings by Landlord in accordance with Chapter 2 of Title XI of the Louisiana Code of Civil Procedure.

It is expressly agreed that no termination of this Lease as the result of Tenant's default or breach shall have the effect of releasing Tenant from his obligation to pay the full Rent due for the entire period of the then existing Term (including any renewal thereof as provided in this Lease).

Notwithstanding anything to the contrary contained in this Lease, in addition to the other remedies of Landlord set forth above, in the case of a License Default, Tenant shall pay (i) Five Thousand and 00/100 Dollars (\$5,000.00) for the first License Default at the Premises, (ii) Ten Thousand and 00/100 Dollars (\$10,000.00) for the second License Default at the Premises, and (iii) Twenty Thousand and 00/100 Dollars (\$20,000.00) for the third and all future License Defaults at the Premises, as the damages which will accrue to Landlord will be difficult to calculate, and therefore, Tenant shall pay such amounts to Landlord as liquidated damages and not as a penalty. Landlord may collect these funds by transferring these amounts from credit card sales which are held by Supplier.

The following will each constitute a "Violation" under this Lease:

- (a) Tenant's failure to maintain landscaping in a good, clean, and healthy condition or failure to otherwise maintain such landscaping pursuant to our specifications;
- (b) Tenant's failure to maintain the paved areas of the Premises in a good, clean, safe, and free of debris condition;
- (c) Tenant's failure to keep the interior of the improvements located on the Premises (including, without limitation, the back of the store, and the restrooms) in a good, clean, working and safe condition. This will include, without limitation, wiping down fixtures, mopping floors, picking up trash routinely, and the removal of any graffiti and/or offensive language;
- (d) Tenant's failure to keep the electrical and utility areas on the Premises in a good, clean, working and safe condition and with full access to electrical and utility panels and components. This will include, without limitation, no stacked/stored boxes, merchandise or any equipment in the electrical room;
- (e) Tenant's failure to keep the store fully stocked with fresh, clean merchandise. Merchandise will be in first class condition, no flaws or abrasions and within sell-by date. All items will have price tags and no empty shelves;
- (f) Tenant's sale or display of weapons, pornographic or obscene materials, drug paraphernalia, banned, recalled or other items whose sale is prohibited by applicable law and any other prohibited or nonconforming merchandise (as identified from Landlord or Supplier from time to time);
- (g) Tenant's failure to effect fuel price changes on all exterior price signs at the Premises within thirty (30) minutes after instruction from Landlord or Supplier;
- (h) Tenant's failure to notify its area sales manager of any repairs needed for which Tenant is obligated no notify Landlord, within the timeframe required after discovery (or when it should have reasonably discovered) of the condition warranting such request;
- (i) Tenant's failure to provide courteous, honest, and appropriate service to its customers as shown by documented customer complaints;
- (j) Tenant's failure to correct a previous Violation at the time of the next inspection performed by Landlord;
- (k) Tenant's failure to maintain sufficient funds in the accounts provided to Landlord necessary to avoid items being returned marked 'NSF' or "Insufficient Funds"; or
- (l) Tenant's failure to accurately perform a motor fuel price survey within the timeframe required by 6 (16) in the Supply Agreement (as defined below).

Notwithstanding and without limiting any provision in this Lease, (A) upon the first Violation during any consecutive six month period, Landlord will issue a warning to Tenant, (B) upon the second and for each subsequent Violation during the six month period, Landlord may impose a fine not to exceed

\$500.00, and (C) upon the third and any subsequent Violation(s) during the six month period, an event of default will be deemed to have occurred and Landlord may impose a fine not to exceed \$1,000.00.

16. **Entry for Carding, etc.** Landlord may card Premises "For Rent" or "For Sale" sixty (60) days before termination of this Lease. Landlord may enter the Premises at reasonable hours to exhibit same to prospective purchasers or tenants and to make repairs required of Landlord under the terms hereof, to inspect, repair or upgrade the Premises, or to make repairs to Landlord's adjoining property, if any.

17. **Mortgagee's Rights.** This Lease is and shall be subordinated to all existing and future liens and encumbrances against the Center.

18. **No Estate in Land.** This Lease shall create the relationship of Landlord and Tenant between the parties hereto; no estate shall pass out of Landlord. Tenant's interest in the Premises is possessory only, and personal to Tenant, and is not subject to levy or sale, nor assignable by Tenant except by Landlord's consent.

19. **Holding Over.** If Tenant remains in possession of the Premises after expiration of the Term hereof, with or without Landlord's acquiescence and without any express agreement of the parties, Tenant shall be a Tenant at will at 150% the rental rate in effect at the end of the Lease. There shall be no renewal of this Lease by operation of law. If Tenant does not vacate the Premises immediately upon termination of this Lease the damages which will accrue to Landlord will be difficult to calculate, and therefore, Tenant shall pay to Landlord, as liquidated damages and not as a penalty, in addition to rent due as set forth herein, the sum of ten thousand dollars (\$10,000.00) which shall be paid to Landlord within seven (7) days after such termination.

20. **Attorney's Fees and Homestead.** If any Rent owing under this Lease is collected by or through an attorney at law, Tenant agrees to pay reasonable attorney's fees. If suit should be brought for recovery of the Premises, or because of any act which may arise out of the possession of the Premises, by either party, the prevailing party will be entitled to all costs incurred in connection with such action, including reasonable attorney's fees.

Tenant waives all homestead rights and exemptions, which it may have under any law against any obligations owing under this Lease. Tenant hereby assigns to Landlord its homestead and exemption.

21. **Security Deposit.** Tenant is depositing Twenty-five Thousand and 00/100 Dollars (\$25,000.00), ("Security Deposit") which shall be held by Landlord or Supplier, at Landlord's option, and Landlord may fund portions of the Security Deposit to Supplier to remedy defaults under the Supply Agreement and Supplier may fund portions of the Security Deposit to Landlord to remedy defaults under the Lease. The Security Deposit is being held to ensure the performance of Tenant's obligations under this Lease, including without limitation the surrender of possession of the Premises to Landlord as herein provided. It is acknowledged and agreed that Landlord is not establishing a separate account for such security deposit and such deposit may be commingled with other monies of Landlord. Further, Tenant shall not be entitled to interest, if any, on the security deposit. In the event any default shall be made in the performance of any of the covenants on the part of Tenant with respect to any item or matter, Landlord shall have the right, but shall not be obligated, to apply said security deposit to the curing of such default.

Any such application by Landlord shall not be a defense to any action by Landlord arising out of said default and shall be in addition to any other remedies available to Landlord as may be provided by law or this Lease; and, on demand, Tenant shall restore said security deposit to the full amount set forth above.

On the expiration, or earlier termination, of this Lease, or any extension or renewal thereof, provided Tenant has paid all of the Rent herein called for and fully performed all of the other provisions of this Lease to be performed on its part, the Landlord will return to the Tenant any then remaining balance of said security deposit.

22. Service of Notice. Tenant hereby appoints as his agent to receive service of all dispossession or distraint proceedings and notices hereunder, and all notices required under this Lease, the person in charge of the Premises at the time, or occupying said Premises. All notices shall be given via personal delivery or sent via U.S. Mail, certified mail, return receipt requested postage prepaid to the Premises, in which case such notice shall be deemed given at the time of deposit in the mail; provided, however, the parties agree that Landlord may deliver notices by email or docusign to the email address set forth below Tenant's signature. If no person is in charge of occupying said Premises, then attaching the same on the main entrance to the Premises may make such service or notice.

23. No Waiver of Rights. All rights, powers, and privileges conferred hereunder upon parties hereto shall be cumulative, including those rights given by law. No failure of Landlord to exercise any power given Landlord hereunder, or to insist upon strict compliance by Tenant with its obligation hereunder, and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of Landlord's right to demand exact compliance with the terms hereof.

24. Liens. (a) If, because of any act or omission of Tenant, any mechanic's or other lien shall be filed against the Premises or upon the Center or against Landlord with respect to the Premises, Tenant shall, at its expense, within thirty (30) days after receipt of notice of the filing thereof, cause the same to be canceled and discharged of record or furnish Landlord with a surety bond issued by a surety company, protecting Landlord from any loss resulting from nonpayment of such lien claim, and further, shall indemnify and save harmless Landlord from and against any and all cost, expenses, claims, losses or damages, including without limitation reasonable attorneys' fees, resulting by reason of such filing. The provisions of this Paragraph will survive the termination of this Lease.

(b) Landlord shall have at all times a valid lien and right of setoff for all sums of money becoming due hereunder from Tenant, upon all goods, wares, equipment, fixtures, furniture, signs, accounts and proceeds, other tangible property and other personal property of Tenant situated on the Premises, and, except in the ordinary course of Tenant's business, such property shall not be removed therefrom without the consent of Landlord until all sums of money then due to Landlord hereunder shall first have been paid and discharged. Tenant hereby agrees to execute any and all documents as are necessary for or requested by Landlord to establish or perfect any lien rights in favor of Landlord or any lender of Landlord. Upon the occurrence of an event of default by Tenant, Landlord may, in addition to any other remedies provided herein or by law enter upon the Premises and take possession of any and all goods, wares, equipment, fixtures, furniture, signs, other tangible property and other personal property of Tenant situated on the Premises without liability for trespass or conversion, and sell the same with or without notice at public or private sale, with or without having such property at the sale at which Landlord or its assigns may purchase, and apply the proceeds thereof, less any and all expenses connected with the taking of possession and sale of the property, as a credit against any sums due by Tenant to Landlord. Any surplus shall be paid to Tenant and Tenant agrees to pay any deficiency forthwith. Alternatively, the lien hereby granted may be foreclosed in the manner and form provided by law for foreclosure of chattel mortgages or in any other form provided by law as may be required by the Uniform Commercial Code of the State wherein the Premises is located in order to preserve the priority of the lien created by this Section. The express contractual lien hereby granted is in addition and supplementary to any other lien available to Landlord, including but not limited to, any statutory lien.

25. **Brokers.** Landlord agrees to pay a commission to _____ N/A _____ ("Broker") pursuant to the terms of a separate commission agreement. Landlord and Tenant each represent and warrant to the other that each party has had no dealings with any real estate broker or agent in connection with the negotiation of this Lease, except Broker, and that it knows of no other real estate broker or agent who is or might be entitled to a commission in connection with this Lease. Landlord and Tenant each agree to indemnify, defend and hold the other harmless from all costs and liabilities, including without limitation reasonably attorneys' fees and costs, arising out of or in connection with claims made by any other broker or individual who alleges that it is entitled to a commission or fees with regard to this Lease as a result of dealings it had with the indemnifying party. Scott A Moon is a licensed Real Estate Agent in the State of Georgia.

26. **IF, AS A CONSEQUENCE OF A DEFAULT BY LANDLORD UNDER THIS LEASE, TENANT RECOVERS A MONEY JUDGMENT AGAINST LANDLORD, SUCH JUDGMENT MAY BE SATISFIED ONLY OUT OF THE PROCEEDS RECEIVED UPON EXECUTION OF SUCH JUDGMENT AND LEVIED THEREON AGAINST THE RIGHT, TITLE AND INTEREST OF LANDLORD IN THE CENTER AND THE PROPERTY UPON WHICH THE CENTER IS LOCATED AND OUT OF THE RENT OR OTHER INCOME FROM SUCH PROPERTY OR OUT OF CONSIDERATION RECEIVED BY LANDLORD FROM THE SALE OR OTHER DISPOSITION OF ALL OR ANY PART OF LANDLORD'S RIGHT, TITLE OR INTEREST IN THE CENTER AND THE PROPERTY UPON WHICH THE CENTER IS LOCATED, AND LANDLORD WILL NOT BE LIABLE FOR ANY DEFICIENCY.**

27. **Confidentiality:** The terms and conditions of this Lease are confidential and shall not be disclosed by Tenant to any third party without the prior written consent of Landlord, and no public statements or announcements shall be issued by the Tenant relating to this Lease without the prior written consent of Landlord, provided that nothing herein shall prevent either party from supplying such information or making such statements or disclosures relating to this Lease before any competent governmental authority, court or agency, or as such party may consider necessary in order to satisfy its obligations under applicable laws, regulations or generally accepted accounting principles, including, without limitation, statements or disclosures to such party's attorneys, accountants or other professional advisors; provided that such party shall send notices of any such statements or disclosures to the other party as soon as possible.

28. **Legality of Agreement.** In the event any portion or portions of this Lease are declared unconstitutional, illegal, void, or of no force and effect, the balance of this Lease shall remain in full force and effect and enforceable as a binding contract. No provision of this Agreement shall be construed against any party hereto by reason of such party being deemed to have drafted or structured such provisions.

29. **Time is of Essence.** Time is of the essence of this agreement.

30. **Terms Inclusive.** This Lease contains the entire agreement between the parties hereto and no representations, inducements, promises, or agreements, oral or otherwise, between the parties, not embodied herein, are of any force or effect. "Landlord" as used in this Lease includes Landlord, its assigns, and successors. "Tenant" includes Tenant, his heirs, its assigns, successors and representatives, and if this Lease shall be validly assigned or sublet, shall include also Tenant's assignees or sub-lessees, as to such assignment or sublease. "Landlord" and "Tenant" include male and female, singular and plural, and shall also include any corporation, partnership, other entity or individual as may fit the particular parties.

31. Special Stipulations. Insofar as the following stipulations conflict with any of the foregoing provisions, the following shall control:

- (a) Landlord (and its assigns) retains the exclusive right for the entire Term (including any renewal thereof as provided in this Lease) to install, operate, and maintain payphones, ATMs, bitcoin machines, bill pay machines, electric vehicle charging stations, Air/Vac machines and other Third Party Equipment upon the Center. Tenant acknowledges this exclusive right and agrees that it will not allow any similar or competing product or service to be installed or placed thereon.
- (b) Landlord reserves the right to install billboards, cell towers and make additions or deletions to the improvements on the Property outside of the building. Landlord reserves the right to grant easements, rights-of-ways, licenses and other encumbrances affecting the Center.
- (c) If the Lease incorrectly describes the Premises that the parties intended the Tenant to lease, Landlord has the unilateral right to amend the Lease and must send Tenant a copy of such amendment within ten (10) days of signing.
- (d) At any time after the date hereof, Landlord may terminate this Agreement for any reason or no reason by giving Tenant at least sixty (60) days prior written notice. This termination right is absolute and complete and may not be waived or modified except in writing. No oral representation, delineated reliance, custom or behavior by anyone, including Landlord's representatives, shall in any way modify, alter, terminate or otherwise change this absolute right of termination. If Landlord exercises its right of termination, Landlord shall not be liable to Tenant for any compensation or damages under this Agreement.
- (e) During the term of this Agreement, and for a period of one (1) year after its termination or expiration, within a three (3) mile radius of the Premises, Tenant, shall not, directly or indirectly or in any way whatsoever, engage, as principal, agent, employee, consultant, trustee, active or passive investor, or through any corporation, partnership, association or other entity or individual in any business, activity or enterprise which in any way offers retail sales of products or merchandise similar to that sold at the Premises, or that otherwise competes with the business operated on the Premises.
- (f) Tenant's rights hereunder are expressly conditioned upon Tenant entering into a fuel services agreement or supply agreement, as applicable, with **EXCELL PETROLEUM, LLC** ("Supplier") or such other supplier designated by Landlord from time to time (the "Supply Agreement") for the exclusive supply of petroleum products to the Premises for the Term (including any renewal thereof as provided in this Lease). Any violation or termination by Tenant/customer of the Supply Agreement shall also be an event of default hereunder.
- (g) Landlord or its affiliate, at Landlord's sole discretion, may enter into a franchise agreement (the "Franchise Agreement"). Tenant shall be responsible for reimbursing Landlord for any amounts required by the Franchise Agreement including, but in no way limited to, the monthly royalty fee (currently 3.5%), technology fee, advertising/marketing fee, franchise transfer fee and any other fees that may be required, such reimbursement to be billed to Tenant and collected in the same manner as rent. Tenant is required to purchase and maintain any software licenses or computer systems required by Franchisor and would be required to pay for all fees and maintenance required to maintain any such software licenses or computer systems. Any default under the Franchise Agreement (as may be amended from time to time) caused by Tenant, its employees, customers or contractors, will be a default of this Lease. Any costs or payments associated with the installing of furniture, fixtures, equipment, or machinery by the Landlord or Franchisor will be the sole responsibility of Tenant.

(h) Tenant agrees not to enter into any contracts affecting the Premises which have a term of longer than the term of this Lease.

(i) Tenant may not enter into any contracts affecting the Premises without the prior written consent of Landlord, which may be withheld in Landlord's sole discretion. Landlord's review of such contract is solely for confirming compliance with this Lease, and Tenant shall not rely on Landlord's review for any purpose. Tenant shall provide reports of all revenue and profit derived from all sales at the Premises (including sales and services provided through any third-party vendors) broken out by revenue source on a monthly basis as follows: Within five (5) days after the end of each month, Tenant shall deliver to Landlord at consignment@majorsmgmt.com for the preceding month such reports in form and content satisfactory to Landlord. If the form and content is not satisfactory to Landlord, Landlord may advise Tenant of the changes needed, and Tenant shall submit the revised information to Landlord within two (2) business days after receipt of such requested revisions. Landlord may audit Tenant's records at any time to obtain or confirm such information.

32. Landlord Representations and Warranties. Landlord should represent warrant to the Tenant, as follows:

(a) Landlord is a limited liability company duly organized, validly existing and in good standing under the laws of the State of Georgia and authorized to conduct business within the state in which the Premises is located and has full power and authority to own and/or lease the Premises.

(b) This Lease and the other agreements contemplated hereby to be executed by Landlord have been duly executed and delivered by Landlord or will be duly executed and delivered by Landlord, and constitute or, when executed, will constitute a valid and binding obligation of Landlord enforceable in accordance with their respective terms, subject to the effect of applicable bankruptcy, insolvency, reorganization, moratorium or similar laws affecting the right of creditors or by general equitable principles. Neither the execution and delivery of this Lease by Landlord nor the consummation by Landlord of the transactions contemplated hereby does or would after the giving of notice or the lapse of time or both, (i) conflict with, result in a breach of, constitute a default under, or violate the Articles of Incorporation or the Bylaws of Landlord, (ii) conflict with, result in a breach of, constitute a default under, or violate any legal rule, except for conflicts, breaches, defaults or violations which individually or in the aggregate would not have a material adverse effect on Landlord; (iii) conflict with, result in a breach of, constitute a default under, result in the acceleration of, create in any party the right to accelerate, terminate, amend, modify, cancel or refuse to perform under, or require any notice under any agreement, contract, commitment, license, lease, instrument or other arrangement, including any express or implied warranty, to which Landlord is a party or by which any of them is bound and to which any of the purchased assets is subject; or (iv) result in the creation of, or give any party the right to create, any Lien or other rights or adverse interests upon the purchased assets.

33. Additional Provisions.

33.1. Without limiting the other terms and conditions of this Lease, Tenant specifically acknowledges and further agrees that: (a) there are inherent risks in the operation of a business at the Premises and Tenant is willing and able to bear such risks, including, without limitations the loss of any investment in the Premises or such business upon termination of this Lease; (b) upon termination of this Lease for any reason, Landlord shall have the right to use the Premises as it deems appropriate, including, but not limited to, selling the Premises, operating a gas station or convenience store upon the Premises, converting the Premises to any other use Landlord deems appropriate or leasing the Premises to a new

lessee; (c) Landlord has no obligation to lease the Premises to any new lessee, whether or not prospective lessee is willing to purchase Tenant's inventory, trade fixtures, or equipment; (d) any improvements, fixtures or equipment which are not or cannot be removed in accordance with the provisions of the Lease shall become the sole and entire property of Landlord upon termination of this Lease; (e) any improvements, fixtures or equipment which are not removed prior to termination of this Lease shall become the sole and entire property of Landlord; (f) Landlord has no obligation to reimburse Tenant for any losses which Tenant might suffer in the operation of Tenant's business at the Premises or due to the termination of this Lease; (g) Tenant has no option, first right of refusal, or any other right of any nature to purchase the Premises; (h) Landlord has no obligation to purchase any of Tenant's inventory, equipment or trade fixtures, or to reimburse Tenant for any sums invested by Tenant to improve the Premises or the business operated by Tenant on the Premises; and (i) upon termination or expiration of this Lease, Landlord shall not be liable to Tenant for any compensation or damages of any kind. Tenant agrees that in the event an ambiguity or question of intent or interpretation arises, this Lease shall be construed as if drafted jointly by the parties and no presumption or burden of proof shall arise favoring or disfavoring any party by virtue of the authorship of any of the provisions of this Lease.

33.2. USA Patriot Act. Tenant represents to Landlord that, (i) neither Tenant nor any person or entity that directly owns a 10% or greater equity interest in it nor any of its officers, directors or managing members is a person or entity (each, a "Prohibited Person") with whom U.S. persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control ("OFAC") of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List) or under Executive Order 13224 (the "Executive Order") signed on September 24, 2001, and entitled "Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism"), or other governmental action, (ii) that Tenant's activities do not violate the International Money Laundering Abatement and Financial Anti-Terrorism Act of 2001 or the regulations or orders promulgated thereunder (as amended from time to time, the "Money Laundering Act"), and (iii) that throughout the term of this Lease, Tenant shall comply with the Executive Order and with the Money Laundering Act.

33.3 Third Party Beneficiaries. This Lease is personal to Tenant and is intended for the sole use and benefit of Landlord and Tenant. Nothing contained herein shall be deemed, interpreted, or construed to create, or express any intent to create, third party beneficiary rights in favor of any person or entity, except for any indemnified party (or other person entitled to be indemnified pursuant to this Lease), and Landlord and Tenant specifically state and agree that no such intent exists.

33.4 Estoppels and Subordination Agreements. Within five (5) days of a request from Landlord, Tenant will execute and deliver to Landlord (or its designee), (1) a written instrument (a) certifying that this Lease has not been modified and is in full force and effect, or if there has been a modification, that this Lease is in full force and effect as modified and identifying the modification, (b) certifying the dates to which rent and other sums due from Tenant under this Lease have been paid, (c) stating whether, to the best knowledge of Tenant, Landlord is in default or breach of this Lease, and if so, the grounds of such default or breach, (d) stating the commencement date of this Lease, and (e) any other items reasonably requested by Landlord; and (2) such subordination, non-disturbance and attornment agreements required by Landlord's lender.

33.5 Correspondence. Tenant shall forward to Landlord within twenty-four (24) hours of receipt thereof, a copy of any and all correspondence, notices, lawsuits, citations, summons, liens, instruments or

other writings of any nature delivered or mailed to Tenant, Landlord or the Premises with respect to any lien, claim or demand against the Tenant, Landlord or the Premises, or in any way related to the condition of the Premises, the use or occupancy of the Premises, or with respect to zoning, taxes, applicable laws and regulations or condemnation.

33.6 Billboards. Notwithstanding anything to the contrary contained in this Lease, Landlord, in its sole and absolute discretion, will have the right to contract for one or more off-site billboards or signs advertising the operations conducted on the Premises (a "Billboard"). Should Landlord terminate use of one or more of these Billboards, or change use such that the new use does not affect or benefit the Premises in any way, which in either case, Landlord may do so at any time in its sole and absolute discretion without Tenant's consent. There will be no increase or reduction in Rent resulting from the addition or deletion of any Billboard, provided further that nothing contained in this Lease will require Landlord to obtain any Billboards.

34. **Cross-Default.** A default by Tenant under this Lease will constitute a default under all other agreements between Tenant (or any entity affiliated with Tenant) ("Tenant Parties") and Landlord (or any entity controlled by or under common control with any principal of Landlord) ("Landlord Parties"), and a default under any other agreement between any Tenant Parties and Landlord Parties shall be a default under this Lease.

35. **Governing Law; Venue.** This Lease is delivered in the State of Georgia and shall be construed according to the laws of the State of Georgia. This Lease shall inure to the benefit of and be enforceable by Landlord and its successors and assigns, as holder and owner of the Lease, and shall be enforceable against and binding upon Tenant and Tenant's heirs, representatives, successors and assigns. Venue on any suit, action or proceeding to enforce this Lease will be proper only in the appropriate state court of Georgia sitting in Gwinnett County, Georgia. Each party hereby: (a) irrevocably submits to the personal jurisdiction of the appropriate state court in Gwinnett County, Georgia, as well as the jurisdiction of all courts to which an appeal may be taken from such courts, in any suit, action or proceeding arising out of or relating to this Lease or any facts and circumstances leading to its execution or performance; (b) agrees that all claims in respect of such suit, action or proceeding must be brought, heard and determined exclusively in such courts; (c) agrees that it will not attempt to deny or defeat such personal jurisdiction by motion or other request for leave from such courts; (d) agrees not to bring any suit, action or proceeding arising out of or relating to this Lease in any other court; (e) waives any objection that venue is improper; and (f) waives any defense of inconvenient forum to the maintenance of any suit, action or proceeding so brought. Nothing shall prevent Landlord from bringing a dispossession or eviction proceeding in the appropriate court in the state and county in which the Premises is located.

Initial: ^{DS}
 For Tenant

^{DS}
 For Landlord

Initial: ^{DS}
 For Tenant

36. **Severability.** If any provision of this Lease is held to be invalid, void, or unenforceable, the remaining provisions hereof will not be affected or impaired, and such remaining provisions shall remain in full force and effect.

37. **Recording.** Tenant agrees that Tenant will not record this Lease nor any Memorandum of Lease.

38. **Expiration of the Term.** All of Tenant's personal property, and all furnishings, movable trade fixtures and equipment which are not permanently attached to the Premises shall be deemed the property of Tenant, and upon the expiration or earlier termination of this Lease, Tenant may, or if Landlord requires, shall, remove such items so installed in the Premises, and Tenant shall, prior to the expiration or earlier termination of this Lease, repair any damage caused by such removal. If Landlord requires Tenant to remove its furnishings, movable trade fixtures or equipment, and Tenant fails to do so, Landlord may remove such items, and Tenant shall reimburse Landlord for all costs related to such removal. All point of sale systems, upgrades or replacements to existing equipment, and all alterations, additions or improvements that are permanently attached to the Premises, including without limitation air conditioning and heating equipment, shall become the property of Landlord at the expiration or earlier termination of this Lease and Tenant shall not be obligated to remove the same or restore the Premises to its original condition. Upon the expiration or earlier termination of this Lease, Tenant shall deliver the Premises to Landlord broom clean and in good repair and condition, reasonable wear and tear excepted. If Tenant leaves any personal property in the Premises after the expiration or earlier termination of this Lease, at the option of Landlord, such property shall become the property of Landlord. Tenant shall clean all windows and plate glass, including the removal of any stickers, signs or other decorations on such glass.

39. **Non-Delivery of Possession.** In the event Landlord cannot deliver possession of the Premises to Tenant upon the Commencement Date, through no fault of Landlord or its agents, Landlord and its agents shall have no liability under this Lease due to failure to deliver the Premises. In such event, rent due shall be reduced on a pro-rata basis with Tenant responsible for payment of rent beginning on the date the Premises are made available for delivery. Landlord or its agents will have thirty (30) days in which to make the Premises available for possession. At such time as the Premises becomes available, Tenant agrees to accept the Premises and pay rent as agreed upon in the Lease. In the event Landlord is unable to deliver possession of the Premises to Tenant within thirty (30) days after the Commencement Date, this Lease will automatically terminate and all money paid by Tenant to Landlord shall be refunded to Tenant.

40. **Environmental.** Tenant shall comply with all environmental laws, rules and regulations pertaining to the operation of the business on the Premises including all of the requirements pertaining to underground storage tanks. Tenant represents that it is familiar with and knowledgeable about the operation of the Motor Fuels Property and the hazards associated therewith. Tenant is aware of the location and method of operation of the outside emergency cut-off switch and the cashier emergency cut-off switch and will insure that all of its employees or other operators have been trained with respect to operation of the Motor Fuels Property including emergency cut-off switches. Landlord may engage a company to perform all environmental compliance work and testing on Tenant's behalf and at Landlord's expense, or Landlord may perform such work. Tenant shall allow access to the Premises for all such work and testing. Further, without limiting the foregoing, Tenant agrees to the following:

(a) Tenant is involved in the sale of petroleum products upon the Premises. Tenant understands and acknowledges that the leakage of petroleum products from underground tanks and/or other petroleum dispensing equipment is a concern for which Tenant accepts responsibility as the operator of a retail facility. Tenant must take diligent and continual cautions to discover and stop any such leakage through adequate inventory control.

(b) Tenant agrees to notify promptly Landlord of any release or unexplained loss of products. Tenant shall confirm in writing to Landlord any such oral notification within twenty-four (24) hours.

(c) Tenant agrees to retain inventory control compliance records for all underground tanks for a minimum of three (3) years and to make such records available to Landlord for inspection and copying during normal business hours. In no event shall Tenant destroy such inventory control compliance records without making them available to Landlord.

(d) Tenant agrees to inspect the petroleum product storage and handling facility, and surrounding areas at least once a week for indications of possible leakage. This inspection should include, but is not limited to, careful visual review of the following areas: (1) around and under product dispensers; (2) inside remote pump access boxes; (3) inside product full boxes; and (4) low areas, such as pumps, hillsides or culverts. Any indication of leakage (actual product or odors thereof) should be reported promptly as stated above.

(e) Tenant agrees to conduct, at a minimum, a daily inspection of hoses, certified equipment, breakaways, valves, seals, vapor recovery systems, underground storage tanks and other equipment to ensure Stage II Recovery compliance and shall be solely liable for any non-compliance not immediately reported in writing to Landlord or not otherwise corrected. Tenant shall immediately shut down the Motor Fuels Property if continued operation would be dangerous or unsafe.

(f) Tenant agrees to indemnify, defend, and hold Landlord harmless from all clean-up costs, personal injury, death or property damage claims, and fines or penalties which arise out of or are related to the leakage of petroleum products during the Term of the Lease as the result of any acts or omissions of Tenant, its agents, employees, invitees, or affiliates. Further, at Landlord's election, to the extent such Tenant agrees to participate in the applicable states' Underground Storage Tank Trust Fund and take all actions necessary to maintain eligibility thereunder. Tenant shall be liable for the deductible under such applicable states' Trust Fund, should a release occur. If the Premises is in the State of Texas, then Tenant agrees to comply with the Texas Commission on Environmental Quality's Financial Assurance requirements pertaining to the petroleum underground storage tanks, Tenant shall provide proof of compliance upon Landlord's demand.

{SIGNATURES ON FOLLOWING PAGE}

WITNESS our hands and seals as of the date first written above.

LANDLORD:
**CENTRAL GEORGIA COMMERCIAL
PROPERTIES, LLC**

DocuSigned by:
Scott A. Moon (seal)
By: _____
Name: Scott A. Moon
Title: Manager

TENANT:
FIVE STAR MART, LLC

DocuSigned by:
Mike Meinke (seal)
By: _____
Name: Mike Meinke
Title: Manager
Email: mike@fivestarmart.us

DocuSigned by:
Mike Meinke (seal)
By: _____
Name: Mike Meinke
Title: Manager
Email: mike@fivestarmart.us

EXHIBIT "A"

LEGAL DESCRIPTION

AS SURVEYED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 81 OF THE 4th LAND DISTRICT OF BIBB COUNTY, GEORGIA, CONTAINING 1.391 ACRES.

COMMENCING AT POINT AT THE CENTERLINE INTERSECTIONS OF EISENHOWER PARKWAY AND HARRISON ROAD, SAID POINT HAVING A NORTHING OF 1022814.4134 AND AN EASTING OF 2432917.3314 THENCE BEARING N 44-07-18 W A DISTANCE OF 180.69' TO AN IRON PIN FOUND, SAID POINT BEING THE POINT OF BEGINNING; THENCE A BEARING OF N 65-25-00 E A DISTANCE OF 175.00' TO AN IRON PIN FOUND; THENCE BEARING N 33-09-04 W A DISTANCE OF 200.00' TO AN IRON PIN FOUND; THENCE BEARING N 33-06-26 W A DISTANCE OF 150.00' TO AN IRON PIN FOUND; THENCE BEARING N 65-25-00 E A DISTANCE OF 175.00' TO AN IRON PIN FOUND; THENCE BEARING S 33-06-26 E A DISTANCE OF 150.00' TO AN IRON PIN FOUND; THENCE BEARING S 33-09-45 W A DISTANCE OF 200.00' TO THE POINT OF BEGINNING.

Agent Certification

The undersigned certify that the information contained in this application and accompanying documentation is true and correct, and that the Agent named herein has directorial authority over the operations of the business to be licensed. The undersigned further agree to abide by, observe, and conduct the licensed business according to all county ordinances and state laws and regulations in respect thereof, and understand that the Agent named herein may be held personally responsible for violations of County Alcohol Code committed by others at the Agent's direction, or with the Agent's knowledge.

Agent's Signature: Michael Meinke Date: 6-15-21

Business Name: HARRISON MADATHON

I hereby certify that Michael Meinke (Agent) signed his/her name to the forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This 17th day of July, 2021

Maranda S. Wilson
Notary Public

3-3-27
My Commission Expires



Ownership/Individual Certification

I certify that the information disclosed in this application is true and correct, and I agree to abide by, observe, and conduct business according to the rules and regulations prescribed by Macon-Bibb County, the acts of the Georgia General Assembly, and the State Department of Revenue.

Individual/Owner's Signature: _____ Date: _____
(If different from Agent)

Title: _____

Business Name: _____

I hereby certify that _____ (Applicant) signed his/her name to the forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This _____ day of _____, 20____

Notary Public

My Commission Expires

PACKAGE TO GO BUSINESS TYPE IDENTIFICATION FORM
--

Business Name:

HARRISON MARATHON

Business Address:

593 HARRISON RD MACON GA 38531206

Instructions:

This form must be completed for each new license or renewal license application for locations selling beer or wine or both, but not distilled spirits, by the package to go.

If you are not selling alcohol by the package to go, or if you are selling distilled spirits by the package to go, simply check the last box on this form for "Exempt" and sign at the bottom.

If you are selling alcohol by the package to go, please read the definitions below and check the box next to the definition which best matches how the business is currently operated or expected to operate under this license. Any intentional failure to identify or misrepresentation on this form may be grounds for denial or revocation of any license issued to you.

Definitions:

- ☐ **Drugstore:** a retail store that provides assorted items including medical or healthcare supplies, that may also provide other items or services such as over-the-counter drugs; processed food and drink items; beauty products; small toys; or photo processing services; and that is licensed by the Georgia State Board of Pharmacy to operate a pharmacy.
- ☐ **Food Mart:** a retail store licensed by the Georgia Commissioner of Agriculture as a food sales establishment, which has a total retail floor space of less than 10,000 square feet, of which at least 85 percent is reserved for the sale of food and other nonalcoholic items, and which regularly sells, at a minimum and among other products the following items: at least four pounds each of five different types of fresh fruits or vegetables; four pounds of fresh, raw beef, chicken, or pork; four dozen fresh chicken eggs; four pounds of bread; and four gallons fresh cow's milk. Food Marts shall be required to maintain a food scale certified by the Georgia Department of Agriculture for the purpose of verifying compliance with this definition. Food Marts shall purchase food items for resale from lawful fresh food wholesalers, and shall be required to produce invoices reflecting the sources of food products sold upon demand by County officials. If an insufficient quantity of an item is present in the Food Mart, Macon-Bibb County may consider receipts or other evidence to determine whether a sufficient good faith effort was made to comply with the minimum item quantity requirements. The term "Food Mart" does not include Drugstores, Gas Stations, Grocery Stores, Small Box Discount Stores, Specialty Stores, or Vice Marts; provided that a Food Mart may or may not be licensed by the Georgia State Board of Pharmacy to operate a pharmacy.
- ☒ **Gas Station:** a Vice Mart that is also licensed by the Georgia Safety Fire Commissioner for the storage and sale of liquefied petroleum gas and that actually regularly sells liquefied petroleum gas.
- ☐ **Grocery Store:** a retail store licensed by the Georgia Commissioner of Agriculture as a food sales establishment, which has a total retail floor space of at least 10,000 square feet, of which at least 85 percent is reserved for the sale of food and other nonalcoholic items, and which sells, at a minimum and among other products at least ten different types of fresh fruits or vegetables; fresh, raw beef, chicken, or pork; fresh chicken eggs; bread; and fresh cow's milk. A Grocery Store may or may not be licensed by the Georgia State Board of Pharmacy to operate a pharmacy.

- ☐ **Small Box Discount Store:** a retail store that provides assorted, inexpensive items that are continuously offered at a discounted price that is usually under \$10 per item. These stores are commonly referred to by names such as "dollar stores," "99 cent stores," "five dollar stores," "discount stores," or "variety stores." Products sold typically include processed food and drink items, personal hygiene products, office supplies and decorations. Retail floor space is typically less than 15,000 square feet.
- ☐ **Specialty Store:** a retail store that derives at least 50% of its annual gross sales from the sale of certain specialized classes or types of food or beverage products, or related accessories or non-food items. Such products are typically of a superior quality or more limited market availability than those general products commonly found in Grocery Stores. This includes brewpubs, malt beverage taprooms, and cocktail rooms. Other examples of Specialty Stores include, without limitation: (a) imported or luxury products; (b) products associated with a particular culture, global region, cuisine, or nationality; (c) products conforming to or supporting the dietary requirements of any sincerely held religious practice or belief; (d) restaurants; (e) organic, vegan, or natural products; (f) meats (e.g., butcher shops, delis, or seafood markets); (g) cheese or dairy products; (h) oils, seasonings, or spices; (i) growers, craft beers, or wine; (j) breads or baked goods; (k) cigars; (l) honey or beeswax products; (m) products grown or produced within the State of Georgia or any particular location therein; or (n) any similarly specialized products or classes of products.
- ☒ **Vice Mart:** a retail store that provides assorted, inexpensive items for neighborhood residents or travelers, such as processed shelf-stable or refrigerated food and drink items; fountain and brewed drinks; handheld prepared food items; automotive items; tobacco products; family planning products; lottery products; gifts; over-the-counter medications; or similar items. Stores are typically designed for expediency – with customers typically buying few items per transaction and spending only a short time in the store. Retail floor space is typically less than 10,000 square feet.
- ☐ **Other Small Box Retail Store:** a retail store that meets each of the following criteria:
1. the store has a total retail floor space of less than 15,000 square feet; 2. the store does not meet the definition of Drug Store, Food Mart, Gas Station, Grocery Store, Small Box Discount Store, Specialty Store, or Vice Mart; and 3. the store is not licensed or applying for a license for the sale of distilled spirits by the package to go.
- ☐ **Other/None of the Above/Distilled Spirits/Exempt:** Check this box if none of the above definitions apply to your store, or if you are not licensed or applying for a license to sell only beer or wine or both by the package to go.

Michael Monte
Applicant/Agent Signature

6-15-24
Date

thereof; standing outside of the establishment but within fifty feet of any entrance to said establishment; making any purchase from a fixed point of sale within said establishment; or standing within any dance floor or similar area designated within said establishment.

3. A digital security camera system shall be deemed to be "of sufficient quality" of and only if each camera required under this Section meets the following criteria:
 - It is capable of producing an image with a 1080p High Definition (1920 x 1080 pixels) resolution or greater at a minimum frame rate of 15 frames per second;
 - It is maintained in a state of being free of dust or debris that would interfere with the quality of the image being produced; and
 - It is capable of operating in the actual interior or exterior lighting conditions that are present during all operations and times of operation for the establishment, and of producing a clear image of the face and clothing of the persons described in this Section in all such lighting conditions.
4. Such cameras meeting the requirements of this Section must be capable of producing a retrievable image on film, tape, or other suitable digital format that can be made a permanent record and that can be enlarged through projection or other means. Cameras meeting the requirements of this Section shall be maintained in proper working order at all times and shall be subject to periodic inspection by the Sheriff.
5. Establishments required under this Section to install security cameras shall maintain all video images captured thereby for a period of at least thirty days from the date of image capture.
6. The failure to have or maintain security cameras in good working condition, with sufficient backup storage as to permit the retrieval of images as required by this Section shall be a violation of this Section and shall be punishable in accordance with the general provisions of Section 1-6 of this Code, as well as by any adverse action against the alcohol licensure of such business, up to and including the revocation or denial of all existing alcohol licenses held by such licensee.

Business Name: HARRISON MARATHON

Business Address: 5013 HARRISON RD MACON GA 31206

I hereby certify that on this date, I have inspected the security camera and image retrieval system located at the above business and found it to be in compliance with the requirements of Sec. 4-40 of the Macon-Bibb County Code of Ordinances, as stated hereon.

[Signature] (#7210)
Code Enforcement Department Designee

09/05/2024
Date

☒ **Exempt:** Check this box if you are not licensed, not applying for package to go license, or not operating as a bar or nightclub.

Michael Monroe
Applicant/Agent Signature

Mr. 9-5-2024
Date

Security Camera Compliance Verification Form
Rev. March 2021
Page 2 of 2

Applicant Privacy Rights Notification Signature Form

Applicant Notification and Record Challenge:

Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedure for obtaining a change, correction or updating an FBI identification record is set forth in Title 28 Code of Federal Regulations 16.34.

Procedures for obtaining a copy of the FBI criminal history record are set forth in 28 CFR 16.30 – 16.33 or go to the FBI website at <http://fbi.gov/about-us/cjis/background-checks>.

Michael Meinke

Signature

Michael Meinke

Print Name

6-15-24

Date



Alcohol License Questionnaire

Name of Business: MARRISON MARATHON
 Owner's Name: _____
 Address: 5613 HARRISON RD.
MALDEN GA 31206

1. Do you own or are you leasing your business location? ☐ Own ☒ Lease
2. If you purchased the building, what was the final sale price as reflected in public records? \$ _____
3. If you are leasing the building, what relation, if any, is there between the building owner and the owner(s) of your business?
 Please circle one: ☐ Relation, see below ☒ No Relation

4. If you are leasing the building, will your landlord be involved in the day to day business operations? ☐ Yes ☒ No
5. Was the previous operator at this location in any legal or regulatory trouble with local government, state government, law enforcement, or the Georgia lottery in the year prior to the transfer to your business? ☐ Yes ☒ No
6. Will the previous operator or any family member of the previous operator remain involved in the day to day business operations? ☐ Yes ☒ No
7. Was the sale of the building, business, or lease an "arms length" or "fair market value" transaction? ☐ Yes ☒ No

Michael Meinke
 Signature

Michael Meinke
 Print Name

6-15-24
 Date

ARMED SECURITY PERSONNEL REQUIRED TRAINING COMPLIANCE FORM

Instructions:

This form must be completed by any bar or nightclub operating with an alcohol license which allows or requires security personnel to carry firearms while working. The form shall be submitted upon applying or renewing any license to sell alcohol on the premises. This form is not required for businesses employing certified peace officers in good standing with the Georgia Peace Officer Standards and Training Counsel. Applicants applying for special events which employ armed security personnel are required to submit this form.

Pursuant to the licensing requirements of Sec. 4-550 of the Macon-Bibb County Code of Ordinances, attach the following documentation to this form prior to submission:

1. A copy of the applicant's valid private security business license, issued by the Georgia Board of Private Detective and Security Agencies.
2. A list containing the names and dates of birth of all persons who will be working as armed security personnel at the applicant's place of business or special event location. Use the attached form.

NOTE: IT IS A VIOLATION TO ALLOW ANY PERSON NOT LISTED TO WORK AS AN ARMED SECURITY PERSONNEL WITHOUT FIRST SUBMITTING AN UPDATED COPY OF THIS FORM TO THE TAX COMMISSIONER'S OFFICE. PENALTIES FOR VIOLATING THIS RULE MAY INCLUDE THE LOSS OF YOUR ALCOHOL LICENSES.

3. A copy of a valid private security license from the Georgia Board of Private Detective and Security Agencies for each person named who will be working as armed security personnel at the applicant's place of business or special event location.

If you are not operating as a bar or nightclub with armed security personnel, simply check the box on this form for "Exempt" and sign at the bottom.

Business Name: HARRISON MARATHON

Business Address: 503 HARRISON RD MACON GA 31206

☒ **Exempt:** Check this box if you certify that you will not hire any armed security personnel, or that you are not operating as a bar or nightclub.

Does your business derive 75% or more total annual gross revenue from the sale of alcoholic beverages for consumption on the premises? ☐ YES ☒ NO

Michael Mordy
Applicant/Agent Signature

6-15-24
Date

ARMED SECURITY PERSONNEL IDENTIFICATION FORM

Instructions:

*Please list every individual who may be working as armed security personnel at your bar or nightclub. Certified peace officers do not need to be listed and may be added in the future without updating this list. If you hire anybody in the future to work as armed security personnel at your bar or nightclub, this list **MUST** be updated to include that person before they are allowed to carry a firearm while working at your business. Use additional copies of this sheet if necessary.*

IF ANY PERSON NOT ON THIS LIST IS FOUND TO BE WORKING AS ARMED SECURITY PERSONNEL AT YOUR BAR OR NIGHTCLUB, THEN YOU MAY BE SUBJECT TO PENALTIES OF UP TO \$1000 PER VIOLATION AND UP TO 6 MONTHS IN JAIL, AS WELL AS THE LOSS OF ALL ALCOHOL LICENSES ISSUED TO YOU WITHIN MACON-BIBB COUNTY.

1.			
	Name	Date of Birth	GBPDSA Private Security License #
2.			
	Name	Date of Birth	GBPDSA Private Security License #
3.			
	Name	Date of Birth	GBPDSA Private Security License #
4.			
	Name	Date of Birth	GBPDSA Private Security License #
5.			
	Name	Date of Birth	GBPDSA Private Security License #
6.			
	Name	Date of Birth	GBPDSA Private Security License #
7.			
	Name	Date of Birth	GBPDSA Private Security License #
8.			
	Name	Date of Birth	GBPDSA Private Security License #
9.			
	Name	Date of Birth	GBPDSA Private Security License #

Macon-Bibb County Certificate of Good Standing

1. Name and Title of the applicant: Michael Meeks - member

2. Name of the subject of this Certificate, if different from the applicant:

3. Benefit or privilege for which the applicant is applying (mark one):

☐ Building Permit	☐ Plat Approval	☐ Building Inspection Report	☐ Certificate of Occupancy
☐ Alcohol License (Any)	☐ Privilege License (Any other than alcohol)	☐ Political Appointment	☐ Competitive Contract Bid or Proposal
☐ Non-Competitive Contract over \$50,000	☐ Registering to Bid on Real Property	☐ Other: _____	

4. If the subject is an individual or sole proprietorship, then list all business entities in which the subject has a direct or indirect ownership interest of 25% or more, or legal control over. If the subject is an entity, then list all individuals who have a direct or indirect ownership interest of 25% or more in the subject entity, or who exercise legal control of the entity. Use additional sheets if needed.

5. I, the undersigned, do hereby swear or affirm that the information contained in this Certificate is true and complete to the best of my available knowledge. I further swear or affirm that, as of today, none of the individuals or entities listed in this Certificate are more than 90 days delinquent on the payment of any ad valorem property taxes due to the Macon-Bibb County Government. I understand that giving false, incomplete, or inaccurate information on this Certificate may result in the denial of any privilege the applicant is applying for, as well as the revocation of any privilege previously granted by Macon-Bibb County, and may constitute the crimes of false writing or false swearing, which carry a penalty of up to five years in prison and up to a \$1,000 fine.

Michael Meeks Michael Meeks
Print and Sign Name

Sworn to and subscribed before me this

17th day of July, 2024.

Maranda S. Wilson
Notary Public

My Commission Expires: 3-3-27

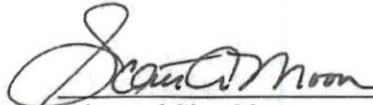




Macon-Bibb County Certificate of Good Standing

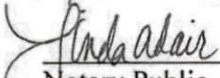
1. Name of the applicant: _____
2. Name of the subject of this Certificate, if different from the applicant:
Central Georgia Commercial Properties, LLC
3. Benefit or privilege for which the applicant is applying: alcohol license
4. If the subject is an individual, then list all business entities in which the subject has a direct or indirect ownership interest of 25% or more, or legal control over. If the subject is an entity, then list all individuals who have a direct or indirect ownership interest of 25% or more in the subject entity, or who exercise legal control of the entity. Use additional sheets if needed.
N/A

5. I, the undersigned, do hereby swear or affirm that the information contained in this Certificate is true and complete to the best of my available knowledge. I further swear or affirm that, as of today, none of the individuals or entities listed in this Certificate are more than 90 days delinquent on the payment of any ad valorem property taxes due to the Macon-Bibb County Government. I understand that giving false, incomplete, or inaccurate information on this Certificate may result in the denial of any privilege the applicant is applying for, as well as the revocation of any privilege previously granted by Macon-Bibb County, and may constitute the crimes of false writing or false swearing, which carry a penalty of up to five years in prison and up to a \$1,000 fine.


 Print and Sign Name

Scott A. Moon

Sworn to and subscribed before me this
29th day of August, 2024.


 Notary Public Linda Adair
 My commission expires: 6-17-2028



Macon-Bibb County Certificate of Good Standing

1. Name and Title of the applicant: _____

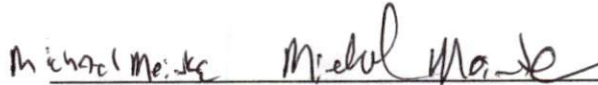
2. Name of the subject of this Certificate, if different from the applicant: _____

3. Benefit or privilege for which the applicant is applying (mark one):

☐ Building Permit	☐ Plat Approval	☐ Building Inspection Report	☐ Certificate of Occupancy
☐ Alcohol License (Any)	☐ Privilege License (Any other than alcohol)	☐ Political Appointment	☐ Competitive Contract Bid or Proposal
☐ Non-Competitive Contract over \$50,000	☐ Registering to Bid on Real Property	☐ Other: _____	

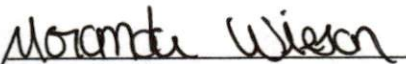
4. If the subject is an individual or sole proprietorship, then list all business entities in which the subject has a direct or indirect ownership interest of 25% or more, or legal control over. If the subject is an entity, then list all individuals who have a direct or indirect ownership interest of 25% or more in the subject entity, or who exercise legal control of the entity. Use additional sheets if needed.

5. I, the undersigned, do hereby swear or affirm that the information contained in this Certificate is true and complete to the best of my available knowledge. I further swear or affirm that, as of today, none of the individuals or entities listed in this Certificate are more than 90 days delinquent on the payment of any ad valorem property taxes due to the Macon-Bibb County Government. I understand that giving false, incomplete, or inaccurate information on this Certificate may result in the denial of any privilege the applicant is applying for, as well as the revocation of any privilege previously granted by Macon-Bibb County, and may constitute the crimes of false writing or false swearing, which carry a penalty of up to five years in prison and up to a \$1,000 fine.



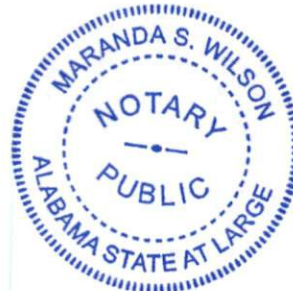
 Print and Sign Name

Sworn to and subscribed before me this
17th day of July, 2024.



 Notary Public

My Commission Expires: 3-3-2027





Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office PO Box 4503
Macon, GA 31208-4503

OFFICE USE ONLY ALCOHOL APPLICATION

Applicant Name: Michael Meinke – Fingerprints Completed 10.09.24

Business Name: Five Star Mart Realty GA LLC DBA Harrison Marathon

Business Address: 5013 Harrison Road, Macon, GA 31206

DocuSigned by:		
After investigation, I recommend that the license requested herein be <u>10/18/2024</u>		
Granted	 _____ Sheriff, Macon-Bibb County, Georgia	_____ Date
Denied	<u>1C561778CDEE414...</u> _____ Sheriff, Macon-Bibb County, Georgia	_____ Date

After investigation, I recommend that the license requested herein be:		
Granted	_____ Mayor, Macon-Bibb County, Georgia	_____ Date
Denied	_____ Mayor, Macon-Bibb County, Georgia	_____ Date

After investigation, I recommend that the license requested herein be:		
Granted	 _____ Clerk of the Macon-Bibb County Commission, Georgia	_____ Date
Denied	 _____ Clerk of the Macon-Bibb County Commission, Georgia	_____ Date



Tax Commissioner's Office
188 Third Street
Macon, GA 31201

Review Form

The attached application is a petition to Macon-Bibb County for an Alcoholic Beverage License.

The following required documents are included in the application:

- ☐ Signature form
- ☐ BSO Recommendation letter
- ☐ Proof of Planning and Zoning compliance
- ☐ Affidavit from the Macon-Bibb County Engineer's Department
- ☐ Affidavit from the Macon Telegraph Newspaper

Legal Review 11/14/2020 (Date) ^{DS} SD (Initials)

Comments

After review, legal recommends approval.

Initials

^{Initial}
SF

Stephanie Freeman, Administrative Office Specialist



Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office PO Box 4503
Macon, GA 31208-4503

License Fees are Prorated by Month that Completed Application is Submitted

2021 LICENSE FEES (Check All That Apply)

*Distilled Spirits Packaged to Go	\$2,900	*Malt Packaged to Go	\$800	Wine Packaged to Go	\$700
*Distilled Spirits C.O.P.	\$2,900	*Malt C.O.P.	\$800	Wine *C.O.P.	\$700
*Distilled Spirits Wholesaler	\$3,600	*Malt Wholesaler	\$1,000	Wine Wholesaler	\$800
*Distilled Spirits Manufacturers	\$4,300	*Malt Manufacturer	\$2,500	Wine Manufacturer	\$1,700
Brewpub	\$2,500	Out-of-Town Wholesaler	\$100	Brown Bag	\$300
Malt Beverage Taproom	\$2,500	Cocktail Room	\$2,500	Alcohol Beverage Caterer	\$600
				Temporary Alcohol License	\$100
Please check here if you are applying for a Business Continuation License.					
Business Continuation License 25% of applicable licensing fees					
*Distilled Spirits (Liquor)		*Malt (Beer)		*C.O.P. (Consumed on Premises)	

A BUSINESS LICENSE IS REQUIRED BEFORE AN ALCOHOL LICENSE MAY BE ISSUED.

\$ _____ Prorated Alcohol License Fees + \$ 400 Application Fee, if applicable = Total \$ _____

Agent Information

1. Agent/Owner(s) must complete and sign the History Record Information Consent Form
2. Provide an Unexpired Identification Card Issued by Any U.S. State or United States government, bearing a current photograph of the applicant.
3. Agent/Owner(s) Must be Fingerprinted once application & fees are completed and paid unless such individuals currently hold one or more categories of alcohol license(s) in good standing.
4. Proof of Alcohol Handler's Permit from Agent and Owners
5. Complete (S.A.V.E.) Systematic Alien Verification for Entitlements O.C.G.A. § 50-36-1 (e) (2) Affidavit

Location/Business Information

6. Affidavit of Intent to Sale Alcohol from the Macon Telegraph Newspaper
7. If any business entity other than Sole Ownership...Must submit copy of GA Secretary of State Business information.
8. If NON-PROFIT entity...Proof on Nonprofit Status
9. Planning and Zoning Compliance form
10. Original Affidavit from the Macon-Bibb County Engineer's Department
11. A legal description (Lease/Deed/etc.) of the property upon which premises are located.

Business Continuation

12. Please provide a list of the current, valid licenses issued to the named business; A record showing that all business license fees owed on the existing business have been fully paid, or a receipt showing payment thereof.
13. A statement, signed by the applicant, swearing, or affirming that the applicant has recently purchased the named business, or has a bona fide expectation of purchasing the named business soon; and
14. A record showing that all property taxes to date owned on the property have been fully paid, or a receipt showing payment thereof.

Select One: ☒ New Business ☐ Change of location ☐ Change of Business

BUSINESS

Federal Tax ID #: 99-4266271 State Tax ID #: 20300279859
 Business Name: Macon Bacon Baseball concession LLC Corporate and Trade Name: _____
 Local Business Address: 225 Willie Smokie Glover Dr Macon GA 31201
(P.O. Box Not Allowed) City State Zip
 Mailing Address: Same
(P.O. Box Not Allowed) City State Zip
 Local Business Phone #: (478) 803-1795 Email Address: braprael@maconbaconbaseball.com
 Contact Person: Brandon Raphael Contact Phone #: (210) 854-8331

AGENT

Agent's Name: Brandon Raphael Agent's Title: Managing member
 Date of Birth: [REDACTED] Social Security Number: [REDACTED]
 Home Address: 619 Woodland Dr City: Perry State: GA Zip: 31069
 Home Phone #: 210-854-8331 Email: braprael@maconbaconbaseball.com
 Mailing Address: Same City: _____ State: _____ Zip: _____

INDIVIDUAL/OWNER INFORMATION

Will the Agent named above also serve as the Applicant of this license? ☒ Yes ☐ No If no, complete the following:

Owner/Individual's Name: _____ Title: _____
 Home Address: _____ City: _____ State: _____ Zip: _____
 Home Phone #: _____ Email: _____
 Mailing Address: _____ City: _____ State: _____ Zip: _____

Rev. 10/2021

Name-Based Criminal History Record Information Consent/Inquiry Form

I hereby give consent for the Bibb County Sheriff's Office to conduct an inquiry and receive any Georgia criminal history record information pertaining to me, which may be contained in the files of any state or local criminal justice agency in Georgia.

Full Name (print):	DANIEL ERTHAL		
Home Address:	342 Hillridge cv Lizella GA 31052		
Sex	Race	Date of Birth	Social Security Number
M	W		



This authorization is valid for 90/180/____ (circle one) days from date of signature.

I, DANIEL ERTHAL, give consent to the above name to perform periodic criminal history background checks for the duration of my employment with this company.

[Signature]
Signature

9/7/24
Date

*****Include a copy of your valid State/Government issued identification*****

Date of Inquiry: _____ Time of Inquiry: _____ Operator's Initials: _____

Purpose Code used: (check one)

☐	Employment (E) – Provides <i>Georgia</i> Criminal History Record Information
☐	Employment with Mentally Disabled (M) – Provides <i>Georgia</i> Criminal History Record Information
☐	Employment with Elder Care (N) - Provides <i>Georgia</i> Criminal History Record Information
☐	Employment with Children (W) - Provides <i>Georgia</i> Criminal History Record Information
☐	Public Records (P) – Provides <i>Georgia Felony Convictions</i> Only

The inquiry resulted in the following: (check all that apply)

☐	No Georgia CHRI results available.
☐	Georgia CHRI attached/released

☐	No NCIC/GCIC Warrant results available.
☐	Possible NCIC/GCIC Warrant. Contact Agency listed below.
Wanting Agency Name:	
Agency Telephone:	

Agency Designee Signature and Title

Date

Name-Based Criminal History Record Information Consent/Inquiry Form

I hereby give consent for the Bibb County Sheriff's Office to conduct an inquiry and receive any Georgia criminal history record information pertaining to me, which may be contained in the files of any state or local criminal justice agency in Georgia.

Full Name (print): <u>Brandon Jay Reghauf</u>			
Home Address: <u>619 Woodland Dr Perry GA 31068</u>			
Sex	Race	Date of Birth	Social Security Number
<u>M</u>	<u>White</u>		



This authorization is valid for 90/180/_____ (circle one) days from date of signature.

I, Brandon Reghauf, give consent to the above name to perform periodic criminal history background checks for the duration of my employment with this company.

Brandon Reghauf
Signature

9-11-24
Date

*****Include a copy of your valid State/Government issued identification*****

Date of Inquiry: _____ Time of Inquiry: _____ Operator's Initials: _____

Purpose Code used: (check one)

	Employment (E) – Provides <i>Georgia</i> Criminal History Record Information
	Employment with Mentally Disabled (M) – Provides <i>Georgia</i> Criminal History Record Information
	Employment with Elder Care (N) - Provides <i>Georgia</i> Criminal History Record Information
	Employment with Children (W) - Provides <i>Georgia</i> Criminal History Record Information
	Public Records (P) – Provides <i>Georgia Felony Convictions</i> Only

The inquiry resulted in the following: (check all that apply)

	No Georgia CHRI results available.
	Georgia CHRI attached/released

	No NCIC/GCIC Warrant results available.
	Possible NCIC/GCIC Warrant. Contact Agency listed below.
Wanting Agency Name:	
Agency Telephone:	

Agency Designee Signature and Title

Date

MACON-BIBB COUNTY, GEORGIA
(S.A.V.E.) SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS
O.C.G.A. § 50-36-1 (e) (2) Affidavit

By executing this affidavit under oath, as an applicant for a Macon-Bibb County, Georgia, Occupation Tax Certificate, Alcohol License, or other public benefit as referenced in O.C.G.A. § 50-36-1; the undersigned applicant verifies one of the following with respect to my application for a public benefit:

- 1) ☒ I am a United States citizen 18 years of age or older. Please submit a copy of your current Secure and Verifiable Document(s) such as driver's license, passport, or document as indicated on the attached list.
- 2) ☐ I am not a United States citizen, but I am a legal permanent resident of the United States 18 years of age or older, or I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older with an alien number issued by the Department of Homeland Security or other federal immigration agency. Please submit a copy of your current immigration document(s) which includes either your Alien number or your I-94 number and, if needed, SEVIS number.

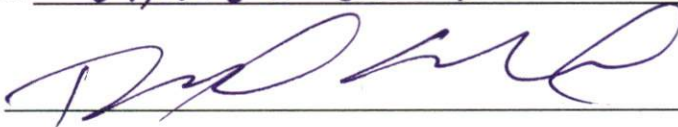
Please check only one option above and submit the required documents with your application. Please note that the failure to do so will result in a processing delay.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1 (e) (1), with this affidavit.

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Business Name: MACON BALCON BASEBALL CONCESSION

Printed Name of Applicant: DANIEL ERTHAL

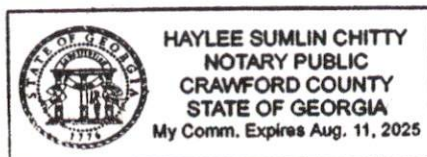
*Signature of Applicant: 

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 9 DAY OF September, 2024.

Haylee Sumlin Chitty
 NOTARY PUBLIC

August 11, 2025
 MY COMMISSION EXPIRES



**MACON-BIBB COUNTY, GEORGIA
(S.A.V.E.) SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS
O.C.G.A. § 50-36-1 (e) (2) Affidavit**

By executing this affidavit under oath, as an applicant for a Macon-Bibb County, Georgia, Occupation Tax Certificate, Alcohol License, or other public benefit as referenced in O.C.G.A. § 50-36-1; the undersigned applicant verifies one of the following with respect to my application for a public benefit:

- 1) ☒ I am a United States citizen 18 years of age or older. **Please submit a copy of your current Secure and Verifiable Document(s) such as driver's license, passport, or document as indicated on the attached list.**
- 2) ☐ I am not a United States citizen, but I am a legal permanent resident of the United States 18 years of age or older, or I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older with an alien number issued by the Department of Homeland Security or other federal immigration agency. **Please submit a copy of your current immigration document(s) which includes either your Alien number or your I-94 number and, if needed, SEVIS number.**

**Please check only one option above and submit the required documents with your application.
Please note that the failure to do so will result in a processing delay.**

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1 (e) (1), with this affidavit.

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

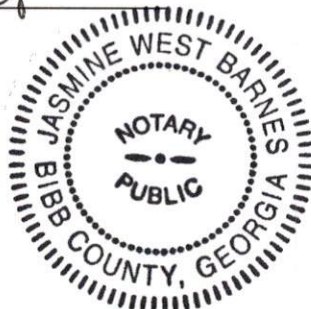
Business Name: Macon Bacon Baseball Concession LLC
 Printed Name of Applicant: Brandon R. Rouse
 *Signature of Applicant: [Signature]

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 05 DAY OF September, 20 24.

Jasmine Barney
 NOTARY PUBLIC

03.11.2025
 MY COMMISSION EXPIRES



MEASUREMENT FORM

Retail Sales of Distilled Spirits for Consumption on the Premises Macon-Bibb County Code Chapter 4, Alcoholic Beverages

APPLICANT: BRANDON RAPHAEL
PROPOSED LICENSE: BEER, WINE AND LIQUOR CONSUMED ON PREMISES
BUSINESS LOCATION: LUTHER WILLIAMS FIELD
225 WILLIE SMOKIE GLOVER DRIVE
BUSINESS NAME: MACON BACON BASEBALL CONCESSION LLC.

To Be Completed by County Engineer

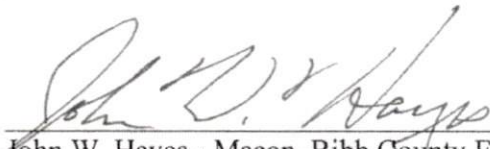
1. Nearest property line of the place of business to the nearest property line of a state or county owned and operated alcoholic treatment center, or housing authority property measured and found to be more than 300 ft (4-142)

☒ X Comply ☐ Does not comply

Licenses for a private club or for a bona fide restaurant, hotel or motel or other bona fide food service establishment is exempt.

2. We are unable to determine if this is a bona fide restaurant or bona fide food service establishment that qualifies for the exceptions or exemptions.

☐ Yes ☐ No ☒ X Not Applicable

By: 
John W. Hayes - Macon-Bibb County Engineer

Date: 8/29/24

It is respectfully requested that forms be returned no later than Friday of each week for use by the County Commissioner's Office

CONSUMPTION ON PREMISES

(Bar or Restaurant)

BEER, WINE & LIQUOR

Or

BEER & WINE

300' from nearest PL to property line of Alcohol Treatment Center or MHA project.

Luther Williams Field

Macon Bacon Baseball Concession LLC

#225 Willie Smokie Glover Drive

6,300' — ALCOHOLIC TREATMENT CENTER property line

River Edge - Emory Highway

2,500' — MHA housing unit property line

Central City Apartments

THH

OK!

Paul J. Hornowski
August 27, 2024



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
125010	586578	Print Legal Ad-IPL01910010 - IPL0191001		\$46.36	1	30 L

Attention: Macon Bacon Baseball LLC

Macon Bacon Baseball LLC
225 WILLIE SMOKIE GLOVER DR.
MACON, GA 31201

braphael@maconbaconbaseball.com

GEORGIA, BIBB COUNTY

NOTICE OF INTENT TO FILE REQUEST FOR BEER, WINE, LIQUOR On Premises

Pursuant to the ordinance adopted by the Macon-Bibb County Commission, dated December 4, 2018, as now or hereafter amended, notice is hereby given that on or after the September 4, 2024, the undersigned will apply to said Macon-Bibb County Commission for the above-described license(s) at an establishment known as Macon Bacon Baseball LLC/Macon Bacon, 225 Willie Smokie Glen Dr. Macon, GA 31201. The public is invited to comment on the proposed license by submitting comments in writing to Macon-Bibb County Tax Commissioner's Office, Attn: Alcohol License Comments, 188 Third Street, Macon, GA 31201 within fourteen days of the date shown below.

This August 28, 2024. Brandon Raphael, Applicant
IPL0191001
Aug 28, Sep 4 2024

To Whom It May Concern:

This is to certify the legal advertisement in the above stated case was published in The Telegraph legal section on:

2 insertion(s) published on:

08/28/24, 09/04/24

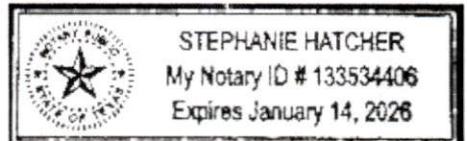
By placing your legal organ advertisement with this newspaper, you agree that your sole remedy if the newspaper should make a mistake in the text or the timing of publication of your advertisement is a refund of the cost you paid for the advertisement or re-advertisement at no additional cost to you.

Willmenta Serrano

Sworn to and subscribed before me this 4th day of September in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	Macon Bacon Baseball Concession LLC	Control Number:	24145372
Business Type:	Domestic Limited Liability Company	Business Status:	Active/Compliance
NAICS Code:	Any legal purpose	NAICS Sub Code:	
Principal Office Address:	Luther Williams Field, 225 Willie Smokie Glover Drive, Macon, GA, 31201, USA	Date of Formation / Registration Date:	7/25/2024
State of Formation:	Georgia	Last Annual Registration Year:	NONE

REGISTERED AGENT INFORMATION

Registered Agent Name: **R. Matt Shoemaker**
Physical Address: **435 2nd Street, Suite 500, Macon, GA, 31201, USA**
County: **Bibb**

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

Office of the Georgia Secretary of State Attn: 2 MLK, Jr. Dr. Suite 313, Floyd West Tower Atlanta, GA 30334-1530,

Phone: (404) 656-2817 Toll-free: (844) 753-7825, WEBSITE: <https://sos.ga.gov/>

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[Report a Problem?](#)

Ownership Disclosure Form

A separate copy of this form must be completed for each individual who has a disclosable interest in the business.

Business:

Trade Name: MAcon Bacon Baseball CONCESSION Name of Corporation: MACON BACON BASEBALL CONCESSION

If publicly traded, Stock Symbol and Name of one Listing Exchange: _____

Individual:

Name and Title: Daniel Ertel Telephone Number: 478 835 1707

Date of Birth: [REDACTED] Social Security Number: [REDACTED]

Residential Street Address: 342 Hill Ridge cove Lizella GA 31052

P.O. Box Not Allowed (City State Zip)

Mailing Address: DEERTEL@Gmail.com SAME
(City State Zip)

Type of Entity and Business Interest:

Please check appropriate description and complete as required.

- ☐ Sole Proprietorship
- ☐ General Partnership
 - General Partner holding _____ % of all outstanding partnership interests.
- ☐ Limited Partnership (LP)
 - General Partner holding _____ % of all outstanding general partnership interests.
 - Limited Partner holding _____ % of all outstanding general partnership interests.
- ☐ Limited Liability Partnership (LLP)
 - General Partner holding _____ % of all outstanding general partnership interests.
- ☐ Limited Liability Limited Partnership (LLLP)
 - General Partner holding _____ % of all outstanding general partnership interests.
 - Limited Partner holding _____ % of all outstanding general partnership interests.
- ☒ Limited Liability Company (LLC)
 - Managing Member, Total number of Managing Member(s): 1
 - Member holdings 38.5 % of all outstanding membership interests.
- ☐ Privately Held Corp./Company
 - Corporate Officer: Yes ___ No ___
- ☐ Other
 - Other person exercising operational authority over the entity: _____

Ownership Disclosure Form

A separate copy of this form must be completed for each individual who has a disclosable interest in the business.

Business:

Trade Name: _____ Name of Corporation: Macon Daven Dartsuit
Concession LLC

If publicly traded, Stock Symbol and Name of one Listing Exchange: _____

Individual:

Name and Title: Brandon Reppard manager Telephone Number: (408) 803-1795

Date of Birth: [REDACTED] Social Security Number: [REDACTED]

Residential Street Address: 619 Woodland Dr Perry CA 91062

Mailing Address: Same

Type of Entity and Business Interest:

Please check appropriate description and complete as required.

- ☐ Sole Proprietorship
- ☐ General Partnership
 - ☐ General Partner holding ____% of all outstanding general partnership interests.
- ☐ Limited Partnership (LP)
 - ☐ General Partner holding ____% of all outstanding general partnership interests.
 - ☐ Limited Partner holding ____% of all outstanding general partnership interests.
- ☐ Limited Liability Partnership (LLP)
 - ☐ General Partner holding ____% of all outstanding general partnership interests.
- ☐ Limited Liability Limited Partnership (LLLLP)
 - ☐ General Partner holding ____% of all outstanding general partnership interests.
 - ☐ Limited Partner holding ____% of all outstanding general partnership interests.
- ☐ Limited Liability Company (LLC)
 - ☒ Managing Member, Total number of Managing Members: 1
 - ☐ Member holdings 10% of all outstanding membership interests
- ☐ Privately Held Corp./Company
 - ☐ Corporate Officer: Yes ___ No ___
 - ☐ Shareholder holding ____% of all outstanding ownership interests.
- ☐ Publicly Traded Company
 - ☐ Corporate Officer: Yes ___ No ___
- ☐ Other
 - ☐ Other person exercising operational authority over the entity: _____

ASSIGNMENT AND ASSUMPTION OF LEASE

THIS ASSIGNMENT OF LEASE (this "Assignment") is made and entered into as of August 16, 2024, by and between SRO PARTNERS MACON, LLC, a foreign limited liability corporation of the state of Nevada, and SRO PARTNERS MACON CONCESSIONS, LLC, a foreign limited liability corporation of the state of Nevada ("Assignors"), and MACON BACON BASEBALL LLC, a Georgia limited liability company, and MACON BACON BASEBALL CONCESSION LLC, a Georgia limited liability company ("Assignees").

WITNESSETH:

WHEREAS, Assignors, as tenants, and MACON-BIBB COUNTY as landlord ("Landlord"), entered into that certain Luther Williams Field Lease Agreement, dated as of July 6, 2017, as amended by that certain Luther Williams Field First Amended Lease Agreement, dated as of July 19, 2024 (collectively the "Lease"), attached hereto as **Exhibit A** and made a part hereof, demising certain premises, a description of which is attached hereto as **Exhibit B**, located at 225 Willie Smokie Glover Drive, Macon, Georgia 31201 (the "Premises"); and

WHEREAS, Assignors desire to assign all of their rights, title and interest in, to and under the Lease to Assignees (including all of Assignors' rights, title and interest in, to and under the security deposit) and Assignees desire to accept such assignment and assume the obligations of Assignors under the terms of the Lease and subject to the conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Assignment. Assignors hereby assign and transfer to Assignees, their successors and assigns, all of their rights, title and interest in, to and under the Lease, together with all security and other deposits and advance rents, if any, paid by Assignors under the Lease.

2. Assumption. Assignees hereby assume all the obligations of Assignors arising or accruing on or after the date hereof under the Lease, and shall make all payments and keep and perform all conditions and covenants of the Lease in the same manner as if Assignees were the original tenants thereunder.

3. Assignors Indemnification. Assignors shall indemnify, defend and hold harmless Assignees from and against any and all claims, liabilities, damages and expenses (including, without limitation, reasonable attorneys' fees) which may be asserted against or imposed on Assignees by reason of Assignors' failure to pay, perform, observe or comply with any of the terms, covenants, conditions, agreements, provisions or obligations contained in the Lease to be kept, paid, performed, observed and complied with by Assignors thereunder prior to the date hereof.

4. Assignee Indemnification. Assignees shall indemnify, defend and hold harmless Assignors from and against any and all claims, liabilities, damages and expenses (including, without limitation, reasonable attorneys' fees) which may be asserted against or imposed on Assignors by reason of Assignees' failure to pay, perform, observe or comply with any of the

terms, covenants, conditions, agreements, provisions or obligations contained in the Lease to be kept, paid, performed, observed and complied with by Assignees thereunder on or after the date hereof.

5. Representations. Assignors hereby represent and warrant to Assignees as follows:

- (a) To the best of Assignors' actual knowledge, neither Landlord nor Assignors are in default under the Lease nor under any other agreement relating to the Premises, and no event has occurred which, with the passage of time or the giving of notice, or both, would constitute such a breach or default by Landlord or Assignors under the Lease or any other agreement relating to the Premises.
- (b) To the best of Assignors' actual knowledge, since the date Assignors became the tenants under the Lease, the improvements on the Premises have been used and operated in compliance with all applicable laws, including applicable zoning, building, fire, health, safety and environmental codes and other federal, state, county and municipal requirements, and with all covenants, easements and restrictions affecting the Premises. To the best of Assignors' actual knowledge, all obligations of Assignors with regard to such laws, ordinances, governmental requirements, covenants, easements and restrictions have been and are being performed in a proper and timely manner. Neither Assignors nor any agent or affiliate of Assignors have received any notice of any zoning, building, fire, health, safety, environmental or other violations of law which have not been heretofore entirely corrected.
- (c) Except for Landlord and Assignors, there are no parties in possession or occupancy of the Premises or any part thereof, nor are there any parties who have any possessory rights with respect to the Premises or any part thereof.
- (d) There is no existing or pending or, to the best of Assignors' actual knowledge, contemplated, threatened or anticipated (i) condemnation on any part of the Premises, (ii) special tax or assessment to be levied against the Premises, (iii) widening, change of grade or limitation on the use of streets abutting the Premises, (iv) change in the zoning classification of the Premises, or (v) change in the tax assessment of the Premises.

6. Miscellaneous.

(a) Further Assurances. Each party agrees to execute and deliver all such further documents as may reasonably be requested by the other party in order to effect this Assignment provided for hereunder.

(b) Severability. Any term or provision of this Assignment that is invalid or unenforceable in any situation in any jurisdiction shall not affect the validity or enforceability of the remaining terms and provisions hereof or the validity or enforceability of the offending term or provision in any other situation or in any other jurisdiction.

(c) Headings. Headings are included for convenience only and shall not affect the interpretation of this Assignment.

(d) Binding Effect. This Assignment shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and permitted assigns.

(e) Counterparts. This Assignment may be executed and delivered (including by facsimile transmission or .pdf) in one or more counterparts, and by the different parties hereto in separate counterparts, each of which when executed shall be deemed to be an original, but all of which taken together shall constitute one and the same agreement.

(f) Governing Law. This Assignment shall be governed by and construed in accordance with the internal laws of the State of Georgia without giving effect to conflicts of laws principles that would result in the application of any law of any other state or jurisdiction.

(g) Entire Agreement. This Assignment, the Lease, and the documents contemplated herein and therein contain the entire understanding of the parties hereto with respect to the subject matter contained herein and supersedes all prior agreements and understandings between the parties with respect to the such subject matter. Except as specifically provided herein, the Lease shall remain in full force and effect.

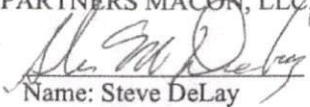
[remainder of page intentionally left blank; signature page to follow]

IN WITNESS WHEREOF, the parties hereto have caused this Assignment to be executed as of the day and year first written above.

ASSIGNORS:

SRO PARTNERS MACON, LLC, a foreign limited liability corporation of the state of Nevada

By:

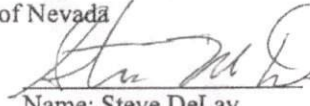

Name: Steve DeLay

Title: Managing Director

8-14-24

SRO PARTNERS MACON CONCESSIONS, LLC, a foreign limited liability corporation of the state of Nevada

By:


Name: Steve DeLay

Title: Managing Director

8-14-24

ASSIGNEES:

MACON BACON BASEBALL LLC, a Georgia limited liability company

By:

Name: Brandon Raphael

Title: Manager

MACON BACON BASEBALL CONCESSION LLC, a Georgia limited liability company

By:

Name: Brandon Raphael

Title: Manager

IN WITNESS WHEREOF, the parties hereto have caused this Assignment to be executed as of the day and year first written above.

ASSIGNORS:

SRO PARTNERS MACON, LLC, a foreign limited liability corporation of the state of Nevada

By: _____

Name: Steve DeLay

Title: Managing Director

SRO PARTNERS MACON CONCESSIONS, LLC, a foreign limited liability corporation of the state of Nevada

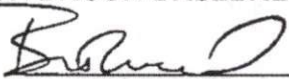
By: _____

Name: Steve DeLay

Title: Managing Director

ASSIGNEES:

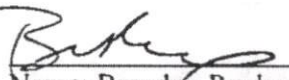
MACON BACON BASEBALL LLC, a Georgia limited liability company

By: 

Name: Brandon Raphael

Title: Manager

MACON BACON BASEBALL CONCESSION LLC, a Georgia limited liability company

By: 

Name: Brandon Raphael

Title: Manager

LANDLORD CONSENT

The undersigned hereby accepts and consents to the foregoing Assignment under the terms of the Lease (including Paragraph **XXIX**) and subject to the conditions set forth in the Assignment. Landlord further agrees to waive any prohibition of this Assignment, including any rights personal to Assignors or Assignees which may terminate as a result of this Assignment and any right to terminate or modify the Lease or recapture the Premises.

Acknowledged, accepted and agreed to
this 15 day of August, 2024.

LANDLORD:

MACON-BIBB COUNTY
(SEAL)

By: Lester M. Miller
Name: Lester M. Miller
Title: Mayor



EXHIBIT A

COPY OF LEASE

LUTHER WILLIAMS FIELD
LEASE AGREEMENT

This INDENTURE OF LEASE made and entered into this 6th day of July, 2017 by and between:

Macon-Bibb County, a political subdivision organized and existing under the laws of the State of Georgia, hereinafter called "Lessor" and **SRO PARTNERS MACON, LLC**, a foreign limited liability corporation of the State of Nevada, hereinafter called "Lessee".

I. TERM. The Lessor agrees to and does hereby state its intent to lease to Lessee its municipal baseball Stadium, located at 200 Willie Smokey Glover Blvd., Macon, GA 31201, in its entirety, for a total of 50 days, at the rate of \$1,000.00 per day, together with the office space designated in Exhibit "A" on a full time year round basis, and also including the exclusive use of the concession carts and stands, and merchandise throughout the year as designated on Exhibit "B", and for all events scheduled at the stadium during the period beginning July 5, 2017 through December 31, 2027, for a total lease payment of fifty thousand dollars (\$50,000.00) per year for the first five full years of the lease agreement, and fifty-five thousand dollars (\$55,000.00) per year for full years six through eleven of the lease agreement. The Stadium, Luther Williams Field, shall be defined to include the playing field, stadium seating, concourse areas, outfield fencing, press box, office space, ticket booth, concessions areas with all appliances, dugout areas, home team and visiting team locker rooms, umpire dressing area, stadium lighting, and the electronic scoreboard, plus any additions or improvements made to The Stadium prior to or during the lease term.

II. PURPOSE. Lessee commits to operate a summer collegiate baseball team as a member of the Coastal Plain League, which shall play all of its home games at the Stadium unless alternative location for home games is mutually agreed upon by Lessee and Lessor.

III. RENT. Lessee, in consideration for improvements to and the use of the Stadium and the revenue earned pursuant to this agreement, intends to pay the Lessor three thousand dollars (\$3,000.00) at signing of a definitive lease agreement with an additional four (4) payments of three thousand (\$3,000.00) to be paid July 30, August 30, October 30, and December 30, 2017, for the first year of this agreement, being July 5, 2017, through December 31, 2017, fifty thousand dollars (\$50,000) per year for the second year of this agreement (first season of play), being January 1, 2018 through December 31, 2018; fifty thousand dollars (\$50,000.00) per year for the third year of this agreement (second season of play), being January 1, 2019 through December 31, 2019; fifty thousand dollars (\$50,000) per year for the fourth year of this agreement (third season of play), being January 1, 2020 through December 31, 2020; fifty thousand dollars (\$50,000.00) per year for the fifth year of this agreement (fourth season of play), being January 1, 2021 through December 31, 2021; and fifty thousand dollars (\$50,000.00) per year the sixth year of this agreement (fifth season of play) being January 1, 2022 through December 31, 2022. Lessee intends to pay the Lessor fifty-five thousand dollars (\$55,000.00) for the seventh year of this agreement (sixth season of play) beginning January 1, 2023 through December 31, 2023; fifty-five thousand dollars (\$55,000.00) per year for the eighth year of this agreement (seventh season of play) beginning January 1, 2024 through December 31, 2024; fifty-five thousand dollars (\$55,000.00) per year for the ninth year of this agreement (eighth year of play) beginning January 1, 2025

through December 31, 2025; fifty-five thousand dollars (\$55,000.00) per year for the tenth year of this agreement (ninth year or play) beginning January 1, 2026 through December 31, 2026; and fifty-five thousand dollars (\$55,000.00) the eleventh year of this agreement (tenth year of play) beginning January 1, 2027 through December 31, 2027. Said payments shall be made in equal quarterly installments, on or before January 15th, April 15th, July 15th and October 15th of each year. In addition, Lessee agrees to pay to the Lessor a ten thousand dollars (\$10,000) (refundable) security/damage deposit as follows: five thousand dollars (\$5,000.00) payable on July 30, 2017 and five thousand dollars (\$5,000.00) payable on December 30, 2017.

OK SW

IV. STADIUM IMPROVEMENTS. The Lessor shall, no later than May 1, 2018, complete proposed improvements to the Stadium for general maintenance, the left field group area, the right field cabana, concession stands and restrooms substantially as shown in Exhibit "C" attached hereto and incorporated herein by reference. Lessee shall have use of the stadium beginning no later than May 1, 2018. Earlier usage for season ticket holder related events, i.e. open houses or select-a-seat events is possible upon written permission from Lessor which permission shall not be unreasonably withheld or delayed. Lessor and Lessee acknowledge that the budget numbers for said improvements are preliminary in nature and do hereby agree that the costs of said proposed improvements shall not exceed a budgeted amount of \$2,500,000, subject to approval by the Macon-Bibb County Commission. If the parties cannot agree on final design and project costs, either party may ~~terminate this letter of intent by~~ written notice to the other party. Upon commission approval of the letter of intent, the parties shall, within thirty (30) days agree to a construction schedule timeline to be attached to the final lease agreement, which will include penalties for the construction architects, engineers and/or contractors should said vendor(s) fail to meet deadlines in the construction schedule. Lessor shall exercise its best efforts to implement stadium improvements as requested by the Lessee and agreed upon as beneficial to the facility by Lessor, provided, however, Lessor shall have final approval over the order of prioritization of improvements to the stadium.

V. RENOVATIONS. Lessee shall have the right to decorate the interior of the Stadium and make, at its own expense, minor alterations and improvements. Additionally, Lessee shall, have the opportunity to make capital improvements to the stadium but prior to commencing any capital improvement project, submit plans and specifications to the Lessor (Director of Parks & Recreation), and secure permission of the Macon-Bibb County Commission of which approval will be given in a timely manner and not unreasonably withheld. All capital improvements shall become the property of the Lessor upon termination or expiration of this agreement. The amount of approved capital improvements Lessee invests in Stadium will be deducted from the team's annual rent payment, not to exceed \$50,000.00.

VI. MAINTENANCE OF ELECTRICAL AND PLUMBING SYSTEMS. The Lessor agrees to provide all maintenance for electrical, sewage, HVAC, gas, audio, video and plumbing components of the Stadium, and commits to allocate sufficient funds as may be required to maintain said electrical and plumbing components in good working order and in full compliance with all laws and regulations. The Lessor shall, without limitation, be obligated for maintenance and repair of stadium lighting, all heating systems, HVAC systems, gas, general electric, audio and video systems in the Stadium, and all plumbing systems in the Stadium. The Lessor commits to make such repairs or provide such maintenance within a reasonable time of receiving notice

from Lessee, and agrees to coordinate repair and maintenance projects with Lessee to minimize interruption of the conduct of its business.

VII. MAINTENANCE OF STRUCTURAL COMPONENTS AND SEATS. The Lessor agrees to maintain and promptly repair all stadium fencing, railing, seating, and netting, and shall repair any leaks in the Stadium, which might result in water penetration into the offices, locker rooms, concession areas, restrooms, seating areas, etc. The Lessor further agrees to maintain and replace the concrete, brickwork, and glasswork at the Stadium.

VIII. DAMAGE CAUSED BY LESSEE'S NEGLIGENCE. Lessee agrees to make full and proper restitution to the Lessor for any and all damages to the stadium, or to any fixtures, appliances, furniture, lockers, or other appurtenances thereto, caused by Lessee or its agents or employees, home/visiting teams (to include Lessee rentals) or other invitees of the Lessee with the exception of standard wear and tear. Lessee shall be obligated to reimburse the Lessor for the costs of making such repairs to the Stadium or for replacing any fixtures, appliances, furniture, lockers, or other appurtenances thereto, resulting from the negligence of Lessee or its agents or employees, which may be necessary upon termination or expiration of this agreement.

IX. FIRST YEAR OF AGREEMENT. To the extent they are usable; the unimproved stadium offices will be available for occupancy beginning July 5, 2017. The Lessee, other than occupancy of stadium offices, shall not have the right to schedule and hold events at the stadium during the first year of this agreement or at any time prior to May 1, 2018, unless the stadium improvements are completed and a certificate of occupancy issued at an earlier date so as to allow for full or temporary (for the purposes of stadium open houses to sell tickets) occupancy of the stadium by Lessee. If Lessee is required to vacate the stadium offices while they are being renovated, there will be no adjustment to rent nor other space made available to Lessee. Lessor will make every effort to schedule the improvements to stadium offices so as to minimize inconvenience to Lessee.

X. SECURITY. Lessee shall, beginning upon its full occupancy of the stadium, and for the duration of this agreement, and any renewal thereof, provide security at the Stadium for all events and activities held or promoted by Lessee, including the Team's home games. Lessee commits to provide adequate security personnel as is appropriate for the size of the crowd in attendance at all games, events or activities held or promoted by Lessee at the Stadium. Lessee specifically agrees that a minimum of two (2) experienced, qualified security personnel will be present at all games, and that sufficient security personnel will be present at any games or special promotional events held on any day when attendance can reasonably be expected to exceed 1100 fans. Such security personnel shall be present at the Stadium at least one (1) hour before the scheduled start of all games, events and activities held or promoted at the Stadium, and shall remain until at least thirty (30) minutes after the conclusion of the game, event or activity, or until the parking area is cleared of substantially all vehicles, whichever occurs later. Lessee shall be responsible for directly paying said experienced, qualified security personnel and assumes any and all liability during the 50 days during which the Stadium is leased under the terms of this Agreement. Lessee agrees to indemnify Macon-Bibb County during the 50 days during which the Stadium is leased to Lessee.

The security personnel, in addition to providing security, will provide traffic control for all games, events or activities held or promoted by Lessee at the Stadium.

XI. PARKING. The Lessor agrees to provide the parking area situated adjacent to the Stadium for use by Lessee and its invitees. Lessor shall not charge parking fees during any games, events or activities held by Lessee at the Stadium. Lessor and Lessee agree to work together to ensure adequate parking near the Stadium, within Central City Park, on nights designated as scheduled summer collegiate baseball game nights at Luther Williams Field. Lessor further agrees to clearly designate parking areas on those days that Lessee uses the Stadium. Said parking map is hereto attached as Exhibit "D".

XII. UTILITIES. Lessor shall, beginning upon Lessee's occupancy of the stadium which shall consist of 50 days beginning no earlier than May 1, 2018, and occupancy of the stadium offices, to begin no later than July 5, 2017, and for the duration of this agreement, and any renewal thereof, pay all charges for all utilities furnished to the Stadium, to include electricity, water/sewage, and gas. Lessee shall be responsible for any costs associated with telephone and internet service which may be supplied by Lessor at competitive market rates.

XIII. FIELD MAINTENANCE. Lessor agrees to provide staff and such equipment as may be required to maintain the playing field at no additional cost to Lessee year round, unless Lessee asks for specific, extraordinary improvements to field such as new mound, replacement of sod, such improvements which would be deemed outside of ordinary maintenance. Said field maintenance covered by Lessor shall also include the tarp necessary for the field which will remain the property of Macon-Bibb County.

XIV. SCOREBOARD AND PUBLIC ADDRESS SYSTEM. Lessee shall be responsible for operation of the scoreboard and public address system and will train and employ such personnel as may be required to operate the same. Lessee will, consistent with section VIII of this letter of intent, be responsible for the cost of repairing damage to the scoreboard and public address system resulting from the negligence of its agents or employees. Lessee shall have the option to utilize the current manual scoreboard should Lessee choose to do so. Should Lessee elect to use the current manual scoreboard, any electric scoreboard may be covered during Lessee's league games.

XV. CLEAN-UP. Lessor shall, beginning upon Lessee's occupancy of the stadium, and for the duration of this agreement, and any renewal thereof, be responsible for all general clean-up of the Stadium, but not the office space and concession stands/merchandise carts which are in the exclusive possession of Lessee. Lessor shall keep all other areas of the Stadium in a clean and attractive condition at all times, and shall employ staff to routinely clean the stadium after any of Lessee's games, events or activities.

The Lessor shall provide for sufficient receptacles for the disposal of solid waste which will be utilized exclusively by Lessee to discard garbage collected from operation of the Stadium. All refuse generated at any game, event or activity shall be placed in the receptacle(s) no later than 1:00 p.m. the following day. The Lessor shall assure garbage is removed as often as may be necessary to prevent excessive accumulation of trash or sanitation hazards.

XVI. RESTROOMS. Lessee shall, beginning upon its partial occupancy of the stadium offices and, and for the duration of this agreement, and any renewal thereof, provide all sanitation and janitorial supplies necessary to stock the restrooms. Lessor shall maintain the public restrooms in a clean and attractive condition at all times.

XVII. MAINTENANCE OF GROUNDS OUTSIDE STADIUM. The Lessor shall be responsible for maintaining the parking area and approaches to the Stadium, and will exercise its best efforts to enhance the appearance of the walkway to the Stadium, to include the landscaping and plantings, to create a more aesthetically-pleasing appearance. The Lessor shall clean the parking area by 3:00 p.m. on the day following any game, activity or event held at the Stadium.

XVIII. TICKET PRICES. Lessee shall have the exclusive right to set ticket prices for all of its events, including the Team's home games, and shall be entitled to receive and retain all revenues from ticket sales. Lessee reserves the right to establish prices for tickets, as it deems appropriate.

XIX. ADVERTISING. Lessee shall have the exclusive right to revenue from the sale of any and all advertising and promotions associated with operation of the Team and use of the Stadium during the 50 days which are the subject of this Agreement. This shall include advertising on all interior surfaces including the outfield fence and any other interior areas. Lessee shall also have exclusive advertising rights to all programs and other print materials, to include scorecards and tickets, and advertising on the scoreboard, including the tri-vision signage. Signage located on the exterior of the stadium is subject to approval by the Macon-Bibb County Commission. Approval will be given in a timely manner and not be unreasonably withheld. Lessee agrees to make all efforts to design exterior signage in keeping with the historical nature of the Stadium. An example of exterior signage is attached in Exhibit "E" which shall be incorporated into the final lease agreement.

XX. BROADCAST. Lessee shall have the exclusive right to broadcast by radio, transmit by television, stream via the internet or report in any other manner, any game or games played in the Stadium during the 50 days each year, which are the subject of this Agreement, and to make any contract or arrangement with respect thereto and to retain the full amount of any payment made for such privilege. The Lessor shall charge no special fee, permits, or connection expenses to Lessee or its broadcasters or telecasters during the term of this agreement or any renewal thereof.

XXI. CONCESSIONS. Lessee shall, beginning upon its full occupancy of the stadium, and for the duration of this agreement, and any renewal thereof, have the exclusive right to sell all concessions for all events at which it elects to make concessions available. Concession sales shall be defined as food, drinks, alcoholic beverages, souvenirs and merchandise, including but not limited to t-shirts and baseball caps. Concessions may be sold or distributed from fixed locations, such as the gift shop and concession stands, portable stands or by vendors. The right to sell concessions, of any kind or nature, may be assigned, in whole or in part, with consent of the Lessor which will not be unreasonably withheld. Should Lessee determine not to make concessions available for an event, Lessor shall not be precluded from providing alternative concessions, but will not use Lessee's concession facilities to do so. Lessee retains the right to sell food and alcoholic and non-alcoholic beverages, provided Lessee has obtained the necessary licenses, from

provide the Lessor with certificates of insurance verifying Lessee has workers' compensation insurance as required by Georgia law.

XXVI. LOSS OR THEFT. The Lessor shall not be liable for loss or theft of any property of fans, Lessee, its agents or employees, or concessionaries placed or left at the Stadium, and Lessee shall exercise its best efforts to notify the public that the Lessor has no liability for loss or theft occasioned at the Stadium during the term of this agreement.

XXVII. INDEMNIFICATION. Lessee will indemnify and hold the Lessor harmless for any loss of life, injury to any person, or property, which may occur at the Stadium beginning upon its partial and/or full occupancy of the stadium, and for the duration of this agreement, and any renewal thereof, caused by the negligence of Lessee, or its agents or employees. Lessee further agrees that the payment and settlement of any claim arising from any loss, injury, or damage shall specifically release the Lessor from any and all claims arising from such loss, injury or damage.

XXVIII. INSURANCE. Lessee shall, beginning upon its partial and/or full occupancy of the stadium, and for the duration of this agreement, and any renewal thereof, for the protection of itself and the Lessor and its officers and employees on a primary basis from any claim, damage, liability, loss or expense to person or property caused by, resulting from, arising out of or in connection with the duties and obligations of the League pursuant to this Agreement. Macon-Bibb County will be named as an additional named insured on the following policies of insurance to be obtained by Lessee

- (i) Commercial General Liability insurance with limits not less than \$1,000,000 per each occurrence and \$10,000,000 in the aggregate. Such insurance shall include coverage for the contractual liability (applying to the terms and conditions of this Agreement), products-completed operations liability personal injury liability, advertising injury liability, contingent liquor liability, property damage liability and bodily injury liability (including death).
- (ii) Workers' Compensation insurance with statutory limits as required by the State of Georgia covering all League personnel engaged in performing the duties and obligations of the League pursuant to this Agreement. Such insurance policy shall also include Employer's Liability coverage with limits not less than \$1,000,000 each occurrence or statutory limits, whichever is higher.
- (iii) Property Insurance covering loss or damage to the personal property of the League located at the Stadium. Said insurance shall provide coverage in the amount of the full replacement cost thereof and shall insure against perils on an "all risk basis".
- (iv) Liquor liability insurance coverage with not less than One Million Dollars (\$1,000,000) of liability coverage.

Waiver of Subrogation. All insurance policies or endorsements thereto required of the Lessee covering Premises including, but not limited to, contents, fire and casualty insurance, shall include provisions expressly waiving any right of subrogation on the part of the insurer against the Lessor, its agents and employees.

All such insurance listed above shall be primary and non-contributory, written by insurance companies qualified to do business in the State of Georgia with an A.M. Best rating acceptable to the Lessor. Policies (i) and (iv), above, shall be endorsed to name the Lessor as an Additional Insured. Such insurance policies shall provide that coverage thereunder may not be materially changed, reduced, or cancelled unless thirty (30) days written notice thereof is furnished to the Lessor. The Lessee shall give immediate written notice to Lessor if any policy required under this Agreement will be cancelled, expired, or not renewed. The Lessee shall bear all costs of all deductibles and shall remain solely and fully liable for the full amount of any claim, damage, loss or expense caused by, resulting from, arising out of or in connection with the duties and obligations of the Lessee pursuant to this Agreement that are not compensated by insurance. Upon execution of this Agreement, Lessee shall furnish Lessor with a certificate(s) of insurance certifying that the appropriate insurance coverage's are in place and that policies have been properly endorsed to meet the insurance requirements as set forth above. The Lessee hereby agrees to furnish renewal insurance certificates throughout the term of the Agreement.

XXIX. ASSIGNMENT. This agreement may not be assigned by Lessee, to an affiliated entity controlled by Lessee unless that assignment upon delivery of written notice to Lessor, and subject to approval by the Macon-Bibb County Commission. Lessee shall remain liable for payment of any and all rent and utility expenses that may or does become due under this agreement, and commits that it will, in the event of assignment, be fully liable for any assignee's performance of the provisions of this agreement.

XXX. DEFAULT. Lessee agrees that a summer collegiate league baseball team will play a complete home schedule of between 24-30 games during the second through tenth years of this agreement. Lessee shall be deemed in default of its obligations under this agreement should it, for any reason, including suspension of league operations, fail to field a baseball team which is a member of the Coastal Plain League or comparable summer collegiate baseball league during the second through eleventh years of this agreement. Lessee shall forfeit to the Lessor, in addition to all rental payments that have accrued to the date the league suspends operations or Lessee determines, for any reason, no team will play the season at the Stadium. Lessee would not be considered in default if Lessee paid the agreed upon annual rental rate for that respective year, and has twelve (12) months to field a team in a comparable summer collegiate baseball league within that twelve (12) month period. Should Lessee fail to field a baseball team which is a member of the Coastal Plain League or comparable summer collegiate baseball league during the second through eleventh years of this agreement, within twelve months, Lessor will thereafter take possession of the Stadium, including all improvements made to the Stadium by Lessee, and Lessee shall be required to pay the subsequent annual lease payments for the remainder of the eleven (11) year agreement. Should Lessor find and locate a new tenant to lease the Stadium, the amount or rent paid by new tenant will offset the amount of obligation to be paid by Lessee in this section.

XXXI. TERMINATION. The Lessor shall have the right to cancel this agreement, within sixty (60) days of receiving notice that the Coastal Plain League has disbanded or suspended operations, or that Lessee will not field a team at the Stadium during the coming season, by providing written notice of its intent to do so. However, Lessor is prohibited from canceling this agreement for a period of twelve (12) months provided Lessee has paid the agreed upon rent for that respective year. If Lessee cannot field a team in a comparable summer collegiate baseball league at the end of said twelve (12) month period, or if Lessee has not agreed to pay appropriate rent to maintain lease agreement. The Lessor shall be entitled to take possession of the Stadium and enter into negotiations with any other individual, group or corporation interested in leasing the Stadium, should it exercise the right to cancel this agreement. Cancellation of this agreement shall not relieve Lessee of its obligation to make the default payments as provided by section XXX of this agreement, as the parties agree that the payments called for in the event of Lessee's default represent liquidated damages and not a penalty.

XXXII. PROTECTION CLAUSE. During the term of this Agreement and any agreed upon extension thereof, Lessee would have the exclusive right to play professional, independent or summer collegiate baseball games at the stadium. Lessor agrees that if another professional sport does play at the stadium, Lessor will maintain the playing surface to professional standards for summer collegiate baseball. Lessor also agrees not to invest public funds in a competing facility for another baseball team during years 1 through 5 of this agreement. During years 6 through 10 of this agreement, Lessor agrees that if Lessor decides to invest in a competing facility for a competing baseball team, it shall cause baseball team tenant in such facility to buy out Lessee's interest in this lease for \$1,000,000.00, provided that Lessee has maintained an average in-park attendance of 1,500 fans per game for the preceding season. The in-park attendance will be counted through the stadium's electronic ticketing system. If Lessee fails to maintain the attendance minimum during the preceding season, the buyout fee is reduced to 100,000.00.

XXXIII. VENUE. The parties agree that any and all legal disputes arising from this agreement shall be litigated and adjudicated in the Superior Court of Bibb County, Georgia.

XXXIV. EXPIRATION. Lessee shall, upon termination or expiration of this agreement, peaceably and quietly surrender possession of the Stadium to the Lessor. Lessee shall be permitted to remove all equipment, fixtures and merchandise purchased by Lessee. Any property not so removed within fourteen (14) days of the termination or expiration of this agreement shall be deemed abandoned and become property of the Lessor.

XXXV. INSPECTION. The Lessor shall, within twenty-one (21) days of termination or expiration of this agreement, inspect the Stadium and identify any damage to the Stadium occasioned by the negligence of Lessee or its agents or employees. The Lessor shall make or commission such repairs as may be necessary to return the Stadium to its original or subsequently improved condition, ordinary wear and tear excepted. The Lessor shall present Lessee with a demand for payment, itemizing the costs of all repairs performed to return the Stadium to its original or subsequently improved condition, and Lessee shall reimburse the Lessor for its expenditures within thirty (30) days of receipt of same.

IN WITNESS WHEREOF the parties hereto have set their hands and affixed their seals the day first above written.

MACON-BIBB COUNTY
(SEAL)

By: Robert A.B. Reichert
Robert A.B. Reichert, Mayor

Attest: Janice S. Ross
Janice S. Ross, Clerk of Commission

SRO PARTNERS MACON, LLC

By: Steve DeLay
Steve DeLay, Managing Director

Secretary: _____



**LUTHER WILLIAMS FIELD
FIRST AMENDED LEASE AGREEMENT**

This FIRST AMENDED LEASE AGREEMENT (the "Agreement") is made and entered into on July 19, 2024 by and between **MACON-BIBB COUNTY**, a political subdivision organized and existing under the laws of the State of Georgia, hereinafter called "Lessor" and **SRO PARTNERS MACON, LLC**, a foreign limited liability corporation of the State of Nevada, and **SRO PARTNERS MACON CONCESSIONS, LLC**, a foreign limited liability corporation of the State of Nevada, and their successors or assigns, hereinafter collectively called "Lessee."

I. TERM. There is an existing lease between Lessor and SRO Partners Macon, LLC as Lessee, which is set to expire on December 31, 2027 (the "Lease"), through which the Lessor leased to Lessee its municipal baseball stadium, Luther Williams Field (the "Stadium"), located at 225 Willie Smokie Glover Blvd., Macon, GA 31201, in its entirety. The Stadium is defined in the Lease and shall be defined for this Agreement to include the playing field, stadium seating, concourse areas, outfield fencing, press box, office space, ticket booth, concessions areas with all appliances, dugout areas, home team and visiting team locker rooms, umpire dressing area, stadium lighting, and the electronic scoreboard, plus any additions or improvements made to the Stadium before or during the lease Term, as extended (defined below). "Macon Bacon" shall be defined herein as the baseball team currently owned and operated by the Lessee, but subject to any name change in the Lessee's sole discretion.

This Agreement shall extend the Lease Term and modify the Lease as set forth herein. Any term not defined in this Agreement shall have its meaning from the Lease; otherwise, this Agreement shall supersede the Lease in its entirety. The Lease term shall be extended per this Agreement for a total of fifty (50) event dates per year for the calendar years commencing on January 1, 2028, and ending on December 31, 2032 (the "New Term") unless extended as set forth below (the "Extended Term" and collectively with the New Term, the "Term").

The current Rent of the Lease shall remain in effect until the New Term commences, at which time Rent (which shall include all charges due from Lessee) shall be increased to the rate of One Thousand Two Hundred Dollars (\$1,200.00) per event date, and a total of fifty (50) games or events (and to alleviate doubt, rainouts or postponements do not constitute an event date, nor does a doubleheader constitute two event dates) per year. For the fifty (50) Lessee-generated events scheduled at the Stadium during the period beginning January 1, 2028, through December 31, 2032, a total lease payment of Sixty Thousand Dollars and No Cents (\$60,000.00) per year shall be paid to the Lessor via monthly payments as set forth in the chart below. Lessee shall have a one-time option to renew the Agreement, upon all the terms set forth herein, for another five (5) years (commencing on January 1, 2033, and ending on December 31, 2037) for a total Rent of Sixty-Five Thousand Dollars (\$65,000.00) per year, paid in equal monthly installments. To exercise the five-year renewal, Lessee shall give Lessor written notice at least six (6) months but not more than one (1) year before the end of the New Term. For all purposes hereunder and as this Agreement may be extended, as part of its Rent, Lessee, throughout the year, shall have exclusive use of the concession carts, stands, merchandise and the full office currently in use at the Stadium.

The Lessor shall maintain the right to book, host, and hold events on all other dates outside the Lessee's games and events. However, the Lessee shall have the exclusive right to provide concessions for all events at the Stadium. The Lessor shall retain all event proceeds conducted by the Lessor, except the Lessor and Lessee shall divide in equal amounts (50% - 50%) any net profits (defined as gross revenues minus all expenses) on concessions for all non-Lessee events.

II. PURPOSE. Lessee commits to operating a summer collegiate baseball team as a member of the Coastal Plain League or similar league, which shall play its home games or events at the Stadium unless Lessee and Lessor mutually agree upon an alternative location for home games or events.

III. RENT. Lessee, in consideration for improvements to and the use of the Stadium and the revenue earned under this Agreement, will pay the Lessor:

<u>Period</u>	<u>Total Payment</u>	<u>Monthly Payment</u>
January 1, 2028 – December 31, 2028	\$60,000.00	\$5,000.00
January 1, 2029 – December 31, 2029	\$60,000.00	\$5,000.00
January 1, 2030 – December 31, 2030	\$60,000.00	\$5,000.00
January 1, 2031 – December 31, 2031	\$60,000.00	\$5,000.00
January 1, 2032 – December 31, 2032	\$60,000.00	\$5,000.00

Said payments, and all those due per the Extended Term, shall be made monthly, on or before the fifteenth (15th) of each month.

IV. GRANT OF USUFRUCT. Lessor and Lessee hereby agree and acknowledge that no estate in years is passed or transferred to Lessee hereunder. Lessee shall only hold a usufruct, not subject to levy and sale, nor assignable in whole or in part except as expressly provided herein.

V. RENOVATIONS. Lessee shall have the right to decorate the interior of the Stadium and make, at its own expense, minor alterations and improvements. Additionally, the Lessee shall have the right, but not the obligation, in its sole discretion, to make capital improvements to the Stadium. However, before commencing any capital improvement project, the Lessee shall submit plans and specifications to the Lessor (Director of Parks & Recreation) and secure permission from the Lessor, which approval will be given promptly and not unreasonably withheld. All capital improvements made by Lessee shall become the property of the Lessor upon termination or expiration of this Agreement. If approved in the manner identified above, the amount of approved capital improvements Lessee invests in Stadium will be deducted from the team's annual Rent payment, not to exceed the total Rent due hereunder for that calendar year.

VI. MAINTENANCE OF ELECTRICAL AND PLUMBING SYSTEMS. The Lessor agrees to provide all maintenance for electrical, sewage, HVAC, gas, audio, video and plumbing components of the Stadium and commits to allocate sufficient funds as may be required to maintain said electrical and plumbing components in good working order and in full compliance with all laws and regulations. The Lessor shall, without limitation, be obligated to maintain and repair Stadium lighting, all heating systems, HVAC systems, gas, electric, audio and video systems in the Stadium, and all plumbing systems in the Stadium. The Lessor commits to make such repairs or provide such maintenance within a reasonable time of receiving notice from Lessee and agrees to coordinate repair and maintenance projects with Lessee to minimize interruption of the conduct of its business. Upon written notice to Lessor that it believes the

repair and maintenance projects set forth hereunder are not timely being addressed or have been inadequately addressed, Lessee may, but is not obligated to, complete said projects and deduct the costs of same from the Rent due hereunder.

VII. MAINTENANCE OF STRUCTURAL COMPONENTS AND SEATS. The Lessor agrees to maintain and promptly repair all Stadium fencing, railing, seating, and netting, and shall repair any leaks in the Stadium, which might result in water penetration into the offices, locker rooms, concession areas, restrooms, seating areas, etc. The Lessor further agrees to maintain and replace the Stadium's concrete, brickwork, and glasswork.

VIII. DAMAGE CAUSED BY THE LESSEE, ITS AGENTS OR INVITEES. Lessee agrees to make full and proper restitution to the Lessor for all damages to the Stadium or to any fixtures, appliances, furniture, lockers, or other appurtenances thereto, caused by the gross negligence or willful misconduct of Lessee or its agents or employees, home/visiting teams or other invitees of the Lessee except for standard wear and tear. Upon termination or expiration of this Agreement, Lessee shall be obligated to reimburse the Lessor for the costs of making such repairs to the Stadium or for replacing any fixtures, appliances, furniture, lockers, or other appurtenances thereto, resulting from the gross negligence or willful misconduct of Lessee or its agents or employees, which may be necessary to repair the condition of the Stadium to how it existed at the commencement of the Lease Term in effect.

IX. COMMUNITY OUTREACH. The Lessee and the Lessor will collaborate to develop community programs targeting at-risk youth, focusing on education, mentoring, job shadowing, financial education, part-time job opportunities and other areas as mutually agreed.

X. SECURITY. Lessee shall, for the duration of this Agreement and any renewal thereof, provide security at the Stadium for all Lessee's games or events held at the Stadium. To alleviate doubt, no event where Lessee provided only the concessions may be considered a Lessee event hereunder, and Lessee shall not be responsible for providing security. For its games and events, Lessee commits to providing adequate security personnel as appropriate for the size of the crowd in attendance at all of its games or events held at the Stadium. Lessee specifically agrees that a minimum of two (2) experienced, qualified security personnel will be present at all of its games or events and that sufficient security personnel will be present at any games or special promotional events held on any day when attendance can reasonably be expected to exceed 1100 fans. Such security personnel shall be present at least one (1) hour before the scheduled start of all Lessee's games or events at the Stadium and shall remain until at least thirty (30) minutes after the conclusion of that game or event, or until the parking area is cleared of substantially all vehicles, whichever occurs later. Lessee shall be responsible for directly paying said experienced, qualified security personnel and assumes all liability during the fifty (50) Lessee games and/or event dates during which the Stadium is leased under the terms of this Agreement. Lessee agrees to indemnify the Lessor during the fifty (50) Lessee game or event dates during which the Stadium is leased to Lessee per the terms of this Agreement.

In addition to providing security, the security personnel will provide traffic control for all Lessee games or events held by Lessee at the Stadium.

XI. PARKING. At no additional charge and included in Rent, the Lessor agrees to provide the parking area adjacent to the Stadium for use by the Lessee and its invitees. Lessor shall not charge parking fees during any Lessee games or events held by Lessee at the Stadium. Lessor and Lessee agree to work together to ensure adequate parking near the Stadium, within Central City Park, on nights designated as scheduled summer collegiate baseball game nights at Luther Williams Field. Lessor further agrees to clearly designate parking areas on those game and/or event dates on which Lessee uses the Stadium. The parking map is hereto attached as Exhibit "B."

XII. UTILITIES & RELATED CHARGES. For the duration of this Agreement and any renewal thereof, Lessor shall pay all charges for all utilities and related charges furnished to the Stadium, including electricity, water/sewage, gas, telephone, and internet service costs.

XIII. FIELD MAINTENANCE. Lessor agrees to provide staff and such equipment as may be required to maintain the playing field at no additional cost to Lessee year-round unless Lessee asks for specific, extraordinary improvements to the field such as a new mound, replacement of sod (such improvements which would be deemed outside of ordinary maintenance). Said field maintenance covered by the Lessor shall also include the tarp necessary for the field, which will remain the property of the Lessor. Lessor shall maintain the grass and any landscaping during game and/or event dates up to standards of the Coastal Plain League, Lessee, and any other visiting teams. However, to alleviate unnecessary costs to Lessor, Lessee shall prepare the field for each of its games or events, including, but not limited to, the mounds, batters' boxes, lining the field, and bullpens both pre-game and post-game.

XIV. SCOREBOARD AND PUBLIC ADDRESS SYSTEM. The Lessee shall be responsible for the operation of the scoreboard and public address system and will train and employ personnel who may be required to operate the same. Consistent with section VIII of this Agreement, Lessee will be responsible for repairing damage to the scoreboard and public address system resulting from the gross negligence or willful misconduct of its agents or employees. Lessee shall have the option to utilize the current manual scoreboard should Lessee choose to do so. Should Lessee elect not to use the current manual scoreboard, any electric scoreboard will be covered by this paragraph XIV for Lessee's league games or events.

XV. CLEAN-UP. Lessor shall, for the duration of this Agreement, and any renewal thereof, be responsible for all general clean-up of the Stadium, but not the office space and concession stands/merchandise carts which are in the exclusive possession of Lessee. The Lessor shall keep all other areas of the Stadium clean and attractive at all times and shall employ staff to clean the Stadium routinely after any of the Lessee's games or events.

The Lessor shall provide sufficient receptacles for the disposal of solid waste, which will be utilized exclusively by the Lessee to discard garbage collected from the operation of the Stadium. All refuse generated at any Lessee game or event shall be placed in the receptacle(s) no later than 1:00 p.m. the following day. The Lessor shall remove the garbage as often as necessary to prevent excessive accumulation of trash, sanitation hazards, or code violation of any kind, including all applicable health codes.

XVI. RESTROOMS. For the duration of this Agreement and any renewal thereof, Lessee shall provide all sanitation and janitorial supplies necessary to stock the restrooms that support the office area and shall stock and maintain the public restrooms that support the Stadium in a clean and attractive condition at all times.

XVII. MAINTENANCE OF GROUNDS OUTSIDE THE STADIUM. The Lessor shall be responsible for maintaining the parking area and approaches to the Stadium and will exercise its best efforts to enhance the walkways to the Stadium, including the landscaping and plantings, to create a more aesthetically pleasing appearance. The Lessor shall clean the parking area by 3:00 p.m. on the day following any Lessee game or event held at the Stadium.

XVIII. TICKET PRICES. Lessee shall have the exclusive right to set ticket prices for all of its events, including the team's home games or events, and shall be entitled to receive and retain all revenues from ticket sales. The Lessee reserves the right to establish ticket prices as it deems appropriate in its sole and absolute discretion.

XIX. ADVERTISING. Lessee shall have the exclusive right to revenue from the sale of all advertising and promotions associated with the operation of the Lessee's baseball team and use of the Stadium during the fifty (50) games or events that are the subject of this Agreement. This shall include advertising on all interior surfaces, including the outfield fence and all interior areas. Lessee shall also have exclusive advertising rights to all programs and other print materials, including scorecards and tickets, and advertising on the scoreboard, including the tri-vision signage. Signage on the Stadium's exterior is subject to approval by the Lessor, and approval will be given promptly and not be unreasonably withheld. The Lessee agrees to make all efforts to design exterior signage that is in keeping with the historical nature of the Stadium. An example of exterior signage is attached in Exhibit "A," which is incorporated into this Agreement. If the Lessee sells naming rights to the field while maintaining the name of Luther Williams Field on the entire stadium or parking lot naming rights, then the Lessee agrees to share the net proceeds of such naming rights equally (50-50) with the Lessor.

XX. BROADCAST. Lessee shall have the exclusive right to broadcast by radio, transmit by television, stream via the internet, podcast, cellular services, social media, or other means of transmission, or report in any other manner any game or games or events played in the Stadium during the fifty (50) games or event dates each year, which are the subject of this Agreement. Lessee shall have the sole and exclusive right, on terms acceptable to it in its sole discretion, to make any contract or arrangement concerning the above rights and all value derived from its team, including the events and games covered by this Agreement, and to retain the full amount of any payment made for such privilege, licenses and rights. The Lessor shall accept Rent as Lessee's full obligations under this Agreement and shall not charge any additional fee or require permits or connection expenses to the Lessee, its broadcasters, or telecasters during the Term of this Agreement or any renewal thereof.

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XXI. CONCESSIONS FOR ALL GAMES OR EVENTS. For the duration of this Agreement and any renewal thereof, Lessee shall have the exclusive right to sell all concessions for its fifty (50) games or events. Concession sales shall be defined as food, drinks, alcoholic beverages, souvenirs and merchandise, including but not limited to tee-shirts and baseball caps, plus all film, photographs or digital or other electronic capture of the places, people or things that transpire, including all social media, and all postings in any forum and any monetization thereof. Concessions may be sold or distributed from fixed locations, such as gift shops, concession stands, portable stands, or by vendors. The right to sell concessions of any kind or nature may be assigned, in whole or in part, with the consent of the Lessor, which will not be unreasonably withheld.

Should the Lessee decide not to make concessions available for any of its games or events at the Stadium during the Term, the Lessor shall not be precluded from providing alternative concessions but will not use the Lessee's concession facilities.

Provided Lessee has obtained the necessary licenses from the applicable authorities (which will not unreasonably be conditioned, delayed or withheld by said authorities), and the Lessee staffs said game or event, Lessee is granted the right to sell food and alcoholic and non-alcoholic beverages from Stadium concessions facilities and via portables at all games or events in addition to the fifty (50) held hereunder, at Luther Williams Stadium, the Softball Fields, Sports Complex or other assembly in Central City Park or Carolyn Crayton Park (a "Non-Lessee Event"). Should Lessee sell food and beverages at a Non-Lessee Event, Lessor will receive fifty percent (50%) of the net proceeds (defined as gross revenues minus cost of goods sold, labor, sales taxes and other applicable expenses) received by Lessee. The Lessor shall use reasonable commercial efforts to assist with non-Lessee events where the Lessee supplies the concessions and the personnel. Notwithstanding the above, alcohol cannot be sold at youth events (defined as events for youth aged seventeen).

Subject to the Lessee's written approval, which will not unreasonably be withheld, and provided Lessor gives 5 days written notice, that a third-party concession vendor will be doing concession sales for any individual or multiple Non-Lessee Event(s), then it agrees to allow third parties the right to provide food and non-alcoholic beverages outside the grounds of Luther Williams Field for any events that Lessor may host during the Term of this Agreement, provided, however, should the Lessee decide not to make concessions available for a Lessor event outside of the Stadium, the Lessor shall not be precluded from providing alternative concessions but will not use the Lessee's concession facilities to do so.

XXII. ALCOHOLIC BEVERAGES. In the event Lessee intends to sell malt beverages, wine, fortified wines or alcohol (the "Regulated Beverages") at the Stadium, the sale and consumption of the Regulated Beverages shall, in that event, be governed and regulated by the Lessor's Code of Ordinance and the laws of Georgia. No alcoholic beverages may be sold at youth events, which are events for youth aged seventeen (17) and under. For any league event at the Stadium, Lessee will keep all profits from the sale of alcoholic beverages, including all Regulated Beverages. At all non-league events where Lessee elects to sell alcoholic beverages within Luther Williams Stadium, at the Softball Fields or at the Sports Complex, Lessor shall receive fifty percent (50%) of the net proceeds (defined as gross revenues minus cost of goods sold, labor, sales taxes and all other applicable expenses). The Lessor shall use its best efforts to assist the Lessee in obtaining the necessary business license(s) and any license required to sell alcoholic beverages to other events outside the Stadium.

XXIII. OTHER EVENTS. Lessor shall have the right to hold and promote other athletic, cultural, and entertainment events at the Stadium on those days Lessee does not have collegiate league games or other events scheduled (each a "Lessor Event"). The Lessee shall have first selection rights for event dates from May 25th to August 15th of each year. The dates are to be established no later than March 30th of each year of league play. Other event dates desired by the parties hereto will be subject to mutual agreement, but priority will be given to confirmed events.

For a Lessor Event, the Lessor shall have the right to charge admission and related fees. To alleviate doubt, Lessee's games and other events during the fifty (50) days per year of this Agreement shall not be included as a Lessor Event, and Lessor may not charge any amount therefor. To further alleviate doubt, Concessions shall be handled for a Lessor Event per section XXI above.

XXIV. INTENTIONALLY BLANK

XXV. TAXES AND INSURANCE. The Lessee shall pay all applicable sales taxes on revenue from concessions and shall be responsible for paying premiums to insure its employees for workers' compensation purposes. The Lessee shall, promptly upon request made by the Lessor, provide the Lessor with certificates of insurance verifying that the Lessee has workers' compensation insurance as required by Georgia law.

XXVI. LOSS OR THEFT. Other than for as a breach of its duties and responsibilities under this Agreement, or its or its agents' gross negligence or willful misconduct, the Lessor shall not be liable for loss or theft of any property of attendees, invitees, Lessee, its agents or employees, or concessionaries placed or left at the Stadium. The Lessee shall exercise its best efforts to notify the public that the Lessor has no liability for loss or theft at the Stadium during the Term of this Agreement.

XXVII. INDEMNIFICATION. Lessee will indemnify and hold the Lessor harmless for any loss of life, injury to any person, or property, which may occur at the Stadium for the duration of this Agreement, and any renewal thereof, caused by the gross negligence or willful misconduct of Lessee, or its agents or employees. Lessee further agrees that the payment and settlement of any claim arising from any loss, injury, or damage shall specifically release the Lessor from all claims arising from such loss, injury, or damage.

XXVIII. INSURANCE. Lessee shall, for the duration of this Agreement, and any renewal thereof, for the protection of itself and the Lessor and its officers and employees on a primary basis from any claim, damage, liability, loss or expense to person or property caused by, resulting from, arising out of or in connection with the duties and obligations of the League under this Agreement. The Lessor will be named as an additional named insured on the following policies of insurance to be obtained by the Lessee as follows.

- (i) Commercial General Liability insurance with limits not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate. Such insurance shall include coverage for the contractual liability (applying to the terms and conditions of this Agreement), products-completed operations liability, personal injury liability, advertising injury liability, contingent liquor liability, property damage liability and bodily injury liability (including death).

- (ii) Workers' Compensation insurance with statutory limits as required by the State of Georgia covering all League personnel engaged in performing the duties and obligations of the League according to this Agreement. Such insurance policy shall also include Employer's Liability coverage with limits not less than \$1,000,000 for each occurrence or statutory limits, whichever is higher.
- (iii) Property Insurance covering loss or damage to the personal property of the League located at the Stadium. Said insurance shall provide coverage in the amount of the full replacement cost thereof and shall insure against perils on an "all-risk basis."
- (iv) Liquor liability insurance coverage -with not less than One Million Dollars (\$1,000,000) of liability coverage.

All insurance policies or endorsements thereto required of the Lessee covering Premises including, but not limited to, contents, fire and casualty insurance, shall include provisions expressly waiving any right of subrogation on the part of the insurer against the Lessor, its agents and employees.

All such insurance listed above shall be primary and non-contributory, written by insurance companies qualified to do business in the State of Georgia with an A.M. Best rating acceptable to the Lessor. Policies (i) and (iv), above, shall be endorsed to name the Lessor as an Additional Insured. Such insurance policies shall provide that coverage thereunder may not be materially changed, reduced, or canceled unless thirty (30) days written notice thereof is furnished to the Lessor. The Lessee shall give immediate written notice to the Lessor if any policy required under this Agreement will be canceled, expired, or not renewed. The Lessee shall bear all costs of all deductibles and shall remain solely and fully liable for the full amount of any claim, damage, loss or expense caused by, resulting from, arising out of or in connection with the duties and obligations of the Lessee under this Agreement that are not compensated by insurance. Upon execution of this Agreement, Lessee shall furnish Lessor with a certificate(s) of insurance certifying that the appropriate insurance coverages are in place and that policies have been properly endorsed to meet the insurance requirements set forth above. The Lessee hereby agrees to furnish renewal insurance certificates throughout the Term of the Agreement.

XXIX. ASSIGNMENT. The Lessee may assign this Agreement in conjunction with the sale of all or substantially all of the assets of the Lessee or a sale of voting control of the Lessee. Lessee shall provide written notice to Lessor, and the assignment will be subject to approval by Lessor, which will not be unreasonably withheld if the assignee agrees to assume this Lease without any material change thereto.

XXX. DEFAULT. Lessee agrees that a summer collegiate league baseball team will play a home schedule of between twenty- four (24) and thirty (30) games or events for the Term of this Agreement. Lessee shall be deemed in default of its obligations under this Agreement should it, for any reason or a Force Majeure Event, including suspension of league operations, fail to field a baseball team that is a member of the Coastal Plain League or comparable summer collegiate baseball league during the Term of this Agreement. Lessee shall not be considered in default if Lessee pays the agreed upon annual rental rate for that respective year as set forth herein and has twelve (12) months to field a team in a comparable summer collegiate baseball league within that twelve (12) month period.

Notwithstanding the above, if Lessee cannot satisfy the above due to an action by Lessor or the State of Georgia, including due to a Force Majeure Event, then Lessee's performance under this Lease shall be suspended, and no party shall be liable or responsible to the other party, or be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement when and to the extent such party's (the "Impacted Party") failure or delay is caused by or results from the following force majeure events ("Force Majeure Event(s)"): (a) acts of God; (b) flood, fire, earthquake, or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order, law, or action; (e) embargoes or blockades in effect on or after the date of this Agreement; (f) national or regional emergency; (g) strikes, labor stoppages or slowdowns or other industrial disturbances; (h) telecommunication breakdowns, power outages or shortages, lack of warehouse or storage space, inadequate transportation services, or inability or delay in obtaining supplies of adequate or suitable materials; (i) a pandemic or viral event similar to the Pandemic of 2020, or which otherwise limits or cancels public events such as games and events contemplated in this Agreement; and (j) other similar events beyond the reasonable control of the Impacted Party. If an Impacted Party claims a Force Majeure Event, it shall give written notice within fifteen (15) days of the Force Majeure Event to the other party, stating the period of time the occurrence is expected to continue. The Impacted Party shall use diligent efforts to end the failure or delay and minimize the effects of such Force Majeure Event. The Impacted Party shall resume the performance of its obligations as soon as reasonably practicable after the removal of the Force Majeure Event.

XXXI. TERMINATION. Subject to the cure and Force Majeure Events rights of the preceding paragraph, the Lessor shall have the right to cancel this Agreement within sixty (60) days of receiving notice that the Coastal Plain League has disbanded or suspended operations or that the Lessee will not field a team at the Stadium during the coming season, by providing written notice of its intent to do so. However, Lessor is prohibited from canceling this Agreement for twelve (12) months provided Lessee pays the agreed upon Rent for that respective year as set forth herein. If Lessee cannot field a team in a comparable summer collegiate baseball league at the end of said twelve (12) month period, or if Lessee has not agreed to pay appropriate Rent to maintain this Agreement, as Rent or other performance hereunder may be adjusted, the Lessor shall be entitled to take possession of the Stadium and enter into negotiations with any other individual, group or corporation interested in leasing the Stadium, should it exercise the right to cancel this Agreement.

XXXII. PROTECTION CLAUSE. During the Term of this Agreement and any agreed upon extension thereof, Lessee shall have the exclusive right to play professional, independent or summer collegiate baseball games and to offer related events at the Stadium. The Lessor agrees that if another professional sport is played at the Stadium, Lessor will maintain the playing surface to professional standards for summer collegiate baseball. Lessor also agrees not to invest public funds in a competing facility for another baseball team or to fund, in whole or in part, during the Term of this Agreement, as extended. This protection may only be terminated if the Lessor directly or indirectly buys out the Lessee's interest in this Lease for Two Million Five Hundred Thousand Dollars (\$2,500,000.00).

XXXIII. VENUE. The parties agree that all legal disputes arising from this Agreement shall be litigated and adjudicated in the Superior Court of Bibb County, Georgia.

XXXIV. EXPIRATION. Upon termination or expiration of this Agreement, the Lessee shall peaceably and quietly surrender possession of the Stadium to the Lessor. Lessee shall be permitted to remove all equipment, fixtures and merchandise purchased by Lessee. Any property not so removed within thirty (30) days of the termination or expiration of this Agreement shall be deemed abandoned and become property of the Lessor.

XXXV. INSPECTION. The Lessor shall, within thirty-one (31) days of termination or expiration of this Agreement, inspect the Stadium and identify all damage, item by item, and with cost or repair, to the Stadium occasioned by the gross negligence or willful misconduct of the Lessee or its agents or employees. The Lessor shall make or commission such repairs as may be necessary to return the Stadium to its condition when the current Term commenced, ordinary wear and tear excepted. The Lessor shall present the Lessee with a demand for payment, itemizing the costs, item by item and with actual cost incurred and paid, of all repairs performed to return the Stadium to its original or subsequently improved condition. Lessor acknowledges that it holds a ten thousand dollar (\$10,000.00) deposit (the "Deposit") from Lessee and agrees to first deduct said claimed damages amounts from the Deposit. All amounts remaining from the Deposit shall be refunded to the Lessee within thirty (30) days, and the Lessee shall reimburse the Lessor for all undisputed amounts greater than the Deposit within thirty (30) days of receipt.

IN WITNESS WHEREOF, the parties hereto have set their hands and affixed their seals the day first written above.

MACON-BIBB COUNTY
(SEAL)

By: *Lester M. Miller*
Lester M. Miller, Mayor

Attest: *Janice S. Ross*
Janice S. Ross, Clerk of Commission



SRO PARTNERS MACON, LLC

By: *Steven M DeLay* 7/17/24
Steve DeLay, Managing Director

Secretary: *[Signature]* 7/17/24

SRO PARTNERS MACON CONCESSIONS, LLC

By: *Steven M DeLay* 7/17/24
Steve DeLay, Managing Director

Secretary: *[Signature]* 7/17/24

EXHIBIT B

DESCRIPTION OF PREMISES

225 Willie Smokie Glover Drive, Macon, Georgia 31201, including the playing field, stadium seating, concourse areas, outfield fencing, press box, office space, ticket booth, concessions areas with all appliances, dugout areas, home team and visiting team locker rooms, umpire dressing area, stadium lighting, and the electric scoreboard, plus any additions or improvements made to the stadium.

A# 001386



Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office
PO Box 4503
Macon, GA 31208-4503

Alcohol Handler's Beverage License Application

APPLICANT

First Name: DANIEL Last Name: ERTHAL
Home Address: 342 Hill Ridge^{CV} City: Lizella State: GA Zip: 31052
Home Phone #: 478 335 1707 Email: DRERTHAL@gmail.com
Date of Birth: [REDACTED] Social Security Number: [REDACTED]
Mailing Address: SAME City: _____ State: _____ Zip: _____

- A certificate showing completion of an Alcohol Handler's training course taken within the last three years.
- An unexpired identification card issued by any U.S. State or The United States government, bearing a current photograph of the applicant.
- Current Color photograph of applicant.
- \$25 cash, money order/check or debit/credit (in office) Payable to Macon-Bibb County Tax Commissioner's Office

CERTIFICATION

I certify that the information disclosed in this application is true and correct, and I agree to abide by, observe, and conduct business according to the rules and regulations prescribed by Macon-Bibb County, the acts of the Georgia General Assembly and the State Department of Revenue.

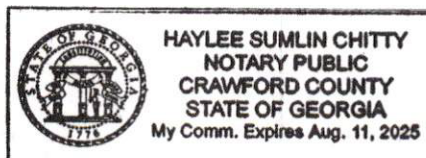
[Signature]
Applicant's Signature

9/9/21
Date

I hereby certify that Daniel Erthal signed his/her name to forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This 9 day of September, 20 24.

Haylee Sumlin Chitty
Notary Public



August 11, 2025
My Commission Expires

Rev. 7/202121



Cheers Entertainment Services Bar Training

CERTIFICATE OF COMPLETION

Awarded To

DANIEL ERTHAL

Course Completion

MACON-BIBB ALCOHOL HANDLER'S PERMIT CC

Date: 2024-09-05



Daniel Erthal



AH001386

ALCOHOL HANDLER

EXP: 12/31/2025

AH 000995



Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office
PO Box 4503
Macon, GA 31208-4503

Alcohol Handler's Beverage License Application

APPLICANT

First Name: Brandon P Last Name: Raphael
Home Address: 619 Woodland Dr City: Perry State: GA Zip: 31068
Home Phone #: 210-854-8331 Email: braphael@maconbeerbureau.com
Date of Birth: [REDACTED] Social Security Number: [REDACTED]
Mailing Address: Same City: _____ State: _____ Zip: _____

A certificate showing completion of an Alcohol Handler's training course taken within the last three years.

An unexpired identification card issued by any U.S. State or The United States government, bearing a current photograph of the applicant.

Current Color photograph of applicant.

\$25 money order, cashier check, check or debit/credit (in office) Payable to Macon-Bibb County Tax Commissioner

CERTIFICATION

I certify that the information disclosed in this application is true and correct, and I agree to abide by, observe, and conduct business according to the rules and regulations prescribed by Macon-Bibb County, the acts of the Georgia General Assembly, and the State Department of Revenue.

[Signature]
Applicant's Signature

9-11-24
Date

I hereby certify that Brandon Raphael signed his/her name to the forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This 11 day of September, 2024.

Jasmine Barnes
Notary Public



03.11.2025
My Commission Expires

Rev. 7/2021



Cheers Entertainment Services Bar Training
CERTIFICATE OF COMPLETION

Awarded To

BRANDON RAPHAEL

Course Completion

MACON-BIBB ALCOHOL HANDLER'S PERMIT COURSE

Date: 2023-04-26

Serial No.

cert_kj55r98h





Brandon Raphael



AH000995

ALCOHOL HANDLER

EXP: 12/31/2025

Agent Certification

The undersigned certify that the information contained in this application and accompanying documentation is true and correct, and that the Agent named herein has directorial authority over the operations of the business to be licensed. The undersigned further agree to abide by, observe, and conduct the licensed business according to all county ordinances and state laws and regulations in respect thereof, and understand that the Agent named herein may be held personally responsible for violations of County Alcohol Code committed by others at the Agent's direction, or with the Agent's knowledge.

Agent's Signature: _____ Date: _____

Business Name: _____

I hereby certify that _____ (Agent) signed his/her name to the forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This _____ day of _____, 20____.

Notary Public

My Commission Expires

Ownership/Individual Certification

I certify that the information disclosed in this application is true and correct, and I agree to abide by, observe, and conduct business according to the rules and regulations prescribed by Macon-Bibb County, the acts of the Georgia General Assembly, and the State Department of Revenue.

Individual/Owner's Signature: DANIEL ERTHAL Date: 9/11/24
(If different from Agent)

Title: Partner

Business Name: MACON BIBB BASEBALL CO. RESSION

I hereby certify that Daniel Erthal (Applicant) signed his/her name to the forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This 11 day of Sept., 2024.

JMB
Notary Public



9.11.2025
My Commission Expires

Agent Certification

The undersigned certify that the information contained in this application and accompanying documentation is true and correct, and that the Agent named herein has directorial authority over the operations of the business to be licensed. The undersigned further agree to abide by, observe, and conduct the licensed business according to all county ordinances and state laws and regulations in respect thereof, and understand that the Agent named herein may be held personally responsible for violations of County Alcohol Code committed by others at the Agent's direction, or with the Agent's knowledge.

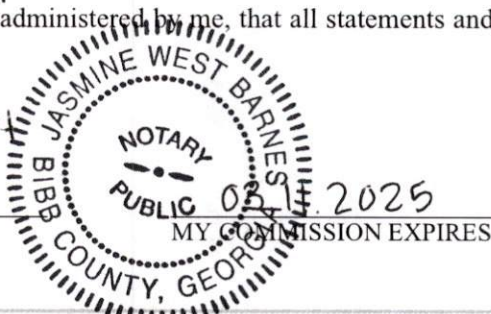
Agent's Signature: [Signature] Date: 9-11-24

Business Name Macon Bean Baseball Concern LLC

I hereby certify that Brandon Raphael (Agent) signed his/her name to the forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This 11 day of Sept., 2024

Jasmine Barnes
NOTARY PUBLIC



Owner/Individual Certification

I certify that the information disclosed in this application is true and correct, and I agree to abide by, observe, and conduct business according to the rules and regulations prescribed by Macon-Bibb County, the acts of the Georgia General Assembly, and the State Department of Revenue.

Individual/Owner's Signature: [Signature] Date: 9/11/24
(If different from Agent)

Title: Manager

Business Name: Macon Bean Baseball Concern LLC

I hereby certify that Brandon Raphael (Applicant) signed his/her name to the forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This 05 day of September, 2024

Jasmine Barnes
NOTARY PUBLIC



PACKAGE TO GO BUSINESS TYPE IDENTIFICATION FORM
--

Business Name: Macon Bacon Bandstand Concession LLC

Business Address: 225 W. Main Street, Suite 2 - Macon GA 31201

Instructions:

This form must be completed for each new license or renewal license application for locations selling beer or wine or both, but not distilled spirits, by the package to go.

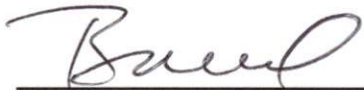
If you are not selling alcohol by the package to go, or if you are selling distilled spirits by the package to go, simply check the last box on this form for "Exempt" and sign at the bottom.

If you are selling alcohol by the package to go, please read the definitions below and check the box next to the definition which best matches how the business is currently operated or expected to operate under this license. Any intentional failure to identify or misrepresentation on this form may be grounds for denial or revocation of any license issued to you.

Definitions:

- ☐ **Drugstore:** a retail store that provides assorted items including medical or healthcare supplies, that may also provide other items or services such as over-the-counter drugs; processed food and drink items; beauty products; small toys; or photo processing services; and that is licensed by the Georgia State Board of Pharmacy to operate a pharmacy.
- ☐ **Food Mart:** a retail store licensed by the Georgia Commissioner of Agriculture as a food sales establishment, which has a total retail floor space of less than 10,000 square feet, of which at least 85 percent is reserved for the sale of food and other nonalcoholic items, and which regularly sells, at a minimum and among other products the following items: at least four pounds each of five different types of fresh fruits or vegetables; four pounds of fresh, raw beef, chicken, or pork; four dozen fresh chicken eggs; four pounds of bread; and four gallons fresh cow's milk. Food Marts shall be required to maintain a food scale certified by the Georgia Department of Agriculture for the purpose of verifying compliance with this definition. Food Marts shall purchase food items for resale from lawful fresh food wholesalers, and shall be required to produce invoices reflecting the sources of food products sold upon demand by County officials. If an insufficient quantity of an item is present in the Food Mart, Macon-Bibb County may consider receipts or other evidence to determine whether a sufficient good faith effort was made to comply with the minimum item quantity requirements. The term "Food Mart" does not include Drugstores, Gas Stations, Grocery Stores, Small Box Discount Stores, Specialty Stores, or Vice Marts; provided that a Food Mart may or may not be licensed by the Georgia State Board of Pharmacy to operate a pharmacy.
- ☐ **Gas Station:** a Vice Mart that is also licensed by the Georgia Safety Fire Commissioner for the storage and sale of liquefied petroleum gas and that actually regularly sells liquefied petroleum gas.
- ☐ **Grocery Store:** a retail store licensed by the Georgia Commissioner of Agriculture as a food sales establishment, which has a total retail floor space of at least 10,000 square feet, of which at least 85 percent is reserved for the sale of food and other nonalcoholic items, and which sells, at a minimum and among other products at least ten different types of fresh fruits or vegetables; fresh, raw beef, chicken, or pork; fresh chicken eggs; bread; and fresh cow's milk. A Grocery Store may or may not be licensed by the Georgia State Board of Pharmacy to operate a pharmacy.

- ☐ **Small Box Discount Store:** a retail store that provides assorted, inexpensive items that are continuously offered at a discounted price that is usually under \$10 per item. These stores are commonly referred to by names such as "dollar stores," "99 cent stores," "five dollar stores," "discount stores," or "variety stores." Products sold typically include processed food and drink items, personal hygiene products, office supplies and decorations. Retail floor space is typically less than 15,000 square feet.
- ☐ **Specialty Store:** a retail store that derives at least 50% of its annual gross sales from the sale of certain specialized classes or types of food or beverage products, or related accessories or non-food items. Such products are typically of a superior quality or more limited market availability than those general products commonly found in Grocery Stores. This includes brewpubs, malt beverage taprooms, and cocktail rooms. Other examples of Specialty Stores include, without limitation: (a) imported or luxury products; (b) products associated with a particular culture, global region, cuisine, or nationality; (c) products conforming to or supporting the dietary requirements of any sincerely held religious practice or belief; (d) restaurants; (e) organic, vegan, or natural products; (f) meats (e.g., butcher shops, delis, or seafood markets); (g) cheese or dairy products; (h) oils, seasonings, or spices; (i) growlers, craft beers, or wine; (j) breads or baked goods; (k) cigars; (l) honey or beeswax products; (m) products grown or produced within the State of Georgia or any particular location therein; or (n) any similarly specialized products or classes of products.
- ☐ **Vice Mart:** a retail store that provides assorted, inexpensive items for neighborhood residents or travelers, such as processed shelf-stable or refrigerated food and drink items; fountain and brewed drinks; handheld prepared food items; automotive items; tobacco products; family planning products; lottery products; gifts; over-the-counter medications; or similar items. Stores are typically designed for expediency – with customers typically buying few items per transaction and spending only a short time in the store. Retail floor space is typically less than 10,000 square feet.
- ☒ **Other Small Box Retail Store:** a retail store that meets each of the following criteria:
1. the store has a total retail floor space of less than 15,000 square feet; 2. the store does not meet the definition of Drug Store, Food Mart, Gas Station, Grocery Store, Small Box Discount Store, Specialty Store, or Vice Mart; and 3. the store is not licensed or applying for a license for the sale of distilled spirits by the package to go.
- ☒ **Other/None of the Above/Distilled Spirits/Exempt:** Check this box if none of the above definitions apply to your store, or if you are not licensed or applying for a license to sell only beer or wine or both by the package to go.


Applicant/Agent Signature

9-5-24
Date

SECURITY CAMERA COMPLIANCE VERIFICATION

Instructions:

*This form must be completed for each new license application for locations selling alcohol **by the package to go or operating as a bar or nightclub.***

Pursuant to Sec. 4-1 of the Macon-Bibb County Code of Ordinances,

1. Bar shall mean any business that derives 75 percent or more total annual gross revenue from the sale of alcoholic beverages for consumption on the premises, in accordance with O.C.G.A. § 3-1-2;
2. Nightclub shall mean any business which:
 - Directly or indirectly charges patrons for admission;
 - Is licensed under this Chapter for the sale of alcoholic beverages for consumption on premises;
 - Provides entertainment using amplified sound, including, without limitation, the playing of pre-recorded music through amplified sound by a DJ or emcee or similar person; the playing of live analog, electronic, or digital musical instruments; the presentation of live human speech or dialogue through amplified sound; or any combination of the above;
 - Which does not provide a number of seats suitable for the viewing of such entertainment greater than or equal to the number of patrons present; and
 - Which does not earn at least fifty percent of its annual gross revenues from the sale of prepared meals or the letting of rooms for overnight stay.

If you are selling alcohol by the package to go or operating a bar or nightclub you must:

1. *install security cameras in your business that meet the requirements below;*
2. *call the Code Enforcement Department Office at 478-803-0470 to schedule an appointment to have an inspection of the security camera system;*
3. *show the inspector that the security camera system meets the requirements below; and*
4. *have the inspector sign this form approving the security camera system.*

If you are not operating as a bar or nightclub or selling alcohol by the package to go, simply check the box on this form for “Exempt” and sign at the bottom.

Pursuant to Sec. 4-40 of the Macon-Bibb County Code of Ordinances,

1. Any establishment selling alcoholic beverages by the package to go must install security cameras, which are, at a minimum, of sufficient quantity, quality, and positioning so as to capture the face and clothing of any person entering into the establishment through any public entrance; or making any purchase from the establishment.
2. Any establishment licensed to sell any alcoholic beverage for consumption on premises, which is operating as a bar or nightclub, is hereby required to install security cameras, which must, at a minimum, be of sufficient quantity, quality, and positioning so as to capture the face and clothing of persons entering into said establishment through any public entrance

*Security Camera Compliance Verification Form
Rev. March 2021
Page 1 of 2*

thereof; standing outside of the establishment but within fifty feet of any entrance to said establishment; making any purchase from a fixed point of sale within said establishment; or standing within any dance floor or similar area designated within said establishment.

3. A digital security camera system shall be deemed to be "of sufficient quality" of and only if each camera required under this Section meets the following criteria:
 - It is capable of producing an image with a 1080p High Definition (1920 x 1080 pixels) resolution or greater at a minimum frame rate of 15 frames per second;
 - It is maintained in a state of being free of dust or debris that would interfere with the quality of the image being produced; and
 - It is capable of operating in the actual interior or exterior lighting conditions that are present during all operations and times of operation for the establishment, and of producing a clear image of the face and clothing of the persons described in this Section in all such lighting conditions.
4. Such cameras meeting the requirements of this Section must be capable of producing a retrievable image on film, tape, or other suitable digital format that can be made a permanent record and that can be enlarged through projection or other means. Cameras meeting the requirements of this Section shall be maintained in proper working order at all times and shall be subject to periodic inspection by the Sheriff.
5. Establishments required under this Section to install security cameras shall maintain all video images captured thereby for a period of at least thirty days from the date of image capture.
6. The failure to have or maintain security cameras in good working condition, with sufficient backup storage as to permit the retrieval of images as required by this Section shall be a violation of this Section and shall be punishable in accordance with the general provisions of Section 1-6 of this Code, as well as by any adverse action against the alcohol licensure of such business, up to and including the revocation or denial of all existing alcohol licenses held by such licensee.

Business Name:

Macon Bann Basement Concessions LLC

Business Address:

225 William Franklin Glavin Dr Macon GA 31201

I hereby certify that on this date, I have inspected the security camera and image retrieval system located at the above business and found it to be in compliance with the requirements of Sec. 4-40 of the Macon-Bibb County Code of Ordinances, as stated hereon.

Code Enforcement Department Designee

Date

☒ **Exempt:** Check this box if you are not licensed, not applying for package to go license, or not operating as a bar or nightclub.

Applicant/Agent Signature

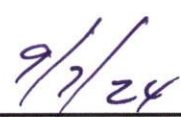
Date

Applicant Privacy Rights Notification Signature Form

Applicant Notification and Record Challenge:

Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedure for obtaining a change, correction or updating an FBI identification record is set forth in Title 28 Code of Federal Regulations 16.34.

Procedures for obtaining a copy of the FBI criminal history record are set forth in 28 CFR 16.30 – 16.33 or go to the FBI website at <http://fbi.gov/about-us/cjis/background-checks>.

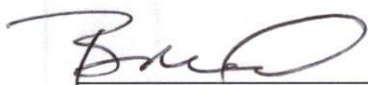
		
Signature	Print Name	Date

Applicant Privacy Rights Notification Signature Form

Applicant Notification and Record Challenge:

Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedure for obtaining a change, correction or updating an FBI identification record is set forth in Title 28 Code of Federal Regulations 16.34.

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Signature

Brande Reginald

Print Name

9-4-21

Date



Alcohol License Questionnaire

Name of Business: Macon Bacon Baseball Concern LLC
 Owner's Name: Brandon Repka
 Address: 225 W. 12th Street
Macon, GA 31201

1. Do you own or are you leasing your business location? ☐ Own ☒ Lease
2. If you purchased the building, what was the final sale price as reflected in public records? \$ _____
3. If you are leasing the building, what relation, if any, is there between the building owner and the owner(s) of your business?
 Please circle one: Relation, see below No Relation
4. If you are leasing the building, will your landlord be involved in the day to day business operations? ☐ Yes ☒ No
5. Was the previous operator at this location in any legal or regulatory trouble with local government, state government, law enforcement, or the Georgia lottery in the year prior to the transfer to your business? ☐ Yes ☒ No
6. Will the previous operator or any family member of the previous operator remain involved in the day to day business operations? ☐ Yes ☒ No
7. Was the sale of the building, business, or lease an "arms length" or "fair market value" transaction? ☐ Yes ☐ No

Brandon Repka
 Printed Name of person completing form

[Signature]
 Signature of person completing form

9.7.24
 Date

ARMED SECURITY PERSONNEL REQUIRED TRAINING COMPLIANCE FORM

Instructions:

This form must be completed by any bar or nightclub operating with an alcohol license which allows or requires security personnel to carry firearms while working. The form shall be submitted upon applying or renewing any license to sell alcohol on the premises. This form is not required for businesses employing certified peace officers in good standing with the Georgia Peace Officer Standards and Training Counsel. Applicants applying for special events which employ armed security personnel are required to submit this form.

Pursuant to the licensing requirements of Sec. 4-550 of the Macon-Bibb County Code of Ordinances, attach the following documentation to this form prior to submission:

1. A copy of the applicant's valid private security business license, issued by the Georgia Board of Private Detective and Security Agencies.
2. A list containing the names and dates of birth of all persons who will be working as armed security personnel at the applicant's place of business or special event location. Use the attached form.

NOTE: IT IS A VIOLATION TO ALLOW ANY PERSON NOT LISTED TO WORK AS AN ARMED SECURITY PERSONNEL WITHOUT FIRST SUBMITTING AN UPDATED COPY OF THIS FORM TO THE TAX COMMISSIONER'S OFFICE. PENALTIES FOR VIOLATING THIS RULE MAY INCLUDE THE LOSS OF YOUR ALCOHOL LICENSES.

3. A copy of a valid private security license from the Georgia Board of Private Detective and Security Agencies for each person named who will be working as armed security personnel at the applicant's place of business or special event location.

If you are not operating as a bar or nightclub with armed security personnel, simply check the box on this form for "Exempt" and sign at the bottom.

Business Name: Macon Bacon Baseball Concession LLC

Business Address: 225 Wild Smith Glen Dr Macon GA 31201

☒ **Exempt:** Check this box if you certify that you will not hire any armed security personnel, or that you are not operating as a bar or nightclub.

Does your business derive 75% or more total annual gross revenue from the sale of alcoholic beverages for consumption on the premises? ☐ YES ☒ NO


Applicant/Agent Signature

9-11-24
Date

ARMED SECURITY PERSONNEL IDENTIFICATION FORM

Instructions:

*Please list every individual who may be working as armed security personnel at your bar or nightclub. Certified peace officers do not need to be listed and may be added in the future without updating this list. If you hire anybody in the future to work as armed security personnel at your bar or nightclub, this list **MUST** be updated to include that person before they are allowed to carry a firearm while working at your business. Use additional copies of this sheet if necessary.*

IF ANY PERSON NOT ON THIS LIST IS FOUND TO BE WORKING AS ARMED SECURITY PERSONNEL AT YOUR BAR OR NIGHTCLUB, THEN YOU MAY BE SUBJECT TO PENALTIES OF UP TO \$1000 PER VIOLATION AND UP TO 6 MONTHS IN JAIL, AS WELL AS THE LOSS OF ALL ALCOHOL LICENSES ISSUED TO YOU WITHIN MACON-BIBB COUNTY.

1.			
	Name	Date of Birth	GBPDSA Private Security License #
2.			
	Name	Date of Birth	GBPDSA Private Security License #
3.			
	Name	Date of Birth	GBPDSA Private Security License #
4.			
	Name	Date of Birth	GBPDSA Private Security License #
5.			
	Name	Date of Birth	GBPDSA Private Security License #
6.			
	Name	Date of Birth	GBPDSA Private Security License #
7.			
	Name	Date of Birth	GBPDSA Private Security License #
8.			
	Name	Date of Birth	GBPDSA Private Security License #
9.			
	Name	Date of Birth	GBPDSA Private Security License #

Macon-Bibb County Certificate of Good Standing

1. Name and Title of the applicant: Daniel ERTHAL

2. Name of the subject of this Certificate, if different from the applicant:

3. Benefit or privilege for which the applicant is applying (mark one):

☐ Building Permit	☐ Plat Approval	☐ Building Inspection Report	☐ Certificate of Occupancy
☒ Alcohol License (Any)	☐ Privilege License (Any other than alcohol)	☐ Political Appointment	☐ Competitive Contract Bid or Proposal
☐ Non-Competitive Contract over \$50,000	☐ Registering to Bid on Real Property	☐ Other: _____	

4. If the subject is an individual or sole proprietorship, then list all business entities in which the subject has a direct or indirect ownership interest of 25% or more, or legal control over. If the subject is an entity, then list all individuals who have a direct or indirect ownership interest of 25% or more in the subject entity, or who exercise legal control of the entity. Use additional sheets if needed.

ERTHAL Chiropractic Center LLC
E TRAN INC
ACTIVE CTN LLC

5. I, the undersigned, do hereby swear or affirm that the information contained in this Certificate is true and complete to the best of my available knowledge. I further swear or affirm that, as of today, none of the individuals or entities listed in this Certificate are more than 90 days delinquent on the payment of any ad valorem property taxes due to the Macon-Bibb County Government. I understand that giving false, incomplete, or inaccurate information on this Certificate may result in the denial of any privilege the applicant is applying for, as well as the revocation of any privilege previously granted by Macon-Bibb County, and may constitute the crimes of false writing or false swearing, which carry a penalty of up to five years in prison and up to a \$1,000 fine.

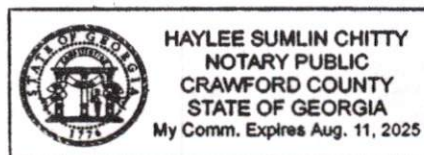
Daniel ERTHAL
 Print and Sign Name

Sworn to and subscribed before me this
7 day of September, 2024.

Haylee Sumlin Chitty
 Notary Public

My commission expires:

August 11, 2025



Page 2 of 2

Rev. April 2022
 See O-22-0011

Macon-Bibb County

Certificate of Good Standing

1. Name and Title of the applicant: Brandon Rephail

2. Name of the subject of this Certificate, if different from the applicant:

3. Benefit or privilege for which the applicant is applying (mark one):

☐ Building Permit	☐ Plat Approval	☐ Building Inspection Report	☐ Certificate of Occupancy
☒ Alcohol License (Any)	☐ Privilege License (Any other than alcohol)	☐ Political Appointment	☐ Competitive Contract Bid or Proposal
☐ Non-Competitive Contract over \$50,000	☐ Registering to Bid on Real Property	☐ Other: _____	

4. If the subject is an individual or sole proprietorship, then list all business entities in which the subject has a direct or indirect ownership interest of 25% or more, or legal control over. If the subject is an entity, then list all individuals who have a direct or indirect ownership interest of 25% or more in the subject entity, or who exercise legal control of the entity. Use additional sheets if needed.

Daniel Ethel

5. I, the undersigned, do hereby swear or affirm that the information contained in this Certificate is true and complete to the best of my available knowledge. I further swear or affirm that, as of today, none of the individuals or entities listed in this Certificate are more than 90 days delinquent on the payment of any ad valorem property taxes due to the Macon-Bibb County Government. I understand that giving false, incomplete, or inaccurate information on this Certificate may result in the denial of any privilege the applicant is applying for, as well as the revocation of any privilege previously granted by Macon-Bibb County, and may constitute the crimes of false writing or false swearing, which carry a penalty of up to five years in prison and up to a \$1,000 fine.

Brandon Rephail

 Print and Sign Name

Sworn to and subscribed before me this
05 day of Sept., 2024.

JWB
 Notary Public
 My commission expires: 03.11.2025





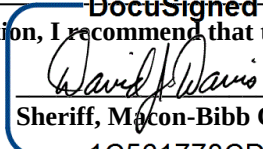
Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office PO Box 4503
Macon, GA 31208-4503

OFFICE USE ONLY
ALCOHOL APPLICATION

Applicant Name: Daniel Erthal – Fingerprints Completed: 09.12.2024
 Brandon Raphael – No New Fingerprints Needed

Business Name: Macon Bacon Baseball Concession LLC

Business Address: 225 Willie Smokie Glover Drive, Macon, GA 31201

DocuSigned by:		
After investigation, I recommend that the license requested herein be: 10/1/2024		
Granted	 _____ Sheriff, Macon-Bibb County, Georgia	_____ Date
Denied	1C561778CDEE414... _____ Sheriff, Macon-Bibb County, Georgia	_____ Date

After investigation, I recommend that the license requested herein be:		
Granted	_____ Mayor, Macon-Bibb County, Georgia	_____ Date
Denied	_____ Mayor, Macon-Bibb County, Georgia	_____ Date

After investigation, I recommend that the license requested herein be:		
Granted	 _____ Clerk of the Macon-Bibb County Commission, Georgia	_____ Date
Denied	 _____ Clerk of the Macon-Bibb County Commission, Georgia	_____ Date



Tax Commissioner's Office
188 Third Street
Macon, GA 31201

Review Form

The attached application is a petition to Macon-Bibb County for an Alcoholic Beverage License.

The following required documents are included in the application:

- ☐ Signature form
- ☐ BSO Recommendation letter
- ☐ Proof of Planning and Zoning compliance
- ☐ Affidavit from the Macon-Bibb County Engineer's Department
- ☐ Affidavit from the Macon Telegraph Newspaper

Legal Review 11/14/2020 (Date) DS (Initials)

Comments

After review, legal recommends approval.

Initials

SF (Initial) Stephanie Freeman, Administrative Office Specialist



LEGISLATIVE SPONSORS

- | | |
|---|--|
| ☒ MAYOR LESTER M. MILLER | ☐ MAYOR PRO TEMPORE SETH CLARK |
| ☐ COMMISSIONER VALERIE WYNN | ☐ COMMISSIONER PAUL BRONSON |
| ☐ COMMISSIONER STANLEY STEWART | ☐ COMMISSIONER MALLORY C. JONES, III |
| ☐ COMMISSIONER RAYMOND WILDER | ☐ COMMISSIONER BILL HOWELL |
| ☐ COMMISSIONER VIRGIL WATKINS, JR. | ☐ COMMISSIONER BRNEDALYN BAILEY |
-

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION APPOINTING KAITLYNN KRESSIN TO SERVE AS A MEMBER OF THE MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY; AND FOR OTHER PURPOSES.

WHEREAS, the Macon-Bibb County Urban Development Authority (“Authority”) was created by an act of the General Assembly of the State of Georgia which was memorialized at 1974 GA. Laws 3093 (ACT No., 1130); and

WHEREAS, pursuant to Section 3 of 1974 Act 1130, the Authority consists of seven (7) members, appointed by the Mayor, and submitted to the Macon-Bibb County Commission for confirmation; and

WHEREAS, members of the Authority shall be residents of Macon-Bibb County, and shall be at least twenty-five (25) years old, and shall serve a term of four (4) years, or until their successor is appointed and confirmed; and

WHEREAS, Kaitlynn Kressin has been recommended for appointment by Mayor Lester Miller to serve as a member of the Authority; and

WHEREAS, Kaitlynn Kressin will succeed Kathryn Gerhardt, whose term expired November 5, 2022; and

WHEREAS, Kaitlynn Kressin has expressed her desire to serve, meets all requirements necessary for appointment and provided her resume and certificate of good standing for review, attached hereto as Exhibit A; and

WHEREAS, the Macon-Bibb County Commission finds that this resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants.

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission, and it is hereby so resolved by the authority of the same that Kaitlynn Kressin is hereby appointed to serve as a member of the Macon-Bibb County Urban Development Authority for a term of four (4) years, with said term to begin on the effective date of this resolution and expire November 4, 2028.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly. To the extent that this Resolution is construed by any appropriate authority as being substantively an act of ordinance and not an act of resolution, then this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this ____ day of _____, 2024.

By: _____
LESTER M. MILLER, Mayor

(SEAL) Attest: _____
JANICE S. ROSS, Clerk of the Commission

Q:\RES MACON-BIBB\2024 Miller Appointing Kaitlynn Kressin To Urban Development Authority 10-30-2024.Docx

EXHIBIT A

KAITLYNN KRESSIN

KAITLYNNKRESSIN@GMAIL.COM

EDUCATION

Mercer University
BA in Sociology & Psychology

December, 2015
Dean's List

LEADERSHIP & SERVICE EXPERIENCE

Philanthropic Causes & Societies:

- Vice President of Bragg Jam Inc. 2019 - Present
- Board Member of Macon International Cherry Blossom Festival Inc. 2022 - Present
- Board Member of Leadership Macon by the Greater Macon Chamber of Commerce 2023
- Member of the Macon Rotary Club 2021 - Present
- Leadership Macon Class of 2020/2021
- Member of the Reimagining Civic Commons Committee 2020 - Present
- Member of the Main Street Macon Events & Marketing Committees 2022 - Present
- Finance Director of Magnolia Soap Box Derby 2016 - 2022
- President of the Downtown Macon Community Association 2020
- Board Chair of Loaves and Fishes Ministry 2019
- Volunteer Coordinator for Come to the Fountain 2008 - 2014
- Member of the Alpha Kappa Delta Sociology Honors Society
- Peyton Anderson Scholar
- Mercer University Service Scholar

Awards & Recognitions:

- Mercer University Young Alumni of the Year Award - 2022
- Visit Macon Steven Fulbright Soul of Macon Award - 2022
- Historic Preservation Award for Rehabilitation of 567 Plum St. - 2021
- Macon Chamber of Commerce Outstanding Young Business Leader of the Year Award – 2019
- Newtown Macon Emerging Leader Award – 2016
- Juanita Jordan Community Service Award - 2014
- President's Award for Educational Excellence – 2012
- Georgia Daughter's of the American Revolution Community Service Award - 2013
- Macon Telegraph Golden Eagle Nomination for Citizenship - 2012

WORK EXPERIENCE

Fall Line Brewing Co. & Just Tap'd

May 2016 – Present

Owner – Focus in Marketing, Communications, and Community Engagement

- Develop and expand customer base and additional revenue streams. Responsible for driving year over year increase in gross sales and long-term vision planning.
- Provides short- and long-term market forecasts and reports by directing market research collection, analysis, and interpretation of market data.
- Collaborate with local philanthropic entities and other small businesses to enhance relationships and maintain strategic partnerships focused on the growth of our state and local community.
- Identify, negotiate, and implement brand partnerships and real estate holdings to increase revenue and brand recognition.
- Create promotional and marketing pieces to strengthen state and regional brand.
- Devise and implement strategic events to increase market penetration and competitiveness.
- Conduct research to find and establish innovative and best business practices.
- Evaluate customer service and satisfaction delivery, identify shortfalls and implement corrective actions.
- Member of the senior management team, sets strategic business goals, evaluates business performance and assist with implementation of corporate policies.
- Assist with all operational aspects of staff management and service delivery.

Sierra Development

August 2015 – May 2016

Property Manager & Program Coordinator

- Design a comprehensive programming strategy and budget with the intent to build community, further develop the Live at Lofts brand, and prompt event attendees to become future residents.
- Collect over \$1,600,000 in gross revenue annually.
- Manage 200 high-end luxury apartments and a 6 member team.
- Manage and facilitate work orders with a wide variety of contractors
- Deliver clear written and verbal communication to residents and families regarding various expectations stated in the lease, especially financial obligations, and property happenings as needed.

College Hill Alliance

August 2013 - August 2015

Project Management & Special Events Coordinator

- Planned and executed 50+ strategic community and business engagement events: largescale concerts, festivals, block parties, mingles, focus groups, talent retention events, community meetings, etc. Scale of events ranged from 10-4,000+ participants.
- Assisted in the management of College Hill websites, social media, and press releases.
- Created and hosted lifestyle tours of Downtown Macon and the College Hill Corridor 1,200+ participants.
- Assisted in the implementation of a strategy to increase talent retention of Central Georgia College Graduates from Mercer University, Middle Georgia State University, and Wesleyan College.
- Assisted in the creation of an info-graphic that depicts the start-up resources for development in Macon-Bibb.

First Presbyterian Day School

September 2012 – August 2015

Assistant Director of Community Service

- Compile and update a master list of Macon-Bibb community organizations in need of volunteers, as well as distribute the list to 300+ students required to participate in planned service events.
- Plan, organize, and administer annual fall In-Town Mission Trip for rising high school juniors and seniors. Students spend a three-day weekend serving 7 different service organizations in the Macon-Bibb community.



Macon-Bibb County Certificate of Good Standing

Instructions: This Certificate is used to certify the tax compliance status of certain individuals or business entities with a connection to a person or business that is applying for or being considered for some privilege with the Macon-Bibb County Government. These privileges may include:

- Obtaining a building permit, plat approval, building inspection report, or certificate of occupancy
- Obtaining or renewing any alcohol or privilege license
- Being appointed to any board or position of trust requiring confirmation of the County Commission.
- Being awarded a contract through a formal competitive bid or proposal process
- Being awarded a non-competitive contract over \$50,000.00
- Registering to bid on any surplus real property sold by the Macon-Bibb County Government or the Macon-Bibb County Tax Commissioner
- Any other privilege granted by Macon-Bibb County which may require certifying tax compliance status

If **AN INDIVIDUAL OR SOLE PROPRIETORSHIP** is applying for a privilege requiring this form, then that individual must complete this Certificate using his or her name as both the applicant and the subject.

If **AN ENTITY** is applying for a privilege requiring this form, then an owner or manager must complete this Certificate using the entity's name as both the applicant and the subject; and **ONE ADDITIONAL CERTIFICATE** must be completed **FOR EACH** individual identified as an owner in the entity's Certificate.

FOR BOTH INDIVIDUALS AND ENTITIES, if the privilege requested is a building permit, plat approval, building inspection report, certificate of occupancy, alcohol license, or other privilege license, then **ONE ADDITIONAL CERTIFICATE** must be completed listing the landowner of the construction site or business location as the subject.

All required completed certificates must be submitted together. Giving false, incomplete, or inaccurate information on this Certificate may result in the denial of any privilege the applicant is applying for, as well as the revocation of any privilege previously granted by Macon-Bibb County, and may constitute the crimes of false writing or false swearing, which carry a penalty of up to five years in prison and up to a \$1,000 fine.

Macon-Bibb County Certificate of Good Standing

1. Name _____ and _____ Title _____ of _____ the applicant: Kaitlynn Kressin
2. Name of the subject of this Certificate, if different from the applicant: _____

3. Benefit or privilege for which the applicant is applying (mark one):

☐ Building Permit	☐ Plat Approval	☐ Building Inspection Report	☐ Certificate of Occupancy
☐ Alcohol License (Any)	☐ Privilege License (Any other than alcohol)	☒ Political Appointment	☐ Competitive Contract Bid or Proposal
☐ Non-Competitive Contract over \$50,000	☐ Registering to Bid on Real Property	☐ Other: _____	

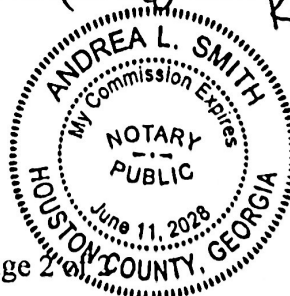
4. If the subject is an individual or sole proprietorship, then list all business entities in which the subject has a direct or indirect ownership interest of 25% or more, or legal control over. If the subject is an entity, then list all individuals who have a direct or indirect ownership interest of 25% or more in the subject entity, or who exercise legal control of the entity. Use additional sheets if needed.

185 Cusby Pl. LLC, 930 Spring St. LLC,
Third Street Parking LLC,
KNJ Ventures LLC

5. I, the undersigned, do hereby swear or affirm that the information contained in this Certificate is true and complete to the best of my available knowledge. I further swear or affirm that, as of today, none of the individuals or entities listed in this Certificate are more than 90 days delinquent on the payment of any ad valorem property taxes due to the Macon-Bibb County Government. I understand that giving false, incomplete, or inaccurate information on this Certificate may result in the denial of any privilege the applicant is applying for, as well as the revocation of any privilege previously granted by Macon-Bibb County, and may constitute the crimes of false writing or false swearing, which carry a penalty of up to five years in prison and up to a \$1,000 fine.

Kaitlynn Kressin
 Print and Sign Name Kaitlynn Kressin

Sworn to and subscribed before me this
30 day of October, 2024



Page 2 of 2

Rev. April 2022
 See O-22-0011

Notary Public

My commission expires: June 11, 2028



LEGISLATIVE SPONSORS

- | | |
|--|---|
| ☒ MAYOR LESTER M. MILLER | ☐ MAYOR PRO TEMPORE SETH CLARK |
| ☐ COMMISSIONER VALERIE WYNN | ☐ COMMISSIONER PAUL BRONSON |
| ☐ COMMISSIONER STANLEY B. STEWART | ☐ COMMISSIONER MALLORY C. JONES, III |
| ☐ COMMISSIONER RAYMOND WILDER | ☐ COMMISSIONER BILL HOWELL |
| ☐ COMMISSIONER VIRGIL WATKINS, JR. | ☐ COMMISSIONER BRENDA LYN BAILEY |
-

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION SUBMITTING A SLATE OF NOMINEES FOR SEATS CURRENTLY HELD BY JOHN HOUSER, DR. MATT ASTIN, AND MYRTLE HABERSHAM TO SERVE ON THE MACON-BIBB COUNTY HOSPITAL AUTHORITY BOARD; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, Macon-Bibb County Hospital Authority has sent notice of the upcoming expiration of terms for John Houser, Dr. Matt Astin, and Myrtle Habersham, which are set to expire December 31, 2024, as indicated in the letters attached hereto as Exhibit A; and

WHEREAS, John Houser, Dr. Matt Astin, and Myrtle Habersham are all eligible for reappointment and have expressed their desire to continue serving on the Macon-Bibb County Hospital Authority Board; and

WHEREAS, O.G.G.A. § 31-7-72 (b) requires that the Macon-Bibb County Commission submit to the board of the Macon-Bibb County Hospital Authority a slate of three eligible nominees for each board seat; and

WHEREAS, the selected nominee will serve on the Board for a three (3) year term, with said term to begin January 1, 2025 and expire December 31, 2027; and

WHEREAS, the Macon-Bibb County Commission finds that this resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED, by the Macon-Bibb County Commission and it is hereby so resolved by the authority of the same as that, pursuant to O.C.G.A. § 31-7-72 (b) the Macon-Bibb County Commission does hereby submit the following slate of nominees to

the Macon-Bibb County Hospital Authority for appointment to the seats currently held by John Houser, Dr. Matt Astin, and Myrtle Habersham, whose terms are set to expire December 31, 2024:

Mr. John Houser	Dr. Matt Astin	Ms. Myrtle Habersham
Dr. Bill Tift	Dr. Bill Tift	Dr. Bill Tift
Mr. Steve Kruger	Mr. Steve Kruger	Mr. Steve Kruger

BE IT FURTHER RESOLVED that the nominees appointed from the slates of nominees submitted by this resolution shall assume their seats on the Macon-Bibb County Hospital Authority Board effective January 1, 2025.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded by the Clerk of Commission to the Macon-Bibb County Hospital Authority.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-

Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly. To the extent that this Resolution is construed by any appropriate authority as being substantively an act of ordinance and not an act of resolution, then this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

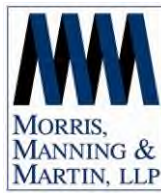
APPROVED AND ADOPTED this _____ day of _____, 2024.

By: _____
LESTER M. MILLER, Mayor

(SEAL)

Attest: _____
JANICE S. ROSS, Clerk of the Commission

EXHIBIT A



October 25, 2024

Michele P. Madison
404-504-7621
mmadison@mmmlaw.com
www.mmmlaw.com

Via Email: miller@maconbibb.us

Mayor, Macon Bibb County
Attn: Honorable Lester Miller, Mayor
700 Poplar Street
Macon, Georgia 31201

Re: Macon Bibb County Hospital Authority

Dear Mayor Miller:

On behalf of the Macon Bibb County Hospital Authority ("Hospital Authority"), I am writing regarding the Hospital Authority Board membership for John Houser. Mr. Houser's first full term is set to expire on December 31, 2024. Mr. Houser is eligible to serve for an additional three year term and has expressed his willingness to provide such service for an additional term. Mr. Houser has led the Hospital Authority Audit Committee and provided valuable knowledge and guidance to the Hospital Authority.

As part of the standard process, the Hospital Authority understands the County will submit a slate of three potential candidates for consideration. As a courtesy, we are providing information on other potential nominees to assist the County in evaluating a full slate of potential candidates. We respectfully submit the following list of individuals:

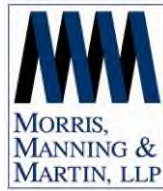
Mr. John Houser
Dr. Bill Tift
Mr. Steve Kruger

Thank you for your time and consideration.

Sincerely yours,

Michele Madison
Counsel, Macon Bibb County Hospital Authority

cc: Ron Shipman, Chairman
Erin Snyder, Secretary



October 25, 2024

Michele P. Madison
404-504-7621
mmadison@mmmlaw.com
www.mmmlaw.com

Via Email: miller@maconbibb.us

Mayor, Macon Bibb County
Attn: Honorable Lester Miller, Mayor
700 Poplar Street
Macon, Georgia 31201

Re: Macon Bibb County Hospital Authority

Dear Mayor Miller,

On behalf of the Macon Bibb County Hospital Authority (“Hospital Authority”), I am writing regarding the Hospital Authority Board membership for Dr. Matt Astin. Dr. Astin’s first full term is set to expire on December 31, 2024. Dr. Astin is eligible to serve for an additional three year term and has expressed his willingness to provide such service for an additional term. Dr. Astin has provided valuable knowledge and guidance to the Hospital Authority.

As part of the standard process, the Hospital Authority understands the County will submit a slate of three potential candidates for consideration. As a courtesy, we are providing information on other potential nominees to assist the County in evaluating a full slate of potential candidates. We respectfully submit the following list of individuals:

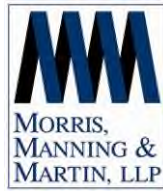
Dr. Matt Astin
Dr. Bill Tift
Mr. Steve Kruger

Thank you for your time and consideration.

Sincerely yours,

Michele Madison
Counsel, Macon Bibb County Hospital Authority

cc: Ron Shipman, Chairman
Erin Snyder, Secretary



October 25, 2024

Michele P. Madison
404-504-7621
mmadison@mmmlaw.com
www.mmmlaw.com

Via Email: miller@maconbibb.us

Mayor, Macon Bibb County
Attn: Honorable Lester Miller, Mayor
700 Poplar Street
Macon, Georgia 31201

RE: Macon Bibb County Hospital Authority

Dear Mayor Miller,

On behalf of the Macon Bibb County Hospital Authority (“Hospital Authority”), I am writing regarding the Hospital Authority Board membership for Myrtle Habersham. Ms. Habersham’s first full term is set to expire on December 31, 2024. Ms. Habersham is eligible to serve for an additional three year term and has expressed her willingness to provide such service for an additional term. Ms. Habersham has provided valuable knowledge and guidance to the Hospital Authority.

As part of the standard process, the Hospital Authority understands the County will submit a slate of three potential candidates for consideration. As a courtesy, we are providing information on other potential nominees to assist the County in evaluating a full slate of potential candidates. We respectfully submit the following list of individuals:

Ms. Myrtle Habersham
Dr. Bill Tift
Mr. Steve Kruger

Thank you for your time and consideration.

Sincerely yours,

Michele Madison
Counsel, Macon Bibb County Hospital Authority

MORRIS, MANNING & MARTIN, LLP

CC: Ron Shipman, Chairman
Erin Snyder, Secretary



LEGISLATIVE SPONSORS

- | | |
|---|--|
| ☒ MAYOR LESTER M. MILLER | ☐ MAYOR PRO TEMPORE SETH CLARK |
| ☐ COMMISSIONER VALERIE WYNN | ☐ COMMISSIONER PAUL BRONSON |
| ☐ COMMISSIONER STANLEY B. STEWART | ☐ COMMISSIONER MALLORY C. JONES, III |
| ☐ COMMISSIONER RAYMOND WILDER | ☐ COMMISSIONER BILL HOWELL |
| ☐ COMMISSIONER VIRGIL WATKINS, JR. | ☐ COMMISSIONER BRENDA LYN BAILEY |
-

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION AUTHORIZING THE MAYOR TO EXECUTE LEASE AGREEMENTS WITH CONGREGATION SHA'AREY ISRAEL, INC. AND THREE HORSES ENTERPRISES, LLC FOR THE LEASE OF APPROXIMATELY 160 PARKING SPACES AT PROPERTIES NEAR CITY HALL, IN THE ANNUAL AMOUNT OF \$108,072.00, WITH ANNUAL CPI INCREASES, TO BE PAID FROM THE PAYMENTS TO OTHERS EMPLOYEE PARKING LINE ITEM; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, because the upcoming construction of a parking deck behind City Hall at 700 Poplar Street will negatively impact available parking for County employees and the public, the County has been in search of additional parking options nearby; and

WHEREAS, Congregation Sha'arey Israel, Inc. has available parking during the weekdays, with the exception of certain Jewish holidays, at 611 First Street, directly across Plum Street from the City Hall parking lot; and

WHEREAS, Macon-Bibb County desires to lease 30 parking spaces from Congregation Sha'arey Israel, Inc. for the monthly amount of \$1,500.00, upon the terms and conditions provided in the Lease Agreement attached hereto and incorporated herein as Exhibit A;

WHEREAS, Three Horses Enterprises, LLC has available parking year round at 653 Plum Street, 560 First Street, 683 Plum Street, 590 First Street, and 578 First Street, all situated on the corner of Plum Street and First Street, directly across First Street from the City Hall parking lot; and

WHEREAS, Macon-Bibb County desires to lease approximately 130 parking spaces from Three Horses Enterprises, LLC for the monthly amount of \$7,558.50, upon the terms and

conditions provided in the Lease Agreement attached hereto and incorporated herein as Exhibit B; and

WHEREAS, the Macon-Bibb County Commission finds that this resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission and it is hereby so resolved by the authority of the same, that the Mayor is authorized to execute Lease Agreements with Congregation Sha'arey Israel, Inc. and Three Horses Enterprises, LLC for the lease of approximately 160 parking spaces at properties near City Hall, in the total annual amount of \$108,702.00 with annual CPI increases, to be paid from the Payments to Others Employee Parking line item, in substantially the same forms as Exhibit A and Exhibit B.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-

Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly. To the extent that this Resolution is construed by any appropriate authority as being substantively an act of ordinance and not an act of resolution, then this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this _____ day of _____, 2024.

By: _____
LESTER M. MILLER, Mayor

(SEAL) Attest: _____
JANICE S. ROSS, Clerk of the Commission

Q:\RES MACON-BIBB\2024 Miller Authorizing Lease Of Parking Spaces For City Hall 10-7-24.Docx

EXHIBIT A

PARKING LEASE AGREEMENT

THIS LEASE AGREEMENT, ("Agreement") made and entered into this ____ day of _____, 2024, by and between CONGREGATION SHA'AREY ISRAEL, INC., a Georgia domestic nonprofit corporation with a principal office address of 611 First Street Macon, GA 31201 ("Landlord") and MACON-BIBB COUNTY, a political subdivision of the State of Georgia ("Lessee"), collectively the "Parties."

- I. TERM. This Agreement shall be effective as of the date of execution. The term shall begin after Lessee provides ten (10) days' notice to Landlord of a term commencement date no earlier than December 1, 2024, and no later than February 1, 2025. This Agreement shall terminate automatically and without further obligation on the part of the County on June 30, 2025, and renew automatically on July 1, 2025. Thereafter, this Agreement will automatically terminate each June 30 and renew on July 1 of each respective year, until June 30, 2028, unless sooner terminated pursuant to the terms of this Agreement.

Lessee shall not park or otherwise possess Premises on the following holidays for the entire day unless otherwise indicated:

1. Two days per year of Rosh Hashana.
The holiday shall be observed October 3 and 4, 2024, September 23 and 24, 2025, and September 12 and 13, 2026.
2. Kol Nidre No parking by Lessee after 5:00 p.m.
The holiday shall be observed October 11, 2024, October 1, 2025, and September 20, 2026.
3. Yom Kippur.
The holiday shall be observed October 2, 2025, and September 21, 2026.

If the Agreement is in effect in 2027 and any subsequent years, Landlord shall provide Lessee with at no less than sixty (60) days' notice of each holiday and shall restrict Lessee from parking on holidays for no more than four (4) days per calendar year.

- II. PREMISES. The premises contemplated in this Agreement is described in the "CSI Parking Lot With Numbers" map of the parking lot located at 611 First Street Macon, GA 31201 Tax Parcel No. Q074-0571 (the "Premises") attached hereto referred to as "Exhibit A" and incorporated herein by reference. Landlord does hereby lease to Lessee the right to use 30 parking spaces located on the Premises. Landlord shall notify Lessee in writing of the location and number of the 30 parking spaces on the Premises on or before November 22, 2024.

Landlord shall keep the parking lot reasonably clean and free of trash, debris, and litter, and shall not use nor permit or suffer any other person or entity to use the parking lot in any way which constitutes a nuisance, or which otherwise violates local, state, or federal law. Landlord shall repair or restore the Premises in the event of damage or destruction. The cost of repair or restoration caused by Lessee or Lessee's employees acting within the scope of their employment shall be billed via invoice to Lessee due on a Net 30 basis. Lessee shall not be responsible for damages caused by reasonable wear and tear.

- III. **PARKING SPACE CRITERIA.** Parking spaces shall be paved and standard sized spaces at least 8 foot 6 inches wide and 18 feet long and graded for safe parking of automobiles. Lessee may at its discretion accept unpaved parking spaces for half of the monthly rent rate per paved parking spaces.
- IV. **RENTAL AMOUNT.** As rental for the use of the 30 parking spaces identified herein, Lessee agrees to pay to Landlord monthly rent in the amount of FIFTY and no/100 DOLLARS (\$50.00) per paved parking space per month, for a total monthly rent amount of ONE THOUSAND FIVE HUNDRED and no/100 DOLLARS (\$1,500.00). Rent shall be due on the first day of each month to be paid by Lessee within 30 days of the due date. In the event the number of available parking spaces at the Premises is reduced by damage, destruction, or other causes not caused by Lessee or persons authorized by Lessee to park on Premises, the rent rate shall be prorated to the date of the loss of parking space(s) and reduced for the duration of the term in which the spaces are not available to Lessee.

If the Premises parking spaces are not available for Lessee's use and control in accordance with this Agreement, then Landlord shall compensate Lessee for the difference of the cost borne by Lessee to lease reasonable alternative parking for the number of spaces not available to Lessee in accordance with the terms of this Agreement.

Payment of all amounts due are to be made upon presentation of an invoice and will be considered past due thirty (30) days from County's receipt of invoice. County is tax exempt and cannot agree to pay State or Federal taxes.

- V. **POSSESSION.** If Landlord is unable to deliver possession of the Property on the beginning of the term of this Agreement, rent shall be abated on a daily basis until possession is granted. If possession is not granted within seven (7) days from the beginning of the term of this Agreement, Lessee may terminate this Agreement in which event Landlord shall promptly return all payments to Lessee. Lessee shall have the right in accordance with the applicable law to tow or otherwise remove vehicles parked on the Premises without the authorization of the Lessee.
- VI. **TERMINATION.** Lessee may terminate this Agreement at will by giving written notice of termination not less than sixty (60) days in advance, in accordance with the Notice Section provided herein. Landlord may terminate for cause by giving notice of termination not less than 60 days in advance, in accordance with the Notice Section provided herein. Landlord may terminate for cause in accordance with the notice requirements provided herein or, after January 1, 2027, may elect not to renew this Agreement following the upcoming June 30 at 11:59 p.m. termination date by providing Lessee with sixty (60) days prior written notice in accordance with the notice requirements of this Agreement. Lessee may terminate Agreement with seven (7) days' notice if the Premises becomes unusable for parking vehicles in accordance with this Agreement.
- VII. **HOLD HARMLESS.** Lessee shall hold Landlord harmless for personal injury, vehicle damage, vehicle theft, and damage or theft of personal property from vehicle parked in accordance with this Agreement. While Lessee cannot waive any individual rights on behalf of its employees, Lessee agrees to advise its employees of Landlord's "park at your own risk" policy for persons parking at the Premises.

VIII. ENVIRONMENTAL CONDITIONS. Notwithstanding any other provision of this Agreement, Lessee has no obligation with respect to any matters that result from (and, as between Landlord and Lessee, Landlord shall be responsible for the same at Landlord's sole cost and expense) any Hazardous Substances brought to the Premises by or through Landlord and any Pre-Existing Environmental Conditions, unless and only to the extent materially exacerbated by the negligence or willful misconduct of "Pre-Existing Environmental Condition" means the presence of Hazardous Substances or other contamination on, in, under, or about the Premises, which first existed or first occurred prior to the date upon which Lessee takes possession. Landlord further releases Lessee from any liability with respect to Hazardous Substances or other contamination on, in, under, or about the Premises first discovered after the Term, to the extent that its presence is not proven to be caused by Lessee. "Hazardous Substances" shall include but not be limited to substances defined as hazardous substances, "hazardous materials," or "toxic substances" in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq.; and those substances controlled or defined under similar state statutes or regulations.

IX. NOTICES. Any and all notices required or permitted under this Agreement shall be made or given in writing and shall be delivered in person or sent by postage, pre-paid, United States Mail, certified or registered, return receipt requested, or by a recognized overnight carrier (i.e., Federal Express) to the other party at the addresses set forth below, and such address as may be furnished by notice in accordance with this paragraph. The effective date of notice given by personal delivery shall be the date of such delivery. The effective date of notice by mail or overnight carrier shall be the date such notice is mailed or deposited with such overnight carrier.

Lessee:

Macon-Bibb County

Macon-Bibb County
Attn: Mayor
P.O. Box 247
Macon, GA 31202-0247

With copy to:
Macon-Bibb County Attorney's Office
Attn: County Attorney
P.O. Box 247
Macon, GA 31202-0247

Landlord:

CONGREGATION SHA'AREY ISRAEL, INC.

Attn: Evan Koplin
611 First Street
Macon, Georgia 31201

X. RIGHT TO REPAIR. Upon Lessee providing written notice to Landlord of any needed repairs, the Landlord shall have a reasonable opportunity to review any such needed repairs. If Landlord provides written approval to Lessee, fails to make the repairs, or refuses to make the repairs, Lessee may at its discretion and cost, make repairs to the Premises, and offset rent or seek reimbursement from Landlord to recover such costs.

XI. SIGNAGE. Lessee shall be permitted to install signage on the Premises, at Lessee's expense. Landlord shall install "Park at Your Own Risk" signage on the Premises at least 12" by 18" to

provide reasonable notice to persons parking on the Premises that Landlord shall be held harmless for personal injury, vehicle damage, vehicle theft, and theft of vehicle contents.

- XII. PROPERTY TAXES. Landlord shall be solely responsible for any property taxes assessed to the Premises.
- XIII. NO ESTATE IN LAND. This Agreement creates the relationship of Landlord and Tenant between the parties hereto and no estates shall pass from Landlord to Lessee. This Lease creates only a non-taxable usufruct interest in the Premises
- XIV. RIGHTS CUMULATIVE. The rights, powers, and privileges granted hereunder upon the parties shall be cumulative but not restrictive to those given by law.
- XV. BINDING EFFECT. This Agreement shall ensure to the benefit of and remain fully binding upon the parties and their respective successors, heirs, and permitted assigns, until such time at this Agreement is terminated or canceled in accordance with the terms herein.
- XVI. TIME IS OF THE ESSENCE. Time is of the essence in all aspects of this Agreement.
- XVII. DISPUTE RESOLUTION AND JURY TRIAL. In the event a dispute arises out of or relates to this Agreement, or the breach thereof, Parties may try in good faith to settle the dispute by mediation before resorting to some other dispute resolution procedure or litigation; however, mediation is not a required pre-condition to litigation. Disputes arising under this Agreement shall be governed by and interpreted in accordance with the laws of the State of Georgia. Exclusive jurisdiction and venue for any legal proceeding related to this Agreement shall be in Bibb County State or Superior Court, or the Federal District Court for the Middle District of Georgia (Macon Division). Lessee does not agree to arbitration nor waive its right to a jury trial. Nothing in this Agreement shall be construed as waiving any immunity held by the Lessee under the Eleventh Amendment of the United States Constitution.
- XVIII. ATTORNEY'S FEES. In the event of dispute resolution or litigation to enforce any of the terms herein, each Party shall pay all its own costs and attorney's fees.
- XIX. COUNTERPARTS. This Agreement may be executed in two or more counterparts, each of which taken together shall constitute one and the same instrument. This Agreement shall be fully executed when each Party whose signature is required has signed at least one counterpart, even though no one counterpart contains all of the signatures of all the Parties to this Agreement. Reproduced or electronic signatures shall be considered the same as an original signature. Delivery of a copy of this Agreement bearing an original signature by facsimile transmission, by electronic mail or by any other electronic means will have the same effect as physical delivery of the paper document bearing the original signature.
- XX. ELECTRONIC REPRESENTATIONS AND RECORDS. Parties hereby agree to regard electronic representations of original signatures as legally sufficient for executing this Agreement and scanned signatures emailed by PDF or otherwise shall be as valid as the original. Parties agree not to deny the legal effect or enforceability of the Agreement solely because it is in electronic form or because an electronic record was used in its formation. Parties agree not to object to the

admissibility of the Agreement in the form of an electronic record, or a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature, on the ground that it is an electronic record or electronic signature or that it is not in its original form or is not an original.

XXI. WAIVER. The waiver by either party of a breach of any provision of this Agreement by the other party shall not operate or be construed as a waiver of any subsequent breach by such party.

XXII. SURVIVAL. Any provision of this Agreement which contemplates performance or observance subsequent to any termination or expiration of this Agreement or which must survive in order to give effect to its meaning, shall survive the expiration or termination of this Agreement.

XXIII. ENTIRE AGREEMENT. The Parties acknowledge that this Agreement sets forth the entire agreement and understanding between the Parties and fully supersedes all previous communications, representations or agreements, oral or written, between the Parties pertaining to the same subject matter. This Agreement may only be amended or modified in writing by consent of both Parties. Landlord may not unilaterally amend or modify this Agreement by including provisions in its invoices, or other business forms, which shall be deemed objected to by Lessee and of no force or effect.

XXIV. SEVERABILITY. Should any provision or part of this Agreement be found to be invalid, illegal, or unenforceable, the remaining provisions of the Agreement shall remain unaffected thereby and shall remain binding and in full force and effect.

IN WITNESS WHEREOF, this Agreement has been executed by the duly authorized officers of Lessee and duly authorized officials of Landlord, each of whom hereby represent and warrant that they have full power and authority to execute this Agreement in such capacity, as of the day and year first written above.

[Signatures on the following page]

MACON-BIBB COUNTY

BY: _____
Lester M. Miller Mayor

ATTEST: _____
Janice S. Ross, Clerk of Commission

CONGREGATION SHA'AREY ISRAEL, INC.

BY: _____
Evan Koplin, Member, Authorized Signature

Sworn to and subscribed before me,
this ____ day of _____, 2024.

Notary Public

EXHIBIT A

CSI PARKING LOT WITH NUMBERS

417	416	415	414	413	412	411	410	409	408	407	406	405	404	403	402	401
317	316	315 UNASSIGNED	314	313	312	311	310	309	308	307	306	305	304	303	302	301
209	208	207	206	205	204	203	202	201								
113	112	111	110	109	108	107	106	105				101	102	103	104	

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CSI Building

The color used to label the respective enumerated parking spaces above does not impact or affect which spaces shall be designated by Landlord for use by Lessee.

EXHIBIT B

PARKING LEASE AGREEMENT

THIS LEASE AGREEMENT, ("Agreement") made and entered into this ____ day of _____, 2024, by and between Three Horses Enterprises, LLC, a Georgia limited liability company with a principal office address of 17 Hamil Drive, Macon, Georgia 31220 ("Landlord") and MACON-BIBB COUNTY, a political subdivision of the State of Georgia ("Lessee"), collectively the "Parties."

- I. **TERM.** This Agreement shall be effective as of the date of execution. The term shall begin on **December 1, 2024**. This Agreement shall terminate automatically and without further obligation on the part of the County on June 30, 2025 and renew automatically on July 1, 2025. Thereafter, this Agreement will automatically terminate each June 30 and renew on July 1 of each respective year, until June 30, 2028, unless sooner terminated pursuant to the terms of this Agreement.
- II. **PREMISES.** The premises contemplated in this Agreement is described in the QPublic map attached hereto as "Exhibit A," and incorporated herein by reference, and the legal description provided below herein. Landlord does hereby lease to Lessee the right to use what is estimated to be one-hundred and thirty (130) parking spaces located in the adjacent parcels enumerated below including the area labeled "Lessee's Premises" and enclosed in orange highlighting and excluding the area labeled "Not Included in Premises" and enclosed in green highlighting, as demarcated in Exhibit A, (the "Premises") for the purpose of providing parking spaces for persons authorized by Lessee to park at Premises. Lessee shall keep the parking lot reasonably clean and free of trash, debris, and litter and shall not permit or suffer its employees or invitees to use the parking lot in any way which constitutes a nuisance, or which otherwise violates the law. Landlord shall not use nor permit or suffer any other person or entity to use the parking lot in any way which constitutes a nuisance, or which otherwise violates local, state, or federal law. Landlord shall repair or restore the Premises in the event of damage or destruction unless caused by Lessee or its employees, agents, officers, volunteers, or invitees. Lessee is responsible for the cost of repair or restoration caused by Lessee or its employees, agents, officers, volunteers, or invitees outside of reasonable wear and tear.

The legal description for the premises (that depicted in "Exhibit A" labeled as "Lessee's Premises") is as follows:

1. Tract One (653 Plum Street): All that tract of land in Block 41 of the City of Macon, Bibb County, Georgia, located on the north side of Plum Street in said City and between First and Second Streets, commencing at the corner of Plum Street and a public alley running north and south running through said Block, and extending along Plum Street a distance of 52.5 feet, more or less; thence in a northerly direction 210 feet to another public alley running east and west through said Block; thence in an easterly direction a distance of 52.5 feet, more or less, to the intersection of two said public alleys; thence south along the western side of the first mentioned alley a distance of 210 feet to Plum Street and beginning point, known as 653 Plum Street.

This being a portion of the property described in Deed Book 407, page 38, said Clerk's Office.

Also, all that tract or parcel of land, situate, lying and being in the City of Macon, County of Bibb, and State of Georgia, and being an Encroachment of 19 feet into Plum Street abutting a portion of the Original Lot 3, Block 41, Old City, and being more particularly described as follows: Beginning at a point where the Northwest line of the 10 foot alley running through Block 41 intersects with the Original Northeast Property line of Plum Street; thence run in a southwesterly direction into Plum Street along a continuation of said alley line for a distance of 19 feet to a point 21 feet Northeast of the present Northeast curb line of Plum Street; thence angle right and run in a northwesterly direction parallel with and 21 feet from said curb line, for a distance of 52.5 feet; thence angle right and run in a northeasterly direction for a distance of 19 feet to the Original Northeast property line of Plum Street; thence angle right and run in a southeasterly direction along the Original Northeast property line of Plum Street for a distance of 52.5 feet to point of beginning. It is the intent of this instrument to include an encroachment of 19 feet into Plum Street abutting that property recorded in Book 407, page 37, Clerk's Office, Bibb Superior Court.

This being the same property as described in Deed Book 588, page 301, said Clerk's Office.

2. Tract Two (Part of 560 First Street): All that tract or parcel of land lying and being in Lot 3 of Square 41, City of Macon, Bibb County, Georgia, beginning at the westerly corner of [Tract One] above, thence running northeasterly along the northwesterly line of [Tract One] for a distance of 229 feet, more or less, to an alley known as Poplar Street Lane, thence running northwesterly a distance of 65 feet along Poplar Street Lane to a point; thence running southwesterly parallel to First Street for a distance of 229 feet to Plum Street (with encroachment) a distance of 65 feet back to the point of beginning.

[Tax Parcel Q074-0451]

Less and except the three parking spaces lying northeast of and immediately adjacent to the concrete ramp leading from this parcel up to Tract Three.

Also included is the non-exclusive right to use the 14+/- ft. wide driveway running in a northwesterly direction from said concrete ramp to First Street.

3. Tracts Three, Four, and Five (683 Plum St., 590 First St., and 578 First St.): All that lot or parcel of land lying and being in the City of Macon, County of Bibb, and State of Georgia, and being known as part of Lot Number 4, in Square 41, with encroachments into Plum and First Streets, more particularly described as follows: Commencing at the easterly corner of the intersection of First and Plum Street as extended by an encroachment of 25 feet into First Street and 10.5 feet into Plum Street, and running thence along First Street in a northeasterly direction 101.5 feet, thence at right angles in a southeasterly direction and parallel to Plum Street 118.4 feet, thence at right angles in a southwesterly direction and parallel with First Street 101.5 feet to Plum Street, thence at right angles in a northwesterly direction and along Plum Street 117 feet to the corner of First Street and the point of beginning. Plat of said property made by H.

D. Cutter, C.E., on March 2, 1936, is recorded in Plat Book 9, page 6, Clerk's Office, Bibb Superior Court. Said plat is incorporated herein for all purposes.

Said property is known as 578 First Street, 590 First Street, and 683 Plum Street, Macon, Bibb County, Georgia.

- III. **PARKING SPACE CRITERIA.** Parking spaces shall include both paved and unpaved parking spots. Paved parking spaces shall be paved and standard sized spaces at least 8 feet 6 inches wide and 18 feet long and graded for safe parking of automobiles or at least 8 feet wide and 15 feet long for compact vehicle parking. Lessee reserves the right to stripe and paint identifying numbers and/or letters and indication of Lessee's exclusive right, at Lessee's own cost, to park in parking spaces located on Premises. Lessee may elect to park vehicles or allow persons authorized by Lessee to park vehicles in a reasonably safe manner regardless of whether the vehicle is located in a parking space. However, Lessee shall not permit the number of cars parked on the leased premises to exceed the number of parking spaces on the leased premises at any one time. Lanes for vehicle access to parking spaces shall be at least 20 feet wide for two-way traffic and at least 13 feet wide for one-way traffic. In order to avoid unintentional use of the three (3) parking spaces retained by Landlord located beside the ramp which allows vehicles to approach Macon Lung Center from the east, Landlord shall place signs to clearly mark those three (3) parking spaces as being reserved for Landlord's use. Lessee shall provide written confirmation of the total number of parking spaces striped or otherwise marked.
- IV. **RENTAL AMOUNT.** As rental during the initial term for the use of the estimated one hundred thirty (130) parking spaces identified herein, Lessee agrees to pay to Landlord monthly rent in the amount of SEVEN THOUSAND FIVE HUNDRED FIFTY-EIGHT and 50/100 DOLLARS (\$7,558.50) beginning on December 1, 2024. Rent shall be due on the first day of each month and shall be paid by Lessee within fifteen (15) days of the due date. Rent shall be paid electronically. The price for the leased Premises ("Lessee's Premises" depicted on "Exhibit A" and matching the legal description of Section II of this Agreement) may increase once annually as of January 1, 2026, and each January 1st thereafter at Landlord's discretion. This increase shall be calculated by multiplying the current rental amount by the Consumer Price Index for All Urban Consumers, not seasonally adjusted, all items, 1982-84 =100 (CPI-U) value for the most recent preceding month of October, and then dividing the result by the CPI-U value for the next most recent preceding month of October, and then rounding down the resulting price to the nearest penny per month. The parties agree that if this calculation results in a number that is less than the monthly rent, then the rent shall instead remain unchanged. In the event the number of available parking spaces at the Premises is reduced by damage, destruction, or other causes not caused by Lessee, its employees, agents, invitees, or persons authorized by Lessee to park on Premises, the rent rate shall be prorated to the date of the loss of parking space(s) and reduced for the duration of the term in which the spaces are not available to Lessee. In the event some or all of the parking spaces are not available for Lessee's use in accordance with this Agreement, then the rental amount shall be prorated to be reduced by \$2.07 per day per paved parking space and \$1.33 per day per unpaved parking

space from the date notice was received by Landlord in accordance with the notice section herein. Landlord shall not take affirmative action to make parking spaces unavailable to Lessee for reasons other than maintenance or repairs or with the written permission of Lessee. This term shall not be interpreted to allow for a rental amount less than \$0 per month.

County is tax exempt and cannot agree to pay State or Federal taxes.

- V. POSSESSION. If Landlord is unable to deliver possession of the Property on the beginning of the term of this Agreement, rent shall be abated on a daily basis until possession is granted. If possession is not granted within seven (7) days from the beginning of the term of this Agreement, Lessee may terminate this Agreement in which event Landlord shall promptly return all payments to Lessee. Lessee shall have the right in accordance with the applicable law to tow or otherwise remove vehicles parked on the Premises without the authorization of the Landlord.
- VI. ASSIGNMENT. Lessee may not assign this lease or sublease without Landlord's prior written consent. It is understood that in the event Landlord consents to any such assignment or subletting by Lessee that such assignment shall not relieve Lessee of liability under the terms of this Agreement.
- VII. DEFAULT. Should Lessee fail to pay any rent when due, or violate any other covenants or agreements set forth herein, at Landlord's option, such failure will constitute a "Default" under this Agreement. Landlord must provide Lessee with written notice, in accordance with the notice requirements herein, specifying the nature of the Default. Except for payment Defaults, if Lessee fails to cure such Default for a period of thirty (30) days after receipt of the written notice of Default, then Landlord may, at Landlord's option, undertake any of the following remedies without limitation: (i) declare the Term of this Agreement for the leased Premises described herein ended; (ii) terminate Lessee's right to possession of the Premises and re-enter and repossess the Premises pursuant to applicable provisions of Georgia law; (iii) pursue Landlord's lien and / or general distress remedies; (iv) pursue breach of contract remedies; and/or (v) pursue any and all available remedies in law or equity. In the event of any alleged default in the obligation of Landlord under this Agreement, Lessee will deliver to Landlord written notice, in accordance with the requirements of this Agreement, specifying the nature of Landlord's default and Landlord will have thirty (30) days following receipt of such notice to cure such alleged default or, in the event the alleged default cannot reasonably be cured within a 30-day period, to commence action and proceed diligently to cure such alleged default.
- VIII. TERMINATION. Lessee may terminate this Agreement at will by giving written notice of termination not less than sixty (60) days in advance, in accordance with the Notice Section provided herein. Landlord may terminate for cause by giving notice of termination not less than 60 days in advance, in accordance with the Notice Section provided herein. Landlord may terminate for cause in accordance with the notice requirements and Default section provided herein or, after January 1, 2026, Landlord may elect not to renew this Agreement

following the upcoming June 30 at 11:59 p.m. termination date by providing Lessee with sixty (60) days prior written notice in accordance with the notice requirements of this Agreement. Lessee may terminate Agreement with thirty (30) days' notice if more than half of the parking spaces on the Premises becomes unusable for parking vehicles in accordance with this Agreement, and the Landlord, having received notice thereof has failed to cure within twenty (20) days of receipt of such notice, in accordance with the notice requirements of this Agreement.

- IX. ENVIRONMENTAL CONDITIONS. Notwithstanding any other provision of this Agreement, Lessee has no obligation with respect to any matters that result from (and, as between Landlord and Lessee, Landlord shall be responsible for the same at Landlord's sole cost and expense) any Hazardous Substances brought to the Premises by or through Landlord and any Pre-Existing Environmental Conditions, unless and only to the extent materially exacerbated by the negligence or willful misconduct of Lessee. "Pre-Existing Environmental Condition" means the presence of Hazardous Substances or other contamination on, in, under, or about the Premises, which first existed or first occurred prior to the date upon which Lessee takes possession. Landlord further releases Lessee from any liability with respect to Hazardous Substances or other contamination on, in, under, or about the Premises first discovered after the Term, to the extent that its presence is not proven to be caused by Lessee. "Hazardous Substances" shall include but not be limited to substances defined as hazardous substances, "hazardous materials," or "toxic substances" in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq.; and those substances controlled or defined under similar state statutes or regulations.
- X. NOTICES. Any and all notices required or permitted under this Agreement shall be made or given in writing and shall be delivered in person or sent by postage, pre-paid, United States certified or registered Mail with return receipt requested, or by a recognized overnight carrier (i.e., Federal Express or UPS) to the other party at the addresses set forth below, and such address as may be furnished by notice in accordance with this paragraph. A copy of all notices submitted via postage or overnight carrier shall also be submitted via e-mail. Where a party's contact information changes from that provided below, the party undergoing such change must notify the other party within five (5) business days of their updated contact information. The effective date of notice given by one party to another shall be the third (3rd) business day following the date of such notice. Service may be transmitted via email on the condition that email service shall only be considered served in accordance with this Agreement where the receiving party responds to confirm receipt without using an automatically generated receipt of confirmation response.

Lessee:

Macon-Bibb County

Macon-Bibb County
Attn: Mayor
P.O. Box 247
Macon, GA 31202-0247

With copy to:
Macon-Bibb County
Attorney's Office
Attn: County Attorney
P.O. Box 247
Macon, GA 31202-0247
mmcneill@maconbibb.us

Landlord:

**THREE HORSES
ENTERPRISES, LLC**

Attn: Iyabo Muraina
17 Hamil Drive
Macon, Georgia 31220
imuraina@maconlungcenter.org

- XI. RIGHT TO REPAIR. Upon Lessee providing written notice to Landlord of any necessary repairs, the Landlord shall have a reasonable opportunity of no less than ten (10) business days to review any repair requests in accordance with the Notice provision of this Agreement. If Landlord provides written approval to Lessee, fails to make the necessary repairs within thirty (30) days of such written notice thereof, or refuses to make the necessary repairs, Lessee may at its discretion, make such repairs to the Premises, and offset rent or seek reimbursement from Landlord to recover reasonable costs for necessary repairs.
- XII. SIGNAGE. Lessee shall be permitted to install signage on the Premises, at Lessee's expense.
- XIII. PROPERTY TAXES. Landlord shall be solely responsible for any property taxes assessed to the Premises.
- XIV. NO ESTATE IN LAND. This Agreement creates the relationship of Landlord and Tenant between the parties hereto and no estates shall pass from Landlord to Lessee. This Lease creates only a non-taxable usufruct interest in the Premises
- XV. RIGHTS CUMULATIVE. The rights, powers, and privileges granted hereunder upon the parties shall be cumulative but not restrictive to those given by law.
- XVI. BINDING EFFECT. This Agreement shall ensure to the benefit of and remain fully binding upon the parties and their respective successors, heirs, and permitted assigns, until such time at this Agreement is terminated or canceled in accordance with the terms herein.
- XVII. TIME IS OF THE ESSENCE. Time is of the essence in all aspects of this Agreement.

- XVIII. **DISPUTE RESOLUTION AND JURY TRIAL.** In the event a dispute arises out of or relates to this Agreement, or the breach thereof, Parties may try in good faith to settle the dispute by mediation before resorting to some other dispute resolution procedure or litigation; however, mediation is not a required pre-condition to litigation. Disputes arising under this Agreement shall be governed by and interpreted in accordance with the laws of the State of Georgia. Exclusive jurisdiction and venue for any legal proceeding related to this Agreement shall be in Bibb County State or Superior Court, or the Federal District Court for the Middle District of Georgia (Macon Division). Lessee does not agree to arbitration nor waive its right to a jury trial. Nothing in this Agreement shall be construed as waiving any immunity held by the Lessee under the Eleventh Amendment of the United States Constitution.
- XIX. **ATTORNEY'S FEES.** In the event of dispute resolution or litigation to enforce any of the terms herein, each Party shall pay all its own costs and attorney's fees.
- XX. **COUNTERPARTS.** This Agreement may be executed in two or more counterparts, each of which taken together shall constitute one and the same instrument. This Agreement shall be fully executed when each Party whose signature is required has signed at least one counterpart, even though no one counterpart contains all of the signatures of all the Parties to this Agreement. Reproduced or electronic signatures shall be considered the same as an original signature. Delivery of a copy of this Agreement bearing an original signature by facsimile transmission, by electronic mail or by any other electronic means will have the same effect as physical delivery of the paper document bearing the original signature.
- XXI. **ELECTRONIC REPRESENTATIONS AND RECORDS.** Parties hereby agree to regard electronic representations of original signatures as legally sufficient for executing this Agreement and scanned signatures emailed by PDF or otherwise shall be as valid as the original. Parties agree not to deny the legal effect or enforceability of the Agreement solely because it is in electronic form or because an electronic record was used in its formation. Parties agree not to object to the admissibility of the Agreement in the form of an electronic record, or a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature, on the ground that it is an electronic record or electronic signature or that it is not in its original form or is not an original.
- XXII. **WAIVER.** The waiver by either party of a breach of any provision of this Agreement by the other party shall not operate or be construed as a waiver of any subsequent breach by such party.
- XXIII. **SURVIVAL.** Any provision of this Agreement which contemplates performance or observance subsequent to any termination or expiration of this Agreement or which must survive in order to give effect to its meaning, shall survive the expiration or termination of this Agreement.
- XXIV. **ENTIRE AGREEMENT.** The Parties acknowledge that this Agreement sets forth the entire agreement and understanding between the Parties and fully supersedes all previous communications, representations or agreements, oral or written, between the Parties pertaining

to the same subject matter. This Agreement may only be amended or modified in writing by consent of both Parties. Landlord may not unilaterally amend or modify this Agreement by including provisions in its invoices, or other business forms, which shall be deemed objected to by Lessee and of no force or effect.

XXV. SEVERABILITY. Should any provision or part of this Agreement be found to be invalid, illegal, or unenforceable, the remaining provisions of the Agreement shall remain unaffected thereby and shall remain binding and in full force and effect.

XXVI. LOSS AND DAMAGE. Notwithstanding any contrary provision of this Lease, Landlord shall not be responsible for any loss of or damage to the property of Lessee, Lessee's employees, agents, volunteers, invitees, and/or of or to others located on or about the Premises caused by theft larceny, or other illegal acts, except where caused by the willful act of Landlord, or by Landlord's failure to perform any obligation under this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed by the duly authorized officers of Lessee and duly authorized officials of Landlord, each of whom hereby represent and warrant that they have full power and authority to execute this Agreement in such capacity, as of the day and year first written above.

[Signatures on the following page.]

MACON-BIBB COUNTY

BY: _____
Lester M. Miller Mayor

ATTEST: _____
Janice S. Ross, Clerk of Commission

Signed sealed and delivered in the presence of,
this ____ day of _____, 2024.

Notary Public

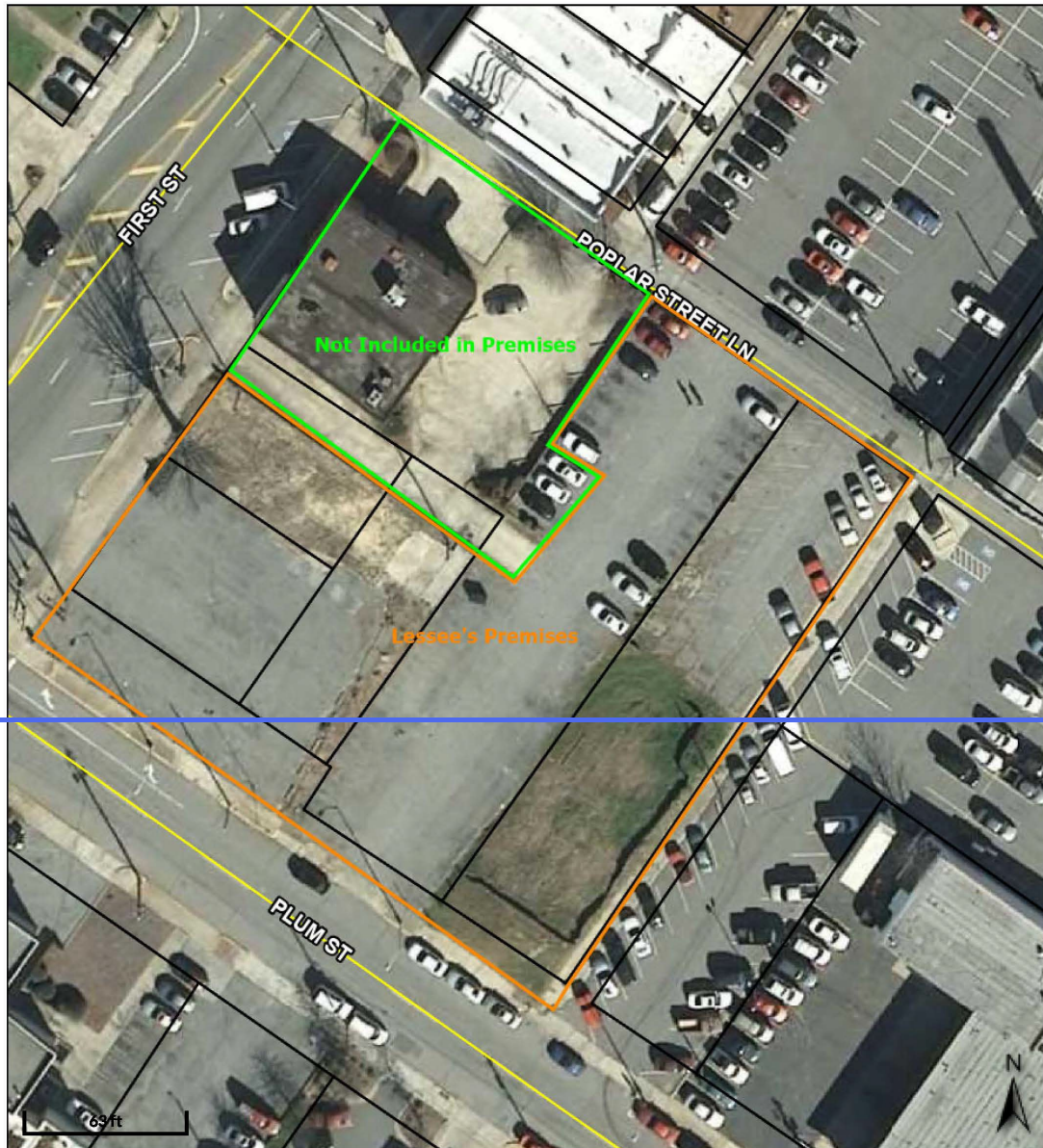
THREE HORSES ENTERPRISES, LLC

BY: _____
Iyabo Muraina, Member, Authorized Signature

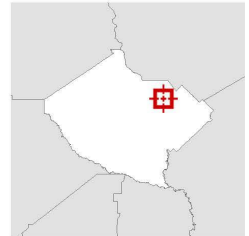
Signed sealed and delivered in the presence of,
this ____ day of _____, 2024.

Notary Public

EXHIBIT A



Overview

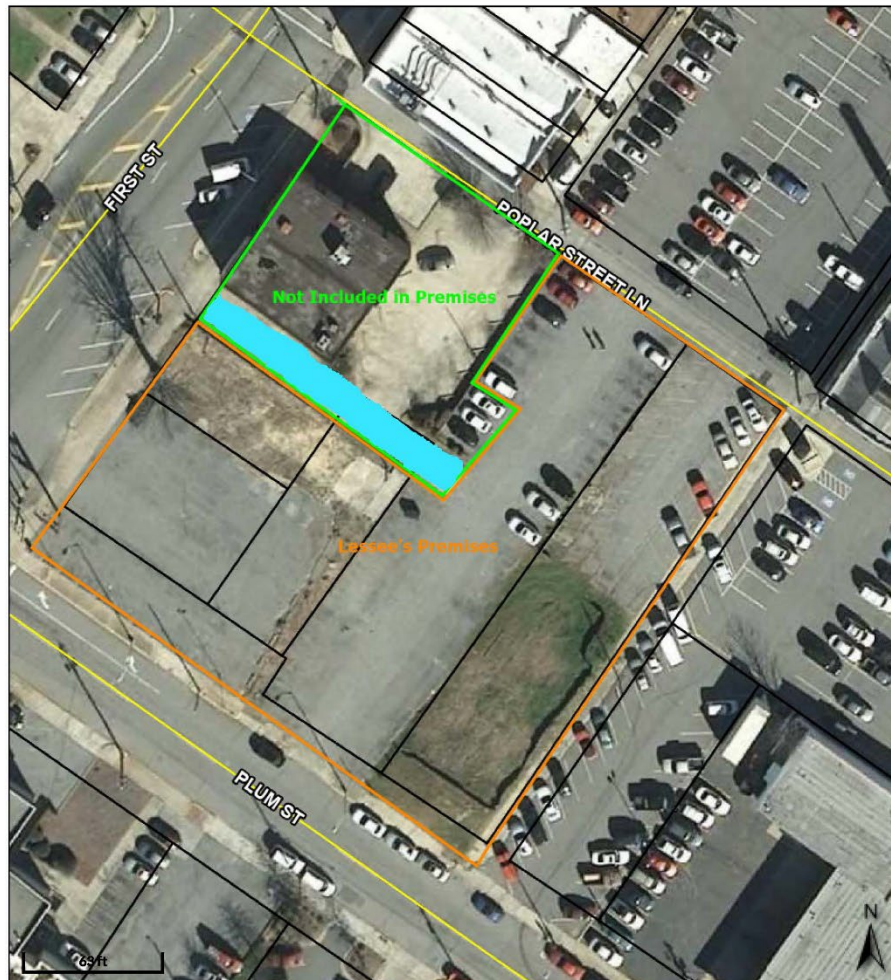


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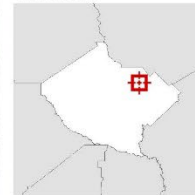
-  Parcels
-  Roads

Date created: 8/14/2024
Last Data Uploaded: 8/13/2024 2:16:06 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads

Date created: 8/14/2024
Last Data Uploaded: 8/13/2024 2:16:06 AM

Developed by  **Schneider**
GEOSPATIAL

The light blue color indicates the approximate location of the "14+/- ft. wide driveway running in a northwesterly direction from [the] concrete ramp to First Street" in "Tract Two" as defined in the Agreement and to which Lessee has a non-exclusive right to use to ingress and egress the Premises via First Street.



LEGISLATIVE SPONSORS

- | | |
|---|--|
| ☒ MAYOR LESTER M. MILLER | ☐ MAYOR PRO TEMPORE SETH CLARK |
| ☐ COMMISSIONER VALERIE WYNN | ☐ COMMISSIONER PAUL BRONSON |
| ☐ COMMISSIONER STANLEY B. STEWART | ☐ COMMISSIONER MALLORY C. JONES, III |
| ☐ COMMISSIONER RAYMOND WILDER | ☐ COMMISSIONER BILL HOWELL |
| ☐ COMMISSIONER VIRGIL WATKINS, JR. | ☐ COMMISSIONER BRENDA LYN BAILEY |
-

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH STAFFORD BUILDERS & CONSULTANTS, INC., FOR THE RENOVATION OF THE DISTRICT ATTORNEY'S OFFICE LIBRARY SPACE, IN THE AMOUNT OF \$305,000.00, TO BE PAID FROM THE SPLOST 2018 FUND – JUDICIAL – COURTHOUSE – PROPERTY LINE ITEM; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the District Attorney has requested that the County renovate the office library as part of the County's SPLOST courthouse renovation efforts; and

WHEREAS, Invitation for Bids (IFB) No. 25-015-LH was published on September 19, 2024, advertised on the Macon-Bibb County Procurement page, and posted to the Georgia Procurement Registry; and

WHEREAS, three hundred seventy-five (375) vendors were notified of the IFB, of whom thirty-three (33) were African American, one (1) was Asian American, two (2) were Native American, and two (2) were Hispanic/Latino; and

WHEREAS, on the published due date of October 31, 2024, three (3) responses were received in Procurement, tabulated for responsiveness, and provided to the user department for specification requirement review; and

WHEREAS, after review of the bids, Stafford Builders & Consultants, Inc., whose bid, considering the local preference detailed in Sec. 19-5.1(g) of the Macon-Bibb County Code of Ordinances, was the lowest responsive and responsible bid, is recommended for award of a contract for the required renovation; and

WHEREAS, Procurement concurs with the recommendation of award of a contract to Stafford Builders & Consultants, Inc.; and

WHEREAS, the Macon-Bibb County Commission desires to authorize the Mayor to execute an agreement with Stafford Builders & Consultants, Inc., for the renovation of the District Attorney's office library space, in the amount of \$305,000.00, in substantially the same form as Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, the Macon-Bibb County Commission finds that this resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission, and it is hereby so resolved by the authority of the same, that the Mayor is authorized to execute an agreement with Stafford Builders & Consultants, Inc., for the renovation of the District Attorney's office library space, in the amount of \$305,000.00, to be paid from the SPLOST 2018 Fund – Judicial – Courthouse – Property line item, in substantially the same form as Exhibit A.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor and the County Manager the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter

of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly. To the extent that this Resolution is construed by any appropriate authority as being substantively an act of ordinance and not an act of resolution, then this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this ____ day of _____, 2024.

By: _____
LESTER M. MILLER, Mayor

(SEAL) Attest: _____
JANICE S. ROSS, Clerk of the Commission

*Q:\RES MACON-BIBB\2024 Miller Authorizing Agreement With Stafford Builders And Consultants Inc For DA's
Office Reno - \$305,000.00 11-13-24.Docx*

EXHIBIT A

**OFFICE LIBRARY RENOVATIONS (DISTRICT ATTORNEY'S OFFICE)
AGREEMENT BETWEEN
MACON-BIBB COUNTY AND
STAFFORD BUILDERS & CONSULTANTS, INC.**

This Office Library Renovations (District Attorney's Office) Agreement ("Agreement") is made and entered into by and between Macon-Bibb County, a political subdivision of the State of Georgia ("County"), and Stafford Builders & Consultants, Inc. ("Contractor"), a Georgia corporation with a principal office address at 2960 Napier Ave., Macon, Georgia 31204, each individually a "Party" and collectively the "Parties."

NOW THEREFORE, in consideration of the mutual promises and obligations contained in this Agreement, the Parties agree as follows:

1. Term and Compensation

1.1 Term

This Agreement shall be effective as of the date it is fully executed by the Parties. Contractor shall commence performance of services within ten (10) days from receipt of Notice to Proceed. All work, including clean up, demobilization, and restoration of the area to its final state, shall be completed within two hundred ten (210) days from the issuance of Notice to Proceed, but may be extended in writing upon mutual consent of the Parties.

1.2 Compensation

County shall pay to Contractor a total amount of THREE HUNDRED FIVE THOUSAND DOLLARS AND 00/100 CENTS (\$305,000.00) for the services to be performed pursuant to this Agreement. Payment of all amounts due are to be made upon presentation of an invoice to the County and will be considered past due thirty (30) days from County's receipt of invoice.

A five percent (5%) retainage will be withheld from each payment until substantial completion of the project, consistent with O.C.G.A. §13-10-80. The County will only pay for items used and actual work performed. Change orders will be issued for any variance from this Agreement. Any unauthorized work or material change will not be compensated unless a change order or amendment has been approved in writing by the County.

County shall not pay any interest, penalties, or other amount claimed beyond the amount authorized by the County Commission or agreed to in writing by the County, consistent with Chapter 19 of the Macon-Bibb County Code of Ordinances. County is tax exempt and cannot agree to pay State or Federal taxes.

Prior to the issuance of final payment, Contractor shall certify in a form satisfactory to County that all subcontractors, staff, materialmen, suppliers, and other persons engaged by Contractor in connection with this Agreement have been paid in full or will be paid in full utilizing the funds constituting final payment to Contractor.

2. Services and Obligations of Independent Contractor

2.1 Scope of Services

Contractor shall commence, diligently pursue, and complete the renovations of the District Attorney's Office Library as set forth in this Agreement and as specifically provided in Exhibit A – Invitation for Bids for Office Library Renovation for Macon-Bibb County (25-015-LH) and Contractor's Response Thereto (the "Services"). All Services will be performed in accordance with the specifications provided in Exhibit A, and with all federal, state, and local laws, regulations, and standard codes, including but not limited to International Building Code, State and Local Building Code, Georgia Department of Transportation requirements, and Occupational Safety and Health Administration requirements. Contractor shall maintain current licenses and permits as required for Services provided to the County. Any changes to the scope of services shall be made in writing in the form of Change Orders and must be mutually agreed upon by the Parties. Contractor is not obligated to perform any services beyond what is contemplated in this Agreement.

2.2 Schedule

Contractor shall commence work as soon as practicable upon receipt of the Notice to Proceed. Time is of the essence; therefore, Contractor shall execute all work diligently, completing all work within the timeframe established between County and Contractor, with all work to be completed as provided in Section 1.1 of this Agreement unless such time is extended in writing by mutual consent of the Parties. This Schedule includes all clean up, demobilization, and other work necessary to return the project area to its final state.

The County may charge Contractor SEVENTY-FIVE DOLLARS AND 00/100 CENTS (\$75.00) per day as liquidated damages for each day that the project is delayed beyond the date work is to be completed pursuant to this Agreement.

2.3. Method of Performing Services

(a) General

All work to be performed under this Agreement shall comply with all applicable codes, ordinances, and regulations. Contractor shall obtain all permits and licenses and pay all fees as required. Contractor shall also arrange for all required and necessary inspections required by authorities having jurisdiction over the project and submit certificates of approval to the County.

(b) Layout of Work

Contractor shall verify all existing conditions and contiguous work to form a designated worksite, providing all necessary measurements, lines, and levels. Contractor shall assume full responsibility for the accuracy of the work layout.

(c) Work Area

- (i) Contractor shall confine operations to as small an area as possible, using only the areas designated for on-site storage.
- (ii) Contractor shall protect all surrounding and adjoining private and public property, taking every precaution to prevent damage or injury to trees, shrubs, curbs, sidewalks, driveways, and fences along or adjacent to work. Should damage occur, Contractor shall restore, at Contractor's own expense, any such property damage or injuries to a condition equal to that existing before such damage or injury was done, by repairing, rebuilding or otherwise restoring to the satisfaction of the County.
- (iii) In case of failure on part of Contractor to restore property and repair damages or injury, County may, after forty-eight (48) hours written notice, proceed to repair, rebuild, or otherwise restore such property as may be deemed necessary, and the cost thereof shall be deducted from any compensation due or which may become due to Contractor under this Agreement.
- (iv) Contractor shall verify all underground utilities and their locations prior to commencing any work under this Agreement. Damages to underground utilities and costs to repair same shall be the sole responsibility of Contractor.

(d) Traffic Control

If required by the project, the Contractor shall maintain traffic by utilizing adequate construction signs and flagmen. The Contractor shall furnish, install, maintain, and upon completion of work remove all traffic control devices necessary to properly protect and divert traffic during the term of this Agreement. The Contractor shall pay all costs associated with traffic control necessary for the performance of this Agreement and shall assume responsibility for damages resulting from failure to properly protect and divert traffic.

(e) Vandalism

The Contractor shall take every precaution not to leave equipment and materials where they can be reached and used for defacing new or existing work at any time.

(f) Material Disposal

Contractor shall not allow trash, or excess material to accumulate and shall be responsible for removing same from the premises. Such items shall be disposed of off premises. All costs of removing trash shall be the responsibility of Contractor. Contractor shall be responsible for the place and method of proper disposal.

(g) Inspection

- (i) Inspectors may be appointed by the County to inspect all materials used and all work performed. Such inspection may extend to all or any part of the work and to the preparation and manufacture of the materials to be used. The inspectors will not be authorized to revoke, alter, enlarge, or relax the provisions of the specification, nor will they be authorized to approve or accept any portion of

the completed work or to issue instruction contrary to the plans and specifications. The inspector shall have authority to reject defective material and to suspend work that is being improperly done, subject to the final decision of the inspector.

(ii) It is mutually agreed between the Parties to this Agreement to prevent all disputes and misunderstandings between them in relation to the Scope of Services, as such is defined in Sec. 2.1 of this Agreement. In the event of a dispute, the County shall serve as the initial decision maker with regards to all matters related to design, specifications, and project terms of this Agreement. Contractor shall proceed in accordance with the County's decisions, subject to Contractor's right to seek additional compensation and time as a result of such decision. County does not agree to waive any rights to trial by jury.

(iii) County and its designated inspectors shall have free access to all parts of the work site and to all material intended for use in the project. Work will be inspected as it progresses, but failure to reject or condemn defective work at the time it is performed will in no way prevent its rejection whenever it is discovered before the work is finally accepted and approved, nor will final acceptance and approval constitute waiver by the County of any right of action for defective work or the failure to perform this Agreement according to its terms.

2.4 Resources

All equipment, personnel, and materials required for the proper performance of services shall be furnished by and shall remain under the control of Contractor. Contractor shall be responsible, at its sole cost, for procuring and using such resources in proper and qualified, professional and high-quality working and performing order.

2.5 Warranty

Contractor shall guarantee all labor and workmanship for all Services provided for a minimum of one (1) year from the date of completion.

3. Non-Employment Relationship between County and Contractor

3.1 Independent Contractor Relationship

Contractor is an independent contractor, and neither Contractor, nor any employee or agent thereof, shall be deemed for any reason to be an employee or agent of County. County shall not have any liability or responsibility for any direct payments of any salaries, wages, payroll taxes, or any and all other forms or types of compensation or benefits to any personnel performing services for County under this Agreement. Contractor will be responsible for and compensation paid under this Agreement shall include, the cost of obtaining, maintaining, and complying with, and paying all fees and taxes associated with all applicable licenses, authorizations, consents, approvals, and permits required of Contractor in performing Services and complying with this Agreement. Contractor will not make any representations, warranties, or commitments binding the County without the County's written consent. The compensation set forth in this Agreement shall be the sole payment for Services rendered. Contractor shall provide county with a W-9 form for each contract term for which services are performed. Contractor and County agree that Contractor will be free to contract for similar services to be performed for other employers

while under Contract with County.

4. Contractor Representations and Warranties

4.1 Authority

Contractor has all the necessary power and authority to enter into and perform its obligations under this Agreement, and the execution and delivery of this Agreement and the consummation of the transactions contemplated by this Agreement have been duly authorized by all necessary actions on its part. This Agreement constitutes a legal, valid and binding obligation of Contractor, enforceable against it in accordance with its terms. No action, suit or proceeding in which Contractor is a party that may restrain or question this Agreement or the provision of services by Contractor is pending or threatened. Agreement does not violate the terms of any agreement between Contractor and any third party.

4.2 Professional Standards

Contractor shall perform the Services using that degree of care, skill, and professionalism ordinarily exercised under similar circumstances by members of the same profession practicing or performing the substantially same or similar services. Contractor represents to County that Contractor retains employees that possess the skills, knowledge, and abilities to competently, timely, and professionally perform Services in accordance with this Agreement.

4.3 Conformity

The development, creation, delivery, provision, implementation, maintenance, and support of all services shall conform in all material respects to the description of services in this Agreement, including all Exhibits attached hereto.

4.4 Representations and Warranties

Contractor will make no representations, warranties, or commitments binding the County without the County's prior written consent.

4.5 Compliance with Laws

Contractor will perform all services in compliance with all applicable local, state, and Federal laws. Contractor will be responsible for, and compensation paid under this Agreement shall include, the cost of obtaining, maintaining and complying with, and paying all fees and taxes associated with all applicable licenses, authorizations, consents, approvals, and permits required of Contractor in performing services and complying with this Agreement.

5. Personnel, Subcontracting, and Conflicts

5.1 Personnel

Contractor shall be responsible, at its own cost, for all recruiting, hiring, training, educating, and orienting of all Contractor's personnel, all of whom shall be fully qualified and shall be authorized under applicable law to perform the services.

5.2 Subcontracting and Assignments

Should Contractor elect to subcontract any services under this Agreement, Contractor shall remain responsible for the performance of the subcontractors, remain County's sole point of contact for the services, and be responsible for the payment of any subcontractors. Subject to the foregoing, the terms, covenants, and conditions of this Agreement shall be binding on the successors and assigns of either party. Notwithstanding the terms of any subcontractor's agreement, in no circumstances shall any subcontractor have any greater rights as against the County than the Contractor has under this Agreement; and in no circumstances shall the County's responsibilities towards subcontractor be greater than County's responsibilities to Contractor under this Agreement.

Contractor shall submit a "Subcontractor/Supplier Participation Report" on this contract quarterly to the Macon-Bibb County Office of Small Business Affairs which shall include the following:

1. The name of each subcontractor or supplier participating in the contract.
2. A description of the work to be performed, materials, supplies, and services provided by each subcontractor or supplier.
3. Whether each subcontractor or supplier is a minority owned, woman owned, LGBTQIA+ owned, veteran owned, disabled-person owned, Certified Disadvantaged Business Entity, non-profit, or local business.
4. Whether each subcontractor is a supplier, subcontractor, or other.
5. The dollar value of each subcontract or supply agreement.
6. The actual payment to date of each subcontractor or supplier participating in the contract.

The report shall be updated during the applicable quarter by the Contractor whenever any of the approved subcontractors or suppliers have completed the portion of the work they were contracted to perform. Copies of this report should be transmitted promptly to the Macon-Bibb County Office of Small Business Affairs.

The County may withhold any payment due to the Contractor on any project for failure to submit the Subcontractor/Supplier Report within thirty (30) days following the end of the calendar quarter or for the failure to submit updates to the quarterly report within thirty (30) days of any subcontractor or supplier having complete the portion of work they were contracted to perform.

5.3 Conflicts of Interest

Contractor and all subcontractors thereof shall immediately notify County in writing, specifically disclosing any and all potential or actual conflicts of interest, which arise or may arise during the execution of its work in the fulfillment of the requirements of the Agreement. County shall make a written determination as to whether a conflict of interest exists and the actions to be taken to resolve the conflict of interest. Failure to properly

disclose any conflicts of interest shall result in immediate termination of this Agreement. Upon termination, Contractor shall be entitled to compensation for services performed prior to the date of termination, on a pro rata basis, provided such services are reasonably satisfactory to the County.

6. Company Prohibitions to Create a Safe Work Environment

6.1 Drug Free Workplace

Contractor, employees and subcontractors shall not be in possession of or use a controlled substance or marijuana during the performance of this Agreement, except for those controlled substances prescribed by a licensed medical provider. County has a no tolerance policy for violation of this rule.

6.2 Discrimination and ADA Compliance

Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, age, sex, disability, national origin, or any other category protected by applicable federal or state law. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of Equal Opportunity laws. Contractor shall comply with the appropriate provisions of the Americans with Disabilities Act (the "ADA"), as enacted and as from time to time amended, and any other applicable federal regulations. A signed certificate confirming compliance with the ADA may be requested by County at any time during the term of this Agreement.

6.3 Equal Employment Opportunity

During the performance of this Agreement, Contractor shall not discriminate against any employee, or applicant for employment, because of race, color, creed, religion, sex, domestic relationship status, parental status, familial status, sexual orientation, national origin, gender identity, age, disability, or political affiliation. As used herein, the words "shall not discriminate" shall mean and include without limitation the following: recruited, whether by advertising or other means; compensated, whether in the form of rates of pay, or other forms of compensation; selected for training, including apprenticeship; promoted; upgraded; demoted; downgraded; transferred; laid off; and terminated.

6.4 Prohibition Against Employing Illegal Immigrants

Contractor is registered with and is authorized to use and uses the federal work authorization program commonly known as E-Verify. Contractor shall not knowingly employ or contract with an illegal alien to perform work under this Agreement and will verify immigration status to confirm employment eligibility. Contractor shall not enter into an agreement with a subcontractor that fails to certify to Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Agreement. Contractor is prohibited from using the E-Verify program procedures to undertake pre-employment screening of job applicants while this Agreement is being performed.

7. Termination

7.1 Termination

In addition to the other methods of termination provided for in this Agreement, either Party may terminate this Agreement, or any part of this Agreement upon 15 days written notice with or without cause and with no penalty or additional cost beyond the rates stated in this Agreement. In the event of such termination, Contractor shall be entitled to receive payment only for work completed up to and including the date of termination.

7.2 Fiscal Non-Appropriation Clause

Financial obligations of County payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available in accordance with the rules, regulations, and resolutions of County, and other applicable law. Upon the failure to appropriate such funds, this Agreement shall be terminated immediately and without further obligation on the part of the County.

8. Notices

All notices required or permitted to be given under this Agreement shall be in writing (the "Notice") and deemed given when (a) hand delivered by the sender and properly receipted for by a responsible person of the receiving party, (b) deposited in the United States Mail, properly addressed, with sufficient postage affixed, via first class mail, return receipt requested, (c) via Federal Express, UPS or similar national overnight courier service with delivery charges prepaid; or (d) via facsimile with a copy sent that same day via (a), (b), or (c). All Notices shall be addressed as follows:

For County:

Macon-Bibb County, Georgia
Attn: Mayor
700 Poplar Street
Macon, GA 31202-0247

With Copy To:

Macon-Bibb County Attorney's Office
700 Poplar Street
Macon, Georgia 31202

For Contractor:

Stafford Builders & Consultants, Inc.
Attn: WyKesia Stafford
2960 Napier Ave.
Macon, Georgia 31204
kesia@staffordbci.com

Either party has the right to designate in writing, served as provided above, a different address to which any notice, demand or communication is to be mailed.

9. Indemnification

To the fullest extent permitted by law, Contractor shall defend, indemnify, and hold harmless County, its elected and appointed officials, employees and volunteers, and others working on behalf of County, from and against any and all third-party claims, demands, suits, costs (including reasonable legal costs), expenses, and liabilities ("Claims") alleging personal injury, including bodily injury or death, and/or property damage, but only to the extent that any such Claims are caused by the negligence of Contractor any Officer, employee, representative, or agent of Contractor. Contractor shall

have no obligations under this section to the extent that any Claim arises as a result of Contractor's compliance with all applicable law, ordinances, rules, regulations, resolution, executive orders, or other instructions received from County.

10. Insurance Requirements

10.1 General Terms

Contractor shall procure and maintain, and shall cause any subcontractor of Contractor to procure and maintain, the minimum insurance coverages listed in the "Invitation for Bids" document included in Exhibit A throughout the term of this Agreement. Such coverages shall be procured and maintained with forms and insurers acceptable to County. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.

All liability policies obtained by Contractor in satisfaction of this Agreement shall be primary and noncontributory, shall list Macon-Bibb County and all elected officials, officers, agents, and employees thereof as additional insureds, and all such policies shall apply separately to each insured against whom any claim is made or suit is brought, except with respect to limits of insurance provided. All coverage shall be provided on a "pay on behalf" basis, with defense costs paid in addition to policy limits and there shall be no cross liability performed by Contractor. Contractor shall provide current certificates of insurance for all insurance types required under this Agreement and shall provide updated certificates of insurance no later than thirty (30) days prior to the renewal or amendment of any required insurance policy. Contractor shall provide complete copies of any or all insurance policies upon written demand. No policy shall be cancelled, non-renewed, or have policy limits reduced outside of this Agreement unless County is given thirty (30) days advance notice from Contractor. Contractor shall further require that no insurer shall cancel, non-renew, or reduce the policy limits of any policy required under this Agreement without first giving thirty (30) days written notice to County.

Contractor agrees to purchase and have the authorized agent state on the insurance certificate that Contractor has purchased the following types of insurance coverages, consistent with the policies and requirements of O.C.G.A. §50-21-37.

10.2 Evidence of Insurance

Contractor shall provide County with certificates of insurance evidencing the insurance required above, and satisfactory to the County, prior to commencing work under this Agreement. Each insurance policy required above shall be issued by a company licensed by the Insurance Commissioner of the State of Georgia to transact the business of insurance in the State of Georgia for the applicable line of insurance and, except otherwise stated in this Agreement, shall be an insurer with a Best Policyholders Rating of "B+" or better and with a financial size rating of Class V or larger. One original certificate of insurance with all endorsements attached must be deposited with County for each insurance policy required. Contractor is responsible for any delay resulting from the failure of its insurance carriers to furnish proof of proper coverage in the prescribed form.

10.3 County's Obligation

The County shall be under no obligation to ensure that Contractor, or any subcontractor, complies with the insurance requirements of this Agreement, and Contractor assumes all

liability arising from its, or its subcontractor's failure, to acquire and/or maintain adequate insurance to cover its operations and business. Contractor further agrees to indemnify and hold harmless the County for any claims arising from Contractor's, or any subcontractor's, failure to acquire and/or maintain adequate insurance.

11. Force Majeure

Neither Party shall be liable for any loss or damage suffered by the other Party, directly or indirectly, as a result of the first Party's failure to perform, or delay in performing, any of its obligations contained in this Agreement (except any obligations to make payments hereunder), where such failure or delay is caused by circumstances beyond the first Party's control or which makes performance commercially impracticable, including but not limited to fire, flood, storm or other natural disaster, explosion, accident, war, riot, civil disorder, government regulations or restrictions of any kind or any acts of any government, judicial action, power failure, acts of God or other natural circumstances.

12. Arbitration and Jury Trial

Disputes arising under this Agreement shall be governed by and interpreted in accordance with the laws of the State of Georgia. Exclusive jurisdiction and venue for any legal proceeding related to this Agreement shall be in Bibb County Superior Court or the Federal District Court in the Middle District of Georgia (Macon Division.) County does not agree to arbitration nor waive its right to a jury trial. Nothing in this Agreement shall be construed as waiving any immunity held by the County under the Eleventh Amendment of the United States Constitution.

13. Attorney's Fees

In the event of dispute resolution or litigation to enforce any of the terms herein, each Party shall pay all its own costs and attorney's fees.

14. Publicity

Contractor shall not release without prior written approval from County, any publicity regarding services provided by the County, including but not limited to notices, information pamphlets, press releases, research, reports, signs and similar public notices prepared by or for Contractor, identifying County receiving goods or services under this Agreement.

15. Work Product, Intellectual Property, and Information

Except as expressly provided in this Agreement, County shall retain ownership of all work product and deliverables created by Contractor pursuant to this Agreement and all records, documents, notes, data and other materials required for or resulting from the performance of Services hereunder shall not be used by Contractor for any purpose other than the performance of Services hereunder without the express prior written consent of County. All such records, documents, notes, data, and other materials shall be considered "work for hire" and shall become the exclusive property of County when Contractor has been compensated for the same as set forth herein, and County shall thereafter retain sole and exclusive rights to receive and use such materials in such manner and for such purposes as determined by it.

16. Confidential Information and Open Records

County is subject to the Georgia Open Records Act and cannot agree to protect confidential information from public disclosure unless that information is subject to an exception. Contractor shall cooperate fully with County in response to all requests made under the Georgia Open Records Act.

The Parties acknowledge that both Contractor and County are required to comply with the Georgia Open Records Act, O.C.G.A. § 50-18-70, et seq. See, *Milliron v. Antonakakis*, 905 S.E.2d 657 (Ga. 2024). As a result, Contractor acknowledges and agrees that County may make such disclosures as are authorized or required under the Georgia Open Records Act, notwithstanding any claims of confidentiality asserted by Contractor as to any records or data in the County's possession.

Upon execution of this Agreement, Contractor shall designate in writing that one or more of its officers shall be the open records officer for Contractor in accordance with the Open Records Act. In the event that Contractor receives a request for records under the Open Records Act, Contractor shall notify County within two business days by sending an email, return receipt requested, to OpenRecordsNotices@maconbibb.onmicrosoft.com. Contractor shall provide County with copies of all records proposed for production prior to responding to such request. Contractor shall assert all exemptions and exceptions available to the fullest extent of the law and shall not produce any records which are subject to withholding under the Open Records Act or any other state or federal law. Contractor shall have a duty to consult with independent legal counsel concerning which records are or are not subject to production prior to making any production, and shall certify to County at the time the proposed production is provided to County that the records contained therein have been reviewed by counsel for responsiveness and that all information that is protected or protectable from release under the law has been redacted therefrom. Contractor shall be responsible for calculating response costs and billing requestors for all requests sent in accordance with the Open Records Act, and Contractor's complete compliance with the provisions of this section shall be performed at no cost to County.

Contractor assumes all civil and criminal liability for its own compliance with the Open Records Act. In the event that Contractor produces material records that are subject to withholding under the Open Records Act, and it would be impossible or very difficult to accurately estimate the damages and harm caused to County by such production, then Contractor shall pay County the sum of \$10,000.00 per request as liquidated damages. The Parties intend that these liquidated damages shall constitute compensation, and not a penalty, and that the liquidated damages are a reasonable estimate of the anticipated or actual harm that might arise from a breach by Contractor. Where actual damages are calculable, then County shall reserve the right to seek actual damages for the harm caused by such production instead of liquidated damages. Nothing herein shall be construed as limiting in any way the County's right to seek injunctive, declaratory, or other relief to prevent the release of protected information prior to any such production being made.

17. General Terms

17.1 Waiver

Any waiver by the Parties or failure to enforce their rights under this Agreement shall be deemed applicable only to the specific matter and shall not be deemed a waiver or failure to enforce any other rights under this Agreement, and this Agreement shall continue in full force and effect as though such previous waiver or failure to enforce any rights had not occurred. No supplement, modification, amendment, or waiver of this Agreement will be binding on County unless executed in writing by the County.

17.2 Severability

If any provision of this Agreement is declared invalid, unenforceable, or unlawful, such provision shall be deemed omitted and shall not affect the validity of other provisions of this Agreement.

17.3 Titles, Captions and Headings

The titles, captions and paragraph headings are inserted for convenience only and are in no way intended to interpret, define, or limit the scope or content of this Agreement or any provision hereof.

17.4 No Drafting Presumption

No presumption of any applicable law relating to the interpretation of contracts against the drafter shall apply to this Agreement.

17.5 Survival

Any provision of this Agreement which contemplates performance or observance subsequent to any termination or expiration of this Agreement or which must survive in order to give effect to its meaning, shall survive the expiration or termination of this Agreement.

17.6 Previous Agreements

Any services authorized by County under previous "quote(s)" for services, and any related contract documents, shall be governed by and subject to this Agreement.

17.7 Counterparts

This Agreement may be executed in two or more counterparts, each of which taken together shall constitute one and the same instrument. This Agreement shall be fully executed when each Party whose signature is required has signed at least one counterpart, even though no one counterpart contains all the signatures of all the Parties to this Agreement. Reproduced or electronic signatures shall be considered the same as an original signature. Delivery of a copy of this Agreement bearing an original signature by facsimile transmission, by electronic mail or by any other electronic means will have the same effect as physical delivery of the paper document bearing the original signature.

17.8 Entire Agreement

The Parties acknowledge that this Agreement sets forth the entire agreement and understanding between the Parties and fully supersedes all previous communications, representations or agreements, oral or written, between the Parties pertaining to the same subject matter. This Agreement may only be amended or modified in writing by consent of both Parties. Contractor may not unilaterally amend or modify this Agreement by including provisions in its invoices, or other business forms, which shall be deemed objected to by the County and of no force or effect.

17.9 Electronic Representation and Records

The Parties agree to regard electronic representations of original signatures as legally sufficient for executing this Agreement and scanned signatures emailed by PDF or otherwise shall be as valid as the original. Parties agree not to deny the legal effect or enforceability of the Agreement solely because it is in electronic form or because an electronic record was used in its formation. Parties agree not to object to the admissibility of the Agreement in the form of an electronic record, or a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature, on the ground that it is an electronic record or electronic signature or that it is not in its original form or is not an original.

17.10 Authority to Execute

The person or persons executing this Agreement represent and warrant that they are fully authorized to sign and so execute this Agreement and to bind their respective entities to the performance of its obligations hereunder.

17.11 Precedence of Documents

In the event of any express conflict between the body of this Agreement and any Exhibit or Attachment hereto, the terms and conditions of the body of this Agreement shall control and take precedence over the terms and conditions expressed within the Exhibit or Attachment. Furthermore, any terms or conditions contained within any Exhibit or Attachment hereto which purport to modify the allocation of risk between the parties, provided for within the body of this Agreement, shall be null and void.

[Signatures on following page.]

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the date executed by both parties.

MACON-BIBB COUNTY:

By: _____
Lester M. Miller, Mayor Date

Attested: _____
Janice S. Ross, Clerk of Commission Date

STAFFORD BUILDERS & CONSULTANTS, INC.:

By: _____

(Printed Name & Title) Date

Attested: _____

(Printed Name & Title) Date

*Q:\CONTRACTS\2025-0384 Stafford Builders & Consultants Inc. Office Library Renovation
District Attorneys Office- \$305,000.00.Docx*

EXHIBIT A



Macon-Bibb County, Georgia

INVITATION FOR BIDS

FOR

Office Library Renovation for Macon-Bibb County

90922
91484

BID NUMBER: 25-015-LH

ISSUED: September 16, 2024

BIDS DUE NO LATER THAN 12:00 NOON ON THURSDAY, October 17, 2024

Macon-Bibb County Procurement Department
700 Poplar Street, Suite 308
Government Center
Macon, Georgia 31201

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FORMS PROVIDED:

BID FORM

BIDDER QUALIFICATION FORM

FINANCIAL & LEGAL STABILITY STATEMENT

LIST OF SUB-CONTRACTORS

BIDDER MINORITY PARTICIPATION GOAL

GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT (E-VERIFY) AFFIDAVIT

ATTACHMENTS:

A – REQUIRED SUBMISSION DOCUMENTS

B – SCOPE OF WORK

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Office Library Renovation for Macon-Bibb County

I. GENERAL

A. Invitation

- A. Notice is hereby given that the Macon-Bibb County will receive sealed bids (**original bid and flash drive**) in the Procurement Department, Suite 308, Macon-Bibb Government Center, 700 Poplar Street, Macon, Georgia 31201, until **12:00 o'clock NOON** at the time legally prevailing in Macon, Georgia on **Thursday, October 17, 2024**, for **Office Library Renovation for the District Attorneys located** in Macon-Bibb County, Georgia.
- B. **NO BIDS WILL BE ACCEPTED AFTER THIS DESIGNATED TIME.**
- C. Bids will be publicly opened in the Macon-Bibb County Procurement Department Conference Room on **Thursday, October 17, 2024, at 2:00 pm.**
- D. Minority, Women Owned and other Disadvantaged Business Enterprises are encouraged to participate in the solicitation process. Additionally, respondents are encouraged to use M/W/DBE subcontractors where possible.

B. Bid Documents

- A. Bid documents may be examined and obtained at the Macon-Bibb County Procurement Department, Suite 308, Government Center, 700 Poplar Street, Macon, Georgia 31201, by calling (478) 803-0554, or may be viewed and downloaded from one of the links included below:
GeorgiaProcurementRegistrywebsite
http://ssl.doas.state.ga.us/PRsapp/PR_custom_index.jsp?agency=61100
Macon-Bibb County Procurement Page www.maconbibb.us/purchasing

C. Pre-Bid

A pre-bid conference is scheduled for **10:00 a.m., Wednesday, October 2, 2024, in the Procurement Conference Room, Suite 308, 3rd Floor, 700 Poplar Street, Macon, GA 31201.** This pre-bid is **mandatory**; contractor must be present in order to submit a response. Social distancing measures will be strictly enforced. Deadline for submitting questions is **Friday, October 4, 2024.** Questions to be submitted via email to Lhardwick@maconbibb.us

D. Bid Bond

- A. Bids, in order to be considered, shall be accompanied by a bid bond, payable to the Owner, in amount not less than five-percent (5%) of the total base bid.
 - a) This bid security shall become payable to the Owner only if the bidder, to whom award is made, should fail to execute a contract with the Owner and furnish bond and insurance in accordance with terms of the contract within ten (10) days after notification of award.

E. Sealed Bids

- A. Envelopes shall be identified on the outside as
“Bid # 24-015-LH, Office Library Renovation for Macon-Bibb”
and delivered by hand or mailed to:
Macon-Bibb County Procurement Department
Attn: Laura Hardwick
700 Poplar Street, Suite 308
Macon, Georgia 31201

F. Validity

- A. No bid may be withdrawn for a period of ninety (90) days after time has been called on date of bid opening.

G. Contract Award

- A. The contract, if awarded, will be based on total bid price.
- B. Guidelines in the award of this contract will be Section 36-91-2, et seq., Official Code of Georgia Annotated.
- C. Upon award of the Contract, a pre-construction meeting will be held to discuss the project and to establish a schedule of work.

H. Surety

- A. Whereas the anticipated contracted price exceeds \$25,000, the bidder to whom award is made shall submit a Payment Bond and a Performance Bond, both in amount of one-hundred percent (100%) of the contract price.
 - a) Bonding company/Surety shall be:
 - (1) Rated B+ or better in current Key Rating Guide as issued by A.M. Best Company, Oldwick, NJ.
 - (2) Licensed to do business in the State of Georgia.

I. Payment Conditions

- A. A 10% retainage will be withheld from each payment until final payment is made. The Owner will only pay for items used and actual work performed.
- B. Change orders are issued for any variance from contract or plan sheets.
- C. Any unauthorized work or material change will not be paid for unless a change order has been issued prior to the completion of work.

J. Excise Taxes

- A. Any material that is to be incorporated into the work of this project may be consigned to Macon-Bibb County in care of the contractor. If the shipping papers show clearly that any such materials is so consigned, the shipment shall be exempt from the tax on transportation of property under the provisions of Section 3478(b) of the Internal Revenue Code, as amended by Public Law 180-78th Congress.
- B. The Contractor shall pay all transportation charges.
- C. Each bidder shall take this exemption into account in calculating his bid.

K. Insurance

A. Insurance Requirements

B. All deductibles shall be paid for by the Contractor.

C. Required Insurance Coverages. The Contractor also agrees to purchase and have the authorized agent state on the insurance certificate that the Contractor has purchased the following types of insurance coverages, consistent with the policies and requirements of O.C.G.A. 50-21-37.

D. The minimum required coverages and liability limits are as follows:

E. Workers' Compensation Insurance. The Contractor agrees to provide, at a minimum, Workers' Compensation coverage in accordance with the statutory limits as established by the General Assembly of the State of Georgia. A group insurer must submit a certificate of authority from the Insurance Commissioner approving the group insurance plan. A self-insurer must submit a certificate from the Georgia Board of Workers' compensation stating the contractor qualifies to pay its own workers' compensation claims.

F. The Contractor shall require all Trade Contractors/Subcontractors performing work under this Contract to obtain an insurance certificate showing proof of Workers' compensation Coverage and shall submit a certificate on the letterhead of the Contractor in the following language:

G. This is to certify that all trade contractors/subcontractors performing work on this Project are covered by their own workers' compensation insurance or are covered by the Contractor's workers' compensation insurance.

Employers' Liability Insurance. The Contractor shall also maintain Employer's Liability Insurance Coverage with limits of at least:

- | | | |
|-------|---------------------------------|--------------------------------|
| (i) | Bodily Injury by Accident | \$1,000,000 each accident |
| (ii) | Bodily Injury by Disease | \$1,000,000 each employee; and |
| (iii) | Bodily Injury/Disease Aggregate | \$1,000,000 each accident |

The Contractor shall require all Trade Contractors/Subcontractors performing work under this Contract to obtain an insurance certificate showing proof of Employers Liability Insurance Coverage and shall submit a certificate on the letterhead of the Contractor in the following language.

This is to certify that all trade contractors/subcontractors performing work on this Project are covered by their own Employers Liability Insurance Coverage or are covered by the Contractor's Employers Liability Insurance Coverage.

Commercial General Liability Insurance. The Contractor shall provide Commercial General Liability Insurance (2001 ISO Occurrence Form or equivalent) that shall include, but need not be limited to, coverage for bodily injury and property damage arising from premises and operations liability, products and completed operations liability, lasting and explosion, collapse of structures, underground damage, personal injury liability and contractual liability. The CGL policy must include separate aggregate limits per Project and shall provide at a minimum the following limits:

Coverage	Limits
1. Premises and Operations	\$1,000,000 per Occurrence
2. Products and Completed Operations	\$1,000,000 per Occurrence
3. Personal Injury	\$1,000,000 per Occurrence
4. Contractual	\$1,000,000 per Occurrence
5. General Aggregate	\$2,000,000 per Project

Additional Requirements for Commercial General Liability Insurance are as follows:

Commercial business Automobile Liability Insurance. The Contractor shall provide commercial business Automobile Liability Insurance that shall include coverage for bodily injury and property damage arising from the operation of any owned, non-owned, or hired automobile. The commercial business Automobile Liability Insurance Policy shall provide not less than \$1,000,000 combined Single Limits for each accident.

Additional Requirements for Commercial Business Automobile Liability Insurance are as follows:

Commercial Umbrella Liability Insurance. The Contractor shall provide a commercial Umbrella Liability Insurance to provide excess coverage above the Commercial General Liability, Commercial Business Automobile Liability and the Workers' Compensation and Employers' Liability to satisfy the minimum limits set forth herein. The umbrella coverage shall follow form with the Umbrella limits required as follows:

For contract Amounts Less Than \$5,000,000:	For Contract Amounts Equal to or Greater than \$5,000,000:
\$2,000,000 per Occurrence	\$2,000,000 per Occurrence
\$4,000,000 Aggregate	\$10,000,000 Aggregate

Additional Requirements for Commercial Umbrella Liability Insurance are as follows:

Additional Requirements for Commercial Policies

(a) The policy shall name as additional Insureds the officers, members, and employees of the Owner and the Using Agency.

(b) The policy must be on an "occurrence" basis.

Builders Risk Insurance. Contractor shall provide a Builder's Risk Policy to be made payable to the Owner and contractor, as their interests may appear. The policy amount should be equal to 100% of the Contract Sum, written on a Builder's Risk "All Risk", or its equivalent. The policy shall be endorsed as follows:

Disposition of Insurance Documents. One original certificate of insurance with all endorsements attached must be deposited with Owner for each insurance policy required.

Termination of Obligation to Insure. Unless otherwise expressly provided to the contrary, the obligation to insure as provided herein shall not terminate until the Design Professional/Architect has executed the Certificate of Material Completion.

Failure of Insurers. The Contractor is responsible for any delay resulting from the failure of his insurance carriers to furnish proof of proper coverage in the prescribed form.

Additional Insured: Contractor shall add Owner and Architect as an additional insured under the commercial general and automobile policies.

II. INSTRUCTIONS TO BIDDERS

A. Definitions

Wherever the term “Owner”, “County”, or “Macon-Bibb County” occur in these specifications, it shall mean Macon-Bibb County, a political subdivision of the State of Georgia acting through the Macon-Bibb County Board of Commissioners.

Wherever the term “work” occurs in these specifications, it shall mean the work as defined herein, including, all labor, materials, equipment, transportation, and supervision necessary to complete the contract.

B. Related Documents

A. Required Submission Documents (Attachment “A”)

B. Specifications/Diagram (Attachment “B”)

C. Bidder’s Representation

A. Each bidder, by making his bid, represents that he has:

a) Read and understands the bidding documents.

b) Visited the site and become familiar with the local conditions under which the work is to be performed.

(1) Bidders shall examine the areas wherein work of this project is to be carried out and shall take into consideration all conditions that might affect his work.

(a) Failure of the bidder to inspect firsthand the areas affected by work in this project shall not relieve him of the obligation to comply fully with the scope of the work as defined herein.

(b) No consideration will be given any claim based on lack of knowledge of existing conditions, except where the Contract Documents make definite provisions for adjustment of cost or extension of time due to existing conditions that cannot be readily ascertained.

D. Document Discrepancies

A. Should the bidder find discrepancies in, or omissions from the documents, he shall at once notify the Macon-Bibb County Procurement Department.

B. Requests for Interpretations of Drawings and Specifications shall be made in writing to the Macon-Bibb County Procurement Department not later than October 4, 2024, at 3:00 PM EST to Lhardwick@maconbibb.us

C. Any subsequent instructions to bidders will be issued in the form of addenda to the specifications and sent to the bidder. All addenda shall be enumerated in the Bid Form.

D. All definitions set forth in the specifications are applicable to this Instruction to Bidders, the Bid Form and the proposed Contract Documents including, but not limited to, drawings, project manual, and any addenda issued prior to receipt of bids.

a) Addenda are written or graphic instruments issued prior to the execution of the Contract that may modify or interpret the bidding documents by deletion, additions, clarifications or corrections.

b) Addenda will become part of the Contract Documents when the Contract is executed.

B. Submittals

A. In order for bids to be considered, the complete bid document package shall be submitted including each of the following completed documents.

- a) Bid Form (included in this bid document)
- b) Attachment "A" Required Submission Documents
 - Bidder Information Form
 - Bidder's Qualification Form
 - List of Sub-Contractors
 - Minority Participation Goal
 - Financial & Legal Stability Statement
 - Insurability Statement
 - E-Verify Affidavit
- c) Bid Bond in amount of 5% of the total base bid (acquired separately)

C. Reservations

A. The bidder acknowledges that Macon-Bibb County reserves full freedom (in addition to the right to reject any and all bids) in awarding bids to consider all available factors including, but not limited to, price, the provision of needed and unneeded features, usefulness to the using department and prior County experience. In addition, the bidder recognizes the right of the Owner to reject a bid if the bidder failed to furnish any required submittals on the date required by the bidding documents, or if the bid is in any way incomplete or irregular. Hence the County may award bids to other than the lowest bidder if in the judgment of the Board of Commissioners the interest of the County will be best served by award to another. The County reserves the right to award bids in accordance with its Code of Ordinances regarding the procurement of services and goods.

D. Surety and Insurance Companies

A. The Contract provides that the surety and insurance companies must be acceptable to the Owner. The bidder shall require the attorney in fact who executes the required bonds on behalf of the surety to affix thereto a certified and current copy of his power of attorney indicating the monetary limit of such power.

III. SPECIAL CONDITIONS

A. General

A. All work to be performed as part of this specification shall comply with all codes, ordinances, and regulations applicable to the contract, including, but not limited to:

- a) International Building Code
- b) State and Local Building Code
- c) Georgia Department of Transportation (D.O.T.)
- d) Occupational Safety and Health Administration (OSHA)
- e) Other Federal, State, or Local Codes

B. Permits and Licenses

- A. Contractor shall obtain all permits and licenses, paying all fees as required, for execution of the Contract. In addition, the Contractor shall arrange for necessary inspections required by the City, County, State and other authorities having jurisdiction, and submit certificates of approval to the Owner or his designated representative.

C. Layout of Work

- A. The Contractor shall verify all existing conditions and contiguous work and lay out his work there from, providing for himself all other necessary measurements, lines and levels, and shall assume the responsibility for the correctness of the layout of the work.

D. Work Area

- A. The Contractor shall confine his operations to as small an area as possible, using only the areas designated for on-site storage.
- B. The Contractor shall protect all surrounding adjoining private and public property, taking every precaution to prevent damage or injury to trees, shrubs, curbs, sidewalks, driveways and fences along or adjacent to the work. Should damage occur, the Contractor shall restore, at his expense, any such property damage or injuries by his operations to a condition equal to that existing before such damage or injury was done, by repairing, rebuilding or otherwise restoring as may be directed by, and to the satisfaction of the Owner.
- C. In case of failure on the part of the Contractor to restore such property, or make good such damages or injury, the Owner may, after forty-eight (48) hours written notice, proceed to repair, rebuild, or otherwise restore such property as may be deemed necessary, and the cost thereof shall be deducted from any monies due, or which may become due the contractor under this contract.

E. Underground Utilities

- A. The Contractor shall verify all underground utilities and their locations prior to commencing any work under this contract. Damages to underground utilities, and costs to repair same, shall be the responsibility of the Contractor.

F. Traffic Control

- A. It shall be the responsibility of the Contractor to maintain traffic by utilizing adequate construction signs and flagmen at all times.
- B. The Contractor shall furnish, install, maintain, and eventually remove all traffic control devices necessary to properly protect and divert traffic. Such barricades and detour signs shall be illuminated at night.
- C. All costs associated with traffic control shall be the responsibility of the Contractor.
- D. The Contractor shall assume all responsibility for damages resulting from the failure of the signs and/or barricades to properly protect the work from traffic.

G. Vandalism

- A. The Contractor shall take every precaution not to leave equipment and materials where they can be reached and used for defacing new or existing work at anytime.

H. Material Disposal

- A. The Contractor shall allow no trash, dirt, stumps, tree trunks, or excess material to accumulate and shall be responsible for removing same from the premises.
 - a) Such items shall be disposed of off the premises.
 - b) Burning of material on the site will not be permitted.
 - c) All costs of removing trash shall be the responsibility of the Contractor.
 - d) Place and method of disposal shall be the responsibility of the Contractor.

I. Extension of Time

- A. In the event the work under this project is delayed by neglect, delay, or default of any other Contractor or the Owner, or by any damage which is the result of an Act of God, or by a general strike of the employees, the Contractor shall have reason to claim for delay and request an extension of time to complete the contract.

J. Liquidated Damages

- A. Liquidated damages in the amount of **\$75** damages shall be charged to the contractor for each day that the project is delayed beyond the completion date of the contract. These charges are to defray the cost of inspection by Macon-Bibb employees assigned to the project.

K. Inspection

- A. Inspectors may be appointed to inspect all materials used and all work performed. Such inspection may extend to all or any part of the work and to the preparation of manufacture of the materials to be used. The inspectors will not be authorized to revoke, alter, enlarge or relax the provisions of this specification, nor will they be authorized to approve or accept any portion of the completed work or to issue instruction contrary to the plans and specifications. The inspector shall have authority to reject defective material and to suspend work that is being improperly done, subject to the final decision of the Inspector.
- B. It is mutually agreed between the parties to the contract that to prevent all disputes and misunderstandings between them in relation to any of the provisions contained in these specifications, or their performance by either of said parties, the Owner shall serve as the referee to decide all matters of construction of the specifications and of the terms of the contract, and as to all matters arising or growing out of said contract and his decision shall be final and binding upon both parties.
- C. The Owner and his inspectors shall have free access to all parts of the work, and to all material intended for use in the work. The work will be inspected as it progresses, but failure to reject or condemn defective work at the time it is done will in no way prevent its rejection whenever it is discovered before the work is finally accepted and approved, nor will final acceptance and approval constitute waiver by the County of any right of action for defective work or the failure to perform the contract according to its terms.

IV. EXECUTION

A. General

- A. It is the intent of this specification to provide for the total roof replacement for City Hall, for the Macon-Bibb County, Macon, Georgia.

B. Specifications

- A. The Contractor shall provide all services as outlined in Attachment “B”- Scope of Work, attached hereto and incorporated herein.

C. Schedule

- A. The contractor shall commence work within 10 calendar days following issuance of notice to proceed, shall execute the work diligently, and shall complete all work requirements within 210 calendar days following the Notice to Proceed. This time includes weather delays of 3 workdays. This time shall include all clean up, demobilization, and other work necessary to return the project area to its final state.

V. WARRANTY

- A. The Contractor shall guarantee all labor and workmanship for minimum of one (1) year from date of completion.

BID FORM

Macon-Bibb County Government
Macon-Bibb County, Procurement Dept.
700 Poplar Street, Suite 308
Macon, Georgia 31201

DATE: _____

Re: **25-014-LH Library Office Renovation for Macon-Bibb County**
Macon-Bibb County
Bibb County, Georgia

Dear Ms. Hardwick:

1. We have examined the Specifications, related documents, and the site of the proposed Work, and are familiar with all the conditions surrounding this project, including the availability of materials and labor, and hereby bid to furnish all materials and labor, and to complete the project in accordance with the Contract Documents, within the time set forth herein, and at the prices stated below. These prices are to cover all expenses incurred in performing the Work required under these Specifications, of which this bid is part.
2. ADDENDUM RECEIPT:
 - a. We acknowledge our responsibility to ensure that all addenda have been received prior to the submission of a bid.
 - b. Bidder acknowledges receipt of the following addenda:

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____
3. We agree to commence actual physical work on site, with an adequate force and equipment within the timeframe presented in the specifications and to complete fully all work within the stated timeframe following notice to proceed.
4. We agree that this bid may not be revoked or withdrawn after the time set for the opening of bids and shall remain open for acceptance for a period of ninety (90) days following such time.
5. In case of written notification by mail, telegraph, or delivery of the acceptance of this bid within ninety (90) days after the time set for the opening of bids, the undersigned agrees to execute within ten (10) days a Contract for the Work for the below stated compensation and at the same time to furnish and deliver to the Owner a Performance Bond and a Payment Bond, both in an amount equal to one-hundred-percent (100%) of the Contract Sum.
6. Enclosed herewith is a Bid Bond in the amount of five percent (5%) of the total base bid. We agree that the above stated amount is the proper measure of liquidated damages that the Owner will sustain by the failure of the undersigned to execute the Contract and to furnish the Performance Bond and the Payment Bond.
7. If this bid is accepted within ninety (90) days after the date set for the opening of bids and we fail to execute the Contract within ten (10) days after written notice of such acceptance or if we fail to furnish both a Performance Bond and a Payment Bond, the obligation of the bond will remain in full force and affect and the money payable thereon shall be paid into the funds of the Owner as liquidated damages for such failure; otherwise, the obligation of the bond will be null and void.

8. We hereby certify that we have not, nor has any member of the firm(s) or corporation(s), either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with this submitted bid.
9. We understand the total bid price listed below to be inclusive of all materials, labor, equipment, and other provisions necessary to provide the services in accordance with the associated specification.

Firm	
Signature	
Print Name	
Title	
Date	

Bid Price Form

For

Library Office Renovation for Macon-Bibb County

Total Bid Price: \$_____

I certify that my bid meets these minimum specifications. This bid shall be valid and may not be withdrawn for a period of ninety (90) calendar days after the scheduled closing time for receiving bids.

Printed Name: _____

Signature: _____

Date: _____

ACKNOWLEDGMENT OF ADDENDUM

The undersigned Bidder acknowledged receipt of the following addendum, if issued, to the Invitation for Bid. If none received, write "None Received."

Addendum No.	Dated:
Addendum No.	Dated:
Addendum No.	Dated:
Addendum No.	Dated:
Addendum No.	Dated:

Firm	
Signature	
Print Name	
Title	
Date	

Attachment “A”
Required Submission Documents

Macon-Bibb County
Summary of Attachment “A” Required Documents

- Bidder Qualification Form
- List of Sub-Contractors
- Bidder Minority Participation Goal
- Financial & Legal Stability Statement
- Insurability Statement
- Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion
- Non-Collusion Affidavit

Instructions and additional information regarding the three forms below can be found on our website under the Procurement Department Documents tab if needed.

- Macon-Bibb County Vendor Application
- Form W-9
- E-Verify Affidavit

Attachment "A"
Required Submission Documents

BIDDER QUALIFICATION FORM

Company Name: _____

Address: _____

When Organized: _____ Where Incorporated: _____

How many years have you engaged in business under the present firm name? _____

Credit available for this contract? _____

Contracts now in hand? _____

Has bidder ever refused to execute a contract at the original bid amount? _____

Has bidder ever been declared in default on a contract? _____

Comments: _____

Company Name: _____

Authorized By (typed name): _____

Authorized Signature: _____

Title: _____ Date: _____

References

Following is a reference list of contracts that are similar to this project:

NAME OF PROJECT/DATE	LOCATION	CONTACT	PHONE #
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

____ DAY OF _____, 201____

My Commission Expires: _____

Notary Public

[NOTARY SEAL]

Attachment “A”

Required Submission Documents

LIST OF SUB-CONTRACTORS

I do ☐, do not ☐, propose to sub-contract some of the work on this project. I propose to sub-contract work to the following contractors.

NAME/ADDRESS

TYPE OF WORK

% of Contract

[illegible]

Contractor Name

Attachment “A”

Required Submission Documents

BIDDER MINORITY PARTICIPATION GOAL

(Attach additional pages if required.)

I do ☐, do not ☐, propose to employ the minority sub-contractors as listed below on some of the work on this project.

NAME/ADDRESS

TYPE OF WORK

% of Contract

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Contractor Name

Attachment "A"
Required Submission Documents

FINANCIAL & LEGAL STABILITY STATEMENT

Please check appropriate item(s):

☐ Firm has the financial capability to undertake the work and assume the liability required if awarded this solicitation.

☐ Firm has the legal capability to undertake the work and assume the responsibilities required if awarded this solicitation.

Pending litigations (if any) will not affect the firm's ability to perform on this contract, if awarded.

Company Name: _____

Authorized By (typed name): _____

Authorized Signature: _____

Title: _____ Date: _____

SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

_____ DAY OF _____, 201____ My Commission Expires: _____

_____ [NOTARY SEAL]

Notary Public

Attachment "A"
Required Submission Documents

INSURABILITY STATEMENT

Please check appropriate item(s):

☐ By submission of this form, this firm confirms the ability to acquire and maintain the required levels of insurance as outlined in the bid document. It is the understanding of this firm that proof of Insurance must be provided prior to contract execution and maintained throughout the entire term of the contract.

Company Name: _____

Authorized By (typed name): _____

Authorized Signature: _____

Title: _____ Date: _____

SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

_____ DAY OF _____, 201_____ My Commission Expires: _____

Notary Public [NOTARY SEAL]

Attachment "A"
Required Submission Documents



**Macon-Bibb County
Procurement Department
700 Poplar Street, Suite 308
Macon, Georgia 31202-0247
Tel: (478) 803-0550 • Fax: (478) 751-7252
www.maconbibb.us**

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION
INELIGIBILITY AND VOLUNTARY EXCLUSION**

The Bidder/offer certifies, by submission of this Proposal or acceptance of this contract, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntary excluded from participation in this transaction by any Federal department or agency. It further agrees by submitting this proposal that it will include this clause without modification in all lower tier, transactions, proposals, contracts, and subcontracts. Where the Bidder/offeror or any lower tier participant is unable to certify to this statement, it shall attach an explanation of this solicitation/proposal.

Dated at this _____ day of _____, 2019.

Signature of Contractor: _____

Title: _____

For Macon Bibb County Personnel Only:

Macon Bibb County Procurement Department will verify that the above bidder/offer certifies, by submission of this Proposal or acceptance of this contract, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntary excluded from participation in this transaction by any Federal department or agency.

Signature of Procurement Officer _____ Date _____

Printed Name _____

Attachment "A"
Required Submission Documents

NON COLLUSION AFFIDAVIT

Date:	
Project:	Bibb County, Georgia
Project #:	
Project Description:	
Services Provided:	General Contracting
State of:	Georgia
County of:	Bibb

I, _____ having first been duly sworn, deposes and states as follows:

I am the party making the foregoing Proposal or Bid; that such Proposal or Bid is genuine and not collusive or sham; that said Proposer or Bidder has not colluded, conspired, connived, or agreed, directly or indirectly, with any Proposer or Bidder or person, to put in a sham Proposal or Bid, or that such other person refrain from proposing or bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the Proposal Fee or Bid Price of affiant or any other Proposer or Bidder, or to fix any overhead, profit or cost element of said Proposal Fee or Bid Price, or that of any other Proposer or Bidder, or to secure any advantage against Bibb County, Georgia or any person interested in the proposed Contract; and that all statements in said Proposal or Bid are true; and further, that such Proposer or Bidder has not directly or indirectly submitted this Proposal or Bid, or the contents thereof, or divulged information or data relative thereto to any association or to any member or agent thereof.

Contractor:

(Signature)

(Seal)



Attachment "A"
Required Submission Documents

MACON-BIBB COUNTY
Vendor Application

Date Submitted: _____

☐

New Application

☐

Revised Application

RETURN THIS COMPLETED FORM TO:

Macon-Bibb County Procurement Department
700 Poplar Street, Ste. 308
Macon, GA 31201

Phone: 478-803-0550
Fax: 478-751-7252
Email: procurement@maconbibb.us

GENERAL VENDOR INFORMATION

Company Name:

Company Address:

Authorized By (Name):

Title:

Authorized Signature:

Date:

Telephone Number:

Fax Number:

Email Address:

REMITTANCE INFORMATION (where payments should be sent)

Remit to Name:

Remit to Address:

Phone:

Fax:

Toll Free:

Contact:

Email:

Business Type (choose one):

☐

Individual/Sole Proprietor

☐

Single member LLC

☐

Business - incorporated

☐

Business - not incorporated/partnership

☐

LLC: C S P (circle one)

☐

Other (Specify):

Social Security #:

Federal Tax ID #:

PURCHASE ORDER INFORMATION (where purchase orders should be sent)

Purchase Order Name:

Purchase Order Address:

Phone:

Fax:

Toll Free:

Contact:

Email:

Payment Terms: Discount %

Days

Net Due

Freight Terms: Ship Via

FOB

E-Verify Information

Private Employer Affidavit is attached :

With E-Verify # _____ With E-Verify exemption selected _____

Contractor Affidavit is attached: (additional affidavit, if applicable)

With E-Verify # _____ Without E-Verify # but a copy of my driver's license is attached since

I have no employees and no intent to hire employees _____

MBE/DBE/WBE STATUS (Select at least one)

Minority Owned (African American, Hispanic, Native American, Asian American) circle one _____

Woman Owned _____ Disabled _____ Veteran _____ Not Applicable _____

Do you maintain a local office in Macon-Bibb County?

Yes _____

No _____

Attachment "A"

Required Submission Documents

Request for Taxpayer Identification Number and Certification

Form

W-9

(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Give Form to the requester. Do not send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ► _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
5 Address (number, street, and apt. or suite no.) See instructions.	Requester's name and address (optional)
6 City, state, and ZIP code	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-				-	
or									
Employer identification number									
				-					

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ►	Date ►
-----------	----------------------------	--------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Attachment "A"
Required Submission Documents

E-VERIFY AND PRIVATE EMPLOYER AFFIDAVIT

Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit, the undersigned private employer verifies one of the following with respect to its application for an occupational tax certificate, alcohol license, or other document required to operate a business as referenced in O.C.G.A. § 36-60-6(d):

Business Name: _____

SECTION 1 (Choose ONE of the following)

- (A) ☐ On January 1 of the below-signed year, the individual, firm, or corporation employed **ten (10) or less employees.** (Proceed to Section 3)
- (B) ☐ On January 1 of the below-signed year, the individual, firm, or corporation employed **more than ten (10) employees** and has registered with the E-Verify program. (Proceed to Section 2)

SECTION 2

The employer has registered with and utilizes the Federal Work Authorization program commonly known as E-Verify, in accordance with the applicable provisions and deadlines established in O.C.G.A. §36-60-6. The undersigned private employer also attests that its E-Verify number and date of authorization are as follows:

E-Verify Number: _____

Date of Authorization: _____ **(Proceed to Section 3)**

SECTION 3

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

Executed on _____, _____, 20____ in _____ (city), _____ (state)

Printed Name of Authorized Officer or Agent: _____

Title of Authorized Officer or Agent: _____

Signature of Authorized Officer or Agent: _____

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC

My Commission Expires: _____



Macon-Bibb County Government

Procurement Department

City Hall

700 Poplar Street, Suite 308

Macon, Georgia 31201

(478) 803-0550

Fax (478) 751-7252

Laura Hardwick
Director of Procurement

September 20, 2024

ADDENDUM # 1

To: ALL PROSPECTIVE FIRMS

Re: INVITATION FOR BIDS: 25-015-LH, Office Library Renovation for Macon-Bibb County

The Invitation for Bids, referenced above, is modified as follows:

1. Attachment B Permits Set

Please incorporate this change into the Invitation for Bid and acknowledge receipt of this addendum on your bid form.

Sincerely,

Laura Hardwick

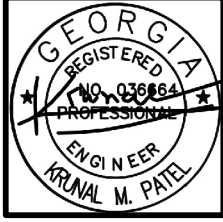
CONSULTANTS :

MECHANICAL

Total Engineering
169 New Street
Macon, Georgia 31201

ELECTRICAL

Electrical Design Consultants
175 New Street, Suite 1
Macon, Georgia 31201



BUILDING CODE ANALYSIS :

APPLICABLE CODES

2018 International Building Code with Georgia Amendments
2018 International Fire Code as adopted and amended by the Rules and Regulations of the Safety Fire Code Commissioner Chapter 120-3-3.-04(3)
2018 Life Safety Code as adopted and amended by the Rules and Regulations of the Safety Fire Code Commissioner Chapter 120-3-3.-04(72)
2018 International Mechanical Code with Georgia Amendments
2018 International Plumbing Code with Georgia Amendments
2019 edition of NFPA 13 (Standard for the Installation of Sprinkler Systems), as adopted and amended by the Rules and Regulations of the Safety Fire Code Commissioner Chapter 120-3-3.-04(10)
2019 edition of NFPA 72 (National Fire Alarm and Signaling Code), as adopted and amended by the Rules and Regulations of the Safety Fire Code Commissioner Chapter 120-3-3.-04(53)
2020 National Electrical Code
2015 International Energy Conservation Code with Georgia Amendments
2010 Americans with Disabilities Act Standards for Accessible Design as adopted and amended by the Rules and Regulations of the Safety Fire Commissioner Chapter 120-3-20.-02(2)(b)
Rules and Regulations of the Safety Fire Commissioner Chapter 120-3-3

BUILDING DATA

DESIGN OCCUPANT LOAD:

AREA TO BE RENOVATED

1,932 SF

CONFERENCE

215 SF

/

15

=

15

OFFICES

1,717 SF

/

150

=

12

TOTAL =

27 OCCUPANTS

CONSTRUCTION TYPE:

III B SPRINKLERED

LIFE SAFETY CODE USE CLASSIFICATION(S):

BUSINESS

OCCUPANCY TYPE:

BUSINESS

CHANGE OF USE:

NO

AUTO SPRINKLER SYSTEM:

YES

FIRE ALARM SYSTEM:

YES

DEFFERED SUBMITTALS (Separate permit)

MODIFICATIONS TO:

- AUTO SPRINKLER SYSTEM

- FIRE ALARM SYSTEM

PROJECT TITLE :

DA OFFICE RENOVATIONS

GRAND BLDG. - 6TH FLOOR

DA. OFFICE ADDRESS: 661 MULBERRY ST.

PARCEL ADDRESS: 617 MULBERRY ST.

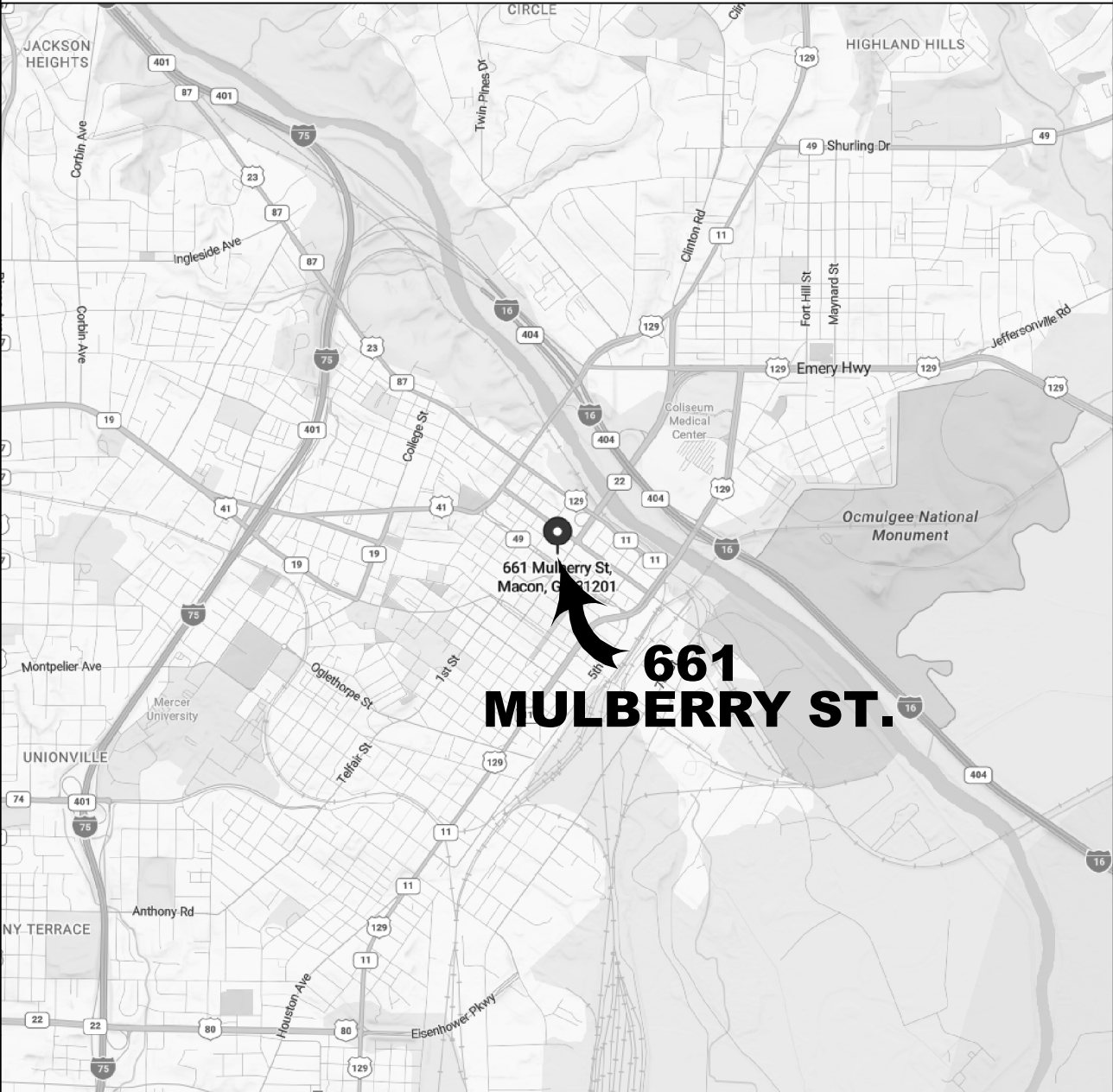
MACON, GEORGIA 31201

PERMIT SET

PROJECT NARRATIVE:

Renovation of the formerLaw Library on a portion of the 6th floor of the Grand Office Bldg./Bibb County Courthouse. The space will be used for offices for the District Attorney.

VICINITY MAP :



DRAWING INDEX : 18

GENERAL INFORMATION - 5

G1.1

Title Sheet, Drawing Index & Code Summary

G1.2

General Information

G1.3

Specifications

G1.4

Specifications Continued

LS1.1

Partial 6th Floor Life Safety Plan

ARCHITECTURAL - 4

EX1.1

Partial 6th Floor Existing Conditions Plan

A1.1

Partial 6th Floor Plan

A2.1

Schedules

A8.1

Partial 6th Floor Reflected Ceiling Plan

MECHANICAL - 3

M0.1

Mechanical Specifications

M1.0

Mechanical Demolition Plan

M1.1

Mechanical Plan

ELECTRICAL - 6

E0.1

Electrical Specifications, Legend & Schedules

E0.2

Electrical Specifications & COMcheck

E1.1

Partial 6th Floor Plan - Electrical Demolition

E2.1

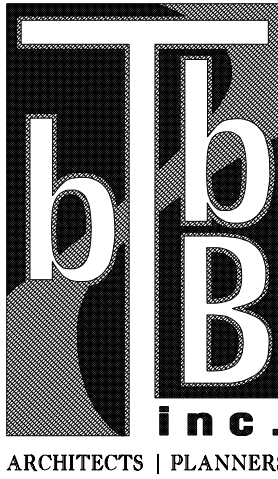
Partial 6th Floor Plan - Lighting

E3.1

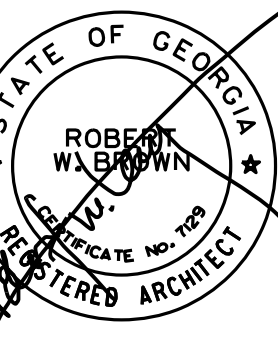
Partial 6th Floor Plan - Power & Systems

E4.1

Electrical Details & Schedules



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DA OFFICE RENOVATIONS

GRAND BLDG. - 6TH FLOOR

661 MULBERRY STREET

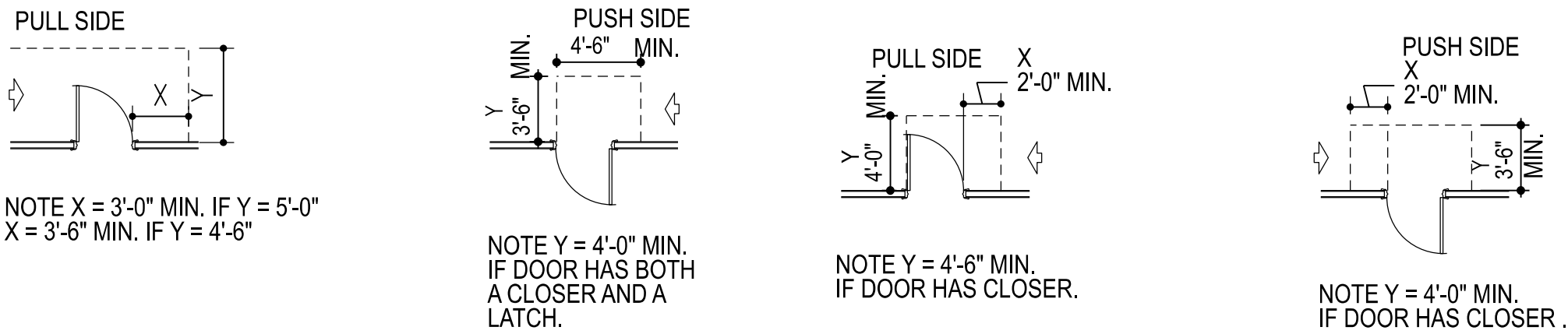
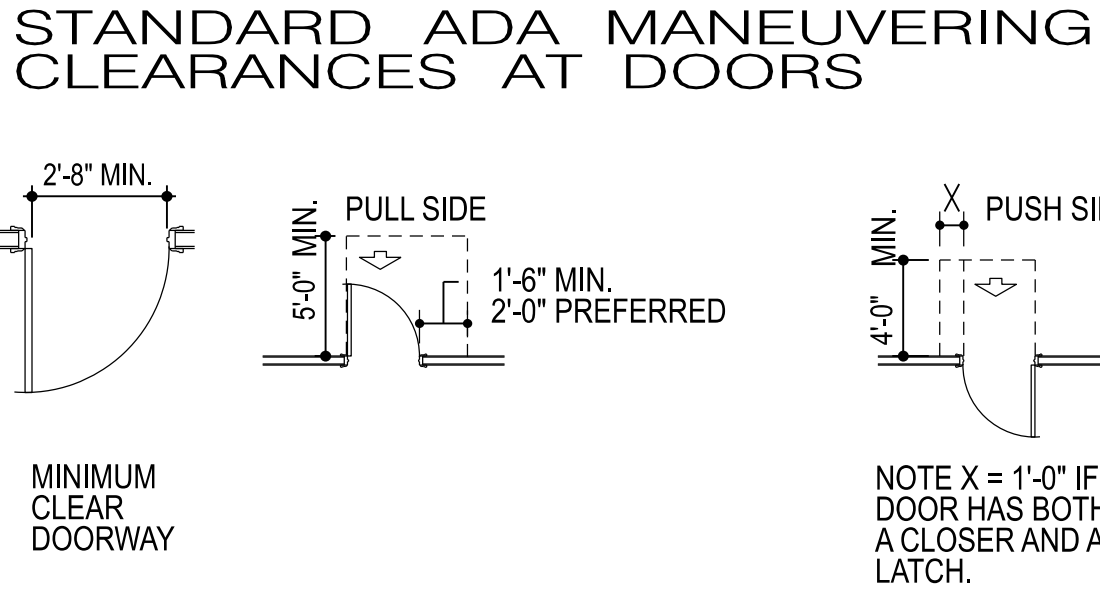
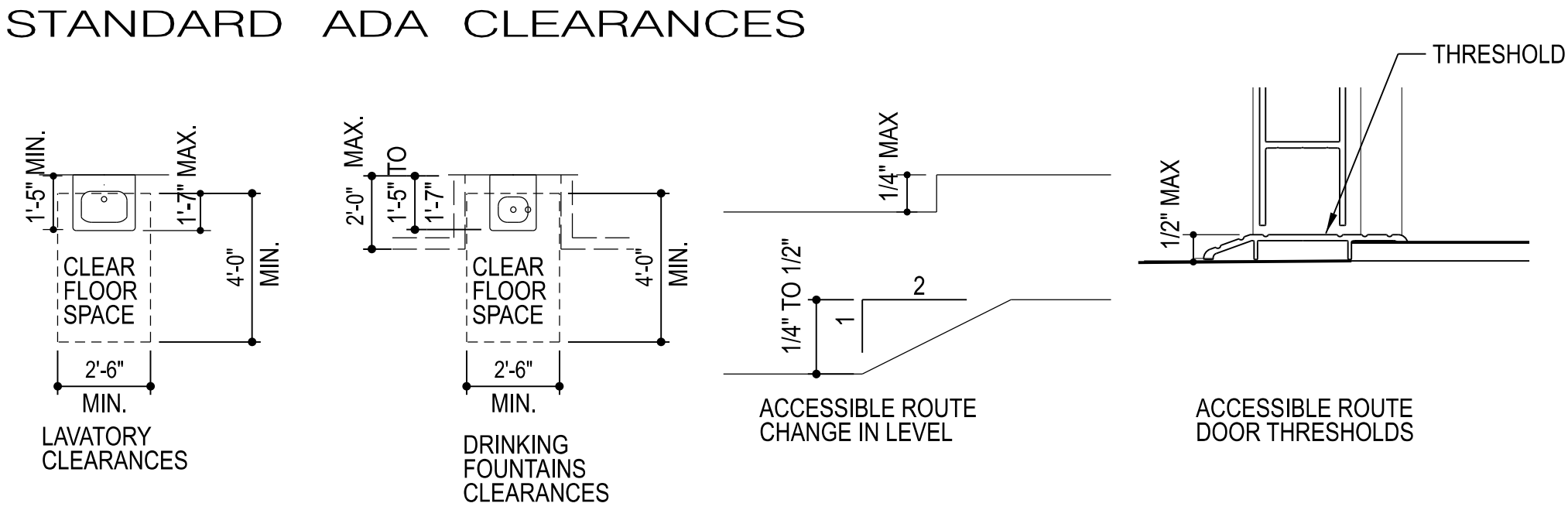
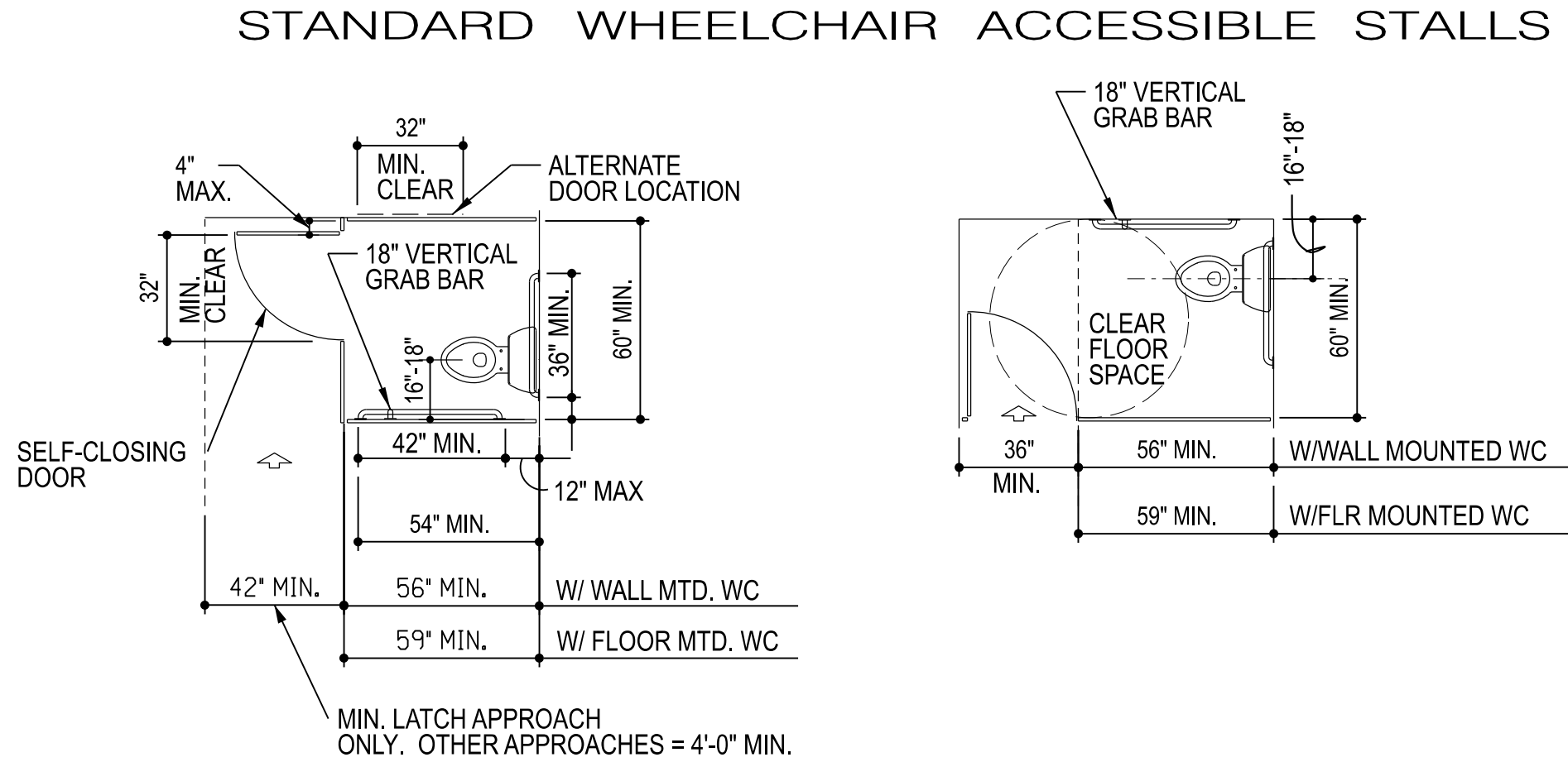
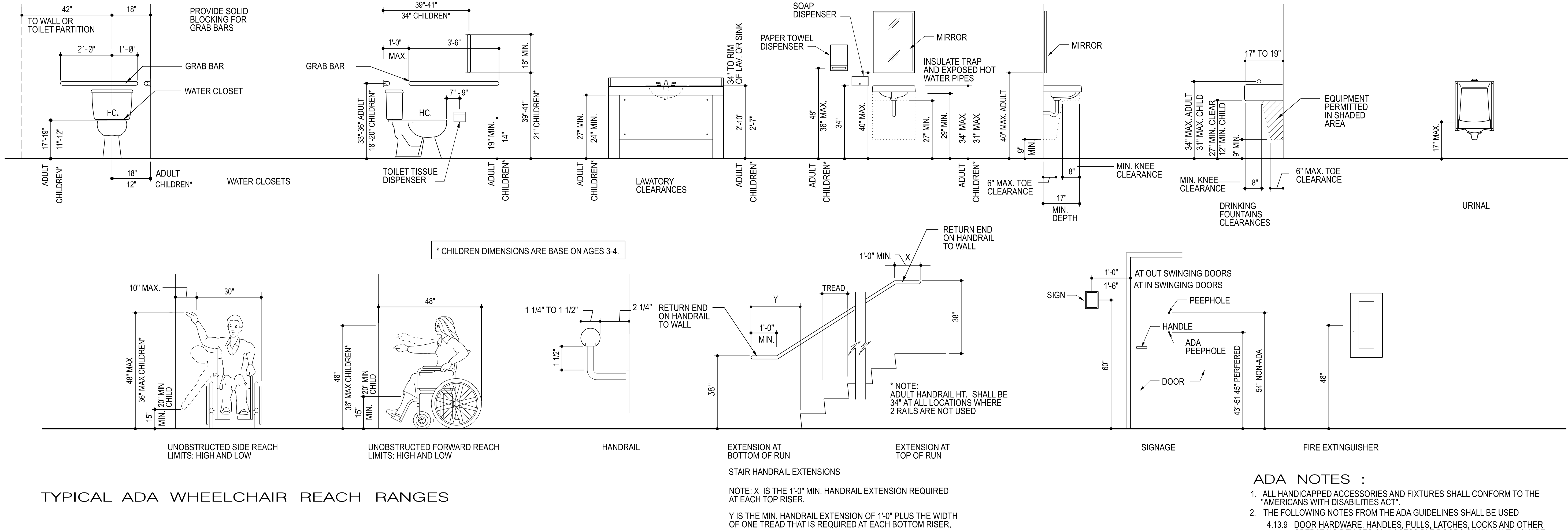
MACON, GA 31201

Drawing Issue Schedule	
9/11/2024	Permit Set
Project No: 2024-19	

Title Sheet & Code Summary

G1.1

F:\PROJECTS\2024\19 DA Office Renov. - 6th Floor GrandWorking Drawings\2024-19 G1.2 General Information.dgn 2/2/2024



FRONT APPROACHES - SWINGING DOORS

HINGE SIDE APPROACHES - SWINGING DOORS

LATCH SIDE APPROACHES - SWINGING DOORS

DA OFFICE RENOVATIONS

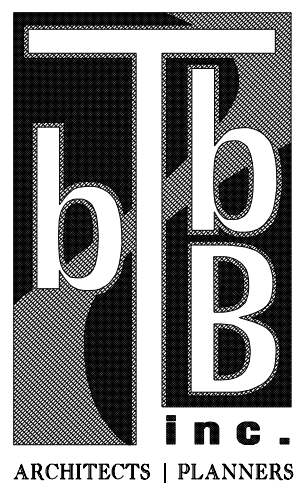
GRAND BLDG. - 6TH FLOOR

661 MULBERRY STREET
MACON, GA 31201

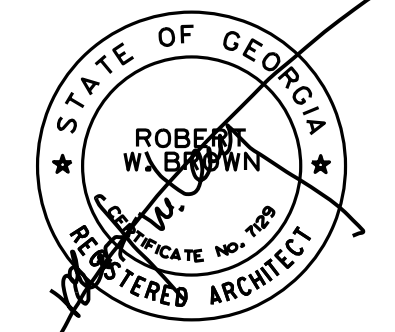
Drawing Issue Schedule	
9/11/2024	Permit Set
Project No:	2024-19

General Information

G1.2



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F:\PROJECTS\2024-19 DA Office Renov. - 6th Floor GrandWorking Drawings\2024-19 GJ Specifications.dgn 2/2/2024

SPECIAL CONDITIONS AND TEMPORARY FACILITIES

A. EXAMINATION OF SITE:

1.

EACH BIDDER BY MAKING HIS BID REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND THAT HE HAS READ AND UNDERSTANDS THE BIDDING DOCUMENTS. BIDDERS SHALL EXAMINE THE AREAS WHEREIN WORK OF THIS PROJECT IS TO BE CARRIED OUT AND SHALL TAKE INTO CONSIDERATION ALL CONDITIONS THAT MIGHT AFFECT HIS WORK.
- (A)

ARRANGEMENTS TO EXAMINE THE EXISTING BUILDING AND AREAS AFFECTED BY THE WORK OF THIS PROJECT, OTHER THAN AT THE TIME OF THE PRE-BID MEETING MUST BE SCHEDULED THROUGH:

GREG GUEST
OFFICE OF THE DISTRICT ATTORNEY
BIBB COUNTY COURTHOUSE
601 MULBERRY STREET
MACON, GA 31201
(478) 621-6427 PGUEST@MACONBIBB.US
2.

FAILURE OF THE BIDDER TO INSPECT FIRST-HAND THE AREAS AFFECTED BY WORK IN THIS PROJECT SHALL NOT RELIEVE HIM OF THE OBLIGATION TO COMPLY FULLY WITH THE SCOPE OF THE WORK AS DEFINED HEREIN.
3.

NO CONSIDERATION WILL BE GIVEN ANY CLAIM BASED ON LACK OF KNOWLEDGE OF EXISTING CONDITIONS, EXCEPT WHERE THE CONTRACT DOCUMENTS MAKE DEFINITE PROVISIONS FOR ADJUSTMENT OF COST OR EXTENSION OF TIME DUE TO EXISTING CONDITIONS THAT CANNOT BE READILY ASCERTAINED.
- B.

SECURITY: THE CONTRACTOR SHALL PREPARE A COMPLETE SECURITY PLAN THAT MUST BE APPROVED BY THE BIBB COUNTY SHERIFF'S OFFICE (BSO) COURT SERVICES. ALL COSTS ASSOCIATED WITH APPROVED SECURITY MEANS AND METHODS SHALL BE BORNE BY THE CONTRACTOR. AT A MINIMUM THE PLAN MUST INCLUDE:

1. BACKGROUND CHECKS FOR ALL WORKERS AND ANY OTHER PERSONS ENTERING THE BUILDING DURING THE COURSE OF THE WORK (I.E. MATERIAL DELIVERIES, LABORERS, SUPERVISORS, ETC.). BADGES WILL BE REQUIRED AND FURNISHED FREE OF CHARGE.

2. METHOD OF VISUAL IDENTIFICATION FOR ALL WORKERS AN ANY OTHER PERSONS ENTERING THE BUILDING DURING THE COURSE OF THE WORK.

3. VEHICLE PARKING FOR WORKERS.

4. TRASH REMOVAL/DUMPSTER LOCATION.

5. DELIVERY OF MATERIALS (INCLUDING TIME OF DELIVERIES). ALL TOOL BOXES AND MATERIALS ARE SUBJECT TO SEARCH BY BSO.

6. HOURS OF WORK – TYPICALLY 8:00 A.M. UNTIL 5:00 P.M., UNLESS OTHER ARRANGEMENTS ARE MADE WITH BSO COURT SECURITY.

7. BUILDING ACCESS POINT.

8. MOVEMENT OF WORKERS, MATERIALS, ETC., THROUGH THE BUILDING FROM POINT OF ENTRY TO 6TH FLOOR WORK AREA IN THE GRAND OFFICE BUILDING.

C. CONSTRUCTION SEQUENCE:

1.

THE BUILDING WILL REMAIN OCCUPIED DURING CONSTRUCTION; HOWEVER, THE SPACE TO BE RENOVATED FOR NEW OFFICES WILL NOT BE OCCUPIED. THE CONTRACTOR SHALL AT ALL TIMES ENSURE THE PROTECTION OF THE EMPLOYEES, THEIR PROPERTY, AND VISITORS. BSO COURT SERVICES SHALL HAVE THE AUTHORITY AND DISCRETION TO DIRECT THE CONTRACTOR TO STOP WORK IMMEDIATELY IF THE HEALTH AND/OR SAFETY OF THE EMPLOYEES, VISITORS, OR PROPERTY IS OR COULD BE ENDANGERED, OR IF THE WORK IS DISRUPTING COURT PROCEEDINGS.

(A) THE CONTRACTOR SHALL CONFINE HIS OPERATIONS TO THE AREAS WHERE WORK IN THIS PROJECT IS REQUIRED, STORING MATERIALS ONLY IN AREAS TO BE DESIGNATED BY THE OWNER.

(B) MACON-BIBB COUNTY SHALL BE RESPONSIBLE FOR MOVING ALL LOOSE FURNISHINGS, FILES, SHELVES, AND OTHER ITEMS THAT ARE NOT BUILT-IN AT SPACES TO BE RENOVATED.

(C) THE CONTRACTOR SHALL NOT CAUSE DAMAGE OR PERMIT CONDITIONS WHICH MAY CAUSE DAMAGE TO THE BUILDINGS, CONTENTS, FURNISHINGS, ETC. ALL COSTS ASSOCIATED WITH ANY SUCH DAMAGES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

(1) SHOULD DAMAGE OCCUR, THE CONTRACTOR SHALL RESTORE, AT HIS EXPENSE, ANY SUCH PROPERTY DAMAGE OR INJURIES BY HIS OPERATIONS TO A CONDITION EQUAL TO THAT EXISTING BEFORE SUCH DAMAGE OR INJURY WAS DONE, BY REPAIRING, REBUILDING OR OTHERWISE RESTORING AS MAY BE DIRECTED BY, AND TO THE SATISFACTION OF MACON-BIBB COUNTY.

(2) IN CASE OF FAILURE ON THE PART OF THE CONTRACTOR TO RESTORE SUCH PROPERTY, OR MAKE GOOD SUCH DAMAGES OR INJURY, THE OWNER MAY, AFTER FORTY-EIGHT (48) HOURS WRITTEN NOTICE, PROCEED TO REPAIR, REBUILD, OR OTHERWISE RESTORE SUCH PROPERTY AS MAY BE DEEMED NECESSARY, AND THE COST THEREOF SHALL BE DEDUCTED FROM ANY MONIES DUE OR WHICH MAY BECOME DUE THE CONTRACTOR UNDER THIS CONTRACT.

(D) THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE INCONVENIENCES TO THE EMPLOYEES AND VISITORS WHILE THE WORK IS UNDERWAY AND TO MAINTAIN ACCESS FOR EMPLOYEES AND VISITORS TO OCCUPIED PORTIONS OF THE BUILDING.

(E) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PREPARATION AS NECESSARY TO PROVIDE SUITABLE SURFACES FOR THE SPECIFIED WORK.

(F) THE CONTRACTOR SHALL COOPERATE WITH THE DISTRICT ATTORNEY AND BSO COURT SERVICES WITH REGARD TO SCHEDULING OF WORK.

(G) PUBLIC AREAS AND OTHER OFFICES, ETC., NOT IN THE SCOPE OF WORK:

(1) PUBLIC AREAS: THE CONTRACTOR SHALL MAINTAIN PUBLIC AREAS (CORRIDORS, EXITS, EXIT PATHS, ELEVATORS, RESTROOMS, ETC.) FOR PUBLIC ACCESS AND USE.

(2) OTHER OFFICES, ETC., NOT IN THE SCOPE OF WORK: THE CONTRACTOR SHALL MAINTAIN ACCESS FOR PUBLIC AND FOR EMPLOYEES TO ALL OTHER OFFICES, COURTROOMS, ETC., CONDUCTING BUSINESS-AS-USUAL DURING THE COURSE OF CONSTRUCTION. WHERE THE RENOVATION IN SOME WAY IMPACTS ANY SUCH OFFICES, ETC., THE CONTRACTOR SHALL COORDINATE AND SCHEDULE THE WORK SO AS NOT TO DISRUPT NORMAL BUSINESS ACTIVITIES.

- (2)

OTHER OFFICES, ETC., NOT IN THE SCOPE OF WORK: THE CONTRACTOR SHALL MAINTAIN ACCESS FOR PUBLIC AND FOR EMPLOYEES TO ALL OTHER OFFICES, COURTROOMS, ETC., CONDUCTING BUSINESS-AS-USUAL DURING THE COURSE OF CONSTRUCTION. WHERE THE RENOVATION IN SOME WAY IMPACTS ANY SUCH OFFICES, ETC., THE CONTRACTOR SHALL COORDINATE AND SCHEDULE THE WORK SO AS NOT TO DISRUPT NORMAL BUSINESS ACTIVITIES.
- D

UTILITIES AND FACILITIES:

1. POWER AND WATER ARE AVAILABLE FOR THE CONTRACTOR'S USE.

2. TOILET FACILITIES: AT BEGINNING OF WORK, THE CONTRACTOR SHALL PROVIDE ON PREMISES, IN APPROVED LOCATIONS, ADEQUATE, TEMPORARY ENCLOSED TOILET AND WASHING FACILITIES FOR USE OF EMPLOYEES. FACILITIES SHALL BE MAINTAINED IN A CLEAN AND SANITARY CONDITION THROUGHOUT PERIOD OF PROJECT. EXISTING TOILET FACILITIES SHALL NOT BE USED BY EMPLOYEES OF THE CONTRACTOR OR THE SUBCONTRACTORS.

ROUGH CARPENTRY

A. MATERIALS:

1.

MISCELLANEOUS LUMBER: BLOCKING, FURRING, AND OTHER MISCELLANEOUS LUMBER SPIB GRADE MARKED NO. 2 SOUTHERN YELLOW PINE, KILN-DRIED WITH MOISTURE CONTENT OF NOT MORE THAN 19% MOISTURE CONTENT.
2.

FASTENERS:

(A) NAILS:

(1) FOR APPLICATION TO WOOD: ANNULAR THREAD, COATED STEEL, MEETING REQUIREMENTS OF FS FF-N-105; WHERE USED WITH TREATED LUMBER OR PLYWOOD NAILS SHALL BE HOT-DIPPED GALVANIZED; SIZES BEST SUITED FOR INTENDED USE. USE LARGE-HEAD ROOFING NAILS TO ATTACH INSULATING SHEATHING TO WOOD STUDS.

(2) FOR APPLICATION TO CONCRETE AND MASONRY: UNLESS OTHERWISE NOTED ON THE DRAWINGS SMOOTH SHANK, HARDEN STEEL, COUNTER SUNK HEADS, MEETING REQUIREMENTS OF FS FF-N-105; WHERE USED WITH TREATED LUMBER OR PLYWOOD, NAILS SHALL BE HOT-DIPPED GALVANIZED; SIZES AS BEST SUITED FOR INTENDED USE.

(B) BOLTS (LAG, TOGGLE, EXPANSION AND MISCELLANEOUS) AND SCREWS: TYPES, SIZES AND FINISHES BEST SUITED FOR INTENDED USE AND MEET FS FF-N-105; BOLT HEADS AND NUTS BEARING ON WOOD SHALL BE FIT WITH WASHERS.
3.

GLUE: CS-35, TYPE 1, FULLY WATERPROOF.

B. FABRICATION:

1.

ROUGH CARPENTRY: FABRICATE ALL FRAMING, FURRING, AND OTHER ITEMS FROM LUMBER AS DESCRIBED HEREINBEFORE AND TO THE DESIGNS REQUIRED BY THE DRAWINGS.

FINISH CARPENTRY AND MILLWORK

A. MATERIALS:

1.

INTERIOR WOOD:

(A) OPAQUE FINISH: AWI SECTION 100, GRADE 1, PONDEROSA PINE (FINGER JOINTS PERMITTED).
2.

GLUE: CS-35 TYPE 1, FULLY WATERPROOF.
3.

FASTENING DEVICES – NAILS:

(A) FOR APPLICATION TO WOOD, NAILS SHALL BE ANNULAR THREAD, COATED STEEL AND MEET THE REQUIREMENTS OF FS FF-N-101.

(B) FOR APPLICATION TO CONCRETE OR MASONRY, NAILS SHALL BE SMOOTH SHANK, HARDENED STEEL, WITH COUNTER-SUNK HEADS AND MEET THE REQUIREMENTS OF FS FF-N-101.

(C) FINISH NAILS SHALL BE HELICAL THREAD, HARDENED STEEL, BRIGHT FINISH, EXCEPT COATED NAILS SHALL BE USED IN EXTERIOR WORK, AND MEET THE REQUIREMENTS OF FS FF-N-101.
4.

BOLTS: ALL BOLTS SHALL BE OF THE SIZES AND TYPES CALLED FOR ON THE DRAWINGS; EXCEPT WHERE USED IN EXPOSED TO VIEW WORK HEADS SHALL BE ROUND.

B. FABRICATION:

1.

GENERAL: ITEMS OF WOOD TRIM MARKED ON THE DRAWINGS WITH NUMBERS PREFIXED BY RB (RANDALL BROTHERS, ATLANTA, GA). THESE NUMBERS ARE USED TO ESTABLISH SIZE AND PROFILE REQUIRED ONLY.
2.

STANDING AND RUNNING TRIM: FABRICATE TO DESIGNS AND SIZES SHOWN AND IN ACCORDANCE WITH AWI SECTION 300, PREMIUM GRADE, FOR SPECIFIED FINISH.

STEEL FRAMES

A. MATERIALS:

1.

METAL DRYWALL FRAMES:

(A) COMPLY WITH CS 242-62

(B) FRAMES SHALL BE KNOCK-DOWN TYPE, OF SIZES AND DESIGNS SHOWN ON THE DRAWINGS.

(C) ALL FRAMES SHALL BE FORMED WITH 5/8" DEPTH INTEGRAL STOPS, UNLESS DETAILED OTHERWISE ON DRAWINGS, AND RABBETS AND SHALL HAVE A DOUBLE RETURN ON THE BACK BEND TO ALLOW FRAME TO BE ERECTED AFTER WALL IS IN PLACE AND SHALL BE DESIGNED SO AS TO GRIP WALL FIRMLY.
- (D)

CORNERS SHALL BE MITERED AND REINFORCED AND LOCKED WITH SHEET METAL SCREWS ON THE HEADBAR RETURN TO INSURE POSITIVE LOCKING AND RIGID CORNERS.

(E) HARDWARE REINFORCEMENTS:

- (1)

FRAMES SHALL BE MORTISED, REINFORCED, DRILLED AND TAPPED AT THE FACTORY FOR FULLY TEMPLATED HARDWARE ONLY, IN ACCORDANCE WITH APPROVED HARDWARE SCHEDULE AND TEMPLATES PROVIDED BY THE CONTRACTOR; WHERE SURFACE-MOUNTED HARDWARE IS TO BE APPLIED, FRAMES SHALL HAVE REINFORCING PLATES ONLY; ALL DRILLING AND TAPPING SHALL BE DONE AT THE PROJECT SITE UNDER FINISH HARDWARE.

(2) MINIMUM THICKNESS OF HARDWARE REINFORCING PLATES SHALL BE AS FOLLOWS:

HINGE: 7 GAUGE
STRIKE: 10 GAUGE
FLUSH BOLT: 12 GAUGE
CLOSER: 12 GAUGE
SURFACE MOUNTED HARDWARE: 12 GAUGE
- (F)

JAMBS SHALL BE FURTHER STRENGTHENED BY TWO HEAVY GAUGE STIFFENERS TO PROVIDE PROPER GRIPPING ACTION AND BEARING SURFACE AGAINST THE WALL.
- (G)

ANCHORS (JAMB, SILL) SHALL BE MANUFACTURER'S STANDARD; SILL ANCHORS SHALL REQUIRE NO NOTCHING OF WALLBOARD.
- (H)

THERE SHALL BE NO VISIBLE FASTENING DEVICES ALONG FACE OF RABBETS.
- (I)

EACH DOOR FRAME STOP SHALL BE PUNCHED ON THE STRIKE SIDE TO RECEIVE RUBBER SILENCERS (3 PER FRAME FOR SINGLE DOORS AND 4 PER FRAME FOR DOUBLE DOORS).
- (J)

DUST COVER: SHALL BE PROVIDED FOR STRIKE AND HINGE REINFORCING.
- (K)

LOOSE STOPS SHALL BE AS SHOWN ON DRAWINGS AND FASTENED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- (L)

FACTORY PRIMING: AFTER MANUFACTURED ALL TOOL MARKS AND SURFACE IMPERFECTIONS SHALL BE DRESSED, FILLED AND SANDED TO MAKE ALL SURFACES SMOOTH, LEVEL AND FREE OF ALL IRREGULARITIES AND THEN CHEMICALLY TREATED, TO ENSURE MAXIMUM PAINT ADHESION, AND COATED WITH A RUST-INHIBITIVE PRIMER, STANDARD WITH THE MANUFACTURER OF THE DRYWALL METAL FRAMES.

SOLID CORE FLUSH WOOD DOORS

A. MATERIALS:

1.

BASIS OF DESIGN: ARCHITECTURAL "SIGNATURE" SERIES WOOD DOORS AS MANUFACTURED BY MARSHFIELD DOOR SYSTEMS / MARSHFIELD, WI.

(A) PRODUCT INFORMATION IS LISTED FOR REFERENCE PURPOSES TO ESTABLISH MATERIAL CHARACTERISTICS, QUALITY, AND FINISH. ALTERNATE MANUFACTURER'S PRODUCTS SHALL MEET OR EXCEED THE LISTED PRODUCTS.
2.

DOOR CONSTRUCTION:

(A) WORKMANSHIP: COMPLY WITH WDMA PREMIUM GRADE.

(B) PERFORMANCE STANDARDS: COMPLY WITH WDMA I.S. 1A HEAVY DUTY PERFORMANCE LEVEL.

(C) FACE VENEERS: 5-PLY, SELECT WHITE BIRCH OR AS REQUIRED TO MOST CLOSELY MATCH EXISTING.

(1) NON-LABEL DOORS: PARTICLE-BONDED CORE, GRADE LO-2 (AWI SECT. 1300 PC-5).

(D) VERTICAL EDGES: AWI SECTION 1300-S-4, PREMIUM GRADE, TO MATCH FACE VENEER.

(E) TOP AND BOTTOM EDGES: MANUFACTURER'S STANDARD MILL OPTION HARDWOOD.

(F) CROSS BANDS: MIN. 1/16-HIGH DENSITY HARDBOARD.

(G) ADHESIVE: PER WDMA TM-6.

B. FABRICATION:

1.

NON-LABELED DOORS: MANUFACTURE TO THE DESIGNS SHOWN ON THE DRAWINGS, IN ACCORDANCE WITH AWI SECTION 1300, PREMIUM GRADE, TRANSPARENT FACTORY FINISH.
2.

FACTORY MACHINE DOORS FOR HARDWARE THAT IS NOT SURFACE APPLIED. COMPLY WITH FINAL HARDWARE SCHEDULES, DOOR FRAME SHOP DRAWINGS, AND HARDWARE TEMPLATES.

C. FACTORY-FINISH TO MEET OR EXCEED WDMA I.S. IA TR-6.

1. TRANSPARENT FINISH:

- (A)

STAINING: COLOR TO MATCH EXISTING DOORS AS CLOSELY AS POSSIBLE.
- (B)

FINISH: WDMA TR-6 CATALYZED POLYURETHANE.

FINISH HARDWARE

- A.

LOCKSET DESIGN: SCHLAGE, LEVER HANDLES.
- B.

FINISHES: FINISH TO MATCH EXISTING DOOR HARDWARE.
- C.

INCLUDE A NET RELEASE AMOUNT OF TEN THOUSAND DOLLARS (\$10,000) FOR FINISH HARDWARE MATERIALS; DOES NOT INCLUDE LABOR COSTS.
- D.

FURNISH AND INSTALL PASSAGE SETS, LOCK SETS, PRIVACY SETS, PUSH/PULL PLATES, HINGES, CLOSERS, LOCKSET, AND STOPS, AS REQUIRED.

CARPET

- A.

NEW CARPET EQUAL TO SHAW "SCRIPT", 18 X 36.

REDUCERS: EQUAL TO MACKLANBURG-DUNCAN, GAINESVILLE, GA; COLOR(S) AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
- C.

ADHESIVES: ONLY THAT AS RECOMMENDED BY THE MANUFACTURER OF PRODUCT BEING INSTALLED. ADHESIVES FOR CARPET SHALL MEET ERI GREEN LABEL PROGRAM STANDARDS.

GYPSUM BOARD SYSTEMS

- A.

METAL STUDS: CHANNEL TYPE, ROLL FORMED FROM GALVANIZED STEEL, DESIGNED FOR SCREW ATTACHMENT OF GYPSUM WALLBOARD OF SIZES REQUIRED BY THE DRAWINGS AND OF GAUGES REQUIRED BY STUD SIZE, HEIGHT AND SPACING SHOWN ON THE DRAWINGS, BUT IN NO CASE LESS THAN 20 GAUGE; ALLOWABLE DEFLECTION L/360; STUDS TO HAVE 1¼-INCH DIAMETER SERVICE HOLE, 8 INCHES FROM END.
- B.

METAL RUNNERS (FLOOR AND CEILING TRACK): GALVANIZED STEEL, IN WIDTH AND OF GAUGE OF STUDS WITH WHICH USED, 1¼-INCH UNHELMNED LEGS.
- C.

METAL FURRING CHANNELS: 16 GAUGE COLD ROLLED STEEL, "C" SHAPE, OF SIZES REQUIRED BY THE DRAWINGS OR DESCRIBED HEREINAFTER
- D.

METAL SCREW FURRING CHANNELS: 2¼" X 7/8" X 1-3/8" FACE WIDTH, GALVANIZED STEEL, WEIGHING NOT LESS THAN 292 LBS/MLF.
- E.

FURRING CHANNEL CLIPS: GALVANIZED WIRE, MANUFACTURER'S STANDARD, ESPECIALLY DESIGNED FOR ATTACHING SCREW FURRING CHANNELS TO 1½-INCH FURRING CHANNELS.
- F.

HANGER WIRE: 9 GAUGE, GALVANIZED.
- G.

GYPSUM WALLBOARD:

1. FIRE RATED: 5/8 INCH THICK, TAPERED EDGE, MEETING REQUIREMENTS OF ASTM C36 FOR TYPE "X" PANELS AND FIRE ENDURANCE TEST AS OUTLINED IN ASTM C-473.
- H.

FASTENERS:

1. FOR ATTACHING GYPSUM WALLBOARD TO WOOD FRAMING, FASTENERS SHALL BE 1¼-INCHES TYPE W COARSE THREAD WALLBOARD NAIL, CEMENT COATED.

2. FOR ATTACHING GYPSUM WALLBOARD TO METAL FRAMING, FASTENERS SHALL BE 1-7/8 INCHES, TYPE S, BUGLE HEAD SCREWS, CADMIUM PLATED.

3. FOR ATTACHING SCREW FURRING CHANNELS TO 1½-INCH FURRING CHANNELS, FASTENERS SHALL BE MANUFACTURER'S STANDARD FURRING CHANNEL CLIP.

4. FOR ATTACHING METAL RUNNERS AND SCREW FURRING CHANNELS TO CONCRETE OR MASONRY SHALL BE POWER ACTUATED TYPE CAPABLE OF WITHSTANDING 192 POUNDS OF SINGLE SHEAR AND 200 POUNDS BEARING FORCE WITHOUT EXCEEDING ALLOWABLE STRESS DESIGN OF FASTENER OR MEMBER BEING FASTENED.

5. FOR ATTACHING FRAMING MEMBERS TOGETHER SHALL BE TYPE S, PAN-HEAD SCREWS IN SIZES RECOMMENDED BY THE METAL STUD MANUFACTURER FOR APPLICATIONS REQUIRED.

6. FOR ATTACHING METAL RUNNERS TO STRUCTURAL STEEL SHALL BE POWER ACTUATED TYPE AS RECOMMENDED BY THE METAL STUD MANUFACTURER FOR APPLICATIONS REQUIRED.
- I.

ACCESSORIES:

1. OUTSIDE CORNER BEAD: ALL METAL, HOT-DIPPED GALVANIZED, 1" X 1" AND WEIGHING NOT LESS THAN 114 POUNDS PER MLF.

2. CASING BEAD: ALL METAL, HOT-DIPPED GALVANIZED, 7/8 INCH FLANGE, "C" SHAPED, CAPABLE OF BEING TAPED AND FINISHED AND WEIGHING NOT LESS THAN 165 POUNDS PER MLF.

3. INSIDE CORNER REINFORCEMENT: PERFORATED FIBER TAPE WITH CHAMFERED WAFER-THIN EDGES, 2-1/16 INCHES WIDE AND MEETING ASTM C475.
- J.

TAPE: PERFORATED FIBER TAPE WITH CHAMFERED WAFER-THIN EDGES, 2-1/16" WIDE AND MEETING ASTM C475.
- K.

JOINT COMPOUND: READY-MIXED COMPOUND, MEETING ASTM C475.
- L.

SEALANT: ACRYLIC LATEX, GUN-GRADE, PAINTABLE.
- M.

SOUND ATTENUATION BLANKETS:

1. WALLS: EQUAL TO OWEN CORNING SOUND ATTENUATION BATTS, MEETING ASTM C 665, TYPE I AND ASTM E 136, UNFACED, FLAME SPREAD 10, SMOKE DEVELOPED 10, 3½" THICK.
- N.

INSTALLATION:

1. INSTALLATION OF METAL RUNNERS (FLOOR AND CEILING TRACKS):

(A) ATTACH FLOOR RUNNERS WITH SPECIFIED FASTENERS SPACED NOT LESS THAN 24" O.C.

(B) ATTACH CEILING RUNNERS WITH THE SPECIFIED FASTENERS AT NOT LESS THAN 24" O.C. AND IN CONFORMANCE WITH THE DETAILS SHOWN ON THE DRAWINGS.

2. INSTALLATION OF METAL STUDS:

(A) POSITION FULL LENGTH STUDS VERTICALLY, SPACES AS SHOWN ON THE DRAWINGS ENGAGING FLOOR AND CEILING TRACKS. ATTACH WITH SPECIFIED FASTENERS.

(B) IN GENERAL STUDS SHALL BE SPACED AT 16" O.C.

(C) PROVIDE DOUBLE STUDS AT INTERIOR AND EXTERIOR CORNERS, EXPANSION JOINTS, PARTITION TERMINATIONS AND WITHIN 2" OF DOOR AND BORROWED LITE OPENINGS IN PARTITIONS. LOCATE NEXT STUD NOT MORE THAN 6" FROM DOUBLE STUDS.

(D) SECURE ABUTTING AND INTERSECTING WALLS WITH FASTENERS THROUGH STUD FLANGES.

(E) FOR HORIZONTAL REINFORCEMENT BETWEEN STUDS AND AT DOOR AND BORROWED LITE FRAMES, INSTALL CUT-TO-LENGTH RUNNER SECTIONS WITH SLIT FLANGES SECURED TO STUDS.

3. INSTALLATION OF SOUND ATTENUATION BLANKETS: INSTALL IN ALL METAL STUD WALLS WHERE SHOWN ON PLANS, FULL HEIGHT OF PARTITION.

DA OFFICE RENOVATIONS
GRAND BLDG. - 6TH FLOOR
661 MULBERRY STREET
MACON, GA 31201

Drawing Issue Schedule	
9/11/2024	Permit Set
Project No:	2024-19

Specifications
G1.3

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inc.

ARCHITECTS | PLANNERS

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STATE OF GEORGIA

ROBERT W. BROWN

REGISTERED ARCHITECT

EXPIRATION DATE 06-01-2026

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F:\PROJECTS\2024\19 DA Office Renov. - 6th Floor GrandWorking Drawings\2024\19 G1.4 Specifications Continued.dgn
2/2/2024

4. INSTALLATION OF GYPSUM WALLBOARD:
- (A) INSTALL WALLBOARD IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SPECIFIED.

(B) USE WALLBOARD OF MAXIMUM LENGTHS TO MINIMIZE END JOINTS.

(C) STAGGER END JOINTS WHEN THEY OCCUR.

(D) ABUT WALLBOARDS WITHOUT FORCING. FIT ENDS AND EDGES OF WALLBOARD. DO NOT PLACE BUTT ENDS AGAINST TAPERED EDGES.

(E) SUPPORT END AND EDGES OF WALLBOARD PANELS ON FRAMING OR FURRING MEMBERS.

(F) AT CEILINGS, APPLY WALLBOARD WITH LONG DIMENSION AT RIGHT ANGLES TO FRAMING.

(G) AT WALLS AND COLUMNS, APPLY WALLBOARD HORIZONTALLY, ATTACHING UPPER BOARD FIRST; STAGGER END JOINTS ON OPPOSITE SIDES OF PARTITIONS.

(H) FASTEN WALLBOARD TO FRAMING MEMBERS, USING THE SPECIFIED FASTENERS SPACED AS RECOMMENDED BY THE MANUFACTURER OF THE WALLBOARD BEING INSTALLED FOR THE SPECIFIC INSTALLATION.

(I) ALL GYPSUM BOARD SHALL BE 5/8" TYPE "X" GYPSUM BOARD EXCEPT AT NEW RESTROOM WALLS.
5. INSTALLATION OF ACCESSORIES:
- (A) INSTALL CORNER BEADS AT ALL OUTSIDE CORNERS.

(B) INSTALL METAL CASING BEADS AT EXPOSED EDGES OF WALLBOARD AT DOOR AND WINDOW OPENINGS, AT INTERSECTIONS WITH OTHER MATERIALS AND AT OTHER LOCATION SHOWN ON THE DRAWINGS.
6. INSTALLATION OF SEALANT: CAULK ALL PERIMETER JOINTS, ELECTRICAL BOXES AND PENETRATIONS WITH SPECIFIED SEALANT.
- O. JOINT TREATMENT:
1. TAPING OR EMBEDDING JOINTS:
- (A) APPLY COMPOUND TO THIS UNIFORM LAYER TO ALL JOINTS AND ANGLES. CENTER TAPE OVER JOINT AND SET TAPE INTO COMPOUND; LEAVE APPROXIMATELY 1/16 INCH TO 1/32-INCH COMPOUND UNDER TAPE TO PROVIDE BOND.

(B) APPLY SKIM COAT FOLLOWING TAPE EMBEDMENT, BUT NOT TO FUNCTION AS FILL OR SECOND COAT; FOLD TAPE AND EMBED IN ANGLES TO PROVIDE TRUE ANGLE. DRY EMBEDDING COAT PRIOR TO APPLICATION OF FILL COAT.
2. FILLING:
- (A) APPLY JOINT COMPOUND OVER EMBEDDING COAT TO COVER TAPE. FEATHER OUT FILL COAT BEYOND TAPE AND PREVIOUS JOINT COMPOUND LINE.

(B) DO NOT APPLY FILL COAT ON INTERIOR ANGLES.

(C) ALLOW FILL COAT TO DRY PRIOR TO APPLICATION OF FINISH COAT.
3. SMOOTH FINISH: TYPICAL WALL FINISH.
- (A) SPREAD JOINT COMPOUND OVER AND BEYOND FILL COAT ON ALL JOINTS. FEATHER TO SMOOTH UNIFORM FINISH.

(B) APPLY FINISH COAT TO TAPED ANGLES TO COVER TAPE AND TAPING COMPOUND.

(C) SAND FINAL APPLICATION OF COMPOUND TO PROVIDE SMOOTH SURFACE READY.
4. FINISHING BEADS AND TRIM:
- (A) FIRST FILL COAT: APPLY JOINT COMPOUND TO BEADS AND TRIM. FEATHER OUT FROM GROUND TO PLANE OF THE SURFACE; DRY COMPOUND PRIOR TO APPLICATION OF SECOND FILL COATS.

(B) SECOND FILL COAT: APPLY JOINT COMPOUND IN SAME MANNER AS FIRST FILL COAT. EXTEND BEYOND FIRST COAT ONTO FACE OF WALLBOARD; DRY COMPOUND PRIOR TO APPLICATION OF FINISH COAT.

(C) FINISH COAT: APPLY JOINT COMPOUND TO BEAD AND TRIM; EXTEND BEYOND SECOND FILL COAT; FEATHER FINISH COAT FROM GROUND TO PLANE OF SURFACE; SAND FINISH COAT TO PROVIDE FLAT SURFACE READY FOR DECORATION.
5. FILLING AND FINISHING DEPRESSIONS:
- (A) APPLY JOINT COMPOUND AS FIRST COAT TO FASTENER DEPRESSIONS; APPLY AT LEAST TWO (2) ADDITIONAL COATS OF COMPOUND AFTER FIRST COAT IS DRY.

(B) LEAVE FILLING AND FINISHED DEPRESSIONS LEVEL WITH PLANE OF WALLBOARD.

- SUSPENDED ACOUSTICAL TILE CEILINGS
- A. ACOUSTICAL TILE EQUAL TO ARMSTRONG ULTIMA LAY-IN WITH PRELUDE 15/16" EXPOSED TEE SYSTEM – WHITE.

B. SOUND ATTENUATION BLANKETS: EQUAL TO OWENS CORNING "SONO BATTS", UNFACED GLASS FIBER INSULATION, MEETING ASTM C665, TYPE 1 AND ASTM E136, FLAME SPREAD 10, SMOKE DEVELOPED 10, 3½" THICK. INSTALL ABOVE ALL NEW ACOUSTICAL TILE CEILINGS.

C. HANGER WIRE: 12 GAUGE, GALVANIZED.

D. DIRECT LOAD CEILING CLIP: MANUFACTURER'S STANDARD.

E. TILE MARKERS/ADHESIVE:

1. ROSETTES: 2" DIAMETER X 1/16" THICK ALUMINUM WITH WHITE BAKED ENAMEL FINISH.

2. ADHESIVE: EPOXY COMPATIBLE WITH CEILING TILE WITH WHICH USED.

- PAINTING
- A. THE USE OF MANUFACTURER'S NAMES AND PRODUCTS ARE FOR REFERENCE ONLY TO INDICATE CHARACTERISTICS OF THE MATERIAL AND THE FINISHED REQUIRED. ACCEPTABLE MANUFACTURERS INCLUDE:

BENJAMIN MOOREBM

PRATT & LAMBERTPL

PPG PAINTSPPG

SHERWIN WILLIAMS SW
- B. INTERIOR PAINTING: INTERIOR GREEN SEAL STANDARD GS-11
- ARCHITECTURAL PAINTS:

FLATS:50 g/L

NON-FLATS:100 g/L

COATINGS AND PRIMERS100 g/L
1. WOOD
- (A) PRIMER, ACRYLIC BONDING STAIN-KILLER PRIMER/SEALER ONE COAT:

BM FRESH START® ALL-PURPOSE 100% ACRYLIC PRIMER 023

PL P1001 INT EXT PRIMER MULTI PURPOSE

PPG 17-921XI SEAL GRIP ACRYLIC PRIMER

SW PREP RITE PRO BLOCK B51620

(B) FINISH - LATEX SEMI GLOSS TWO COATS:

BM 539 ULTRA SPEC SG

PL Z8380 PRO HIDE SG

PPG 6-500 SPEEDHIDE S/G INTERIOR LATEX ENAMEL

SW PROMAR 200 ZERO VOC SG B31W02651
2. GYPSUM BOARD/PLASTER (PREVIOUSLY PAINTED)
- (A) PRIMER, ACRYLIC BONDING STAIN-KILLER PRIMER/SEALER ONE COAT:

BM 023 FRESH START® ALL-PURPOSE 100% ACRYLIC PRIMER

PL Z6650 STEELTECH® ACRYLIC PRIME OR FINISH

PPG 17-921XI SEAL GRIP ACRYLIC PRIMER

SW MULTIPURPOSE PRIMER SEALER B51W0453

(B) FINISH, CEILINGS, LATEX FLAT TWO COATS:

BM MOORCRAFT SUPER HIDE® LATEX FLAT 282

PL REDSEAL® PORCELAIN™ INTERIOR FLAT ACRYLIC LATEX WALL COATING - Z3700/F3700

PPG 6-70 SPEEDHIDE INTERIOR FLAT LATEX

SW PROMAR 200 ZERO VOC FLAT B30W02651

(C) FINISH, WALLS, LATEX EGGSHELL: TWO COATS:

BM MOORCRAFT SUPER HIDE® LATEX EGGSHELL ENAMEL C286

PL Z8290 PRO-HIDE® GOLD INTERIOR LATEX EGGSHELL

PPG 6-411 SPEEDHIDE INTERIOR LATEX EGGSHELL

SW PROMAR 200 ZERO VOC EGGSHELL B20W02651
3. GYPSUM BOARD, NEW
- (A) PRIMER, LATEX PVA ONE COAT:

BM 534 ULTRA SPEC 500 PRIME

PL P1000 DRYWALL PRIMER

PPG 6-2 SPEEDHIDE INTERIOR LATEX PRIMER SEALER

SW PRO MAR 200 PRIMER B28W260

(B) FINISH, CEILINGS, LATEX FLAT TWO COATS:

BM 536 ULTRA SPEC 500 FLAT

PL Z8180 PRO HIDE FLAT

PPG 6-70 SPEEDHIDE INTERIOR FLAT LATEX

SW PRO MAR ZERO VOC FLAT B30W2600

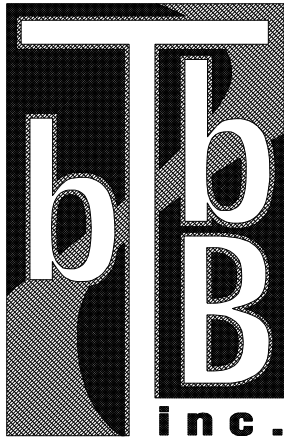
(C) FINISH, WALLS, ACRYLIC EGGSHELL: TWO COATS:

BM 538 ULTRA SPEC 500 EGGSHELL

PL Z8290 PRO-HIDE® GOLD INTERIOR LATEX EGGSHELL

PPG 6-411 SPEEDHIDE INTERIOR LATEX EGGSHELL

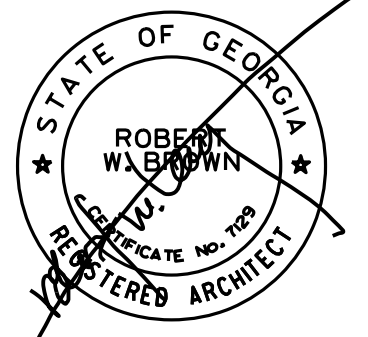
SW PRO MAR 200 ZERO VOC ES LOW SHEEN B24W2600



ARCHITECTS | PLANNERS

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DA OFFICE RENOVATIONS

GRAND BLDG. - 6TH FLOOR

661 MULBERRY STREET

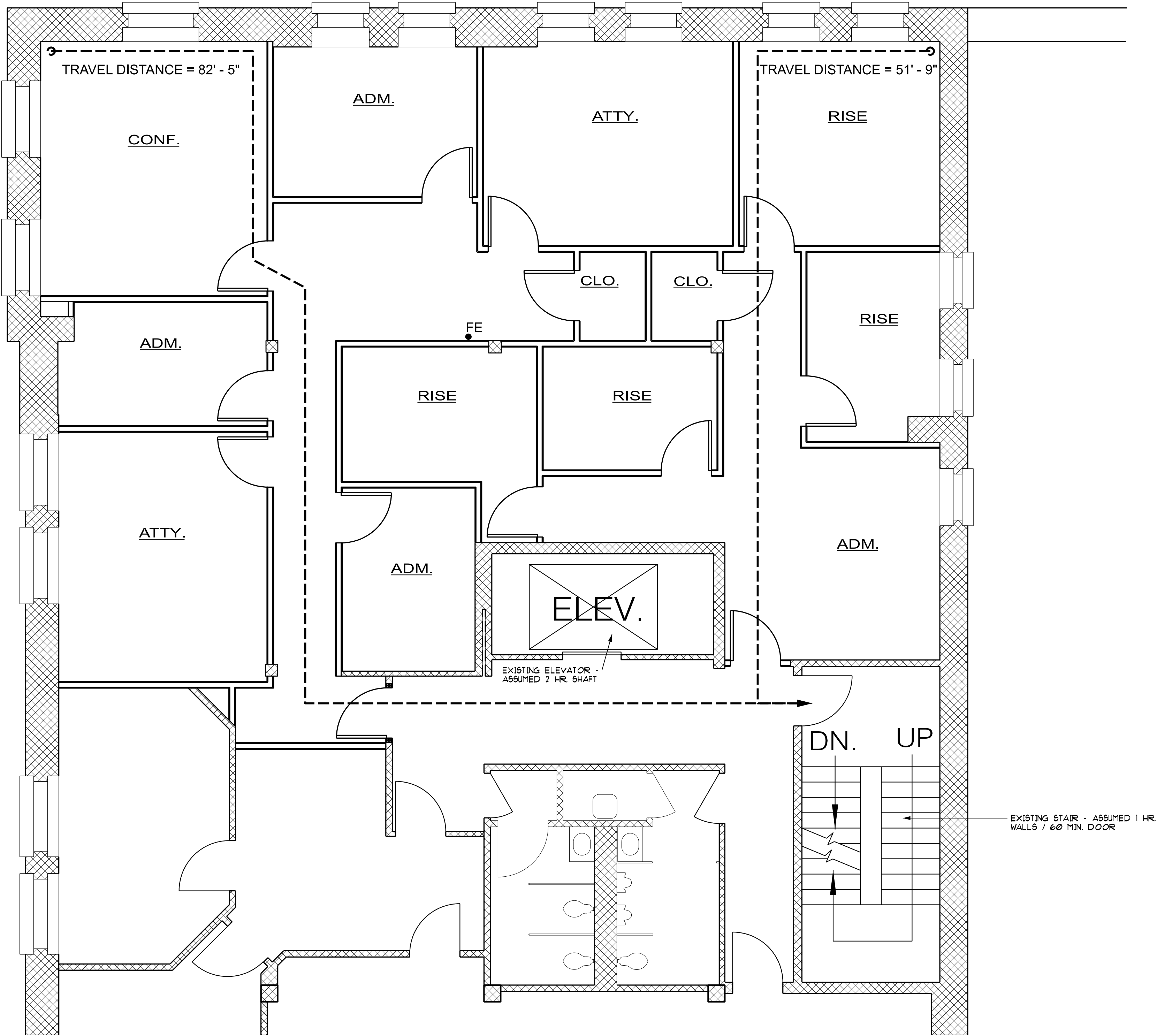
MACON, GA 31201

Drawing Issue Schedule	
9/11/2024	Permit Set
Project No: 2024-19	

Specifications Continued

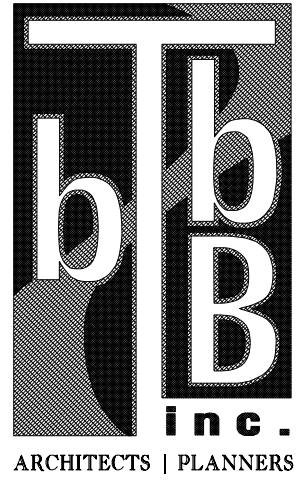
G1.4

F:\PROJECTS\2024\19 DA Office Renov. - 6th Floor GrandWorking Drawings\2024-19 LSU\Partial6th Floor Life Safety Plan.dgn 2/2/2024

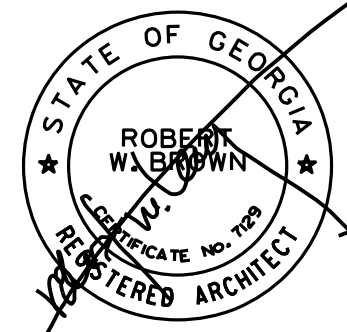


PARTIAL 6TH FLOOR LIFE SAFETY PLAN
1/4" = 1'-0"

- FE - FIRE EXTINGUISHER (4A-80BC / SEMI-RECESSED CABINET)



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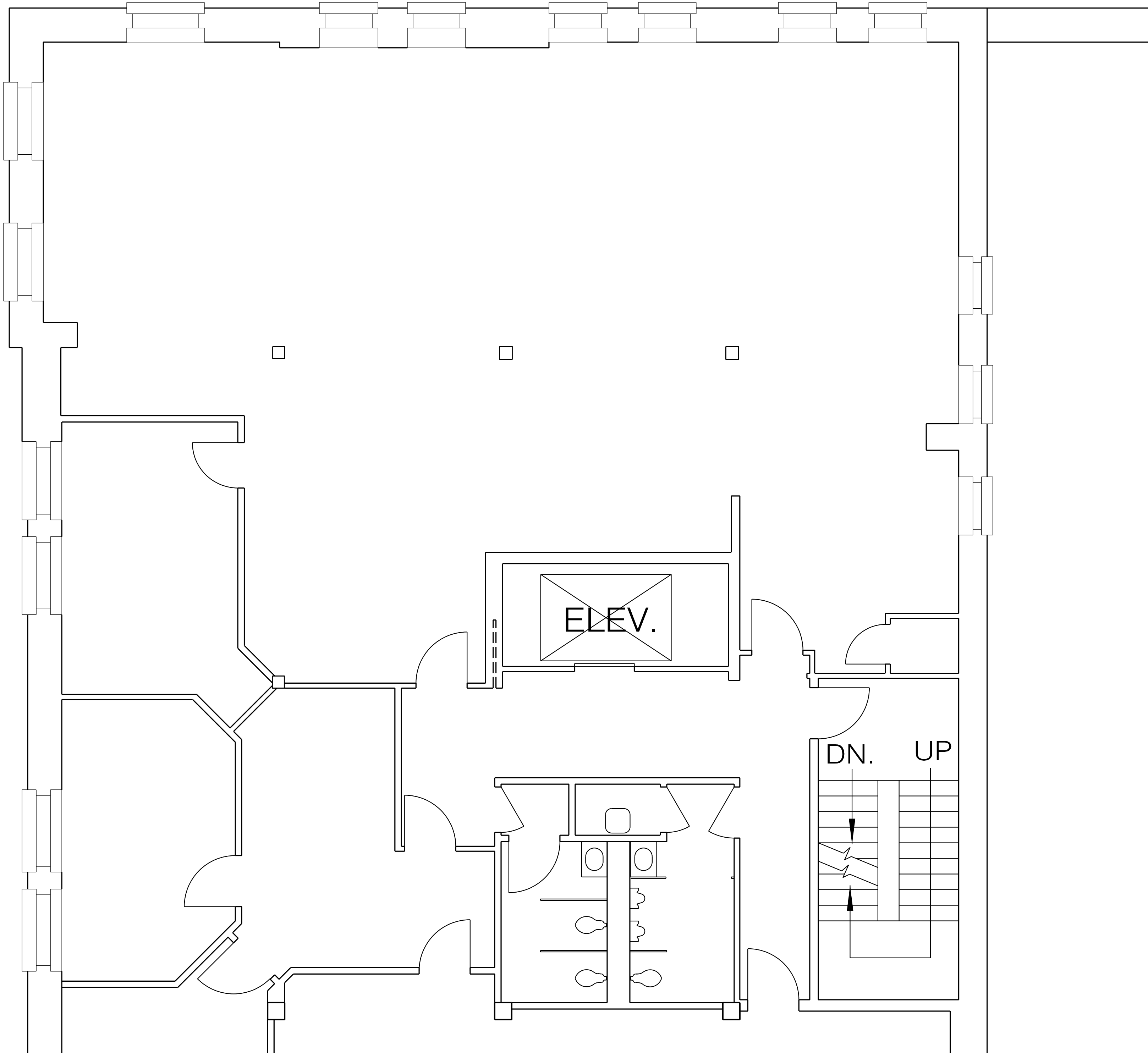
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GRAND BLDG. - 6TH FLOOR
661 MULBERRY STREET
MACON, GA 31201

Drawing Issue Schedule	
9/11/2024	Permit Set
Project No:	2024-19

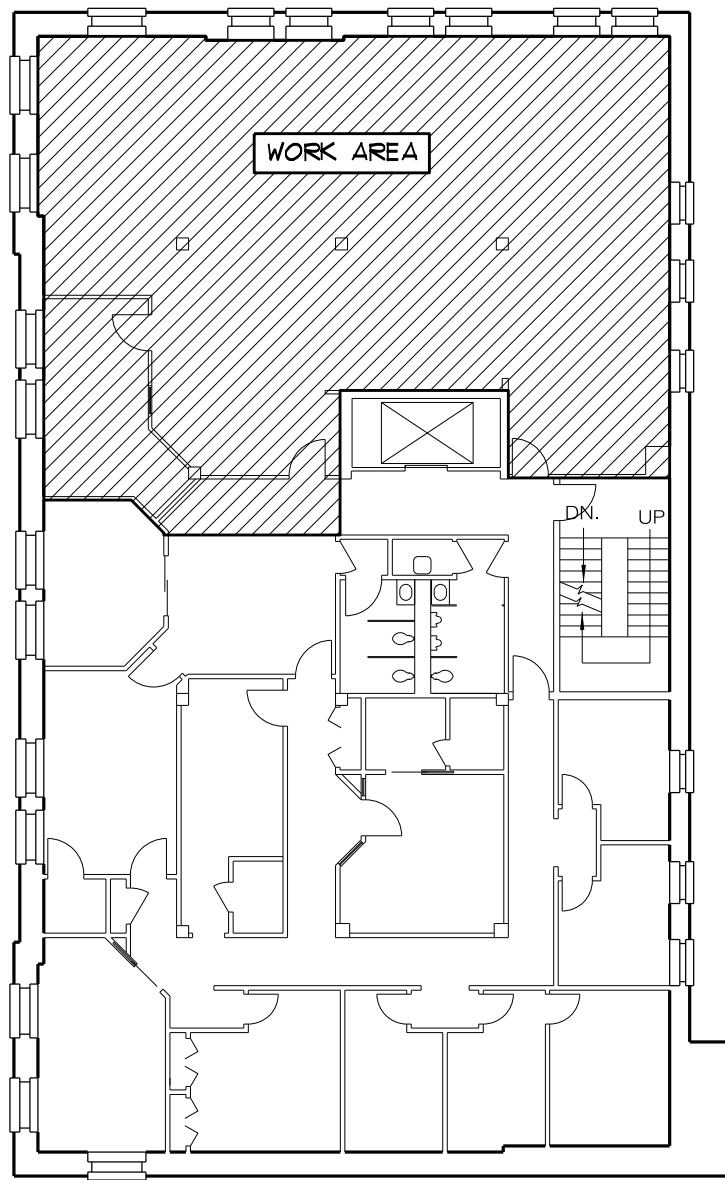
Partial 6th
Floor Life
Safety Plan
LS1.1

F:\PROJECTS\2024-19 DA Office Renov. - 6th Floor - GrandWorking Drawings\2024-19 EX1Partial6th Floor Existing Conditions Plan.dgn 2/2/2024

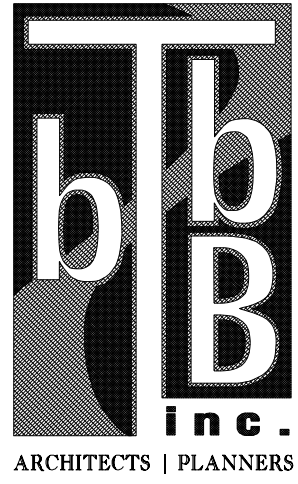


EXISTING PARTIAL 6TH FLOOR PLAN

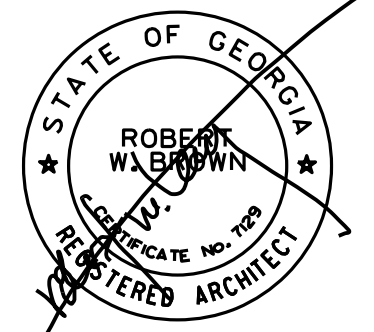
1/4" = 1'-0"



KEY PLAN - 6TH FLOOR



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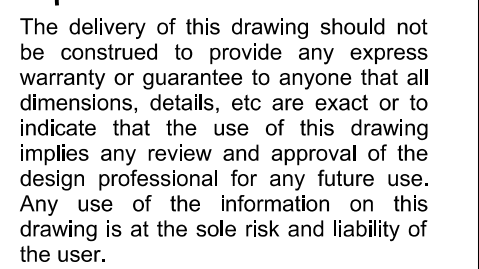
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GRAND BLDG. - 6TH FLOOR
661 MULBERRY STREET
MACON, GA 31201

Drawing Issue Schedule	
9/11/2024	Permit Set
Project No:	2024-19

Existing
Floor Plan

EX1.1

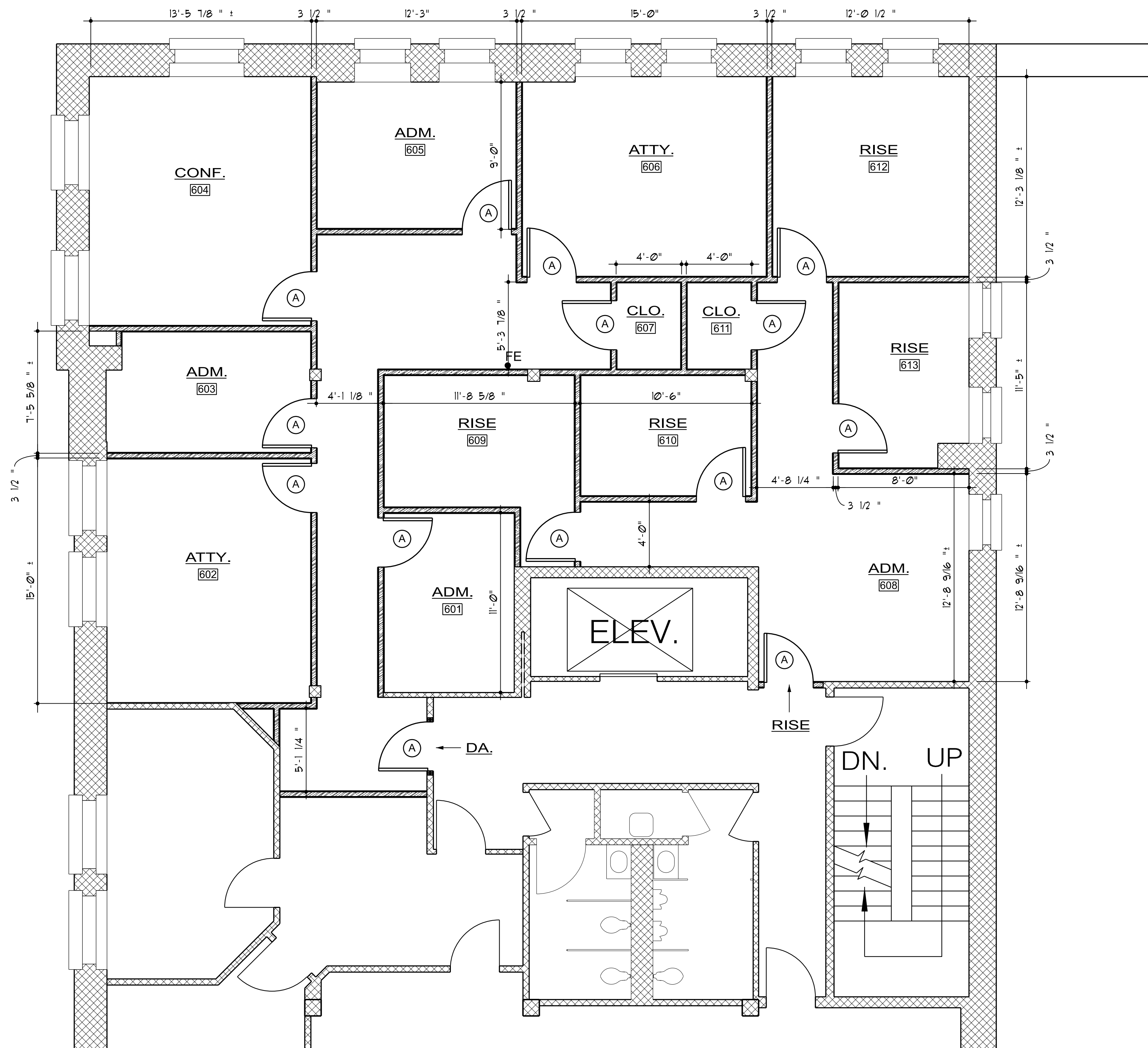


DA OFFICE RENOVATIONS
GRAND BLDG. - 6TH FLOOR
661 MULBERRY STREET
MACON, GA 31201

Drawing Issue Schedule	
/11/2024	Permit Set
Project No: 2024-19	

Partial 6th Floor Plan

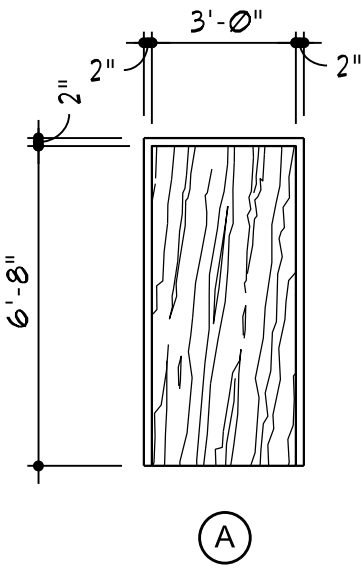
A1.1



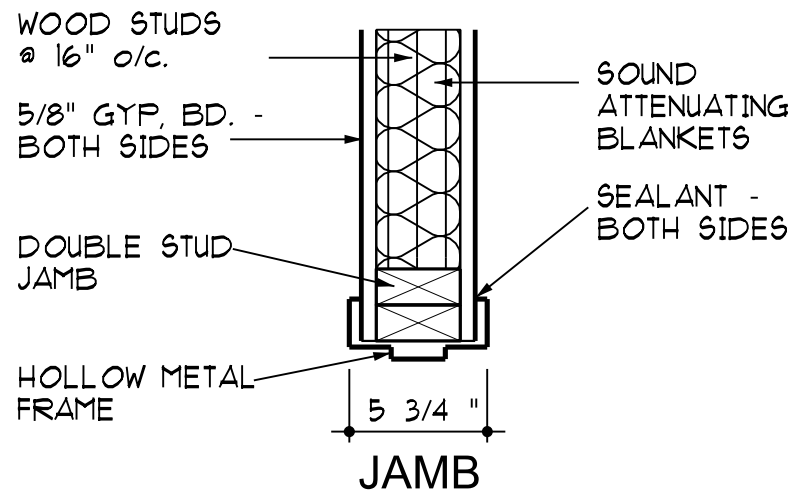
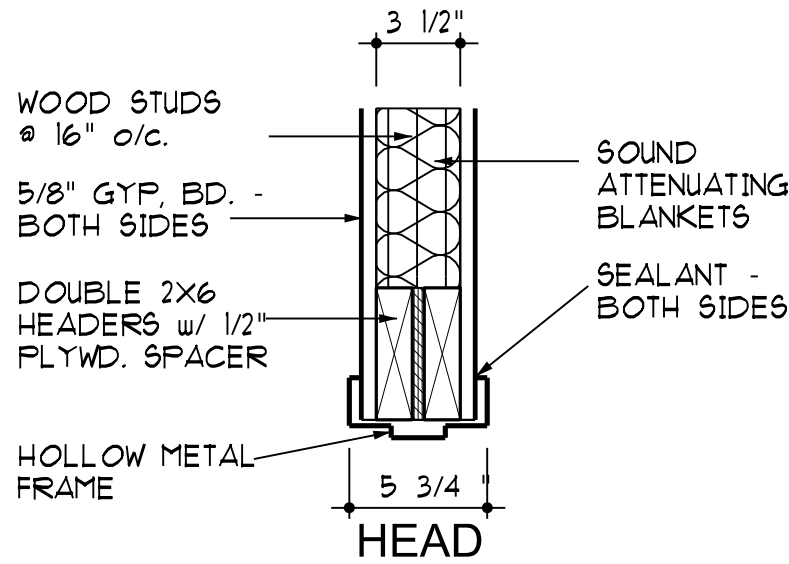
PARTIAL 6TH FLOOR PLAN
1/4" = 1'-0"

LEGEND

- | | |
|---|--|
|  | NEW 2X4 STUD WALL W/ 5/8" GYPSUM BD. EACH SIDE |
|  | EXISTING WALLS TO REMAIN |
| ● FE | FIRE EXTINGUISHER (SEE LIST) |



SOLID CORE WOOD
DOOR IN HOLLOW
METAL FRAME
DOOR & FRAME TYPE
1/4" = 1' - 0"



TYPICAL DOOR DETAILS
1 1/2" = 1' - 0"

FINISH & MATERIAL SCHEDULE

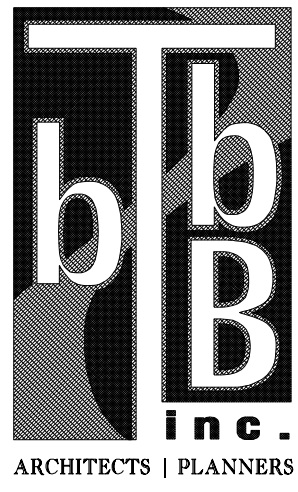
RM. No.	ROOM NAME	FLOOR		BASE		WALLS		CHAIRRAIL			CROWN		PICTURE MOULD		CEILING			REMARKS
		MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT	
601	ADMIN.	CARPET	CLEAN	NEW WD.-TYPE 1	PAINT	NEW GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
602	ATTORNEY	CARPET	CLEAN	NEW & EX WD.-TYPE 1	PAINT	NEW & EX GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
603	ADMIN.	CARPET	CLEAN	NEW & EX WD.-TYPE 1	PAINT	NEW & EX GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
604	CONFERENCE	CARPET	CLEAN	NEW & EX WD.-TYPE 1	PAINT	NEW & EX GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
605	ADMIN.	CARPET	CLEAN	NEW & EX WD.-TYPE 1	PAINT	NEW & EX GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
606	ATTORNEY	CARPET	CLEAN	NEW & EX WD.-TYPE 1	PAINT	NEW & EX GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
607	CLOSET	CARPET	CLEAN	NEW WD.-TYPE 1	PAINT	NEW GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
608	ADMIN.	CARPET	CLEAN	NEW & EX WD.-TYPE 1	PAINT	NEW & EX GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
609	RISE	CARPET	CLEAN	NEW WD.-TYPE 1	PAINT	NEW GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
610	RISE	CARPET	CLEAN	NEW WD.-TYPE 1	PAINT	NEW GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
611	CLOSET	CARPET	CLEAN	NEW WD.-TYPE 1	PAINT	NEW GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
612	RISE	CARPET	CLEAN	NEW & EX WD.-TYPE 1	PAINT	NEW & EX GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
613	RISE	CARPET	CLEAN	NEW & EX WD.-TYPE 1	PAINT	NEW & EX GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	

ABBREVIATIONS:

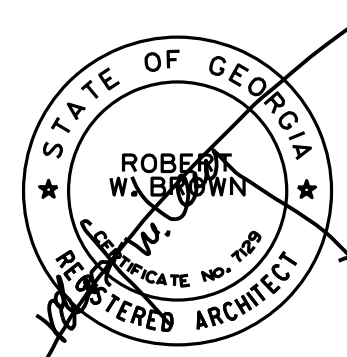
AC. TILE	ACOUSTICAL TILE
EX.	EXISTING
FAC.	FACTORY
GYP. BD.	GYPSUM BOARD
RES. TILE	RESILIENT TILE
WD.	WOOD

NOTES:

- 1.) ALL FINISHES ARE NEW UNLESS NOTED SPECIFICALLY AS "EXISTING".
- 2.) REMOVE ALL EXISTING WOOD PANELING, PATCH OR REPLACE WITH NEW GYP. BD. IF NECESSARY AND PAINT.
- 3.) REFER TO FLOOR PATTERN PLAN FOR CARPET & RESILIENT TILE TYPES.
- 4.) NEW WOOD BASE TO MATCH EXISTING PROFILE.



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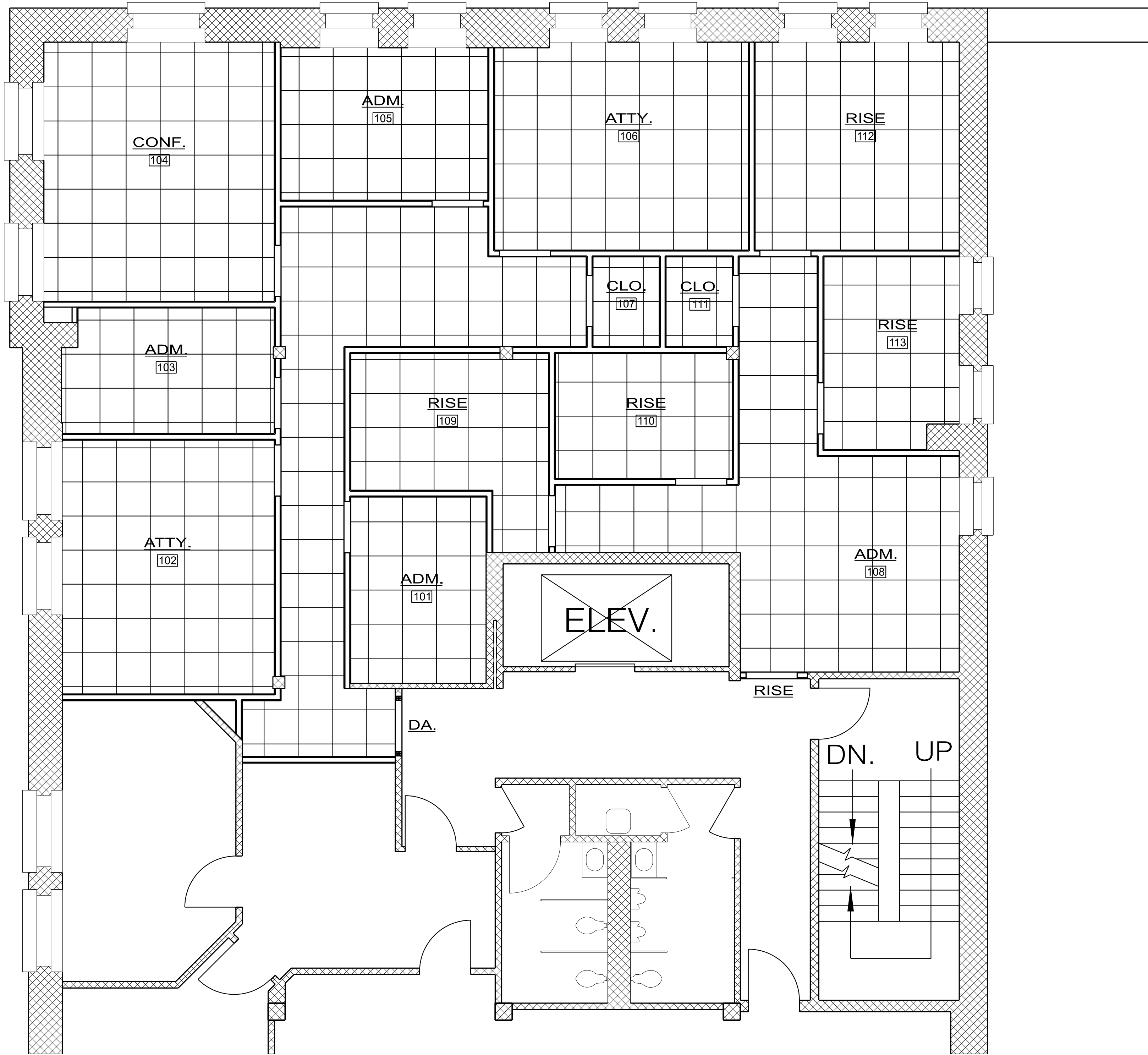
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DA OFFICE RENOVATIONS
GRAND BLDG. - 6TH FLOOR
661 MULBERRY STREET
MACON, GA 31201

Drawing Issue Schedule	
9/11/2024	Permit Set
Project No:	2024-19

Finish & Material
Schedule, Door
Type & Details
A2.1

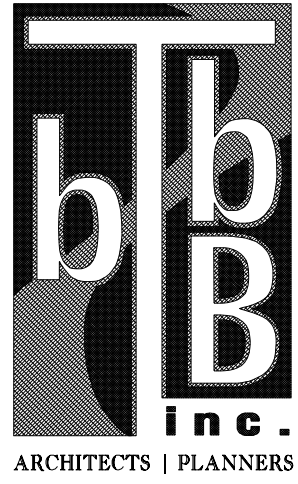
F:\PROJECTS\2024-19 DA Office Renov. - 6th Floor GrandWorking Drawings\2024-19 A8\Partial 6th Floor Reflected Ceiling Plan.dgn 2/2/2024



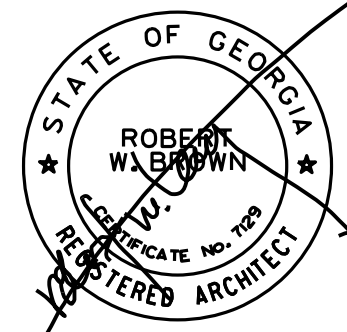
PARTIAL 6TH FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

CEILING LEGEND

2' X 2' A.C.T. W/ SOUND
ATTENUATION BLANKET



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DA OFFICE RENOVATIONS
GRAND BLDG. - 6TH FLOOR
661 MULBERRY STREET
MACON, GA 31201

Drawing Issue Schedule	
9/11/2024	Permit Set
Project No:	2024-19

Partial 6th Floor
Reflected
Ceiling Plan
A8.1

MECHANICAL SPECIFICATIONS

- 1) Provide all heating, ventilation and air conditioning items indicated on the drawings, described in this specification or required for a complete and proper installation.
- 2)Comply with all pertinent codes, ordinances and regulations. Refer to website for Dept. of Community Affairs for current Codes Editions.
- 3)The contractor shall not attempt to precisely scale dimensions from these drawings to obtain construction dimensions and clearances. The contractor shall verify all actual dimensions and clearances. Although these plans are diagrammatic in nature, they shall be followed as closely as site conditions, new construction, and work by other trades shall permit. Deviations from these drawings, which are required to conform to the available space or the actual building construction, shall be made at no additional cost to the owner.
- 4)Furnish without extra charge, any additional material and labor required to comply with the above codes and standards, even though the work may not be described in the contract documents. Where the requirements of the contract documents exceed the requirements of the above codes and standards, the contract documents shall take precedence.
- 5)All equipment and material shall be new and of first quality. Equipment and material shall be the same or equal to the basis of design listed on these drawings and shall be UL listed.
- 6)Cooperate and coordinate with other trades in order that all systems in the work may be installed in the best arrangement.
- 7)Examine the areas and conditions under which work of this section will be installed. Correct conditions detrimental to the proper and timely completion of the work. Notify Architect of any discrepancies. Do not proceed until unsatisfactory conditions have been corrected.
- 8)Avoid interference with structure, and with work of other trades. Install all equipment per manufacturer's instructions. Install accessible parts, including equipment, coils, valves, dampers, controls, and filters with adequate clearance for inspection, adjustments, repair and replacement.
- 9)All other materials not specifically described but required for a complete and proper installation shall be as selected by the contractor subject to acceptance by the Engineer.
- 10) All ductwork shall be fabricated from galvanized steel metal duct and conform to SMACNA "HVAC Duct Construction Standards--Metal and Flexible. Seal all joints in ductwork with mastic sealant.
- 11) Flexible duct: Flex master; Atco UPC#36(R-6.0); Atco UPC#31 (R-8) or Thermaflex, Type 3, insulated. 5'-0" Maximum length unless noted otherwise. Class 1 rating with R-value of 6.0 when located inside building insulation envelope and R-8 when located outside building insulation envelope. Install with no more than 135 degrees maximum of total bends per run. Maximum individual bend shall not exceed 45 degrees each. Support at five feet on centers with hangers having at least 2-inches of width at duct contact points. Flexible connectors shall not pass through any wall floor or ceiling weather rated or not. Provide 36--onches of metal duct at penetration of draft stops, fire walls and smoke walls.
- 12) Duct Liner: Owens Corning Aeroflex Plus, or equivalent. Incombustible glass fiber complying with ASTM C 1071; flexible blanket; impregnated surface and edges coated with acrylic polymer shown to be fungus and bacteria resistant by testing to ASTM G 21. Apparent Thermal Conductivity: Maximum of 0.31 at 75 degrees F. Service Temperature: 250 degrees F. Density: 1.5 pounds/cubic foot. Install using adhesive (50% coverage) and galvanized steel fasteners with welded press-on head Thickness: 1--inch.
- 13) Thermostats: Existing thermostat or thermostat provided by building control provider.
- 14) Provide fire and smoke rated flexible connections between fans and ducts. Material shall comply with NFPA 90A requirements for material in supply air stream.
- 15) Install all equipment in accordance with manufacture's instructions and recommendations including clearances recommended for proper operation or service. All filters and serviceable parts shall be readily accessible.
- 16) Indoor duct insulation: Foil-faced fiberglass, Owens Corning type 75 or equal, 2.2" thick(R-6), unless the insulated duct is outside building insulation envelope (attic, crawlspace or unconditioned space) in which case the duct insulation thickness shall be 3/2 thick(R-8). Duct shall have a flame spread rating of not more than 25 and smoke developed rating of not more than 50. Glass-Fiber insulation: All service duct wraps with foil scrim and having backing and a k-value of 0.30 at 75° F mean temperature and an average maximum density of 0.75 lb./cu. ft.
- 17) All supply duct shall be insulated.
- 18) All low-pressure duct branches shall contain manual balancing dampers. Manual balancing dampers shall also be installed in the continuation of the main, if the main duct is smaller or the same size as the branch duct, or if the continuation of the main serves only one device.
- 19) Make all duct elbows right angle type with single --thickness turning vanes or construct with centerline radius 1-1/2 times the duct width.
- 20) Duct sizes shown on plans are clear, interior dimensions. Return air elbow on top of transfer grills has been sized larger to incorporate interior liner.
- 21) Do not cut into or reduce the size of any structural member without the permission of the Architect.
- 22) Provide weather--proof flashing at all duct and pipe penetrations through the building walls and roof. As a minimum, flashings shall be designed and installed in accordance with SMACNA standards. Flashings shall be guaranteed weatherproof.
- 23) Support all HVAC units, ductwork, piping and other appurtenances from structure, provide vibration isolation at all fans which are not internally isolated. Provide hanger rod with built in rubber--in--shear isolator. Between drain pan and unit provide 4 each rubber--in--shear isolator. Do not attach vibration isolator to drain pan. Do not screw or drive fasteners into non--structural components such as roof decks or non-load bearing walls.
- 24) Thoroughly clean all components and remove all dirt, scale, oil, and other foreign substances. Provide clean air filters for all equipment.
- 25) Perform all tests necessary to demonstrate the integrity of the complete installation to the approval of the Engineer and all other authorities having jurisdiction. Make all adjustments necessary and balance the completed system in accordance with the data shown. Balance the systems in accordance with NEBB or AABC standards. Acceptable tolerances shall be minus ten percent to plus five percent of all measurements. Balancing shall be done by an independent licensed (by NEBB or AABC) TAB contractor. Make the following tests and submit reports to the Architect:
- a) Airflow rate at each supply outlet.
- b) Manufacturer, model and serial number for each piece of HVAC equipment scheduled on drawings.
- c) Calibrate thermostats to be within one degree of actual temperature at thermostat.
- 26) The entire system shall be warranted for a period of one (1) year beginning with Owner's acceptance of the work. Compressors shall include a minimum of five (5) year parts only warranty from the manufacturer. All labor and materials necessary to repair or replace the system or portions thereof, during that time shall be warranted for a period of one (1) year from the repair or replacement.
- 27) SUBMITTALS AND SUBMITTAL PROCEDURES:
- a. Contractor shall review the submittal data and check for the purpose of compliance with safety requirements, verification of dimensions, content of documents and methods and means prior to submitting to design professional. Contractor shall indicate approval by indicating such on the submittal.
- b. Transmit each submittal electronically in PDF format.
- c. Sequentially number submittal files and transmittal form. Revise submittals with original number and a sequential alphabetic suffix. File names shall describe item included in file.
- d. Identify Project, the Contractor, Subcontractor or supplier; pertinent drawing and detail number, and specification section number, as appropriate on each copy. Each file shall include an index of items included in file.
- e. Apply the Contractor's stamp, signed or initialed certifying that review, approval, verification of Products required, field dimensions, adjacent construction Work, and coordination of information is in accordance with the requirements of the Work and Contract Documents.
- f. Submittal data for all items in project shall be submitted at one time. Submittal shall be divided into groups with file sizes not exceeding 6 MB. If there is unavailable data such as control submittal, etc., these may be submitted later if not doing so would delay project progress. Data shall include capacities, complete installation instructions, dimensional data and electrical data, BHP, motor HP, operating weights and load distribution at mounting points.
- g. Deliver submittals electronically to the Design Professional.
- h. Schedule submittals to expedite the Project, and coordinate submission of related items.
- i. For each submittal for review, allow 15 days excluding delivery time to and from the Contractor.
- j. Identify variations from Contract Documents and Product or system limitations that may be detrimental to successful performance of the completed Work.
- k. Provide space for the Contractor and the Architect/ review stamps.
- l. When revised for resubmission, identify all changes made since previous submission.
- m.Distribute copies of reviewed submittals as appropriate. Instruct parties to promptly report any inability to comply with requirements.
- n. Submittals not requested will not be recognized or processed.
- o. Provide files containing only related items (such as piping, equipment, air distribution, etc.)

- 28) Instruct Owner's representative in the operation of the systems, using the operation and maintenance manual as a teaching aid.
- 29) Provide an operation and maintenance manual. As a minimum, the manual shall contain:
- a. A complete list of all equipment and appurtenances with equipment designations (per Drawings), manufacturers, and catalog numbers.
- b. Copies of manufacturers' brochures and instructions for operation and maintenance of all mechanical equipment, including replacement parts lists.
- c. Typed system operation and maintenance instructions, including inspection, lubrication, and service instructions and schedules.
- d. List of names, addresses and phone numbers of distributors of all equipment and appurtenances.
- e. Manufacturers' warranties.

- 30) Grilles, Registers and Diffusers: Grilles, registers, and diffusers as indicated on the drawings have been selected from the catalog of the manufacturer noted as the basis of design. Sizes, types, and performance of the devices to be provided must be coordinated to insure conformity with design basis. Sidewall supply grilles and registers shall have vertical front blades; sidewall return grilles shall have horizontal blades. Grilles and registers with borders shall have felt or rubber gaskets cemented to the back face and holding screws not over 18 inches on centers around the perimeter. Holding screws shall be counter--sunk to fit flush with face of grille or register. Grilles passing air through partitions shall be as described for wall return grilles, one for each side of partition. Register dampers shall be of the gang--operated, opposed blade type, operated through the face of the register. Operating mechanism shall not project through the register face. Mounting frame shall be coordinated with architectural reflected ceiling plans. Construction shall be of steel or aluminum as scheduled, with frame type to match ceiling construction. Sidewall supply grilles and registers shall be double--deflection type, with vertical front vanes. Construction shall be of steel, with 3/4--inch blade spacing. Return air grilles, return air registers, exhaust grilles, exhaust registers and transfer air grilles located in ceilings shall be constructed of aluminum with "egg--crate" design, with 1/2--inch x 1/2--inch x 1/2--inch grids. Frame style shall be compatible with ceiling construction. Install wall grilles and registers with horizontal edges parallel to ceiling. Concentric diffuser assemblies at roof top units shall have paint--ready exterior finish and 1--inch lined supply and return ducts that transition to diffuser size within 24 inches vertically of the bottom of roof top unit curb.

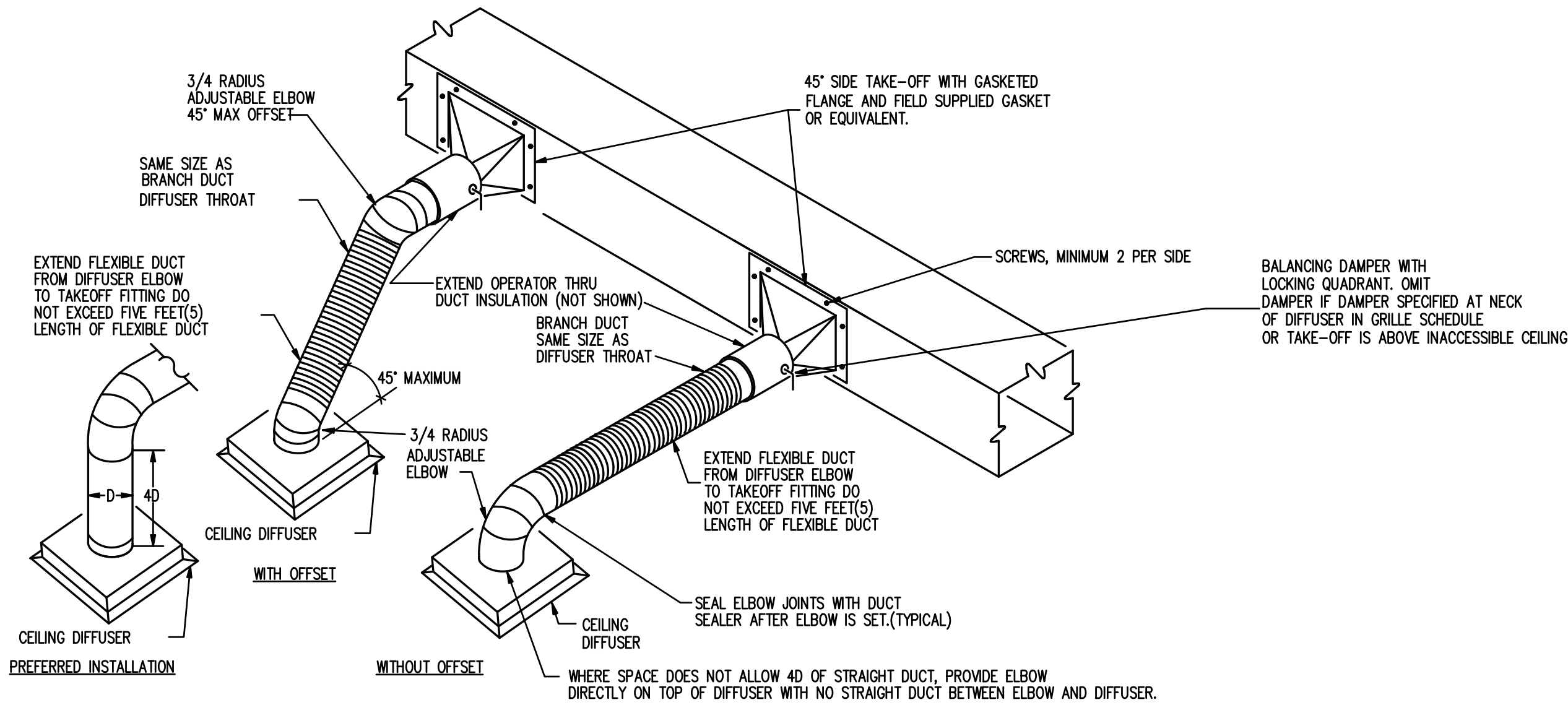
- 31) Hangers and supports: Building attachments: concrete inserts or structural--steel fasteners appropriate for building materials, and beam clamps. Hanger materials: galvanized, sheet steel or round, threaded steel rod. Hangers installed in corrosive atmospheres: electrogalvanized, all--thread rod or galvanized rods with threads painted after installation. Straps and rod sizes: comply with SMACNA's "HVAC Duct Construction Standards--Metal and Flexible" for sheet steel width and thickness and for steel rod diameters. Duct attachments: sheet metal screws, blind rivets, or self--tapping metal screws; compatible with duct materials. Trapeze and riser support galvanized steel shapes and plates: steel shapes complying with ASTM A 36/A 36M.

- 32) Sealant materials: joint and seam sealants, general: the term "sealant" is not limited to materials of adhesive or mastic nature but includes tapes and combinations of open--weave fabric strips and mastics. Joint and seam tape: 2 inches wide; glass--fiber fabric reinforced. Joint and seam sealant: one--part, nonsag, solvent--release--curing, polymerized butyl sealant, formulated with a minimum of 75 percent solids. Flanged joint mastics: one--part, acid--curing, silicone, elastomeric joint sealants, complying with ASTM C 920, type S, grade NS, class 25, use 0.

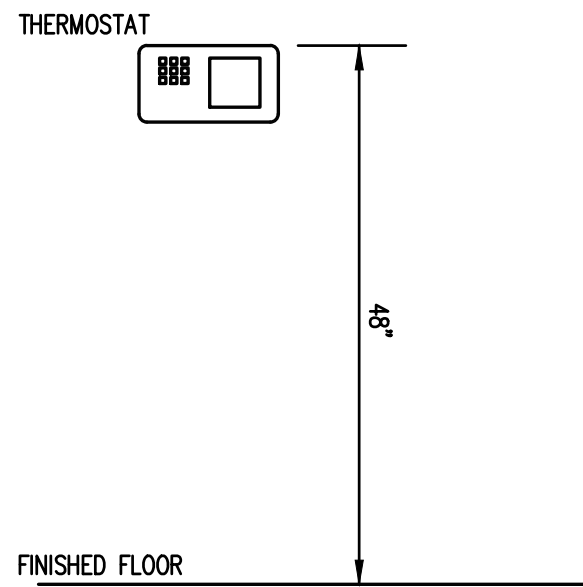
- 33) Acceptable Manufacturers are:

Grilles, Registers & Diffusers: Titus, Nailor, Price, Tuttle & Bailey, Kruger, Metal Aire (Color selection submitted to Architect)

Dampers: United Enertech, Greenheck, Ruskin, Arrow United, Lloyd Industries, Air Balance



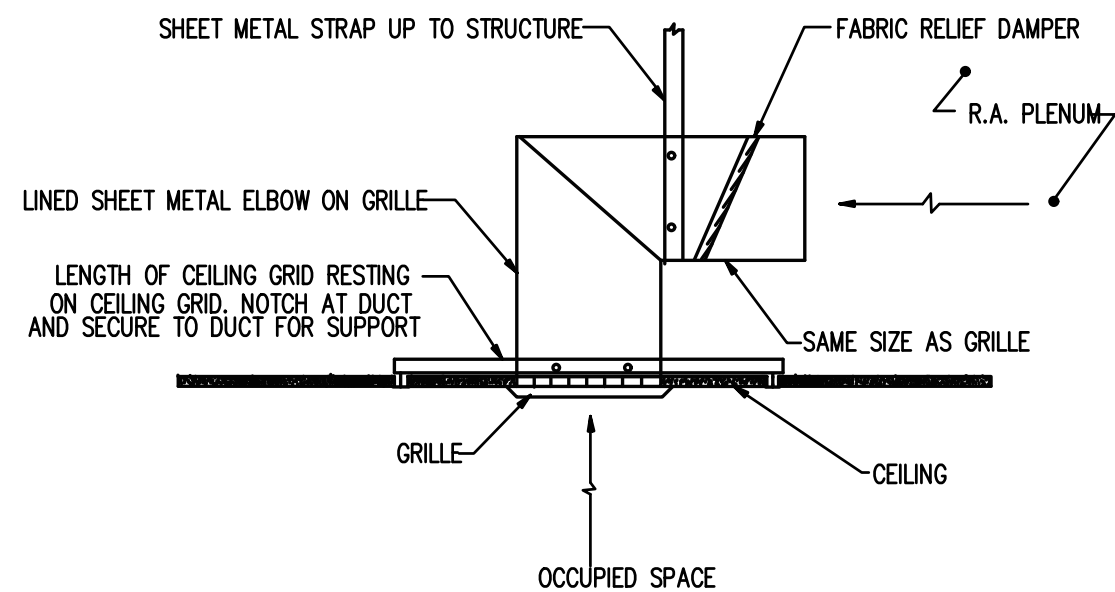
2 DIFFUSER RUN OUT DETAIL
SCALE: N.T.S.



1 T-STAT DETAIL
SCALE: N.T.S.

AIR DEVICE SCHEDULE									
MARK	SERVICE	NECK SIZE	FACE SIZE	MATERIAL	TYPE	PATTERN	MOUNTING TYPE	LAYOUT BASIS	NOTES
S1	SUPPLY	SEE PLANS	24"x24"	STEEL	SQUARE CONC.	4-WAY	LAY-IN	TMS	1:2:3
R1	RETURN	SEE PLANS	24"x24"	ALUMINUM	EGGORATE	----	SURFACE	SOF	1:4
R2	RETURN	SEE PLANS	24"x12"	ALUMINUM	EGGORATE		LAY-IN	SOF	1:4
1. PROVIDE STANDARD WHITE FINISH. 2. INSULATE BACK OF DEVICE. 3. BALANCE AIRFLOW TO QUANTITY SHOWN. 4. PROVIDE FULL SIZE LINED ELBOW ON TOP OF GRILL.									

MECHANICAL SYMBOLS & ABBREVIATIONS LEGEND	
	NEW PIPE, DUCTWORK OR EQUIPMENT
	DUCT SIZE: FIRST DIMENSION IS SIDE DRAWN
	FLEXIBLE ROUND DUCTWORK
	FIRE DAMPER, SMOKE DAMPER, SMOKE DETECTOR
	CEILING SUPPLY DIFFUSER
	CEILING RETURN OR EXHAUST AIR
	S.A. DUCT OUT OF TU BOX WITH DUCT LINER FOR THR FIRST FIVE FEET OF DUCT OUT OF TU BOX
	SIDEWALL REGISTER OR GRILLE
	CHANGE IN PIPE OR DUCT SIZE OR SHAPE
	REFRIGERANT PIPING
	CONDENSATE OR OTHER DRAIN PIPING
	ELBOW TURNED DOWN OR TURNED UP IN PIPING
	THERMOSTAT, ARROW SHOWS CONTROL WIRING PATH
	CUBIC FEET PER MINUTE
	DIAMETER
	UNDER-CUT DOOR 3/4", UNLESS OTHER SIZE NOTED
	INDICATES EQUIPMENT ON PLANS; TOP ITEM SHOWS TYPE OF EQUIPMENT AND BOTTOM ITEM SHOWS SPECIFIC MARK NUMBER
	ITEM IN HEXAGON SHOWS AIR DEVICE MARK NUMBER, ITEM ABOVE LINE SHOWS NECK SIZE, ITEM BELOW LINE SHOWS AIR FLOW THROUGH DEVICE, AND NUMBER IN FRONT SHOWS QUANTITY IF MORE THAN ONE
	ABOVE FINISHED FLOOR
	CEILING
	DRY BULB TEMPERATURE, WET BULB TEMPERATURE
	EXHAUST AIR, EXHAUST GRILLE
	EXTERNAL STATIC PRESSURE (USUALLY EXPRESSED IN INCHES OF WATER IN GAGE)
	MANUAL VOLUME DAMPER
	OUTSIDE AIR
	RETURN AIR, RETURN GRILLE
	SUPPLY AIR
	WATTS, KILOWATTS
	ACCESS DOOR
	RADIUS ELBOW (R=1.5)
	VANED ELBOW
	MANUAL VOLUME DAMPER (MVD), MOTOR OPERATED DAMPER (MOD)



3 RELIEF AIR SUPPLY TO RESTROOM
SCALE: N.T.S.



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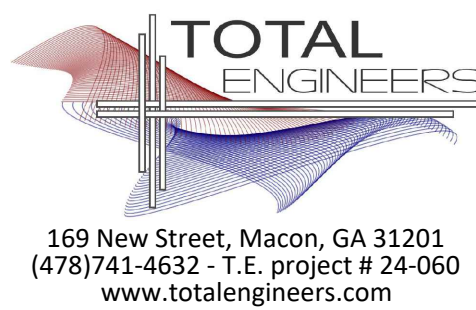


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DA OFFICE RENOVATIONS
GRAND BLDG. - 6TH FLOOR
661 MULBERRY STREET
MACON, GA 31201

Drawing Issue Schedule	
9/11/2024	Permit Set

Project No: 2024-19



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MECHANICAL SPECIFICATIONS

M0.1

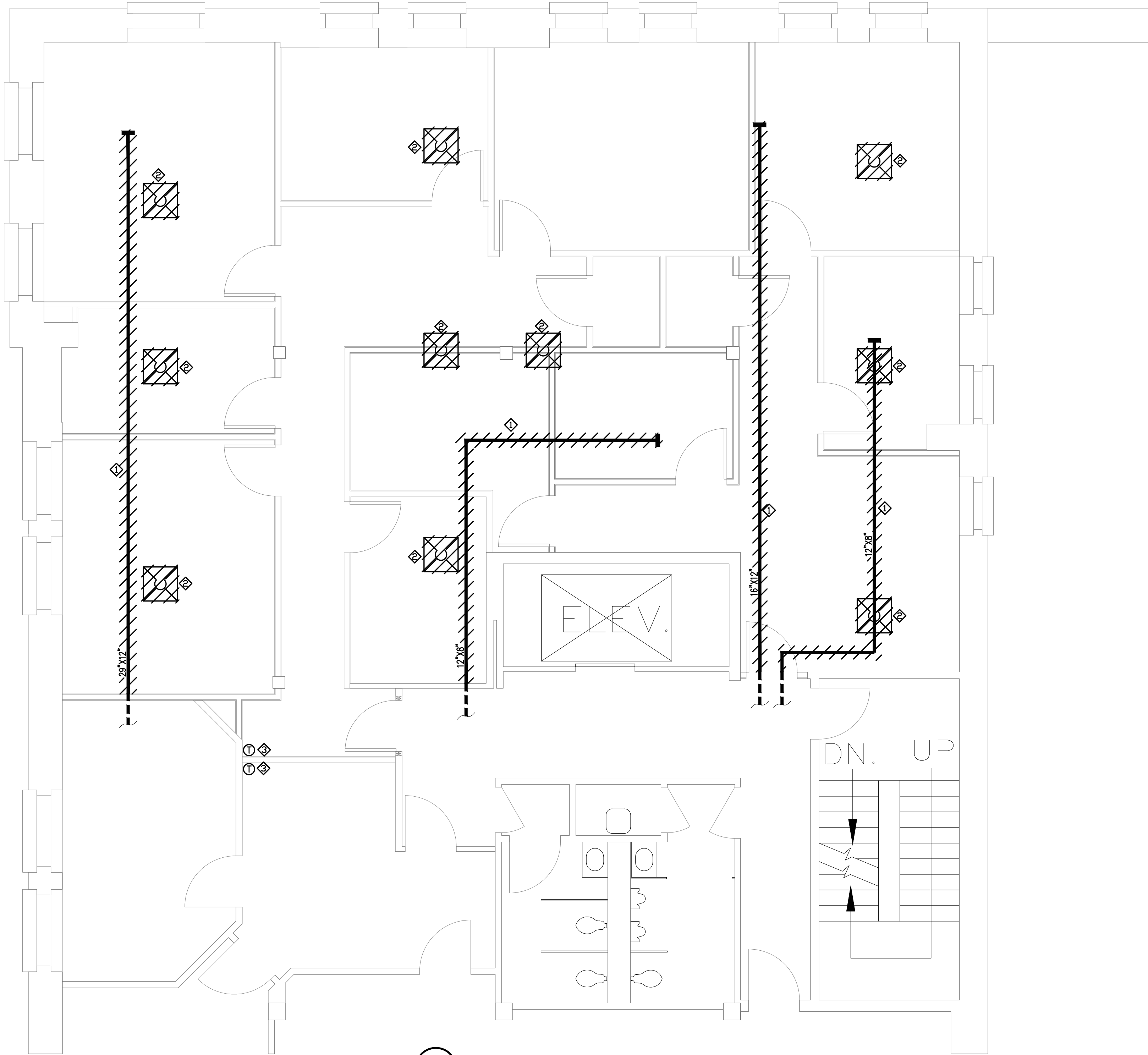
GENERAL DEMOLITION NOTES

- A) DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL PROXIMITY OF EQUIPMENT, PIPES, DUCTWORK ETC., ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR AT BUILDING SITE.
- B) THE DEMOLITION PLANS HAVE BEEN PREPARED TO ASSIST THE CONTRACTOR IN DETERMINING THE SCOPE OF DEMOLITION WORK AND SHOULD NOT BE CONSTRUED TO BE ALL OF DEMOLITION REQUIRED. THE CONTRACTOR SHALL VISIT JOB SITE (AFTER CAREFULLY REVIEWING THE CONTRACT DOCUMENTS) AND DETERMINE EXACT AREAS AND QUANTITIES OF EXISTING MATERIALS TO BE REMOVED TO ACCOMPLISH NEW CONSTRUCTION.
- C) WHERE THE DOCUMENTS INDICATE EQUIPMENT TO BE REMOVED OR DEMOLISHED. CONTRACTOR SHALL REMOVE ALL ASSOCIATED MATERIALS INCLUDING SUPPORT, HANGERS, AND ASSOCIATED ACCESSORIES.
- D) CONTRACTOR SHALL DISPOSE OF ANY MATERIAL TO BE DISCARDED IN ACCORDANCE WITH ALL LAWS AND REGULATIONS.
- E) IF CONTRACTOR'S OBSERVATIONS REVEAL THE PRESENCE OF ASBESTOS IN HVAC DUCTWORK, EQUIPMENT, AND INSULATION WHICH MUST BE DISTURBED DURING THE COURSE OF THIS WORK, CONTRACTOR MUST FOLLOW ALL LAWS AND REGULATIONS APPLICABLE TO REMOVAL OF ASBESTOS MATERIAL TO REMOVE IT.
- F) UNUSED SLEEVES LEFT OPEN BY REMOVAL OF PIPING SHALL BE CUT FLUSH WITH THE FINISHED SLAB OR WALL, FILLED WITH NON-SHRINKING GROUT AND/OR FIRE RATED FOAM FLUSH WITH BOTH SIDES OF SLAB OR WALL TO MAINTAIN SLAB OR WALL FIRE RATING.
- G) ALL EXISTING EQUIPMENT REMOVED OR DEMOLISHED SHALL BE A PROPERTY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED AND SHALL BE REMOVED FROM THE FACILITY AS REQUIRED BY CODES AND REGULATIONS.

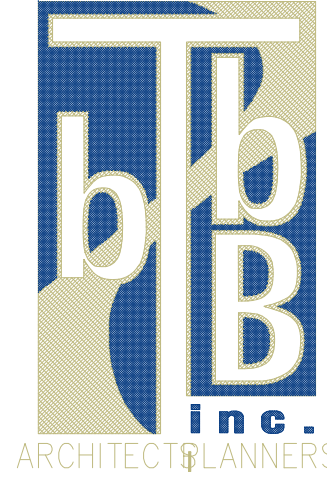
LINE LEGEND	
	DEMOLITION
	EXISTING TO REMAIN
	CONNECT TO EXISTING

KEY NOTES (THIS SHEET ONLY):

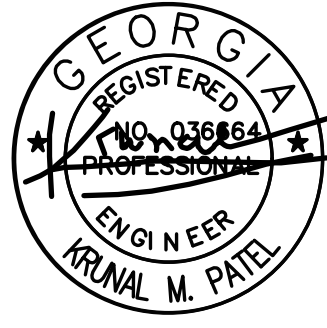
- ① REMOVE EXISTING DUCTWORK WITH ASSOCIATED GRILLS AND ACCESSORIES.
- ② REMOVE EXISTING GRILL AND ASSOCIATED DUCTWORK AND ACCESSORIES UP TO MAIN SUPPLY AIR DUCT.
- ③ RELOCATE EXISTING CONTROLS FOR ZONE DAMPERS TO A NEW LOCATION. PROVIDE CONTROL WIRING AS NECESSARY TO RELOCATE TO NEW LOCATION.



1 MECHANICAL DEMOLITION PLAN
SCALE: 1/4"=1'-0"



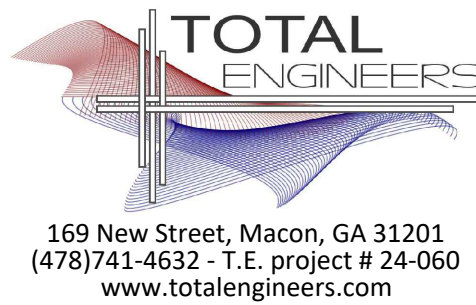
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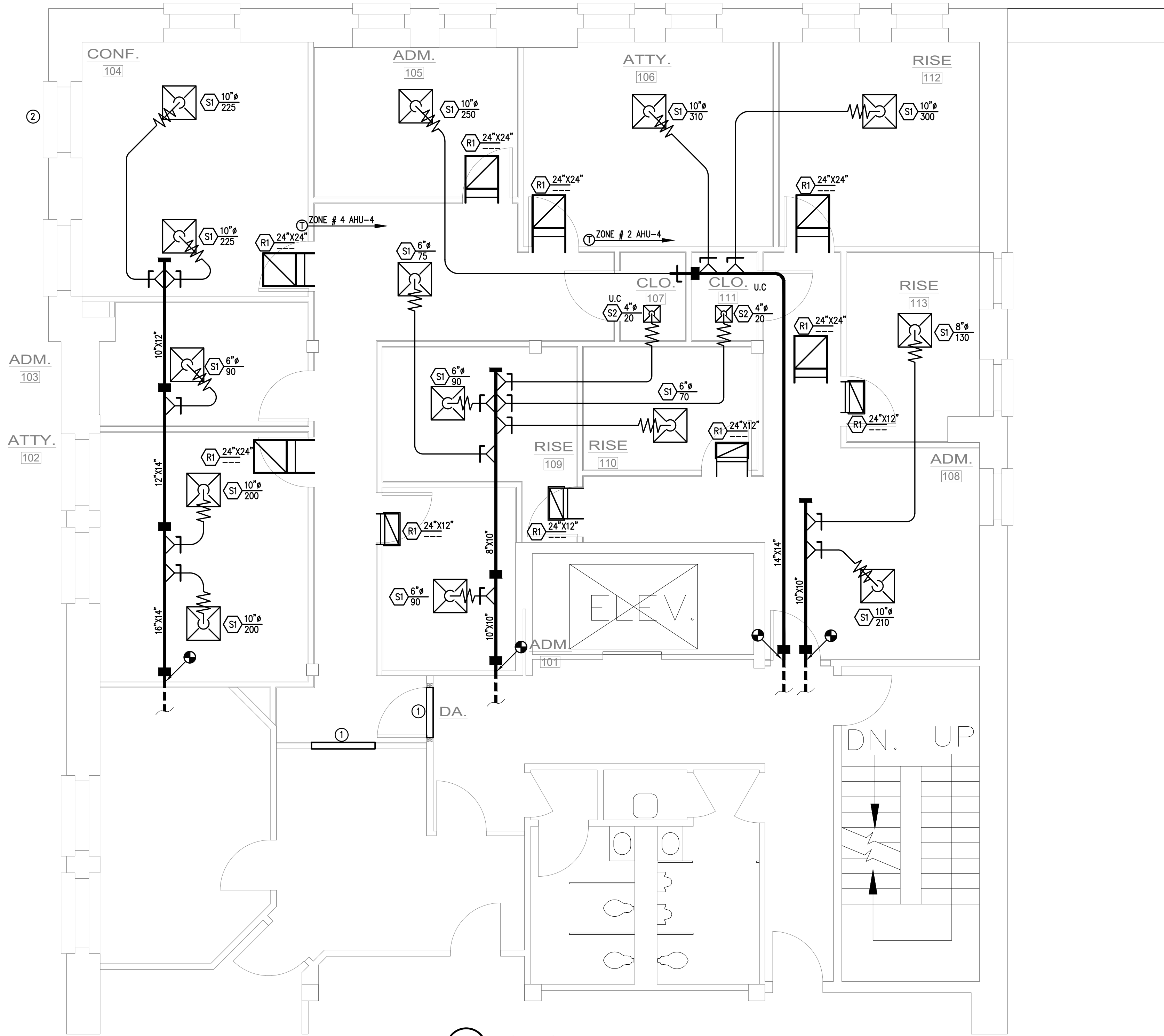
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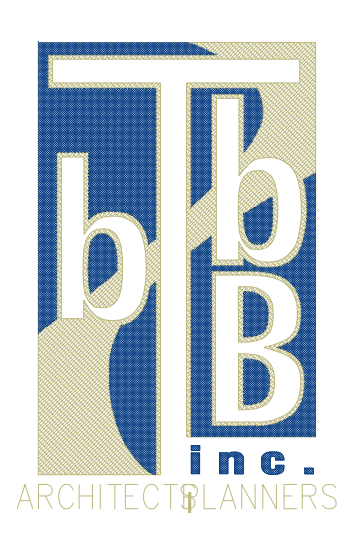


MECHANICAL DEMOLITION PLAN
M1.0

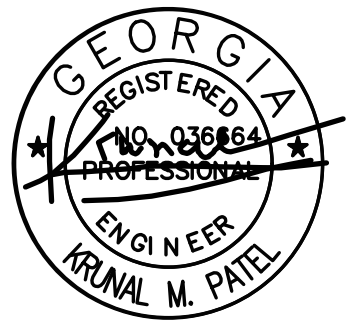
- KEY NOTES (THIS SHEET ONLY):
- ① 36"x24" RETURN AIR OPENING ABOVE CEILING.
 - ② HEAVY BLINDS REQUIRED DURING PEAK SUMMER LOAD. TYPICAL FOR ALL WINDOWS.



1 MECHANICAL PLAN
SCALE: 1/4"=1'-0"



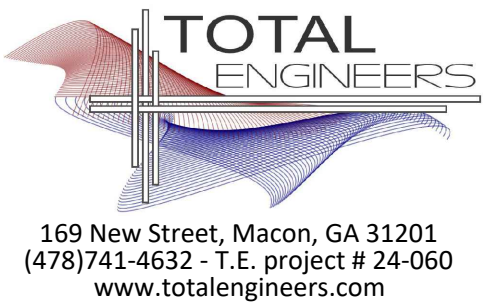
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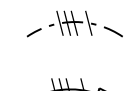
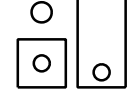
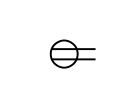
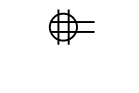
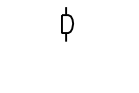
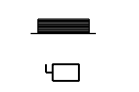
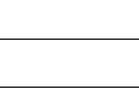
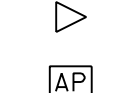
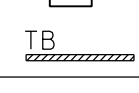
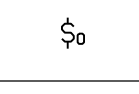
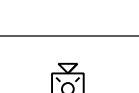
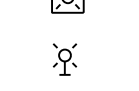
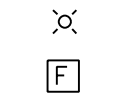
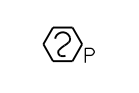
MECHANICAL PLAN
M1.1

ELECTRICAL SPECIFICATIONS	
DIVISION 26 ELECTRICAL SECTION A: GENERAL ELECTRICAL REQUIREMENTS 1. THESE PLANS AND SPECIFICATIONS APPLY TO DA OFFICE RENOVATIONS, MACON, GEORGIA, THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS APPLY TO THE INDICATED PROJECT AND MAY NOT BE MODIFIED OR REUSED WITHOUT WRITTEN APPROVAL OF THE ENGINEER. 2. ALL WORK SHALL BE PERFORMED BY LICENSED ELECTRICAL CONTRACTOR WITH MINIMUM OF TWO YEARS OF EXPERIENCE, LIST OF PREVIOUS JOBS AND REFERENCES SHALL BE MADE AVAILABLE UPON REQUEST; CONTRACTOR SHALL PROVIDE ADEQUATE INSURANCE FOR PERSONNEL AND SHALL REPAIR ANY DAMAGE OCCURRING AS THE RESULT OF THIS PROJECT SITE AND RELATED PROPERTY. 3. ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL MANNER IN ACCORDANCE WITH THE 2020 NATIONAL ELECTRICAL CODE, LIFE SAFETY CODE NFPA 101, ADA CODE, GA ACCESSIBILITY CODE, STATE OF GEORGIA ENERGY CODE AND ALL OTHER APPLICABLE CODES AND ORDINANCES. 4. ALL PERMITS AND FEES SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR. 5. ALL EQUIPMENT, MATERIAL, AND DEVICES SHALL BE LISTED OR RECOGNIZED BY UNDERWRITER'S LABORATORY OR ELECTRICAL TESTING LABORATORY AND USED AND INSTALLED IN ACCORDANCE WITH ITS LISTING. 6. ALL WORK PERFORMED SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE THE FINAL COMPLETION DATE EXCEPT FOR FUSES AND LAMPS IN LIGHT FIXTURES. UPON NOTIFICATION OF A PROBLEM, THE CONTRACTOR SHALL INVESTIGATE THE PROBLEM WITHIN 48 HOURS UNLESS A DIFFERENT TIME PERIOD IS AGREED TO. THE CONTRACTOR SHALL INVESTIGATE, REPAIR OR REPLACE ALL FAULTY EQUIPMENT WITHIN A REASONABLE TIME PERIOD WITHOUT CHARGE TO THE OWNER. 7. THE TERM 'PROVIDE' SHALL BE UNDERSTOOD TO MEAN, OBTAIN THE ITEM DESCRIBED, INSTALL ITEM IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND MANUFACTURER'S RECOMMENDATIONS. 8. ALL PENETRATIONS MADE IN FIRE RATED BUILDING PORTIONS SHALL BE SEALED WITH A LISTED RESISTANT MATERIAL SUITABLE FOR THE APPLICATION. 9. ALL INSTALLATIONS OF ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH OTHER TRADES PRIOR TO INSTALLATION. 10. PLANS ARE DIAGRAMMATIC AND SHOW THE LOCATION OF THE EQUIPMENT, RACEWAY AND FIXTURES, AND ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED AT THE BUILDING SITE. 11. CONTRACTOR SHALL VERIFY AND COORDINATE ALL EQUIPMENT AND DEVICE LOCATIONS WITH OWNER'S PROJECT MANAGER PRIOR TO INSTALLATION. 12. EQUIPMENT BREAKER AND WIRING REQUIREMENTS: THE CONTRACTOR SHALL SUBMIT FOR REVIEW A TABULATED SHEET OF BREAKER AND WIRING REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT REQUIRING POWER AS SPECIFIED IN DIVISION 23. REQUIREMENTS SHALL BE IDENTIFIED BY HORSEPOWER OR KW, OPERATING AMPERAGE, REQUIRED VOLTAGE AND PHASE REQUIREMENTS, AND MANUFACTURERS SUGGESTED OVERCURRENT CIRCUIT PROTECTION DEVICE SIZE AND MINIMUM CIRCUIT AMPACITY SIZE. WHERE THE ELECTRICAL REQUIREMENTS SUBMITTED FOR MECHANICAL EQUIPMENT DIFFERS FROM THE BRANCH CIRCUITRY SHOWN ON THE ELECTRICAL DRAWINGS (WHEN USING THE BASIS OF DESIGN UNIT LISTED IN THE MECHANICAL SCHEDULES/SPECIFICATIONS OR A SIMILAR UNIT OF THE SAME SIZE FROM LISTED ALTERNATE MANUFACTURERS), THE CONTRACTOR SHALL MAKE THE NECESSARY ADJUSTMENTS TO THE BRANCH CIRCUITRY PER THE CURRENT NEC AT NO ADDITIONAL COST TO THE OWNER. WHEN CHANGES ARE MADE TO POWER REQUIREMENTS FOR EQUIPMENT DUE TO OWNER, ARCHITECT/ENGINEER APPROVED VALUE ENGINEERING CHANGES TO EQUIPMENT, THE COST MUST BE INCLUDED IN THE VALUE ENGINEERING OVERALL CHANGE ORDER COST. COSTS DUE TO ADJUSTMENTS IN BRANCH CIRCUITRY TO EQUIPMENT DUE TO VALUE ENGINEERING CHANGES WILL NOT BE ALLOWED AFTER THE OVERALL VALUE ENGINEERING CHANGE ORDER HAS BEEN APPROVED. IN ALL CASES, BREAKER AND WIRING REQUIREMENTS FOR MECHANICAL EQUIPMENT MUST BE PROVIDED TO THE ENGINEER BEFORE OR AT THE SAME TIME AS THE SHOP DRAWINGS FOR THE ELECTRICAL DISTRIBUTION GEAR OR EQUIPMENT. IN NO CASE SHALL THE ELECTRICAL DISTRIBUTION GEAR OR EQUIPMENT BE ORDERED OR BRANCH CIRCUITRY ROUGHED IN PRIOR TO ENGINEER REVIEW AND COMMENT ON THIS DOCUMENT. ANY EQUIPMENT ORDERED OR BRANCH CIRCUITRY ROUGHED IN ON THE OBSITE WITHOUT THIS REVIEW AND COMMENT WILL BE TOTALLY AT THE CONTRACTORS RISK.	SECTION G: DISTRIBUTION EQUIPMENT 1. CONTRACTOR SHALL PROVIDE CONDUCTORS AND CONDUIT FOR ALL FEEDERS IN ACCORDANCE WITH THE PLANS. 2. SEPERATELY MOUNTED CIRCUIT BREAKERS SHALL BE MOUNTED IN NEMA TYPE I ENCLOSURES IN INDOOR APPLICATIONS AND IN NEMA 3R ENCLOSURES IN EXTERIOR OR WET LOCATIONS. ALL CIRCUIT BREAKER ENCLOSURES SHALL BE PROVIDED WITH HINGED COVERS AND PROVISIONS FOR PADLOCKING THE COVERS. 3. ALL EQUIPMENT CONTAINING MOTORS SHALL BE PROVIDED WITH A DISCONNECTING MEANS WITHIN TEN FEET OF THE UNIT UNLESS OTHERWISE NOTED. THIS DISCONNECTING MEANS SHALL AS A MINIMUM BE A NON-FUSED SWITCH OR TOGGLE STARTER SIZED TO MATCH THE EQUIPMENT. PROVIDE OTHER DEVICES AS NOTED ON THE PLANS. PROVIDE NEMA TYPE I ENCLOSURES INDOORS AND NEMA 3R OUTDOORS. 4. PROVIDE GFCI CIRCUIT BREAKERS AND RECEPTACLES AS INDICATED ON THE PLANS AND IN THESE SPECIFICATIONS. THESE DEVICES SHALL BE CLASS A GFCI DEVICES. 5. PROVIDE PANELS AS SCHEDULED ON PLANS. CIRCUIT BREAKERS SHALL BE THERMAL-MAGNETIC BREAKERS WITH A MINIMUM INTERRUPTING RATING OF 10,000 AIC FOR 120/208V AND 14,000 AIC FOR 277/480V OR AS INDICATED ON THE PLANS. BREAKERS SHALL HAVE 65/75 DEGREE C RATED TERMINATIONS. PANEL NOTED SHALL BE SERVICE ENTRANCE RATED. MOUNT PANELS WITH TOP OF PANEL 6 FT. ABOVE FLOOR. PROVIDE 3/4 IN. GREY PAINTED PLYWOOD BACKBOARD FOR ALL PANELS SECURED TO WALL WITH 1/4 IN. TOGGLE BOLTS. PANEL MANUFACTURERS: SQUARE D, GE, SIEMENS, AND CULTER HAMMER. ALL CURRENT CARRYING PARTS SHALL BE COPPER. 6. SYSTEM COORDINATION: THE MANUFACTURER OF THE PANELBOARDS SHALL PROVIDE SERIES RATED EQUIPMENT BASED ON UL LISTED TEST RESULTS. THE CONTRACTOR SHALL VERIFY THE AVAILABLE SHORT CIRCUIT CURRENT AT THE SERVING TRANSFORMER. 7. PROVIDE EACH PANELBOARD WITH A TYPEWRITTEN CIRCUIT BREAKER DIRECTORY CARD INSIDE A PLASTIC COVERING (EVERY CIRCUIT AND CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT, AND SPECIFIC PURPOSE OR USE). THE IDENTIFIANT DETAIL TO ALLOW EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS). THE DIRECTORY AND COVERING SHALL BE LOCATED INSIDE A STEEL FRAME PROVIDED INSIDE THE DOOR OF EACH PANELBOARD. THE DIRECTORY SHALL BE TYPED TO IDENTIFY THE LOAD FEED BY EACH CIRCUIT BREAKER AND THE AREAS SERVED. 8. PROVIDE NAMEPLATES FOR ALL PANELBOARDS, DISCONNECT SWITCHES, ENCLOSED CIRCUIT BRAKERS, COMBINATION STARTERS, CONTRACTORS, AND ALL OTHER ELECTRICAL DISTRIBUTION EQUIPMENT PANELS. MOUNT NAMEPLATES ON EXTERIOR OF THE DOOR OF ALL SURFACE MOUNTED PANELS AND EQUIPMENT. NAME PLATES SHALL BE LAMINATED PLASTIC PLATES WITH 3/16 IN. HIGH LETTERS ETCHED ON A BLACK BACKGROUND. NAME PLATES SHALL BE INSTALLED PARALLEL TO EQUIPMENT LINES. THE NAME OR USAGE OF EACH DEVICE OR BRANCH CIRCUIT SHALL BE ETCHED IN THE NAMEPLATE. CONTRACTOR TO COORDINATE EXACT EQUIPMENT IDENTIFICATION WITH THE OWNER. SECURE NAMEPLATES VIA EPOXY GLUE.
SECTION B: BASIC MATERIALS 1. ALL CONDUCTORS USED FOR 600 VOLTS OR LESS SHALL BE HIGH GRADE COPPER CONDUCTORS WITH 75 DEGREE C, THHN OR THWN THERMOPLASTIC INSULATION. ALL CONDUCTORS SHALL BE MADE IN THE USA. ALL CONDUCTORS ROUTED IN UNDERGROUND CONDUIT SHALL BE RATED FOR WET LOCATIONS. 2. ALL INTERIOR 120/277 VOLT, 20 AMP POWER AND LIGHTING WIRING SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING OR 'MC' CABLE (IF NOT EXPOSED) FOR ALL INTERIOR CIRCUITS UNLESS OTHERWISE NOTED. IF 'MC' CABLE IS USED, HOMERUNS SHALL BE IN 3/4 IN. EMT. POWER CIRCUITS FOR HVAC EQUIPMENT SHALL BE IN 3/4" ELECTRICAL METALLIC CONDUIT MINIMUM. ALL CONDUIT SHALL BE SUPPORTED FROM BUILDING STRUCTURE. IT SHALL NOT BE SUPPORTED FROM DUCTWORK, PIPING, CEILING GRID OR CEILING GRID SUPPORTS, OR ANY OTHER NON-STRUCTURAL ITEM. CONDUIT SHALL BE SUPPORTED IN ACCORDANCE WITH THE NEC. CONDUIT IN EXPOSED STRUCTURE AREAS SHALL BE EMT. GALVANIZED RIGID STEEL CONDUIT SHALL BE USED IN AREAS WHERE IT WILL BE EXPOSED TO PHYSICAL DAMAGE. 3. CONDUIT UNDERGROUND SHALL BE SCHEDULE 40 PVC. IF MORE THAN ONE CONDUIT IS PROVIDED IN A SINGLE TRENCH, THE CONDUIT SHALL BE RACKED WITH SPACERS EVERY FOUR FEET TO MAINTAIN A MINIMUM SPACING BETWEEN CONDUIT OF TWO INCHES. BACKFILL USED FOR UNDERGROUND INSTALLATIONS SHALL BE FREE OF FOREIGN MATTER. WHERE EXPOSED TO WEATHER, CONDUIT SHALL BE GALVANIZED RIGID STEEL OR INTERMEDIATE METALLIC CONDUIT. THE CONDUIT SHALL BE TERMINATED WITH LISTED FITTINGS AND ALL CONDUIT ENDS SHALL BE REAMED AND SMOOTH. ALL CONDUIT ENDS IN BOXES SHALL BE PROVIDED WITH INSULATED BUSHINGS. 4. A #12 INSULATED COPPER GROUND CONDUCTOR SHALL BE INCLUDED IN ALL BRANCH CIRCUITS RATED 20 AMPERES. ALL OTHER CIRCUITS AND FEEDERS WILL BE PROVIDED WITH AN INSULATED COPPER CONDUCTOR SIZED AS NOTED OR IN ACCORDANCE WITH THE NEC, WHICHEVER IS GREATER. 5. THE MINIMUM SIZE OF ALL CONDUCTORS NOT OTHERWISE INDICATED IS #12 AND THE MINIMUM SIZE OF ALL CONDUIT UNLESS OTHERWISE INDICATED IS 1/2 IN. 6. ALL JUNCTION BOXES SHALL BE PROVIDED WITH COVERS AND ALL UNUSED OPENINGS SHALL BE PLUGGED. ALL JUNCTION BOXES SHALL BE INDEPENDENTLY SUPPORTED FROM STRUCTURE. COVERS OF BOXES SHALL BE LABELED WITH THE CIRCUIT NUMBER WITH A BLACK PERMANENT MARKER IN 3/4 IN. HIGH LETTERS (LEGIBLE HANDWRITTEN LETTERING IS ACCEPTABLE). 7. ALL OUTLET BOXES SHALL BE SQUARE METAL BOXES. PROVIDE PLASTER RINGS FOR ALL OUTLET BOXES CONTAINING DEVICES TO PROVIDE A FIRM MOUNTING SUPPORT FOR THE DEVICE. 8. ALL CONVENIENCE RECEPTACLES SHALL BE SPECIFICATION GRADE 20 AMP RECEPTACLES, OWNER TO SELECT COLOR, TAMPER RESISTANT (TYPE 'TR'). 9. ALL LIGHT SWITCHES SHALL BE SPECIFICATION GRADE 20 AMP TOGGLE SWITCHES FULL LOAD RATED FOR TUNGSTEN-HALOGEN LAMPS, OWNER TO SELECT COLOR. 10. PROVIDE FACEPLATES FOR ALL RECEPTACLES AND SWITCHES. COORDINATE STYLE AND COLOR WITH OWNER'S PROJECT MANAGER. 11. PROVIDE BETWEEN 12 AND 24 INCHES OF LIQUID TIGHT FLEXIBLE CONDUIT BETWEEN RIGID CONDUIT AND ANY EQUIPMENT CONTAINING MOTORS. THE FLEXIBLE CONDUIT SHALL BE SUPPORTED TO PREVENT THE CONDUIT FROM RESTING ON THE GROUND OR CONCRETE PAD. 12. PROVIDE WEATHERPROOF RECEPTACLE WITHIN 25 FEET OF EACH PIECE OF EXTERIOR EQUIPMENT. THIS RECEPTACLE SHALL BE MOUNTED HORIZONTALLY WITH METAL HINGED IN USE COVER MOUNTED TO OPEN UP. THIS OUTLET SHALL CARRY A GFCI RECEPTACLE. THIS RECEPTACLE SHALL BE BE MOUNTED IN DIE CAST NON CORRODING METAL BOX. 13. WHEN OUTLETS OR BOXES ARE INDICATED INSTALLED ON OPPOSITE SIDES OF THE SAME WALL. THE CONTRACTOR SHALL ADJUST THE LOCATION TO OFFSET THE OUTLETS WITH A WALL STUD PROVIDING SEPERATION.	SECTION D: LIGHTING 1. TYPES AND SPECIFIC REQUIREMENTS ARE PROVIDED ON THE LIGHTING FIXTURE SCHEDULE ON THE PLANS. ALL LIGHT FIXTURES SHALL BE PROVIDED WITH LAMPS, DRIVERS, BALLASTS, AND FULLY FUNCTIONING AT COMPLETION OF PROJECT. 2. ALL LED FIXTURES SHALL BE UL LISTED AND HAVE A MINIMUM OF 5 YEAR ON-SITE REPLACEMENT WARRANTY FOR DEFECTIVE OR NON-STARTING LED SOURCE ASSEMBLIES, DRIVERS, AND FOR LUMINAIRES EXHIBITING INADEQUATE LUMEN OUTPUT. IT SHALL COVER MATERIAL, FIXTURE FINISH, WORKMANSHIP, AND SHIPPING. ON-SITE REPLACEMENT SHALL INCLUDE TRANSPORTATION, REMOVAL, AND INSTALLATION OF NEW FIXTURE. 3. RATED LUMINAIRE WATTAGE SHALL BE ACTUAL, ACCOUNTING FOR ANY REDUCTION IN EFFICIENCY DUE TO SUB-OPTIMAL LOADING OF DRIVERS. 4. DRIVERS SHALL BE CAPABLE OF ACCEPTING THE VOLTAGE INDICATED ON THE LIGHTING FIXTURE SCHEDULE AND CAPABLE OF DIMMING IF REQUIRED. DRIVERS SHALL HAVE A CLASS A RATING, TOTAL HARMONIC DISTORTION OF LESS THAN 20%, AND SHALL NOT CONTAIN ANY POLYCHLORINATED BIPHENYL (PCB). 5. ALL LED FIXTURES SHALL BE TESTED TO IES LM-79 AND IES LM-80 STANDARDS. OUTDOOR FIXTURES SHALL BE IP65 RATED. LED'S, DRIVERS AND ALL COMPONENTS SHALL HAVE A SYSTEM LIFETIME OF 50,000 HOURS OR MORE AT 25 DEGREES CELSIUS AND SHALL MAINTAIN A MINIMUM OF 85% OF INITIAL LUMEN OUTPUT AFTER 55,000 HOURS OF OPERATION. LED'S SHALL HAVE COLOR RENDERING INDEX (CRI) OF 80 OR GREATER. 6. ALL SURFACE MOUNTED FIXTURES SHALL BE INDEPENDENTLY SUPPORTED FROM STRUCTURE. ALL CEILING MOUNTED FIXTURES SHALL BE SUPPORTED FROM STRUCTURE AND BRACED TO PREVENT MOVEMENT IF IMPACTED. 7. ALL RECESSED FIXTURES IN LAY IN TYPE CEILINGS SHALL BE PROVIDED WITH GRID CLIPS TO FASTEN FIRMLY TO CEILING SUPPORT GRID. THE CEILING GRID SHALL BE SUPPORTED AT EACH CORNER OF A FIXTURE. 8. CONNECTION TO ALL FIXTURES IN LAYIN CEILING SHALL BE BY FLEXIBLE CONDUIT OF FOUR TO SIX FEET IN LENGTH. A GROUND CONDUCTOR WILL BE INCLUDED WITH THIS CONNECTION. 9. ALL LENSES ON FIXTURES SHALL BE 0.125 INCH THICK MINIMUM. ALL HOUSINGS SHALL BE 22 GAUGE STEEL MIN. AND HAVE A POST FABRICATION HIGH REFLECTIVE WHITE FINISH.
	SECTION E: FIRE ALARM SYSTEM (EXISTING FIRE ALARM SYSTEM) 1. MATCH EXISTING MANUFACTURER FOR ALL NEW DEVICES. 2. PROVIDE THE EXTENSION OF AN EXISTING COMPLETE OPERABLE FIRE ALARM SYSTEM FOR THIS PROJECT. FIELD VERIFY THE EXACT LOCATION OF THE MAIN PANEL. THE FIRE ALARM SYSTEM SHALL BE DESIGNED FOR CLASS B OPERATION. THE WIRING FOR THE FIRE ALARM SYSTEM SHALL BE INSTALLED IN 1/2 IN. ELECTRICAL METALLIC TUBING. PROVIDE INSULATED FITTINGS ON ALL CONDUIT ENDS. THE FIRE ALARM SHALL BE MADE IN THE USA AND BE UL LISTED. ALL WIRING AND DEVICES FOR THE SYSTEM SHALL BE SUPERVISED. COLOR CODE THE CONDUIT EVERY 24 IN. WITH RED MARKINGS (EXCEPT WHERE EXPOSED). 3. NEW DEVICES SHALL BE PROVIDED WITH RECESSED METAL BOXES. ALL DEVICES SHALL BE MOUNTED FLUSH WITH WALL EXCEPT FOR PULL STATIONS WHICH SHALL BE SEM-FLUSH. 4. NEW HORN/STROBE DEVICES SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. THE SPEAKER SHALL PRODUCE A SOUND LEVEL OF 90 DECIBELS AND THE STROBE SHALL PRODUCE A FLASHING PULSE OF LIGHT OF 75 CANDELA. BOTH SOUND PRESSURE AND STROBE INTENSITY SHALL BE FIELD SELECTABLE AND ADJUSTABLE. 5. STROBE DEVICES SHALL PRODUCE A FLASHING PULSE OF LIGHT OF 75 CANDELLA. 6. NEW PULL STATIONS SHALL BE NON-GLASS-BREAK TYPE AND KEYED THE SAME AS THE FIRE ALARM PANEL. 7. THE SMOKE DETECTORS SHALL BE THE PHOTOELECTRIC TYPE POWERED FROM THE MAIN FIRE ALARM PANEL. 8. THE GENERAL BUILDING ALARM WILL SOUND WHEN ACTIVATED AT THE CONTROL PANEL, BY SMOKE OR HEAT DETECTORS, OR BY A PULL STATION. ALARM WILL ALSO SOUND WHEN ACTIVATED BY A DUCT SMOKE DETECTOR OR SPRINKLER. 9. SEE FIRE ALARM SUBCONTRACTOR SUBMITTAL TO AUTHORITY HAVING JURISDICTION ON SHEET E-4 FOR ADDITIONAL REQUIREMENTS. FIRE ALARM SUBCONTRACTOR IS RESPONSIBLE FOR ALL ADDITIONAL DEVICES AND EQUIPMENT AS REQUIRED TO MEET ALL NFPA, IBC, GEORGIA STATE, AND LOCAL CODES.

LIGHTING FIXTURE SCHEDULE		
TYPE	DESCRIPTION	MANUFACTURER
A	2 FT. X 4 FT. ECONOMY RECESSED LOW PROFILE ARCHITECTURAL TROFFER WITH ACRYLIC CENTER LENS AND MATTE WHITE POWDER PAINT REFLECTOR; SWITCHABLE LUMENS; SWITCHABLE COLOR TEMP; STANDARD 0-10 DIMMING. LAMPS: LED, 6000 LUMENS, 49 WATTS, 3500 DEGREE K DRIVER: UNV. VOLT	COLUMBIA "CCL" SER., LITHONIA "STACK" SER., METALUX "ACHIEVA" SER.
B	2 FT. X 4 FT. ECONOMY RECESSED LOW PROFILE ARCHITECTURAL TROFFER WITH ACRYLIC CENTER LENS AND MATTE WHITE POWDER PAINT REFLECTOR; SWITCHABLE LUMENS; SWITCHABLE COLOR TEMP; STANDARD 0-10 DIMMING. LAMPS: LED, 5000 LUMENS, 41 WATTS, 3500 DEGREE K DRIVER: UNV. VOLT	COLUMBIA "CCL" SER., LITHONIA "STACK" SER., METALUX "ACHIEVA" SER.
C	2 FT. X 4 FT. ECONOMY RECESSED LOW PROFILE ARCHITECTURAL TROFFER WITH ACRYLIC CENTER LENS AND MATTE WHITE POWDER PAINT REFLECTOR; SWITCHABLE LUMENS; SWITCHABLE COLOR TEMP; STANDARD 0-10 DIMMING. LAMPS: LED, 4000 LUMENS, 32 WATTS, 3500 DEGREE K DRIVER: UNV. VOLT	COLUMBIA "CCL" SER., LITHONIA "STACK" SER., METALUX "ACHIEVA" SER.
D	2 FT. X 2 FT. ECONOMY RECESSED LOW PROFILE ARCHITECTURAL TROFFER WITH ACRYLIC CENTER LENS AND MATTE WHITE POWDER PAINT REFLECTOR; SWITCHABLE LUMENS; SWITCHABLE COLOR TEMP; STANDARD 0-10 DIMMING. LAMPS: LED, 3000 LUMENS, 27 WATTS, 3500 DEGREE K DRIVER: UNV. VOLT	COLUMBIA "CCL" SER., LITHONIA "STACK" SER., METALUX "ACHIEVA" SER.
E	COMMERCIAL GRADE DOWNLIGHT, RECESSED SELF FLANGED, 6 IN. ROUND APERTURE, SPECULAR REFLECTOR FINISH; ACCESS FROM BELOW OR ABOVE CEILING; STANDARD 0-10 DIMMING. LAMPS: LED, 1500 LUMENS, 18 WATTS, 3500 DEGREE K DRIVER: UNV. VOLT	HALO COMMERCIAL "HCG" SER., LITHONIA "LHQM" SER., PRESCOLITE "LFR-6AD" SER.
	LED INTEGRATED THERMOPLASTIC COMBO EXIT/EMERGENCY, IMPACT RESISTANT HOUSING; TOP, END, OR BACK MOUNTING STANDARD, UNIVERSAL FIELD SELECTABLE SINGLE OR DOUBLE FACE, FIELD SELECTABLE RED OR GREEN ILLUMINATION. FIELD SELECTABLE CHEVRONS, WHITE / BLACK ENCLOSURE. (PROVIDE 90 MIN. BACK-UP BATTERY). LAMPS: LED (2), 3 WATTS BALLAST: UNV. VOLT	SURE-LITES "LPX-C" SER., LITHONIA "LHM2" SER., COMPASS "CC" SER.
	LED 2 HEAD EMERGENCY UNIT, LOW PROFILE CONTEMPORARY DESIGN WITH THERMOPLASTIC HOUSING, IMPACT RESISTANT. (PROVIDE 90 MIN. BACK-UP BATTERY). LAMPS: LED (2), 3 WATTS BALLAST: UNV. VOLT	COMPASS "CU2" SER., LITHONIA "LHM2" SER., LIGHT ALARMS "LCA" SER., SURELITES "SEL17" SER., EVENULITE "TCL" SER.

NOTES:
1. CONTRACTOR TO VERIFY ALL VOLTAGES, GRID AND CEILING TYPES WITH THE ARCHITECT AND COORDINATE FIXTURE DIMENSION SIZE TO ENSURE A PROPER FIT IN ALL CEILING TYPES PRIOR TO ORDERING.
2. ALL LUMENS LISTED ARE DELIVERED LUMENS. ALL EQUALS TO SPECIFIED FIXTURES SHALL NOT BE ANY LOWER THAN 5% OF SPECIFIED LUMENS. WATTAGE SHALL NOT BE HIGHER THAN 15% OF SPECIFIED WATTAGE.
3. LISTING OF MANUFACTURERS DOES NOT EQUAL AUTOMATIC APPROVAL. ALL CHARACTERISTICS NOTED IN DESCRIPTION SECTION MUST BE MET IN ORDER TO BE APPROVED. WHERE VENDOR/REP. DOES NOT HAVE ONE MANUFACTURER LISTED, PRIOR APPROVAL IS REQUIRED TO BE SUBMITTED TO ENGINEER TEN (10) DAYS PRIOR TO BID.

ELECTRICAL LEGEND

LIGHTING AND POWER	
	CONDUIT RUN CONCEALED ABOVE CEILING OR IN WALL. HASH MARKS INDICATE NUMBER OF CONDUCTORS. (3 WIRE UNLESS SHOWN)
	CONDUIT RUN CONCEALED BELOW FLOOR SLAB, OR UNDERGROUND.
	HOMERUN TO PANELBOARD. LETTER OR LETTERS INDICATE PANELBOARD. NUMBERS INDICATES CIRCUIT NUMBERS.
	LIGHT FIXTURE, SEE SCHEDULE FOR MOUNTING AND TYPE.
	DUPLEX CONVENIENCE OUTLET, 18 IN. ABOVE FLOOR UNLESS OTHERWISE NOTED.
	QUADRUPLEX CONVENIENCE OUTLET, 18 IN. ABOVE FLOOR UNLESS OTHERWISE NOTED.
	FLUSH FLOOR BOX WITH DUPLEX CONVENIENCE OUTLET AND COMBINATION TELEPHONE AND DATA OUTLET. PROVIDE WALKER 880 OMNIBOX SERIES TWO GANG CAST IRON OR PLASTIC FLOOR BOX WITH BRASS FLANGE AND COVERPLATE.
	SINGLE POLE TOGGLE SWITCH, 42 IN. ABOVE FLOOR.
	0-10 VOLT SLIDE TYPE DIMMER 2015 IECC COMPLAINT. (MANUAL ON TO 50%, DIM 1-100%, AUTO OFF. MUST BE COMPATIBLE WITH VAC SENSOR AND POWER PACK.) 42 IN. ABOVE FLOOR.
	PANELBOARD, SEE SCHEDULE.
	DISCONNECT SWITCH.
TELEPHONE/DATA SYSTEMS	
	COMBINATION COMPUTER AND TELEPHONE OUTLET, 18 IN. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE. (2 DATA, 1 TEL)
	COMPUTER OUTLET, 18 IN. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE. (2 DATA)
	WIRELESS ACCESS POINT. (2 DATA)
	PLYWOOD BACKBOARD. 'TB' INDICATES TELEPHONE BOARD.
LIGHTING CONTROL SENSORS	
	COMBINATION 360 DEGREE, ULTRASONIC AND PASSIVE INFRARED SENSOR (WATT STOPPER 'DT-300', GREENGATE, NOVITAS, HUBBELL, LEVITON, SENSOR SWITCH). ('V' INDICATES VACANCY SENSOR, UNIT MUST COMPLY WITH IECC 2015 REQUIREMENTS AND BE COMPATIBLE WITH DIMMER)
	WALL MOUNTED SENSOR SWITCH, 42 IN. MOUNTING HEIGHT (WATTSTOPPER DSW-301, GREENGATE, NOVITAS, HUBBELL, LEVITON, SENSOR SWITCH).
FIRE ALARM SYSTEM (EXISTING SYSTEM)	
	HORN AND FLASHING LIGHT. 80 IN. ABOVE FLOOR TO THE BOTTOM OF THE LENS.
	STROBE LIGHT, 80 IN. ABOVE FLOOR TO THE BOTTOM OF THE LENS.
	CEILING MOUNTED STROBE LIGHT.
	FIRE ALARM PULL STATION. WALL MOUNTED 42 IN. ABOVE FLOOR.
	SMOKE DETECTOR, PHOTOELECTRIC TYPE.

NOTES:
1. ALL MOUNTING HEIGHTS ARE FROM FINISHED FLOOR TO CENTERLINE OF OUTLET OR DEVICE.
2. ALL RECEPTACLES SHALL BE TAMPER RESISTANT (TYPE 'TR').

GENERAL NOTES:

- ALL FLUSH RECESSED OUTLET BOXES SHALL BE INSTALLED SUCH THAT FRONT EDGE OF THE BOX WILL NOT BE SET BACK OF THE FINISHED SURFACE MORE THAN 1/4 IN. IN ORDER TO COMPLY WITH N.E.C. 314-20, SUPPORT OF OUTLET BOX BY RECEPTACLE AND COVERPLATE IS NOT ACCEPTABLE. CAREFULLY COORDINATE ROUGH-IN WITH BLOCK MASONS AND GROUT-IN CELL CONTAINING OUTLET BOX.
- DO NOT SCALE DRAWINGS TO LOCATE EQUIPMENT OR OUTLETS. MOUNTING HEIGHTS AS INDICATED ON THE DRAWINGS SHALL BE FROM THE FINISHED FLOOR TO THE CENTER LINE OF THE OUTLET BOX.
- THE ELECTRICAL DRAWINGS ARE ONLY A PART OF THE CONTRACT DOCUMENTS. ALL OF THE DRAWINGS AND SPECIFICATIONS MUST BE REVIEWED FOR THEIR INTERRELATIONSHIP AND REQUIRED COORDINATION BETWEEN DISCIPLINES.
- ALL RECEPTACLES SHALL BE TAMPER RESISTANT (TYPE 'TR').



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DA OFFICE RENOVATIONS
GRAND BLDG. - 6TH FLOOR
661 MULBERRY STREET
MACON, GA 31201

Drawing Issue Schedule	
09-11-2024	Permit Set
Project No:	2024-19

Electrical
Specifications,
Legend, &
Schedules

E0.1



175 NEW ST., STE.1
MACON, GA 31201
EDC• M24083

PROVIDE ALL BRANCH CIRCUIT CONDUIT/CONDUCTORS, AS NECESSARY TO CONNECT ALL DEVICES SHOWN ON THE CIRCUIT. PROVIDE DEDICATED NEUTRALS FOR ALL CIRCUITS. (STRIPED NEUTRAL WITH PHASE COLOR STRIPING)

THE BUILDING HAS A PLENUM RETURN AIR SYSTEM. ANY WIRING USED IN PLENUMS SHALL BE LISTED FOR SUCH USE. (2018) IMC, SECTION 602.2.4.1)



COMcheck Software Version 4.1.5.5

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: DA Office Renovations
Project Type: Alteration

Construction Site: 661 Mulberry Street
Macon, GA 31201
Owner/Agent:
Designer/Contractor: Electrical Design Consultants
175 New Street
Suite 1
Macon, GA 31201

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Office	1932	0.82	1584
Total Allowed Watts = 1584			

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Office (1932 sq.ft.) A: A: 2 FT. X 4 FT. TROFFER: LED Panel 44W: B: B: 2 FT. X 4 FT. TROFFER: LED Panel 41W: C: C: 2 FT. X 4 FT. TROFFER: LED Panel 33W: D: D: 2 FT. X 2 FT. TROFFER: LED Panel 19W: E: E: 6 IN DOWNLIGHT: LED Other Fixture Unit 16W:	1 1 1 1 1	2 23 2 15 1	49 41 32 27 18	98 943 64 405 18
Total Proposed Watts =				1528

Interior Lighting PASSES

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Jeffrey H. McGee, PE
Name - Title

Signature

09/09/2024
Date

Project Title: DA Office Renovations
Data filename: Z:\2024 CAD\M24083 MBC DA Office 6th Floor Grand\WORKING DRAWINGS\ELEC\LIGHTING\DA
Report date: 09/09/24
Office COMcheck.cck

ELECTRICAL SPECIFICATIONS

SECTION F: TELEPHONE/DATA SYSTEMS

WORK INCLUDED:

1. WORK SHALL INCLUDE PROVISIONS FOR A COMPLETE TELEPHONE/DATA CABLING SYSTEM INCLUDING: TELEPHONE/DATA COMBINATION OUTLETS, CABLING, CONDUIT, BOXES, TELEPHONE AND DATA PATCH PANELS, AND PLYWOOD BACKBOARDS.

SCOPE OF PROJECT, STANDARDS, AND DESCRIPTION:

1. THE CABLING AND WIRING PLACED FOR VOICE AND DATA COMMUNICATIONS ON THIS UNDERTAKING SHALL BE "UNSHIELDED TWISTED PAIR" TYPE AND CONFORM TO THE REQUIREMENTS CONTAINED IN THE LATEST EDITIONS OF THE NATIONAL ELECTRIC CODE (NEC) AND THE LATEST EDITIONS OF THE FOLLOWING AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) SPECIFICATIONS:

- EIA-TIA-568 COMMERCIAL BUILDING TELECOMMUNICATIONS WIRING.
- STANDARD B. EIA-TIA-569 COMMERCIAL BUILDING STANDARD FOR TELECOMM. PATHWAYS AND SPACES.
- TIA/EIA-606 ADMINISTRATION STANDARD FOR THE TELECOMM. INFRASTRUCTURE OF COMMERCIAL BUILDINGS.
- TIA/EIA-607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS.
- SUPPLEMENTS TO EIA/TIA-568 TECHNICAL SYSTEMS BULLETINS.
- TSB-36 ADDITIONAL TRANSMISSION SPECIFICATIONS FOR UNSHIELDED TWISTED PAIR CABLES.
- TSB-40 ADDITIONAL TRANSMISSION SPECIFICATIONS FOR UNSHIELDED TWISTED PAIR HARDWARE.

WORKMANSHIP:

1. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER, ARCHITECT, ENGINEER, AND/OR OWNER MAY OBSERVE THE WORK PROCEDURES AND WORKMANSHIP OF THE CONTRACTOR BUT SUCH OBSERVATION WILL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR PERFORMANCE.

WARRANTY:

1. THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY THAT DESCRIBES THE EQUIPMENT SUPPLIED UNDER THESE SPECIFICATIONS WILL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF FIVE YEARS AND THE CABLE PLANT/LABOR WILL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF FIVE YEARS FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED AND THAT ALL DEFECTS OCCURRING WITHIN THAT PERIOD SHALL BE CORRECTED IN A TIMELY MANNER AT NO COST TO THE OWNER.

CONTRACTOR'S QUALIFICATIONS:

- CONTRACTOR SHALL BE REQUIRED, BEFORE AWARDED OF CONTRACT, TO DEMONSTRATE TO THE COMPLETE SATISFACTION OF THE ARCHITECT THAT HE HAS THE NECESSARY FACILITIES, ABILITY AND FINANCIAL RESOURCES TO EXECUTE THE WORK IN A SATISFACTORY MANNER AND WITHIN THE TIME SPECIFIED; THAT HE HAS HAD EXPERIENCE IN CONSTRUCTION WORK AS SAME OR SIMILAR NATURE; THAT HE HAS PAST HISTORY AND REFERENCES WHICH WILL ASSURE THE OWNER OF HIS QUALIFICATIONS FOR EXECUTING THE WORK.
- CONTRACTOR SHALL SUBMIT A COPY OF A VALID LOW-VOLTAGE LICENSE (LOW-VOLTAGE GENERAL, LOW-VOLTAGE TELECOMMUNICATIONS OR LOW-VOLTAGE UNRESTRICTED AS ISSUED BY THE STATE CONSTRUCTION INDUSTRY LICENSING BOARD OF LOW-VOLTAGE CONTRACTORS).
- CONTRACTOR SHALL SUBMIT A COPY OF BICSI (BUILDING INDUSTRY CONSULTING SERVICE INTERNATIONAL) CERTIFIED RCDD (REGISTERED COMMUNICATIONS DISTRIBUTIONS DESIGNER) CERTIFICATE.
- COMPREHENSIVE LIST OF REFERENCES: ATTACH A DETAILED LIST OF REFERENCES ALONG WITH CONTACT PERSON, DATES OF WORK, MAILING ADDRESS, TELEPHONE NUMBERS.
- CONTRACTOR MUST PROVIDE PROOF OF INSTALLATION IN A MINIMUM OF FIVE SITES USING AN CATEGORY 6E STRUCTURED CABLING WITH 100 OR MORE ACTIVE (WORKING) NODES INSTALLED.

SUBMITTALS:

- SUBMIT PRODUCT DATA CONSISTING OF MANUFACTURER'S PUBLISHED LITERATURE AND AS SPECIFIED FOR:
 - LITERATURE FOR EACH SEPARATE TYPE OF EQUIPMENT BEING PROVIDED, INDICATE MODEL NUMBER ON CUTSHEET.
 - ONE LINE SCHEMATIC OF COMPLETE SYSTEM SHOWING A FLOOR PLAN TO SCALE, SHOW LOCATIONS AND THE TYPE OF OUTLETS, AS WELL AS ALL RACK LOCATIONS, AND CABLING TYPE.
 - DOCUMENTATION OF TESTING ON ALL WIRING AND TERMINATIONS AS PER EIA/TIA STANDARDS.

MANUFACTURERS:

- ACCEPTABLE MANUFACTURERS FOR EACH TYPE OF EQUIPMENT SPECIFIED SHALL BE AS NOTED THROUGHOUT THIS SPECIFICATION SECTION.
- THE ACCEPTABLE MANUFACTURERS NOTED SHALL BE INSTALLED BY THE AUTHORIZED LOCAL FACTORY DEALER/ REPRESENTATIVE FOR THAT PRODUCT.
- THE CONTRACTOR SHALL HOLD A CURRENT LOW VOLTAGE CONTRACTOR'S LICENSE AND RCDD CERTIFICATE. ANY OTHER INTERESTED PARTIES SHALL SUBMIT A COMPANY RESUME SHOWING YEARS IN BUSINESS, CERTIFICATION STATING THAT HE IS AN AUTHORIZED REPRESENTATIVE FOR THE MANUFACTURER OF THE EQUIPMENT HE IS SUBMITTING FOR APPROVAL AND THAT HE MAINTAINS A FULLY EQUIPPED AND STOCKED SERVICE SHOP AND SHALL RESPOND TO SERVICE CALLS WITHIN 12 NORMAL WORKING HOURS, LIST OF KEY PERSONNEL, COPIES OF APPROPRIATE LICENSES AND LIST OF RECENTLY COMPLETED JOBS.

TELEPHONE/DATA JACK AND OUTLET SPECIFICATIONS:

- LOCATIONS SHOWN ON DRAWINGS WILL BE EQUIPPED WITH A CONSISTENT ARRANGEMENT OF LAN COMMUNICATIONS OUTLETS. PROVIDE JACKS IN OUTLETS (AS DETAILED ON DRAWING). PROVIDE COLORED ICONS AS INDICATED ON DRAWINGS.
- OUTLET FACEPLATE FOR THIS ARRANGEMENT SHALL BE CONFIGURED IN THE FOLLOWING FASHION:
 - THE JACKS USED SHALL FIT PROPERLY IN THE OUTLET OPENINGS OF THE OUTLET FACEPLATE. THE JACKS USED ALSO CONFORM TO PARAMETERS SET IN EIA/TIA 568, TSB36 AND TSB40A.
 - IN A PROPERTY INSTALLED CATEGORY 6E UTP WIRING ARRANGEMENT, C, THE WIRING ARRANGEMENT OF THE JACK SHALL CONFORM TO THE EIA/TIA 568, TSB36 AND TSB40A.
 - THE JACK SHALL POSSESS THE FOLLOWING CHARACTERISTICS:
 - THE EIGHT (8) POSITION/ EIGHT (8) CONDUCTOR JACK SHALL BE CAPABLE OF SUPPORTING THE PREVIOUSLY DEFINED DATA RATES AS WELL AS VOICE (INCLUDING ISDN).
- UTILIZATION OF 10 TYPE OR EQUIVALENT INSULATION DISPLACEMENT HARDWARE FOR HORIZONTAL WIRE ATTACHMENT AND ACCEPTANCE OF 22 OR 24 AWG CONDUCTORS.
- THE JACK WIRES SHALL CONSIST OF 50 MICRO-INCH LUBRICATED GOLD PLATING OVER 100 MICRO-INCH NICKEL UNDERPLATING.
- ANY VACANT FACEPLATE POSITION SHALL BE RESERVED FOR FUTURE GROWTH AND SHOULD HAVE A DUST COVER/BLANK INSERTED.
- ACCEPTABLE MANUFACTURER'S: ORTRONICS, SERIES 1568 B JACKS AND HUBBELL.
- WIRELESS ACCESS POINTS SHALL HAVE A BISCUIT JACK AT THE CEILING WITH TWO CAT 6E CABLES AND JACKS.

TELEPHONE/DATA HORIZONTAL WIRING SPECIFICATIONS: (BERK-TEK LANMARK 1000 (CAT 6E) CABLE)

- THIS SECTION COVERS THE CABLE FROM THE COMMUNICATIONS OUTLETS TO THE PUNCH DOWN BLOCK. THESE CABLES SHALL BE AS INDICATED ON DRAWINGS UNSHIELDED TWISTED PAIR CABLE. EACH CABLE SHALL BE PLACED IN A "POINT-TO-POINT" FASHION FROM THE OUTLET TO THE WIRING CLOSET FOR EACH COMMUNICATIONS OUTLET NEEDED. THERE SHALL BE NO INTERMEDIATE SPLICES OR CROSS CONNECTS IN THESE CABLES. PROVIDE ONE (1) CABLE FOR EACH JACK. SEE DRAWINGS FOR NUMBER OF JACKS IN EACH OUTLET. CABLE SHALL BE BLUE IN COLOR. CABLE SHALL BE PLENUM RATED.
- THE CHARACTERISTICS OF THE HORIZONTAL CABLE ARE AS FOLLOWS:
 - CABLE CONSISTING OF FOUR (4) PAIR OF 23 AWG BARE SOLID COPPER CONDUCTORS INSULATED WITH A PLENUM RATED MATERIAL. THE INSULATED CONDUCTORS ARE TIGHTLY TWISTED INTO PAIRS AND JACKETED WITH FLOUROPOLYMER. NO TYPE OF SHIELD IS REQUIRED IN THE SHEATH.
 - EACH SHEATH SHALL CONTAIN FOUR (4) UNSHIELDED COPPER PAIRS. EACH PAIR SHALL HAVE A DIFFERENT TWIST PER RATIO PER FOOT RANGING FROM 12 TO 24 TWISTS PER FOOT. NO MORE THAN 1/2 INCH MAY BE UNTWISTED AND THE SHEATH MAY NOT BE STRIPPED BACK MORE THAN 1/2 INCH AT THE JACK DURING INSTALLATION.
 - THE CABLE SHALL MEET OR EXCEED THE FOLLOWING REQUIREMENTS:
 - EIA/TIA 568 "COMMERCIAL BUILDING WIRING STANDARD," HORIZONTAL CABLE SECTION.

- EIA/TIA TSB-36 "TECHNICAL SYSTEM BULLETIN ADDITIONAL CABLE SPECIFICATIONS FOR UNSHIELDED TWISTED PAIR CABLES," CATEGORY 6E.
- PROPOSED ANSI X3T9.5 REQUIREMENTS FOR UTP AT 100 MBPS.
- CERTIFIED LEVEL 6E CABLE UNDER UL'S LAN CABLE CERTIFICATION PROGRAM.
- IEEE 802.3
- ICEA S80-576
- UL SUBJECT 444
- PUB 48007
- TA-TS000133
- NATIONAL ELECTRIC CODE - ARTICLE 800

- THE CABLES SHALL MEET THE FOLLOWING REPRESENTATIVE ELECTRICAL AND TRANSMISSION CHARACTERISTICS:
 - MUTUAL CAPACITANCE (PF/FT.): 14 (NOM.)
 - IMPEDANCE Z (OHMS) 1-25 MHZ: 100 (+/-15%)
 - DC RESISTANCE - MAX. - (OHMS/1000 FT.): 28.6
 - ATTENUATION - MAXIMUM: FREQUENCY (MHZ) - DB/1000 FT. - DB/100 M.

- 6.3 - 2.1
- 13 - 4.3
- 20 - 6.6
- 25 - 8.2
- 20 - 9.2
- 32 - 10.2
- 31.25 - 11.8
- 62.5 - 17.1
- 100 - 21.9

(TEST TO 400 MHZ AT LEVELS PROVIDED BY MFG.)

E. WORST PAIR-TO-PAIR NEAR END CROSSTALK: FREQ. (MHZ) - WORST PAIR NEXT - (DB)

- 62
- 63
- 47
- 44
- 42
- 41
- 40
- 35
- 32

(TEST TO 400 MHZ AT LEVELS PROVIDED BY MFG.)

DATA PATCH PANEL SPECIFICATIONS:

- THIS SECTION COVERS THE TERMINATION HARDWARE LOCATED ON THE WALL DATA BACKBOARD. THE TERMINATION HARDWARE SHALL PROVIDE THE CAPABILITY TO BE ABLE TO PATCH CONNECTIONS BETWEEN PORTS ON THE LAN HARDWARE (ELECTRONICS BY OTHERS, N.L.C.) AND HORIZONTAL CABLES TO THE OUTLETS.
- THE PATCH PANELS SHALL BE CATEGORY 6E MODULAR JACK PANELS (ORTRONICS CAT 6E OR HUBBELL).
- THE TERMINATION HARDWARE SHALL BE LOCATED ON 19 IN. WALL MOUNTED CABINET. THE CONFIGURATION OF THE PATCH PANELS SHALL BE IN AN AGREEMENT THAT MINIMIZES PATCH CORD LENGTHS. PROVISIONS FOR CABLE MANAGEMENT AND PATCH CORDS (ORGANIZATION OF HORIZONTAL CABLE AND PATCH CORDS) ON THE RACK SHOULD BE INCLUDED.

- POTENTIAL HORIZONTAL CABLES TO THE OUTLETS WILL BE DIRECTLY CONNECTED TO 10 INSULATION DISPLACEMENT HARDWARE OR EQUIVALENT ASSOCIATED WITH EACH JACK ON THE PATCH PANEL. THE JACKS ON THE PATCH PANEL SHALL BE WIRED TO THE EIA 568B WIRING STANDARD.

- CATEGORY 6E, FACTORY BUILT, MANUFACTURE TESTED PATCH CORDS SHALL BE PROVIDED FOR EACH HUB/SWITCH-PORT PROVIDED.

FIBER OPTIC BACKBONE: (SERVICE TO BUILDING BY SERVING UTILITY)

TELEPHONE CABLES SHALL BE THE SAME AS DATA TERMINATIONS AT OUTLET AND PATCH PANEL.

CONDUIT, RACEWAY, AND BACKBOARDS:

- PROVIDE 1 IN. EMT FROM EACH OUTLET TO 12 INCHES ABOVE ACCESSIBLE CEILING. PROVIDE 4 IN. SQUARE BACKBOX WITH SINGLE GANG PLASTER RING FOR EACH TELEPHONE/DATA OUTLET. ALL CONDUIT SHALL BE CONCEALED. PROVIDE FACEPLATE WITH MODULAR JACKS. PROVIDE PULL STRING IN ALL EMPTY CONDUITS.
- WHERE PLASTER OR UNACCESSIBLE CEILINGS ARE PRESENT, PROVIDE 1 IN. EMT FROM EACH OUTLET TO TELEPHONE BACKBOARD OR TELEPHONE CONNECTION POINT AS DESCRIBED IN THE CONTRACT DOCUMENTS. PROVIDE 4 IN. SQUARE BACKBOX WITH SINGLE GANG PLASTER RING FOR EACH TELEPHONE/DATA OUTLET. ALL CONDUIT SHALL BE CONCEALED. PROVIDE FACEPLATE WITH MODULAR JACKS. PROVIDE PULL STRING IN ALL EMPTY CONDUITS.
- SERVICE CONDUIT: PROVIDE (2) 3 INCH CONDUIT AND CABLE IN LOCATIONS NOTED ON DRAWINGS. FROM 0-MARK POINT OUTSIDE BUILDING TO COMM ROOM. FIBER SERVICE BY SERVING UTILITY COMPANY.
- BACKBOARD: PROVIDE PLYWOOD BACKBOARD AS DESCRIBED UNDER "SUPPORTING DEVICES" IN THESE ELECTRICAL SPECIFICATIONS.

CABLE MANAGEMENT PANEL:

1. PAINTED STEEL PANEL FOR STANDARD 19 IN. RACK MOUNTING, WITH FIVE HORIZONTAL 3 IN. X 4 IN. CABLE MANAGEMENT RINGS.

UNINTERRUPTIBLE POWER SUPPLY FOR DATA RACK:

1. THE NETWORK HUB/SWITCH UNIT SHALL BE PLUGGED INTO AN UNINTERRUPTABLE POWER SUPPLY WHICH OPERATES IN A HOT STANDBY STATE WHEN THE AC POWER IS PRESENT, PROVIDING POWER OF CONSISTENT QUALITY. ALSO, THE SWITCH TIME MUST NOT BE MORE THAN 3.5 MICROSECONDS. UPS SHALL BE RACK MOUNTED AND BE A MINIMUM OF 1000 VA CAPACITY.

PULL AND JUNCTION BOX COVER IDENTIFICATION:

1. SEE EQUIPMENT IDENTIFICATION IN THIS ELECTRICAL DIVISION OF THE SPECIFICATIONS.

LABELING:

1. SYSTEM SHALL BE COMPLETELY LABELED, WITH CIRCUIT NUMBERS INDICATED ON THE PATCH PANEL, OUTLET JACKS, AND BOTH ENDS OF THE CABLE. PROVIDE A LIST INDICATING CIRCUIT NUMBERS INSTALLED TO EACH SPACE.

TESTING AND CERTIFICATION:

1. TESTING COPPER DISTRIBUTION SYSTEMS ARE CRUCIAL IN ASSURING THE OVERALL INTEGRITY AND SATISFACTORY PERFORMANCE OF THE NETWORK. TEST RESULTS QUANTIFY SYSTEM QUALITY, IDENTIFY SYSTEM FAULTS, AND ESTABLISH THE BASELINE ACCOUNTABILITY PERFORMANCE OF THE SYSTEM. PROPER TESTING ALSO MAXIMIZES THE LONGEVITY OF THE SYSTEM, MINIMIZES DOWNTIME AND MAINTENANCE, AND FACILITATES SYSTEM UPGRADES OR RECONFIGURATION.

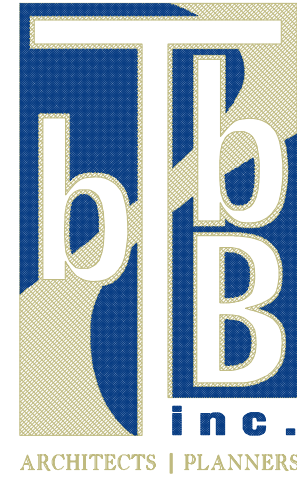
- THE CONTRACTOR SHALL PROVIDE PROOF OF COMMUNICATIONS WIRING SYSTEMS CERTIFICATION AND TESTING CERTIFICATION.

- ALL DATA WIRING AND TERMINATIONS SHALL BE TESTED AND MUST PASS EIA/TIA STANDARDS FOR CATEGORY 6E WIRING. ALL WIRING AND TERMINOLOGY FOR VOICE CABLE SHALL BE TESTED FOR CONTINUITY. ALL FAULTS SHALL BE CORRECTED.

- ALL TEST RESULTS MUST BE PRINTED AND SHOW THE FOLLOWING RESULTS: IMPEDANCE (TDR), CABLE LENGTH, ATTENUATION, NEAR END CROSS TALK (NEXT), LINE MAPPING, DC OHMS, OTDR.

GUARANTEES:

1. ALL COMMUNICATION OUTLETS WIRED AND SERVICEABLE MUST BE TESTED AND CERTIFIED IN COMPLIANCE WITH THE ANSI/IEEE 802.3 AND EIA/TIA 568 CATEGORY 6E SPECIFICATIONS. TESTING MUST BE "END-TO-END". TEST RESULTS SHALL BE FORWARDED TO ARCHITECT A MINIMUM OF ONE WEEK PRIOR TO FINAL INSPECTION.



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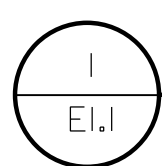
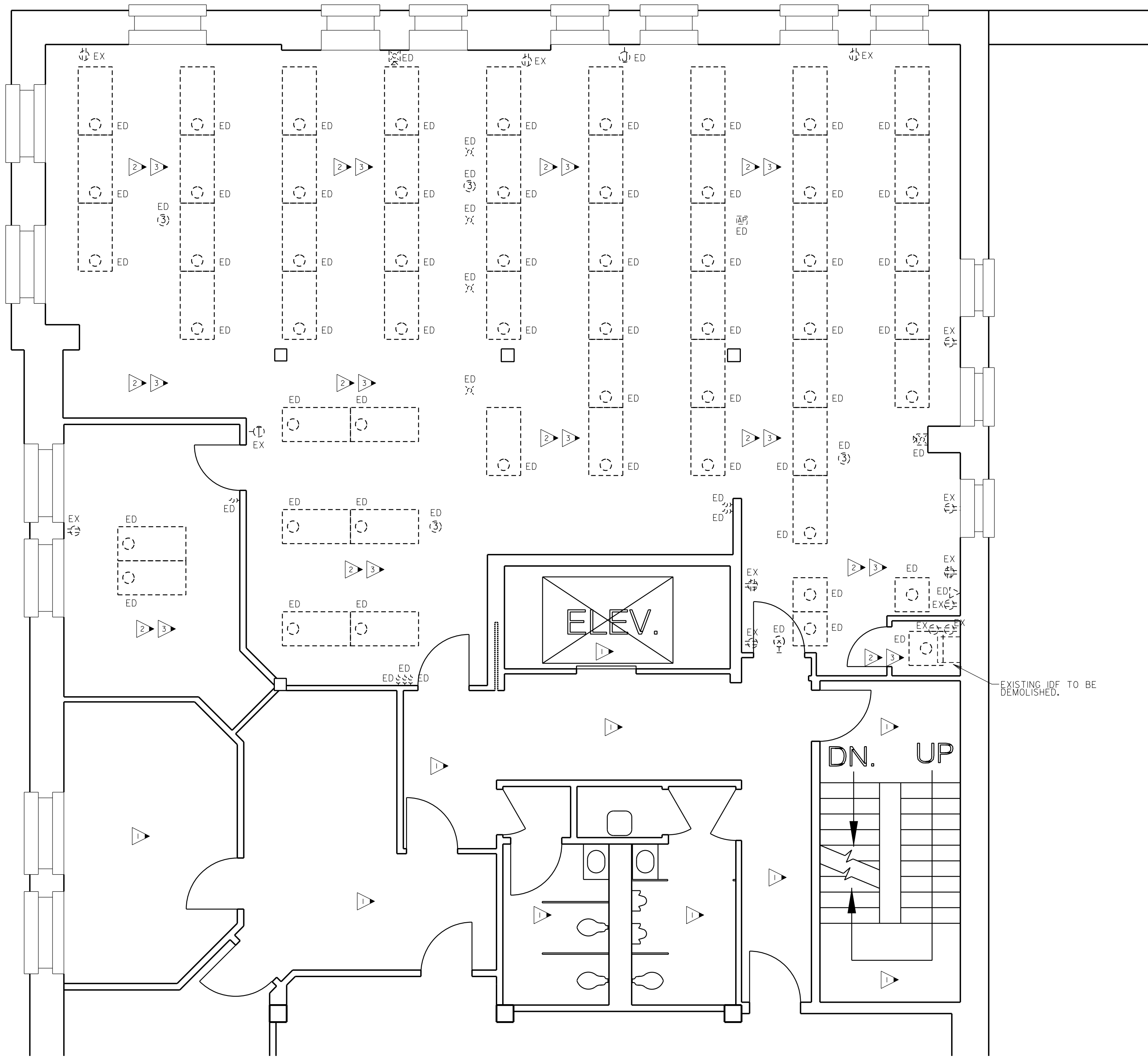
DA OFFICE RENOVATIONS
GRAND BLDG. - 6TH FLOOR
661 MULBERRY STREET
MACON, GA 31201

Drawing Issue Schedule	
09-11-2024	Permit Set
Project No:	2024-19

Electrical
Specifications
& COMcheck
E0.2

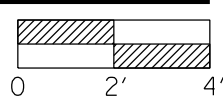


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PARTIAL 6TH FLOOR PLAN - ELECTRICAL DEMOLITION

SCALE: 1/4"=1'-0"



KEYED NOTES: (THIS SHEET ONLY)

- NO WORK IN THIS AREA UNLESS NOTED OTHERWISE.
- ALL ADDITIONAL LIGHT FIXTURES, LIGHTING CONTROLS, SWITCHES, ETC. NOT INDICATED IN AREA IS TO BE DEMOLISHED. EXISTING CONDUIT AND BOXES MAY BE REUSED WHERE POSSIBLE.
- ALL ADDITIONAL RECEPTACLES, TELEPHONE/DATA, LOW VOLTAGE SYSTEMS, ELECTRICAL EQUIPMENT, ETC. NOT INDICATED IN AREA IS TO BE DEMOLISHED. EXISTING CONDUIT AND BOXES MAY BE REUSED WHERE POSSIBLE. (EXCEPT EXISTING DEVICE LOCATIONS MARKED TO REMAIN)

GENERAL DEMOLITION NOTES: (THIS SHEET ONLY)

- REMOVE EXISTING LIGHTS (ONLY IN SPECIFIED AREAS) AND DISPOSE OF AS DIRECTED BY OWNER.
- PROVIDE BLANK COVERS ON ALL JUNCTION BOXES AND OUTLET BOXES NOT INTENDED FOR REUSE. PROVIDE BLANK COVERS OVER ANY AND ALL UNCOVERED EXISTING JUNCTION OR OUTLET BOXES.
- EXISTING CEILINGS, WALLS, AND FLOORS DISTURBED OR DISFIGURED BY THE ELECTRICAL RENOVATION SHALL BE PATCHED, MENDED OR REPLACED BY TRADES ACTIVELY PARTICIPATING IN THIS TYPE OF WORK. RESPONSIBILITY FOR REPAIRS SHALL BE COORDINATED BETWEEN GENERAL CONTRACTOR AND ELECTRICAL SUBCONTRACTOR.
- ALL EXISTING EQUIPMENT REMOVED FROM SERVICE AND NOT INTENDED FOR REUSE SHALL REMAIN THE PROPERTY OF OWNER AND SHALL BE DISPOSED OF AS DIRECTED BY THE OWNER.
- MAINTAIN SERVICE TO ALL EXISTING CIRCUITS THAT ARE NOT SCHEDULED FOR REMOVAL.
- ALL ACCESSIBLE ITEMS OF ELECTRICAL EQUIPMENT CONDUITS, WIRING, LIGHTS, RECEPTACLES, ETC. AFFECTED BY THE RENOVATION WORK AND NOT REQUIRED IN THE COMPLETED WORK SHALL BE CAREFULLY REMOVED. DAMAGED WALLS, FLOORS, CEILINGS, ETC. SHALL BE PATCHED AND FINISHED TO MATCH THE EXISTING ADJACENT SURFACES. REMOVED ITEMS SHALL BE PROPERLY DISPOSED OF OFF-SITE AND NOT REUSED EXCEPT AS NOTED. TURN OVER ALL EXISTING EQUIPMENT DESIRED BY BUILDING OWNER.
- RECONNECT CIRCUITS AS REQUIRED TO MAINTAIN CONTINUITY TO EXISTING DEVICES AND EQUIPMENT TO REMAIN.
- WHERE ONLY A PORTION OF A CIRCUIT'S LOAD IS SCHEDULED TO BE REMOVED. REMOVE ONLY THAT PORTION ASSOCIATED WITH THE DEMOLISHED DEVICE TO A POINT WHERE THE REMAINING LOAD IS ACTIVE AND MAINTAIN IN A GOOD OPERATING CONDITION.
- EXISTING EQUIPMENT SHOWN ON ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS THAT WILL REMAIN SHALL HAVE SERVICE MAINTAINED OR RECONNECTED TO EXISTING OR NEW PANELBOARD AS NECESSARY.
- TO MAINTAIN SERVICE OR TO EXTEND OR RECONNECT CIRCUITS WHERE CONDUIT CAN NOT BE CONCEALED, SURFACE METAL RACEWAY (WIREMOLD V700 SERIES PAINTED TO MATCH WALLS) MAY BE USED. VERIFY WITH ARCHITECT BEFORE INSTALLING.
- ELECTRICAL CONTRACTOR SHALL REVIEW ARCHITECTURAL DRAWINGS AND SITE CONDITIONS FOR DOOR SWINGS, CABINETS, COUNTERTOPS AND OTHER BUILT-IN EQUIPMENT. CONDITIONS INDICATED ON ARCHITECTURAL DRAWING SHALL GOVERN.
- COORDINATE ELECTRICAL WITH ARCHITECTURAL DETAILS, FLOOR PLANS, ELEVATIONS, STRUCTURAL, MECHANICAL AND PLUMBING DRAWINGS. PROVIDE FITTINGS, JUNCTION BOXES AND ACCESSORIES TO MEET CONDITIONS. COORDINATE ROUTING OF ALL NEW FEEDERS WITH EXISTING SITE ELEMENTS. ALL FEEDERS SHALL BE CONCEALED EXCEPT IN MECHANICAL/ELECTRICAL SPACES WITH SURFACE MOUNTED PANELS.

COORDINATION NOTE:

CONTRACTOR SHALL CAREFULLY REVIEW HVAC AND ELECTRICAL DRAWINGS PRIOR TO BID. ALL HVAC EQUIPMENT TO REMAIN EQUIPMENT BEING REPLACED, AND NEW EQUIPMENT SHALL BE PROVIDED POWER. ELECTRICAL DRAWINGS SHOW THE MEANS OF PROVIDING POWER. HOWEVER, ALL EQUIPMENT MUST BE POWERED WHETHER SHOWN OR NOT.

WHERE ELECTRICAL DRAWINGS SHOW PROVIDING BREAKERS IN EXISTING PANELS TO SERVE EQUIPMENT, CONTRACTOR SHALL VERIFY AVAILABLE SPACE. IF NOT AVAILABLE, CONTRACTOR SHALL PROVIDE BREAKER IN CLOSEST PANEL WITH AVAILABLE CAPACITY AND SPACE.

ALL EQUIPMENT MUST BE PROVIDED WITH A DISCONNECTING MEANS PER THE 2020 NEC (WHETHER OR NOT SHOWN ON ELECTRICAL DRAWINGS OR DIVISION 23)

DEMOLITION LEGEND

ED	EXISTING DEVICE TO BE DEMOLISHED. SEE DEMOLITION NOTES.
ER	EXISTING DEVICE TO BE RELOCATED. PROVIDE NEW DEVICE AND FACEPLATE. PROVIDE NEW BRANCH CIRCUIT BACK TO SERVING PANEL, BACKBOARD OR CABINET.
EX	EXISTING DEVICE TO REMAIN. PROVIDE NEW DEVICE AND FACEPLATE. PROVIDE NEW CABLING BACK TO SERVING CABINET ON LOW VOLTAGE DEVICES.



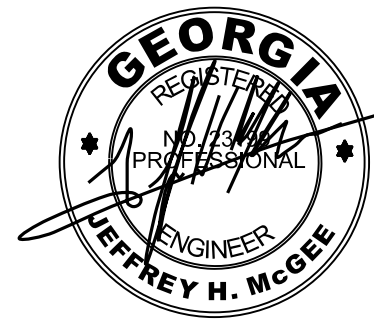
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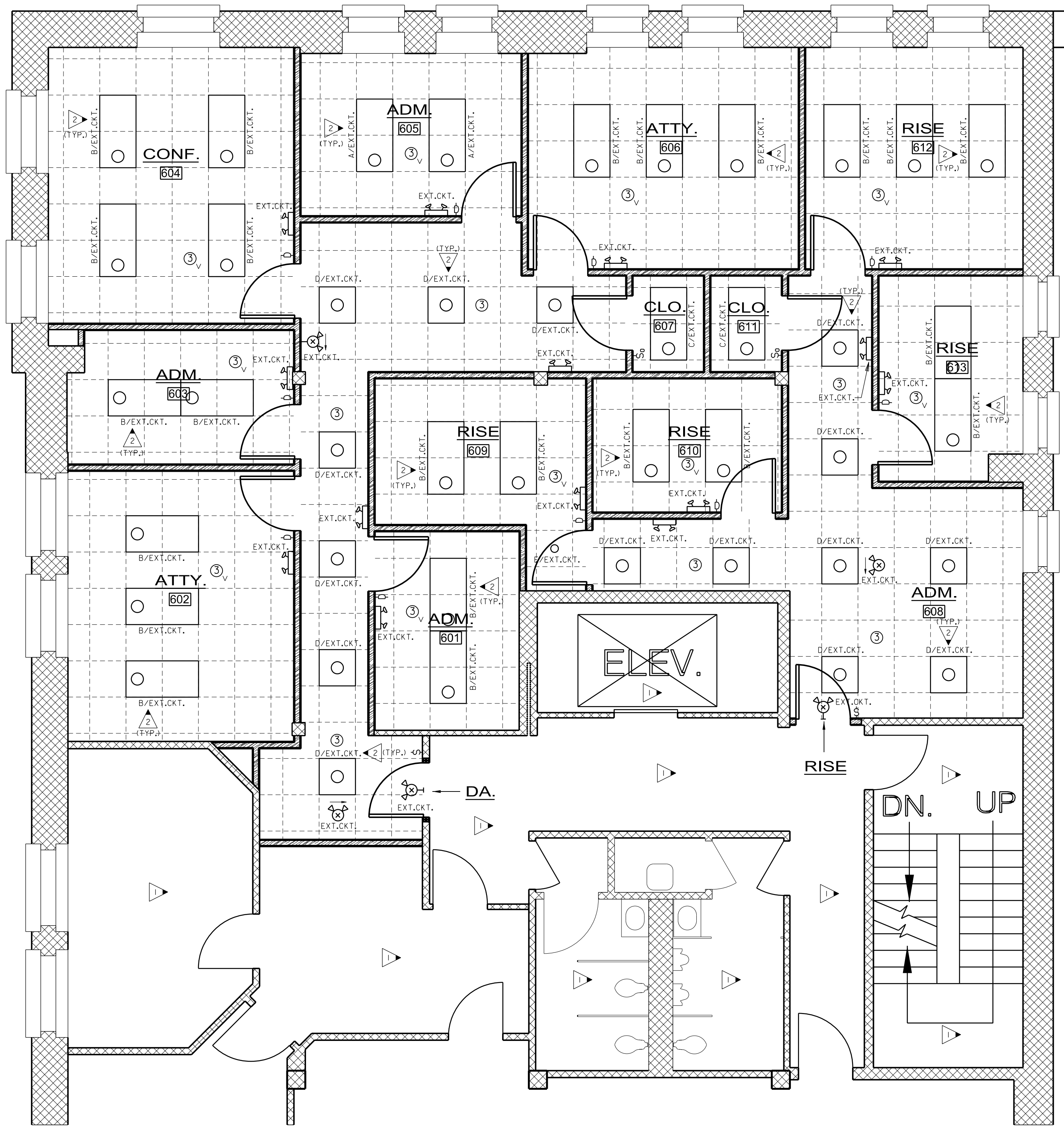
Partial 6th Floor
Plan - Electrical
Demolition
E1.1



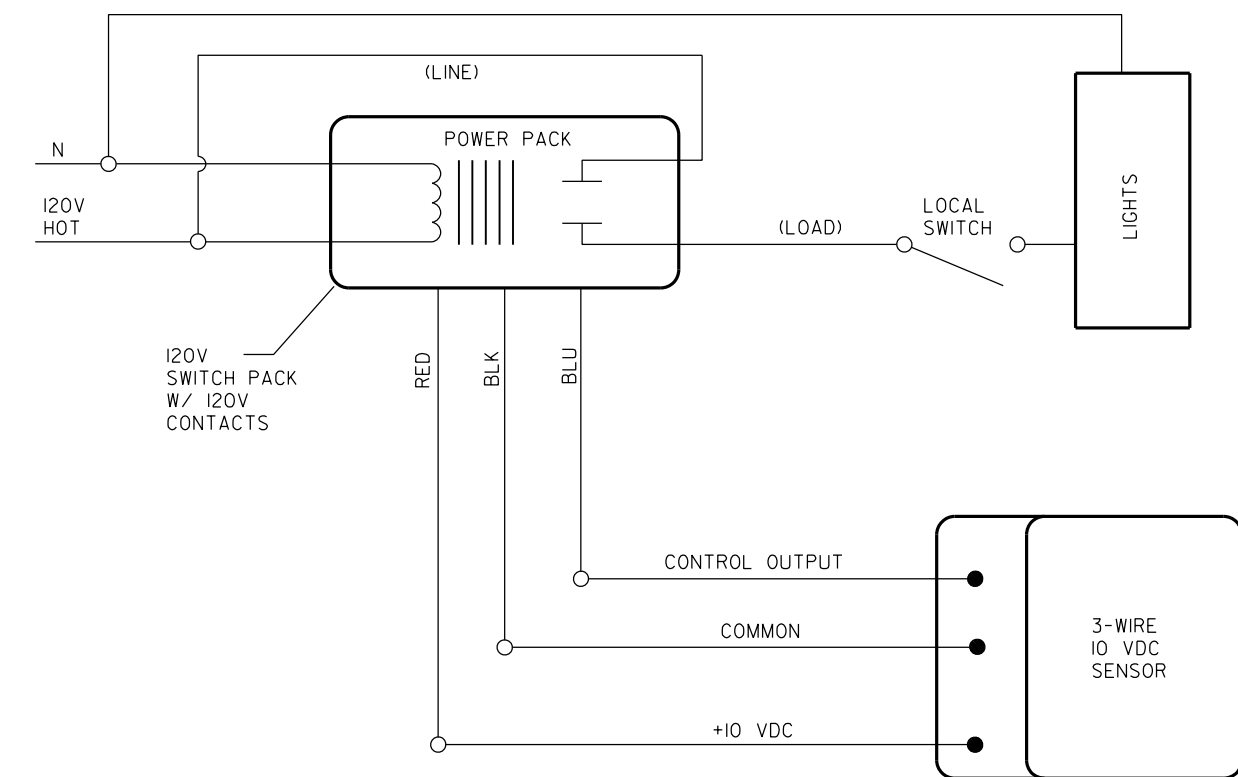
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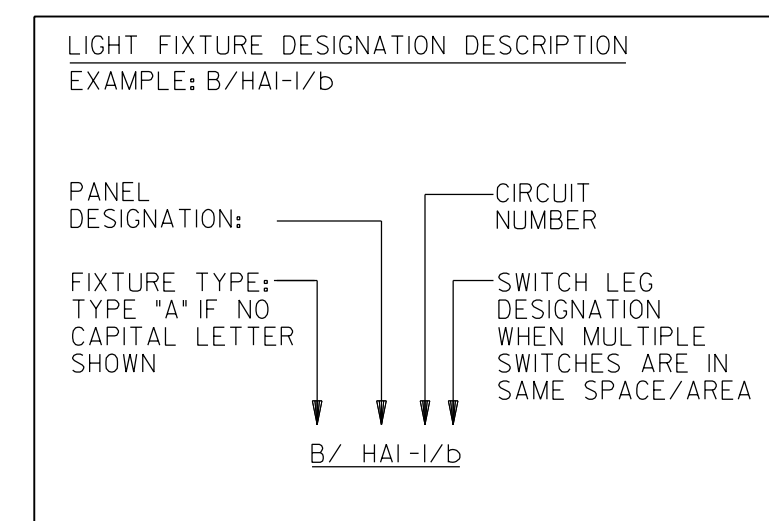
1 PARTIAL 6TH FLOOR PLAN - LIGHTING
E2.1 SCALE: 1/4" = 1'-0"



2 SCHEMATIC WIRING DIAGRAM -
E2.1 SENSOR CONTROL - LIGHTING
NOT TO SCALE (SEE MANUFACTURERS RECOMMENDATION FOR SCHEMATIC WHERE MULTIPLE SENSORS OCCUR IN SAME SPACE.)

- KEYED NOTES:** (THIS SHEET ONLY)
- 1 NO NEW WORK IN THIS AREA UNLESS NOTED OTHERWISE.
 - 2 UTILIZE EXISTING LIGHTING BRANCH CIRCUIT IN AREA. EXTEND EXISTING BRANCH CIRCUITRY AND CONDUIT AS REQUIRED FOR NEW CONNECTION.

- GENERAL NOTES:** (THIS SHEET ONLY)
- THIS PLAN INDICATES AREAS TO BE CONTROLLED BY MOTION SENSORS. SINCE COVERAGES AND DEVICES VARY BETWEEN MANUFACTURERS IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE PROPER DEVICE LOCATION, ORIENTATION AND QUANTITIES WITH THE MANUFACTURER OF THE SYSTEM BEING INSTALLED TO MEET THE SPECIFIED CRITERIA.
 - ALL AREA'S OF THIS PLAN REQUIRE OCCUPANCY SENSOR COVERAGE (EXCEPT FOR MECHANICAL AND ELECTRICAL ROOMS). SEE LIGHTING SENSOR LEGEND E01 (TYPICAL).
 - THERE ARE NO SWITCHPACKS SHOWN ON THIS PLAN, PROVIDE SWITCHPACKS AS REQUIRED WITH SENSORS. SWITCHPACKS ARE TO BE RATED AT 20A. PROVIDE ONE SWITCHPACK PER 20A LIGHTING CIRCUIT OR PER INDIVIDUAL AREA BEING CONTROLLED.
 - CEILING SENSORS ARE TO BE MOUNTED AWAY FROM ANY STRONG AIRFLOW. COORDINATE LOCATION OF SENSOR WITH MECHANICAL AND LIGHTING PLANS.
 - ALL SENSORS SHALL BE CEILING MOUNTED EXCEPT WHERE CEILING HEIGHTS EXCEED 15 FT.-0 IN. PROVIDE SENSOR WITH ADAPTOR PLATE FOR JUNCTION BOX MOUNTING (JUNCTION BOX SHALL BE CONCEALED ABOVE ACCESSIBLE CEILING) JUNCTION BOX SHALL BE SUPPORTED FROM STRUCTURE UTILIZING A 3/8" IN. THREADED ROD. WHERE CEILING HEIGHTS EXCEED 15 FT.-0 IN. WALL MOUNT SENSORS AT 12 FT.-0 IN.
 - PROVIDE UNSWITCHED HOT CONDUCTOR TO ALL EMERGENCY AND EXIT LIGHTS.



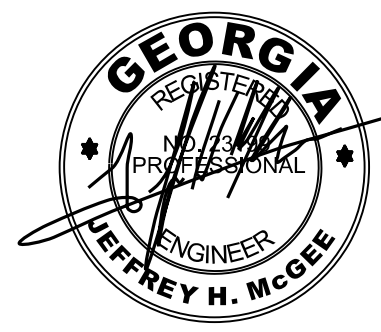
PROVIDE ALL BRANCH CIRCUIT CONDUIT/CONDUCTORS AS NECESSARY TO CONNECT ALL DEVICES SHOWN ON THE CIRCUIT. PROVIDE DEDICATED NEUTRALS FOR ALL CIRCUITS. (STRIPED NEUTRAL WITH PHASE COLOR STRIPING)

THE BUILDING HAS A PLENUM RETURN AIR SYSTEM. ANY WIRING USED IN PLENUMS SHALL BE LISTED FOR SUCH USE. (2018 IMC, SECTION 602.2.1)

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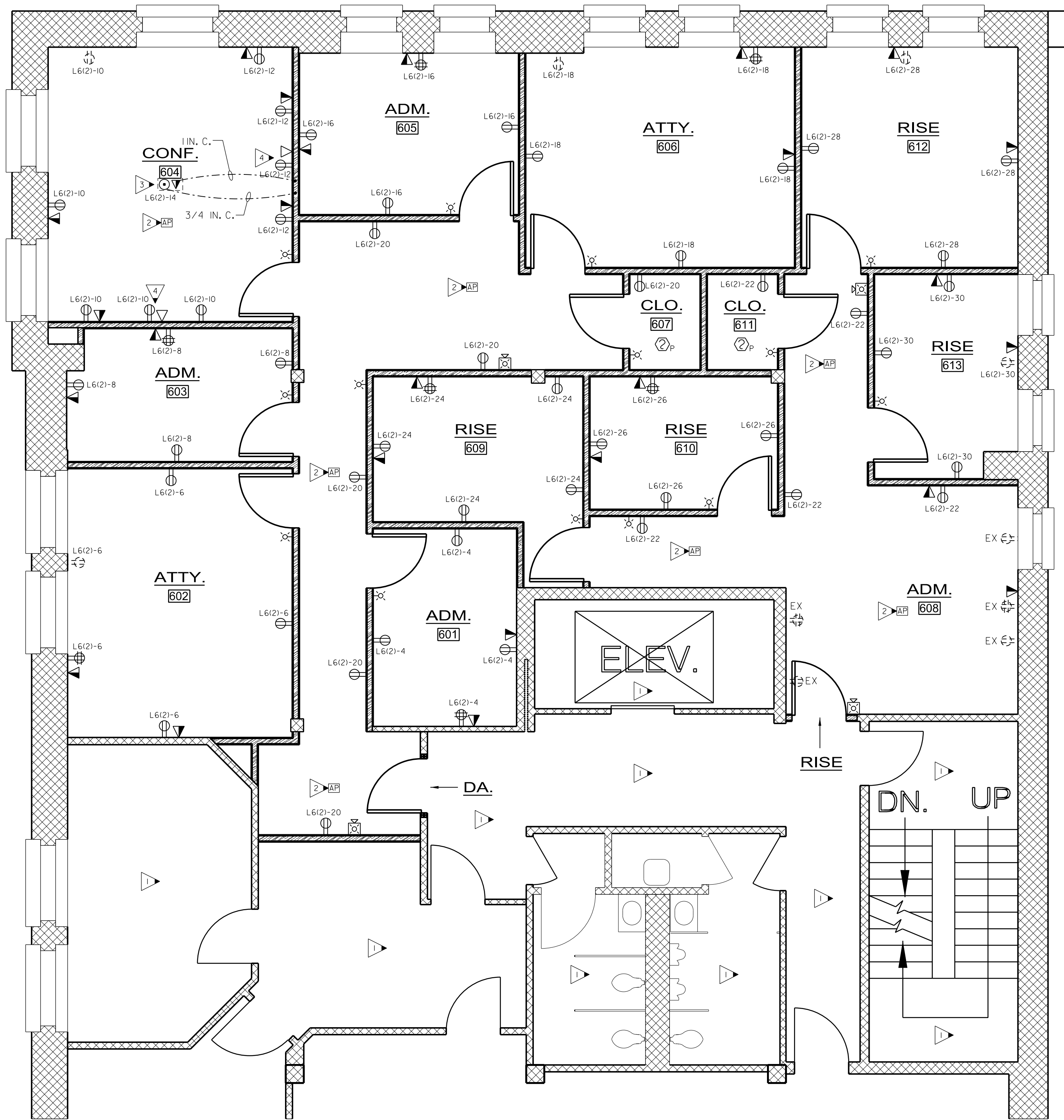
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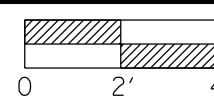
Drawing Issue Schedule	
09-11-2024	Permit Set
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Partial 6th Floor
Plan - Lighting

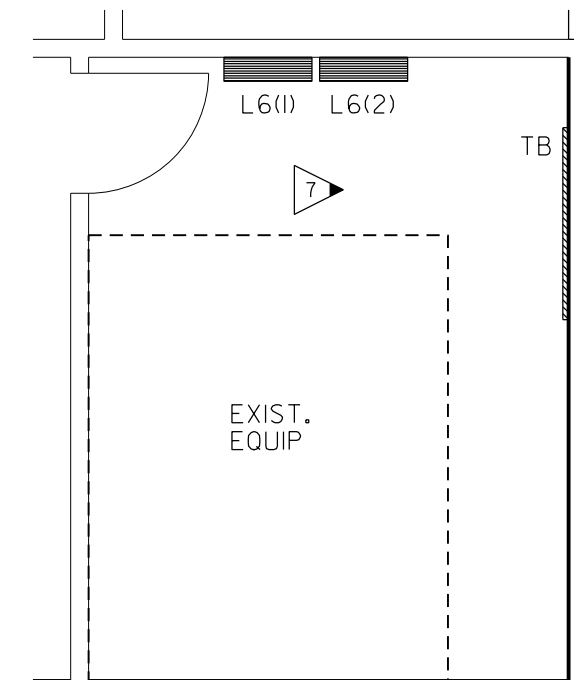
E2.1



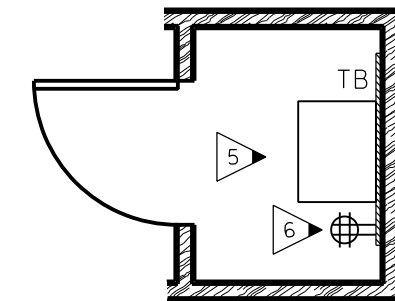
1 PARTIAL 6TH FLOOR PLAN - POWER & SYSTEMS
E3.1 SCALE: 1/4"=1'-0"



2 6TH FLOOR ELEC ROOM - POWER & SYSTEMS
E3.1 SCALE: 1/4"=1'-0"



3 7TH FLOOR DATA ROOM - POWER & SYSTEMS
E3.1 NOT TO SCALE



KEYED NOTES: (THIS SHEET ONLY)

- NO NEW WORK IN THIS AREA UNLESS NOTED OTHERWISE.
- PROVIDE BISCUIT DATA OUTLET FLUSH MOUNTED IN ACCESSIBLE CEILING FOR WIRELESS ACCESS POINT. COORDINATE EXACT LOCATION OF WIRELESS ACCESS POINT WITH OWNER/ARCHITECT PRIOR TO ROUGH-IN.
- COORDINATE EXACT LOCATION OF FLOOR BOX WITH OWNER/ARCHITECT PRIOR TO ROUGH-IN.
- PROVIDE RECEPTACLE AND DATA OUTLET MOUNTED HIGH ON WALL FOR WALL MOUNTED TV/MONITOR. COORDINATE EXACT LOCATION WITH OWNER/ARCHITECT PRIOR TO ROUGH-IN.
- NEW DATA CLOSET LOCATED ON 7TH FLOOR TO SERVE RENOVATION AREA OF WORK. NEW DATA CLOSET LOCATED ON FLOOR ABOVE CLOSET 607. COORDINATE EXACT DIMENSIONS OF DATA CLOSET AND LOCATION WITH OWNER/ARCHITECT PRIOR TO ANY ELECTRICAL WORK.
- POWER RECEPTACLE FROM A SPARE BREAKER IN NEAREST ELECTRICAL PANEL ON THE 7TH FLOOR. PROVIDE NEW BREAKER IF NEEDED AND MATCH EXISTING BREAKER TYPE AND AIC RATING IN PANEL. FIELD COORDINATE EXISTING PANEL LOCATION AND BREAKER AVAILABILITY PRIOR TO ANY ELECTRICAL WORK.
- EXISTING 6TH FLOOR ELECTRICAL ROOM. FIELD COORDINATE EXACT LOCATION AND LAYOUT PRIOR TO ANY ELECTRICAL WORK.

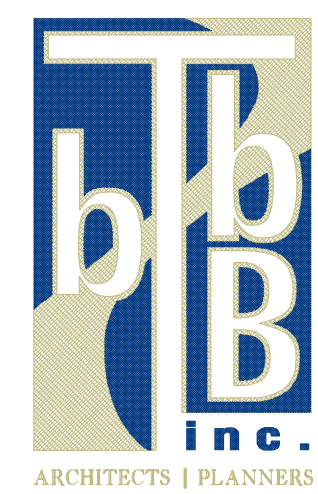
GENERAL NOTES: (THIS SHEET ONLY)

- A. COORDINATE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT. PRIOR TO ELECTRICAL ROUGH-IN.
- B. ALL FLEXIBLE CONDUIT SHALL BE METALLIC WATERPROOF.
- C. COORDINATE FINAL RECEPTACLE AND VOICE/DATA OUTLET LOCATIONS WITH ARCHITECTURAL CASEWORK AND OWNER PRIOR TO ROUGH-IN. NO EXCEPTIONS.
- D. COORDINATE EXACT CONDUIT REQUIREMENTS FOR THERMOSTATS TO ALL AIR HANDLING UNITS. SEE MECHANICAL DRAWINGS FOR EXACT LOCATIONS. PROVIDE OUTLET BOXES AND CONDUIT TO ABOVE CEILINGS FOR ALL THERMOSTATS.
- E. FIRE SEAL ALL FIREWALL PENETRATIONS.

PROVIDE ALL BRANCH CIRCUIT CONDUIT/CONDUCTORS AS NECESSARY TO CONNECT ALL DEVICES SHOWN ON THE CIRCUIT. PROVIDE DEDICATED NEUTRALS FOR ALL CIRCUITS. (STRIPED NEUTRAL WITH PHASE COLOR STRIPING)

THE BUILDING HAS A PLENUM RETURN AIR SYSTEM. ANY WIRING USED IN PLENUMS SHALL BE LISTED FOR SUCH USE. (2018)IMC, SECTION 602.2(J.1)

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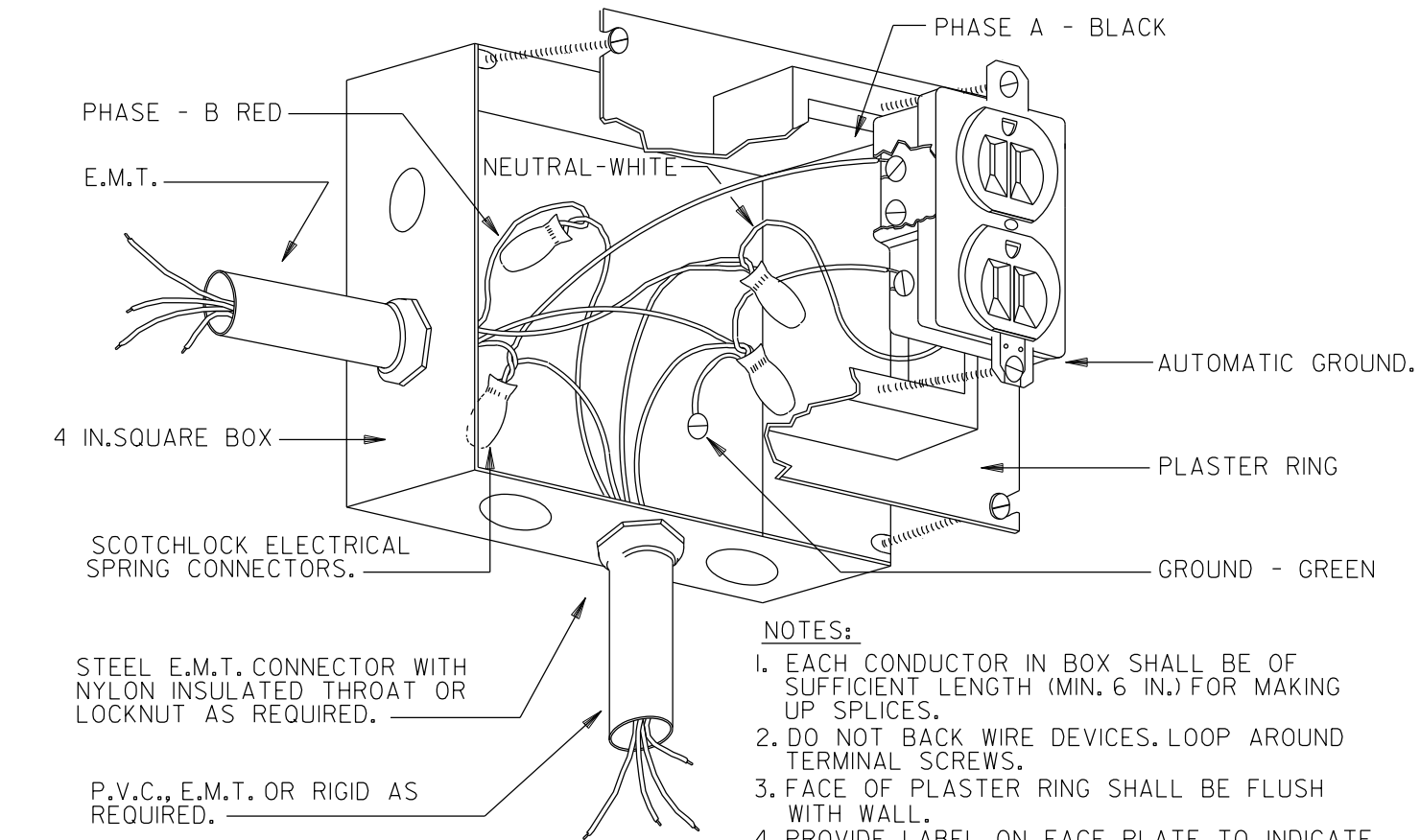


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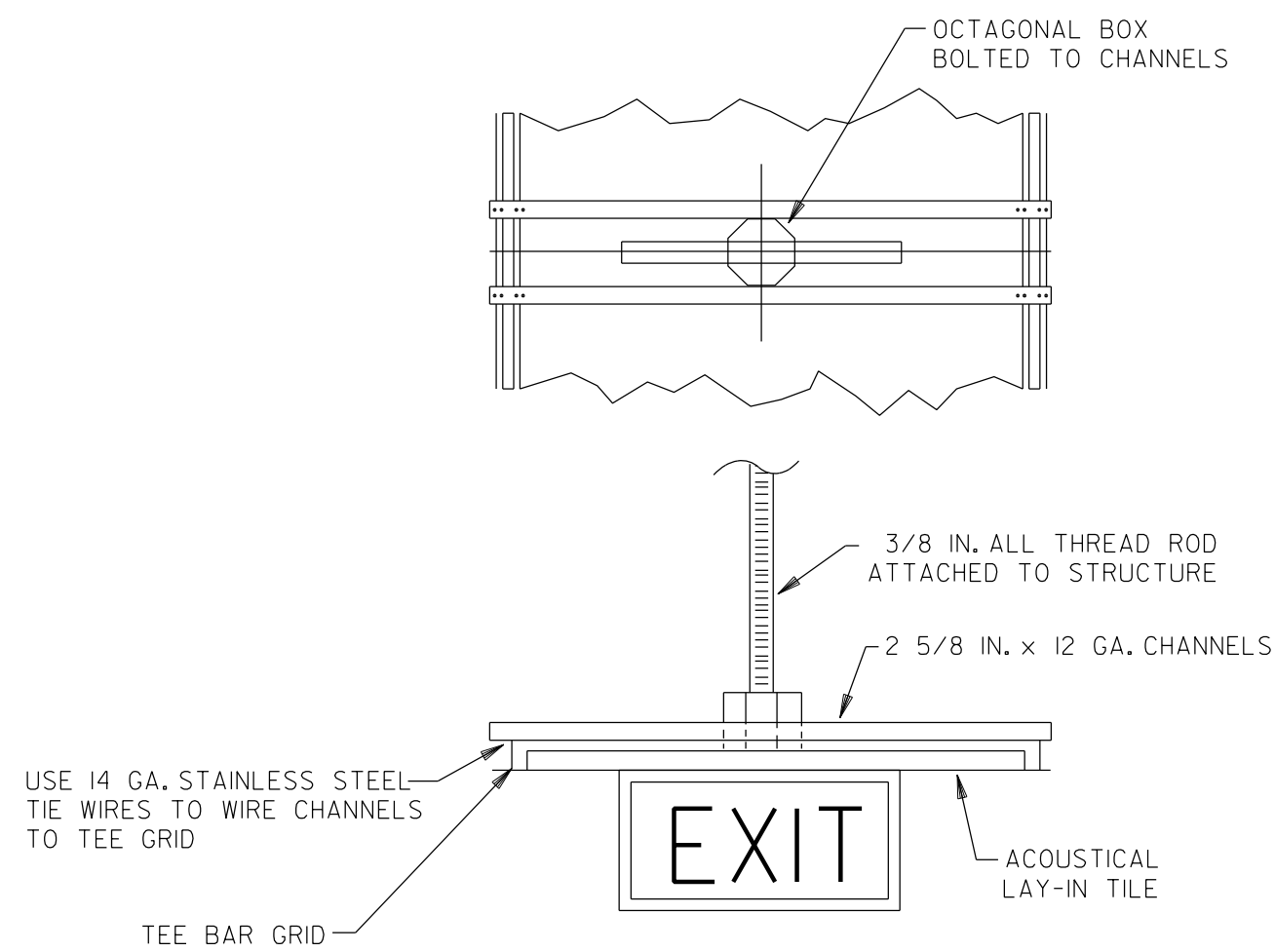
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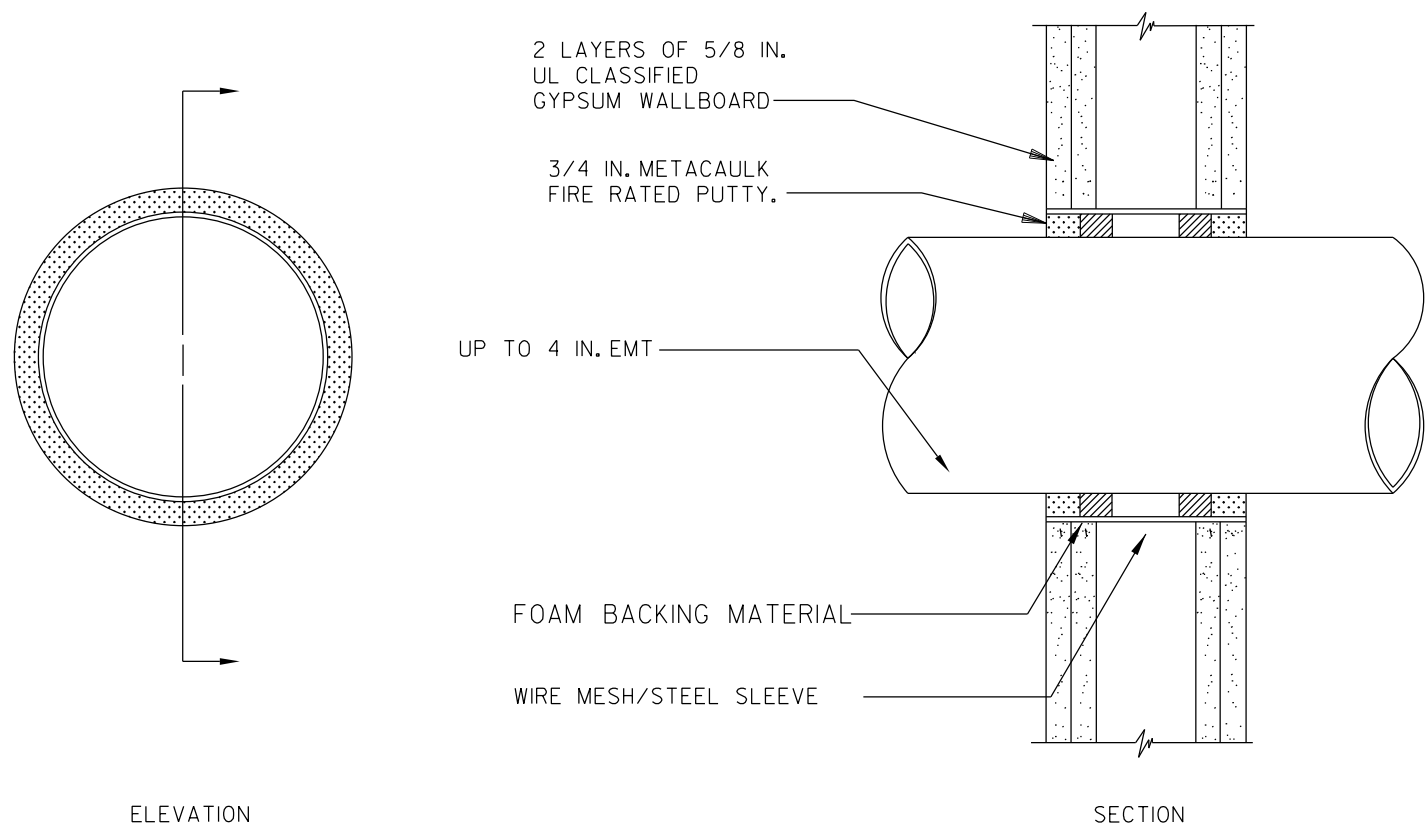
Partial 6th Floor
Plan - Power &
Systems
E3.1



1 RECEPTACLE CONNECTION DETAIL
E4.1 NOT TO SCALE



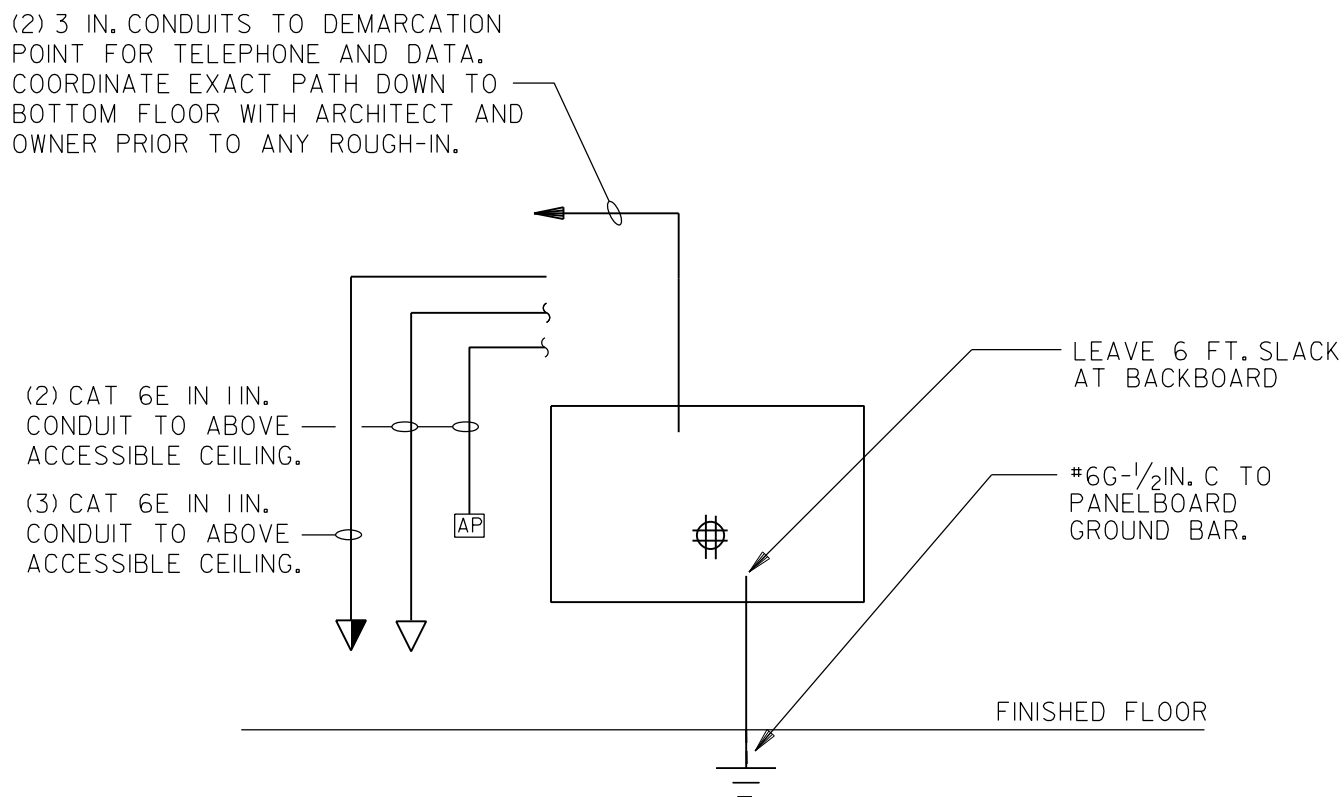
2 TYPICAL EXIT LIGHT MOUNTING DETAIL
E4.1 NOT TO SCALE



NOTE: WHERE CONDUIT IS USED AS A SLEEVE FOR ROUTING LOW VOLTAGE CABLES THROUGH A RATED WALL, LOCATE CONDUCTORS IN CENTER OF SLEEVE AND FILL OPENING WITH FIRE RATED PUTTY AT EACH END OF SLEEVE.

3 DETAIL - GYPSUM WALLBOARD PENETRATION
E4.1 NOT TO SCALE

VOLTAGE	120	208											LOCATION	6TH ELECTRICAL	
PHASE 3 WIRE 4											MOUNTING	SURFACE			
BUS AMPS	225			PANEL MAIN AMPS			L6(1)				MAIN	BREAKER			
							150								
DESCRIPTION	VOLT AMPS			BRKR	CTK	BUS	CTK	BRKR	VOLT AMPS			DESCRIPTION			
	A	B	C	NO	P	NO	P	AMP	C	B	A				
LIGHTS RM. 1 & 3	398			20	1	A	2	1	20		720	RECEPT. ROOM 1 & 2			
LIGHTS RM. 4 & 5		398		20	1	B	4	1	20	720		RECEPT. ROOM 3 & 4			
LIGHTS RM. 27 & 24 & 23			398	20	1	C	6	1	20	720		RECEPT. ROOM 23 & 24			
LIGHTS HALL 28	398			20	1	A	8	1	20		540	RECEPT. ROOM 8			
RESTROOM 25 & 26		720		20	1	B	10	1	20		540	RECEPT. ROOM 11			
LIGHTS RM. 8 & 10			398	20	1	C	12	1	20	720		RECEPT. ROOM 23 & 24			
LIGHTS RM. 7 & 9 & 6	398			20	1	A	14	1	20		720	RECEPT. ROOM 23 & 24			
LIGHTS RM. 12 & 13 & 14		398		20	1	B	16	1	20	720		RESTROOM 25 & 26			
LIGHTS RM. 20 & 19 & 18			398	20	1	C	18	1	20	720		RECEPT. ROOM 21 & 22			
LIGHTS RM. 22 & 21 & 17	398			20	1	A	20	1	20		540	RECEPT. ROOM 7			
LIGHTS RM. 16 & 15		398		20	1	B	22	1	20		540	RECEPT. ROOM 5			
RECEPT. ROOM 27			540	20	1	C	24	1	20	900		RECEPT. RM. 12 & 13 & 14			
RECEPT. ROOM 27	540			20	1	A	26	1	20		900	RECEPT. RM. 15 & 16 & 17			
RECEPT. ROOM 1 & 4		720		20	1	B	28	1	20	720		RECEPT. ROOM 21 & 22			
RECEPT. ROOM 4 & 6			720	20	1	C	30	1	20	540		RECEPT. ROOM 20			
SPACE				1	31	A	32	1				SPACE			
SPACE				1	33	B	34	1				SPACE			
SPACE				1	35	C	36	1				SPACE			
SPACE				1	37	A	38	1				SPACE			
SPACE				1	39	B	40	1				SPACE			
SPACE				1	41	C	42	1				SPACE			
TOTALS	2132	2634	2454							3600	3240	3420			
VOLT AMPS	BUS A	5552	REMARKS: EXISTING PANEL TO REMAIN												
	BUS B	5874	150 AMP MAIN BREAKER												
	BUS C	6054	SECTION 1 OF 2												
TOTAL	17480														



4 TELEPHONE/DATA RISER
E4.1 NOT TO SCALE

VOLTAGE	120		208						PANEL				L6(2) - EX				LOCATION				6TH ELECTRICAL			
PHASE 3 WIRE 4																								
BUS AMPS	225								MAIN AMPS				150				MOUNTING MAIN				SURFACE LUGS			
DESCRIPTION	VOLT AMPS			C	BRKR AMP	P	CTK NO	1	BUS CONN	CTK NO	2	P	AMP	VOLT AMPS			DESCRIPTION							
	A	B	A											B	A									
RECEPT. ROOM 19	540				20	1	1	A	2	1	20					540	SPARE (ON)							
RECEPT. ROOM 18		540			20	1	3	B	4	1	20						SPARE							
RECEPT. ROOM 16 & 15			720		20	1	5	C	6	1	20						SPARE							
RECEPT. ROOM 13 & 14	720				20	1	7	A	8	1	20						SPARE							
RECEPT. ROOM 12 & 6		720			20	1	9	B	10	1	20						SPARE							
COMPUTER REC. LIB.			540		20	1	11	C	12	1	20						SPARE							
AHU #37	2700				30	3	13	A	14	1	20						SPARE							
		2700					15	B	16	1	20						SPARE							
			2700				17	C	18	1	20						SPARE							
EF-2 FAN	200				20	1	19	A	20	1	20						SPARE							
DED. CIRCUIT		1500			20	1	21	B	22	1	20						SPARE							
DED. CIRCUIT			1500		20	1	23	C	24	1	20						SPARE							
SPARE (ON)	540				20	1	25	A	26	1	20						SPARE							
SPACE					1	27	B	28	1								SPACE							
SPACE					1	29	C	30	1								SPACE							
SPACE					1	31	A	32	1								SPACE							
SPACE					1	33	B	34	1								SPACE							
SPACE					1	35	C	36	1								SPACE							
SPACE					1	37	A	38	1								SPACE							
SPACE					1	39	B	40	1								SPACE							
SPACE					1	41	C	42	1								SPACE							
TOTALS	4700	5460	5460										0		0	540								
VOLT AMPS	BUS A	5240	REMARKS: EXISTING PANEL TO BE MODIFIED																					
	BUS B	5460	SECTION 2 OF 2																					
	BUS C	5460	SEE L6(2)-NEW FOR MODIFICATIONS																					
TOTAL	16160																							

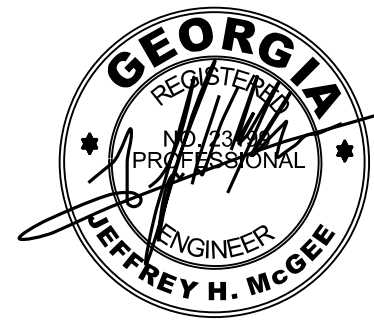
VOLTAGE	120	208									LOCATION			6TH ELECTRICAL	
PHASE 3 WIRE 4				PANEL		L6(2) - NEW					MOUNTING			SURFACE	
BUS AMPS	225			MAIN AMPS		150					MAIN			LUGS	
DESCRIPTION	VOLT AMPS			BRKR	CTK	BUS	CTK	BRKR	VOLT AMPS			DESCRIPTION			
	A	B	C	AMP	P	CONN	NO	P	AMP	C	B		A		
RECEPT. ROOM 19	540			20	1	A	2	1	20			540	SPARE (ON)		
RECEPT. ROOM 19		540		20	1	B	4	1	20		900		* ADM 601 RECEPT.		
RECEPT. ROOM 16 & 15			720	20	1	C	6	1	20	1080			* ATTY 602 RECEPT.		
RECEPT. ROOM 13 & 14	720			20	1	A	8	1	20			900	* ADM 603 RECEPT.		
RECEPT. ROOM 12 & 6		720		20	1	B	10	1	20		900		* CONF 604 RECEPT.		
COMPUTER REC. LIB.			540	20	1	C	12	1	20	720			* CONF 604 RECEPT.		
AHU #37	2700			30	3	A	14	1	20			360	* CONF 604 FLR BOX		
		2700			15	B	16	1	20		900		* ADM 605 RECEPT.		
			2700		17	C	18	1	20	1080			* ATTY 606 RECEPT.		
EF-2 FAN	500			20	1	A	20	1	20			1080	* DA CORRIDOR RECEPT.		
DED. CIRCUIT		1500		20	1	B	22	1	20		900		* ADM 608 RECEPT.		
DED. CIRCUIT			1500	20	1	C	24	1	20	1080			* RISE 609		
SPARE (ON)	540			20	1	A	26	1	20			900	** RISE 610		
SPACE				1	27	B	28	1	20		720		** RISE 612		
SPACE				1	29	C	30	1	20	720			** RISE 613		
SPACE				1	31	A	32	1					SPACE		
SPACE				1	33	B	34	1					SPACE		
SPACE				1	35	C	36	1					SPACE		
SPACE				1	37	A	38	1					SPACE		
SPACE				1	39	B	40	1					SPACE		
SPACE				1	41	C	42	1					SPACE		
TOTALS	5000	5460	5460							4680	4320	3780			
VOLT AMPS	BUS A	8780	REMARKS: EXISTING PANEL TO REMAIN WITH MODIFICATIONS SECTION 2 OF 2 * NEW LOAD ON EXISTING SPARE BREAKER. PROVIDE NEW LABEL FOR BREAKER AS SHOWN ** PROVIDE NEW BREAKER IN EXISTING PANEL. MATCH EXISTING BREAKER TYPE AND AIC RATING.												
	BUS B	9780													
	BUS C	10140													
TOTAL		28700													

L6(1)/L6(2) DEMAND CALCULATIONS			
	CONNECTED LOAD (VA)	DEMAND FACTOR	CALCULATED DEMAND (VA)
TOTAL CONNECTED LOAD (VA)	46,180		
LIGHTING	3,980	1.25	4,975
HVAC	8,100	1.00	8,100
HVAC (CONTINUOUS)	0	1.25	0
LARGEST MOTOR	500	1.25	625
MOTOR LOAD	0	1.00	0
RECEPTACLE (FIRST 10,000 VA)	10,000	1.00	10,000
RECEPTACLE (GREATER THAN 10,000 VA)	20,600	0.50	10,300
WATER HEATER	0	1.00	0
MISC LOADS	3,000	1.00	3,000
DEMAND LOAD - VOLT-AMPERES			37,000
DEMAND LOAD - 208V 3-PHASE AMPS			102.8

EXISTING PANEL IS SIZED/RATED FOR 150 AMPS.



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DA OFFICE RENOVATIONS
GRAND BLDG. - 6TH FLOOR
661 MULBERRY STREET
MACON, GA 3

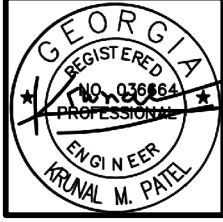
CONSULTANTS :

MECHANICAL

Total Engineering
169 New Street
Macon, Georgia 31201

ELECTRICAL

Electrical Design Consultants
175 New Street, Suite 1
Macon, Georgia 31201



BUILDING CODE ANALYSIS :

APPLICABLE CODES

2018 International Building Code with Georgia Amendments
2018 International Fire Code as adopted and amended by the Rules and Regulations of the Safety Fire Code Commissioner Chapter 120-3-3.-04(3)
2018 Life Safety Code as adopted and amended by the Rules and Regulations of the Safety Fire Code Commissioner Chapter 120-3-3.-04(72)
2018 International Mechanical Code with Georgia Amendments
2018 International Plumbing Code with Georgia Amendments
2019 edition of NFPA 13 (Standard for the Installation of Sprinkler Systems), as adopted and amended by the Rules and Regulations of the Safety Fire Code Commissioner Chapter 120-3-3.-04(10)
2019 edition of NFPA 72 (National Fire Alarm and Signaling Code), as adopted and amended by the Rules and Regulations of the Safety Fire Code Commissioner Chapter 120-3-3.-04(53)
2020 National Electrical Code
2015 International Energy Conservation Code with Georgia Amendments
2010 Americans with Disabilities Act Standards for Accessible Design as adopted and amended by the Rules and Regulations of the Safety Fire Commissioner Chapter 120-3-20.-02(2)(b)
Rules and Regulations of the Safety Fire Commissioner Chapter 120-3-3

BUILDING DATA

DESIGN OCCUPANT LOAD:

AREA TO BE RENOVATED

1,932 SF

CONFERENCE

215 SF

/

15

=

15

OFFICES

1,717 SF

/

150

=

12

TOTAL =

27 OCCUPANTS

CONSTRUCTION TYPE:

III B SPRINKLERED

LIFE SAFETY CODE USE CLASSIFICATION(S):

BUSINESS

OCCUPANCY TYPE:

BUSINESS

CHANGE OF USE:

NO

AUTO SPRINKLER SYSTEM:

YES

FIRE ALARM SYSTEM:

YES

DEFFERED SUBMITTALS (Separate permit)

MODIFICATIONS TO:

- AUTO SPRINKLER SYSTEM

- FIRE ALARM SYSTEM

PROJECT TITLE :

DA OFFICE RENOVATIONS

GRAND BLDG. - 6TH FLOOR

DA. OFFICE ADDRESS: 661 MULBERRY ST.

PARCEL ADDRESS: 617 MULBERRY ST.

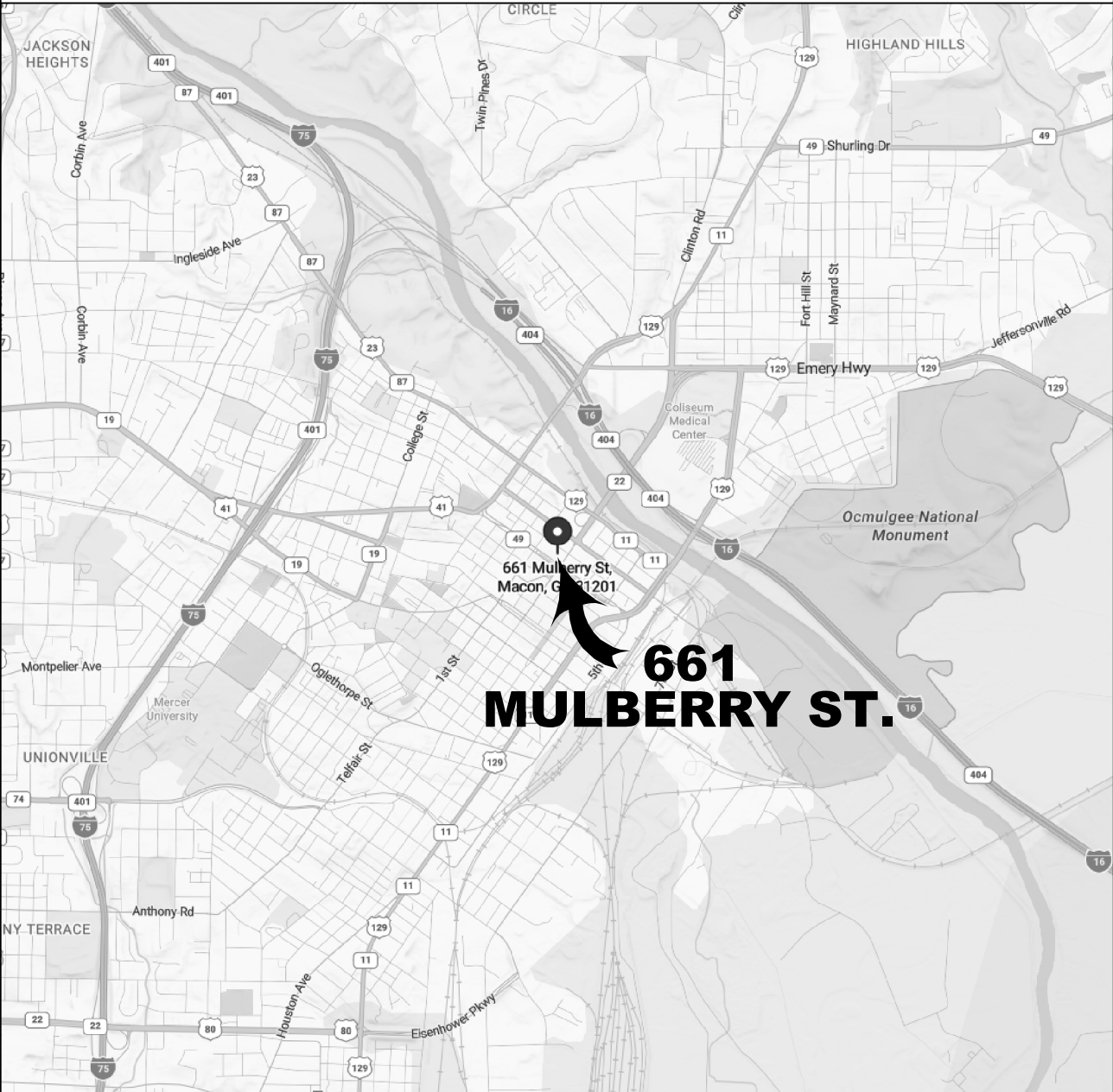
MACON, GEORGIA 31201

PERMIT SET

PROJECT NARRATIVE:

Renovation of the formerLaw Library on a portion of the 6th floor of the Grand Office Bldg./Bibb County Courthouse. The space will be used for offices for the District Attorney.

VICINITY MAP :



DRAWING INDEX : 18

GENERAL INFORMATION - 5

G1.1

Title Sheet, Drawing Index & Code Summary

G1.2

General Information

G1.3

Specifications

G1.4

Specifications Continued

LS1.1

Partial 6th Floor Life Safety Plan

ARCHITECTURAL - 4

EX1.1

Partial 6th Floor Existing Conditions Plan

A1.1

Partial 6th Floor Plan

A2.1

Schedules

A8.1

Partial 6th Floor Reflected Ceiling Plan

MECHANICAL - 3

M0.1

Mechanical Specifications

M1.0

Mechanical Demolition Plan

M1.1

Mechanical Plan

ELECTRICAL - 6

E0.1

Electrical Specifications, Legend & Schedules

E0.2

Electrical Specifications & COMcheck

E1.1

Partial 6th Floor Plan - Electrical Demolition

E2.1

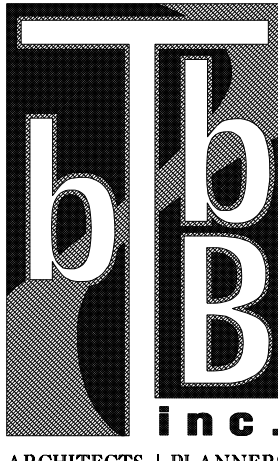
Partial 6th Floor Plan - Lighting

E3.1

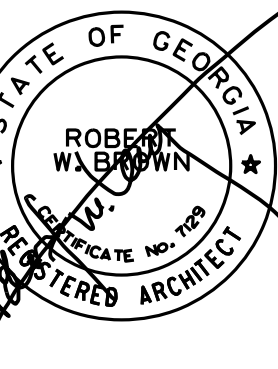
Partial 6th Floor Plan - Power & Systems

E4.1

Electrical Details & Schedules



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DA OFFICE RENOVATIONS

GRAND BLDG. - 6TH FLOOR

661 MULBERRY STREET

MACON, GA 31201

Drawing Issue Schedule	
9/11/2024	Permit Set
Project No: 2024-19	

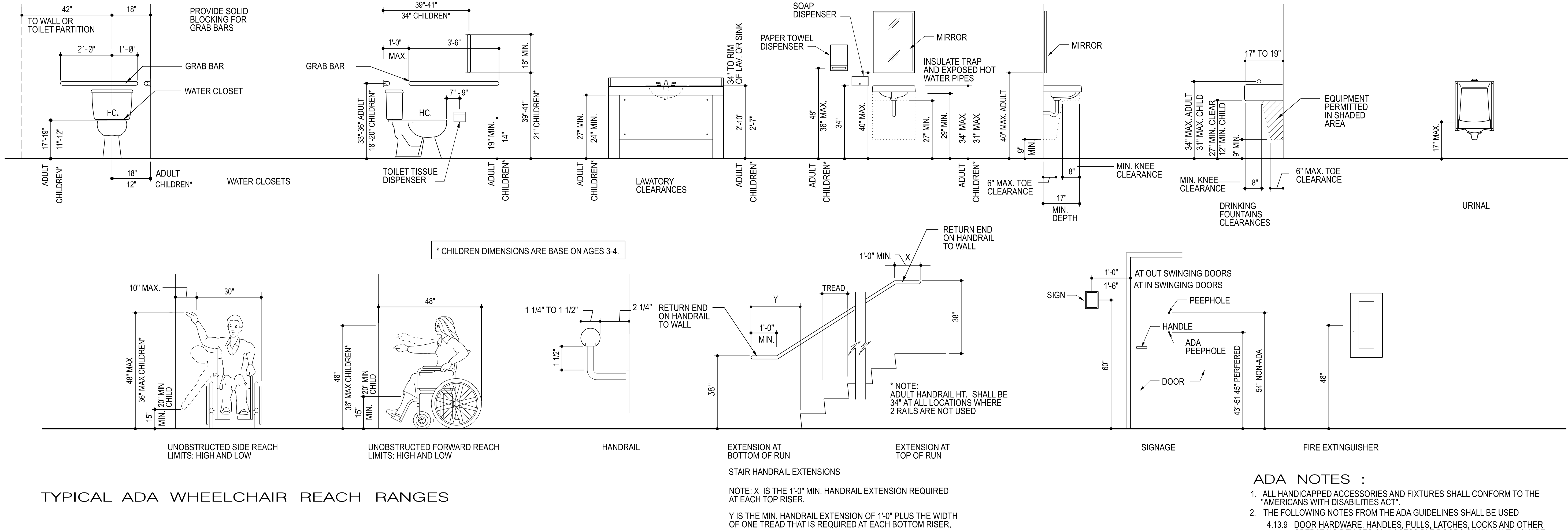
Title Sheet & Code Summary

G1.1

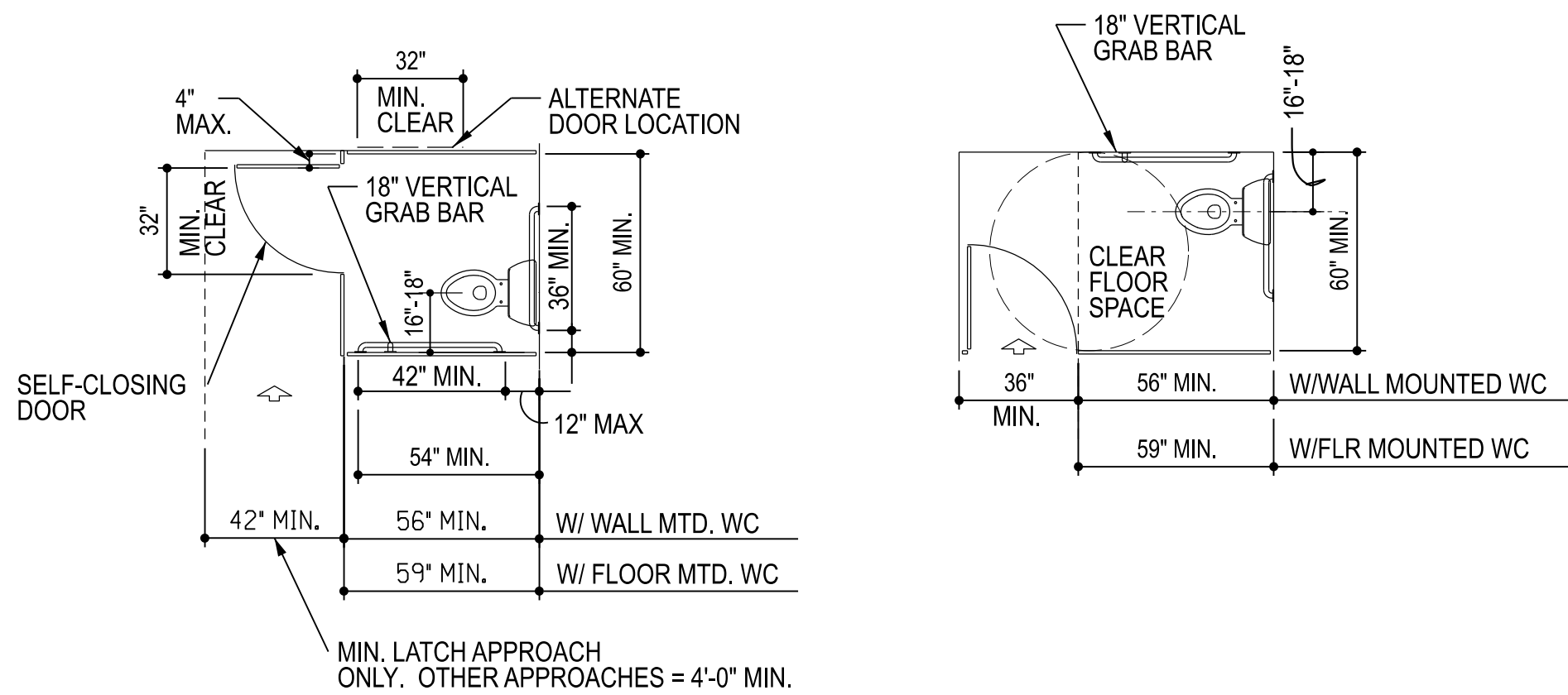
F:\PROJECTS\2024-19 DA Office Renov. - 6th Floor GrandWorking Drawings\2024-19 CU Title Sheet.dgn 9/2/2024

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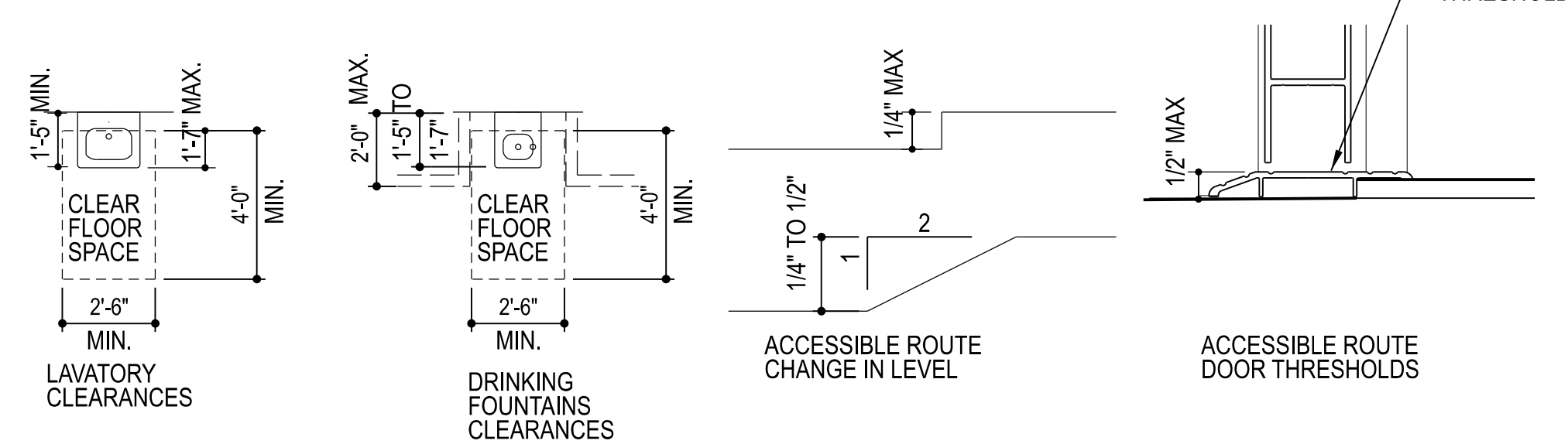
F:\PROJECTS\2024-19 DA Office Renov. - 6th Floor GrandWorking Drawings\2024-19 G1.2 General Information.dgn 2/2/2024



STANDARD WHEELCHAIR ACCESSIBLE STALLS



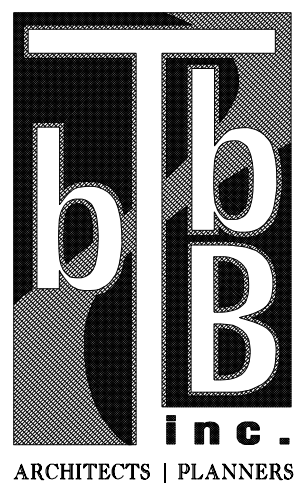
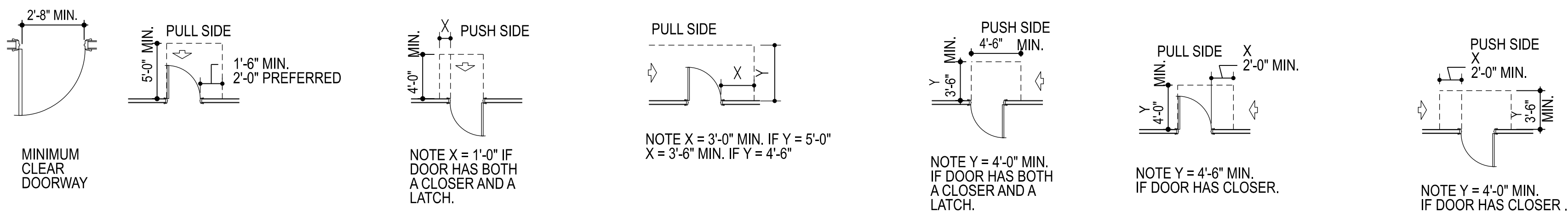
STANDARD ADA CLEARANCES



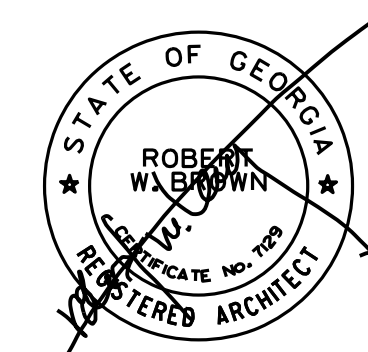
ADA NOTES :

- ALL HANDICAPPED ACCESSORIES AND FIXTURES SHALL CONFORM TO THE "AMERICANS WITH DISABILITIES ACT".
- THE FOLLOWING NOTES FROM THE ADA GUIDELINES SHALL BE USED:
 - DOOR HARDWARE, HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 4'-0" ABOVE FINISHED FLOOR.
 - DOOR CLOSER. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 IN FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
 - DOOR OPENING FORCE. THE MAXIMUM FORCE FOR PUSHING AND PULLING OPEN A DOOR SHALL BE AS FOLLOW:
 - FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
 - OTHER DOORS.
 - EXTERIOR HINGED DOOR: (RESERVED).
 - INTERIOR HINGED DOORS: 5 LBS.
 - SLIDING OR FOLDING DOORS: 5 LBS.THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION.
 - SPOUT LOCATION. THE SPOUTS OF DRINKING FOUNTAINS AND WATER COOLERS SHALL BE AT THE FRONT OF THE UNIT AND SHALL DIRECT THE WATER FLOW IN A TRAJECTORY THAT IS PARALLEL OR NEARLY PARALLEL TO THE FRONT OF THE UNIT. THE SPOUT SHALL PROVIDE A FLOW OF WATER AT LEAST 4" HIGH SO AS TO ALLOW THE INSERTION OF A CUP OR GLASS UNDER THE FLOW OF WATER. ON AN ACCESSIBLE DRINKING FOUNTAIN WITH A ROUND OR OVAL BOWL, THE SPOUT MUST BE POSITIONED SO THE FLOW OF WATER IS WITHIN 3" OF THE FRONT EDGE OF THE FOUNTAIN.
 - DISPENSERS. TOILET PAPER DISPENSERS SHALL BE INSTALLED WITHIN REACH, AS SHOWN ON WATER CLOSET DRAWING THIS SHEET. DISPENSERS THAT CONTROL DELIVERY, OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.
 - DOORS, TOILET STALL DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH 4.13. IF TOILET STALL APPROACH IS FROM THE LATCH SIDE OF THE STALL DOOR, CLEARANCE BETWEEN THE DOOR SIDE OF THE STALL AND ANY OBSTRUCTION MAY BE REDUCED TO A MINIMUM OF 3'-6".
 - CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE 2'-6" BY 4'-0" SHALL BE PROVIDED IN FRONT OF URINALS TO ALLOW FORWARD APPROACH. THIS CLEAR SPACE SHALL JOIN OR OVERLAP AN ACCESSIBLE ROUTE. SHIELDS THAT DO NOT EXTEND BEYOND THE FRONT EDGE OF THE URINAL RIM MAY BE PROVIDED WITH 2'-5" CLEARANCE BETWEEN THEM.
 - EXPOSED PIPES AND SURFACES. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
 - OPERATION, CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.

STANDARD ADA MANEUVERING CLEARANCES AT DOORS



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DA OFFICE RENOVATIONS GRAND BLDG. - 6TH FLOOR 661 MULBERRY STREET MACON, GA 31201

Drawing Issue Schedule	
9/11/2024	Permit Set
Project No:	2024-19

General Information

G1.2

F:\PROJECTS\2024-19 DA Office Renov. - 6th Floor GrandWorking Drawings\2024-19 GJ Specifications.dgn 2/2/2024

SPECIAL CONDITIONS AND TEMPORARY FACILITIES

A. EXAMINATION OF SITE:

1.

EACH BIDDER BY MAKING HIS BID REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND THAT HE HAS READ AND UNDERSTANDS THE BIDDING DOCUMENTS. BIDDERS SHALL EXAMINE THE AREAS WHEREIN WORK OF THIS PROJECT IS TO BE CARRIED OUT AND SHALL TAKE INTO CONSIDERATION ALL CONDITIONS THAT MIGHT AFFECT HIS WORK.
- (A)

ARRANGEMENTS TO EXAMINE THE EXISTING BUILDING AND AREAS AFFECTED BY THE WORK OF THIS PROJECT, OTHER THAN AT THE TIME OF THE PRE-BID MEETING MUST BE SCHEDULED THROUGH:

GREG GUEST
OFFICE OF THE DISTRICT ATTORNEY
BIBB COUNTY COURTHOUSE
601 MULBERRY STREET
MACON, GA 31201
(478) 621-6427 PGUEST@MACONBIBB.US
2.

FAILURE OF THE BIDDER TO INSPECT FIRST-HAND THE AREAS AFFECTED BY WORK IN THIS PROJECT SHALL NOT RELIEVE HIM OF THE OBLIGATION TO COMPLY FULLY WITH THE SCOPE OF THE WORK AS DEFINED HEREIN.
3.

NO CONSIDERATION WILL BE GIVEN ANY CLAIM BASED ON LACK OF KNOWLEDGE OF EXISTING CONDITIONS, EXCEPT WHERE THE CONTRACT DOCUMENTS MAKE DEFINITE PROVISIONS FOR ADJUSTMENT OF COST OR EXTENSION OF TIME DUE TO EXISTING CONDITIONS THAT CANNOT BE READILY ASCERTAINED.
- B.

SECURITY: THE CONTRACTOR SHALL PREPARE A COMPLETE SECURITY PLAN THAT MUST BE APPROVED BY THE BIBB COUNTY SHERIFF'S OFFICE (BSO) COURT SERVICES. ALL COSTS ASSOCIATED WITH APPROVED SECURITY MEANS AND METHODS SHALL BE BORNE BY THE CONTRACTOR. AT A MINIMUM THE PLAN MUST INCLUDE:

1. BACKGROUND CHECKS FOR ALL WORKERS AND ANY OTHER PERSONS ENTERING THE BUILDING DURING THE COURSE OF THE WORK (I.E. MATERIAL DELIVERIES, LABORERS, SUPERVISORS, ETC.). BADGES WILL BE REQUIRED AND FURNISHED FREE OF CHARGE.

2. METHOD OF VISUAL IDENTIFICATION FOR ALL WORKERS AN ANY OTHER PERSONS ENTERING THE BUILDING DURING THE COURSE OF THE WORK.

3. VEHICLE PARKING FOR WORKERS.

4. TRASH REMOVAL/DUMPSTER LOCATION.

5. DELIVERY OF MATERIALS (INCLUDING TIME OF DELIVERIES). ALL TOOL BOXES AND MATERIALS ARE SUBJECT TO SEARCH BY BSO.

6. HOURS OF WORK – TYPICALLY 8:00 A.M. UNTIL 5:00 P.M., UNLESS OTHER ARRANGEMENTS ARE MADE WITH BSO COURT SECURITY.

7. BUILDING ACCESS POINT.

8. MOVEMENT OF WORKERS, MATERIALS, ETC., THROUGH THE BUILDING FROM POINT OF ENTRY TO 6TH FLOOR WORK AREA IN THE GRAND OFFICE BUILDING.

C. CONSTRUCTION SEQUENCE:

1.

THE BUILDING WILL REMAIN OCCUPIED DURING CONSTRUCTION; HOWEVER, THE SPACE TO BE RENOVATED FOR NEW OFFICES WILL NOT BE OCCUPIED. THE CONTRACTOR SHALL AT ALL TIMES ENSURE THE PROTECTION OF THE EMPLOYEES, THEIR PROPERTY, AND VISITORS. BSO COURT SERVICES SHALL HAVE THE AUTHORITY AND DISCRETION TO DIRECT THE CONTRACTOR TO STOP WORK IMMEDIATELY IF THE HEALTH AND/OR SAFETY OF THE EMPLOYEES, VISITORS, OR PROPERTY IS OR COULD BE ENDANGERED, OR IF THE WORK IS DISRUPTING COURT PROCEEDINGS.

(A) THE CONTRACTOR SHALL CONFINE HIS OPERATIONS TO THE AREAS WHERE WORK IN THIS PROJECT IS REQUIRED, STORING MATERIALS ONLY IN AREAS TO BE DESIGNATED BY THE OWNER.

(B) MACON-BIBB COUNTY SHALL BE RESPONSIBLE FOR MOVING ALL LOOSE FURNISHINGS, FILES, SHELVES, AND OTHER ITEMS THAT ARE NOT BUILT-IN AT SPACES TO BE RENOVATED.

(C) THE CONTRACTOR SHALL NOT CAUSE DAMAGE OR PERMIT CONDITIONS WHICH MAY CAUSE DAMAGE TO THE BUILDINGS, CONTENTS, FURNISHINGS, ETC. ALL COSTS ASSOCIATED WITH ANY SUCH DAMAGES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

(1) SHOULD DAMAGE OCCUR, THE CONTRACTOR SHALL RESTORE, AT HIS EXPENSE, ANY SUCH PROPERTY DAMAGE OR INJURIES BY HIS OPERATIONS TO A CONDITION EQUAL TO THAT EXISTING BEFORE SUCH DAMAGE OR INJURY WAS DONE, BY REPAIRING, REBUILDING OR OTHERWISE RESTORING AS MAY BE DIRECTED BY, AND TO THE SATISFACTION OF MACON-BIBB COUNTY.

(2) IN CASE OF FAILURE ON THE PART OF THE CONTRACTOR TO RESTORE SUCH PROPERTY, OR MAKE GOOD SUCH DAMAGES OR INJURY, THE OWNER MAY, AFTER FORTY- EIGHT (48) HOURS WRITTEN NOTICE, PROCEED TO REPAIR, REBUILD, OR OTHERWISE RESTORE SUCH PROPERTY AS MAY BE DEEMED NECESSARY, AND THE COST THEREOF SHALL BE DEDUCTED FROM ANY MONIES DUE OR WHICH MAY BECOME DUE THE CONTRACTOR UNDER THIS CONTRACT.

(D) THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE INCONVENIENCES TO THE EMPLOYEES AND VISITORS WHILE THE WORK IS UNDERWAY AND TO MAINTAIN ACCESS FOR EMPLOYEES AND VISITORS TO OCCUPIED PORTIONS OF THE BUILDING.

(E) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PREPARATION AS NECESSARY TO PROVIDE SUITABLE SURFACES FOR THE SPECIFIED WORK.

(F) THE CONTRACTOR SHALL COOPERATE WITH THE DISTRICT ATTORNEY AND BSO COURT SERVICES WITH REGARD TO SCHEDULING OF WORK.

(G) PUBLIC AREAS AND OTHER OFFICES, ETC., NOT IN THE SCOPE OF WORK:

(1) PUBLIC AREAS: THE CONTRACTOR SHALL MAINTAIN PUBLIC AREAS (CORRIDORS, EXITS, EXIT PATHS, ELEVATORS, RESTROOMS, ETC.) FOR PUBLIC ACCESS AND USE.

(2) OTHER OFFICES, ETC., NOT IN THE SCOPE OF WORK: THE CONTRACTOR SHALL MAINTAIN ACCESS FOR PUBLIC AND FOR EMPLOYEES TO ALL OTHER OFFICES, COURTROOMS, ETC., CONDUCTING BUSINESS-AS-USUAL DURING THE COURSE OF CONSTRUCTION. WHERE THE RENOVATION IN SOME WAY IMPACTS ANY SUCH OFFICES, ETC., THE CONTRACTOR SHALL COORDINATE AND SCHEDULE THE WORK SO AS NOT TO DISRUPT NORMAL BUSINESS ACTIVITIES.

- (2)

OTHER OFFICES, ETC., NOT IN THE SCOPE OF WORK: THE CONTRACTOR SHALL MAINTAIN ACCESS FOR PUBLIC AND FOR EMPLOYEES TO ALL OTHER OFFICES, COURTROOMS, ETC., CONDUCTING BUSINESS-AS-USUAL DURING THE COURSE OF CONSTRUCTION. WHERE THE RENOVATION IN SOME WAY IMPACTS ANY SUCH OFFICES, ETC., THE CONTRACTOR SHALL COORDINATE AND SCHEDULE THE WORK SO AS NOT TO DISRUPT NORMAL BUSINESS ACTIVITIES.
- D

UTILITIES AND FACILITIES:

1. POWER AND WATER ARE AVAILABLE FOR THE CONTRACTOR'S USE.

2. TOILET FACILITIES: AT BEGINNING OF WORK, THE CONTRACTOR SHALL PROVIDE ON PREMISES, IN APPROVED LOCATIONS, ADEQUATE, TEMPORARY ENCLOSED TOILET AND WASHING FACILITIES FOR USE OF EMPLOYEES. FACILITIES SHALL BE MAINTAINED IN A CLEAN AND SANITARY CONDITION THROUGHOUT PERIOD OF PROJECT. EXISTING TOILET FACILITIES SHALL NOT BE USED BY EMPLOYEES OF THE CONTRACTOR OR THE SUBCONTRACTORS.

ROUGH CARPENTRY

A. MATERIALS:

1.

MISCELLANEOUS LUMBER: BLOCKING, FURRING, AND OTHER MISCELLANEOUS LUMBER SPIB GRADE MARKED NO. 2 SOUTHERN YELLOW PINE, KILN-DRIED WITH MOISTURE CONTENT OF NOT MORE THAN 19% MOISTURE CONTENT.
2.

FASTENERS:

(A) NAILS:

(1) FOR APPLICATION TO WOOD: ANNULAR THREAD, COATED STEEL, MEETING REQUIREMENTS OF FS FF-N-105; WHERE USED WITH TREATED LUMBER OR PLYWOOD NAILS SHALL BE HOT-DIPPED GALVANIZED; SIZES BEST SUITED FOR INTENDED USE. USE LARGE-HEAD ROOFING NAILS TO ATTACH INSULATING SHEATHING TO WOOD STUDS.

(2) FOR APPLICATION TO CONCRETE AND MASONRY: UNLESS OTHERWISE NOTED ON THE DRAWINGS SMOOTH SHANK, HARDEN STEEL, COUNTER SUNK HEADS, MEETING REQUIREMENTS OF FS FF-N-105; WHERE USED WITH TREATED LUMBER OR PLYWOOD, NAILS SHALL BE HOT-DIPPED GALVANIZED; SIZES AS BEST SUITED FOR INTENDED USE.

(B) BOLTS (LAG, TOGGLE, EXPANSION AND MISCELLANEOUS) AND SCREWS: TYPES, SIZES AND FINISHES BEST SUITED FOR INTENDED USE AND MEET FS FF-N-105; BOLT HEADS AND NUTS BEARING ON WOOD SHALL BE FIT WITH WASHERS.
3.

GLUE: CS-35, TYPE 1, FULLY WATERPROOF.

B. FABRICATION:

1.

ROUGH CARPENTRY: FABRICATE ALL FRAMING, FURRING, AND OTHER ITEMS FROM LUMBER AS DESCRIBED HEREINBEFORE AND TO THE DESIGNS REQUIRED BY THE DRAWINGS.

FINISH CARPENTRY AND MILLWORK

A. MATERIALS:

1.

INTERIOR WOOD:

(A) OPAQUE FINISH: AWI SECTION 100, GRADE 1, PONDEROSA PINE (FINGER JOINTS PERMITTED).
2.

GLUE: CS-35 TYPE 1, FULLY WATERPROOF.
3.

FASTENING DEVICES – NAILS:

(A) FOR APPLICATION TO WOOD, NAILS SHALL BE ANNULAR THREAD, COATED STEEL AND MEET THE REQUIREMENTS OF FS FF-N-101.

(B) FOR APPLICATION TO CONCRETE OR MASONRY, NAILS SHALL BE SMOOTH SHANK, HARDENED STEEL, WITH COUNTER-SUNK HEADS AND MEET THE REQUIREMENTS OF FS FF-N-101.

(C) FINISH NAILS SHALL BE HELICAL THREAD, HARDENED STEEL, BRIGHT FINISH, EXCEPT COATED NAILS SHALL BE USED IN EXTERIOR WORK, AND MEET THE REQUIREMENTS OF FS FF-N-101.
4.

BOLTS: ALL BOLTS SHALL BE OF THE SIZES AND TYPES CALLED FOR ON THE DRAWINGS; EXCEPT WHERE USED IN EXPOSED TO VIEW WORK HEADS SHALL BE ROUND.

B. FABRICATION:

1.

GENERAL: ITEMS OF WOOD TRIM MARKED ON THE DRAWINGS WITH NUMBERS PREFIXED BY RB (RANDALL BROTHERS, ATLANTA, GA). THESE NUMBERS ARE USED TO ESTABLISH SIZE AND PROFILE REQUIRED ONLY.
2.

STANDING AND RUNNING TRIM: FABRICATE TO DESIGNS AND SIZES SHOWN AND IN ACCORDANCE WITH AWI SECTION 300, PREMIUM GRADE, FOR SPECIFIED FINISH.

STEEL FRAMES

A. MATERIALS:

1.

METAL DRYWALL FRAMES:

(A) COMPLY WITH CS 242-62

(B) FRAMES SHALL BE KNOCK-DOWN TYPE, OF SIZES AND DESIGNS SHOWN ON THE DRAWINGS.

(C) ALL FRAMES SHALL BE FORMED WITH 5/8" DEPTH INTEGRAL STOPS, UNLESS DETAILED OTHERWISE ON DRAWINGS, AND RABBETS AND SHALL HAVE A DOUBLE RETURN ON THE BACK BEND TO ALLOW FRAME TO BE ERECTED AFTER WALL IS IN PLACE AND SHALL BE DESIGNED SO AS TO GRIP WALL FIRMLY.
- (D)

CORNERS SHALL BE MITERED AND REINFORCED AND LOCKED WITH SHEET METAL SCREWS ON THE HEADBAR RETURN TO INSURE POSITIVE LOCKING AND RIGID CORNERS.

(E) HARDWARE REINFORCEMENTS:

- (1)

FRAMES SHALL BE MORTISED, REINFORCED, DRILLED AND TAPPED AT THE FACTORY FOR FULLY TEMPLATED HARDWARE ONLY, IN ACCORDANCE WITH APPROVED HARDWARE SCHEDULE AND TEMPLATES PROVIDED BY THE CONTRACTOR; WHERE SURFACE-MOUNTED HARDWARE IS TO BE APPLIED, FRAMES SHALL HAVE REINFORCING PLATES ONLY; ALL DRILLING AND TAPPING SHALL BE DONE AT THE PROJECT SITE UNDER FINISH HARDWARE.

(2) MINIMUM THICKNESS OF HARDWARE REINFORCING PLATES SHALL BE AS FOLLOWS:

HINGE: 7 GAUGE
STRIKE: 10 GAUGE
FLUSH BOLT: 12 GAUGE
CLOSER: 12 GAUGE
SURFACE MOUNTED HARDWARE: 12 GAUGE
- (F)

JAMBS SHALL BE FURTHER STRENGTHENED BY TWO HEAVY GAUGE STIFFENERS TO PROVIDE PROPER GRIPPING ACTION AND BEARING SURFACE AGAINST THE WALL.
- (G)

ANCHORS (JAMB, SILL) SHALL BE MANUFACTURER'S STANDARD; SILL ANCHORS SHALL REQUIRE NO NOTCHING OF WALLBOARD.
- (H)

THERE SHALL BE NO VISIBLE FASTENING DEVICES ALONG FACE OF RABBETS.
- (I)

EACH DOOR FRAME STOP SHALL BE PUNCHED ON THE STRIKE SIDE TO RECEIVE RUBBER SILENCERS (3 PER FRAME FOR SINGLE DOORS AND 4 PER FRAME FOR DOUBLE DOORS).
- (J)

DUST COVER: SHALL BE PROVIDED FOR STRIKE AND HINGE REINFORCING.
- (K)

LOOSE STOPS SHALL BE AS SHOWN ON DRAWINGS AND FASTENED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- (L)

FACTORY PRIMING: AFTER MANUFACTURED ALL TOOL MARKS AND SURFACE IMPERFECTIONS SHALL BE DRESSED, FILLED AND SANDED TO MAKE ALL SURFACES SMOOTH, LEVEL AND FREE OF ALL IRREGULARITIES AND THEN CHEMICALLY TREATED, TO ENSURE MAXIMUM PAINT ADHESION, AND COATED WITH A RUST-INHIBITIVE PRIMER, STANDARD WITH THE MANUFACTURER OF THE DRYWALL METAL FRAMES.

SOLID CORE FLUSH WOOD DOORS

A. MATERIALS:

1.

BASIS OF DESIGN: ARCHITECTURAL "SIGNATURE" SERIES WOOD DOORS AS MANUFACTURED BY MARSHFIELD DOOR SYSTEMS / MARSHFIELD, WI.

(A) PRODUCT INFORMATION IS LISTED FOR REFERENCE PURPOSES TO ESTABLISH MATERIAL CHARACTERISTICS, QUALITY, AND FINISH. ALTERNATE MANUFACTURER'S PRODUCTS SHALL MEET OR EXCEED THE LISTED PRODUCTS.
2.

DOOR CONSTRUCTION:

(A) WORKMANSHIP: COMPLY WITH WDMA PREMIUM GRADE.

(B) PERFORMANCE STANDARDS: COMPLY WITH WDMA I.S. 1A HEAVY DUTY PERFORMANCE LEVEL.

(C) FACE VENEERS: 5-PLY, SELECT WHITE BIRCH OR AS REQUIRED TO MOST CLOSELY MATCH EXISTING.

(1) NON-LABEL DOORS: PARTICLE-BONDED CORE, GRADE LO-2 (AWI SECT. 1300 PC-5).

(D) VERTICAL EDGES: AWI SECTION 1300-S-4, PREMIUM GRADE, TO MATCH FACE VENEER.

(E) TOP AND BOTTOM EDGES: MANUFACTURER'S STANDARD MILL OPTION HARDWOOD.

(F) CROSS BANDS: MIN. 1/16-HIGH DENSITY HARDBOARD.

(G) ADHESIVE: PER WDMA TM-6.

B. FABRICATION:

1.

NON-LABELED DOORS: MANUFACTURE TO THE DESIGNS SHOWN ON THE DRAWINGS, IN ACCORDANCE WITH AWI SECTION 1300, PREMIUM GRADE, TRANSPARENT FACTORY FINISH.
2.

FACTORY MACHINE DOORS FOR HARDWARE THAT IS NOT SURFACE APPLIED. COMPLY WITH FINAL HARDWARE SCHEDULES, DOOR FRAME SHOP DRAWINGS, AND HARDWARE TEMPLATES.

C. FACTORY-FINISH TO MEET OR EXCEED WDMA I.S. IA TR-6.

1. TRANSPARENT FINISH:

- (A)

STAINING: COLOR TO MATCH EXISTING DOORS AS CLOSELY AS POSSIBLE.
- (B)

FINISH: WDMA TR-6 CATALYZED POLYURETHANE.

FINISH HARDWARE

- A.

LOCKSET DESIGN: SCHLAGE, LEVER HANDLES.
- B.

FINISHES: FINISH TO MATCH EXISTING DOOR HARDWARE.
- C.

INCLUDE A NET RELEASE AMOUNT OF TEN THOUSAND DOLLARS (\$10,000) FOR FINISH HARDWARE MATERIALS; DOES NOT INCLUDE LABOR COSTS.
- D.

FURNISH AND INSTALL PASSAGE SETS, LOCK SETS, PRIVACY SETS, PUSH/PULL PLATES, HINGES, CLOSERS, LOCKSET, AND STOPS, AS REQUIRED.

CARPET

- A.

NEW CARPET EQUAL TO SHAW "SCRIPT", 18 X 36.
- B.

REDUCERS: EQUAL TO MACKLANBURG-DUNCAN, GAINESVILLE, GA; COLOR(S) AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
- C.

ADHESIVES: ONLY THAT AS RECOMMENDED BY THE MANUFACTURER OF PRODUCT BEING INSTALLED. ADHESIVES FOR CARPET SHALL MEET ERI GREEN LABEL PROGRAM STANDARDS.

GYPSUM BOARD SYSTEMS

- A.

METAL STUDS: CHANNEL TYPE, ROLL FORMED FROM GALVANIZED STEEL, DESIGNED FOR SCREW ATTACHMENT OF GYPSUM WALLBOARD OF SIZES REQUIRED BY THE DRAWINGS AND OF GAUGES REQUIRED BY STUD SIZE, HEIGHT AND SPACING SHOWN ON THE DRAWINGS, BUT IN NO CASE LESS THAN 20 GAUGE; ALLOWABLE DEFLECTION L/360; STUDS TO HAVE 1¼-INCH DIAMETER SERVICE HOLE, 8 INCHES FROM END.
- B.

METAL RUNNERS (FLOOR AND CEILING TRACK): GALVANIZED STEEL, IN WIDTH AND OF GAUGE OF STUDS WITH WHICH USED, 1¼-INCH UNHELMNED LEGS.
- C.

METAL FURRING CHANNELS: 16 GAUGE COLD ROLLED STEEL, "C" SHAPE, OF SIZES REQUIRED BY THE DRAWINGS OR DESCRIBED HEREINAFTER
- D.

METAL SCREW FURRING CHANNELS: 2¼" X 7/8" X 1-3/8" FACE WIDTH, GALVANIZED STEEL, WEIGHING NOT LESS THAN 292 LBS/MLF.
- E.

FURRING CHANNEL CLIPS: GALVANIZED WIRE, MANUFACTURER'S STANDARD, ESPECIALLY DESIGNED FOR ATTACHING SCREW FURRING CHANNELS TO 1½-INCH FURRING CHANNELS.
- F.

HANGER WIRE: 9 GAUGE, GALVANIZED.
- G.

GYPSUM WALLBOARD:

1. FIRE RATED: 5/8 INCH THICK, TAPERED EDGE, MEETING REQUIREMENTS OF ASTM C36 FOR TYPE "X" PANELS AND FIRE ENDURANCE TEST AS OUTLINED IN ASTM C-473.
- H.

FASTENERS:

1. FOR ATTACHING GYPSUM WALLBOARD TO WOOD FRAMING, FASTENERS SHALL BE 1¼-INCHES TYPE W COARSE THREAD WALLBOARD NAIL, CEMENT COATED.

2. FOR ATTACHING GYPSUM WALLBOARD TO METAL FRAMING, FASTENERS SHALL BE 1-7/8 INCHES, TYPE S, BUGLE HEAD SCREWS, CADMIUM PLATED.

3. FOR ATTACHING SCREW FURRING CHANNELS TO 1½-INCH FURRING CHANNELS, FASTENERS SHALL BE MANUFACTURER'S STANDARD FURRING CHANNEL CLIP.

4. FOR ATTACHING METAL RUNNERS AND SCREW FURRING CHANNELS TO CONCRETE OR MASONRY SHALL BE POWER ACTUATED TYPE CAPABLE OF WITHSTANDING 192 POUNDS OF SINGLE SHEAR AND 200 POUNDS BEARING FORCE WITHOUT EXCEEDING ALLOWABLE STRESS DESIGN OF FASTENER OR MEMBER BEING FASTENED.

5. FOR ATTACHING FRAMING MEMBERS TOGETHER SHALL BE TYPE S, PAN-HEAD SCREWS IN SIZES RECOMMENDED BY THE METAL STUD MANUFACTURER FOR APPLICATIONS REQUIRED.

6. FOR ATTACHING METAL RUNNERS TO STRUCTURAL STEEL SHALL BE POWER ACTUATED TYPE AS RECOMMENDED BY THE METAL STUD MANUFACTURER FOR APPLICATIONS REQUIRED.
- I.

ACCESSORIES:

1. OUTSIDE CORNER BEAD: ALL METAL, HOT-DIPPED GALVANIZED, 1" X 1" AND WEIGHING NOT LESS THAN 114 POUNDS PER MLF.

2. CASING BEAD: ALL METAL, HOT-DIPPED GALVANIZED, 7/8 INCH FLANGE, "C" SHAPED, CAPABLE OF BEING TAPED AND FINISHED AND WEIGHING NOT LESS THAN 165 POUNDS PER MLF.

3. INSIDE CORNER REINFORCEMENT: PERFORATED FIBER TAPE WITH CHAMFERED WAFER-THIN EDGES, 2-1/16 INCHES WIDE AND MEETING ASTM C475.
- J.

TAPE: PERFORATED FIBER TAPE WITH CHAMFERED WAFER-THIN EDGES, 2-1/16" WIDE AND MEETING ASTM C475.
- K.

JOINT COMPOUND: READY-MIXED COMPOUND, MEETING ASTM C475.
- L.

SEALANT: ACRYLIC LATEX, GUN-GRADE, PAINTABLE.
- M.

SOUND ATTENUATION BLANKETS:

1. WALLS: EQUAL TO OWEN CORNING SOUND ATTENUATION BATTS, MEETING ASTM C 665, TYPE I AND ASTM E 136, UNFACED, FLAME SPREAD 10, SMOKE DEVELOPED 10, 3½" THICK.
- N.

INSTALLATION:

1. INSTALLATION OF METAL RUNNERS (FLOOR AND CEILING TRACKS):

(A) ATTACH FLOOR RUNNERS WITH SPECIFIED FASTENERS SPACED NOT LESS THAN 24" O.C.

(B) ATTACH CEILING RUNNERS WITH THE SPECIFIED FASTENERS AT NOT LESS THAN 24" O.C. AND IN CONFORMANCE WITH THE DETAILS SHOWN ON THE DRAWINGS.

2. INSTALLATION OF METAL STUDS:

(A) POSITION FULL LENGTH STUDS VERTICALLY, SPACES AS SHOWN ON THE DRAWINGS ENGAGING FLOOR AND CEILING TRACKS. ATTACH WITH SPECIFIED FASTENERS.

(B) IN GENERAL STUDS SHALL BE SPACED AT 16" O.C.

(C) PROVIDE DOUBLE STUDS AT INTERIOR AND EXTERIOR CORNERS, EXPANSION JOINTS, PARTITION TERMINATIONS AND WITHIN 2" OF DOOR AND BORROWED LITE OPENINGS IN PARTITIONS. LOCATE NEXT STUD NOT MORE THAN 6" FROM DOUBLE STUDS.

(D) SECURE ABUTTING AND INTERSECTING WALLS WITH FASTENERS THROUGH STUD FLANGES.

(E) FOR HORIZONTAL REINFORCEMENT BETWEEN STUDS AND AT DOOR AND BORROWED LITE FRAMES, INSTALL CUT-TO-LENGTH RUNNER SECTIONS WITH SLIT FLANGES SECURED TO STUDS.

3. INSTALLATION OF SOUND ATTENUATION BLANKETS: INSTALL IN ALL METAL STUD WALLS WHERE SHOWN ON PLANS, FULL HEIGHT OF PARTITION.

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GRAND BLDG. - 6TH FLOOR
661 MULBERRY STREET
MACON, GA 31201

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Specifications
G1.3

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STATE OF GEORGIA
ROBERT W. BROWN
REGISTERED ARCHITECT
No. 128

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4. INSTALLATION OF GYPSUM WALLBOARD:
- (A) INSTALL WALLBOARD IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SPECIFIED.

(B) USE WALLBOARD OF MAXIMUM LENGTHS TO MINIMIZE END JOINTS.

(C) STAGGER END JOINTS WHEN THEY OCCUR.

(D) ABUT WALLBOARDS WITHOUT FORCING. FIT ENDS AND EDGES OF WALLBOARD. DO NOT PLACE BUTT ENDS AGAINST TAPERED EDGES.

(E) SUPPORT END AND EDGES OF WALLBOARD PANELS ON FRAMING OR FURRING MEMBERS.

(F) AT CEILINGS, APPLY WALLBOARD WITH LONG DIMENSION AT RIGHT ANGLES TO FRAMING.

(G) AT WALLS AND COLUMNS, APPLY WALLBOARD HORIZONTALLY, ATTACHING UPPER BOARD FIRST; STAGGER END JOINTS ON OPPOSITE SIDES OF PARTITIONS.

(H) FASTEN WALLBOARD TO FRAMING MEMBERS, USING THE SPECIFIED FASTENERS SPACED AS RECOMMENDED BY THE MANUFACTURER OF THE WALLBOARD BEING INSTALLED FOR THE SPECIFIC INSTALLATION.

(I) ALL GYPSUM BOARD SHALL BE 5/8" TYPE "X" GYPSUM BOARD EXCEPT AT NEW RESTROOM WALLS.
5. INSTALLATION OF ACCESSORIES:
- (A) INSTALL CORNER BEADS AT ALL OUTSIDE CORNERS.

(B) INSTALL METAL CASING BEADS AT EXPOSED EDGES OF WALLBOARD AT DOOR AND WINDOW OPENINGS, AT INTERSECTIONS WITH OTHER MATERIALS AND AT OTHER LOCATION SHOWN ON THE DRAWINGS.
6. INSTALLATION OF SEALANT: CAULK ALL PERIMETER JOINTS, ELECTRICAL BOXES AND PENETRATIONS WITH SPECIFIED SEALANT.
- O. JOINT TREATMENT:
1. TAPING OR EMBEDDING JOINTS:
- (A) APPLY COMPOUND TO THIS UNIFORM LAYER TO ALL JOINTS AND ANGLES. CENTER TAPE OVER JOINT AND SET TAPE INTO COMPOUND; LEAVE APPROXIMATELY 1/16 INCH TO 1/32-INCH COMPOUND UNDER TAPE TO PROVIDE BOND.

(B) APPLY SKIM COAT FOLLOWING TAPE EMBEDMENT, BUT NOT TO FUNCTION AS FILL OR SECOND COAT; FOLD TAPE AND EMBED IN ANGLES TO PROVIDE TRUE ANGLE. DRY EMBEDDING COAT PRIOR TO APPLICATION OF FILL COAT.
2. FILLING:
- (A) APPLY JOINT COMPOUND OVER EMBEDDING COAT TO COVER TAPE. FEATHER OUT FILL COAT BEYOND TAPE AND PREVIOUS JOINT COMPOUND LINE.

(B) DO NOT APPLY FILL COAT ON INTERIOR ANGLES.

(C) ALLOW FILL COAT TO DRY PRIOR TO APPLICATION OF FINISH COAT.
3. SMOOTH FINISH: TYPICAL WALL FINISH.
- (A) SPREAD JOINT COMPOUND OVER AND BEYOND FILL COAT ON ALL JOINTS. FEATHER TO SMOOTH UNIFORM FINISH.

(B) APPLY FINISH COAT TO TAPED ANGLES TO COVER TAPE AND TAPING COMPOUND.

(C) SAND FINAL APPLICATION OF COMPOUND TO PROVIDE SMOOTH SURFACE READY.
4. FINISHING BEADS AND TRIM:
- (A) FIRST FILL COAT: APPLY JOINT COMPOUND TO BEADS AND TRIM. FEATHER OUT FROM GROUND TO PLANE OF THE SURFACE; DRY COMPOUND PRIOR TO APPLICATION OF SECOND FILL COATS.

(B) SECOND FILL COAT: APPLY JOINT COMPOUND IN SAME MANNER AS FIRST FILL COAT. EXTEND BEYOND FIRST COAT ONTO FACE OF WALLBOARD; DRY COMPOUND PRIOR TO APPLICATION OF FINISH COAT.

(C) FINISH COAT: APPLY JOINT COMPOUND TO BEAD AND TRIM; EXTEND BEYOND SECOND FILL COAT; FEATHER FINISH COAT FROM GROUND TO PLANE OF SURFACE; SAND FINISH COAT TO PROVIDE FLAT SURFACE READY FOR DECORATION.
5. FILLING AND FINISHING DEPRESSIONS:
- (A) APPLY JOINT COMPOUND AS FIRST COAT TO FASTENER DEPRESSIONS; APPLY AT LEAST TWO (2) ADDITIONAL COATS OF COMPOUND AFTER FIRST COAT IS DRY.

(B) LEAVE FILLING AND FINISHED DEPRESSIONS LEVEL WITH PLANE OF WALLBOARD.

- SUSPENDED ACOUSTICAL TILE CEILINGS
- A. ACOUSTICAL TILE EQUAL TO ARMSTRONG ULTIMA LAY-IN WITH PRELUDE 15/16" EXPOSED TEE SYSTEM – WHITE.

B. SOUND ATTENUATION BLANKETS: EQUAL TO OWENS CORNING "SONO BATTS", UNFACED GLASS FIBER INSULATION, MEETING ASTM C665, TYPE 1 AND ASTM E136, FLAME SPREAD 10, SMOKE DEVELOPED 10, 3½" THICK. INSTALL ABOVE ALL NEW ACOUSTICAL TILE CEILINGS.

C. HANGER WIRE: 12 GAUGE, GALVANIZED.

D. DIRECT LOAD CEILING CLIP: MANUFACTURER'S STANDARD.

E. TILE MARKERS/ADHESIVE:

1. ROSETTES: 2" DIAMETER X 1/16" THICK ALUMINUM WITH WHITE BAKED ENAMEL FINISH.

2. ADHESIVE: EPOXY COMPATIBLE WITH CEILING TILE WITH WHICH USED.

- PAINTING
- A. THE USE OF MANUFACTURER'S NAMES AND PRODUCTS ARE FOR REFERENCE ONLY TO INDICATE CHARACTERISTICS OF THE MATERIAL AND THE FINISHED REQUIRED. ACCEPTABLE MANUFACTURERS INCLUDE:

BENJAMIN MOOREBM

PRATT & LAMBERTPL

PPG PAINTSPPG

SHERWIN WILLIAMS SW
- B. INTERIOR PAINTING: INTERIOR GREEN SEAL STANDARD GS-11
- ARCHITECTURAL PAINTS:

FLATS:50 g/L

NON-FLATS:100 g/L

COATINGS AND PRIMERS100 g/L
1. WOOD
- (A) PRIMER, ACRYLIC BONDING STAIN-KILLER PRIMER/SEALER ONE COAT:

BM FRESH START® ALL-PURPOSE 100% ACRYLIC PRIMER 023

PL P1001 INT EXT PRIMER MULTI PURPOSE

PPG 17-921XI SEAL GRIP ACRYLIC PRIMER

SW PREP RITE PRO BLOCK B51620

(B) FINISH - LATEX SEMI GLOSS TWO COATS:

BM 539 ULTRA SPEC SG

PL Z8380 PRO HIDE SG

PPG 6-500 SPEEDHIDE S/G INTERIOR LATEX ENAMEL

SW PROMAR 200 ZERO VOC SG B31W02651
2. GYPSUM BOARD/PLASTER (PREVIOUSLY PAINTED)
- (A) PRIMER, ACRYLIC BONDING STAIN-KILLER PRIMER/SEALER ONE COAT:

BM 023 FRESH START® ALL-PURPOSE 100% ACRYLIC PRIMER

PL Z6650 STEELTECH® ACRYLIC PRIME OR FINISH

PPG 17-921XI SEAL GRIP ACRYLIC PRIMER

SW MULTIPURPOSE PRIMER SEALER B51W0453

(B) FINISH, CEILINGS, LATEX FLAT TWO COATS:

BM MOORCRAFT SUPER HIDE® LATEX FLAT 282

PL REDSEAL® PORCELAIN™ INTERIOR FLAT ACRYLIC LATEX WALL COATING - Z3700/F3700

PPG 6-70 SPEEDHIDE INTERIOR FLAT LATEX

SW PROMAR 200 ZERO VOC FLAT B30W02651

(C) FINISH, WALLS, LATEX EGGSHELL: TWO COATS:

BM MOORCRAFT SUPER HIDE® LATEX EGGSHELL ENAMEL C286

PL Z8290 PRO-HIDE® GOLD INTERIOR LATEX EGGSHELL

PPG 6-411 SPEEDHIDE INTERIOR LATEX EGGSHELL

SW PROMAR 200 ZERO VOC EGGSHELL B20W02651
3. GYPSUM BOARD, NEW
- (A) PRIMER, LATEX PVA ONE COAT:

BM 534 ULTRA SPEC 500 PRIME

PL P1000 DRYWALL PRIMER

PPG 6-2 SPEEDHIDE INTERIOR LATEX PRIMER SEALER

SW PRO MAR 200 PRIMER B28W260

(B) FINISH, CEILINGS, LATEX FLAT TWO COATS:

BM 536 ULTRA SPEC 500 FLAT

PL Z8180 PRO HIDE FLAT

PPG 6-70 SPEEDHIDE INTERIOR FLAT LATEX

SW PRO MAR ZERO VOC FLAT B30W2600

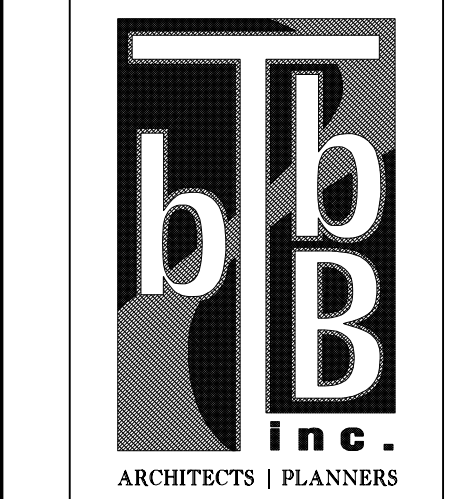
(C) FINISH, WALLS, ACRYLIC EGGSHELL: TWO COATS:

BM 538 ULTRA SPEC 500 EGGSHELL

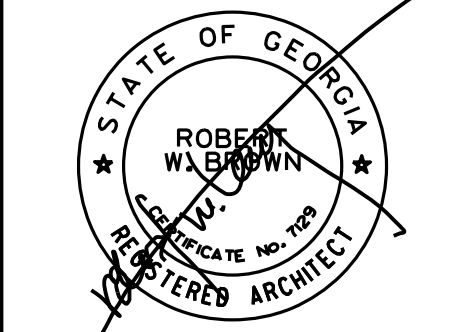
PL Z8290 PRO-HIDE® GOLD INTERIOR LATEX EGGSHELL

PPG 6-411 SPEEDHIDE INTERIOR LATEX EGGSHELL

SW PRO MAR 200 ZERO VOC ES LOW SHEEN B24W2600



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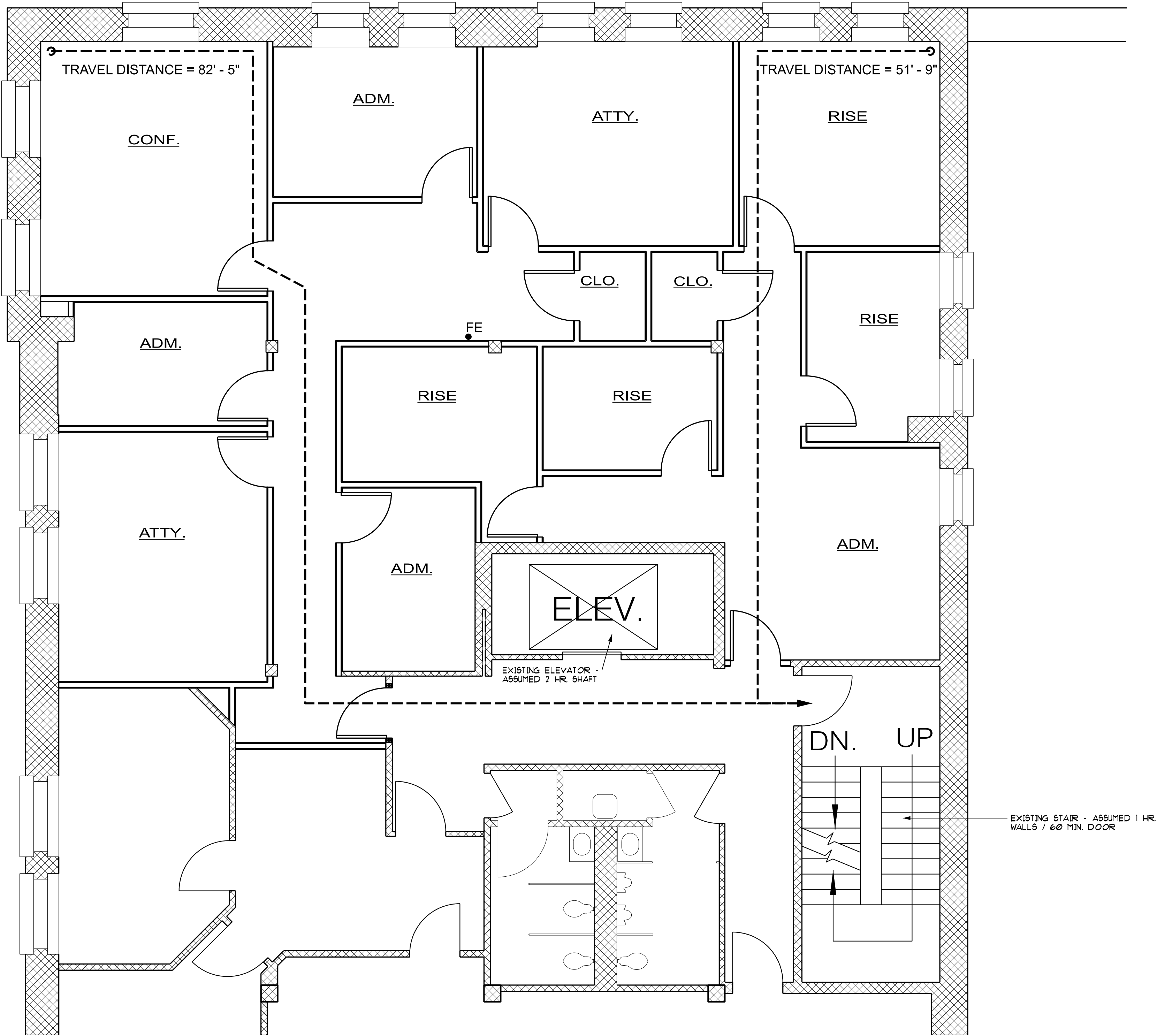
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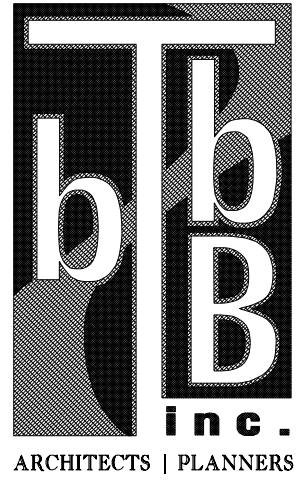
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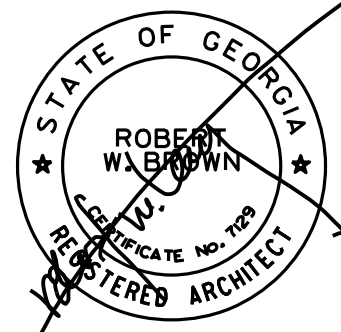


PARTIAL 6TH FLOOR LIFE SAFETY PLAN
1/4" = 1'-0"

- FE - FIRE EXTINGUISHER (4A-80BC / SEMI-RECESSED CABINET)



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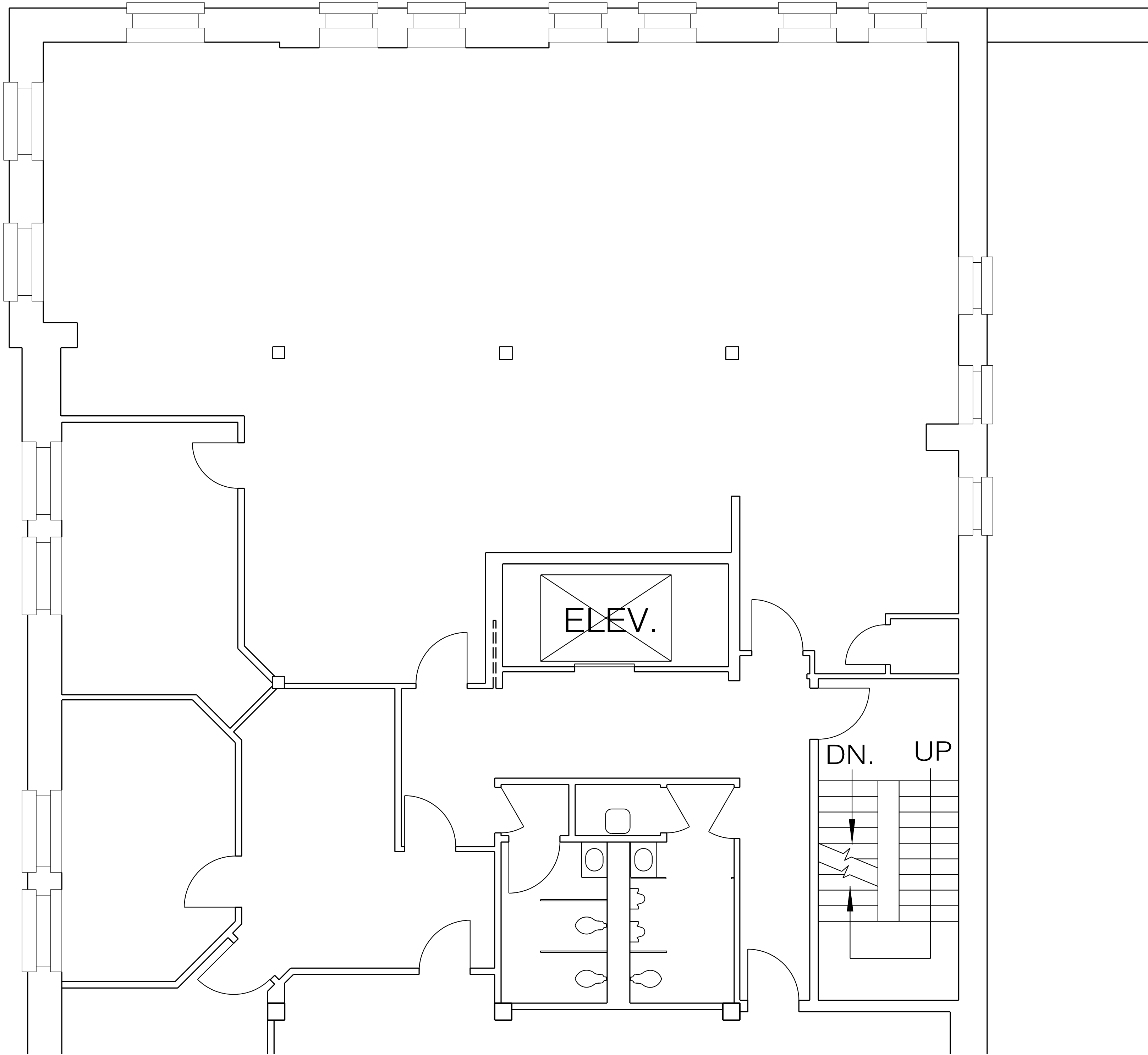


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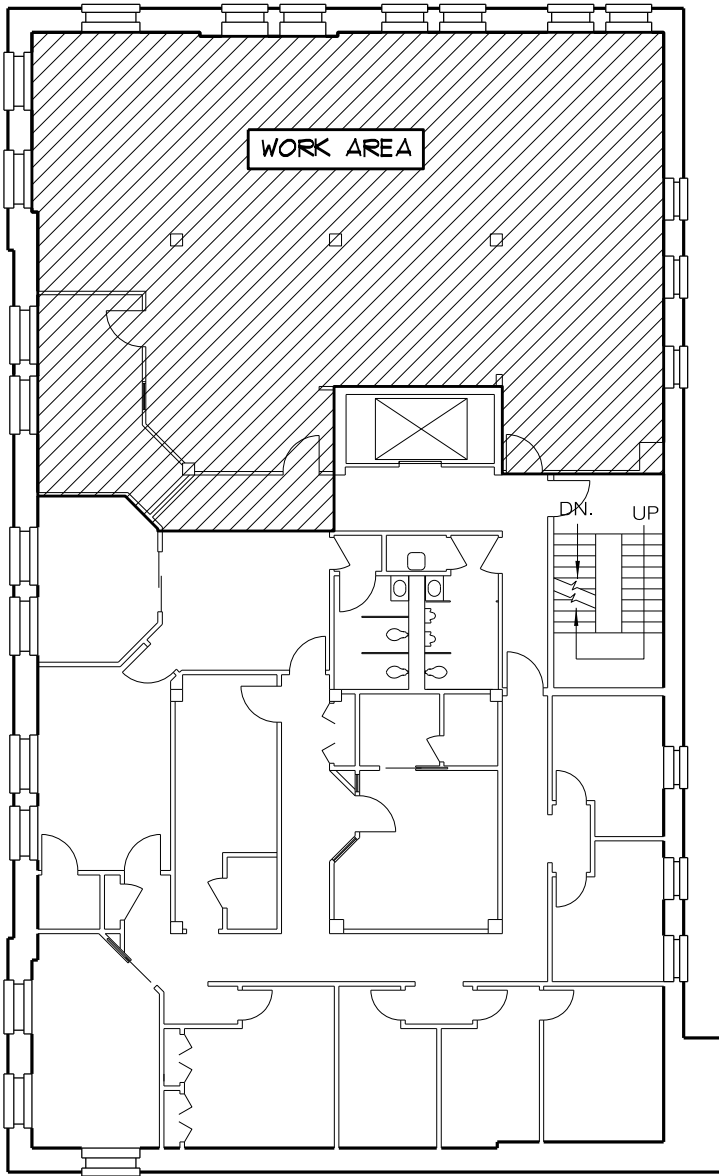
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Partial 6th
Floor Life
Safety Plan
LS1.1

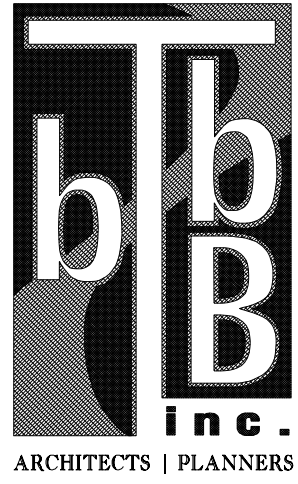


EXISTING PARTIAL 6TH FLOOR PLAN

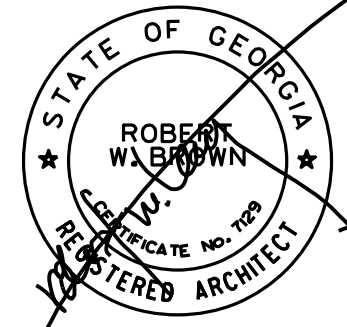
1/4" = 1'-0"



KEY PLAN - 6TH FLOOR



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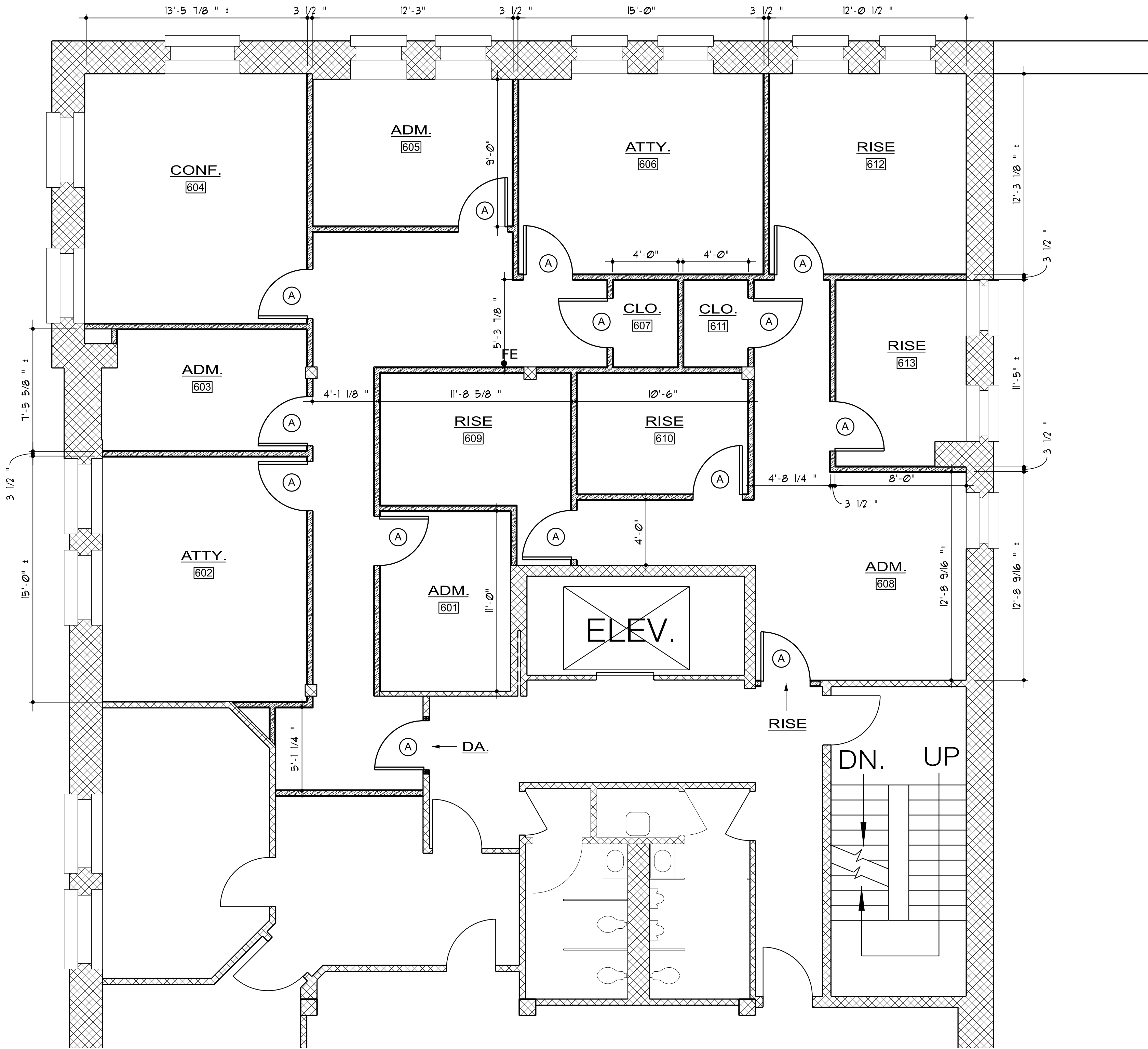
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Existing
Floor Plan

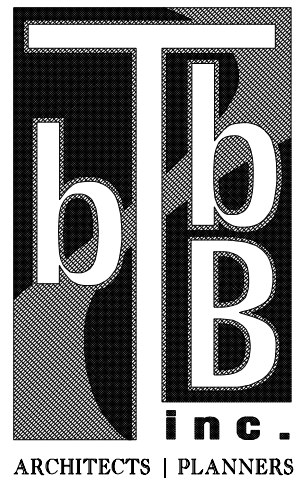
EX1.1

F:\PROJECTS\2024-19 DA Office Renov. - 6th Floor GrandWorking Drawings\2024-19 AUP\Part1a\6th Floor Plan.dgn 2/2/2024

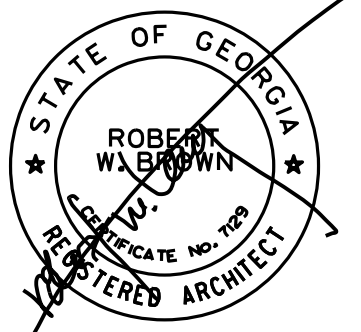


PARTIAL 6TH FLOOR PLAN
1/4" = 1'-0"

- LEGEND**
- NEW 2X4 STUD WALL W/ 5/8" GYPSUM BD. EACH SIDE
 - EXISTING WALLS TO REMAIN
 - FE FIRE EXTINGUISHER (SEE L611)



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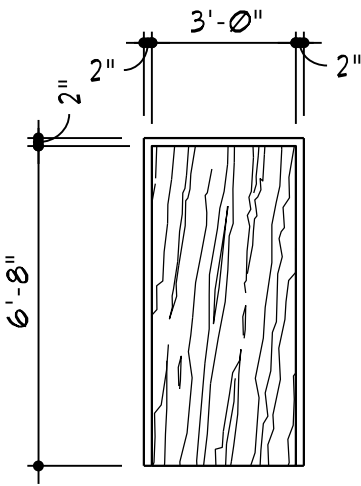
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DA OFFICE RENOVATIONS
GRAND BLDG. - 6TH FLOOR
661 MULBERRY STREET MACON, GA 31201

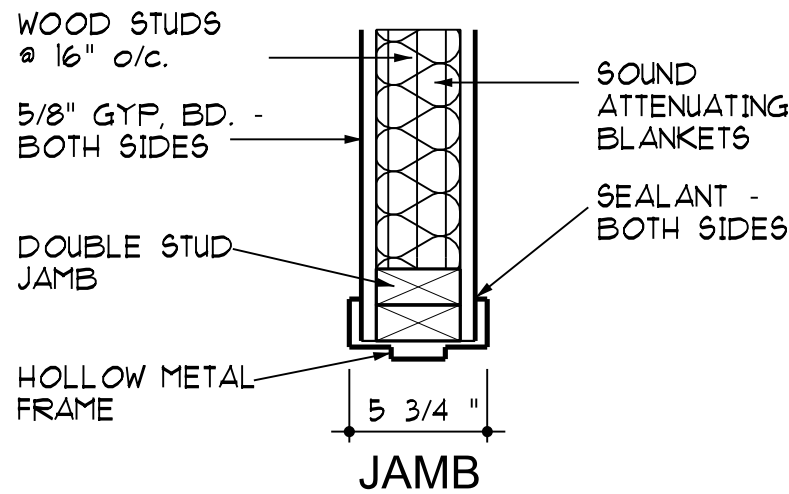
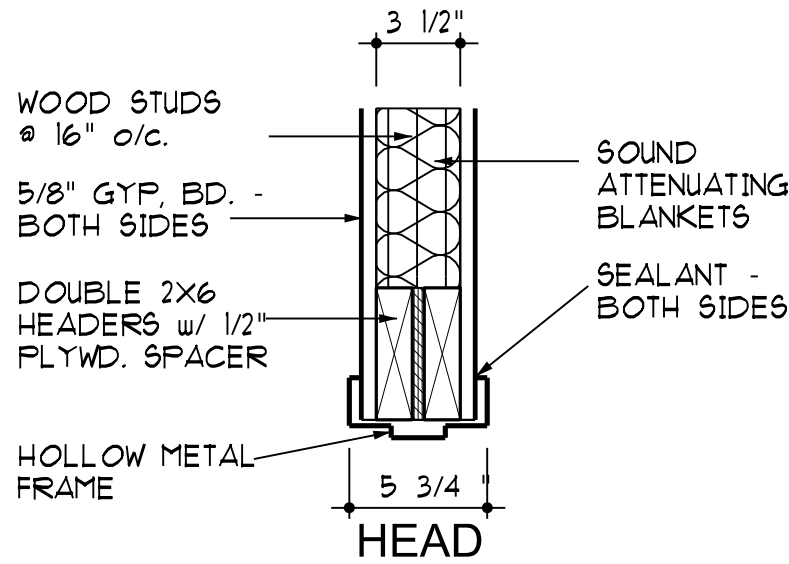
Drawing Issue Schedule	
9/11/2024	Permit Set
Project No:	2024-19

Partial 6th
Floor Plan

A1.1



(A)
SOLID CORE WOOD
DOOR IN HOLLOW
METAL FRAME
DOOR & FRAME TYPE
1/4" = 1' - 0"



TYPICAL DOOR DETAILS
1 1/2" = 1' - 0"

FINISH & MATERIAL SCHEDULE

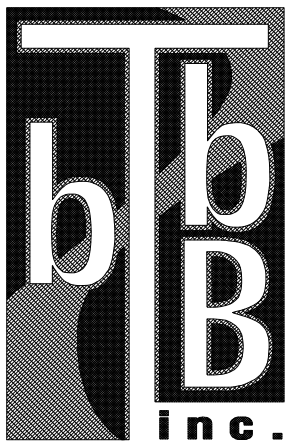
RM. No.	ROOM NAME	FLOOR		BASE		WALLS		CHAIRRAIL			CROWN		PICTURE MOULD		CEILING			REMARKS
		MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT	
601	ADMIN.	CARPET	CLEAN	NEW WD.-TYPE 1	PAINT	NEW GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
602	ATTORNEY	CARPET	CLEAN	NEW & EX WD.-TYPE 1	PAINT	NEW & EX GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
603	ADMIN.	CARPET	CLEAN	NEW & EX WD.-TYPE 1	PAINT	NEW & EX GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
604	CONFERENCE	CARPET	CLEAN	NEW & EX WD.-TYPE 1	PAINT	NEW & EX GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
605	ADMIN	CARPET	CLEAN	NEW & EX WD.-TYPE 1	PAINT	NEW & EX GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
606	ATTORNEY	CARPET	CLEAN	NEW & EX WD.-TYPE 1	PAINT	NEW & EX GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
607	CLOSET	CARPET	CLEAN	NEW WD.-TYPE 1	PAINT	NEW GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
608	ADMIN.	CARPET	CLEAN	NEW & EX WD.-TYPE 1	PAINT	NEW & EX GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
609	RISE	CARPET	CLEAN	NEW WD.-TYPE 1	PAINT	NEW GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
610	RISE	CARPET	CLEAN	NEW WD.-TYPE 1	PAINT	NEW GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
611	CLOSET	CARPET	CLEAN	NEW WD.-TYPE 1	PAINT	NEW GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
612	RISE	CARPET	CLEAN	NEW & EX WD.-TYPE 1	PAINT	NEW & EX GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	
613	RISE	CARPET	CLEAN	NEW & EX WD.-TYPE 1	PAINT	NEW & EX GYP. BD.	PAINT	---	---	---	---	---	---	---	AC. TILE	FAC.	9'-0"	

ABBREVIATIONS:

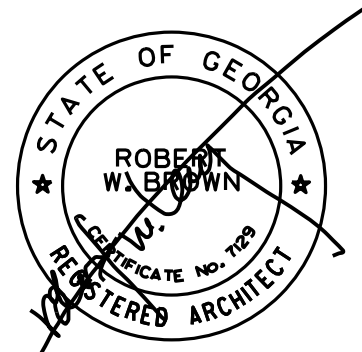
AC. TILE	ACOUSTICAL TILE
EX.	EXISTING
FAC.	FACTORY
GYP. BD.	GYPSUM BOARD
RES. TILE	RESILIENT TILE
WD.	WOOD

NOTES:

- 1.) ALL FINISHES ARE NEW UNLESS NOTED SPECIFICALLY AS "EXISTING".
- 2.) REMOVE ALL EXISTING WOOD PANELING, PATCH OR REPLACE WITH NEW GYP. BD. IF NECESSARY AND PAINT.
- 3.) REFER TO FLOOR PATTERN PLAN FOR CARPET & RESILIENT TILE TYPES.
- 4.) NEW WOOD BASE TO MATCH EXISTING PROFILE.



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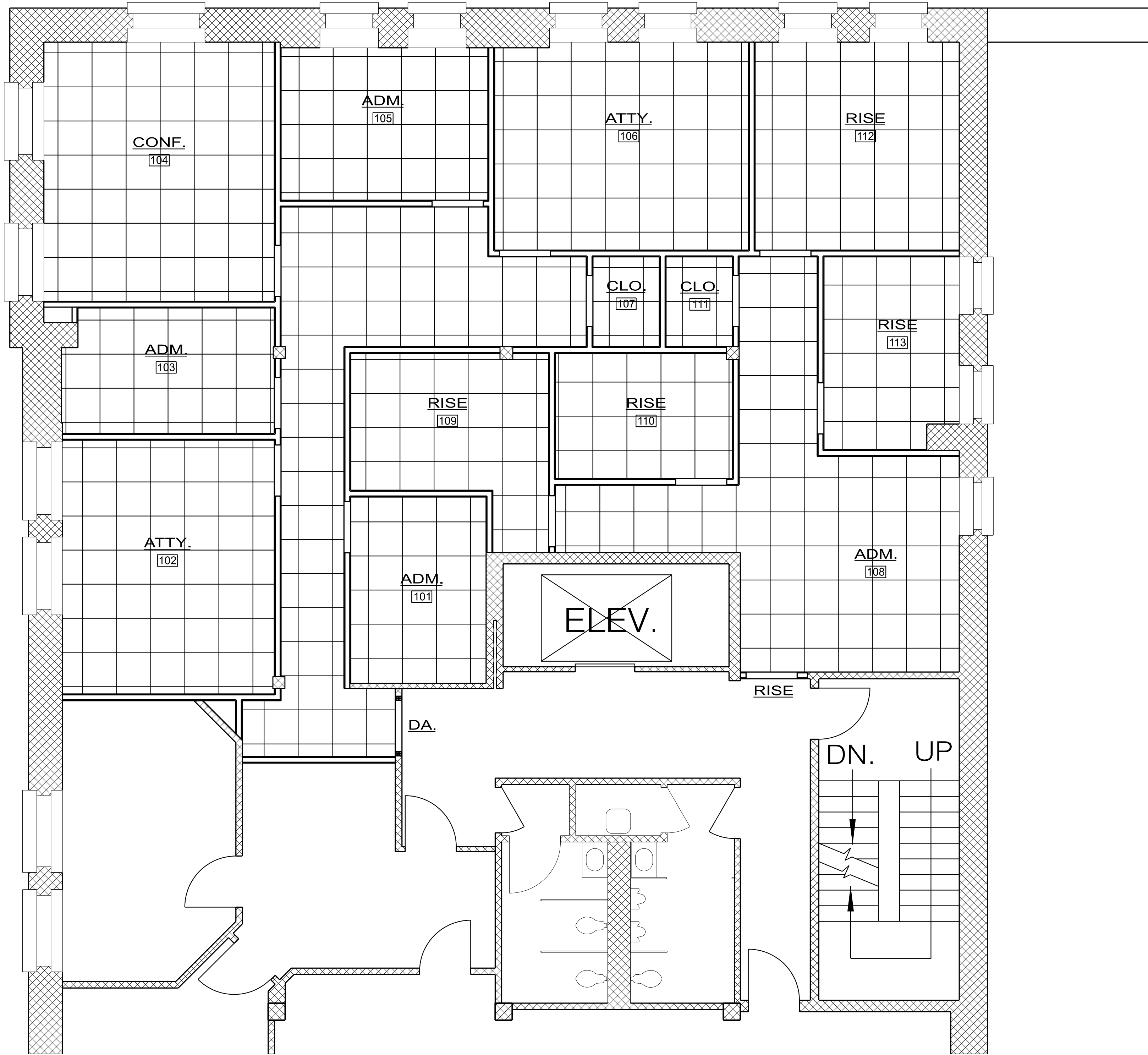
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661 MULBERRY STREET
MACON, GA 31201

Drawing Issue Schedule	
9/11/2024	Permit Set
Project No: 2024-19	

Finish & Material
Schedule, Door
Type & Details
A2.1

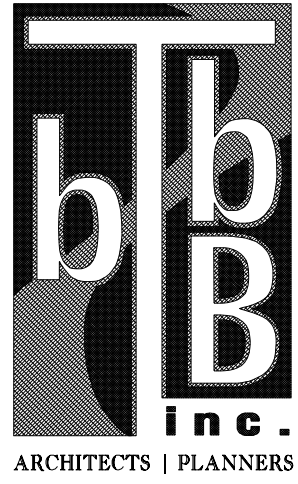
F:\PROJECTS\2024-19 DA Office Renov. - 6th Floor GrandWorking Drawings\2024-19 A8\Partial6th Floor Reflected Ceiling Plan.dgn 2/2/2024



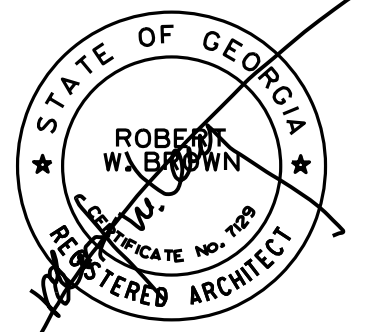
PARTIAL 6TH FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

CEILING LEGEND

2' X 2' A.C.T. W/ SOUND
ATTENUATION BLANKET



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661 MULBERRY STREET
MACON, GA 31201

Drawing Issue Schedule	
9/11/2024	Permit Set
Project No:	2024-19

Partial 6th Floor
Reflected
Ceiling Plan
A8.1

MECHANICAL SPECIFICATIONS

- 1) Provide all heating, ventilation and air conditioning items indicated on the drawings, described in this specification or required for a complete and proper installation.
- 2)Comply with all pertinent codes, ordinances and regulations. Refer to website for Dept. of Community Affairs for current Codes Editions.
- 3)The contractor shall not attempt to precisely scale dimensions from these drawings to obtain construction dimensions and clearances. The contractor shall verify all actual dimensions and clearances. Although these plans are diagrammatic in nature, they shall be followed as closely as site conditions, new construction, and work by other trades shall permit. Deviations from these drawings, which are required to conform to the available space or the actual building construction, shall be made at no additional cost to the owner.
- 4)Furnish without extra charge, any additional material and labor required to comply with the above codes and standards, even though the work may not be described in the contract documents. Where the requirements of the contract documents exceed the requirements of the above codes and standards, the contract documents shall take precedence.
- 5)All equipment and material shall be new and of first quality. Equipment and material shall be the same or equal to the basis of design listed on these drawings and shall be UL listed.
- 6)Cooperate and coordinate with other trades in order that all systems in the work may be installed in the best arrangement.
- 7)Examine the areas and conditions under which work of this section will be installed. Correct conditions detrimental to the proper and timely completion of the work. Notify Architect of any discrepancies. Do not proceed until unsatisfactory conditions have been corrected.
- 8)Avoid interference with structure, and with work of other trades. Install all equipment per manufacturer's instructions. Install accessible parts, including equipment, coils, valves, dampers, controls, and filters with adequate clearance for inspection, adjustments, repair and replacement.
- 9)All other materials not specifically described but required for a complete and proper installation shall be as selected by the contractor subject to acceptance by the Engineer.
- 10) All ductwork shall be fabricated from galvanized steel metal duct and conform to SMACNA "HVAC Duct Construction Standards--Metal and Flexible. Seal all joints in ductwork with mastic sealant.
- 11) Flexible duct: Flex master; Atco UPC#36(R-6.0); Atco UPC#31 (R-8) or Thermaflex, Type 3, insulated. 5'-0" Maximum length unless noted otherwise. Class 1 rating with R-value of 6.0 when located inside building insulation envelope and R-8 when located outside building insulation envelope. Install with no more than 135 degrees maximum of total bends per run. Maximum individual bend shall not exceed 45 degrees each. Support at five feet on centers with hangers having at least 2-inches of width at duct contact points. Flexible connectors shall not pass through any wall floor or ceiling weather rated or not. Provide 36--onches of metal duct at penetration of draft stops, fire walls and smoke walls.
- 12) Duct Liner: Owens Corning Aeroflex Plus, or equivalent. Incombustible glass fiber complying with ASTM C 1071; flexible blanket; impregnated surface and edges coated with acrylic polymer shown to be fungus and bacteria resistant by testing to ASTM G 21. Apparent Thermal Conductivity: Maximum of 0.31 at 75 degrees F. Service Temperature: 250 degrees F. Density: 1.5 pounds/cubic foot. Install using adhesive (50% coverage) and galvanized steel fasteners with welded press-on head Thickness: 1--inch.
- 13) Thermostats: Existing thermostat or thermostat provided by building control provider.
- 14) Provide fire and smoke rated flexible connections between fans and ducts. Material shall comply with NFPA 90A requirements for material in supply air stream.
- 15) Install all equipment in accordance with manufacture's instructions and recommendations including clearances recommended for proper operation or service. All filters and serviceable parts shall be readily accessible.
- 16) Indoor duct insulation: Foil-faced fiberglass, Owens Corning type 75 or equal, 2.2" thick(R-6), unless the insulated duct is outside building insulation envelope (attic, crawlspace or unconditioned space) in which case the duct insulation thickness shall be 3/2 thick(R-8). Duct shall have a flame spread rating of not more than 25 and smoke developed rating of not more than 50. Glass-Fiber insulation: All service duct wraps with foil scrim and having backing and a k-value of 0.30 at 75° F mean temperature and an average maximum density of 0.75 lb./cu. ft.
- 17) All supply duct shall be insulated.
- 18) All low-pressure duct branches shall contain manual balancing dampers. Manual balancing dampers shall also be installed in the continuation of the main, if the main duct is smaller or the same size as the branch duct, or if the continuation of the main serves only one device.
- 19) Make all duct elbows right angle type with single --thickness turning vanes or construct with centerline radius 1-1/2 times the duct width.
- 20) Duct sizes shown on plans are clear, interior dimensions. Return air elbow on top of transfer grills has been sized larger to incorporate interior liner.
- 21) Do not cut into or reduce the size of any structural member without the permission of the Architect.
- 22) Provide weather--proof flashing at all duct and pipe penetrations through the building walls and roof. As a minimum, flashings shall be designed and installed in accordance with SMACNA standards. Flashings shall be guaranteed weatherproof.
- 23) Support all HVAC units, ductwork, piping and other appurtenances from structure, provide vibration isolation at all fans which are not internally isolated. Provide hanger rod with built in rubber--in--shear isolator. Between drain pan and unit provide 4 each rubber--in--shear isolator. Do not attach vibration isolator to drain pan. Do not screw or drive fasteners into non--structural components such as roof decks or non-load bearing walls.
- 24) Thoroughly clean all components and remove all dirt, scale, oil, and other foreign substances. Provide clean air filters for all equipment.
- 25) Perform all tests necessary to demonstrate the integrity of the complete installation to the approval of the Engineer and all other authorities having jurisdiction. Make all adjustments necessary and balance the completed system in accordance with the data shown. Balance the systems in accordance with NEBB or AABC standards. Acceptable tolerances shall be minus ten percent to plus five percent of all measurements. Balancing shall be done by an independent licensed (by NEBB or AABC) TAB contractor. Make the following tests and submit reports to the Architect:
- Airflow rate at each supply outlet.
 - Manufacturer, model and serial number for each piece of HVAC equipment scheduled on drawings.
 - Calibrate thermostats to be within one degree of actual temperature at thermostat.
- 26) The entire system shall be warranted for a period of one (1) year beginning with Owner's acceptance of the work. Compressors shall include a minimum of five (5) year parts only warranty from the manufacturer. All labor and materials necessary to repair or replace the system or portions thereof, during that time shall be warranted for a period of one (1) year from the repair or replacement.
- 27) SUBMITTALS AND SUBMITTAL PROCEDURES:
- Contractor shall review the submittal data and check for the purpose of compliance with safety requirements, verification of dimensions, content of documents and methods and means prior to submitting to design professional. Contractor shall indicate approval by indicating such on the submittal.
 - Transmit each submittal electronically in PDF format.
 - Sequentially number submittal files and transmittal form. Revise submittals with original number and a sequential alphabetic suffix. File names shall describe item included in file.
 - Identify Project, the Contractor, Subcontractor or supplier; pertinent drawing and detail number, and specification section number, as appropriate on each copy. Each file shall include an index of items included in file.
 - Apply the Contractor's stamp, signed or initialed certifying that review, approval, verification of Products required, field dimensions, adjacent construction Work, and coordination of information is in accordance with the requirements of the Work and Contract Documents.
 - Submittal data for all items in project shall be submitted at one time. Submittal shall be divided into groups with file sizes not exceeding 6 MB. If there is unavailable data such as control submittal, etc., these may be submitted later if not doing so would delay project progress. Data shall include capacities, complete installation instructions, dimensional data and electrical data, BHP, motor HP, operating weights and load distribution at mounting points.
 - Deliver submittals electronically to the Design Professional.
 - Schedule submittals to expedite the Project, and coordinate submission of related items.
 - For each submittal for review, allow 15 days excluding delivery time to and from the Contractor.
 - Identify variations from Contract Documents and Product or system limitations that may be detrimental to successful performance of the completed Work.
 - Provide space for the Contractor and the Architect/ review stamps.
 - When revised for resubmission, identify all changes made since previous submission.
 - Distribute copies of reviewed submittals as appropriate. Instruct parties to promptly report any inability to comply with requirements.
 - Submittals not requested will not be recognized or processed.
 - Provide files containing only related items (such as piping, equipment, air distribution, etc.)

- 28) Instruct Owner's representative in the operation of the systems, using the operation and maintenance manual as a teaching aid.
- 29) Provide an operation and maintenance manual. As a minimum, the manual shall contain:
- A complete list of all equipment and appurtenances with equipment designations (per Drawings), manufacturers, and catalog numbers.
 - Copies of manufacturers' brochures and instructions for operation and maintenance of all mechanical equipment, including replacement parts lists.
 - Typed system operation and maintenance instructions, including inspection, lubrication, and service instructions and schedules.
 - List of names, addresses and phone numbers of distributors of all equipment and appurtenances.
 - Manufacturers' warranties.

30) Grilles, Registers and Diffusers: Grilles, registers, and diffusers as indicated on the drawings have been selected from the catalog of the manufacturer noted as the basis of design. Sizes, types, and performance of the devices to be provided must be coordinated to insure conformity with design basis. Sidewall supply grilles and registers shall have vertical front blades; sidewall return grilles shall have horizontal blades. Grilles and registers with borders shall have felt or rubber gaskets cemented to the back face and holding screws not over 18 inches on centers around the perimeter. Holding screws shall be counter--sunk to fit flush with face of grille or register. Grilles passing air through partitions shall be as described for wall return grilles, one for each side of partition. Register dampers shall be of the gang--operated, opposed blade type, operated through the face of the register. Operating mechanism shall not project through the register face. Mounting frame shall be coordinated with architectural reflected ceiling plans. Construction shall be of steel or aluminum as scheduled, with frame type to match ceiling construction. Sidewall supply grilles and registers shall be double--deflection type, with vertical front vanes. Construction shall be of steel, with 3/4--inch blade spacing. Return air grilles, return air registers, exhaust grilles, exhaust registers and transfer air grilles located in ceilings shall be constructed of aluminum with "egg--crate" design, with 1/2--inch x 1/2--inch x 1/2--inch grids. Frame style shall be compatible with ceiling construction. Install wall grilles and registers with horizontal edges parallel to ceiling. Concentric diffuser assemblies at roof top units shall have paint--ready exterior finish and 1--inch lined supply and return ducts that transition to diffuser size within 24 inches vertically of the bottom of roof top unit curb.

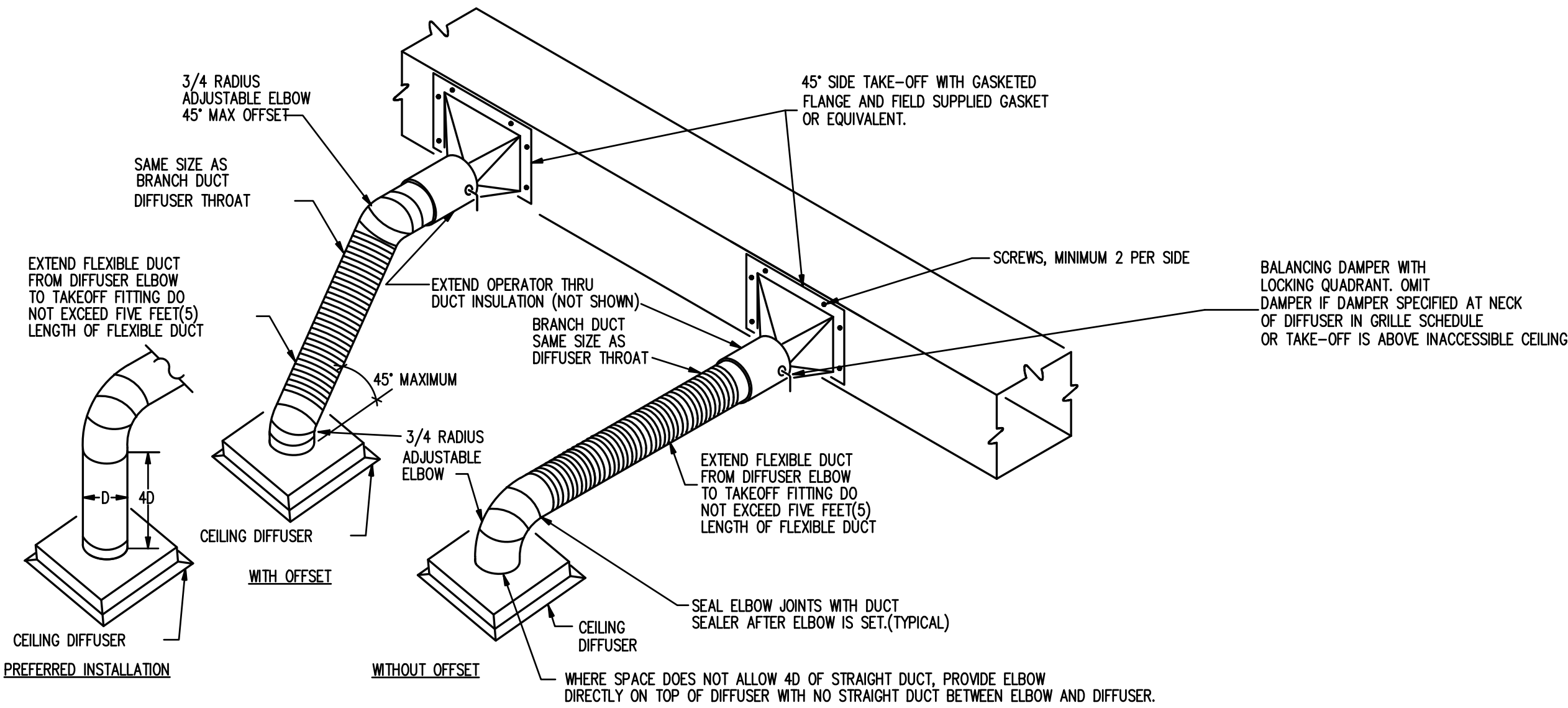
31) Hangers and supports: Building attachments: concrete inserts or structural--steel fasteners appropriate for building materials, and beam clamps. Hanger materials: galvanized, sheet steel or round, threaded steel rod. Hangers installed in corrosive atmospheres: electrogalvanized, all--thread rod or galvanized rods with threads painted after installation. Straps and rod sizes: comply with SMACNA's "HVAC Duct Construction Standards--Metal and Flexible" for sheet steel width and thickness and for steel rod diameters. Duct attachments: sheet metal screws, blind rivets, or self--tapping metal screws; compatible with duct materials. Trapeze and riser support galvanized steel shapes and plates: steel shapes complying with ASTM A 36/A 36M.

32) Sealant materials: joint and seam sealants, general: the term "sealant" is not limited to materials of adhesive or mastic nature but includes tapes and combinations of open--weave fabric strips and mastics. Joint and seam tape: 2 inches wide; glass--fiber fabric reinforced. Joint and seam sealant: one--part, nonsag, solvent--release--curing, polymerized butyl sealant, formulated with a minimum of 75 percent solids. Flanged joint mastics: one--part, acid--curing, silicone, elastomeric joint sealants, complying with ASTM C 920, type S, grade NS, class 25, use 0.

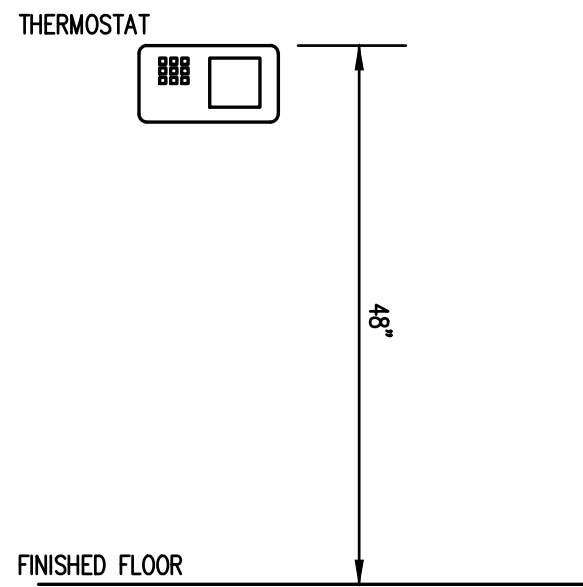
33) Acceptable Manufacturers are:

Grilles, Registers & Diffusers: Titus, Nallor, Price, Tuttle & Bailey, Kruger, Metal Aire (Color selection submitted to Architect)

Dampers: United Enertech, Greenheck, Ruskin, Arrow United, Lloyd Industries, Air Balance



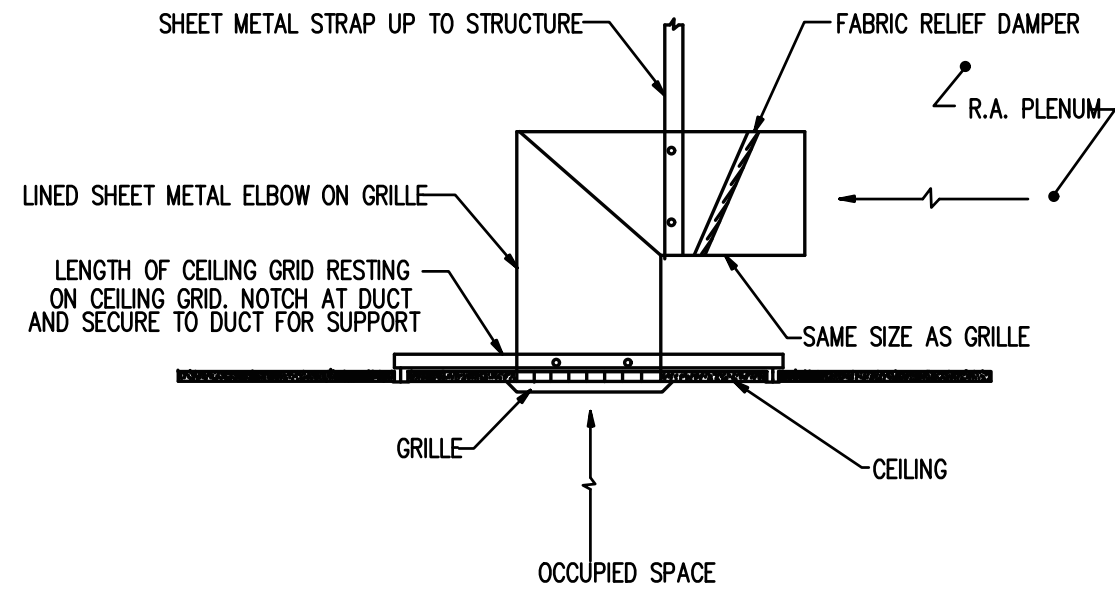
2 DIFFUSER RUN OUT DETAIL
SCALE: N.T.S.



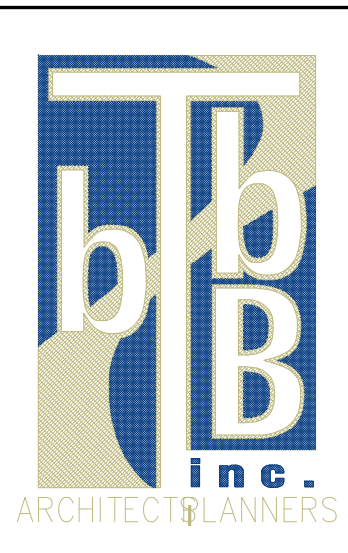
1 T-STAT DETAIL
SCALE: N.T.S.

AIR DEVICE SCHEDULE									
MARK	SERVICE	NECK SIZE	FACE SIZE	MATERIAL	TYPE	PATTERN	MOUNTING TYPE	LAYOUT BASIS	NOTES
S1	SUPPLY	SEE PLANS	24"x24"	STEEL	SQUARE CONC.	4-WAY	LAY-IN	TMS	1:2:3
R1	RETURN	SEE PLANS	24"x24"	ALUMINUM	EGGGRATE	----	SURFACE	SOF	1:4
R2	RETURN	SEE PLANS	24"x12"	ALUMINUM	EGGGRATE		LAY-IN	SOF	1:4
1. PROVIDE STANDARD WHITE FINISH. 2. INSULATE BACK OF DEVICE. 3. BALANCE AIRFLOW TO QUANTITY SHOWN. 4. PROVIDE FULL SIZE LINED ELBOW ON TOP OF GRILL.									

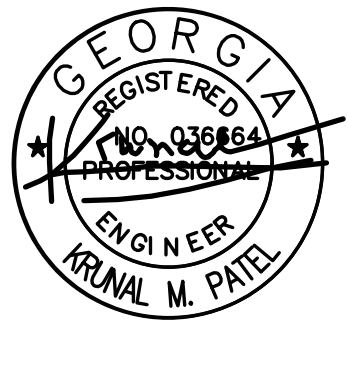
MECHANICAL SYMBOLS & ABBREVIATIONS LEGEND	
	NEW PIPE, DUCTWORK OR EQUIPMENT
	DUCT SIZE: FIRST DIMENSION IS SIDE DRAWN
	FLEXIBLE ROUND DUCTWORK
	FIRE DAMPER, SMOKE DAMPER, SMOKE DETECTOR
	CEILING SUPPLY DIFFUSER
	CEILING RETURN OR EXHAUST AIR
	S.A. DUCT OUT OF TU BOX WITH DUCT LINER FOR THR FIRST FIVE FEET OF DUCT OUT OF TU BOX
	SIDEWALL REGISTER OR GRILLE
	CHANGE IN PIPE OR DUCT SIZE OR SHAPE
	REFRIGERANT PIPING
	CONDENSATE OR OTHER DRAIN PIPING
	ELBOW TURNED DOWN OR TURNED UP IN PIPING
	THERMOSTAT, ARROW SHOWS CONTROL WIRING PATH
	CUBIC FEET PER MINUTE
	DIAMETER
	U.C. UNDER-CUT DOOR 3/4", UNLESS OTHER SIZE NOTED
	INDICATES EQUIPMENT ON PLANS; TOP ITEM SHOWS TYPE OF EQUIPMENT AND BOTTOM ITEM SHOWS SPECIFIC MARK NUMBER
	ITEM IN HEXAGON SHOWS AIR DEVICE MARK NUMBER, ITEM ABOVE LINE SHOWS NECK SIZE, ITEM BELOW LINE SHOWS AIR FLOW THROUGH DEVICE, AND NUMBER IN FRONT SHOWS QUANTITY IF MORE THAN ONE
	ABOVE FINISHED FLOOR
	CEILING
	DB, WB DRY BULB TEMPERATURE, WET BULB TEMPERATURE
	EA, EG EXHAUST AIR, EXHAUST GRILLE
	EXT SP EXTERNAL STATIC PRESSURE (USUALLY EXPRESSED IN INCHES OF WATER IN GAGE)
	MVD, VD MANUAL VOLUME DAMPER
	OA OUTSIDE AIR
	RA, RG RETURN AIR, RETURN GRILLE
	SA SUPPLY AIR
	W, KW WATTS, KILOWATTS
	AD ACCESS DOOR
	RADIUS ELBOW (R=1.5)
	VANED ELBOW
	MANUAL VOLUME DAMPER (MVD), MOTOR OPERATED DAMPER (MOD)



3 RELIEF AIR SUPPLY TO RESTROOM
SCALE: N.T.S.



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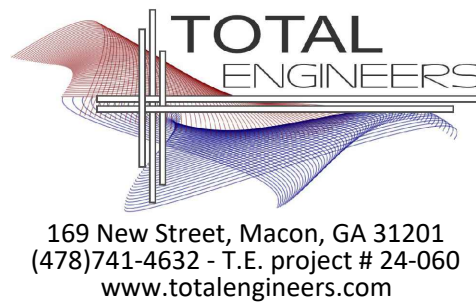


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GRAND BLDG. - 6TH FLOOR
661 MULBERRY STREET
MACON, GA 31201

Drawing Issue Schedule	
9/11/2024	Permit Set

Project No: 2024-19



169 New Street, Macon, GA 31201
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MECHANICAL SPECIFICATIONS

M0.1

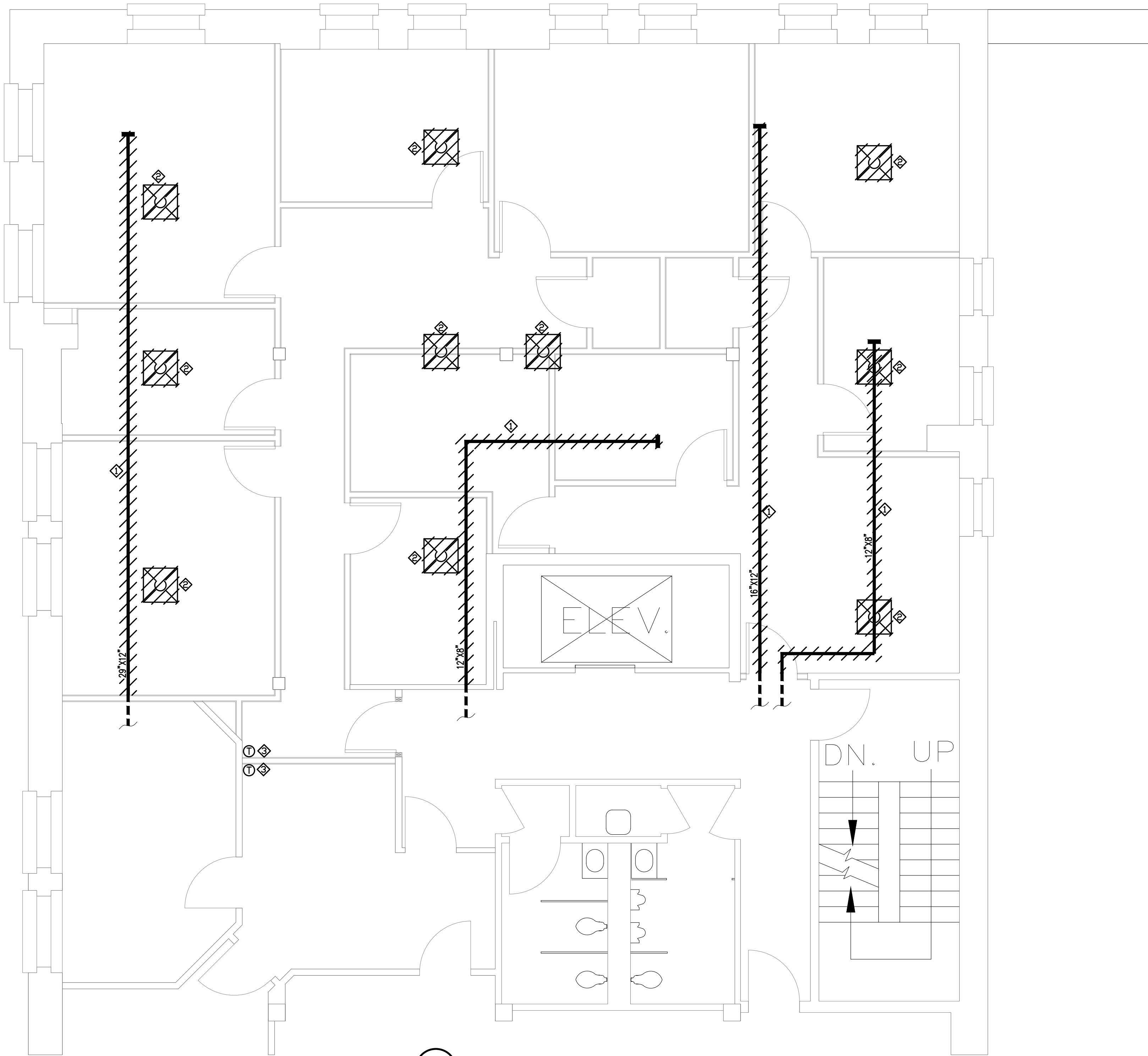
GENERAL DEMOLITION NOTES

- A) DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL PROXIMITY OF EQUIPMENT, PIPES, DUCTWORK ETC., ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR AT BUILDING SITE.
- B) THE DEMOLITION PLANS HAVE BEEN PREPARED TO ASSIST THE CONTRACTOR IN DETERMINING THE SCOPE OF DEMOLITION WORK AND SHOULD NOT BE CONSTRUED TO BE ALL OF DEMOLITION REQUIRED. THE CONTRACTOR SHALL VISIT JOB SITE (AFTER CAREFULLY REVIEWING THE CONTRACT DOCUMENTS) AND DETERMINE EXACT AREAS AND QUANTITIES OF EXISTING MATERIALS TO BE REMOVED TO ACCOMPLISH NEW CONSTRUCTION.
- C) WHERE THE DOCUMENTS INDICATE EQUIPMENT TO BE REMOVED OR DEMOLISHED. CONTRACTOR SHALL REMOVE ALL ASSOCIATED MATERIALS INCLUDING SUPPORT, HANGERS, AND ASSOCIATED ACCESSORIES.
- D) CONTRACTOR SHALL DISPOSE OF ANY MATERIAL TO BE DISCARDED IN ACCORDANCE WITH ALL LAWS AND REGULATIONS.
- E) IF CONTRACTOR'S OBSERVATIONS REVEAL THE PRESENCE OF ASBESTOS IN HVAC DUCTWORK, EQUIPMENT, AND INSULATION WHICH MUST BE DISTURBED DURING THE COURSE OF THIS WORK, CONTRACTOR MUST FOLLOW ALL LAWS AND REGULATIONS APPLICABLE TO REMOVAL OF ASBESTOS MATERIAL TO REMOVE IT.
- F) UNUSED SLEEVES LEFT OPEN BY REMOVAL OF PIPING SHALL BE CUT FLUSH WITH THE FINISHED SLAB OR WALL, FILLED WITH NON-SHRINKING GROUT AND/OR FIRE RATED FOAM FLUSH WITH BOTH SIDES OF SLAB OR WALL TO MAINTAIN SLAB OR WALL FIRE RATING.
- G) ALL EXISTING EQUIPMENT REMOVED OR DEMOLISHED SHALL BE A PROPERTY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED AND SHALL BE REMOVED FROM THE FACILITY AS REQUIRED BY CODES AND REGULATIONS.

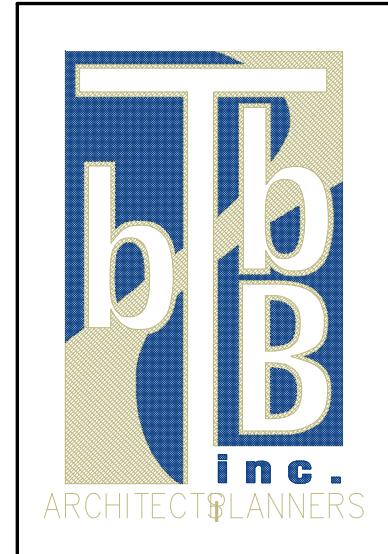
LINE LEGEND	
	DEMOLITION
	EXISTING TO REMAIN
	CONNECT TO EXISTING

KEY NOTES (THIS SHEET ONLY):

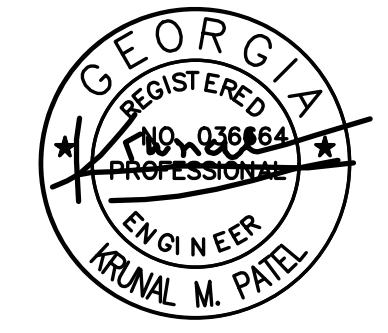
- ① REMOVE EXISTING DUCTWORK WITH ASSOCIATED GRILLS AND ACCESSORIES.
- ② REMOVE EXISTING GRILL AND ASSOCIATED DUCTWORK AND ACCESSORIES UP TO MAIN SUPPLY AIR DUCT.
- ③ RELOCATE EXISTING CONTROLS FOR ZONE DAMPERS TO A NEW LOCATION. PROVIDE CONTROL WIRING AS NECESSARY TO RELOCATE TO NEW LOCATION.



1 MECHANICAL DEMOLITION PLAN
SCALE: 1/4"=1'-0"



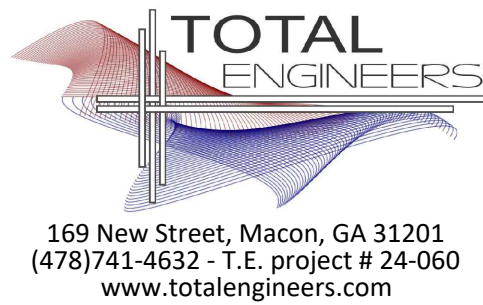
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DA OFFICE RENOVATIONS
GRAND BLDG. - 6TH FLOOR
661 MULBERRY STREET
MACON, GA 31201

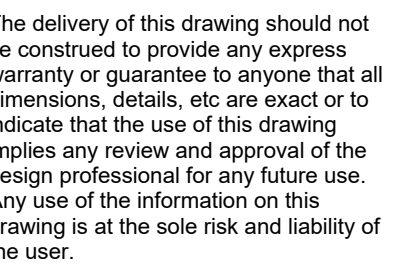
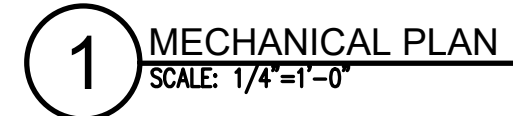
Drawing Issue Schedule	
9/11/2024	Permit Set
Project No:	2024-19



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MECHANICAL DEMOLITION PLAN
M1.0

- ① 36"x24" RETURN AIR OPENING ABOVE CEILING.
- ② HEAVY BLINDS REQUIRED DURING PEAK SUMMER LOAD. TYPICAL FOR ALL WINDOWS.



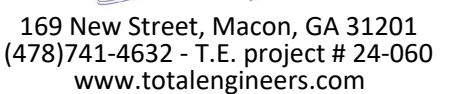
MACON, GA 31201

661 MULBERRY STREET

Drawing Issue Schedule	
9/11/2024	Permit Set

Project No: 2024-19

M1.1



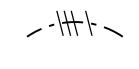
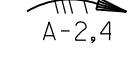
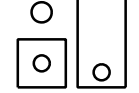
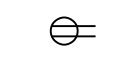
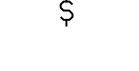
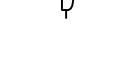
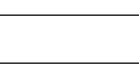
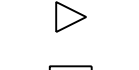
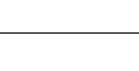
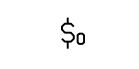
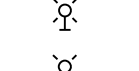
ELECTRICAL SPECIFICATIONS	
DIVISION 26	SECTION G: DISTRIBUTION EQUIPMENT
ELECTRICAL	
SECTION A: GENERAL ELECTRICAL REQUIREMENTS	
1. THESE PLANS AND SPECIFICATIONS APPLY TO DA OFFICE RENOVATIONS, MACON, GEORGIA, THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS APPLY TO THE INDICATED PROJECT AND MAY NOT BE MODIFIED OR REUSED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.	1. CONTRACTOR SHALL PROVIDE CONDUCTORS AND CONDUIT FOR ALL FEEDERS IN ACCORDANCE WITH THE PLANS.
2. ALL WORK SHALL BE PERFORMED BY LICENSED ELECTRICAL CONTRACTOR WITH MINIMUM OF TWO YEARS OF EXPERIENCE, LIST OF PREVIOUS JOBS AND REFERENCES SHALL BE MADE AVAILABLE UPON REQUEST; CONTRACTOR SHALL PROVIDE ADEQUATE INSURANCE FOR PERSONNEL AND SHALL REPAIR ANY DAMAGE OCCURRING AS THE RESULT OF THIS PROJECT SITE AND RELATED PROPERTY.	2. SEPERATELY MOUNTED CIRCUIT BREAKERS SHALL BE MOUNTED IN NEMA TYPE I ENCLOSURES IN INDOOR APPLICATIONS AND IN NEMA 3R ENCLOSURES IN EXTERIOR OR WET LOCATIONS. ALL CIRCUIT BREAKER ENCLOSURES SHALL BE PROVIDED WITH HINGED COVERS AND PROVISIONS FOR PADLOCKING THE COVERS.
3. ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL MANNER IN ACCORDANCE WITH THE 2020 NATIONAL ELECTRICAL CODE, LIFE SAFETY CODE NFPA 101, ADA CODE, GA ACCESSIBILITY CODE, STATE OF GEORGIA ENERGY CODE AND ALL OTHER APPLICABLE CODES AND ORDINANCES.	3. ALL EQUIPMENT CONTAINING MOTORS SHALL BE PROVIDED WITH A DISCONNECTING MEANS WITHIN TEN FEET OF THE UNIT UNLESS OTHERWISE NOTED. THIS DISCONNECTING MEANS SHALL AS A MINIMUM BE A NON-FUSED SWITCH OR TOGGLE STARTER SIZED TO MATCH THE EQUIPMENT. PROVIDE OTHER DEVICES AS NOTED ON THE PLANS. PROVIDE NEMA TYPE I ENCLOSURES INDOORS AND NEMA 3R OUTDOORS.
4. ALL PERMITS AND FEES SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.	4. PROVIDE GFCI CIRCUIT BREAKERS AND RECEPTACLES AS INDICATED ON THE PLANS AND IN THESE SPECIFICATIONS. THESE DEVICES SHALL BE CLASS A GFCI DEVICES.
5. ALL EQUIPMENT, MATERIAL, AND DEVICES SHALL BE LISTED OR RECOGNIZED BY UNDERWRITER'S LABORATORY OR ELECTRICAL TESTING LABORATORY AND USED AND INSTALLED IN ACCORDANCE WITH ITS LISTING.	5. PROVIDE PANELS AS SCHEDULED ON PLANS. CIRCUIT BREAKERS SHALL BE THERMAL-MAGNETIC BREAKERS WITH A MINIMUM INTERRUPTING RATING OF 10,000 AIC FOR 120/208V AND 14,000 AIC FOR 277/480V OR AS INDICATED ON THE PLANS. BREAKERS SHALL HAVE 65/75 DEGREE C RATED TERMINATIONS. PANEL NOTED SHALL BE SERVICE ENTRANCE RATED. MOUNT PANELS WITH TOP OF PANEL 6 FT. ABOVE FLOOR. PROVIDE 3/4" IN. GREY PAINTED PLYWOOD BACKBOARD FOR ALL PANELS SECURED TO WALL WITH 1/4 IN. TOGGLE BOLTS. PANEL MANUFACTURERS: SQUARE D, GE, SIEMENS, AND CULTER HAMMER. ALL CURRENT CARRYING PARTS SHALL BE COPPER.
6. ALL WORK PERFORMED SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE THE FINAL COMPLETION DATE EXCEPT FOR FUSES AND LAMPS IN LIGHT FIXTURES. UPON NOTIFICATION OF A PROBLEM, THE CONTRACTOR SHALL INVESTIGATE THE PROBLEM WITHIN 48 HOURS UNLESS A DIFFERENT TIME PERIOD IS AGREED TO. THE CONTRACTOR SHALL INVESTIGATE, REPAIR OR REPLACE ALL FAULTY EQUIPMENT WITHIN A REASONABLE TIME PERIOD WITHOUT CHARGE TO THE OWNER.	6. SYSTEM COORDINATION: THE MANUFACTURER OF THE PANELBOARDS SHALL PROVIDE SERIES RATED EQUIPMENT BASED ON UL LISTED TEST RESULTS. THE CONTRACTOR SHALL VERIFY THE AVAILABLE SHORT CIRCUIT CURRENT AT THE SERVING TRANSFORMER.
7. THE TERM "PROVIDE" SHALL BE UNDERSTOOD TO MEAN, OBTAIN THE ITEM DESCRIBED, INSTALL ITEM IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND MANUFACTURER'S RECOMMENDATIONS.	7. PROVIDE EACH PANELBOARD WITH A TYPEWRITTEN CIRCUIT BREAKER DIRECTORY CARD INSIDE A PLASTIC COVERING (EVERY CIRCUIT AND CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT, AND SPECIFIC PURPOSE OR USE). THE IDENTIFIANT DETAIL TO ALLOW EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS). THE DIRECTORY AND COVERING SHALL BE LOCATED INSIDE A STEEL FRAME PROVIDED INSIDE THE DOOR OF EACH PANELBOARD. THE DIRECTORY SHALL BE TYPED TO IDENTIFY THE LOAD FEED BY EACH CIRCUIT BREAKER AND THE AREAS SERVED.
8. ALL PENETRATIONS MADE IN FIRE RATED BUILDING PORTIONS SHALL BE SEALED WITH A LISTED RESISTANT MATERIAL SUITABLE FOR THE APPLICATION.	8. PROVIDE NAMEPLATES FOR ALL PANELBOARDS, DISCONNECT SWITCHES, ENCLOSED CIRCUIT BRAKERS, COMBINATION STARTERS, CONTRACTORS, AND ALL OTHER ELECTRICAL DISTRIBUTION EQUIPMENT PANELS. MOUNT NAMEPLATES ON EXTERIOR OF THE DOOR OF ALL SURFACE MOUNTED PANELS AND EQUIPMENT. NAME PLATES SHALL BE LAMINATED PLASTIC PLATES WITH 3/16 IN. HIGH LETTERS ETCHED ON A BLACK BACKGROUND. NAME PLATES SHALL BE INSTALLED PARALLEL TO EQUIPMENT LINES. THE NAME OR USAGE OF EACH DEVICE OR BRANCH CIRCUIT SHALL BE ETCHED IN THE NAMEPLATE. CONTRACTOR TO COORDINATE EXACT EQUIPMENT IDENTIFICATION WITH THE OWNER. SECURE NAMEPLATES VIA EPOXY GLUE.
9. ALL INSTALLATIONS OF ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH OTHERS PRIOR TO INSTALLATION.	
10. PLANS ARE DIAGRAMMATIC AND SHOW THE LOCATION OF THE EQUIPMENT, RACEWAY AND FIXTURES, AND ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED AT THE BUILDING SITE.	
11. CONTRACTOR SHALL VERIFY AND COORDINATE ALL EQUIPMENT AND DEVICE LOCATIONS WITH OWNER'S PROJECT MANAGER PRIOR TO INSTALLATION.	
12. EQUIPMENT BREAKER AND WIRING REQUIREMENTS: THE CONTRACTOR SHALL SUBMIT FOR REVIEW A TABULATED SHEET OF BREAKER AND WIRING REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT REQUIRING POWER AS SPECIFIED IN DIVISION 23. REQUIREMENTS SHALL BE IDENTIFIED BY HORSEPOWER OR KW, OPERATING AMPERAGE, REQUIRED VOLTAGE AND PHASE REQUIREMENTS, AND MANUFACTURERS SUGGESTED OVERCURRENT CIRCUIT PROTECTION DEVICE SIZE AND MINIMUM CIRCUIT AMPACITY SIZE. WHERE THE ELECTRICAL REQUIREMENTS SUBMITTED FOR MECHANICAL EQUIPMENT DIFFERS FROM THE BRANCH CIRCUITRY SHOWN ON THE ELECTRICAL DRAWINGS (WHEN USING THE BASIS OF DESIGN UNIT LISTED IN THE MECHANICAL SCHEDULES/SPECIFICATIONS OR A SIMILAR UNIT OF THE SAME SIZE FROM LISTED ALTERNATE MANUFACTURERS), THE CONTRACTOR SHALL MAKE THE NECESSARY ADJUSTMENTS TO THE BRANCH CIRCUITRY PER THE CURRENT NEC AT NO ADDITIONAL COST TO THE OWNER. WHEN CHANGES ARE MADE TO POWER REQUIREMENTS FOR EQUIPMENT DUE TO OWNER, ARCHITECT/ENGINEER APPROVED VALUE ENGINEERING CHANGES TO EQUIPMENT, THE COST MUST BE INCLUDED IN THE VALUE ENGINEERING OVERALL CHANGE ORDER COST. COSTS DUE TO ADJUSTMENTS IN BRANCH CIRCUITRY TO EQUIPMENT DUE TO VALUE ENGINEERING CHANGES WILL NOT BE ALLOWED AFTER THE OVERALL VALUE ENGINEERING CHANGE ORDER HAS BEEN APPROVED. IN ALL CASES, BREAKER AND WIRING REQUIREMENTS FOR MECHANICAL EQUIPMENT MUST BE PROVIDED TO THE ENGINEER BEFORE OR AT THE SAME TIME AS THE SHOP DRAWINGS FOR THE ELECTRICAL DISTRIBUTION GEAR OR EQUIPMENT. IN NO CASE SHALL THE ELECTRICAL DISTRIBUTION GEAR OR EQUIPMENT BE ORDERED OR BRANCH CIRCUITRY ROUGHED IN PRIOR TO ENGINEER REVIEW AND COMMENT ON THIS DOCUMENT. ANY EQUIPMENT ORDERED OR BRANCH CIRCUITRY ROUGHED IN ON THE OBSITE WITHOUT THIS REVIEW AND COMMENT WILL BE TOTALLY AT THE CONTRACTORS RISK.	
SECTION B: BASIC MATERIALS	SECTION D: LIGHTING
1. ALL CONDUCTORS USED FOR 600 VOLTS OR LESS SHALL BE HIGH GRADE COPPER CONDUCTORS WITH 75 DEGREE C, THHN OR THWN THERMOPLASTIC INSULATION. ALL CONDUCTORS SHALL BE MADE IN THE USA. ALL CONDUCTORS ROUTED IN UNDERGROUND CONDUIT SHALL BE RATED FOR WET LOCATIONS.	1. TYPES AND SPECIFIC REQUIREMENTS ARE PROVIDED ON THE LIGHTING FIXTURE SCHEDULE ON THE PLANS. ALL LIGHT FIXTURES SHALL BE PROVIDED WITH LAMPS, DRIVERS, BALLASTS, AND FULLY FUNCTIONING AT COMPLETION OF PROJECT.
2. ALL INTERIOR 120/277 VOLT, 20 AMP POWER AND LIGHTING WIRING SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING OR "MC" CABLE (IF NOT EXPOSED) FOR ALL INTERIOR CIRCUITS UNLESS OTHERWISE NOTED. IF "MC" CABLE IS USED, HOMERUNS SHALL BE IN 3/4 IN. EMT. POWER CIRCUITS FOR HVAC EQUIPMENT SHALL BE IN 3/4" ELECTRICAL METALLIC CONDUIT MINIMUM. ALL CONDUIT SHALL BE SUPPORTED FROM BUILDING STRUCTURE. IT SHALL NOT BE SUPPORTED FROM DUCTWORK, PIPING, CEILING GRID OR CEILING GRID SUPPORTS, OR ANY OTHER NON-STRUCTURAL ITEM. CONDUIT SHALL BE SUPPORTED IN ACCORDANCE WITH THE NEC. CONDUIT IN EXPOSED STRUCTURE AREAS SHALL BE EMT. GALVANIZED RIGID STEEL CONDUIT SHALL BE USED IN AREAS WHERE IT WILL BE EXPOSED TO PHYSICAL DAMAGE.	2. ALL LED FIXTURES SHALL BE UL LISTED AND HAVE A MINIMUM OF 5 YEAR ON-SITE REPLACEMENT WARRANTY FOR DEFECTIVE OR NON-STARTING LED SOURCE ASSEMBLIES, DRIVERS, AND FOR LUMINAIRES EXHIBITING INADEQUATE LUMEN OUTPUT. IT SHALL COVER MATERIAL, FIXTURE FINISH, WORKMANSHIP, AND SHIPPING. ON-SITE REPLACEMENT SHALL INCLUDE TRANSPORTATION, REMOVAL, AND INSTALLATION OF NEW FIXTURE.
3. CONDUIT UNDERGROUND SHALL BE SCHEDULE 40 PVC. IF MORE THAN ONE CONDUIT IS PROVIDED IN A SINGLE TRENCH, THE CONDUIT SHALL BE RACKED WITH SPACERS EVERY FOUR FEET TO MAINTAIN A MINIMUM SPACING BETWEEN CONDUIT OF TWO INCHES. BACKFILL USED FOR UNDERGROUND INSTALLATIONS SHALL BE FREE OF FOREIGN MATTER. WHERE EXPOSED TO WEATHER, CONDUIT SHALL BE GALVANIZED RIGID STEEL OR INTERMEDIATE METALLIC CONDUIT. THE CONDUIT SHALL BE TERMINATED WITH LISTED FITTINGS AND ALL CONDUIT ENDS SHALL BE REAMED AND SMOOTH. ALL CONDUIT ENDS IN BOXES SHALL BE PROVIDED WITH INSULATED BUSHINGS.	3. RATED LUMINAIRE WATTAGE SHALL BE ACTUAL, ACCOUNTING FOR ANY REDUCTION IN EFFICIENCY DUE TO SUB-OPTIMAL LOADING OF DRIVERS.
4. A #12 INSULATED COPPER GROUND CONDUCTOR SHALL BE INCLUDED IN ALL BRANCH CIRCUITS RATED 20 AMPERES. ALL OTHER CIRCUITS AND FEEDERS WILL BE PROVIDED WITH AN INSULATED COPPER CONDUCTOR SIZED AS NOTED OR IN ACCORDANCE WITH THE NEC, WHICHEVER IS GREATER.	4. DRIVERS SHALL BE CAPABLE OF ACCEPTING THE VOLTAGE INDICATED ON THE LIGHTING FIXTURE SCHEDULE AND CAPABLE OF DIMMING IF REQUIRED. DRIVERS SHALL HAVE A CLASS A RATING, TOTAL HARMONIC DISTORTION OF LESS THAN 20%, AND SHALL NOT CONTAIN ANY POLYCHLORINATED BIPHENYL (PCB).
5. THE MINIMUM SIZE OF ALL CONDUCTORS NOT OTHERWISE INDICATED IS #12 AND THE MINIMUM SIZE OF ALL CONDUIT UNLESS OTHERWISE INDICATED IS 1/2 IN.	5. ALL LED FIXTURES SHALL BE TESTED TO IES LM-79 AND IES LM-80 STANDARDS. OUTDOOR FIXTURES SHALL BE IP65 RATED. LED'S, DRIVERS AND ALL COMPONENTS SHALL HAVE A SYSTEM LIFETIME OF 50,000 HOURS OR MORE AT 25 DEGREES CELSIUS AND SHALL MAINTAIN A MINIMUM OF 85% OF INITIAL LUMEN OUTPUT AFTER 55,000 HOURS OF OPERATION. LED'S SHALL HAVE COLOR RENDERING INDEX (CRI) OF 80 OR GREATER.
6. ALL JUNCTION BOXES SHALL BE PROVIDED WITH COVERS AND ALL UNUSED OPENINGS SHALL BE PLUGGED. ALL JUNCTION BOXES SHALL BE INDEPENDENTLY SUPPORTED FROM STRUCTURE. COVERS OF BOXES SHALL BE LABELED WITH THE CIRCUIT NUMBER WITH A BLACK PERMANENT MARKER IN 3/4 IN. HIGH LETTERS (LEGIBLE HANDWRITTEN LETTERING IS ACCEPTABLE).	6. ALL SURFACE MOUNTED FIXTURES SHALL BE INDEPENDENTLY SUPPORTED FROM STRUCTURE. ALL CEILING MOUNTED FIXTURES SHALL BE SUPPORTED FROM STRUCTURE AND BRACED TO PREVENT MOVEMENT IF IMPACTED.
7. ALL OUTLET BOXES SHALL BE SQUARE METAL BOXES. PROVIDE PLASTER RINGS FOR ALL OUTLET BOXES CONTAINING DEVICES TO PROVIDE A FIRM MOUNTING SUPPORT FOR THE DEVICE.	7. ALL RECESSED FIXTURES IN LAY IN TYPE CEILINGS SHALL BE PROVIDED WITH GRID CLIPS TO FASTEN FIRMLY TO CEILING SUPPORT GRID. THE CEILING GRID SHALL BE SUPPORTED AT EACH CORNER OF A FIXTURE.
8. ALL CONVENIENCE RECEPTACLES SHALL BE SPECIFICATION GRADE 20 AMP RECEPTACLES, OWNER TO SELECT COLOR, TAMPER RESISTANT (TYPE "TR").	8. CONNECTION TO ALL FIXTURES IN LAYIN CEILING SHALL BE BY FLEXIBLE CONDUIT OF FOUR TO SIX FEET IN LENGTH. A GROUND CONDUCTOR WILL BE INCLUDED WITH THIS CONNECTION.
9. ALL LIGHT SWITCHES SHALL BE SPECIFICATION GRADE 20 AMP TOGGLE SWITCHES FULL LOAD RATED FOR TUNGSTEN-HALOGEN LAMPS, OWNER TO SELECT COLOR.	9. ALL LENSES ON FIXTURES SHALL BE 0.125 INCH THICK MINIMUM. ALL HOUSINGS SHALL BE 22 GAUGE STEEL MIN. AND HAVE A POST FABRICATION HIGH REFLECTIVE WHITE FINISH.
10. PROVIDE FACEPLATES FOR ALL RECEPTACLES AND SWITCHES. COORDINATE STYLE AND COLOR WITH OWNER'S PROJECT MANAGER.	
11. PROVIDE BETWEEN 12 AND 24 INCHES OF LIQUID TIGHT FLEXIBLE CONDUIT BETWEEN RIGID CONDUIT AND ANY EQUIPMENT CONTAINING MOTORS. THE FLEXIBLE CONDUIT SHALL BE SUPPORTED TO PREVENT THE CONDUIT FROM RESTING ON THE GROUND OR CONCRETE PAD.	
12. PROVIDE WEATHERPROOF RECEPTACLE WITHIN 25 FEET OF EACH PIECE OF EXTERIOR EQUIPMENT. THIS RECEPTACLE SHALL BE MOUNTED HORIZONTALLY WITH METAL HINGED IN USE COVER MOUNTED TO OPEN UP. THIS OUTLET SHALL NOT BE A GFCI RECEPTACLE. THIS RECEPTACLE SHALL BE BE MOUNTED IN DIE CAST NON CORRODING METAL BOX.	
13. WHEN OUTLETS OR BOXES ARE INDICATED INSTALLED ON OPPOSITE SIDES OF THE SAME WALL. THE CONTRACTOR SHALL ADJUST THE LOCATION TO OFFSET THE OUTLETS WITH A WALL STUD PROVIDING SEPERATION.	

LIGHTING FIXTURE SCHEDULE		
TYPE	DESCRIPTION	MANUFACTURER
A	2 FT. X 4 FT. ECONOMY RECESSED LOW PROFILE ARCHITECTURAL TROFFER WITH ACRYLIC CENTER LENS AND MATTE WHITE POWDER PAINT REFLECTOR; SWITCHABLE LUMENS; SWITCHABLE COLOR TEMP; STANDARD 0-10 DIMMING. LAMPS: LED, 6000 LUMENS, 49 WATTS, 3500 DEGREE K DRIVER: UNV. VOLT	COLUMBIA "CCL" SER., LITHONIA "STACK" SER., METALUX "ACHIEVA" SER.
B	2 FT. X 4 FT. ECONOMY RECESSED LOW PROFILE ARCHITECTURAL TROFFER WITH ACRYLIC CENTER LENS AND MATTE WHITE POWDER PAINT REFLECTOR; SWITCHABLE LUMENS; SWITCHABLE COLOR TEMP; STANDARD 0-10 DIMMING. LAMPS: LED, 5000 LUMENS, 41 WATTS, 3500 DEGREE K DRIVER: UNV. VOLT	COLUMBIA "CCL" SER., LITHONIA "STACK" SER., METALUX "ACHIEVA" SER.
C	2 FT. X 4 FT. ECONOMY RECESSED LOW PROFILE ARCHITECTURAL TROFFER WITH ACRYLIC CENTER LENS AND MATTE WHITE POWDER PAINT REFLECTOR; SWITCHABLE LUMENS; SWITCHABLE COLOR TEMP; STANDARD 0-10 DIMMING. LAMPS: LED, 4000 LUMENS, 32 WATTS, 3500 DEGREE K DRIVER: UNV. VOLT	COLUMBIA "CCL" SER., LITHONIA "STACK" SER., METALUX "ACHIEVA" SER.
D	2 FT. X 2 FT. ECONOMY RECESSED LOW PROFILE ARCHITECTURAL TROFFER WITH ACRYLIC CENTER LENS AND MATTE WHITE POWDER PAINT REFLECTOR; SWITCHABLE LUMENS; SWITCHABLE COLOR TEMP; STANDARD 0-10 DIMMING. LAMPS: LED, 3000 LUMENS, 27 WATTS, 3500 DEGREE K DRIVER: UNV. VOLT	COLUMBIA "CCL" SER., LITHONIA "STACK" SER., METALUX "ACHIEVA" SER.
E	COMMERCIAL GRADE DOWNLIGHT, RECESSED SELF FLANGED, 6 IN. ROUND APERTURE, SPECULAR REFLECTOR FINISH; ACCESS FROM BELOW OR ABOVE CEILING; STANDARD 0-10 DIMMING. LAMPS: LED, 1500 LUMENS, 18 WATTS, 3500 DEGREE K DRIVER: UNV. VOLT	HALO COMMERCIAL "HCG" SER., LITHONIA "LHQM" SER., PRESCOLITE "LFR-6AD" SER.
	LED INTEGRATED THERMOPLASTIC COMBO EXIT/EMERGENCY, IMPACT RESISTANT HOUSING; TOP, END, OR BACK MOUNTING STANDARD, UNIVERSAL FIELD SELECTABLE SINGLE OR DOUBLE FACE, FIELD SELECTABLE RED OR GREEN ILLUMINATION. FIELD SELECTABLE CHEVRONS, WHITE / BLACK ENCLOSURE. (PROVIDE 90 MIN. BACK-UP BATTERY). LAMPS: LED (2), 3 WATTS BALLAST: UNV. VOLT	SURE-LITES "LPX-C" SER., LITHONIA "LHM2" SER., COMPASS "CC" SER.
	LED 2 HEAD EMERGENCY UNIT, LOW PROFILE CONTEMPORARY DESIGN WITH THERMOPLASTIC HOUSING, IMPACT RESISTANT. (PROVIDE 90 MIN. BACK-UP BATTERY). LAMPS: LED (2), 3 WATTS BALLAST: UNV. VOLT	COMPASS "CU2" SER., LITHONIA "LHM2" SER., LIGHT ALARMS "LCA" SER., SURELITES "SEL17" SER., EVENULITE "TCL" SER.

NOTES:
1. CONTRACTOR TO VERIFY ALL VOLTAGES, GRID AND CEILING TYPES WITH THE ARCHITECT AND COORDINATE FIXTURE DIMENSION SIZE TO ENSURE A PROPER FIT IN ALL CEILING TYPES PRIOR TO ORDERING.
2. ALL LUMENS LISTED ARE DELIVERED LUMENS, ALL EQUALS TO SPECIFIED FIXTURES SHALL NOT BE ANY LOWER THAN 5% OF SPECIFIED LUMENS. WATTAGE SHALL NOT BE HIGHER THAN 15% OF SPECIFIED WATTAGE.
3. LISTING OF MANUFACTURERS DOES NOT EQUAL AUTOMATIC APPROVAL. ALL CHARACTERISTICS NOTED IN DESCRIPTION SECTION MUST BE MET IN ORDER TO BE APPROVED, WHERE VENDOR/REP. DOES NOT HAVE ONE MANUFACTURER LISTED, PRIOR APPROVAL IS REQUIRED TO BE SUBMITTED TO ENGINEER TEN (10) DAYS PRIOR TO BID.
4. DRIVERS SHALL BE CAPABLE OF ACCEPTING THE VOLTAGE INDICATED ON THE LIGHTING FIXTURE SCHEDULE AND CAPABLE OF DIMMING IF REQUIRED. DRIVERS SHALL HAVE A CLASS A RATING, TOTAL HARMONIC DISTORTION OF LESS THAN 20%, AND SHALL NOT CONTAIN ANY POLYCHLORINATED BIPHENYL (PCB).
5. ALL LED FIXTURES SHALL BE TESTED TO IES LM-79 AND IES LM-80 STANDARDS. OUTDOOR FIXTURES SHALL BE IP65 RATED. LED'S, DRIVERS AND ALL COMPONENTS SHALL HAVE A SYSTEM LIFETIME OF 50,000 HOURS OR MORE AT 25 DEGREES CELSIUS AND SHALL MAINTAIN A MINIMUM OF 85% OF INITIAL LUMEN OUTPUT AFTER 55,000 HOURS OF OPERATION. LED'S SHALL HAVE COLOR RENDERING INDEX (CRI) OF 80 OR GREATER.
6. ALL SURFACE MOUNTED FIXTURES SHALL BE INDEPENDENTLY SUPPORTED FROM STRUCTURE. ALL CEILING MOUNTED FIXTURES SHALL BE SUPPORTED FROM STRUCTURE AND BRACED TO PREVENT MOVEMENT IF IMPACTED.
7. ALL RECESSED FIXTURES IN LAY IN TYPE CEILINGS SHALL BE PROVIDED WITH GRID CLIPS TO FASTEN FIRMLY TO CEILING SUPPORT GRID. THE CEILING GRID SHALL BE SUPPORTED AT EACH CORNER OF A FIXTURE.
8. CONNECTION TO ALL FIXTURES IN LAYIN CEILING SHALL BE BY FLEXIBLE CONDUIT OF FOUR TO SIX FEET IN LENGTH. A GROUND CONDUCTOR WILL BE INCLUDED WITH THIS CONNECTION.
9. ALL LENSES ON FIXTURES SHALL BE 0.125 INCH THICK MINIMUM. ALL HOUSINGS SHALL BE 22 GAUGE STEEL MIN. AND HAVE A POST FABRICATION HIGH REFLECTIVE WHITE FINISH.

NOTES:
1. ALL MOUNTING HEIGHTS ARE FROM FINISHED FLOOR TO CENTERLINE OF OUTLET OR DEVICE.
2. ALL RECEPTACLES SHALL BE TAMPER RESISTANT (TYPE "TR").

ELECTRICAL LEGEND

LIGHTING AND POWER	
	CONDUIT RUN CONCEALED ABOVE CEILING OR IN WALL, HASH MARKS INDICATE NUMBER OF CONDUCTORS. (3 WIRE UNLESS SHOWN)
	CONDUIT RUN CONCEALED BELOW FLOOR SLAB, OR UNDERGROUND.
	HOMERUN TO PANELBOARD, LETTER OR LETTERS INDICATE PANELBOARD. NUMBERS INDICATES CIRCUIT NUMBERS.
	LIGHT FIXTURE, SEE SCHEDULE FOR MOUNTING AND TYPE.
	DUPLEX CONVENIENCE OUTLET, 18 IN. ABOVE FLOOR UNLESS OTHERWISE NOTED.
	QUADRUPLEX CONVENIENCE OUTLET, 18 IN. ABOVE FLOOR UNLESS OTHERWISE NOTED.
	FLUSH FLOOR BOX WITH DUPLEX CONVENIENCE OUTLET AND COMBINATION TELEPHONE AND DATA OUTLET. PROVIDE WALKER 880 OMNIBOX SERIES TWO GANG CAST IRON OR PLASTIC FLOOR BOX WITH BRASS FLANGE AND COVERPLATE.
	SINGLE POLE TOGGLE SWITCH, 42 IN. ABOVE FLOOR.
	0-10 VOLT SLIDE TYPE DIMMER 2015 IECC COMPLAINT, (MANUAL ON TO 50%, DIM 1-100%, AUTO OFF. MUST BE COMPATIBLE WITH VAC SENSOR AND POWER PACK.) 42 IN. ABOVE FLOOR.
	PANELBOARD, SEE SCHEDULE.
	DISCONNECT SWITCH.
TELEPHONE/DATA SYSTEMS	
	COMBINATION COMPUTER AND TELEPHONE OUTLET, 18 IN. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE. (2 DATA, 1 TEL)
	COMPUTER OUTLET, 18 IN. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE. (2 DATA)
	WIRELESS ACCESS POINT. (2 DATA)
	PLYWOOD BACKBOARD, "TB" INDICATES TELEPHONE BOARD.
LIGHTING CONTROL SENSORS	
	COMBINATION 360 DEGREE, ULTRASONIC AND PASSIVE INFRARED SENSOR (WATT STOPPER "DT-300", GREENGATE, NOVITAS, HUBBELL, LEVITON, SENSOR SWITCH), ("V" INDICATES VACANCY SENSOR, UNIT MUST COMPLY WITH IECC 2015 REQUIREMENTS AND BE COMPATIBLE WITH DIMMER)
	WALL MOUNTED SENSOR SWITCH, 42 IN. MOUNTING HEIGHT (WATTSTOPPER DSW-301, GREENGATE, NOVITAS, HUBBELL, LEVITON, SENSOR SWITCH).
FIRE ALARM SYSTEM (EXISTING SYSTEM)	
	HORN AND FLASHING LIGHT, 80 IN. ABOVE FLOOR TO THE BOTTOM OF THE LENS.
	STROBE LIGHT, 80 IN. ABOVE FLOOR TO THE BOTTOM OF THE LENS.
	CEILING MOUNTED STROBE LIGHT.
	FIRE ALARM PULL STATION, WALL MOUNTED 42 IN. ABOVE FLOOR.
	SMOKE DETECTOR, PHOTOELECTRIC TYPE.

NOTES:
1. ALL MOUNTING HEIGHTS ARE FROM FINISHED FLOOR TO CENTERLINE OF OUTLET OR DEVICE.
2. ALL RECEPTACLES SHALL BE TAMPER RESISTANT (TYPE "TR").

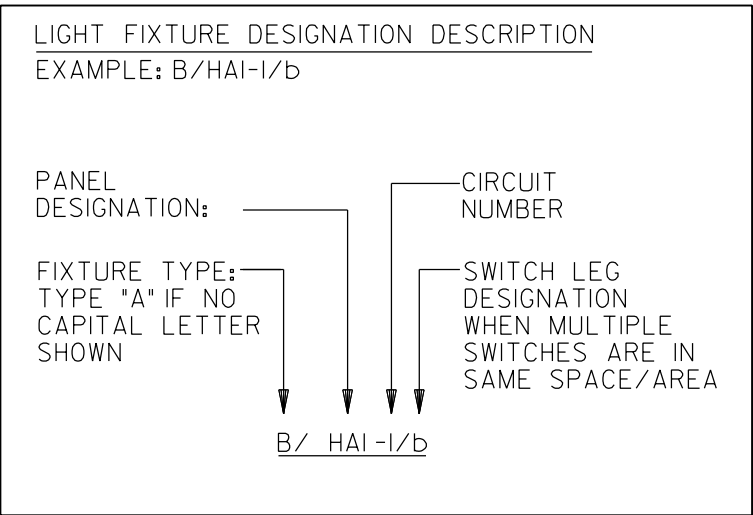
GENERAL NOTES:

A. ALL FLUSH RECESSED OUTLET BOXES SHALL BE INSTALLED SUCH THAT FRONT EDGE OF THE BOX WILL NOT BE SET BACK OF THE FINISHED SURFACE MORE THAN 1/4 IN. IN ORDER TO COMPLY WITH N.E.C. 314-20, SUPPORT OF OUTLET BOX BY RECEPTACLE AND COVERPLATE IS NOT ACCEPTABLE. CAREFULLY COORDINATE ROUGH-IN WITH BLOCK MASONS AND GROUT-IN CELL CONTAINING OUTLET BOX.

B. DO NOT SCALE DRAWINGS TO LOCATE EQUIPMENT OR OUTLETS. MOUNTING HEIGHTS AS INDICATED ON THE DRAWINGS SHALL BE FROM THE FINISHED FLOOR TO THE CENTER LINE OF THE OUTLET BOX.

C. THE ELECTRICAL DRAWINGS ARE ONLY A PART OF THE CONTRACT DOCUMENTS. ALL OF THE DRAWINGS AND SPECIFICATIONS MUST BE REVIEWED FOR THEIR INTERRELATIONSHIP AND REQUIRED COORDINATION BETWEEN DISCIPLINES.

D. ALL RECEPTACLES SHALL BE TAMPER RESISTANT (TYPE "TR").



PROVIDE ALL BRANCH CIRCUIT CONDUIT/CONDUCTORS, AS NECESSARY TO CONNECT ALL DEVICES SHOWN ON THE CIRCUIT. PROVIDE DEDICATED NEUTRALS FOR ALL CIRCUITS. (STRIPED NEUTRAL WITH PHASE COLOR STRIPING)

THE BUILDING HAS A PLENUM RETURN AIR SYSTEM. ANY WIRING USED IN PLENUMS SHALL BE LISTED FOR SUCH USE. (2018) IMC, SECTION 602.2.4.1)



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DA OFFICE RENOVATIONS
GRAND BLDG. - 6TH FLOOR
661 MULBERRY STREET
MACON, GA 31201

Drawing Issue Schedule	
09-11-2024	Permit Set
Project No:	2024-19

Electrical
Specifications,
Legend, &
Schedules

E0.1

ELECTRICAL DESIGN
EDC
CONSULTANTS, INC.
175 NEW ST., STE.1
MACON, GA 31201
EDC• M24083



COMcheck Software Version 4.1.5.5

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: DA Office Renovations
Project Type: Alteration

Construction Site: 661 Mulberry Street
Macon, GA 31201
Owner/Agent:
Designer/Contractor: Electrical Design Consultants
175 New Street
Suite 1
Macon, GA 31201

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Office	1932	0.82	1584
Total Allowed Watts = 1584			

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Office (1932 sq.ft.) A. A 2 FT. X 4 FT. TROFFER: LED Panel 44W: B. B 2 FT. X 4 FT. TROFFER: LED Panel 41W: C. C 2 FT. X 4 FT. TROFFER: LED Panel 33W: D. D 2 FT. X 2 FT. TROFFER: LED Panel 19W: E. E 6 IN DOWNLIGHT: LED Other Fixture Unit 16W:	1 1 1 1 1	2 23 2 15 1	49 41 32 27 18	98 943 64 405 18
Total Proposed Watts =				1528

Interior Lighting PASSES

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Jeffrey H. McGee, PE
Name - Title

Signature

09/09/2024
Date

Project Title: DA Office Renovations
Data filename: Z:\2024 CAD\M24083 MBC DA Office 6th Floor Grand\WORKING DRAWINGS\ELEC\LIGHTING\DA
Office COMcheck.cck
Report date: 09/09/24

ELECTRICAL SPECIFICATIONS

SECTION F: TELEPHONE/DATA SYSTEMS

WORK INCLUDED:

1. WORK SHALL INCLUDE PROVISIONS FOR A COMPLETE TELEPHONE/DATA CABLING SYSTEM INCLUDING: TELEPHONE/DATA COMBINATION OUTLETS, CABLING, CONDUIT, BOXES, TELEPHONE AND DATA PATCH PANELS, AND PLYWOOD BACKBOARDS.

SCOPE OF PROJECT, STANDARDS, AND DESCRIPTION:

1. THE CABLING AND WIRING PLACED FOR VOICE AND DATA COMMUNICATIONS ON THIS UNDERTAKING SHALL BE "UNSHIELDED TWISTED PAIR" TYPE AND CONFORM TO THE REQUIREMENTS CONTAINED IN THE LATEST EDITIONS OF THE NATIONAL ELECTRIC CODE (NEC) AND THE LATEST EDITIONS OF THE FOLLOWING AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) SPECIFICATIONS:

- EIA-TIA-568 COMMERCIAL BUILDING TELECOMMUNICATIONS WIRING.
- STANDARD B. EIA-TIA-569 COMMERCIAL BUILDING STANDARD FOR TELECOMM. PATHWAYS AND SPACES.
- TIA/EIA-606 ADMINISTRATION STANDARD FOR THE TELECOMM. INFRASTRUCTURE OF COMMERCIAL BUILDINGS.
- TIA/EIA-607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS.
- SUPPLEMENTS TO EIA/TIA-568 TECHNICAL SYSTEMS BULLETINS.
- TSB-36 ADDITIONAL TRANSMISSION SPECIFICATIONS FOR UNSHIELDED TWISTED PAIR CABLES.
- TSB-40 ADDITIONAL TRANSMISSION SPECIFICATIONS FOR UNSHIELDED TWISTED PAIR HARDWARE.

WORKMANSHIP:

1. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER. ARCHITECT, ENGINEER, AND/OR OWNER MAY OBSERVE THE WORK PROCEDURES AND WORKMANSHIP OF THE CONTRACTOR BUT SUCH OBSERVATION WILL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR PERFORMANCE.

WARRANTY:

1. THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY THAT DESCRIBES THE EQUIPMENT SUPPLIED UNDER THESE SPECIFICATIONS WILL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF FIVE YEARS AND THE CABLE PLANT/LABOR WILL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF FIVE YEARS FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED AND THAT ALL DEFECTS OCCURRING WITHIN THAT PERIOD SHALL BE CORRECTED IN A TIMELY MANNER AT NO COST TO THE OWNER.

CONTRACTOR'S QUALIFICATIONS:

- CONTRACTOR SHALL BE REQUIRED, BEFORE AWARDING OF CONTRACT, TO DEMONSTRATE TO THE COMPLETE SATISFACTION OF THE ARCHITECT THAT HE HAS THE NECESSARY FACILITIES, ABILITY AND FINANCIAL RESOURCES TO EXECUTE THE WORK IN A SATISFACTORY MANNER AND WITHIN THE TIME SPECIFIED; THAT HE HAS HAD EXPERIENCE IN CONSTRUCTION WORK AS SAME OR SIMILAR NATURE; THAT HE HAS PAST HISTORY AND REFERENCES WHICH WILL ASSURE THE OWNER OF HIS QUALIFICATIONS FOR EXECUTING THE WORK.
- CONTRACTOR SHALL SUBMIT A COPY OF A VALID LOW-VOLTAGE LICENSE (LOW-VOLTAGE GENERAL, LOW-VOLTAGE TELECOMMUNICATIONS OR LOW-VOLTAGE UNRESTRICTED AS ISSUED BY THE STATE CONSTRUCTION INDUSTRY LICENSING BOARD OF LOW-VOLTAGE CONTRACTORS).
- CONTRACTOR SHALL SUBMIT A COPY OF BICSI (BUILDING INDUSTRY CONSULTING SERVICE INTERNATIONAL) CERTIFIED RCDD (REGISTERED COMMUNICATIONS DISTRIBUTIONS DESIGNER) CERTIFICATE.
- COMPREHENSIVE LIST OF REFERENCES: ATTACH A DETAILED LIST OF REFERENCES ALONG WITH CONTACT PERSON, DATES OF WORK, MAILING ADDRESS, TELEPHONE NUMBERS.
- CONTRACTOR MUST PROVIDE PROOF OF INSTALLATION IN A MINIMUM OF FIVE SITES USING AN CATEGORY 6E STRUCTURED CABLING WITH 100 OR MORE ACTIVE (WORKING) NODES INSTALLED.

SUBMITTALS:

- SUBMIT PRODUCT DATA CONSISTING OF MANUFACTURER'S PUBLISHED LITERATURE AND AS SPECIFIED FOR:
 - LITERATURE FOR EACH SEPARATE TYPE OF EQUIPMENT BEING PROVIDED, INDICATE MODEL NUMBER ON CUTSHEET.
 - ONE LINE SCHEMATIC OF COMPLETE SYSTEM SHOWING A FLOOR PLAN TO SCALE, SHOW LOCATIONS AND THE TYPE OF OUTLETS, AS WELL AS ALL RACK LOCATIONS, AND CABLING TYPE.
 - DOCUMENTATION OF TESTING ON ALL WIRING AND TERMINATIONS AS PER EIA/TIA STANDARDS.

MANUFACTURERS:

- ACCEPTABLE MANUFACTURERS FOR EACH TYPE OF EQUIPMENT SPECIFIED SHALL BE AS NOTED THROUGHOUT THIS SPECIFICATION SECTION.
- THE ACCEPTABLE MANUFACTURERS NOTED SHALL BE INSTALLED BY THE AUTHORIZED LOCAL FACTORY DEALER/ REPRESENTATIVE FOR THAT PRODUCT.
- THE CONTRACTOR SHALL HOLD A CURRENT LOW VOLTAGE CONTRACTOR'S LICENSE AND RCDD CERTIFICATE. ANY OTHER INTERESTED PARTIES SHALL SUBMIT A COMPANY RESUME SHOWING YEARS IN BUSINESS, CERTIFICATION STATING THAT HE IS AN AUTHORIZED REPRESENTATIVE FOR THE MANUFACTURER OF THE EQUIPMENT HE IS SUBMITTING FOR APPROVAL AND THAT HE MAINTAINS A FULLY "EQUIPPED AND STOCKED SERVICE SHOP" AND SHALL RESPOND TO SERVICE CALLS WITHIN 12 NORMAL WORKING HOURS, LIST OF KEY PERSONNEL, COPIES OF APPROPRIATE LICENSES AND LIST OF RECENTLY COMPLETED JOBS.

TELEPHONE/DATA JACK AND OUTLET SPECIFICATIONS:

- LOCATIONS SHOWN ON DRAWINGS WILL BE EQUIPPED WITH A CONSISTENT ARRANGEMENT OF LAN COMMUNICATIONS OUTLETS. PROVIDE JACKS IN OUTLETS (AS DETAILED ON DRAWING). PROVIDE COLORED ICONS AS INDICATED ON DRAWINGS.
- OUTLET FACEPLATE FOR THIS ARRANGEMENT SHALL BE CONFIGURED IN THE FOLLOWING FASHION:
 - THE JACKS USED SHALL FIT PROPERLY IN THE OUTLET OPENINGS OF THE OUTLET FACEPLATE. THE JACKS USED ALSO CONFORM TO PARAMETERS SET IN EIA/TIA 568, TSB36 AND TSB40A.
 - IN A PROPERTY INSTALLED CATEGORY 6E UTP WIRING ARRANGEMENT, C, THE WIRING ARRANGEMENT OF THE JACK SHALL CONFORM TO THE EIA/TIA 568, TSB36 AND TSB40A.
 - THE JACK SHALL POSSESS THE FOLLOWING CHARACTERISTICS:
 - THE EIGHT (8) POSITION/ EIGHT (8) CONDUCTOR JACK SHALL BE CAPABLE OF SUPPORTING THE PREVIOUSLY DEFINED DATA RATES AS WELL AS VOICE (INCLUDING ISDN).
 - UTILIZATION OF 110 TYPE OR EQUIVALENT INSULATION DISPLACEMENT HARDWARE FOR HORIZONTAL WIRE ATTACHMENT AND ACCEPTANCE OF 22 OR 24 AWG CONDUCTORS.
 - THE JACK WIRES SHALL CONSIST OF 50 MICRO-INCH LUBRICATED GOLD PLATING OVER 100 MICRO-INCH NICKEL UNDERPLATING.
 - ANY VACANT FACEPLATE POSITION SHALL BE RESERVED FOR FUTURE GROWTH AND SHOULD HAVE A DUST COVER/BLANK INSERTED.
- ACCEPTABLE MANUFACTURER'S: ORTRONICS, SERIES 1568 B JACKS AND HUBBELL.
- WIRELESS ACCESS POINTS SHALL HAVE A BISCUIT JACK AT THE CEILING WITH TWO CAT 6E CABLES AND JACKS.

TELEPHONE/DATA HORIZONTAL WIRING SPECIFICATIONS: (BERK-TEK LANMARK 1000 (CAT 6E) CABLE)

- THIS SECTION COVERS THE CABLE FROM THE COMMUNICATIONS OUTLETS TO THE PUNCH DOWN BLOCK. THESE CABLES SHALL BE AS INDICATED ON DRAWINGS UNSHIELDED TWISTED PAIR CABLE. EACH CABLE SHALL BE PLACED IN A "POINT-TO-POINT" FASHION FROM THE OUTLET TO THE WIRING CLOSET FOR EACH COMMUNICATIONS OUTLET NEEDED. THERE SHALL BE NO INTERMEDIATE SPLICES OR CROSS CONNECTS IN THESE CABLES. PROVIDE ONE (1) CABLE FOR EACH JACK. SEE DRAWINGS FOR NUMBER OF JACKS IN EACH OUTLET. CABLE SHALL BE BLUE IN COLOR. CABLE SHALL BE PLENUM RATED.
- THE CHARACTERISTICS OF THE HORIZONTAL CABLE ARE AS FOLLOWS:
 - CABLE CONSISTING OF FOUR (4) PAIR OF 23 AWG BARE SOLID COPPER CONDUCTORS INSULATED WITH A PLENUM RATED MATERIAL. THE INSULATED CONDUCTORS ARE TIGHTLY TWISTED INTO PAIRS AND JACKETED WITH FLOUROPOLYMER. NO TYPE OF SHIELD IS REQUIRED IN THE SHEATH.
 - EACH SHEATH SHALL CONTAIN FOUR (4) UNSHIELDED COPPER PAIRS. EACH PAIR SHALL HAVE A DIFFERENT TWIST PER RATIO PER FOOT RANGING FROM 12 TO 24 TWISTS PER FOOT. NO MORE THAN 1/2 INCH MAY BE UNTWISTED AND THE SHEATH MAY NOT BE STRIPPED BACK MORE THAN 1/2 INCH AT THE JACK DURING INSTALLATION.
 - THE CABLE SHALL MEET OR EXCEED THE FOLLOWING REQUIREMENTS:
 - EIA/TIA 568 "COMMERCIAL BUILDING WIRING STANDARD," HORIZONTAL CABLE SECTION.

- EIA/TIA TSB-36 "TECHNICAL SYSTEM BULLETIN ADDITIONAL CABLE SPECIFICATIONS FOR UNSHIELDED TWISTED PAIR CABLES," CATEGORY 6E.
- PROPOSED ANSI X3T9.5 REQUIREMENTS FOR UTP AT 100 MBPS.
- CERTIFIED LEVEL 6E CABLE UNDER UL'S LAN CABLE CERTIFICATION PROGRAM.
- IEEE 802.3
- ICEA S80-576
- UL SUBJECT 444
- PUB 48007
- TA-TS000133
- NATIONAL ELECTRIC CODE - ARTICLE 800

- THE CABLES SHALL MEET THE FOLLOWING REPRESENTATIVE ELECTRICAL AND TRANSMISSION CHARACTERISTICS:
 - MUTUAL CAPACITANCE (PF/FT.): 14 (NOM.)
 - IMPEDANCE Z (OHMS) 1-25 MHZ: 100 (+/-15%)
 - DC RESISTANCE - MAX. - (OHMS/1000 FT.): 28.6
 - ATTENUATION - MAXIMUM: FREQUENCY (MHZ) - DB/1000 FT. - DB/100 M.

- 6.3 - 2.1
- 13 - 4.3
- 20 - 6.6
- 25 - 8.2
- 20 - 9.2
- 32 - 10.2
- 31.25 - 11.8
- 62.5 - 17.1
- 100 - 21.9

(TEST TO 400 MHZ AT LEVELS PROVIDED BY MFG.)

E. WORST PAIR-TO-PAIR NEAR END CROSSTALK: FREQ. (MHZ) - WORST PAIR NEXT - (DB)

- 62
- 63
- 47
- 44
- 42
- 41
- 40
- 35
- 32

(TEST TO 400 MHZ AT LEVELS PROVIDED BY MFG.)

DATA PATCH PANEL SPECIFICATIONS:

- THIS SECTION COVERS THE TERMINATION HARDWARE LOCATED ON THE WALL DATA BACKBOARD. THE TERMINATION HARDWARE SHALL PROVIDE THE CAPABILITY TO BE ABLE TO PATCH CONNECTIONS BETWEEN PORTS ON THE LAN HARDWARE (ELECTRONICS BY OTHERS, N.L.C.) AND HORIZONTAL CABLES TO THE OUTLETS.
- THE PATCH PANELS SHALL BE CATEGORY 6E MODULAR JACK PANELS (ORTRONICS CAT 6E OR HUBBELL).
- THE TERMINATION HARDWARE SHALL BE LOCATED ON 19 IN. WALL MOUNTED CABINET. THE CONFIGURATION OF THE PATCH PANELS SHALL BE IN AN AGREEMENT THAT MINIMIZES PATCH CORD LENGTHS. PROVISIONS FOR CABLE MANAGEMENT AND PATCH CORDS ORGANIZATION OF HORIZONTAL CABLE AND PATCH CORDS ON THE RACK SHOULD BE INCLUDED.

- POTENTIAL HORIZONTAL CABLES TO THE OUTLETS WILL BE DIRECTLY CONNECTED TO 10 INSULATION DISPLACEMENT HARDWARE OR EQUIVALENT ASSOCIATED WITH EACH JACK ON THE PATCH PANEL. THE JACKS ON THE PATCH PANEL SHALL BE WIRED TO THE EIA 568B WIRING STANDARD.

- CATEGORY 6E, FACTORY BUILT, MANUFACTURE TESTED PATCH CORDS SHALL BE PROVIDED FOR EACH HUB/SWITCH-PORT PROVIDED.

FIBER OPTIC BACKBONE: (SERVICE TO BUILDING BY SERVING UTILITY)

TELEPHONE CABLES SHALL BE THE SAME AS DATA TERMINATIONS AT OUTLET AND PATCH PANEL.

CONDUIT, RACEWAY, AND BACKBOARDS:

- PROVIDE 1 IN. EMT FROM EACH OUTLET TO 12 INCHES ABOVE ACCESSIBLE CEILING. PROVIDE 4 IN. SQUARE BACKBOX WITH SINGLE GANG PLASTER RING FOR EACH TELEPHONE/DATA OUTLET. ALL CONDUIT SHALL BE CONCEALED. PROVIDE FACEPLATE WITH MODULAR JACKS. PROVIDE PULL STRING IN ALL EMPTY CONDUITS.
- WHERE PLASTER OR UNACCESSIBLE CEILINGS ARE PRESENT, PROVIDE 1 IN. EMT FROM EACH OUTLET TO TELEPHONE BACKBOARD OR TELEPHONE CONNECTION POINT AS DESCRIBED IN THE CONTRACT DOCUMENTS. PROVIDE 4 IN. SQUARE BACKBOX WITH SINGLE GANG PLASTER RING FOR EACH TELEPHONE/DATA OUTLET. ALL CONDUIT SHALL BE CONCEALED. PROVIDE FACEPLATE WITH MODULAR JACKS. PROVIDE PULL STRING IN ALL EMPTY CONDUITS.
- SERVICE CONDUIT: PROVIDE (2) 3 INCH CONDUIT AND CABLE IN LOCATIONS NOTED ON DRAWINGS. FROM 0-MARK POINT OUTSIDE BUILDING TO COMM ROOM. FIBER SERVICE BY SERVING UTILITY COMPANY.
- BACKBOARD: PROVIDE PLYWOOD BACKBOARD AS DESCRIBED UNDER "SUPPORTING DEVICES" IN THESE ELECTRICAL SPECIFICATIONS.

CABLE MANAGEMENT PANEL:

1. PAINTED STEEL PANEL FOR STANDARD 19 IN. RACK MOUNTING, WITH FIVE HORIZONTAL 3 IN. X 4 IN. CABLE MANAGEMENT RINGS.

UNINTERRUPTIBLE POWER SUPPLY FOR DATA RACK:

1. THE NETWORK HUB/SWITCH UNIT SHALL BE PLUGGED INTO AN UNINTERRUPTIBLE POWER SUPPLY WHICH OPERATES IN A HOT STANDBY STATE WHEN THE AC POWER IS PRESENT, PROVIDING POWER OF CONSISTENT QUALITY. ALSO, THE SWITCH TIME MUST NOT BE MORE THAN 3.5 MICROSECONDS. UPS SHALL BE RACK MOUNTED AND BE A MINIMUM OF 1000 VA CAPACITY.

PULL AND JUNCTION BOX COVER IDENTIFICATION:

1. SEE EQUIPMENT IDENTIFICATION IN THIS ELECTRICAL DIVISION OF THE SPECIFICATIONS.

LABELING:

1. SYSTEM SHALL BE COMPLETELY LABELED, WITH CIRCUIT NUMBERS INDICATED ON THE PATCH PANEL, OUTLET JACKS, AND BOTH ENDS OF THE CABLE. PROVIDE A LIST INDICATING CIRCUIT NUMBERS INSTALLED TO EACH SPACE.

TESTING AND CERTIFICATION:

1. TESTING COPPER DISTRIBUTION SYSTEMS ARE CRUCIAL IN ASSURING THE OVERALL INTEGRITY AND SATISFACTORY PERFORMANCE OF THE NETWORK. TEST RESULTS QUANTIFY SYSTEM QUALITY, IDENTIFY SYSTEM FAULTS, AND ESTABLISH THE BASELINE ACCOUNTABILITY PERFORMANCE OF THE SYSTEM. PROPER TESTING ALSO MAXIMIZES THE LONGEVITY OF THE SYSTEM, MINIMIZES DOWNTIME AND MAINTENANCE, AND FACILITATES SYSTEM UPGRADES OR RECONFIGURATION.

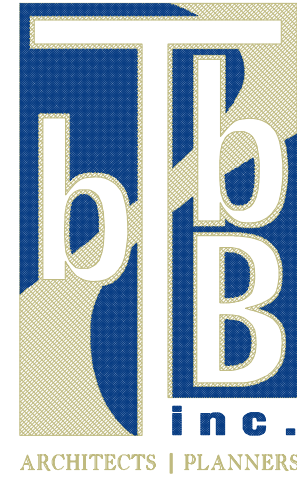
- THE CONTRACTOR SHALL PROVIDE PROOF OF COMMUNICATIONS WIRING SYSTEMS CERTIFICATION AND TESTING CERTIFICATION.

- ALL DATA WIRING AND TERMINATIONS SHALL BE TESTED AND MUST PASS EIA/TIA STANDARDS FOR CATEGORY 6E WIRING. ALL WIRING AND TERMINOLOGY FOR VOICE CABLE SHALL BE TESTED FOR CONTINUITY. ALL FAULTS SHALL BE CORRECTED.

- ALL TEST RESULTS MUST BE PRINTED AND SHOW THE FOLLOWING RESULTS: IMPEDANCE (TDR), CABLE LENGTH, ATTENUATION, NEAR END CROSS TALK (NEXT), LINE MAPPING, DC OHMS, OTDR.

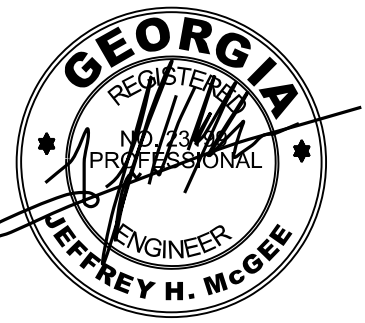
GUARANTEES:

1. ALL COMMUNICATION OUTLETS WIRED AND SERVICEABLE MUST BE TESTED AND CERTIFIED IN COMPLIANCE WITH THE ANSI/IEEE 802.3 AND EIA/TIA 568 CATEGORY 6E SPECIFICATIONS. TESTING MUST BE "END-TO-END". TEST RESULTS SHALL BE FORWARDED TO ARCHITECT A MINIMUM OF ONE WEEK PRIOR TO FINAL INSPECTION.



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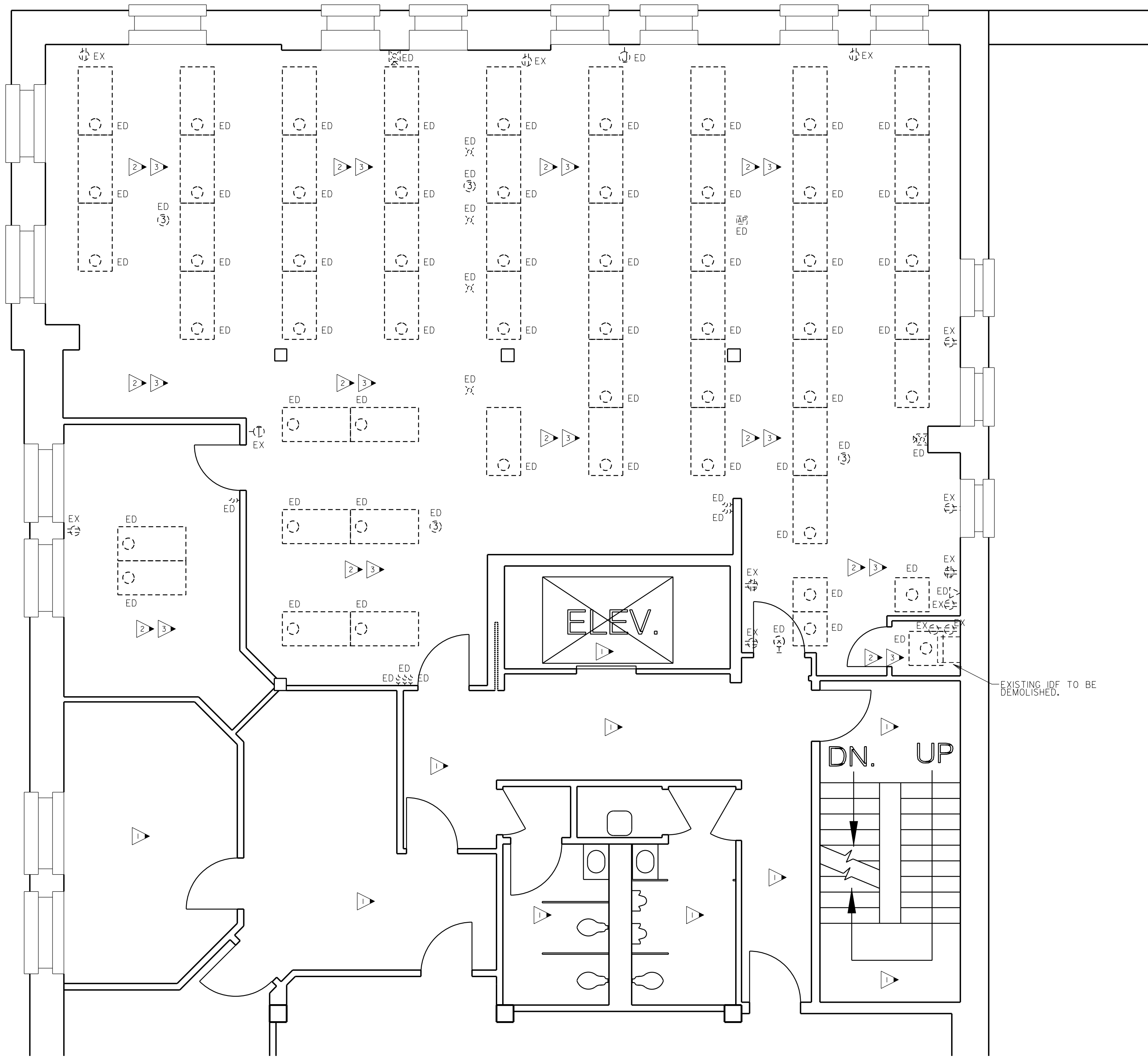
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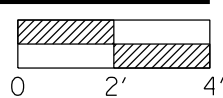


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PARTIAL 6TH FLOOR PLAN - ELECTRICAL DEMOLITION

SCALE: 1/4"=1'-0"



KEYED NOTES: (THIS SHEET ONLY)

- NO WORK IN THIS AREA UNLESS NOTED OTHERWISE.
- ALL ADDITIONAL LIGHT FIXTURES, LIGHTING CONTROLS, SWITCHES, ETC. NOT INDICATED IN AREA IS TO BE DEMOLISHED. EXISTING CONDUIT AND BOXES MAY BE REUSED WHERE POSSIBLE.
- ALL ADDITIONAL RECEPTACLES, TELEPHONE/DATA, LOW VOLTAGE SYSTEMS, ELECTRICAL EQUIPMENT, ETC. NOT INDICATED IN AREA IS TO BE DEMOLISHED. EXISTING CONDUIT AND BOXES MAY BE REUSED WHERE POSSIBLE. (EXCEPT EXISTING DEVICE LOCATIONS MARKED TO REMAIN)

GENERAL DEMOLITION NOTES: (THIS SHEET ONLY)

- REMOVE EXISTING LIGHTS (ONLY IN SPECIFIED AREAS) AND DISPOSE OF AS DIRECTED BY OWNER.
- PROVIDE BLANK COVERS ON ALL JUNCTION BOXES AND OUTLET BOXES NOT INTENDED FOR REUSE. PROVIDE BLANK COVERS OVER ANY AND ALL UNCOVERED EXISTING JUNCTION OR OUTLET BOXES.
- EXISTING CEILINGS, WALLS, AND FLOORS DISTURBED OR DISFIGURED BY THE ELECTRICAL RENOVATION SHALL BE PATCHED, MENDED OR REPLACED BY TRADES ACTIVELY PARTICIPATING IN THIS TYPE OF WORK. RESPONSIBILITY FOR REPAIRS SHALL BE COORDINATED BETWEEN GENERAL CONTRACTOR AND ELECTRICAL SUBCONTRACTOR.
- ALL EXISTING EQUIPMENT REMOVED FROM SERVICE AND NOT INTENDED FOR REUSE SHALL REMAIN THE PROPERTY OF OWNER AND SHALL BE DISPOSED OF AS DIRECTED BY THE OWNER.
- MAINTAIN SERVICE TO ALL EXISTING CIRCUITS THAT ARE NOT SCHEDULED FOR REMOVAL.
- ALL ACCESSIBLE ITEMS OF ELECTRICAL EQUIPMENT CONDUITS, WIRING, LIGHTS, RECEPTACLES, ETC. AFFECTED BY THE RENOVATION WORK AND NOT REQUIRED IN THE COMPLETED WORK SHALL BE CAREFULLY REMOVED. DAMAGED WALLS, FLOORS, CEILINGS, ETC. SHALL BE PATCHED AND FINISHED TO MATCH THE EXISTING ADJACENT SURFACES. REMOVED ITEMS SHALL BE PROPERLY DISPOSED OF OFF-SITE AND NOT REUSED EXCEPT AS NOTED. TURN OVER ALL EXISTING EQUIPMENT DESIRED BY BUILDING OWNER.
- RECONNECT CIRCUITS AS REQUIRED TO MAINTAIN CONTINUITY TO EXISTING DEVICES AND EQUIPMENT TO REMAIN.
- WHERE ONLY A PORTION OF A CIRCUIT'S LOAD IS SCHEDULED TO BE REMOVED. REMOVE ONLY THAT PORTION ASSOCIATED WITH THE DEMOLISHED DEVICE TO A POINT WHERE THE REMAINING LOAD IS ACTIVE AND MAINTAIN IN A GOOD OPERATING CONDITION.
- EXISTING EQUIPMENT SHOWN ON ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS THAT WILL REMAIN SHALL HAVE SERVICE MAINTAINED OR RECONNECTED TO EXISTING OR NEW PANELBOARD AS NECESSARY.
- TO MAINTAIN SERVICE OR TO EXTEND OR RECONNECT CIRCUITS WHERE CONDUIT CAN NOT BE CONCEALED, SURFACE METAL RACEWAY (WIREMOLD V700 SERIES PAINTED TO MATCH WALLS) MAY BE USED. VERIFY WITH ARCHITECT BEFORE INSTALLING.
- ELECTRICAL CONTRACTOR SHALL REVIEW ARCHITECTURAL DRAWINGS AND SITE CONDITIONS FOR DOOR SWINGS, CABINETS, COUNTERTOPS AND OTHER BUILT-IN EQUIPMENT. CONDITIONS INDICATED ON ARCHITECTURAL DRAWING SHALL GOVERN.
- COORDINATE ELECTRICAL WITH ARCHITECTURAL DETAILS, FLOOR PLANS, ELEVATIONS, STRUCTURAL, MECHANICAL AND PLUMBING DRAWINGS. PROVIDE FITTINGS, JUNCTION BOXES AND ACCESSORIES TO MEET CONDITIONS. COORDINATE ROUTING OF ALL NEW FEEDERS WITH EXISTING SITE ELEMENTS. ALL FEEDERS SHALL BE CONCEALED EXCEPT IN MECHANICAL/ELECTRICAL SPACES WITH SURFACE MOUNTED PANELS.

COORDINATION NOTE:

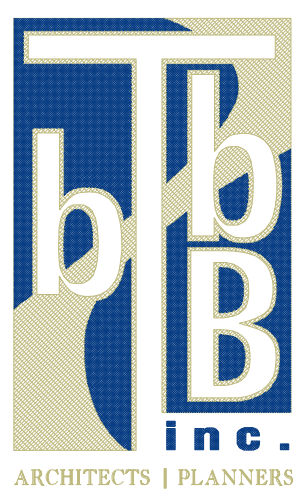
CONTRACTOR SHALL CAREFULLY REVIEW HVAC AND ELECTRICAL DRAWINGS PRIOR TO BID. ALL HVAC EQUIPMENT TO REMAIN EQUIPMENT BEING REPLACED, AND NEW EQUIPMENT SHALL BE PROVIDED POWER. ELECTRICAL DRAWINGS SHOW THE MEANS OF PROVIDING POWER. HOWEVER, ALL EQUIPMENT MUST BE POWERED WHETHER SHOWN OR NOT.

WHERE ELECTRICAL DRAWINGS SHOW PROVIDING BREAKERS IN EXISTING PANELS TO SERVE EQUIPMENT, CONTRACTOR SHALL VERIFY AVAILABLE SPACE. IF NOT AVAILABLE, CONTRACTOR SHALL PROVIDE BREAKER IN CLOSEST PANEL WITH AVAILABLE CAPACITY AND SPACE.

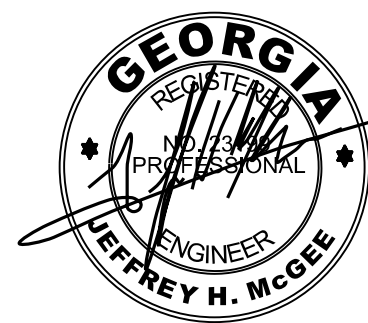
ALL EQUIPMENT MUST BE PROVIDED WITH A DISCONNECTING MEANS PER THE 2020 NEC (WHETHER OR NOT SHOWN ON ELECTRICAL DRAWINGS OR DIVISION 23)

DEMOLITION LEGEND

ED	EXISTING DEVICE TO BE DEMOLISHED. SEE DEMOLITION NOTES.
ER	EXISTING DEVICE TO BE RELOCATED. PROVIDE NEW DEVICE AND FACEPLATE. PROVIDE NEW BRANCH CIRCUIT BACK TO SERVING PANEL, BACKBOARD OR CABINET.
EX	EXISTING DEVICE TO REMAIN. PROVIDE NEW DEVICE AND FACEPLATE. PROVIDE NEW CABLING BACK TO SERVING CABINET ON LOW VOLTAGE DEVICES.



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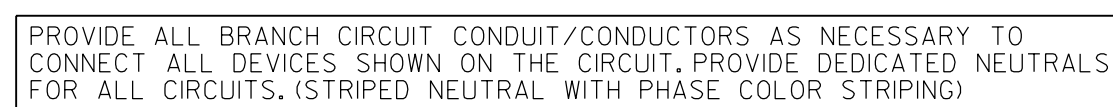
DA OFFICE RENOVATIONS
GRAND BLDG. - 6TH FLOOR
661 MULBERRY STREET
MACON, GA 31201

Drawing Issue Schedule	
09-11-2024	Permit Set
Project No:	2024-19

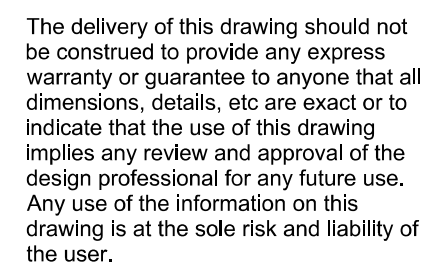
Partial 6th Floor
Plan - Electrical
Demolition
E1.1



- # GENERAL NOTES:
- (THIS SHEET ONLY)
1. THIS PLAN INDICATES AREAS TO BE CONTROLLED BY MOTION SENSORS. SINCE COVERAGES AND DEVICES VARY BETWEEN MANUFACTURERS IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE PROPER DEVICE LOCATION, ORIENTATION AND QUANTITIES WITH THE MANUFACTURER OF THE SYSTEM BEING INSTALLED TO MEET THE SPECIFIED CRITERIA.
 2. ALL AREA'S OF THIS PLAN REQUIRE OCCUPANCY SENSOR COVERAGE (EXCEPT FOR MECHANICAL AND ELECTRICAL ROOMS). SEE LIGHTING SENSOR LEGEND EQ.(TYPICAL).
 3. THERE ARE NO SWITCHPACKS SHOWN ON THIS PLAN. PROVIDE SWITCHPACKS AS REQUIRED WITH SENSORS. SWITCHPACKS ARE TO BE RATED AT 20A. PROVIDE ONE SWITCHPACK PER 20A LIGHTING CIRCUIT OR PER INDIVIDUAL AREA BEING CONTROLLED.
 4. CEILING SENSORS ARE TO BE MOUNTED AWAY FROM ANY STRONG AIRFLOW. COORDINATE LOCATION OF SENSOR WITH MECHANICAL AND LIGHTING PLANS.
 5. ALL SENSORS SHALL BE CEILING MOUNTED EXCEPT WHERE CEILING HEIGHTS EXCEED 15 FT.-0 IN. PROVIDE SENSOR WITH ADAPTOR PLATE FOR JUNCTION BOX MOUNTING (JUNCTION BOX SHALL BE CONCEALED ABOVE ACCESSIBLE CEILING) JUNCTION BOX SHALL BE SUPPORTED FROM STRUCTURE UTILIZING A 3/16 IN. THREADED ROD. WHERE CEILING HEIGHTS EXCEED 15 FT.-0 IN. WALL MOUNT SENSORS AT 12 FT.-0 IN.
 6. PROVIDE UNSWITCHED HOT CONDUCTOR TO ALL EMERGENCY AND EXIT LIGHTS.



THE BUILDING HAS A PLENUM RETURN AIR SYSTEM. ANY WIRING USED IN PLENUMS SHALL BE LISTED FOR SUCH USE. (2018) IMC, SECTION 602.2.1.)



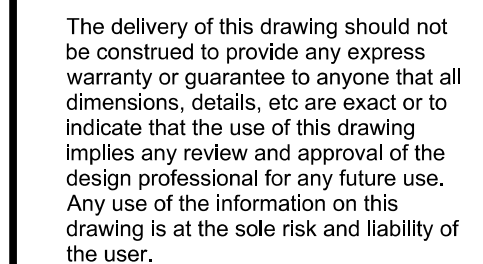
DA OFFICE RENOVATIONS
GRAND BLDG. - 6TH FLOOR
661 MULBERRY STREET
MACON, GA 31201

Drawing Issue Schedule	
09-11-2024	Permit Set
Project No: 2024-19	

Partial 6th Floor Plan - Lighting

E2.1





DA OFFICE RENOVATIONS
GRAND BLDG. - 6TH FLOOR
661 MULBERRY STREET MACON, GA 31201

Drawing Issue Schedule	
09-11-2024	Permit Set
Project No:	2024-19

Partial 6th Floor Plan - Power & Systems E3.1



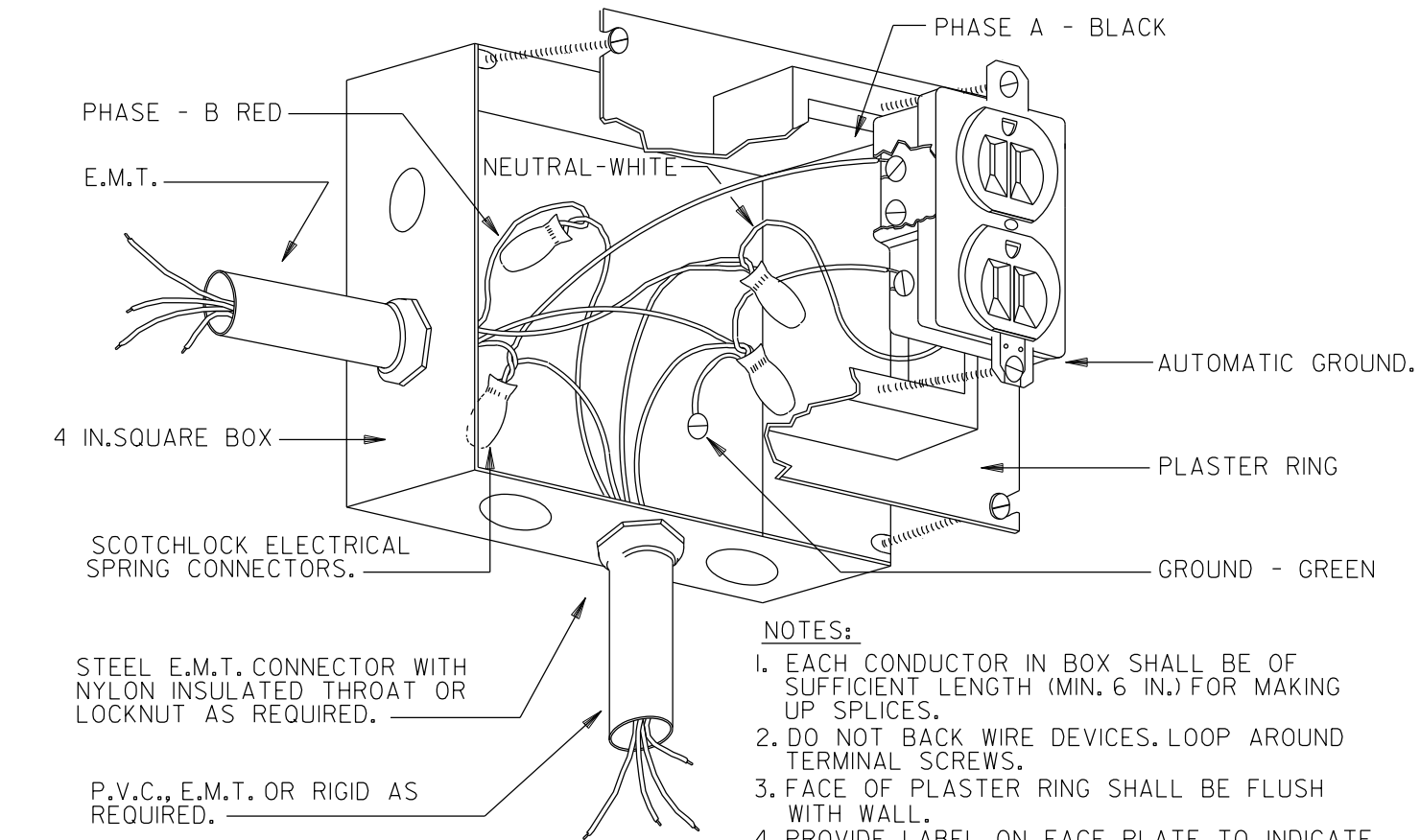
- 1 NO NEW WORK IN THIS AREA UNLESS NOTED OTHERWISE.
- 2 PROVIDE BISCUIT DATA OUTLET FLUSH MOUNTED IN ACCESSIBLE CEILING FOR WIRELESS ACCESS POINT. COORDINATE EXACT LOCATION OF WIRELESS ACCESS POINT WITH OWNER/ARCHITECT PRIOR TO ROUGH-IN.
- 3 COORDINATE EXACT LOCATION OF FLOOR BOX WITH OWNER/ARCHITECT PRIOR TO ROUGH-IN.
- 4 PROVIDE RECEPTACLE AND DATA OUTLET MOUNTED HIGH ON WALL FOR WALL MOUNTED TV/MONITOR. COORDINATE EXACT LOCATION WITH OWNER/ARCHITECT PRIOR TO ROUGH-IN.
- 5 NEW DATA CLOSET LOCATED ON 7TH FLOOR TO SERVE RENOVATION AREA OF WORK. NEW DATA CLOSET LOCATED ON FLOOR ABOVE CLOSET 607. COORDINATE EXACT DIMENSIONS OF DATA CLOSET AND LOCATION WITH OWNER/ARCHITECT PRIOR TO ANY ELECTRICAL WORK.
- 6 POWER RECEPTACLE FROM A SPARE BREAKER IN NEAREST ELECTRICAL PANEL ON THE 7TH FLOOR. PROVIDE NEW BREAKER IF NEEDED AND MATCH EXISTING BREAKER TYPE AND AIC RATING IN PANEL. FIELD COORDINATE EXISTING PANEL LOCATION AND BREAKER AVAILABILITY PRIOR TO ANY ELECTRICAL WORK.
- 7 EXISTING 6TH FLOOR ELECTRICAL ROOM. FIELD COORDINATE EXACT LOCATION AND LAYOUT PRIOR TO ANY ELECTRICAL WORK.

- A. COORDINATE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT, PRIOR TO ELECTRICAL ROUGH-IN.
- B. ALL FLEXIBLE CONDUIT SHALL BE METALLIC WATERPROOF.
- C. COORDINATE FINAL RECEPTACLE AND VOICE/DATA OUTLET LOCATIONS WITH ARCHITECTURAL CASEWORK AND OWNER PRIOR TO ROUGH-IN, NO EXCEPTIONS.
- D. COORDINATE EXACT CONDUIT REQUIREMENTS FOR THERMOSTATS TO ALL AIR HANDLING UNITS. SEE MECHANICAL DRAWINGS FOR EXACT LOCATIONS, PROVIDE OUTLET BOXES AND CONDUIT TO ABOVE CEILINGS FOR ALL THERMOSTATS.
- E. FIRE SEAL ALL FIREWALL PENETRATIONS.

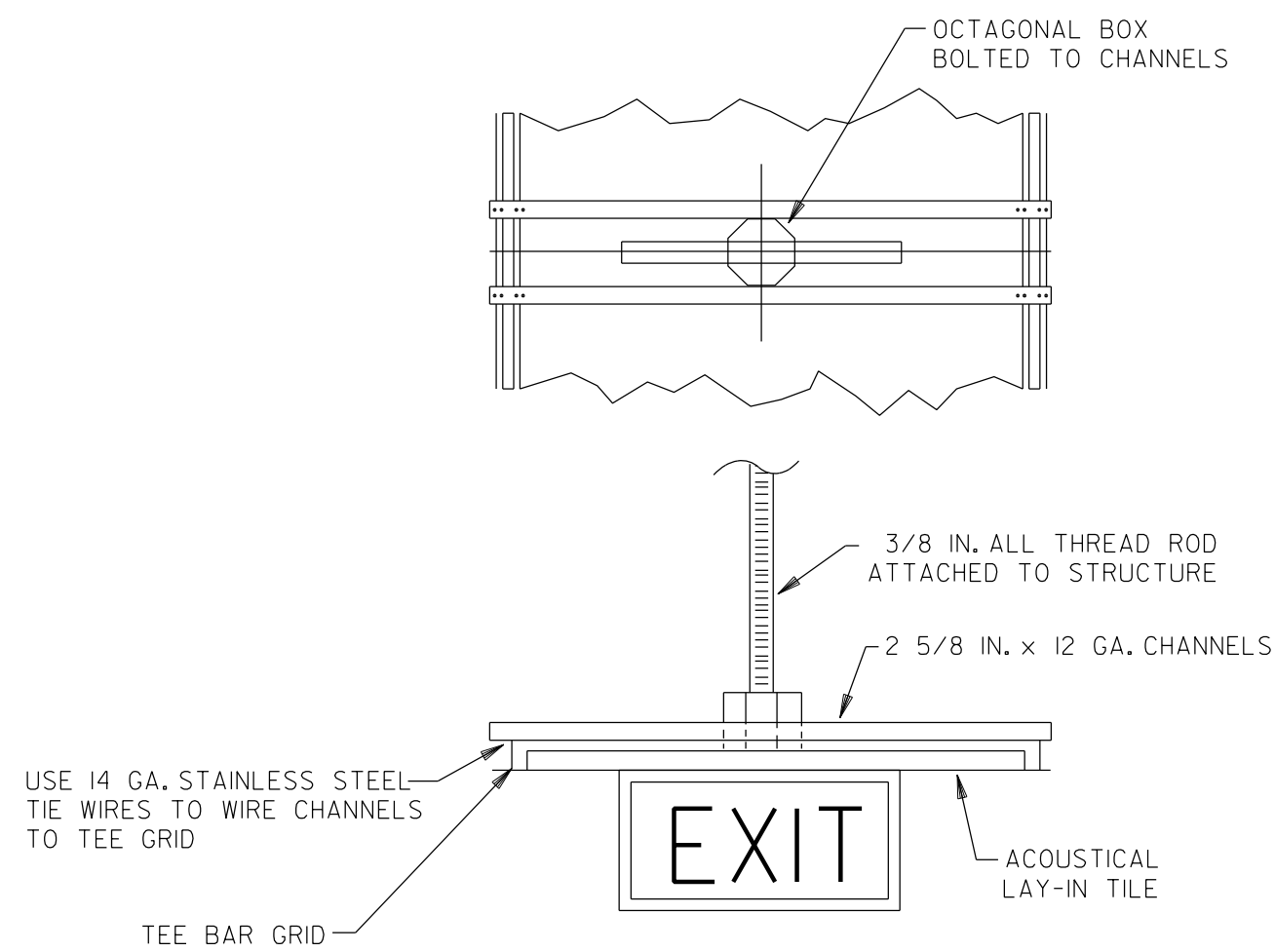
PROVIDE ALL BRANCH CIRCUIT CONDUIT/CONDUCTORS AS NECESSARY TO
CONNECT ALL DEVICES SHOWN ON THE CIRCUIT. PROVIDE DEDICATED NEUTRALS
FOR ALL CIRCUITS. (STRIPED NEUTRAL WITH PHASE COLOR STRIPING)

THE BUILDING HAS A PLENUM RETURN AIR SYSTEM. ANY WIRING USED IN PLENUMS SHALL BE LISTED FOR SUCH USE. (2018) IMC, SECTION 602.2.1.)

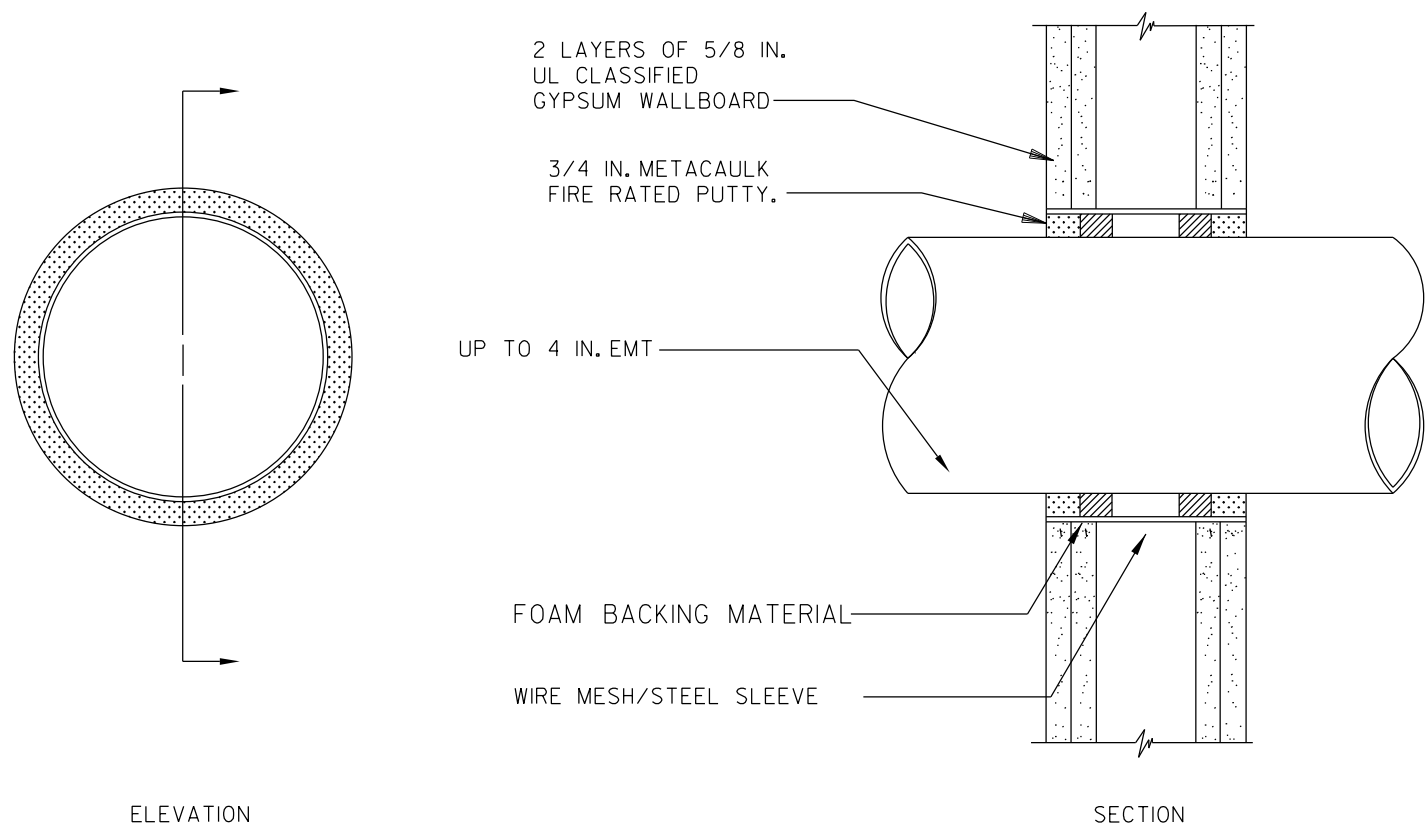




1 RECEPTACLE CONNECTION DETAIL
E4.1 NOT TO SCALE

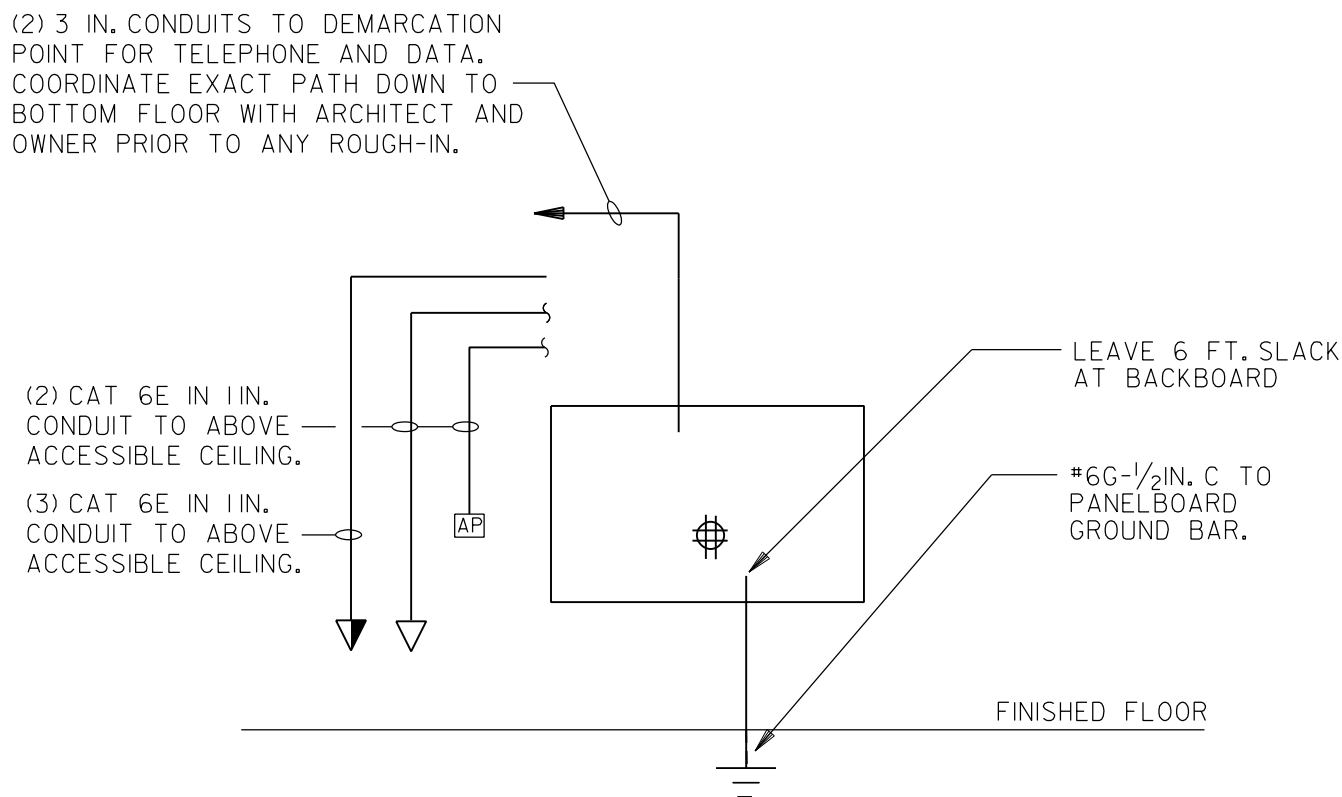


2 TYPICAL EXIT LIGHT MOUNTING DETAIL
E4.1 NOT TO SCALE



NOTE: WHERE CONDUIT IS USED AS A SLEEVE FOR ROUTING LOW VOLTAGE CABLES THROUGH A RATED WALL, LOCATE CONDUCTORS IN CENTER OF SLEEVE AND FILL OPENING WITH FIRE RATED PUTTY AT EACH END OF SLEEVE.

3 DETAIL - GYPSUM WALLBOARD PENETRATION
E4.1 NOT TO SCALE



4 TELEPHONE/DATA RISER
E4.1 NOT TO SCALE

VOLTAGE	120	208											LOCATION MOUNTING MAIN				6TH ELECTRICAL SURFACE BREAKER	
PHASE 3 WIRE 4 BUS AMPS	225		PANEL MAIN AMPS				L6(1) 150											
DESCRIPTION	VOLT AMPS			BRKR CONN	P	1	B	BUS NO	CTK	P	AMP	VOLT AMPS			DESCRIPTION			
	A	B	C									A	B	A				
LIGHTS RM. 1 & 3	398			20	1	1	A	2	1	20			720	RECEPT. ROOM 1 & 2				
LIGHTS RM. 4 & 5		398		20	1	3	B	4	1	20		720		RECEPT. ROOM 3 & 4				
LIGHTS RM. 27 & 24 & 23			398	20	1	5	C	6	1	20	720			RECEPT. ROOM 23 & 24				
LIGHTS HALL 28	398			20	1	7	A	8	1	20			540	RECEPT. ROOM 8				
RESTROOM 25 & 26		720		20	1	9	B	10	1	20		540		RECEPT. ROOM 11				
LIGHTS RM. 8 & 10			398	20	1	11	C	12	1	20	720			RECEPT. ROOM 23 & 24				
LIGHTS RM. 7 & 9 & 6	398			20	1	13	A	14	1	20		720		RECEPT. ROOM 28 & 10				
LIGHTS RM. 12 & 13 & 14		398		20	1	15	B	16	1	20		720		RESTROOM 25 & 26				
LIGHTS RM. 20 & 19 & 18			398	20	1	17	C	18	1	20	720			RECEPT. ROOM 21 & 22				
LIGHTS RM. 22 & 21 & 17	398			20	1	19	A	20	1	20			540	RECEPT. ROOM 7				
LIGHTS RM. 16 & 15		398		20	1	21	B	22	1	20		540		RECEPT. ROOM 5				
RECEPT. ROOM 27			540	20	1	23	C	24	1	20	900			RECEPT. RM. 12 & 13 & 14				
RECEPT. ROOM 27	540			20	1	25	A	26	1	20		900		RECEPT. RM. 15 & 16 & 17				
RECEPT. ROOM 1 & 4		720		20	1	27	B	28	1	20		720		RECEPT. ROOM 21 & 22				
RECEPT. ROOM 4 & 6			720	20	1	29	C	30	1	20	540			RECEPT. ROOM 20				
SPACE						31	A	32	1					SPACE				
SPACE						33	B	34	1					SPACE				
SPACE						35	C	36	1					SPACE				
SPACE						37	A	38	1					SPACE				
SPACE						39	B	40	1					SPACE				
SPACE						41	C	42	1					SPACE				
TOTALS	2132	2634	2454								3600	3240	3420					
VOLT AMPS	BUS A 5552			REMARKS: EXISTING PANEL TO REMAIN														
	BUS B 5874			150 AMP MAIN BREAKER														
	BUS C 6054			SECTION 1 OF 2														
TOTAL	17480																	

VOLTAGE	120	208	PANEL										L6(2) - EX		LOCATION			6TH ELECTRICAL	
PHASE 3 WIRE 4																	SURFACE		
BUS AMPS	225				MAIN AMPS				150				MOUNTING MAIN				LUGS		
DESCRIPTION	VOLT AMPS			BRKR	CTK	BUS	CTK	BRKR	VOLT AMPS			DESCRIPTION							
	A	B	C	AMP	P	NO	CONN	NO	AMP	C	B	A							
RECEPT. ROOM 19	540			20	1	1	A	2	1	20			540	SPARE (ON)					
RECEPT. ROOM 18		540		20	1	3	B	4	1	20				SPARE					
RECEPT. ROOM 16 & 15			720	20	1	5	C	6	1	20				SPARE					
RECEPT. ROOM 13 & 14	720			20	1	7	A	8	1	20				SPARE					
RECEPT. ROOM 12 & 6		720		20	1	9	B	10	1	20				SPARE					
COMPUTER REC. LIB.			540	20	1	11	C	12	1	20				SPARE					
AHU #37	2700			30	3	13	A	14	1	20				SPARE					
		2700				15	B	16	1	20				SPARE					
			2700			17	C	18	1	20				SPARE					
EF-2 FAN	200			20	1	19	A	20	1	20				SPARE					
DED. CIRCUIT		1500		20	1	21	B	22	1	20				SPARE					
DED. CIRCUIT			1500	20	1	23	C	24	1	20				SPARE					
SPACE (ON)	540			20	1	25	A	26	1	20				SPARE					
SPACE				1	27	B	28	1						SPACE					
SPACE				1	29	C	30	1						SPACE					
SPACE				1	31	A	32	1						SPACE					
SPACE				1	33	B	34	1						SPACE					
SPACE				1	35	C	36	1						SPACE					
SPACE				1	37	A	38	1						SPACE					
SPACE				1	39	B	40	1						SPACE					
SPACE				1	41	C	42	1						SPACE					
TOTALS	4700	5460	5460							0	0	540							
VOLT AMPS	BUS A 5240			REMARKS: EXISTING PANEL TO BE MODIFIED															
	BUS B 5460			SECTION 2 OF 2															
	BUS C 5460			SEE L6(2)-NEW FOR MODIFICATIONS															
	TOTAL 16160																		

VOLTAGE	120	208					L6(2) - NEW								LOCATION MOUNTING MAIN				6TH ELECTRICAL SURFACE LUGS			
PHASE 3 WIRE 4 BUS AMPS	225			PANEL MAIN AMPS				150														
DESCRIPTION	VOLT AMPS			BRKR	CTK	BUS	CTK	BRKR	VOLT AMPS			DESCRIPTION										
	A	B	C	AMP	P	NO	CONN	NO	AMP	C	B	A										
RECEPT. ROOM 19	540			20	1	1	A	2	1	20			540	SPARE (ON)								
RECEPT. ROOM 18		540		20	1	3	B	4	1	20			900	* ADM 601 RECEPT.								
RECEPT. ROOM 16 & 15			720	20	1	5	C	6	1	20	1080			* ATTY 602 RECEPT.								
RECEPT. ROOM 13 & 14	720			20	1	7	A	8	1	20			900	* ADM 603 RECEPT.								
RECEPT. ROOM 12 & 6		720		20	1	9	B	10	1	20			900	* CONF 604 RECEPT.								
COMPUTER REC. LIB.			540	20	1	11	C	12	1	20	720			* CONF 604 RECEPT.								
AHU #37	2700			30	3	13	A	14	1	20			360	* CONF 604 FLR BOX								
		2700				15	B	16	1	20			900	* ADM 605 RECEPT.								
			2700			17	C	18	1	20	1080			* ATTY 606 RECEPT.								
EF-2 FAN	500			20	1	19	A	20	1	20			1080	* DA CORRIDOR RECEPT.								
DED. CIRCUIT		1500		20	1	21	B	22	1	20			900	* ADM 608 RECEPT.								
DED. CIRCUIT			1500	20	1	23	C	24	1	20	1080			* RISE 609								
SPARE (ON)	540			20	1	25	A	26	1	20			900	* RISE 610								
SPACE				1	27	B	28	1	20		720			** RISE 612								
SPACE				1	29	C	30	1	20	720				** RISE 613								
SPACE				1	31	A	32	1						SPACE								
SPACE				1	33	B	34	1						SPACE								
SPACE				1	35	C	36	1						SPACE								
SPACE				1	37	A	38	1						SPACE								
SPACE				1	39	B	40	1						SPACE								
SPACE				1	41	C	42	1						SPACE								
TOTALS	5000	5460	5460							4680	4320	3780										
VOLT AMPS															BUS A 8780		REMARKS:		EXISTING PANEL TO REMAIN WITH MODIFICATIONS			
															BUS B 9780				SECTION 2 OF 2			
															BUS C 10140				* NEW LOAD ON EXISTING SPARE BREAKER. PROVIDE			
															TOTAL 28700				NEW LABEL FOR BREAKER AS SHOWN			
																			** PROVIDE NEW BREAKER IN EXISTING PANEL. MATCH EXISTING BREAKER TYPE AND AIC RATING.			



Macon-Bibb County Government

Procurement Department

City Hall

700 Poplar Street, Suite 308

Macon, Georgia 31201

(478) 803-0550

Fax (478) 751-7252

Laura Hardwick
Director of Procurement

October 3, 2024

ADDENDUM # 2

To: ALL PROSPECTIVE FIRMS

Re: INVITATION FOR BIDS: 25-015-LH, Office Library Renovation for Macon-Bibb County

The Invitation for Bids, referenced above, is modified as follows:

1. Deadline for questions has been extended to Friday, October 11, 2024 at 3:30 pm.

Please incorporate this change into the Invitation for Bid and acknowledge receipt of this addendum on your bid form.

Sincerely,

Laura Hardwick



Macon-Bibb County Government

Procurement Department

City Hall

700 Poplar Street, Suite 308

Macon, Georgia 31201

(478) 803-0550

Fax (478) 751-7252

Laura Hardwick
Director of Procurement

October 16, 2024

ADDENDUM # 3

To: ALL PROSPECTIVE FIRMS

Re: INVITATION FOR BIDS: 25-015-LH, Office Library Renovation for Macon-Bibb County

The Invitation for Bids, referenced above, is modified as follows:

1. The bid opening date has been changed from Thursday, October 17, 2024, to Thursday, October 31, 2024, by 12 noon.

Please incorporate this change into the Invitation for Bid and acknowledge receipt of this addendum on your bid form.

Sincerely,

Laura Hardwick



Macon-Bibb County Government

Procurement Department

City Hall

700 Poplar Street, Suite 308

Macon, Georgia 31201

(478) 803-0550

Fax (478) 751-7252

Laura Hardwick
Director of Procurement

October 16, 2024

ADDENDUM # 4

To: ALL PROSPECTIVE FIRMS

Re: INVITATION FOR BIDS: 25-015-LH, Office Library Renovation for Macon-Bibb County

The Invitation for Bids, referenced above, is modified as follows:

1. Can you send over a list of general contractors that we can bid to? I know your pre-bid meeting isn't until 10/02, maybe then you could send me a list or direct me to someone who would know this information

Answer: We do not have a list of general contractor available for this project. Please reach out to the Director of Small Business Charise Stephens for assistance. Her email address is Cstephens2@maconbibb.us

2. Is the contractor responsible for removing existing furniture and boxes out of the space

Answer: See Sht. No. G1.3 – Special Conditions and Temporary Facilities, par. C.1.B.

3. The specifications state new carpet tile, however, the drawings do not show flooring in the finish schedule. Please confirm new carpet tile per the specifications is in this scope of work.

Answer: Refer to Finish & Material Schedule, Sht. No. A2.1.

4. Please provide floor pattern plan per note 3 on sheet A2.1.

Answer: Note 3 not applicable.

5. May we know who will be responsible for removing the items inside the building/space, the city or the contractors?

Answer: See Sht. No. G1.3 – Special Conditions and Temporary Facilities, par. C.1.B.

6. What is the height of the drywall?

Answer: Run new walls/gypsum board to structure above.

7. Does the drywall go up to the deck?

Answer: Run new walls/gypsum board to structure above.

8. Is acoustical sealant required at top and bottom of walls?

Answer: Acoustical sealant is not required.

9. Does sound batts go inside of all the new stud walls?

Answer: Yes. See Sht. G1.3 – Gypsum Board Systems, par. N.3., and above all new acoustical tile ceilings (Sht. No. G1.4 – Suspended Acoustical Tile Ceilings, par. B.)

Please incorporate this change into the Invitation for Bid and acknowledge receipt of this addendum on your bid form.

Sincerely,

Laura Hardwick

Bid Price Form

For

Library Office Renovation for Macon-Bibb County

Total Bid Price: \$ 305,000.00

I certify that my bid meets these minimum specifications. This bid shall be valid and may not be withdrawn for a period of ninety (90) calendar days after the scheduled closing time for receiving bids.

Printed Name: Walter Stafford

Signature: 

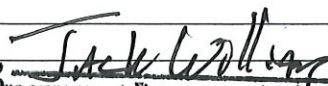
Date: 10/30/2024

ACKNOWLEDGMENT OF ADDENDUM

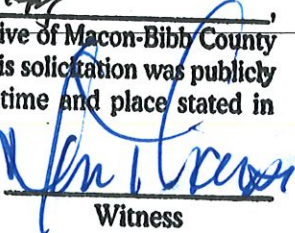
The undersigned Bidder acknowledged receipt of the following addendum, if issued, to the Invitation for Bid. If none received, write "None Received."

Addendum No. 1	Dated: 9/20/2024
Addendum No. 2	Dated: 10/03/2024
Addendum No. 3	Dated: 10/16/2024
Addendum No. 4	Dated: 10/16/2024
Addendum No.	Dated:

Firm	Stafford Builders & Consultants, Inc.
Signature	<u></u>
Print Name	Walter Stafford
Title	CEO
Date	10/30/2024

I, ,
Procurement Representative of Macon-Bibb County
Government, do certify this solicitation was publicly
opened and read at the time and place stated in
the notice.


Procurement Facilitator


Witness

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Stafford Builders & Consultants, Inc.
2960 Napier Avenue
Macon, GA 31204

SURETY:

(Name, legal status and principal place of business)

Swiss Re Corporate Solutions America Insurance
Corporation

1200 Main Street, Suite 800
Kansas City, MO 64105
Mailing Address for Notices

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

Any singular reference to
Contractor, Surety, Owner or
other party shall be considered
plural where applicable.

OWNER:

(Name, legal status and address)

Macon-Bibb County
700 Poplar Street, Ste. 308
Macon, GA 31201

BOND AMOUNT: 5% Five Percent of Amount Bid

PROJECT:

(Name, location or address, and Project number, if any)

Office Library Renovation for Macon-Bibb County; BID NUMBER: 25-015-LH

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 17th day of October, 2024.


(Witness)


(Witness) Sandra Lawrence

Stafford Builders & Consultants, Inc.

(Principal)

(Seal)

By: 

(Title) President

Swiss Re Corporate Solutions America Insurance Corporation

(Surety)

(Seal)

By: 

(Title) Kevin M. Neidert, Attorney-in-Fact



SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute, and appoint: **Kevin M. Neidert**

Principal: Stafford Builders & Consultants, Inc.
Obligee: Macon-Bibb County
Bond Description: Office Library Renovation for Macon-Bibb County; BID NUMBER: 25-015-LH
Bond Number: Bid Bond
Bond Amount: See Bond Form

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

FIFTY MILLION (\$50,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 9th of May 2012:

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By Erik Janssens
Erik Janssens, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC

By Gerald Jagrowski
Gerald Jagrowski, Vice President of SRCSAIC & Vice President of SRCSPIC

IN WITNESS WHEREOF, SRCSAIC and SRCSPIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 10TH day of NOVEMBER, 20 22

State of Illinois
County of Cook

SS

Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation

On this 10TH day of NOVEMBER, 20 22, before me, a Notary Public personally appeared Erik Janssens, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Gerald Jagrowski, Vice President of SRCSAIC and Vice President of SRCSPIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



Christina Manisco
Christina Manisco, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC, which is still in full force and effect.
IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 17th day of October, 20 24.

Jeffrey Goldberg
Jeffrey Goldberg, Senior Vice President &
Assistant Secretary of SRCSAIC and
SRCSPIC

BID FORM

Macon-Bibb County Government
Macon-Bibb County, Procurement Dept.
700 Poplar Street, Suite 308
Macon, Georgia 31201

DATE: 10/30/2024

Re: **25-014-LH Library Office Renovation for Macon-Bibb County**
Macon-Bibb County
Bibb County, Georgia

Dear Ms. Hardwick:

1. We have examined the Specifications, related documents, and the site of the proposed Work, and are familiar with all the conditions surrounding this project, including the availability of materials and labor, and hereby bid to furnish all materials and labor, and to complete the project in accordance with the Contract Documents, within the time set forth herein, and at the prices stated below. These prices are to cover all expenses incurred in performing the Work required under these Specifications, of which this bid is part.
2. ADDENDUM RECEIPT:
 - a. We acknowledge our responsibility to ensure that all addenda have been received prior to the submission of a bid.
 - b. Bidder acknowledges receipt of the following addenda:
Addendum No. 1 Dated 9/20/2024
Addendum No. 2 Dated 10/03/2024
3. We agree to commence actual physical work on site, with an adequate force and equipment within the timeframe presented in the specifications and to complete fully all work within the stated timeframe following notice to proceed.
4. We agree that this bid may not be revoked or withdrawn after the time set for the opening of bids and shall remain open for acceptance for a period of ninety (90) days following such time.
5. In case of written notification by mail, telegraph, or delivery of the acceptance of this bid within ninety (90) days after the time set for the opening of bids, the undersigned agrees to execute within ten (10) days a Contract for the Work for the below stated compensation and at the same time to furnish and deliver to the Owner a Performance Bond and a Payment Bond, both in an amount equal to one-hundred-percent (100%) of the Contract Sum.
6. Enclosed herewith is a Bid Bond in the amount of five percent (5%) of the total base bid. We agree that the above stated amount is the proper measure of liquidated damages that the Owner will sustain by the failure of the undersigned to execute the Contract and to furnish the Performance Bond and the Payment Bond.
7. If this bid is accepted within ninety (90) days after the date set for the opening of bids and we fail to execute the Contract within ten (10) days after written notice of such acceptance or if we fail to furnish both a Performance Bond and a Payment Bond, the obligation of the bond will remain in full force and affect and the money payable thereon shall be paid into the funds of the Owner as liquidated damages for such failure; otherwise, the obligation of the bond will be null and void.

8. We hereby certify that we have not, nor has any member of the firm(s) or corporation(s), either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with this submitted bid.
9. We understand the total bid price listed below to be inclusive of all materials, labor, equipment, and other provisions necessary to provide the services in accordance with the associated specification.

Firm	Stafford Builders & Consultants, Inc.
Signature	
Print Name	Walter Stafford
Title	CEO
Date	10/30/2024

Attachment "A"
Required Submission Documents

BIDDER QUALIFICATION FORM

Company Name: Stafford Builders & Consultants, Inc
Address: 2960 Napier Ave Macon GA 31204
When Organized: 1/2000 Where Incorporated: GA
How many years have you engaged in business under the present firm name? 25
Credit available for this contract? 150,000
Contracts now in hand? \$8.4M
Has bidder ever refused to execute a contract at the original bid amount? No
Has bidder ever been declared in default on a contract? No
Comments: N/A

Company Name: Stafford Builders & Consultants, Inc
Authorized By (typed name): Wykesia Stafford
Authorized Signature: [Signature]
Title: President Date: 31 Oct 2024

References

Following is a reference list of contracts that are similar to this project:

NAME OF PROJECT/DATE	LOCATION	CONTACT	PHONE #
MHA	Macon, GA	Will Stanford	478-742-1208
Jones Co Library	Gray, Ga	Will Stanford	478-742-1208
Ft Valley Health Dept	Ft Valley, GA	Will Stanford	478-742-1208

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

31st DAY OF Oct, 2024

My Commission Expires: July 8, 2025

Rhonda Lowe [NOTARY SEAL]
Notary Public



Attachment "A"
Required Submission Documents

LIST OF SUB-CONTRACTORS

I do ☒, do not ☐, propose to sub-contract some of the work on this project. I propose to sub-contract work to the following contractors.

NAME/ADDRESS	TYPE OF WORK	% of Contract
--------------	--------------	---------------

Rightway Drywall	Drywall	
------------------	---------	--

Harrison Painting	Painting	
-------------------	----------	--

Additional ones to be listed when rewarded contract		
---	--	--

Stafford Builders & Consultants, Inc

Contractor Name

BIDDER MINORITY PARTICIPATION GOAL
(Attach additional pages if required.)

NAME/ADDRESS	TYPE OF WORK	% of Contract
--------------	--------------	---------------

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery. There is no handwriting or other markings on the page.

Page 355 of 646

Attachment "A"
Required Submission Documents

FINANCIAL & LEGAL STABILITY STATEMENT

Please check appropriate item(s):

☒ Firm has the financial capability to undertake the work and assume the liability required if awarded this solicitation.

☒ Firm has the legal capability to undertake the work and assume the responsibilities required if awarded this solicitation.

Pending litigations (if any) will not affect the firm's ability to perform on this contract, if awarded.

Company Name: Stafford Builders & Consultants, Inc

Authorized By (typed name): WyKesia Stafford

Authorized Signature: _____

Title: President

Date: 10/31/2024

SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

31st DAY OF October, 2024 My Commission Expires: July 8, 2025

Rhonda Lowe

Notary Public



Attachment "A"
Required Submission Documents

INSURABILITY STATEMENT

Please check appropriate item(s):

☒ By submission of this form, this firm confirms the ability to acquire and maintain the required levels of insurance as outlined in the bid document. It is the understanding of this firm that proof of Insurance must be provided prior to contract execution and maintained throughout the entire term of the contract.

Company Name: Stafford Builders & Consultants, Inc.

Authorized By (typed name): WyKesia Stafford

Authorized Signature: _____

Title: President Date: 10/31/2024

SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

31st DAY OF October, 20k 24

My Commission Expires: July 8, 2025

Rhonda Lowe *Rhonda Lowe*

Notary Public



Attachment "A"
Required Submission Documents



Macon-Bibb County
Procurement Department
700 Poplar Street, Suite 308
Macon, Georgia 31202-0247
Tel: (478) 803-0550 • Fax: (478) 751-7252
www.maconbibb.us

CERTIFICATION REGARDING DEBARMENT, SUSPENSION
INELIGIBILITY AND VOLUNTARY EXCLUSION

The Bidder/offer certifies, by submission of this Proposal or acceptance of this contract, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntary excluded from participation in this transaction by any Federal department or agency. It further agrees by submitting this proposal that it will include this clause without modification in all lower tier, transactions, proposals, contracts, and subcontracts. Where the Bidder/offeror or any lower tier participant is unable to certify to this statement, it shall attach an explanation of this solicitation/proposal.

Dated at this 31st day of October, 201~~0~~24

Signature of Contractor: _____

W. J. Stiffel

Title: President

For Macon Bibb County Personnel Only:

Macon Bibb County Procurement Department will verify that the above bidder/offer certifies, by submission of this Proposal or acceptance of this contract, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntary excluded from participation in this transaction by any Federal department or agency.

Signature of Procurement Officer _____ Date _____

Printed Name _____

Attachment "A"
Required Submission Documents

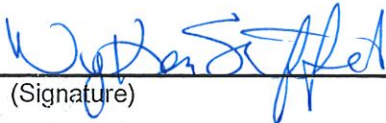
NON COLLUSION AFFIDAVIT

Date:	31 October 2024
Project:	Bibb County, Georgia
Project #:	90922 91484 Bid#: 24-015-LH
Project Description:	Office Library Renovation for Macon-Bibb County
Services Provided:	General Contracting
State of:	Georgia
County of:	Bibb

I, WyKesia Stafford having first been duly sworn, deposes and states as follows:

I am the party making the foregoing Proposal or Bid; that such Proposal or Bid is genuine and not collusive or sham; that said Proposer or Bidder has not colluded, conspired, connived, or agreed, directly or indirectly, with any Proposer or Bidder or person, to put in a sham Proposal or Bid, or that such other person refrain from proposing or bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the Proposal Fee or Bid Price of affiant or any other Proposer or Bidder, or to fix any overhead, profit or cost element of said Proposal Fee or Bid Price, or that of any other Proposer or Bidder, or to secure any advantage against Bibb County, Georgia or any person interested in the proposed Contract; and that all statements in said Proposal or Bid are true; and further, that such Proposer or Bidder has not directly or indirectly submitted this Proposal or Bid, or the contents thereof, or divulged information or data relative thereto to any association or to any member or agent thereof.

Contractor:
Stafford Builders & Consultants, Inc


(Signature)

(Seal)



Attachment "A"
Required Submission Documents

MACON-BIBB COUNTY
Vendor Application

Date Submitted: _____

☐

New Application

☐

Revised Application

RETURN THIS COMPLETED FORM TO:

Macon-Bibb County Procurement Department
700 Poplar Street, Ste. 308
Macon, GA 31201

Phone: 478-803-0550

Fax: 478-751-7252

Email: procurement@maconbibb.us

GENERAL VENDOR INFORMATION

Company Name: Information and Application is on file

Company Address: _____

Authorized By (Name): _____

Title: _____

Authorized Signature: _____

Date: _____

Telephone Number: _____

Fax Number: _____

Email Address: _____

REMITTANCE INFORMATION (where payments should be sent)

Remit to Name: _____

Remit to Address: _____

Phone: _____

Fax: _____

Toll Free: _____

Contact: _____

Email: _____

Business Type (choose one):

☐

Individual/Sole Proprietor

☐

Single member LLC

☐

Business - incorporated

☐

Business - not incorporated/partnership

☐

LLC: C S P (circle one)

☐

Other (Specify): _____

Social Security #: _____

Federal Tax ID #: _____

PURCHASE ORDER INFORMATION (where purchase orders should be sent)

Purchase Order Name: _____

Purchase Order Address: _____

Phone: _____

Fax: _____

Toll Free: _____

Contact: _____

Email: _____

Payment Terms: Discount %

Days

Net Due

Freight Terms: Ship Via

FOB

E-Verify Information

Private Employer Affidavit is attached :

With E-Verify # _____ With E-Verify exemption selected _____

Contractor Affidavit is attached: (additional affidavit, if applicable)

With E-Verify # _____ Without E-Verify # but a copy of my driver's license is attached since
I have no employees and no intent to hire employees _____

MBE/DBE/WBE STATUS (Select at least one)

Minority Owned (African American, Hispanic, Native American, Asian American) circle one _____

Woman Owned _____

Disabled _____

Veteran _____

Not Applicable _____

Do you maintain a local office in Macon-Bibb County?

Yes _____

No _____

Attachment "A"
Required Submission Documents
Request for Taxpayer
Identification Number and Certification

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Information on file	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ► _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
5 Address (number, street, and apt. or suite no.) See instructions.	Requester's name and address (optional)
6 City, state, and ZIP code	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
		-		-					
or									
Employer identification number									
		-		-					

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of
U.S. person ►

Date ►

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Attachment "A"
Required Submission Documents

E-VERIFY AND PRIVATE EMPLOYER AFFIDAVIT

Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit, the undersigned private employer verifies one of the following with respect to its application for an occupational tax certificate, alcohol license, or other document required to operate a business as referenced in O.C.G.A. § 36-60-6(d):

Business Name: Stafford Builders & Consultants, Inc

SECTION 1 (Choose ONE of the following)

- (A) ☐ On January 1 of the below-signed year, the individual, firm, or corporation employed ten (10) or less employees. (Proceed to Section 3)
- (B) ☒ On January 1 of the below-signed year, the individual, firm, or corporation employed more than ten (10) employees and has registered with the E-Verify program. (Proceed to Section 2)

SECTION 2

The employer has registered with and utilizes the Federal Work Authorization program commonly known as E-Verify, in accordance with the applicable provisions and deadlines established in O.C.G.A. §36-60-6. The undersigned private employer also attests that its E-Verify number and date of authorization are as follows:

E-Verify Number: 490662

Date of Authorization: Jan 17, 2012 (Proceed to Section 3)

SECTION 3

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

Executed on Oct, 31, 2024 in Macon (city), GA (state)

Printed Name of Authorized Officer or Agent: Shawnda S Chaney

Title of Authorized Officer or Agent: Corp Sec

Signature of Authorized Officer or Agent: Shawnda S Chaney

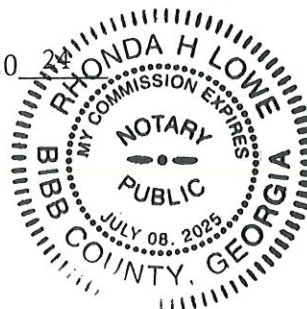
SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE 31st DAY OF October, 2024

Rhonda Lowe

NOTARY PUBLIC

My Commission Expires: July 8, 2025





LEGISLATIVE SPONSORS

- | | |
|---|--|
| ☒ MAYOR LESTER M. MILLER | ☐ MAYOR PRO TEMPORE SETH CLARK |
| ☐ COMMISSIONER VALERIE WYNN | ☐ COMMISSIONER PAUL BRONSON |
| ☐ COMMISSIONER STANLEY B. STEWART | ☐ COMMISSIONER MALLORY C. JONES, III |
| ☐ COMMISSIONER RAYMOND WILDER | ☐ COMMISSIONER BILL HOWELL |
| ☐ COMMISSIONER VIRGIL WATKINS, JR. | ☐ COMMISSIONER BRENDA LYN BAILEY |
-

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE GREATER MACON CHAMBER OF COMMERCE TO SERVE AS THE FISCAL AGENT FOR AND ASSIST WITH HOSTING OF A SHELTERING SUMMIT FOR EMERGENCY MANAGERS AND EMERGENCY RESPONDERS THROUGHOUT GEORGIA; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, as the severity and frequency of severe weather events increases, the need for effective evacuation and emergency sheltering management becomes more and more critical; and

WHEREAS, the Georgia Emergency Management Agency (“GEMA”) has implemented a program where counties with high threats of severe weather necessitating evacuations are partnered with similarly sized counties to provide emergency shelters for vulnerable individuals from the partner county; and

WHEREAS, the Macon-Bibb County Commission (the “Commission”) authorized the Mayor to enter into an exclusive sheltering agreement with Chatham County in July of 2024, with the passage of R-24-0101; and

WHEREAS, as a leader in the Middle Georgia area, Macon-Bibb County, by and through its local Emergency Management Agency (“EMA”), desires to host a Summit of all counties involved in the GEMA partnering program (the “Summit”) to ensure that all counties involved are prepared for the inevitable need to activate their shelters; and

WHEREAS, the Macon-Bibb County EMA has requested that Greater Macon Chamber of Commerce (the “Chamber”) serve as its fiscal agent for the purpose of fundraising and expending funds for Summit related items and events; and

WHEREAS, with the approval of the Macon-Bibb County Commission, as the fiscal agent, the Chamber would solicit and collect registration and sponsorship fees, and expend funds upon the recommendation of the Macon-Bibb County EMA for the purpose of funding the Sheltering Summit; and

WHEREAS; Macon-Bibb County desires to partner with the Chamber for the Summit, as the Chamber more readily has the ability to solicit registrations and sponsorships for the event and has experience holding and distributing funds in this structure; and

WHEREAS, the Chamber, as a non-governmental entity, would remain subject to all local, state, and federal laws and regulations regarding the collection and expense of any Summit related funds; and

WHEREAS, the Summit will provide an opportunity for the Chamber to showcase Macon's bustling business community; and

WHEREAS, the Chamber and Macon-Bibb County both anticipate the fees from corporate sponsorships and participant registration fees to be more than sufficient to fund the Summit, with any excess funds being donated to the Georgia chapter of the American Red Cross; and

WHEREAS, utilizing the Chamber as the fiscal agent for the Macon-Bibb County Government, for the planning and execution of the Sheltering Summit promotes efficiency and eases the administrative burden that the County would otherwise bear to host the event; and

WHEREAS, the Macon-Bibb County Commission finds that this resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission, and it is hereby so resolved by the authority of the same, that the Mayor is authorized to execute a fiscal agent & partnership agreement with the Greater Macon Chamber of Commerce, in a substantially similar form as Exhibit A, attached hereto, and incorporated herein by reference, for the planning and execution of an Emergency Sheltering Summit.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor and the County Manager the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly. To the extent that this Resolution is construed by any appropriate authority as being substantively an act of ordinance and not an act of resolution, then this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

[SIGNATURES TO FOLLOW]

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this _____ day of _____, 2024.

By: _____
LESTER M. MILLER, Mayor

(SEAL) Attest: _____
JANICE S. ROSS, Clerk of the Commission

Q:\RES MACON-BIBB\2024 Miller Authorizing Fiscal Agent Agreement With Chamber Of Commerce For Sheltering Summit - 11-14-24.Docx

EXHIBIT A

MEMORANDUM OF UNDERSTANDING

MACON-BIBB COUNTY

AND

THE GREATER MACON CHAMBER OF COMMERCE

This Memorandum of Understanding (“MOU”) is entered into as of this ____ day of _____, 2024 (the “Effective Date”), by and between Macon-Bibb County, Georgia, and the Greater Macon Chamber of Commerce, collectively referred to as the “Parties”.

WHEREAS, Macon-Bibb County, (“County”) is a consolidated government and political subdivision of the State of Georgia, created by legislative act effective January 1, 2014; and

WHEREAS, The Greater Macon Chamber of Commerce (“Chamber”), is a domestic not-for-profit corporation organized under the laws of the State of Georgia; and

WHEREAS, the Georgia Emergency Management Agency (“GEMA”) has launched a program partnering coastal counties with inland partners for sheltering vulnerable populations during evacuation events; and

WHEREAS, the County has been paired with Chatham County, Georgia for exclusive sheltering of these vulnerable populations; and

WHEREAS, as the incidence and severity of severe weather events are increasing at an unprecedented rate, County, through and on behalf of the local Emergency Management Agency (“EMA”), desires to host a summit for all local governments that are party to the GEMA sheltering partner program (the “Event”) to ensure the success of such sheltering efforts through joint education and planning; and

WHEREAS, to host such an Event, the County finds it necessary to partner with the Chamber, with the Chamber to register participants, arrange for corporate sponsorships of the Event, and hold the funds collected from registrations and sponsorships on behalf of the County to fund the Event and otherwise in accordance with the provisions herein; and

WHEREAS, the Chamber desires to support County in this endeavor, recognizing the considerable benefits that success of the Event and effective sheltering plan management can bring to the Macon businesses community; and

WHEREAS, County and Chamber desire to formally establish and define the terms of this partnership.

NOW THEREFORE, for and in consideration of the terms and mutual promises made herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Responsibilities of the Parties.

- a. Chamber’s Role and Responsibilities. Chamber shall be primarily responsible for collecting participant and sponsor registrations and holding all fees collected therefrom for the benefit of County. Chamber shall not be solely responsible for marketing of the Event but shall use best efforts to promote the Event to potential registrants and

corporate sponsors. Chamber in no way guarantees any specific number of registrations or sponsorships for the Event.

The Chamber shall allow registration of up to 200 participants, at a rate of \$100.00 per registrant. The parties hereto anticipate corporate sponsorships of the Event at the following rates and levels:

One (1) Gold Level Sponsorship at \$4,000.00 per sponsor

Two (2) Silver Level Sponsorships at \$2,000.00 per sponsor

Seven (7) Bronze Level Sponsorships at \$1,000.00 per sponsor

If additional sponsorships over the number anticipated at any given level are procured, Chamber shall notify County. County shall have sole discretion in determining if additional sponsorship positions are available at any given sponsorship level.

Upon written request accompanied by an invoice, request for payment from County, the Chamber shall make payment from the funds directly to the requesting entity. Any excess funds over and above the amount required for Event costs shall be donated by the Chamber to the American Red Cross of Georgia, once all costs associated with the Event have been paid. The Chamber shall not be responsible for any costs in excess of the amount of funds collected.

- b. County's Role and Responsibilities. County, through EMA, is primarily responsible for in all Event marketing, planning & execution tasks. County shall be the signatory for any event agreements. Further, County shall purchase special event insurance for the Event and list the Chamber as an additional insured.
2. Authorized County Agents. The Director of the EMA shall be the only person authorized to submit a request for payment of funds held by the Chamber. Any request for payment made by any other persons shall be denied and the Director of the Emergency Management Agency shall be notified of the unauthorized request within one (1) business day. Upon request to release excess funds and certification made by the Director of the EMA that all costs associated with the Event have been paid, the Chamber shall be authorized to release the excess funds in accordance with this MOU.
3. Term. This MOU shall take effect on the date it is fully executed by both Parties and shall remain in effect until the work contemplated by this MOU is complete. Within thirty (30) days of the final date of the Event, County and Chamber shall coordinate to ensure that all payments for costs associated with the Event have been completed and finalize the release of any remaining funds.
4. Relationship of Parties. The Parties agree and acknowledge that pursuant to the terms of this MOU, Chamber is an independent contractor and is in no way an agent or employee of Macon-Bibb County. Neither its employees, and the contractors it may hire to perform the work under this MOU, are not entitled to worker's compensation through Macon-Bibb County nor any other benefit of employment by or from Macon-Bibb County. County shall have no control over the

performance of work under this MOU, except to specify the results achieved. Chamber acknowledges that it is not insured by Macon-Bibb County against any loss of any kind whatsoever, except as may be expressly provided for herein.

5. Confidentiality and Open Records. The Parties acknowledge that both Contractor and County are required to comply with the Georgia Open Records Act, O.C.G.A. § 50-18-70, et seq. See, *Milliron v. Antonakakis*, S24G0198, Supreme Court of Georgia, decided August 13, 2024. As a result, Contractor acknowledges and agrees that County may make such disclosures as are authorized or required under the Georgia Open Records Act, notwithstanding any claims of confidentiality asserted by Contractor as to any records or data in the County's possession.

Upon execution of this Amendment, Chamber shall designate in writing that one or more of its officers shall be the open records officer for Chamber in accordance with the Open Records Act. In the event that Chamber receives a request for records under the Open Records Act, Chamber shall notify County within two business days by sending an email, return receipt requested, to OpenRecordsNotices@maconbibb.onmicrosoft.com. Chamber shall provide County with copies of all records proposed for production prior to responding to such request. Chamber shall assert all exemptions and exceptions available to the fullest extent of the law and shall not produce any records which are subject to withholding under the Open Records Act or any other state or federal law. Chamber shall have a duty to consult with independent legal counsel concerning which records are or are not subject to production prior to making any production and shall certify to County at the time the proposed production is provided to County that the records contained therein have been reviewed by counsel for responsiveness and that all information that is protected or protectable from release under the law has been redacted therefrom. Chamber shall be responsible for calculating response costs and billing requestors for all requests sent in accordance with the Open Records Act, and Chamber's complete compliance with the provisions of this section shall be performed at no cost to County.

Chamber assumes all civil and criminal liability for its own compliance with the Open Records Act. In the event that Chamber produces material records that are subject to withholding under the Open Records Act, and it would be impossible or very difficult to accurately estimate the damages and harm caused to County by such production, then Chamber shall pay County the sum of \$10,000.00 per request as liquidated damages. The Parties intend that these liquidated damages shall constitute compensation, and not a penalty, and that the liquidated damages are a reasonable estimate of the anticipated or actual harm that might arise from a breach by Chamber. Where actual damages are calculable, then County shall reserve the right to seek actual damages for the harm caused by such production instead of liquidated damages. Nothing herein shall be construed as limiting in any way the County's right to seek injunctive, declaratory, or other relief to prevent the release of protected information prior to any such production being made.

6. Indemnification. To the fullest extent permissible by law, Chamber shall defend, indemnify, and hold harmless County, its elected and appointed officials, volunteers, and other working on behalf of County, from and against any and all third-party claims, demands, suits, costs, expenses, and liabilities ("Claims") but only to the extent that any such Claims are caused by the negligence of Chamber or any officer, employee, contractor, representative, or agent

thereof. Chamber shall have no obligations under this Section to the extent that any Claim arises as a result of Chamber's compliance with County law, ordinances, rules, regulations, resolution, executive orders, or other directive issued by County.

7. Applicable Laws; Venue. This MOU shall be construed in accordance with the laws of the State of Georgia. Venue for any dispute arising under this MOU shall be in the State of Superior Court of Bibb County or the United States District Court, Middle District of Georgia (Macon Division). Nothing in this provision or MOU shall be interpreted as a waiver of 11th Amendment immunity or of any sovereign immunity afforded to County under the laws of the United States or State of Georgia.
8. Severability. If any provision of this MOU is held to be invalid, illegal, or unenforceable by a Court of competent jurisdiction, that provision shall be stricken from this MOU, with all other provisions to operate independently and remaining in full force and effect.
9. Authority to Bind. The signatories for each party represent that they are duly authorized to execute agreements on behalf of their respective entity.
10. Signature. This MOU may be executed in counterparts and by facsimile or electronic form. Each signature shall be deemed to be an original signature of the authorized signatory of each party.

IN WITNESS WHEREOF, the parties hereto have executed this MOU on the dates subscribed below:

Macon-Bibb County: (SEAL)

By: _____
Lester M. Miller, MAYOR Date

Attest: _____
Janice S. Ross, CLERK OF COMMISSION Date

Greater Macon Chamber of Commerce ("Chamber"): (SEAL)

By: _____
Printed Name & Title Date

Attest: _____
Printed Name & Title Date



LEGISLATIVE SPONSORS

- | | |
|---|--|
| ☒ MAYOR LESTER M. MILLER | ☐ MAYOR PRO TEMPORE SETH CLARK |
| ☐ COMMISSIONER VALERIE WYNN | ☐ COMMISSIONER PAUL BRONSON |
| ☐ COMMISSIONER STANLEY B. STEWART | ☐ COMMISSIONER MALLORY C. JONES, III |
| ☐ COMMISSIONER RAYMOND WILDER | ☐ COMMISSIONER BILL HOWELL |
| ☐ COMMISSIONER VIRGIL WATKINS, JR. | ☐ COMMISSIONER BRENDA LYN BAILEY |
-

AN ORDINANCE OF THE MACON-BIBB COUNTY COMMISSION TO APPROVE A SUPPLEMENTAL APPROPRIATION FROM GENERAL FUND – FUND BALANCE TO THE PAYMENTS TO OTHERS – EMPLOYEE PARKING LINE ITEM, IN A TOTAL AMOUNT OF \$61,910.00 TO PROVIDE FOR ALTERNATIVE PARKING FOR CITY HALL GUESTS AND EMPLOYEES DURING CONSTRUCTION OF A NEW PARKING DECK, AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, on June 18, 2024, the Macon-Bibb County Commission adopted ordinance O-24-0033, establishing the FY25 budget, said ordinance to become effective on July 1, 2024; and

WHEREAS, various budget amendments are necessary to conduct the affairs of Macon-Bibb County and to implement the policies of the governing body; and

WHEREAS, as construction gets underway for a new parking deck and other improvements behind City Hall, there is a need to secure alternative parking for City Hall guests and employees for the duration of the construction project, with the accounting details for the funding for such alternative parking attached hereto as Exhibit A, and incorporated herein by reference; and

WHEREAS, the Macon-Bibb County Commission finds that this Ordinance is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT ORDAINED by the Macon-Bibb County Commission and it is hereby so ordained by the authority of the same that:

Section 1

The Macon-Bibb County Commission hereby approves a supplemental appropriation from General Fund – Fund Balance to the Payments to Others – Employee Parking line item, in the total amount of \$61,910.00, for the purpose of funding alternative parking for guests and employees of

City Hall, during the construction of improvements behind City Hall, in accordance with Exhibit A, attached hereto and incorporated herein by reference.

Section 2.

The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3.

The Mayor and all other proper officers and agents of the County are authorized and directed to execute such documents and to take such other actions as may be required to accomplish the intents and purposes of this Ordinance.

Section 4.

In the event scrivener's errors shall be discovered in this Ordinance or in the Exhibits hereto after the adoption hereof, the Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Ordinance.

Section 5.

The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and not mutually dependent upon each other or upon any other provisions in the Macon-Bibb County Code of Ordinances. If any sections, paragraphs, sentences, clauses, or phrases of this Ordinance shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance, or any other provisions of the Macon-Bibb County Code of Ordinances.

Section 6.

In the event that this Ordinance or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of resolution by the Macon-Bibb County Commission, it is the intent of this Commission that this Ordinance or such portion thereof shall be considered to have been adopted as a resolution of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Ordinance calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Ordinance satisfy such requirement, and that this Ordinance be construed accordingly.

Section 7.

All ordinances or resolutions, or parts of ordinances or resolutions in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 8.

Pursuant to and in accordance with Section 14 of the Charter, the Mayor may disapprove or reduce any item or items of appropriation in this Ordinance. The approved part or parts of this Ordinance making appropriations shall become law effective immediately upon its approval by the Mayor, and the part or parts disapproved shall not become law unless subsequently passed into law by the Commission over the Mayor's veto by the affirmative vote of six (6) members of the Macon-Bibb County Commission.

SO ORDERED AND ORDAINED this _____ day of _____, 2024.

By: _____
LESTER M. MILLER, Mayor

(SEAL)

Attest: _____
JANICE S. ROSS, Clerk of the Commission

*\\Tc-Storage.Maconbibb.Us\Countyattstorage\ORD MACON-BIBB\Miller Supplemental Of \$61,910 For City Hall
Parking 11-5-24.Docx*

EXHIBIT A

Macon-Bibb County

July 1, 2024 to June 30, 2025

Budget Amendment

Amendment Number:

Supplemental
Department

X

Budget &
Strategic
Planning

Administrative
(check a box)

Date of Request:

10/23/2024

Department:

Transfer From:

<u>Account Title</u>	<u>Account Number</u>	<u>Amount</u>
Fund Balance	100.505500	61,910.00
	Total	61,910.00

Transfer To:

<u>Account Title</u>	<u>Account Number</u>	<u>Amount</u>
Payments to Others Employee Parking	100.1597.573000.019	61,910.00
	Total	61,910.00

Reason for Transfer-

Budget for city hall employee parking

Approvals:

Initials

Date

Department Head Initials/Date

2024

Budget Officer Initials/Date

2024

County Manager Initials/Date

2024

Finance Complete Transfer

Initials/Date

2024

Notes to file:



LEGISLATIVE SPONSORS

- | | |
|---|--|
| ☒ MAYOR LESTER M. MILLER | ☐ MAYOR PRO TEMPORE SETH CLARK |
| ☐ COMMISSIONER VALERIE WYNN | ☐ COMMISSIONER PAUL BRONSON |
| ☐ COMMISSIONER STANLEY B. STEWART | ☐ COMMISSIONER MALLORY C. JONES, III |
| ☐ COMMISSIONER RAYMOND WILDER | ☐ COMMISSIONER BILL HOWELL |
| ☐ COMMISSIONER VIRGIL WATKINS, JR. | ☐ COMMISSIONER BRENDA LYNN BAILEY |
-

AN ORDINANCE OF THE MACON-BIBB COUNTY COMMISSION AUTHORIZING THE APPROPRIATION OF FUNDS FROM SPONSORED PROGRAMS LINE ITEM 250.0368 – PUBLIC SAFETY, TO BE ALLOCATED TO VARIOUS PUBLIC SAFETY INITIATIVES AS SPECIFIED HEREIN; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, public safety is a paramount priority of the Macon-Bibb County Commission; and

WHEREAS, Macon-Bibb County maintains a sponsored programs fund designated exclusively for use for public safety initiatives; and

WHEREAS, the Macon-Bibb County Commission desires to make various general infrastructure improvements, equipment purchases, and to fund public safety personnel to improve the safety of our community; and

WHEREAS, the Macon-Bibb County Commission finds that this Ordinance is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants; and

NOW, THEREFORE, BE IT ORDAINED by the Macon-Bibb County Commission and it is hereby so ordered and ordained by the authority of the same that:

1. The Macon-Bibb County Commission does hereby further approve and authorize the appropriation of up to \$3,592,000.00 from Sponsored Programs Line Item 250.0368 – Public Safety, to be used for the following:

- a. Up to \$300,000.00 to be paid to the Bibb County School District for the purpose of funding the employment of school crossing guards;
- b. Up to \$92,000.00 for the purchase of radio equipment to be used by the Macon-Bibb County Code Enforcement Department;
- c. Up to \$2,700,000.00 for the purchase of Verkada camera systems through Adapttosolve, Inc.'s Statewide Contract, consistent with the systems previously purchased in Resolution No. R-23-0053, as well as FLOCK cameras, body cameras, car cameras, tasers, drones, and drone accessories for the Bibb County Sheriff's Office; and
- d. Up to \$500,000.00 for the purchase of flashing light systems for school speed zones.

2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

3. The Mayor, and all other proper officers and agents of the County are authorized and directed to execute such documents and to take such other actions as may be required to accomplish the intents and purposes of this Ordinance, including such contracts as may be approved as to form by the County Attorney's Office.

4. In the event scrivener's errors shall be discovered in this Ordinance or in the Exhibits hereto after the adoption hereof, the Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Ordinance.

5. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and not mutually dependent upon each other or upon any other provisions in the Macon-Bibb County Code of Ordinances. If any sections, paragraphs, sentences, clauses, or phrases of this Ordinance shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance, or any other provisions of the Macon-Bibb County Code of Ordinances.

6. In the event that this Ordinance or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of resolution by the Macon-Bibb County Commission, it is the intent of this Commission that this Ordinance or such portion thereof shall be considered to have been adopted as a resolution of the Macon-Bibb County

Commission. Where any law bearing on the subject matter of this Ordinance calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Ordinance satisfy such requirement, and that this Ordinance be construed accordingly.

7. All ordinances or resolutions, or parts of ordinances or resolutions in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

8. Pursuant to and in accordance with Section 14 of the Charter, the Mayor may disapprove or reduce any item or items of appropriation in this Ordinance. The approved part or parts of this Ordinance making appropriations shall become law effective immediately upon its approval by the Mayor, and the part or parts disapproved shall not become law unless subsequently passed into law by the Commission over the Mayor's veto by the affirmative vote of six (6) members of the Macon-Bibb County Commission.

SO ORDERED AND ORDAINED this _____ day of _____, 2024.

By: _____
LESTER M. MILLER, Mayor

(SEAL)

Attest: _____
JANICE S. ROSS, Clerk of the Commission

\\Tc-Storage.Maconbibb.Us\Countyattstorage\ORD MACON-BIBB\2024 Miller Appropriating Public Safety Funds To Crossing Guards, Radios, Verkada Cameras Etc. 11-15-24.Docx



LEGISLATIVE SPONSORS

- | | |
|---|--|
| ☒ MAYOR LESTER M. MILLER | ☐ MAYOR PRO TEMPORE SETH CLARK |
| ☐ COMMISSIONER VALERIE WYNN | ☐ COMMISSIONER PAUL BRONSON |
| ☐ COMMISSIONER STANLEY B. STEWART | ☐ COMMISSIONER MALLORY C. JONES, III |
| ☐ COMMISSIONER RAYMOND WILDER | ☐ COMMISSIONER BILL HOWELL |
| ☐ COMMISSIONER VIRGIL WATKINS, JR. | ☐ COMMISSIONER BRENDA LYN BAILEY |
-

AN ORDINANCE OF THE MACON-BIBB COUNTY COMMISSION TO APPROVE A SUPPLEMENTAL APPROPRIATION FROM GENERAL FUND – FUND BALANCE AND TO APPROVE VARIOUS APPROPRIATIONS FROM OTHER FUNDS AS DETAILED HEREIN FOR THE PURPOSE OF FUNDING THE MACON-BIBB COUNTY CAPITAL IMPROVEMENTS PROGRAM FOR FISCAL YEAR 2025, IN A TOTAL AMOUNT OF \$2,609,000.00; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, on June 18, 2024, the Macon-Bibb County Commission adopted ordinance O-24-0033, establishing the FY25 budget, said ordinance to become effective on July 1, 2024; and

WHEREAS, various budget amendments are necessary to conduct the affairs of Macon-Bibb County and to implement the policies of the governing body; and

WHEREAS, the Capital Improvements Program will allow various Macon-Bibb County officials and departments to obtain needed vehicles and other equipment, as detailed in the Summary of the 2025 Capital Improvements Program, attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Macon-Bibb County Commission finds that this Ordinance is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT ORDAINED by the Macon-Bibb County Commission and it is hereby so ordained by the authority of the same that:

Section 1

The 2025 Capital Improvements Program, as detailed in Exhibit A, is hereby approved and adopted.

Section 2.

The Commission hereby approves a supplemental appropriation of \$1,279,000.00 from General Fund – Fund Balance, and an appropriation of \$1,330,000.00 from interest earned from American Rescue Plan Act funds, for the purpose of funding the 2025 Capital Improvements Program as provided below and in Exhibit A:

Transfer Out:

1. \$1,279,000.00 from General Fund – Fund Balance;
2. \$1,330,000.00 from ARPA Interest

Total Out: \$2,609,000.00

Transfer In:

1. \$2,609,000.00 into various Capital Improvement Program line items

Total In: \$2,609,000.00

Total of 2025 CIP: \$2,609,000.00

Section 3.

The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4.

The Mayor, and all other proper officers and agents of the County are authorized and directed to execute such documents and to take such other actions as may be required to accomplish the intents and purposes of this Ordinance.

Section 5.

In the event scrivener's errors shall be discovered in this Ordinance or in the Exhibits hereto after the adoption hereof, the Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Ordinance.

Section 6.

The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and not mutually dependent upon each other or upon any other provisions in the Macon-Bibb County Code of Ordinances. If any sections, paragraphs, sentences, clauses, or phrases of this Ordinance shall be declared illegal by the valid judgment or decree of any court of competent

jurisdiction, such illegality shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance, or any other provisions of the Macon-Bibb County Code of Ordinances.

Section 7.

In the event that this Ordinance or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of resolution by the Macon-Bibb County Commission, it is the intent of this Commission that this Ordinance or such portion thereof shall be considered to have been adopted as a resolution of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Ordinance calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Ordinance satisfy such requirement, and that this Ordinance be construed accordingly.

Section 8.

All ordinances or resolutions, or parts of ordinances or resolutions in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 9.

Pursuant to and in accordance with Section 14 of the Charter, the Mayor may disapprove or reduce any item or items of appropriation in this Ordinance. The approved part or parts of this Ordinance making appropriations shall become law effective immediately upon its approval by the Mayor, and the part or parts disapproved shall not become law unless subsequently passed into law by the Commission over the Mayor's veto by the affirmative vote of six (6) members of the Macon-Bibb County Commission.

SO ORDERED AND ORDAINED this ____ day of _____, 2024.

By: _____
LESTER M. MILLER, Mayor

(SEAL) Attest: _____
JANICE S. ROSS, Clerk of the Commission

EXHIBIT A

2025 CIP

	ARP Interest	General Fund	
Airport			
Admin Vehicle		\$ 50,000	
Bowden			
Dump Trailers		\$ 25,000	
Greens Mower		\$ 68,000	
Mini Excavator		\$ 58,000	
Code Enforcement			
Office Build out	\$ 250,000		
EVERGREEN Cemetery	\$ 250,000		
District Attorney			
2 Tahoe Vehicles		\$ 143,000	
Parks and Beautification			
Amerson Park Paving		\$ 75,000	
Utility Trailers		\$ 25,000	
Zero Turn Mowers		\$ 75,000	
Tiger mowers		\$ 230,000	
Public Works			
Roof Sealant	\$ 115,000		
Industrial Window	\$ 35,000		
Grass Utility Truck	\$ 120,000		
Recreation			
Tattnall Square Playground	\$ 150,000		
CCP lights	\$ 160,000		
Bloomfield light repair		\$ 30,000	
Coliseum/Auditorium			
Doors and Elevators (AUD)		\$ 500,000	
Dressing room /DW (COL)	\$ 150,000		
Cellphone buildout (MALL)	\$ 100,000		
Total ARP Interest	\$ 1,330,000	Total General Fund	Total 2025 CIP
		\$ 1,279,000	\$ 2,609,000



LEGISLATIVE SPONSORS

- | | |
|--|---|
| ☒ MAYOR LESTER M. MILLER | ☐ MAYOR PRO TEMPORE SETH CLARK |
| ☐ COMMISSIONER VALERIE WYNN | ☐ COMMISSIONER PAUL BRONSON |
| ☐ COMMISSIONER STANLEY B. STEWART | ☐ COMMISSIONER MALLORY C. JONES, III |
| ☐ COMMISSIONER RAYMOND WILDER | ☐ COMMISSIONER BILL HOWELL |
| ☐ COMMISSIONER VIRGIL WATKINS, JR. | ☐ COMMISSIONER BRENDA LYN BAILEY |
-

AN ORDINANCE OF THE MACON-BIBB COUNTY COMMISSION TO AUTHORIZE THE APPROPRIATION AND REALLOCATION OF MACON-BIBB COUNTY'S REMAINING AMERICAN RESCUE PLAN ACT FUNDS FOR THE PURPOSE OF FUNDING VARIOUS PROJECTS AUTHORIZED BY THE AMERICAN RESCUE PLAN ACT AND THE FINAL RULES CONCERNING THE EXPENDITURE OF LOCAL GOVERNMENT ASSISTANCE FUNDS UNDER THE AMERICAN RESCUE PLAN ACT; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, Macon-Bibb County recorded its first case of the disease caused by the 2019 Novel Coronavirus SARS-CoV-2, COVID-19, on March 16, 2020; and

WHEREAS, COVID-19 became a global pandemic that caused dramatic changes to daily lives and operations worldwide throughout 2020, 2021, and into 2022; and

WHEREAS, on March 11, 2021, President Joseph Biden signed the American Rescue Plan Act of 2021 ("ARPA") into law as Public Law 117-2; and

WHEREAS, in addition to a variety of targeted economic stimulus and recovery appropriations, Section 9901 of the ARPA amended Title VI of the Social Security Act, 42 U.S.C. § 803, to appropriate \$130.2 Billion in direct payments to local city and county governments through a program known as State and Local Fiscal Recovery Funds ("SLFRF") program; and

WHEREAS, the United States Treasury Department has calculated that the direct payment allocation to Macon-Bibb County should be \$29,749,340.00 in county funding,¹ and

¹ See, United States Treasury Department Table, *available at* https://home.treasury.gov/system/files/136/fiscalrecoveryfunds_countyfunding_2021.05.10-1a-508A.pdf (last accessed May 27, 2022).

\$46,115,570.00 in metropolitan city funding,² for a total anticipated allocation of \$75,864,910.00; and

WHEREAS, the United States Treasury Department has indicated that Macon-Bibb County will receive these ARPA funds in two tranches of 50% each, with one paid in 2021, and the other approximately twelve months later in 2022; and

WHEREAS, the Macon-Bibb County government has received both tranches of approximately \$75.8 Million in ARPA local government assistance funding; and

WHEREAS, on April 1, 2022, the Treasury Department made effective the Final Rule concerning the expenditure of local government assistance funds under the ARPA, which rule is implemented in Part 35 of Title 31 of the Code of Federal Regulations; and

WHEREAS, the Final Rule provides that the money received by local governments may be spent on certain enumerated items in response to the COVID-19 public health emergency and the negative economic impacts thereof; and

WHEREAS, in December 2022, Congress amended the SLFRF program through the Consolidated Appropriations Act, 2023, providing additional flexibility for recipients to use SLFRF funds to respond to natural disasters, build critical infrastructure, and support community development; and

WHEREAS, on September 20, 2023, Treasury issued a 2023 Interim Final Rule implementing the Consolidated Appropriations Act, 2023 amendments to the SLFRF program; and

WHEREAS, SLFRF funds are not subject to the requirements of the Cash Management Improvement Act and Treasury's implementing regulations,³ thus allowing Macon-Bibb County to deposit its SLFRF funds in an interest-bearing account, without the requirements to remit said interest to the Treasury Department or to use such interest only on eligible ARPA uses; and

WHEREAS, the Macon-Bibb County Commission desires, by this Ordinance, to appropriate all of the County's remaining unobligated SLFRF funds and some of the interest therefrom to various projects, as specified herein; and

² See, United States Treasury Department Allocation for metropolitan Cities Table, *available at* <https://home.treasury.gov/system/files/136/fiscalrecoveryfunds-metrocitiesfunding1-508A.pdf> (last accessed May 27, 2022).

³ 31 CFR part 205; 2 CFR 200.305(b)(8)-(9)

WHEREAS, the Macon-Bibb County Commission also desires to reallocate some previously allocated SLFRF funds, as provided herein; and

WHEREAS, the appropriations authorized by this Ordinance will be utilized in compliance with the aforementioned Act, Final Rule, and Interim Final Rule; and

WHEREAS, the Macon-Bibb County Commission finds that the appropriations authorized by this Ordinance are allowable under the ARPA, Final Rule, and Interim Final Rule and finds that this ordinance is an effective use of ARPA funds to address one or more components of the COVID-19 public health emergency and its economic impact on Macon-Bibb County; and

WHEREAS, the Macon-Bibb County Commission finds that this Ordinance is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT ORDAINED by the Macon-Bibb County Commission and it is hereby so ordained by the authority of the same that:

Section 1.

The Macon-Bibb County Commission does hereby approve and authorize the appropriation of up to \$493,000.00 from American Rescue Plan Act funds and the appropriation of up to \$1,707,000.00 from interest earned on American Rescue Plan Act funds, all in accordance with the regulations issued by the United States Department of Treasury, to be used to provide funding to the Macon-Bibb County Urban Development Authority for the purpose of incentivizing brick-and mortar grocery stores to locate within food desert areas within Macon-Bibb County. The Macon-Bibb County Commission does hereby rescind the appropriation of \$1,000,000.00 in American Rescue Plan Act funds previously appropriated by Ordinance O-21-0061 and reappropriates such \$1,000,000.00 to the Macon-Bibb County Urban Development Authority for the purpose of incentivizing brick-and mortar grocery stores to locate within food desert areas within Macon-Bibb County.

Section 2.

The Macon-Bibb County Commission does hereby approve and authorize the appropriation of up to \$1,850,000.00 in American Rescue Plan Act funds in accordance with the regulations issued by the United States Department of Treasury to be used to purchase up to two fire trucks for the Macon-Bibb County Fire Department.

Section 3.

The Macon-Bibb County Commission does hereby approve and authorize the appropriation of up to \$500,000.00 in American Rescue Plan Act funds in accordance with the regulations issued by the United States Department of Treasury to UWCGHI, Inc. be used for the purpose of supporting continuing operations at the Brookdale Resource Center.

Section 4.

The Macon-Bibb County Commission does hereby approve and authorize the appropriation of up to \$3,000,000.00 from American Rescue Plan Act funds in accordance with the regulations issued by the United States Department of Treasury, to be used to provide a one-time retention bonus to active employees of Macon-Bibb County who have been in continuous employment with Macon-Bibb County since July 1, 2024, or earlier. This bonus shall be in the amount of \$1,500.00 for each full-time employee and \$500.00 for each permanent part-time employee, and shall appear on the December 13, 2024, paycheck or, if that is not practicable, then the earliest practicable paycheck thereafter.

No elected officials shall be entitled to receive this retention bonus. No interns, temporary employees, or seasonal employees shall be entitled to receive this bonus.

For the purposes of determining whether a permanent part-time employee is eligible to receive this bonus, such employee must have worked an average of 20 hours per week, as calculated from July 1, 2024 through October 31, 2024.

This bonus shall be treated as normal wages for all purposes, including for the purpose of calculating salaries where relevant with respect to employee retirement benefits. This bonus shall be subject to normal tax withholding for every employee in accordance with state and federal laws.

Section 5.

The Macon-Bibb County Commission does hereby approve and authorize an appropriation of \$1,000,000.00 from interest earned on American Rescue Plan Act funds to be used for the provision of community violence interruption services and hereby rescinds the appropriation of \$1,000,000.00 in American Rescue Plan Act funds previously appropriated by Ordinance O-23-0060 to be used for the same purpose.

Section 6.

The Macon-Bibb County Commission hereby approves the appropriation and obligates any remaining American Rescue Plan Act funds, should such remain after all items funded by

American Rescue Plan Act funds in this and prior Ordinances have been obligated to their enumerated purposes, to UWCGHI, Inc., to be used for the purpose of supporting continuing operations at the Brookdale Resource Center.

Section 7.

The Macon-Bibb County Commission hereby approves the appropriation of interest earned from American Rescue Plan Act funds to be used to fund any item authorized by this Ordinance in the event that the County's American Rescue Plan Act funds are exhausted prior to the purchase or funding of any item authorized by this Ordinance.

Section 8.

The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 9.

The Mayor, and all other proper officers and agents of the County, are authorized and directed to execute such documents and to take such other actions as may be required to accomplish the intents and purposes of this Ordinance.

Section 10.

In the event scrivener's errors shall be discovered in this Ordinance or in the Exhibits hereto after the adoption hereof, the Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Ordinance.

Section 11.

The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and not mutually dependent upon each other or upon any other provisions in the Macon-Bibb County Code of Ordinances. If any sections, paragraphs, sentences, clauses, or phrases of this Ordinance shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance, or any other provisions of the Macon-Bibb County Code of Ordinances.

Section 12.

In the event that this Ordinance or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of resolution by the Macon-Bibb County Commission, it is the intent of this Commission that this Ordinance or such portion

thereof shall be considered to have been adopted as a resolution of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Ordinance calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Ordinance satisfy such requirement, and that this Ordinance be construed accordingly.

Section 13.

All ordinances or resolutions, or parts of ordinances or resolutions in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 14.

Pursuant to and in accordance with Section 14 of the Charter, the Mayor may disapprove or reduce any item or items of appropriation in this Ordinance. The approved part or parts of this Ordinance making appropriations shall become law effective immediately upon its approval by the Mayor, and the part or parts disapproved shall not become law unless subsequently passed into law by the Commission over the Mayor's veto by the affirmative vote of six (6) members of the Macon-Bibb County Commission.

APPROVED AND ADOPTED this ____ day of _____, 2024.

By: _____
LESTER M. MILLER, Mayor

(SEAL)

Attest: _____
JANICE S. ROSS, Clerk of the Commission

Q:\ORD MACON-BIBB\2024 Miller Appropriating All Remaining ARPA Funds 11-15-24.Docx



LEGISLATIVE SPONSORS

- | | |
|---|--|
| ☒ MAYOR LESTER M. MILLER | ☐ MAYOR PRO TEMPORE SETH CLARK |
| ☐ COMMISSIONER VALERIE WYNN | ☐ COMMISSIONER PAUL BRONSON |
| ☐ COMMISSIONER STANLEY B. STEWART | ☐ COMMISSIONER MALLORY C. JONES, III |
| ☐ COMMISSIONER RAYMOND WILDER | ☐ COMMISSIONER BILL HOWELL |
| ☐ COMMISSIONER VIRGIL WATKINS, JR. | ☐ COMMISSIONER BRENDA LYN BAILEY |
-

AN ORDINANCE OF THE MACON-BIBB COUNTY COMMISSION TO AUTHORIZE THE APPROPRIATION OF UP TO \$1,438,000.00 FROM 2018 SPLOST PROCEEDS, TO BE ALLOCATED TO AUTHORIZED PROJECTS AS SPECIFIED HEREIN; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, a one cent Special Purpose Local Option Sales and Use Tax was approved by Resolution, dated August 6, 2016, of the Macon-Bibb County Commission with a project list as described therein for capital outlay projects which was subsequently approved by the voters of the County on November 8, 2016 on all sales and uses within the County for an indefinite period of time, as allowed under the SPLOST Law for a consolidated government, (O.C.G.A. § 48-8-111.1), to be collected until the amount of specified tax has been raised, said total amount being \$280,000,000 which collection is set to begin on April 1, 2018, or upon the termination of the current SPLOST being collected (the “2018 SPLOST Revenues”); and

WHEREAS, the Macon-Bibb County Commission believes that the appropriation of up to \$1,438,000.00 from the 2018 SPLOST Revenues to provide funding for the planned expenditures described herein will benefit and be in the best interests of the citizens of Macon-Bibb County; and

NOW, THEREFORE, BE IT ORDAINED by the Macon-Bibb County Commission and it is hereby so ordered and ordained by the authority of the same that:

1. The Macon-Bibb County Commission does hereby approve and authorize the appropriation of up to \$1,438,000.00 from 2018 SPLOST Revenues for funding the following authorized expenditures, in the following amounts:

A. Appropriate \$820,000.00 to fund improvements to the Grand Opera House;

- B. Appropriate \$113,000.00 for the purchase of, and equipping of, new sheriff's vehicles;
- C. Appropriate \$505,000.00 for the acquisition of software licenses & technology assets for Information Technology and Code Enforcement.

3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

4. The Mayor, and all other proper officers and agents of the County are authorized and directed to execute such documents and to take such other actions as may be required to accomplish the intents and purposes of this Ordinance.

5. In the event scrivener's errors shall be discovered in this Ordinance or in the Exhibits hereto after the adoption hereof, the Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Ordinance.

6. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and not mutually dependent upon each other or upon any other provisions in the Macon-Bibb County Code of Ordinances. If any sections, paragraphs, sentences, clauses, or phrases of this Ordinance shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance, or any other provisions of the Macon-Bibb County Code of Ordinances.

7. In the event that this Ordinance or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of resolution by the Macon-Bibb County Commission, it is the intent of this Commission that this Ordinance or such portion thereof shall be considered to have been adopted as a resolution of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Ordinance calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Ordinance satisfy such requirement, and that this Ordinance be construed accordingly.

8. All ordinances or resolutions, or parts of ordinances or resolutions in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

9. Pursuant to and in accordance with Section 14 of the Charter, the Mayor may disapprove or reduce any item or items of appropriation in this Ordinance. The approved part or

parts of this Ordinance making appropriations shall become law effective immediately upon its approval by the Mayor, and the part or parts disapproved shall not become law unless subsequently passed into law by the Commission over the Mayor's veto by the affirmative vote of six (6) members of the Macon-Bibb County Commission.

APPROVED AND ADOPTED this ____ day of _____, 2024.

By: _____
LESTER M. MILLER, Mayor

(SEAL)

Attest: _____
JANICE S. ROSS, Clerk of the Commission

Q:\ORD MACON-BIBB\2024 Miller Appropriating \$1,438,000 In 2018 SPLOST For Various Projects - 11-15-24.Docx



LEGISLATIVE SPONSORS

- | | |
|---|--|
| ☒ MAYOR LESTER M. MILLER | ☐ MAYOR PRO TEMPORE SETH CLARK |
| ☐ COMMISSIONER VALERIE WYNN | ☐ COMMISSIONER PAUL BRONSON |
| ☐ COMMISSIONER ELAINE LUCAS | ☐ COMMISSIONER MALLORY C. JONES, III |
| ☐ COMMISSIONER RAYMOND WILDER | ☐ COMMISSIONER BILL HOWELL |
| ☐ COMMISSIONER VIRGIL WATKINS, JR. | ☐ COMMISSIONER BRENDA LYN BAILEY |
-

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION TO AUTHORIZING THE MAYOR TO ABANDON CERTAIN PORTIONS OF RIGHT-OF-WAY LYING IN THE CITY BLOCK BOUNDED BY MULBERRY STREET, CHERRY STREET, SEVENTH STREET, AND SIXTH STREET, AND REMOVING SUCH PATHS FROM THE OFFICIAL ROAD MAP OF MACON-BIBB COUNTY; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, Macon-Bibb County is in receipt of a petition to purchase certain alleys and rights-of-ways lying in the block bounded by Mulberry Street, Cherry Street, Sixth Street, and Seventh Street, as more readily shown on the attached Exhibit A, incorporated herein by reference; and

WHEREAS, pursuant to O.C.G.A. § 32-7-2 et seq., prior to the disposal or transfer of any public right-of-way, such public rights-of-way must be properly abandoned, with such finding that the right-of-way in question has ceased to be used by the public to the extent that no substantial public purpose is served by it or that its removal from the system of county roads and rights-of-ways is otherwise in the public interests ; and

WHEREAS, O.C.G.A. § 32-7-2 further provides that a public hearing must be held to prior to the abandonment of any portion of road or right-of-way; and

WHEREAS, a public hearing on the abandonment of the Property on November 19, 2024 at 5:45 p.m. EST in the Commission Chambers of Macon-Bibb County City Hall; and

WHEREAS, the Macon-Bibb County Commission finds that the subject rights-of-ways have ceased to be used by the public and that no public purpose is served by maintaining them as public rights-of-way; and

WHEREAS, upon this finding, the Macon-Bibb County Commission desires to abandon the rights-of-ways shown in the attached Exhibit A; and

WHEREAS, the Macon-Bibb County Commission finds that these alleys and rights-of-way have ceased to be used by the public in a manner such that its removal from the map of public roads and rights-of-ways is no longer in the best interests of Macon-Bibb County and its residents; and

WHEREAS, the Macon-Bibb County Commission desires to offer these parcels for sale at their fair market value to current or future abutting owners in a manner consistent with Georgia law; and

WHEREAS, for these reasons, the Macon-Bibb County Commission desires to abandon the aforesaid alleyway and disclaim any interests it may hold in the space as a public right-of-way; and

WHEREAS the Macon-Bibb County Commission finds this Resolution necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants.

NOW, THEREFORE, LET IT BE RESOLVED by the Macon-Bibb County Commission and it is hereby so resolved by the authority of the same that the Macon-Bibb County Commission authorizes the closure and abandonment of certain portions of right-of-way, more readily shown on the attached Exhibit A and that such portions of right of way shall no longer be part of the road and rights-of-ways system of Macon-Bibb County.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby authorizes the County Attorney's Office to record in the records a standing offer to the current or future owners of properties abutting the portions of former right-of-way at the fair market value at the time of the purchase.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded by the Clerk of Commission to the County Engineer.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly. To the extent that this Resolution is construed by any appropriate authority as being substantively an act of ordinance and not an act of resolution, then this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

[SIGNATURES TO FOLLOW]

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

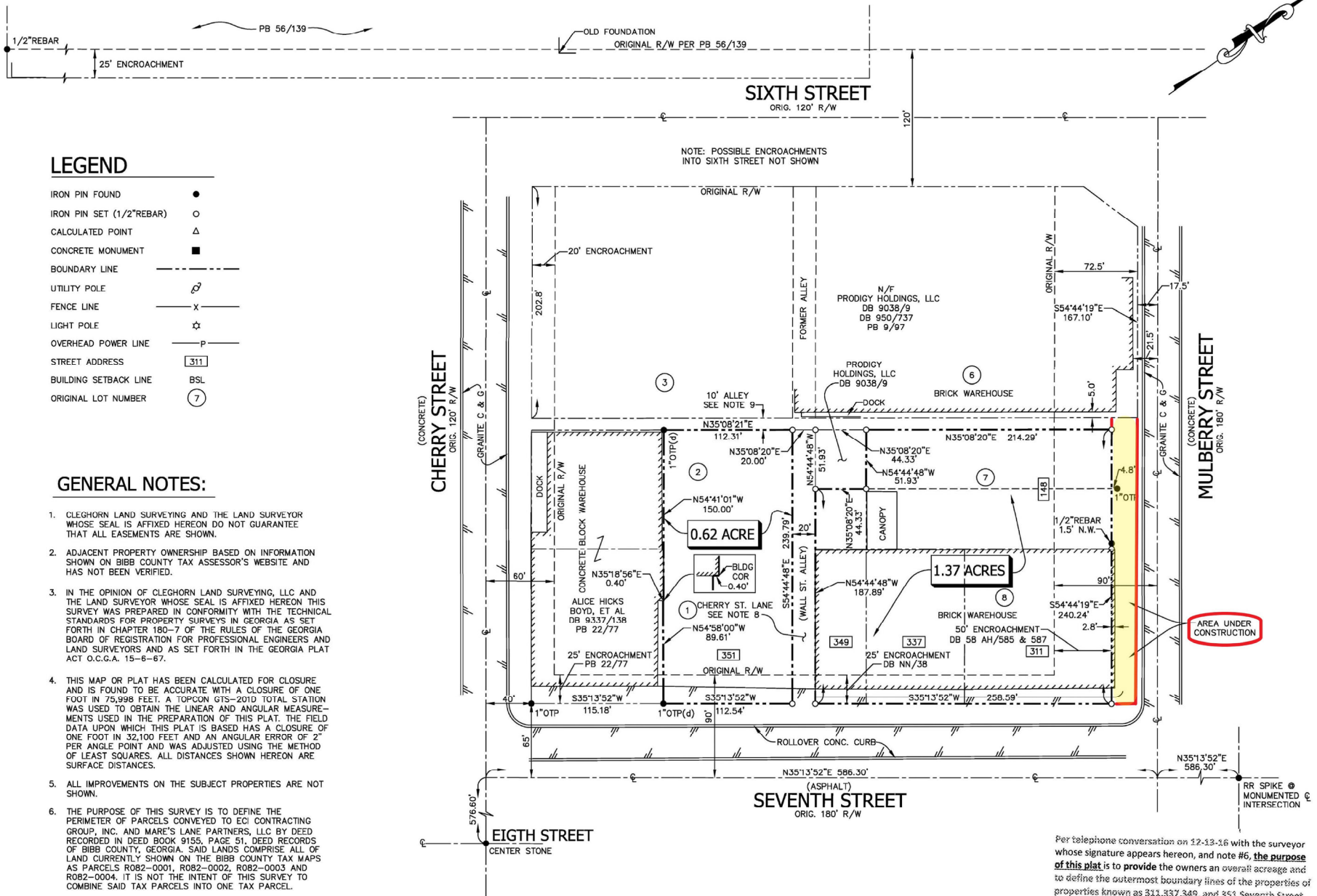
APPROVED AND ADOPTED this _____ day of _____, 2024.

By: _____
LESTER M. MILLER, Mayor

(SEAL) Attest: _____
JANICE S. ROSS, Clerk of the Commission

Q:\RES MACON-BIBB\2024 Miller Authorizing Abandonment for Cherry, Mulberry, Sixth, Seventh Square - 11-15-24.docx

EXHIBIT A



LEGEND

- IRON PIN FOUND ●
- IRON PIN SET (1/2" REBAR) ○
- CALCULATED POINT △
- CONCRETE MONUMENT ■
- BOUNDARY LINE - - - - -
- UTILITY POLE ⚡
- FENCE LINE - X - - -
- LIGHT POLE ☆
- OVERHEAD POWER LINE - P - - -
- STREET ADDRESS [311]
- BUILDING SETBACK LINE BSL
- ORIGINAL LOT NUMBER (7)

GENERAL NOTES:

- CLEGHORN LAND SURVEYING AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS ARE SHOWN.
- ADJACENT PROPERTY OWNERSHIP BASED ON INFORMATION SHOWN ON BIBB COUNTY TAX ASSESSOR'S WEBSITE AND HAS NOT BEEN VERIFIED.
- IN THE OPINION OF CLEGHORN LAND SURVEYING, LLC AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITH A CLOSURE OF ONE FOOT IN 75,998 FEET. A TOPCON GTS-2010 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 32,100 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING THE METHOD OF LEAST SQUARES. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
- ALL IMPROVEMENTS ON THE SUBJECT PROPERTIES ARE NOT SHOWN.
- THE PURPOSE OF THIS SURVEY IS TO DEFINE THE PERIMETER OF PARCELS CONVEYED TO ECI CONTRACTING GROUP, INC. AND MARE'S LANE PARTNERS, LLC BY DEED RECORDED IN DEED BOOK 9155, PAGE 51, DEED RECORDS OF BIBB COUNTY, GEORGIA. SAID LANDS COMPRISE ALL OF LAND CURRENTLY SHOWN ON THE BIBB COUNTY TAX MAPS AS PARCELS R082-0001, R082-0002, R082-0003 AND R082-0004. IT IS NOT THE INTENT OF THIS SURVEY TO COMBINE SAID TAX PARCELS INTO ONE TAX PARCEL.
- ACCORDING TO THE BIBB COUNTY PLANNING AND ZONING DEPARTMENT, PARCEL "A-2" AND PARCEL E-3 SHOWN HEREON ARE CURRENTLY ZONED M-2.
- CHERRY STREET LANE, AKA WALL STREET ALLEY APPEARS TO BE ABANDONED IN FACT. DEEDS TO THE SUBJECT PROPERTY DO NOT INCLUDE THIS ALLEY. POSSIBLE RIGHTS OF OWNERSHIP MAY EXIST. THIS TITLE MATTER SHOULD BE FURTHER INVESTIGATED.
- THE PHYSICAL LOCATION AND THE LOCATION DEFINED BY REFERENCED SURVEYS PLACES THIS 10 FOOT ALLEY APPROXIMATELY 6 FEET NORTHWEST OF THE LOCATION DEFINED BY THE OLD CITY MAPS OF MACON. BASED ON THE IMPROVEMENTS ALONGSIDE SEVENTH STREET AND DIMENSIONS RECITED IN SOURCE DEEDS, IT APPEARS THE LOCATION OF THIS ALLEY WAS ONCE RELIED UPON TO ESTABLISH THE NORTHWEST LINE OF SEVENTH STREET AND THE DIMENSIONAL CALLS OF THE SOURCE DEEDS ALONG SEVENTH STREET.

DocID 012898000001 Type PLT
Recorded 12/13/2016 at 02:55:00 PM
Fee AMT: \$8.00 Page 1
Bibb County Georgia
Erica Woodford, Clerk of Superior Court
Book 94 Page 137

Per telephone conversation on 12-13-16 with the surveyor whose signature appears hereon, and note #6, the purpose of this plat is to provide the owners an overall acreage and to define the outermost boundary lines of the properties of properties known as 311, 337, 349, and 351 Seventh Street and 148 Mulberry Street. Per the surveyor, the land tie (fishhook) shown on an adjacent tract does not indicate the combination of the parcels into one tract but that both parcels were conveyed by the same deed.

PLANNING & ZONING APPROVALS ARE REQUIRED. This plat is not a subdivision as defined in Section 1-0211(a) of the Comprehensive Land Development Ordinance for Bibb County GA and does not require approval pursuant to Chapter 29 of said Ordinance. Applicant must be aware that approval from the Zoning Enforcement Officer is required before recording this plat.

12-13-16 B. S. [Signature]
Date Zoning Enforcement Officer

SCALE: 1"=60'
0' 60' 120'

CLEGHORN LAND SURVEYING, LLC
 290 Greentree Parkway
 Macon, Georgia 31220
 (478) 733-0786
 C.O.A. LSF001157

REVISION / ISSUE	
NO.	DATE DESCRIPTION
0	10/27/16 FIELD WORK

SURVEY FOR
ECI CONTRACTING GROUP, INC.
 PART OF LOT 1, 2, 7 AND 8, SQUARE 26

PROJECT LOCATION:

STREET: SEVENTH ST
 LAND LOT:
 SECTION: OLD CITY
 CITY: MACON
 COUNTY: BIBB
 STATE: GEORGIA

PROJECT NO.: 2016-119

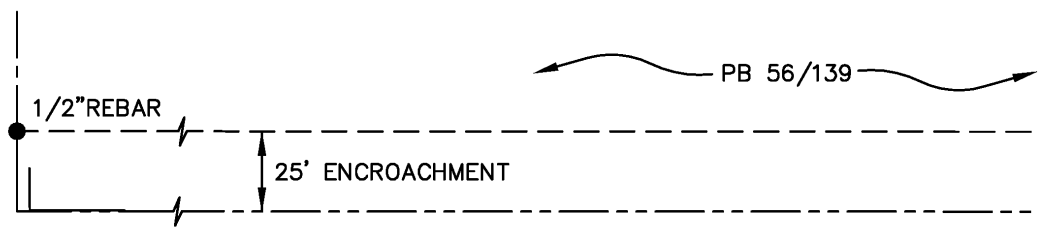
DRAWN BY: VS

SCALE: 1"=60'

DATE: 11/2/16

SHEET TITLE: BOUNDARY SURVEY

SHEET: 1

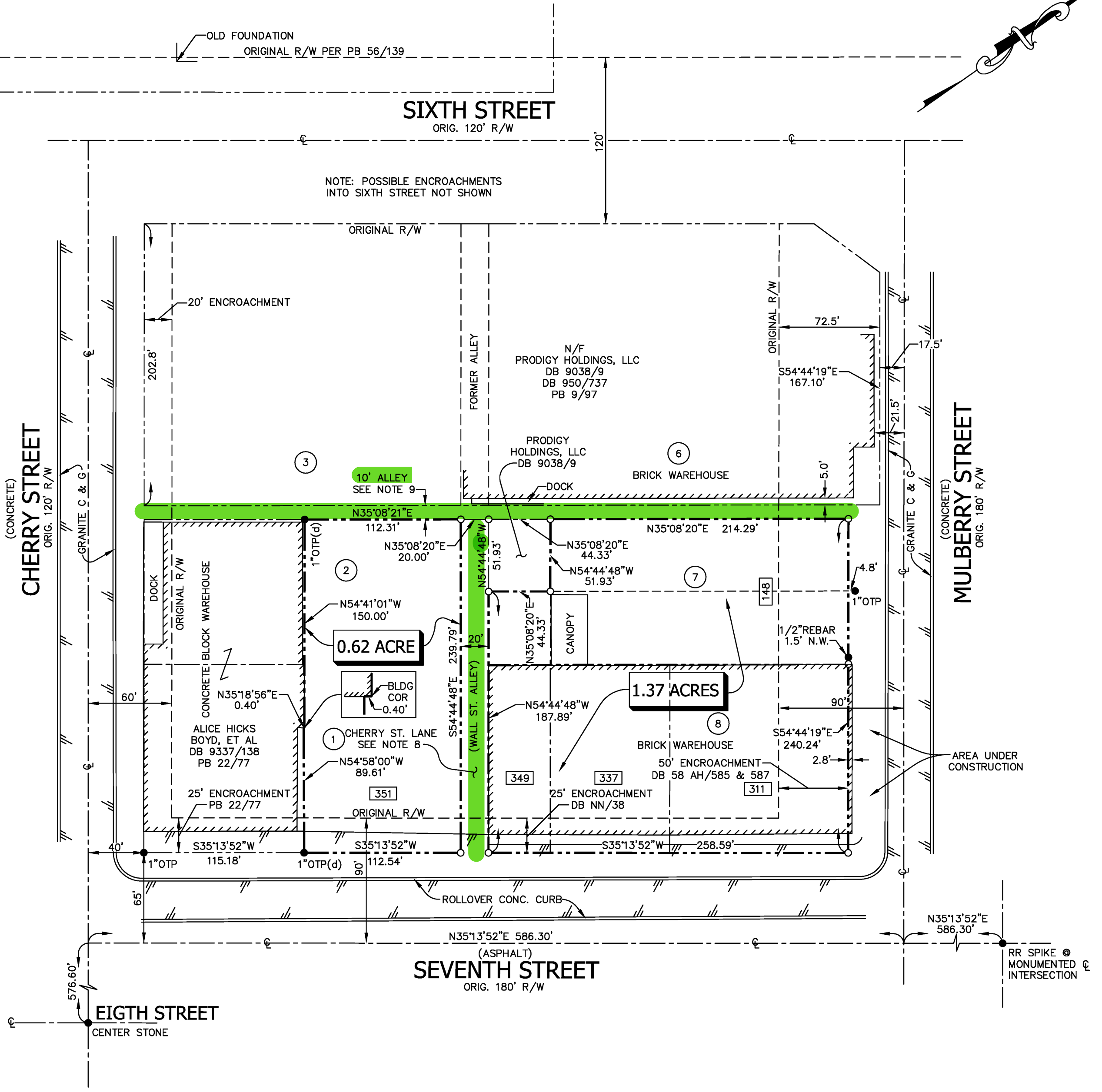


LEGEND

- IRON PIN FOUND
- IRON PIN SET (1/2"REBAR)
- CALCULATED POINT
- CONCRETE MONUMENT
- BOUNDARY LINE
- UTILITY POLE
- FENCE LINE
- LIGHT POLE
- OVERHEAD POWER LINE
- STREET ADDRESS
- BUILDING SETBACK LINE
- ORIGINAL LOT NUMBER

GENERAL NOTES:

- CLEGHORN LAND SURVEYING AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS ARE SHOWN.
- ADJACENT PROPERTY OWNERSHIP BASED ON INFORMATION SHOWN ON BIBB COUNTY TAX ASSESSOR'S WEBSITE AND HAS NOT BEEN VERIFIED.
- IN THE OPINION OF CLEGHORN LAND SURVEYING, LLC AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITH A CLOSURE OF ONE FOOT IN 75,998 FEET. A TOPCON GTS-201D TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 32,100 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING THE METHOD OF LEAST SQUARES. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
- ALL IMPROVEMENTS ON THE SUBJECT PROPERTIES ARE NOT SHOWN.
- THE PURPOSE OF THIS SURVEY IS TO DEFINE THE PERIMETER OF PARCELS CONVEYED TO ECI CONTRACTING GROUP, INC. AND MARE'S LANE PARTNERS, LLC BY DEED RECORDED IN DEED BOOK 9155, PAGE 51, DEED RECORDS OF BIBB COUNTY, GEORGIA. SAID LANDS COMPRISE ALL OF LAND CURRENTLY SHOWN ON THE BIBB COUNTY TAX MAPS AS PARCELS R082-0001, R082-0002, R082-0003 AND R082-0004. IT IS NOT THE INTENT OF THIS SURVEY TO COMBINE SAID TAX PARCELS INTO ONE TAX PARCEL.
- ACCORDING TO THE BIBB COUNTY PLANNING AND ZONING DEPARTMENT, PARCEL "A-2" AND PARCEL E-3 SHOWN HEREON ARE CURRENTLY ZONED M-2.
- CHERRY STREET LANE, AKA WALL STREET ALLEY APPEARS TO BE ABANDONED IN FACT. DEEDS TO THE SUBJECT PROPERTY DO NOT INCLUDE THIS ALLEY. POSSIBLE RIGHTS OF OWNERSHIP MAY EXIST. THIS TITLE MATTER SHOULD BE FURTHER INVESTIGATED.
- THE PHYSICAL LOCATION AND THE LOCATION DEFINED BY REFERENCED SURVEYS PLACES THIS 10 FOOT ALLEY APPROXIMATELY 6 FEET NORTHWEST OF THE LOCATION DEFINED BY THE OLD CITY MAPS OF MACON. BASED ON THE IMPROVEMENTS ALONGSIDE SEVENTH STREET AND DIMENSIONS RECITED IN SOURCE DEEDS, IT APPEARS THE LOCATION OF THIS ALLEY WAS ONCE RELIED UPON TO ESTABLISH THE NORTHWEST LINE OF SEVENTH STREET AND THE DIMENSIONAL CALLS OF THE SOURCE DEEDS ALONG SEVENTH STREET.



CLEGHORN
LAND SURVEYING,
LLC
290 Greentree Parkway
Macon, Georgia 31220
(478) 733-5796
C.O.A.: LSF001157

REVISION / ISSUE		
NO.	DATE	DESCRIPTION
0	10/27/16	FIELD WORK

SURVEY FOR
ECI CONTRACTING GROUP, INC.
PART OF LOT 1, 2, 7 AND 8, SQUARE 26

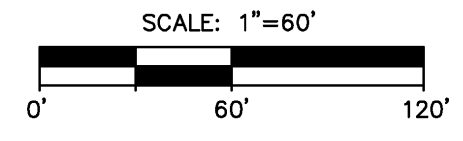


PROJECT LOCATION:
STREET: SEVENTH ST
LAND LOT:
LAND DISTRICT:
SECTION: OLD CITY
CITY: MACON
COUNTY: BIBB
STATE: GEORGIA

PROJECT NO.: 2016-119	DRAWN BY: VS
SCALE: 1"=60'	DATE: 11/2/16

SHEET TITLE:
**BOUNDARY
SURVEY**

SHEET:
1
TOTAL SHEETS: 1





LEGISLATIVE SPONSORS

- | | |
|---|--|
| ☒ MAYOR LESTER M. MILLER | ☐ MAYOR PRO TEMPORE SETH CLARK |
| ☐ COMMISSIONER VALERIE WYNN | ☐ COMMISSIONER PAUL BRONSON |
| ☐ COMMISSIONER STANLEY B. STEWART | ☐ COMMISSIONER MALLORY C. JONES, III |
| ☐ COMMISSIONER RAYMOND WILDER | ☐ COMMISSIONER BILL HOWELL |
| ☐ COMMISSIONER VIRGIL WATKINS, JR. | ☐ COMMISSIONER BRENDA LYN BAILEY |

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION TO AUTHORIZE THE MAYOR TO EXECUTE A QUITCLAIM DEED IN FAVOR OF MACON HD 2, LLC, FOR THE SALE OF REAL PROPERTY TOTALING 0.27 OF AN ACRE, MORE OR LESS, FOR ITS APPROXIMATE FAIR MARKET VALUE OF \$49,311.14; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, Section 19-12 (c) of the Macon-Bibb County Code of Ordinances provides that real property of Macon-Bibb County in narrow strips or so shaped or so small as to be incapable of being used independently as zoned or as streets may be sold or conveyed to abutting property owners where such sale or conveyance facilitates the enjoyment of the highest and best use of the abutting property; and

WHEREAS, Macon HD 2, LLC (“Petitioner”), is the owner of certain properties located at 311 Seventh Street, 337 Seventh Street, 148 Mulberry Street, and 351 Seventh Street; and

WHEREAS, Petitioner plans to develop the owned and petitioned for parcels into residential apartments with the potential for commercial spaces; and

WHEREAS, in preparing to proceed with this development, Petitioner finds it necessary to purchase adjacent former rights-of-way and alleys; and

WHEREAS, portions of the property are designated in historical plats as public alleys and/or rights-of-way, which was Macon-Bibb County has, contemporaneously with this Resolution, abandoned any interest of the public in said alleyway by Resolution of the Macon-Bibb County Commission, having held a public hearing on November 19, 2024, in accordance with the laws of the State of Georgia; and

WHEREAS, in accordance with Georgia law and Section 19-12 (c) of the Macon-Bibb County Code of Ordinances, Macon-Bibb County can transfer properties of such size and shape as to be unsuitable for their zoned purposes; and

WHEREAS, the Macon-Bibb County Engineer has rendered his opinion that this property is of such a small size and shape as to be unsuitable for the purposes for which it was zoned; and

WHEREAS, after notice of potential sale of this property was made to abutting neighbors in accordance with Georgia law, no other parties have made their intent or desire to purchase any portion of the petitioned for property known; and

WHEREAS, pursuant to the authorization under State law and local Code, the Macon-Bibb County Commission desires to sell the Property to the Petitioner for its fair market value of \$49,311.14; and

WHEREAS, the Macon-Bibb County Commission finds that this Resolution protects or promotes the health, safety, welfare, and morals of Macon-Bibb County.

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission and it is hereby so resolved by the authority of same that the Mayor is authorized to convey the Property identified in the attached Exhibit A, to Macon HD 2, LLC for its fair market value of FORTY-NINE THOUSAND, THREE HUNDRED ELEVEN DOLLARS AND FOURTEEN CENTS (\$49,311.14), by execution of quitclaim deed in a form to be approved of by the County Attorney, and to execute any other documents necessary to complete this transaction.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly. To the extent that this Resolution is construed by any appropriate authority as being substantively an act of ordinance and not an act of resolution, then this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

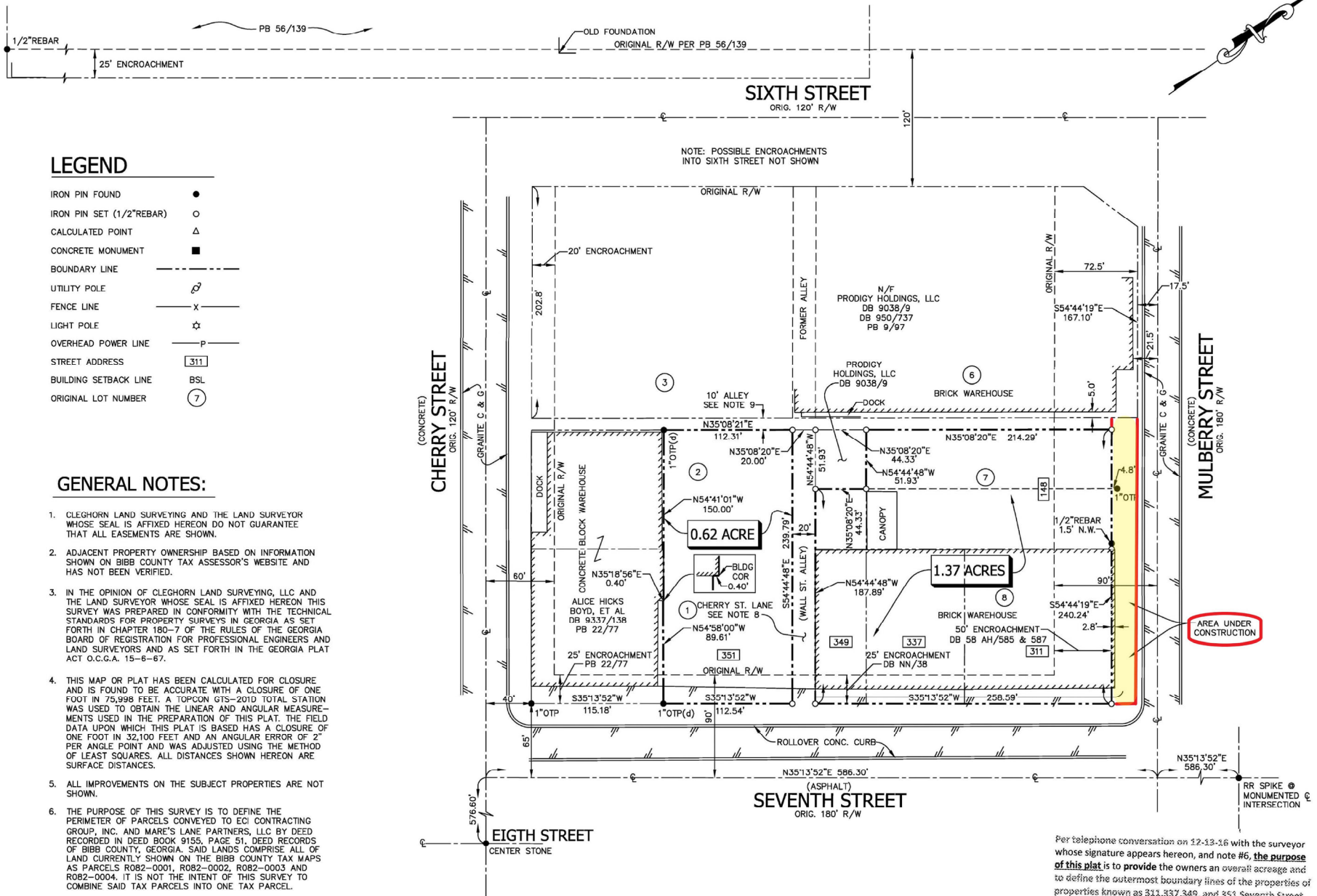
APPROVED AND ADOPTED this ____ day of _____, 2024.

By: _____
LESTER M. MILLER, Mayor

(SEAL) Attest: _____
JANICE S. ROSS, Clerk of the Commission

Q:\RES MACON-BIBB\2024 Miller Authorizing Sale Of Alleyways On Seventh Street - Macon HD 2, LLC 11-15-24.Docx

EXHIBIT A

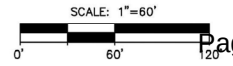


DocID 012898000001 Type PLT
 Recorded 12/13/2016 at 02:55:00 PM
 Fee AMT: \$8.00 Page 1
 Bibb County Georgia
 Erica Woodford, Clerk of Superior Court
 Book 94 Page 137

Per telephone conversation on 12-13-16 with the surveyor whose signature appears hereon, and note #6, the purpose of this plat is to provide the owners an overall acreage and to define the outermost boundary lines of the properties of properties known as 311, 337, 349, and 351 Seventh Street and 148 Mulberry Street. Per the surveyor, the land tie (fishhook) shown on an adjacent tract does not indicate the combination of the parcels into one tract but that both parcels were conveyed by the same deed.

PLANNING & ZONING APPROVAL WAS OBTAINED. This plat is not a subdivision as defined in Section 1-0211(b) of the Comprehensive Land Development Ordinance for Macon-Bibb County GA and does not require approval pursuant to Chapter 29 of said Ordinance. Significant need to assure that approval from the Zoning Enforcement Officer.

12-13-16 B. S. [Signature]
 Date Zoning Enforcement Officer



CLEGHORN LAND SURVEYING, LLC
 290 Greentree Parkway
 Macon, Georgia 31220
 (478) 733-0786
 C.O.A. LSF001157

REVISION / ISSUE	NO.	DATE	DESCRIPTION
	0	10/27/16	FIELD WORK

SURVEY FOR
ECI CONTRACTING GROUP, INC.
 PART OF LOT 1, 2, 7 AND 8, SQUARE 26

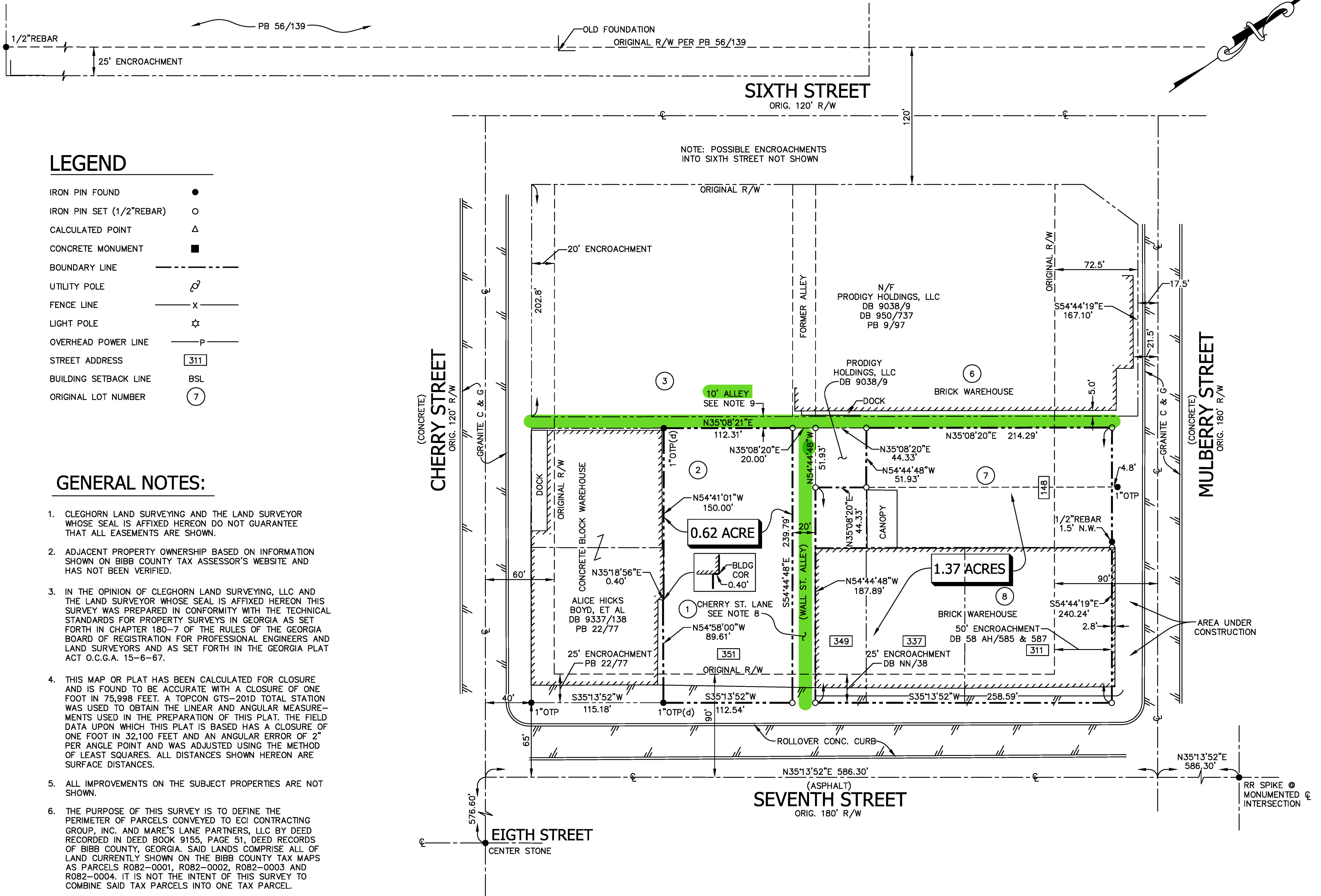


PROJECT LOCATION:
 STREET: SEVENTH ST
 LAND LOT:
 LAND DISTRICT:
 SECTION: OLD CITY
 CITY: MACON
 COUNTY: BIBB
 STATE: GEORGIA

PROJECT NO.: 2016-119
DRAWN BY: VS
SCALE: 1"=60'
DATE: 11/2/16

SHEET TITLE:
BOUNDARY SURVEY

SHEET:
 Page 405 of 646
 TOTAL SHEETS: 1



LEGEND

- IRON PIN FOUND ●
- IRON PIN SET (1/2"REBAR) ○
- CALCULATED POINT Δ
- CONCRETE MONUMENT ■
- BOUNDARY LINE - - - - -
- UTILITY POLE ⦶
- FENCE LINE - x - - -
- LIGHT POLE ☆
- OVERHEAD POWER LINE - P - - -
- STREET ADDRESS [311]
- BUILDING SETBACK LINE BSL
- ORIGINAL LOT NUMBER (7)

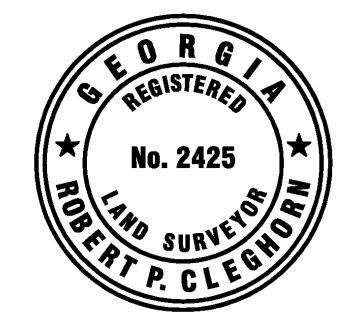
GENERAL NOTES:

- CLEGHORN LAND SURVEYING AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS ARE SHOWN.
- ADJACENT PROPERTY OWNERSHIP BASED ON INFORMATION SHOWN ON BIBB COUNTY TAX ASSESSOR'S WEBSITE AND HAS NOT BEEN VERIFIED.
- IN THE OPINION OF CLEGHORN LAND SURVEYING, LLC AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITH A CLOSURE OF ONE FOOT IN 75,998 FEET. A TOPCON GTS-201D TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 32,100 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING THE METHOD OF LEAST SQUARES. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
- ALL IMPROVEMENTS ON THE SUBJECT PROPERTIES ARE NOT SHOWN.
- THE PURPOSE OF THIS SURVEY IS TO DEFINE THE PERIMETER OF PARCELS CONVEYED TO ECI CONTRACTING GROUP, INC. AND MARE'S LANE PARTNERS, LLC BY DEED RECORDED IN DEED BOOK 9155, PAGE 51, DEED RECORDS OF BIBB COUNTY, GEORGIA. SAID LANDS COMPRISE ALL OF LAND CURRENTLY SHOWN ON THE BIBB COUNTY TAX MAPS AS PARCELS R082-0001, R082-0002, R082-0003 AND R082-0004. IT IS NOT THE INTENT OF THIS SURVEY TO COMBINE SAID TAX PARCELS INTO ONE TAX PARCEL.
- ACCORDING TO THE BIBB COUNTY PLANNING AND ZONING DEPARTMENT, PARCEL "A-2" AND PARCEL E-3 SHOWN HEREON ARE CURRENTLY ZONED M-2.
- CHERRY STREET LANE, AKA WALL STREET ALLEY APPEARS TO BE ABANDONED IN FACT. DEEDS TO THE SUBJECT PROPERTY DO NOT INCLUDE THIS ALLEY. POSSIBLE RIGHTS OF OWNERSHIP MAY EXIST. THIS TITLE MATTER SHOULD BE FURTHER INVESTIGATED.
- THE PHYSICAL LOCATION AND THE LOCATION DEFINED BY REFERENCED SURVEYS PLACES THIS 10 FOOT ALLEY APPROXIMATELY 6 FEET NORTHWEST OF THE LOCATION DEFINED BY THE OLD CITY MAPS OF MACON. BASED ON THE IMPROVEMENTS ALONGSIDE SEVENTH STREET AND DIMENSIONS RECITED IN SOURCE DEEDS, IT APPEARS THE LOCATION OF THIS ALLEY WAS ONCE RELIED UPON TO ESTABLISH THE NORTHWEST LINE OF SEVENTH STREET AND THE DIMENSIONAL CALLS OF THE SOURCE DEEDS ALONG SEVENTH STREET.

CLEGHORN
LAND SURVEYING,
LLC
290 Greentree Parkway
Macon, Georgia 31220
(478) 733-5796
C.O.A.: LSF001157

REVISION / ISSUE		
NO.	DATE	DESCRIPTION
0	10/27/16	FIELD WORK

SURVEY FOR
ECI CONTRACTING GROUP, INC.
PART OF LOT 1, 2, 7 AND 8, SQUARE 26

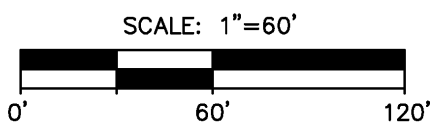


PROJECT LOCATION:
STREET: SEVENTH ST
LAND LOT:
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SECTION: OLD CITY
CITY: MACON
COUNTY: BIBB
STATE: GEORGIA

PROJECT NO.: 2016-119	DRAWN BY: VS
SCALE: 1"=60'	DATE: 11/2/16

SHEET TITLE:
**BOUNDARY
SURVEY**

SHEET:
1
TOTAL SHEETS: 1





LEGISLATIVE SPONSORS

- | | |
|--|---|
| ☒ MAYOR LESTER M. MILLER | ☐ MAYOR PRO TEMPORE SETH CLARK |
| ☐ COMMISSIONER VALERIE WYNN | ☐ COMMISSIONER PAUL BRONSON |
| ☐ COMMISSIONER STANLEY B. STEWART | ☐ COMMISSIONER MALLORY C. JONES, III |
| ☐ COMMISSIONER RAYMOND WILDER | ☐ COMMISSIONER BILL HOWELL |
| ☐ COMMISSIONER VIRGIL WATKINS, JR. | ☐ COMMISSIONER BRENDA LYN BAILEY |
-

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION AUTHORIZING THE MAYOR TO APPROVE AN AMENDED REAL ESTATE OPTION AGREEMENT BETWEEN THE URBAN DEVELOPMENT AUTHORITY AND RENAISSANCE ON THE RIVER, LLC; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, on or about December 7, 2021, the Macon-Bibb County Commission (the “Commission”) authorized the transfer of 2.44 acres of real property known at 81 (the “Property”) to the Macon-Bibb County Urban Development Authority (the “UDA”) for the purposes of marketing said property for the purposes of economic revitalization of the downtown corridor; and

WHEREAS, in furtherance of that goal, the UDA entered into an option agreement (the “Agreement”) with Renaissance on the River, LLC (“Renaissance”) would hold a five-year option to develop the Property, along with certain other parcels owned by the UDA, for specified purposes, with the Agreement requiring the approval by Macon-Bibb County; and

WHEREAS, as the needs of downtown Macon and the community as a whole have changed since the execution of the Agreement and continue to develop, the UDA and Renaissance find it necessary to amend the Agreement to provide wider latitude in the scope of project to be developed the Property (the “Amended Agreement”); and

WHEREAS, this widened scope includes the removal of the specific requirements on the size and type of housing and commercial spaces to be developed, instead requiring the development to broadly maximize public benefit, to ensure the developing needs of Macon are met by the project; and

WHEREAS, the modifications made to the Amended Agreement necessitate approval by the Commission; and

WHEREAS, the Macon-Bibb County Commission finds that this resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission, and it is hereby so resolved by the authority of the same, that the Mayor is authorized to approve an Amended Real Estate Option Agreement between the Macon-Bibb County Urban Development Authority and Renaissance on the River, LLC, in a substantially similar form as Exhibit A, attached hereto, and incorporated herein by reference.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor and the County Manager the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly. To the extent that this Resolution is construed by any

appropriate authority as being substantively an act of ordinance and not an act of resolution, then this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this ____ day of _____, 2024.

By: _____
LESTER M. MILLER, Mayor

(SEAL) Attest: _____
JANICE S. ROSS, Clerk of the Commission

Q:\RES MACON-BIBB\2024 Miller Authorizing Approval Of An Amendmend Options Agreement Between UDA And Renaissance On The River, LLC - 11-15-24.Docx

EXHIBIT A

REAL ESTATE OPTION AGREEMENT

THIS REAL ESTATE OPTION AGREEMENT (the “**Agreement**”) is made as of November __, 2021, by and between the **MACON-BIBB COUNTY URBAN DEVELOPMENT AUTHORITY**, a public body corporate and politic of Macon-Bibb County, Georgia (the “**Authority**”) and **RENAISSANCE ON THE RIVER, LLC**, a Georgia limited liability company (“**Renaissance**,” and together the “**Parties**” and each separately a “**Party**”).

WITNESSETH:

WHEREAS, the Authority wishes to sell to Renaissance, and Renaissance wishes to purchase an aggregated tract of land consisting of eleven (11) tax parcels located in Macon-Bibb County, Georgia, being more particularly described on Exhibit A attached hereto (the “**Property**”) upon the terms and conditions hereinafter set forth; and

WHEREAS, while title to the property was once in the Authority, title to the Property is currently held in the name of Macon-Bibb County (the “**County**”), however, under an agreement between the Authority and the County, the entirety of the Property is to be conveyed back to the Authority by the County under certain criteria which the Authority represents will be met such that said conveyance will occur on or before March 31, 2022; as such, the Authority represented it is or will be seized of title to the Property to allow it to enter into this Agreement.

NOW, THEREFORE, for and in consideration of the premises and of the option fee below described and for other valuable consideration, in hand paid by Renaissance to the Authority, the receipt and sufficiency of which is hereby acknowledged, Renaissance and the Authority hereby covenant and agree as follows:

1. Option. The Authority does hereby grant, sell, and convey to Renaissance an option (“**Option**”) to purchase the Property. The term of the Option (“**Term**”) shall be five (5) years from the date of acquisition of legal title by the Authority from the County of the Property in its entirety (such date of acquisition, the “**Effective Date**”). If Renaissance has not exercised the Option as set forth herein by 5:00 p.m. Eastern Standard time on the day of expiration of the Term, the Option shall terminate, and the Authority shall be entitled to retain the Option Fee described in paragraph 2.

2. Option Fee. Renaissance agrees to pay to the Authority upon the execution of this Agreement TEN DOLLARS (\$10.00), and the Authority acknowledges the receipt and sufficiency thereof (the “**Option Fee**”). The Option Fee shall be non-refundable after the close of the Inspection Period (defined below) absent default by the Authority hereunder.

3. Exercise of Option. Renaissance may exercise the Option by providing the Authority with written notice prior to the expiration of the Term. In the event that the Option is exercised, this Agreement shall constitute the agreement between Renaissance and the Authority for the sale and purchase of the Property and shall govern matters regarding title, survey, and conveyance of the Property. Upon exercise of the Option, the closing of the conveyance of the Property shall be pursued as expeditiously as possible, but in any event, shall be concluded as set forth in paragraph 8.

4. Purchase Price. Upon the exercise of the Option and at the closing thereof (the “**Closing**”), Renaissance does hereby agree to pay to the Authority one-half (1/2) of the appraised value of the Property (hereinafter, the “**Purchase Price**”), with such appraised value to be determined within six (6) months of the Closing (the Authority shall obtain and pay for the appraisal). If Renaissance exercises the Option, the Option Fee shall be credited against and shall lower the Purchase Price by that amount.

5. Brokerage, Real Estate Commission or Development Fee. The Parties each represent and warrant to the other that they have not dealt with any real estate broker or finder who may claim a commission or other fee in connection with the sale of the Property in accordance with this Agreement. Each Party agrees to indemnify, to the extent permitted by law, and hold the other harmless from any claims and/or damages (including reasonable attorneys’ fees) incurred due to breach of this warranty by the indemnifying Party. The Parties acknowledge that the Authority shall receive a development fee equal to ten percent (10%) of the Purchase Price, to be paid to the Authority out of the Purchase Price at Closing.

6. Inspection Period. Renaissance shall have twelve (12) months from the Effective Date to study the Property (the “**Inspection Period**”), including, but in no way limited to, issues related to title, zoning, operation, survey, environment, health, use, financial feasibility, and soil condition. The Authority will assist Renaissance in its study of the Property by granting reasonable access to the Property and by providing copies of all documents including title documents, surveys, appraisals, leases, covenants, inspections, environmental studies, engineering reports, and other documents that Renaissance may reasonably request. If, during the Inspection Period, Renaissance determines in its sole discretion that there are problems associated with its purchase of the Property, which do not make said purchase feasible, then Renaissance shall so notify the Authority in writing, and this Option will be terminated and of no further force or effect and neither Party will have any further rights, remedies, or obligations hereunder. If such notification is made to the Authority within Inspection Period, the Option Fee shall be returned to Renaissance.

7. The Project. Renaissance, its successors and assigns, intends to develop the Property to maximize public benefit broadly, balancing the desire for a mix of uses, attractive landscape and building architecture, public access, adequate infrastructure, and good principles of urban design. When completed, the Project will include office space, which may include commercial, educational, medical, hospitality, and/or residential uses, parking, retail spaces, parking deck, townhouse, and apartment units.

a) *Employment of Local and Minority Workers.* It is the purpose of the Authority to reduce unemployment in the County whenever possible in the furtherance of projects in which the Authority is involved. To this end, the Authority has requested, and Renaissance agrees to require that its general contractor(s) on the Project to utilize its best efforts to employ in the Project construction workforce of at least twenty (20%) percent local and/or minority workers.

b) *Approval of Plans and Periodic Updates.* The Authority has as one of its purposes the improvement and enhancement of the County. As such, the Authority has an ongoing obligation to ensure that projects undertaken with its assistance contribute to the continued re-growth of the area. To further this purpose, Renaissance shall submit to the

Authority preliminary and final site plans, architectural drawings, and site overlays for the Project before the respective construction begins for its approval, which approval shall not be unreasonably withheld.

c) The Parties acknowledge that the current Project plans are outdated and an updated master plan is desirable. While an updated master plan is currently conceptual, the Parties anticipate that less than fifty percent (50%) of the Property will be used for non-profit purposes. Further, the Parties expect that the current Project description will change but that the new development will include both taxable and tax-exempt purposes. Uses will be restricted to commercial, educational, medical, retail, hotel and residential, unless otherwise agreed by the Parties.

d) *Reduction in Project Scope.* The Project as represented to the Authority is an important factor in arriving at the Purchase Price. To protect the investment in the community, in the event Renaissance reduces any Component of the Project by more than twenty (20%) percent in scope, then Renaissance shall obtain the approval of the Authority for such diminishment (which approval shall not be unreasonably withheld), before proceeding with construction of any such diminished element.

8. Closing. The Closing of the transaction shall occur on or before the 90th day following the exercise of the Option, unless otherwise agreed to in writing by the Parties. The Closing will be held at such location and on such date and at such time as may be mutually agreed upon by the Authority and Renaissance within the 90-day period. At the Closing, the Parties will execute and deliver all deeds and other documents necessary or customary to consummate the sale and purchase of the Property pursuant to the terms of this Agreement. The Authority at the Closing will pay all amounts required for transfer taxes arising from the conveyance of the Property and, in addition, all amounts (up to \$150) required for the execution, delivery, or recording of the instruments of conveyance for the Property. Renaissance will pay all amounts required for the execution, delivery, or recording of any security deed, payment of any intangible tax due upon any indebtedness arising out of the conveyance. Each Party shall be responsible for its own attorneys' fees.

9. Conveyance of Property. At the Closing, the Authority will execute and deliver to Renaissance a limited warranty deed with full warranties of title against claims of all persons claiming by, through or under the Authority, conveying marketable fee simple title to the Property, as the case may be, free and clear of all mortgages, security deeds, other security instruments, liens, encumbrances (except as specifically described below), tenancies (except as specifically described below), and restrictions (including condemnation proceedings) of any kind and nature, other than covenants running with the land in place on the Property as of the date of this Option, general utility easements not adversely affecting the Property, or its potential for future development, and such other items as Renaissance shall in writing expressly agree to accept as restrictions or encumbrances upon title in accordance with paragraph 6 hereinabove. The legal description contained in the limited warranty deed shall be based upon the survey prepared on behalf of Renaissance, or if no such survey is prepared, from previous plats of survey of the Property in the possession of the Authority, but in no event shall the Authority be asked to convey by limited warranty deed or warrant any interest to property not insured by a title insurance policy obtained by the Authority upon its acquisition of the property.

Notwithstanding anything in this Agreement to the contrary, there is an existing tenancy known as "Barks and Brews" effecting the parcel identified as "R073-0039 (695 Riverside Drive)" and Renaissance agrees to assume said tenancy at the Closing to the extent that said tenancy and to incorporate the same into the design of the Project if said tenancy is still in effect. In addition, and notwithstanding anything in this Agreement to the contrary, Renaissance agrees to retain and incorporate utilization into plans for the Project "Rotary Park," substantially in its current state, which effects the parcel identified as "R073-0040 (635 Riverside Drive)."

10. Warranties of Seller. The Authority warrants to Renaissance as follows (but Renaissance shall have the right, at its sole election and in its sole discretion, to waive the Authority's failure to warrant any of the following):

a) The Authority has, under its agreement with the County, will obtain by the Effective Date good and marketable fee simple title to the Property, and authority to sell the Property, having determined that in selling the Property it will be furthering the public purposes for which it was created;

b) The Property will be in substantially the same condition at time of Closing as on the date hereof; and

c) This Option is subject to the approvals of the Macon-Bibb County Commission and the Peyton Anderson Foundation, Inc. and the Authority will expeditiously seek the same. No other consent or approval of any other person or entity is required in order for this Agreement to be legal, valid and binding upon the authority.

11. Conditions Precedent to Renaissance's Obligations. In addition to all other rights of Renaissance under this Agreement and as provided by law (and not in lieu of any such rights), Renaissance, at Renaissance's sole election and in Renaissance's sole discretion, may cancel and terminate this Agreement by written notice to the Authority, whereupon the Authority shall return to Renaissance the Option Fee, if any one or more of the following conditions or states of fact shall exist at the time of Closing (but in the alternative Renaissance may, at Renaissance's sole election and in Renaissance's sole discretion, decline to cancel and terminate this Agreement by reason of any such condition or state of fact, and proceed to consummate the transaction contemplated hereby):

a) Any notice shall be given of proceedings filed or commenced by any governmental authority or other agency having powers of condemnation concerning the Property or any portion thereof;

b) The Property or any substantial portion thereof shall be substantially damaged or destroyed by earthquake, erosion, flooding, or by force of nature or act of God after the date first written above;

c) The Authority's warranties set forth in paragraph 10, above, shall fail to be true and correct on the date of Closing in the same manner and with the same effect as if then made, the Authority hereby expressly agreeing that the Authority will not cause or permit any action to be taken or omitted between the date first above written and the date

of Closing which would cause any of such representations to be untrue on the date of Closing;

d) The Authority shall fail to have obtained title from the County on or before the Effective Date;

e) The Authority shall fail to deliver to Renaissance at Closing the limited warranty deed described in paragraph 9 hereinabove, which limited warranty deed would convey to Renaissance title to the Property as provided in paragraph 9, above;

f) Renaissance, at Renaissance's expense, shall have applied to a title insurance company for a title insurance binder or commitment agreeing to issue, at standard rates, a title insurance policy to Renaissance insuring fee simple title to the Property in favor of Renaissance without exception for the then current State and County ad valorem taxes and those items more particularly described in paragraph 9 hereinabove, and said title insurance company shall have refused to issue such binder;

g) The restrictions on and agreements related to development of the Property contained in those certain instruments of record in favor of Georgia Power Company and Atlanta Gas Light Company (the "**Restrictions**") have not been resolved by the County and/or the Authority by the end of the Inspection Period, such that said resolution results in (i) cancellation and removal of the Restrictions or record, (ii) neither the Property nor Renaissance having any responsibility, costs, restrictions, or requirements under the Restrictions, and/or (iii) written and binding assurances of protection against any rights or requirements of said Restriction being provided by the Authority and/or the County for and to the satisfaction of Renaissance and the Project's development;

h) A mutually agreeable accommodation between Renaissance and the Macon Water Authority cannot be reasonably reached which provides for relocation or modification of the pump station owned and operated by the Macon Water Authority located on the Property such that said pump station is not an impediment to the development and construction of the Project; and

i) The Authority shall fail to deliver to Renaissance at Closing an affidavit of the Authority stating that there are no outstanding debts, security agreements, financing statements, or title retention contracts concerning any improvements, equipment, appliances, or other fixtures attached to the Property; that there are no unpaid or unsatisfied mortgages, security deeds, liens, or other encumbrances which could constitute a lien against the property except those matters set forth in paragraph 9; that there are no disputes concerning the location of the lines and corners of the Property; that there are no pending suits, proceedings, judgments, bankruptcies, liens, or executions against or affecting the Authority in either the County or any other county in the State of Georgia which would affect title to the Property; that there are no outstanding bills incurred for labor and materials used in making improvements or repairs on the Property or for services of architects, surveyors, or engineers incurred in connection therewith which have not been paid or otherwise provided for in a manner satisfactory to Renaissance; and that the Authority is not subject to withholding under Internal Revenue Code § 1445 (unless the

Authority is subject to such withholding, in which event the appropriate amount shall be withheld from the sales proceeds payable to the Authority at Closing).

12. Possession of Property. The Authority shall deliver possession of the Property to Renaissance on the date of Closing.

13. Tax Prorations. The Parties recognize that there are no ad valorem taxes on the Property, as the Authority is exempt from taxation. There will be no proration of taxes at Closing.

14. Prior Discussions and Amendments. This Agreement supersedes all prior discussions and agreements between the Authority and Renaissance with respect to the conveyance of the Property and all other matters contained herein and constitutes the sole and entire agreement between the Authority and Renaissance with respect thereto. This Agreement may not be modified or amended unless such amendment is set forth in writing and signed by both the Authority and Renaissance. Any amendment to this Agreement will be subject to the approval of the Macon-Bibb County Commission and the Peyton Anderson Foundation, Inc.

15. Survival of Provisions. All covenants, warranties, representations, and agreements set forth in this Agreement will survive the Closing of the purchase and sale of the Property and will survive the execution of all deeds and other documents at any time executed and delivered under, pursuant to, or by reason of this Agreement.

16. Successors and Assigns. This Agreement shall apply to, inure to the benefit of, and be binding upon and enforceable against the Authority and Renaissance and their respective successors and assigns to the same extent as if specified at length throughout this Agreement. Assignment by either Party shall be conditioned upon the prior written consent of the other Party.

17. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one of the same instrument.

18. Time of the Essence. Time is of the essence of this Agreement.

19. Governing Law and Forum. This Agreement shall be governed, interpreted and construed under the laws of the State of Georgia. Each of the Parties expressly agrees and consents to subject matter and personal jurisdiction in the Superior Court of Bibb County, Georgia for the adjudication of any and all disputes which may arise out of the duties, obligations, or performance of the parties as set forth in this Agreement.

20. Notices. All notices required or permitted by the terms hereof, including the exercise of the Option as set forth in Paragraph 6, shall be given in writing by (i) hand delivery or by sender- paid internationally-recognized overnight delivery service, or (ii) by email to the following electronic email addresses, with hard copy to be deposited into first class mail for delivery to the following addresses, or at such other address as either party hereto shall in writing advise the other. All notices shall be deemed given as of the time of hand delivery, time such are deposited with an internationally recognized overnight delivery service for transmittal as aforesaid, or at the time such email is sent; provided, however, that the time in which a response

or action in response to any notice must be given or taken shall run from the time of actual receipt of such notice.

As to the Authority: Macon-Bibb County Urban Development Authority
700 Poplar Street
Macon, Georgia 31201
Attn: Chairman
Email: amorrisson@maconbibb.us

With a copy to: Butler Snow LLP
577 Mulberry Street, Suite 1225
Macon, Georgia 31201
Attn: Blake C. Sharpton, Esq.
Email: blake.sharpton@butlersnow.com

As to Renaissance: Renaissance on the River, LLC
515 Mulberry Street, Suite 200
Macon, Georgia 31201
Attn: R. Kirby Godsey
Email: godseyrk@gmail.com

With a copy to: Seyfarth Shaw LLP
1075 Peachtree Street, NE Suite 2500
Atlanta, Georgia 30309
Attn: Kevin T. Brown, Esq.
Email: kbrown@seyfarth.com

21. Construction. No provision of this Agreement shall be construed by any Court or other judicial authority against any party hereto by reason of such party's being deemed to have drafted or structured such provision. Both Parties agree that they, through their representatives, have had an opportunity to review and revise this Agreement to meet the terms to which the Parties have agreed.

IN WITNESS WHEREOF, the Authority and Renaissance have hereunto set their hands and affixed their seals as of the day and year first above written.

RENAISSANCE ON THE RIVER, LLC

By: _____
R. Kirby Godsey, Authorized Person

(Signatures Continued on Next Page)

**MACON-BIBB COUNTY
URBAN DEVELOPMENT AUTHORITY**

By: _____
Kay Gerhardt, Chair

Attest: _____
J. Alexander Morrison, Secretary

[SEAL]

APPROVALS

The Option between the Macon-Bibb County Development Authority and Renaissance on the River, LLC is approved as to terms, conditions, and Purchase Price.

PEYTON ANDERSON FOUNDATION, INC.

By: _____

Name: _____

Title: _____

(SEAL)

Attest: _____

Name: _____

Title: _____

Date: _____

MACON-BIBB COUNTY

By: _____

Lester M. Miller, Mayor

(SEAL)

Attest: _____

Janice Ross, Clerk of Commission

Date: _____

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY

The Property consists of eleven (11) tax parcels owned (or to be acquired) by the Authority and currently known under the current numbering system used by the Macon-Bibb County Board of Tax Assessors as:

- a. R073-0040 (635 Riverside Drive);
- b. R073-0039 (695 Riverside Drive);
- c. R073-0038 (0 First Street);
- d. R073-0037 (711 Riverside Drive);
- e. R073-0036 (711 Riverside Drive);
- f. R073-0035 (719 Riverside Drive);
- g. R073-0034 (721 Riverside Drive);
- h. R073-0033 (815 Riverside Drive);
- i. R073-0398 (815 Riverside Drive);
- j. R073-0031 (847 Riverside Drive); and
- k. R071-0316 (801 Riverside Drive) (a/k/a the “Central Services Tract”)

Attached hereto as Exhibit "A-1" is a depiction of said parcels highlighted in heavy, red lines as shown on the Tax Assessors records, and is incorporated herein by reference.

[illegible]



LEGISLATIVE SPONSORS

- | | |
|---|--|
| ☒ MAYOR LESTER M. MILLER | ☐ MAYOR PRO TEMPORE SETH CLARK |
| ☐ COMMISSIONER VALERIE WYNN | ☐ COMMISSIONER PAUL BRONSON |
| ☐ COMMISSIONER STANLEY B. STEWART | ☐ COMMISSIONER MALLORY C. JONES, III |
| ☐ COMMISSIONER RAYMOND WILDER | ☐ COMMISSIONER BILL HOWELL |
| ☐ COMMISSIONER VIRGIL WATKINS, JR. | ☐ COMMISSIONER BRENDA LYN BAILEY |
-

AN ORDINANCE OF THE MACON-BIBB COUNTY COMMISSION TO AUTHORIZE AN APPROPRIATION FROM GENERAL FUND – FUND BALANCE TO THE CAPITAL IMPROVEMENTS FUND – PROPERTY 108 FIRST STREET LINE ITEM; TO AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT WITH TARGET CONTRACTORS, LLC, FOR THE DEMOLITION OF THE HIGH RISE HOTEL AT 108 FIRST STREET, IN THE AMOUNT OF SUCH APPROPRIATION; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, on January 16, 2024, the Macon-Bibb County Commission approved Resolution No. R-24-0002, authorizing the purchase of a blighted high-rise hotel property located at 108 First Street, in Downtown Macon; and

WHEREAS, the highest and best use for the blighted hotel property is to demolish the structures thereon and prepare the site for redevelopment; and

WHEREAS, Request for Proposals No. 25-014-LH (“RFP”) was published on October 1, 2024, advertised on the Macon-Bibb County Procurement page, and posted to the Georgia Procurement Registry; and

WHEREAS, five hundred forty-five (545) vendors were notified of the RFP, of whom forty-nine (49) were African American, seven (7) were Asian American, eleven (11) were Native American, seven (7) were Hispanic/Latino, and two (2) were Pacific Islander American; and

WHEREAS, on the published due date of November 7, 2024, six (6) responses were received in Procurement, tabulated for responsiveness, and scored by an independent selection committee; and

WHEREAS, after review of the proposals, Target Contractors, LLC, whose proposal was the highest-scoring proposal overall, is recommended for award of a contract for the required demolition activities; and

WHEREAS, Procurement concurs with the recommendation of award of a contract to Target Contractors, LLC; and

WHEREAS, the Macon-Bibb County Commission desires to authorize the Mayor to execute an agreement with Target Contractors, LLC, for the demolition of the structures at 108 First Street, in the amount of \$2,475,000.00, in substantially the same form as Exhibit A, attached hereto and incorporated herein by reference, and to appropriate funds from the General Fund – Fund Balance for the purpose of providing for such contract; and

WHEREAS, the Macon-Bibb County Commission finds that this resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT ORDAINED by the Macon-Bibb County Commission and it is hereby so ordered and ordained by the authority of the same that:

Section 1.

The Macon-Bibb County Commission does hereby approve and authorize the appropriation of up to \$2,475,000.00 from General Fund - Fund Balance to the Capital Improvements Fund – Property 108 First Street Line Item, for the purpose of funding the demolition of the structures at 108 First Street, in Downtown Macon.

Section 2.

The Macon-Bibb County Commission hereby authorizes the Mayor to execute an agreement with Target Contractors, LLC, for the demolition of the structures at 108 First Street, in the amount of \$2,475,000.00, to be paid from the Capital Improvements Fund – Property 108 First Street line item, as provided for in Section 1 hereof, with such agreement to be in substantially the same form as attached hereto at Exhibit A, and incorporated herein by reference.

Section 3.

The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4.

The Mayor, and all other proper officers and agents of the County are authorized and directed to execute such documents and to take such other actions as may be required to accomplish the intents and purposes of this Ordinance.

Section 5.

In the event scrivener's errors shall be discovered in this Ordinance or in the Exhibits hereto after the adoption hereof, the Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Ordinance.

Section 6.

The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and not mutually dependent upon each other or upon any other provisions in the Macon-Bibb County Code of Ordinances. If any sections, paragraphs, sentences, clauses, or phrases of this Ordinance shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance, or any other provisions of the Macon-Bibb County Code of Ordinances.

Section 7.

In the event that this Ordinance or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of resolution by the Macon-Bibb County Commission, it is the intent of this Commission that this Ordinance or such portion thereof shall be considered to have been adopted as a resolution of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Ordinance calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Ordinance satisfy such requirement, and that this Ordinance be construed accordingly.

Section 8.

All ordinances or resolutions, or parts of ordinances or resolutions in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 9.

Pursuant to and in accordance with Section 14 of the Charter, the Mayor may disapprove or reduce any item or items of appropriation in this Ordinance. The approved part or parts of this

Ordinance making appropriations shall become law effective immediately upon its approval by the Mayor, and the part or parts disapproved shall not become law unless subsequently passed into law by the Commission over the Mayor's veto by the affirmative vote of six (6) members of the Macon-Bibb County Commission.

SO ORDERED AND ORDAINED this _____ day of _____, 2024.

By: _____
LESTER M. MILLER, Mayor

(SEAL) Attest: _____
JANICE S. ROSS, Clerk of the Commission

\\Tc-Storage.Maconbibb.Us\Countyattstorage\ORD MACON-BIBB\2024 Miller Appropriating Funds And Authorizing Agreement With Target Contractors For 108 First St Demolition - \$2,475,000.Docx

EXHIBIT A

DEMOLITION AGREEMENT BETWEEN
MACON-BIBB COUNTY AND
TARGET CONTRACTORS, LLC

THIS DEMOLITION AGREEMENT ("Agreement") is made by and between Macon-Bibb County, a political subdivision of the State of Georgia, ("County"), and Target Contractors, LLC ("Contractor"), a South Carolina Limited Liability Company having a principal place of business at 9797 Highway 78, Ladson, SC, 29456, collectively the Parties ("Parties").

In consideration of the mutual promises and obligations contained in this Agreement, the Parties agree as follows:

1. Term and Compensation

1.1 Term

This Agreement shall commence on the date it is executed by both parties and shall continue in full force and effect until completion of Contractor's duties, not to exceed one year from contract execution unless terminated earlier by operation of and in accordance with this Agreement. The Agreement may only be extended thereafter by written mutual written consent of the Parties.

1.2 Compensation

Contractor shall receive TWO MILLION, FOUR HUNDRED AND SEVENTY-FIVE THOUSAND DOLLARS (\$2,475,000.00) as full compensation for services performed under this Agreement, in accordance with Contractor's Proposal, attached hereto and incorporated by reference as Exhibit A. The pricing provided for herein assumes that the County shall be able to meet the building condition requirements set out in Exhibit B, attached hereto, and incorporated by reference, and the County agrees to make such change orders as are necessary, up to a maximum additional cost of \$44,323.00, to the extent that any of the work described in Exhibit B shall be required for Contractor to perform.

After work has commenced, progress payments shall be made upon presentation of a monthly invoice, and will be considered past due thirty (30) days from receipt of invoice. The County will only pay for the value of work completed as may be provided in the contract documents plus the value of materials and equipment suitably stored, insured, and protected at the construction site, less a 5% retainage.

At substantial completion of the work, as the County determines to be reasonably satisfactory, the County shall, within 30 days after invoice and other appropriate documentation as may be required, pay the retainage to the Contractor. If at that time there are any remaining incomplete items, an amount equal to 200 percent of the value of each item as determined by the County shall continue to be withheld until such item or items are completed. The reduced retainage shall be shared by Contractor and its subcontractors

as their interests may appear. Contractor shall, within ten days from Contractor's receipt of retainage from the owner, pass through payments to subcontractors and reduce each subcontractor's retainage in accordance with O.C.G.A. § 13-10-80. Contractor shall further require all subcontractors and lower-tier contractors to pass through their retainage payments in accordance with O.C.G.A. § 13-10-80 as well.

The County will only pay for items used and actual work performed. Change orders will be issued for any variance from this Agreement. Any unauthorized work or material change will not be compensated unless a change order has been approved in writing by the County. County shall not pay any interest, penalties, late fees, or other amount claimed beyond the amount authorized by the County Commission. County is tax-exempt and cannot agree to pay State or Federal taxes.

Prior to the issuance of final payment, Contractor shall certify in a form satisfactory to County that all subcontractors, staff, materialmen, suppliers, and other persons engaged by Contractor in connection with this Agreement have been paid in full or will be paid in full utilizing the funds constituting final payment to Contractor.

2. Services and Obligations of Independent Contractor

2.1 Scope of Services

Contractor shall commence, diligently pursue, and complete the services as set forth in this Agreement and as more specifically detailed in the exhibits hereto.

For all purposes, the Agreement and exhibits shall be read as complimentary and mutually consistent to the extent that such reading is reasonable, and where they may conflict, they shall be given precedence as follows:

1. The terms of this Agreement, as may be amended, shall control over all other documents;
2. The addenda to Solicitation No. 25-014-LH shall control over all documents listed below, and higher-numbered addenda shall control over lower-numbered addenda;
3. The documents collectively constituting Solicitation No. 25-014-LH, which, along with the addenda thereto, are collectively attached to this Agreement as Exhibit C, and incorporated herein by reference, shall control over all documents listed below;
4. Contractor's response to Solicitation No. 25-014-LH control over all documents listed below; and
5. Any informal instructions, directions, approvals, or guidance given by either Party to the other Party without a formal change order shall be subordinate to all of the foregoing and shall not be construed in any way as modifying any of the Parties' obligations or procedures under this Agreement.

In general terms, this project shall include the full preparation of the structure at 108 First Street for demolition; the implosion of all vertical structures at that premises, and the on-site crushing of the remaining crushable materials and removal of non-crushable

materials, followed by the in-fill of the void left as a result of the demolition using suitable crushed materials, and the restoration, covering, and grassing over of the site (collectively, the "Project").

All work shall be done under the supervision and with the approval of County, acting through its agents. Target shall comply with the sedimentation and erosion control plan provided by the County. Prior to any implosion, and in addition to all other permits which Contractor shall be required by law to obtain, the County shall first approve all of the following:

1. A Health and Safety Plan for all persons at the site of the Project;
2. Site Control and Access Plans;
3. Approval of the pre-demolition site readiness;
4. Fire Safety approval for all demolition activities;
5. Noise, Shockwave, and Vibration Control Plans;
6. Dust Control and Environmental Protection Plans;
7. Safety Perimeter, Traffic Control, and Demolition Day Plans, including Demolition Event Plans, if applicable;
8. Site Clean-up and Debris Removal Plans; and
9. Site Restoration Plans.

2.2 Schedule

Contractor shall commence work as soon as practicable, but no later than 10 calendar days from the County's issuance of the Notice to Proceed.

Contractor acknowledges that a determinative basis for awarding this Project to Contractor included Contractor's representation that the implosion of the high-rise hotel at 108 First Street in Macon could be fully carried out and conducted in concert with Downtown Macon's New Years' Eve festivities, such that the hotel can be imploded at the stroke of Midnight, January 1, 2025. Compliance with this timeline is a material term of this Agreement, and in the event that Contractor fails to meet this timing predominantly through or because of their own acts or omissions, and not predominantly because of force majeure events or the acts or omissions of the County, then such shall be a material breach of this Agreement.

Contractor shall complete all work, including site restoration, within 180 calendar days following the County's issuance of the Notice to Proceed. This Schedule shall include all clean up, demobilization, and other work necessary to return the project area to its final state. Time is of the essence; therefore, Contractor shall execute all work diligently, completing all work within the timeframe established between County and Contractor, unless extended in writing by mutual consent of the Parties.

In the event the work under this project is delayed by neglect, delay, or default of any other contractor or the County, or by any damage which is the result of an Act of God, or by a general strike of the employees, the Contractor shall have reason to claim for delay and

request an extension of time to complete the contract

2.3. Method of Performing Services

(a) General

All work to be performed under this Agreement shall comply with all applicable laws, codes, ordinances, and regulations. Contractor shall obtain all permits and licenses and pay all fees as required. Contractor shall also arrange for all required and necessary inspections required by authorities having jurisdiction over the project and submit certificates of approval to the County.

(b) Work Area

- (i) Contractor shall confine operations to as small an area as possible, using only the areas designated for on-site storage.
- (ii) Contractor shall protect all surrounding and adjoining private and public property, taking every precaution to prevent damage or injury to trees, shrubs, curbs, sidewalks, driveways, buildings, windows, and fences along or adjacent to work. Should damage occur, Contractor shall restore, at Contractor's own expense, any such property damage or injuries to a condition equal to that existing before such damage or injury was done, by repairing, rebuilding or otherwise restoring to the satisfaction of the County.
- (iii) In case of failure on part of Contractor to restore property and repair damages or injury, County may, after forty-eight (48) hours written notice, proceed to repair, rebuild, or otherwise restore such property as may be deemed necessary, and the cost thereof shall be deducted from any compensation due, or which may become due to Contractor under this Agreement.

(c) Underground Utilities

The Contractor shall verify all underground utilities and their location prior to commencing any work under this Agreement. The Contractor shall coordinate with utility providers to mitigate the risk of damages to underground utilities. All utilities at a standard depth and location shall not be impacted and if so the costs to repair shall be the responsibility of the Contractor. Any utilities requiring relocation to be done by others.

(d) Traffic Control during project, except during implosion event

- (i) Contractor shall maintain traffic by utilizing adequate construction signs and flagmen at all times.
- (ii) Contractor shall furnish, install, maintain, and remove all traffic control devices necessary to properly protect and divert traffic. Contractor shall ensure that barricades and detour signs are illuminated at night.
- (iii) Contractor shall be responsible for all costs associated with required traffic control.
- (iv) Contractor shall assume responsibility for damages resulting from the

failure of the signs and/or barricades to properly protect the work from traffic.

(e) Traffic Control during implosion event

Traffic Control during the implosion event shall be coordinated with County and local law enforcement. Contractor shall remain in control of the Project site throughout the implosion event.

(e) Erosion Control

Erosion control measures will be required for this project. In planning and implementation of such erosion control measures, Contractor shall refer to "Manual for Erosion and Sediment Control in Georgia" prior to any grading or construction activities. Contractor shall obtain approval for any activity involving erosion control measures or construction from the Macon-Bibb Engineering Department in coordination with Macon-Bibb Parks and Beautification. The Contractor shall utilize erosion control measures during the course of completing this Project.

(f) Vandalism

The Contractor shall take every precaution not to leave equipment and materials where they can be reached and used for defacing new or existing work at any time.

(g) Material Disposal

- (i) Contractor shall not allow trash, dirt, stumps, tree trunks, or excess material to accumulate and shall be responsible for removing same from the premises.
- (ii) Such items shall be disposed of off premises.
- (iii) No burning of trash, dirt, stumps, tree trunks, excess materials, or other items shall be permitted at the premises.
- (iv) All costs of removing trash shall be the responsibility of Contractor.
- (v) Contractor shall be responsible for the place and method of proper disposal.

(h) Inspection

- (i) Inspectors may be appointed by the County to inspect all materials used and all work performed. Such inspection may extend to all or any part of the work and to the preparation and manufacture of the materials to be used. The inspectors will not be authorized to revoke, alter, enlarge, or relax the provisions of the specifications for this Project, nor will they be authorized to approve or accept any portion of the completed work or to issue instruction contrary to the plans and specifications. The inspector shall have authority to reject defective work and to suspend work that is being improperly done, subject to the final decision of the inspector.
- (ii) The County shall serve as the referee and final decision maker with regards to all matters related to design, specifications, and project terms of this

- Agreement.
- (iii) County and inspectors shall have free access to all parts of the work site and to all material intended for use in the project consistent with safety protocols. Work will be inspected as it progresses, but failure to reject or condemn defective work at the time it is performed will in no way prevent its rejection whenever it is discovered before the work is finally accepted and approved, nor will final acceptance and approval constitute waiver by the County of any right of action for defective work or the failure to perform this Agreement according to its terms.

2.4 Resources

All equipment, personnel, and materials required for the proper performance of services shall be furnished by and shall remain under the control of Contractor. Contractor shall be responsible, at its sole cost, for procuring and using such resources in proper and qualified, professional and high-quality working and performing order.

3. Non-Employment Relationship between County and Contractor

3.1 Independent Contractor Relationship

Nothing in this Agreement shall be construed to create an employer-employee relationship between the Parties. This Agreement shall not render the County an employer, partner, agent of or joint venturer with Contractor for any purpose. Contractor shall have no claim against County for vacation pay, sick leave, retirement, social security, workers' compensation, health or disability benefits, unemployment insurance benefits, or employee benefits of any kind whatsoever. The compensation set forth in this Agreement shall be the sole payment for services rendered.

3.2 Withholding Taxes and Benefits

Contractor will be solely responsible for withholding, accruing, and paying all income, social security, and other taxes and amounts required by law for Contractor and staff. Contractor shall also be responsible for all statutory insurance and other benefits required by law for Contractor and any staff. Contractor shall provide County with a completed W-9 form.

4. Contractor Representations and Warranties

4.1 Authority

Contractor has all the necessary power and authority to enter into and perform its obligations under this Agreement, and the execution and delivery of this Agreement and the consummation of the transactions contemplated by this Agreement have been duly authorized by all necessary actions on its part. This Agreement constitutes a legal, valid and binding obligation of Contractor, enforceable against it in accordance with its terms. No action, suit or proceeding in which Contractor is a party that may restrain or question this Agreement or the provision of services by Contractor is pending or threatened.

Agreement does not violate the terms of any agreement between Contractor and any third party.

4.2 Professional Standards

The services performed will be performed in a professional and workmanlike manner in accordance with the standards imposed by applicable law and the practices and professional standards used in well managed operations performing services like the services being provided. All labor and workmanship shall be guaranteed for a minimum of one (1) year from the date of completion.

4.3 Conformity

The development, creation, delivery, provision, implementation, maintenance, and support of all services shall conform in all material respects to the description of services in this Agreement, including all Exhibits attached hereto.

4.4 Representations and Warranties

Contractor will make no representations, warranties, or commitments binding the County without the County's prior written consent.

4.5 Compliance with Laws

Contractor will perform all services in compliance with all applicable local, state, and Federal laws. Contractor will be responsible for, and compensation paid under this Agreement shall include, the cost of obtaining, maintaining and complying with, and paying all fees and taxes associated with all applicable licenses, authorizations, consents, approvals, and permits required of Contractor in performing services and complying with this Agreement.

5. Contractor's Obligations

5.1 Personnel

Contractor shall be responsible, at its own cost, for all recruiting, hiring, training, educating, and orienting of all Contractor's personnel, all of whom shall be fully qualified and shall be authorized and licensed as required under all applicable laws to perform the services in this Agreement.

5.2 Subcontracting and Assignments

Contractor shall provide all relevant information of any subcontractors and provide a copy of any subcontractor's business registration with the State of Georgia. Contractor shall remain responsible for the performance of the subcontractors, remain County's sole point of contact for the services, and be responsible for the payment of any subcontractors. Subject to the foregoing, the terms, covenants, and conditions of this Agreement shall be binding on the successors and assigns of either party. Notwithstanding the terms of any subcontractor's agreement, in no circumstances shall any subcontractor have any greater rights as against the County than the Contractor has under this Agreement; and in no

circumstances shall the County's responsibilities towards any subcontractor be greater than County's responsibilities to Contractor under this Agreement.

5.3 Subcontractor Reporting Requirements:

Contractor shall submit a "Subcontractor/Supplier Participation Report" on this contract quarterly to the Macon-Bibb County Office of Small Business Affairs which shall include the following:

1. The name of each subcontractor or supplier participating in the contract.
2. A description of the work to be performed, materials, supplies, and services provided by each subcontractor or supplier.
3. Whether each subcontractor or supplier is a minority owned, woman owned, LGBTQIA+ owned, veteran owned, disabled-person owned, Certified Disadvantaged Business Entity, non-profit, or local business.
3. Whether each subcontractor is a supplier, subcontractor, or other.
4. The dollar value of each subcontract or supply agreement.
5. The actual payment to date of each subcontractor or supplier participating in the contract.

This report shall be updated during the applicable quarter by the Contractor whenever any of the approved subcontractors or suppliers have completed the portion of the work they were contracted to perform. Copies of this report should be transmitted promptly to the Macon-Bibb County Office of Small Business Affairs at CStephens2@maconbibb.us or Attn: Charise Stephens, Director of Small Business Affairs, 688 Walnut Street Suite 104, Macon, GA 31201.

The County may withhold any payment due to the Contractor on any project for failure to submit the Subcontractor/Supplier Report within thirty (30) days following the end of the calendar quarter or for the failure to submit updates to the quarterly report within thirty (30) days of any subcontractor or supplier having completed the portion of work they were contracted to perform.

5.4 Conflicts of Interest

Contractor and all subcontractors thereof shall immediately notify County in writing, specifically disclosing any and all potential or actual conflicts of interest, which arise or may arise during the execution of its work in the fulfillment of the requirements of the Agreement. County shall make a written determination as to whether a conflict of interest exists and the actions to be taken to resolve the conflict of interest. Failure to properly disclose any conflicts of interest shall result in immediate termination of this Agreement. Upon termination, Contractor shall be entitled to compensation for services performed prior to the date of termination, on a pro rata basis, provided such services are reasonably satisfactory to the County.

5.5 Payment and Performance Bond

Contractor shall purchase payment and performance bonds prior to the commencement of any construction on the Project. Each bond shall: be in a form approved by County; incorporate by reference the terms of this Contract; be executed by a company certified by the Secretary of the United States Department of Treasury pursuant to the Act of July 30, 1947 (61 Stat. 646, as amended; 6 U.S.C. 6-13); be executed by a company licensed and authorized to do business in the state of Georgia; and be accompanied by a power of attorney certifying that the persons executing the bond have the authority to do so. The penal sum of each bond shall be an amount not less than the contract price.

Contractor shall deliver bonds and powers of attorney to County prior to commencement of the work. The bonding company that issues the bonds must be registered with The Surety Association of America (SAA).

In the event the Contract Price is adjusted by Change Order executed by the parties, the penal sum of both of the performance bond and the payment bond shall be deemed to be automatically increased by like amount without requiring additional notice to the Surety.

6. Company Prohibitions to Create a Safe Work Environment

6.1 Drug Free Workplace

Contractor, employees and subcontractors shall not be in possession of or use alcohol, or any controlled substance or marijuana during the performance of this Agreement, except for those controlled substances prescribed by a licensed medical provider. County has a no tolerance policy for violation of this rule.

6.2 Prohibition on Unlawful Discrimination and Harassment

County does not discriminate based on race, color, national origin, sex, age, religion or disability in any employment policies and practices. County prohibits unlawful discrimination or harassment, including sexual harassment. Neither Contractor, employees, nor subcontractors shall engage in unlawful harassment or discrimination while on the premises of the County. Unlawful discrimination shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of Equal Opportunity laws. Contractor shall comply with the appropriate provisions of the Americans with Disabilities Act (the "ADA"), as enacted and as from time to time amended, and any other applicable federal regulations. A signed certificate confirming compliance with the ADA may be requested by County at any time during the term of this Agreement. County has a no tolerance policy for violation of this rule.

6.3 Equal Employment Opportunity

During the performance of this Agreement, Contractor shall not discriminate against any employee, or applicant for employment, because of race, color, creed, religion, sex, domestic relationship status, parental status, familial status, sexual orientation, national origin, gender identity, age, disability, or political affiliation. As used herein, the words "shall not discriminate" shall mean and include without limitation the following: recruited, whether by advertising or other means; compensated, whether in the form of rates of pay, or other forms of compensation; selected for training, including apprenticeship; promoted; upgraded; demoted; downgraded; transferred; laid off; and terminated.

6.4 Prohibition Against Employing Illegal Immigrants

Contractor is registered with and is authorized to use and uses the federal work authorization program commonly known as E-Verify. Contractor shall not knowingly employ or contract with an illegal alien to perform work under this Agreement and will verify immigration status to confirm employment eligibility. Contractor shall not enter into an agreement with a subcontractor that fails to certify to Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Agreement. Contractor is prohibited from using the E-Verify program procedures to undertake pre-employment screening of job applicants while this Agreement is being performed.

7. Termination

7.1 Termination for Convenience

County may terminate this Agreement with ten (10) days written notice to the other Party. Upon termination, Contractor shall return all property of the County to the County. The County shall pay Contractor all earned fees.

7.2 Termination for Default

The County may, by written notice of default to Contractor, terminate the whole or any part of this Agreement should Contractor fail to perform this Agreement within the time specified herein or any extension thereof; fail to perform any of the other provisions of this Agreement; or fail to make progress so as to endanger performance of this Agreement in accordance with its terms, and such failure is not cured within a period of ten (10) days or longer (as the County may authorize in writing) after receipt of notice from the County specifying such failure.

In the event the County terminates this Agreement in whole or in part for default, the County may procure, upon such terms and in such manner as the County may deem appropriate, services similar to those terminated, and Contractor shall be liable to the County for any excess costs. Nothing in this Agreement shall be construed as limiting the County from pursuing any or all available remedies under the law or in equity in the event of any actual or imminent default.

7.3 Fiscal Non-Appropriation Clause

Financial obligations of County payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available in accordance with the rules, regulations, and resolutions of County, and other applicable law. Upon the failure to appropriate such funds, this Agreement shall be terminated immediately and without further obligation on the part of the County.

8. Notices

All notices required or permitted to be given under this Agreement shall be in writing (the "Notice") and deemed given when (a) hand delivered by the sender and properly receipted for by a responsible person of the receiving party, (b) deposited in the United States Mail, properly addressed, with sufficient postage affixed, via first class mail, return receipt requested, (c) via Federal Express, UPS or similar national overnight courier service with delivery charges prepaid; or (d) via facsimile with a copy sent that same day via (a), (b), or (c). All Notices shall be addressed as follows:

For County:

Macon-Bibb County
Attn: Mayor
700 Poplar Street
P.O. Box 247
Macon, GA 31202-0247

For Independent Contractor:

Target Contractors, LLC
Attn: David Evans
9797 Hwy. 78
Ladson, SC 29456

With a copy to:

Macon-Bibb County
Attn: County Attorney
700 Poplar Street
P.O. Box 247
Macon, GA 31202

Either party has the right to designate in writing, served as provided above, a different address to which any notice, demand or communication is to be mailed.

9. Indemnification

Contractor and subcontractors shall indemnify and hold County, its elected officials, officers, agents, and employees (collectively, "Releasees") harmless from damages, liabilities, costs or expenses, including reasonable attorney's fees and defense costs that arise from any act or omission on the part of Contractor, its agents, employees, subcontractors, or others working at the direction or on behalf of Contractor. Contractor's obligation to indemnify any Releasees shall survive the expiration of this Agreement or termination by either Party for any reason.

10. Insurance Requirements

10.1 General Terms

Insurance coverage as provided in Solicitation No. 25-014-LH shall be carried with an insurance company licensed to do business in the State of Georgia and shall be obtained, and all applicable certificates of insurance shall be submitted to the County prior to commencement of work. Insurance shall remain in force throughout the period of the contract with policy terms and limits as specified by County. All deductibles shall be paid by Contractor.

All liability policies obtained by Contractor in satisfaction of this Agreement shall be primary and noncontributory, shall list Macon-Bibb County and all elected officials, officers, agents, and employees thereof as additional insureds, and all such policies shall apply separately to each insured against whom any claim is made, or suit is brought, except with respect to limits of insurance provided. All coverage shall be provided on a "pay on behalf" basis, with defense costs paid in addition to policy limits and there shall be no cross liability for claims made by Contractor or any subcontractor, agent, or employee thereof. Contractor shall provide current certificates of insurance for all insurance types required under this Agreement and shall provide updated certificates of insurance no later than thirty (30) days prior to the renewal or amendment of any required insurance policy. Contractor shall provide complete copies of any or all insurance policies upon written demand. No policy shall be cancelled, non-renewed, or have policy limits reduced outside of this Agreement unless County is given thirty (30) days advance notice from Contractor. Contractor shall further require that no insurer shall cancel, non-renew, or reduce the policy limits of any policy required under this Agreement without first giving thirty (30) days written notice to County.

Contractor agrees to purchase and have the authorized agent state on the insurance certificate that Contractor has purchased the following types of insurance coverages, consistent with the policies and requirements of O.C.G.A. §50-21-37. Contractor shall require all subcontractors to comply with all insurance requirements hereunder, or shall otherwise cause them to be named as additional insureds on Contractor's own insurance policies.

10.2 Workers' Compensation Insurance

Independent Contractor agrees to procure workers' compensation coverage in accordance with the statutory limits established by Georgia law and as specified in Exhibit C. Contractor shall require all Trade Contractors/Subcontractors performing work under this Agreement to obtain an insurance certificate showing proof of Worker's Compensation Insurance and shall submit the certificate in accordance with the terms specified in Exhibit C.

10.3 Evidence of Insurance

Contractor shall provide County with certificates of insurance evidencing the insurance required above, and satisfactory to the County, prior to commencing work under this Agreement. Each insurance policy required above shall be issued by a company licensed by the Insurance Commissioner of the State of Georgia to transact the business of insurance in the State of Georgia for the applicable line of insurance and, except otherwise stated in this Agreement, shall be an insurer with a Best Policyholders Rating of "A-VIII" or better. One original certificate of insurance with all endorsements attached must be deposited with County for each insurance policy required. Contractor is responsible for any delay resulting from the failure of its insurance carriers to furnish proof of proper coverage in the prescribed form.

10.4 County's Obligation

The County shall be under no obligation to ensure that Contractor, or any subcontractor, complies with the insurance requirements of this Agreement, and Contractor assumes all liability arising from its, or its subcontractor's failure, to acquire and/or maintain adequate insurance to cover its operations and business. Contractor further agrees to indemnify and hold harmless the County for any claims arising from Contractor's, or any subcontractor's, failure to acquire and/or maintain adequate insurance.

11. Force Majeure

Neither Party shall be liable for any loss or damage suffered by the other Party, directly or indirectly, as a result of the first Party's failure to perform, or delay in performing, any of its obligations contained in this Agreement (except any obligations to make payments hereunder), where such failure or delay is caused by circumstances beyond the first Party's control or which makes performance commercially impracticable, including but not limited to fire, flood, storm or other natural disaster, explosion, accident, war, riot, civil disorder, government regulations or restrictions of any kind or any acts of any government other than County, judicial action, power failure, acts of God or other natural circumstances. This paragraph shall not apply to any delay caused by the COVID-19 pandemic.

12. Arbitration and Jury Trial

Disputes arising under this Agreement shall be governed by and interpreted in accordance with the laws of the State of Georgia. Exclusive jurisdiction and venue for any legal proceeding related to this Agreement shall be in the Superior or State Courts of Bibb County, Georgia or in the United States District Court for the Middle District of Georgia (Macon Division). County does not agree to arbitration nor waive its right to a jury trial. Nothing in this Agreement shall be construed as waiving any immunity held by the County under the Eleventh Amendment of the United States Constitution.

13. Attorney's Fees

Except as otherwise provided in this Agreement, in the event of dispute resolution or litigation to enforce any of the terms herein, each Party shall pay all its own costs and attorney's fees.

14. Publicity

Contractor shall not release without prior written approval from County, any publicity regarding services provided by the County, including but not limited to notices, information pamphlets, press releases, research, reports, signs and similar public notices prepared by or for Contractor, identifying County receiving goods or services under this Agreement.

15. Work Product, Intellectual Property, and Information

Contractor agrees that all work product, intellectual property, and information generated in providing services to the County shall be considered "work for hire" and will become the property of County from the time of its creation. County shall have the right to use the same without restriction or limitation and without compensation to the Contractor other than that provided for in this Agreement.

16. Confidential Information and Open Records

County is subject to the Georgia Open Records Act and cannot agree to protect confidential information from public disclosure unless that information is subject to an exception. Contractor shall cooperate fully with County in response to all requests made under the Georgia Open Records Act.

The Parties acknowledge that both Contractor and County are required to comply with the Georgia Open Records Act, O.C.G.A. § 50-18-70, et seq. See, *Milliron v. Antonakakis*, 319 Ga. 616, 905 S.E.2d 657 (2024). As a result, Contractor acknowledges and agrees that County may make such disclosures as are authorized or required under the Georgia Open Records Act, notwithstanding any claims of confidentiality asserted by Contractor as to any records or data in the County's possession.

Upon execution of this Agreement, Contractor shall designate in writing that one or more of its officers shall be the open records officer for Contractor in accordance with the Open Records Act. In the event that Contractor receives a request for records under the Open Records Act, Contractor shall notify County within two business days by sending an email, return receipt requested, to OpenRecordsNotices@maconbibb.onmicrosoft.com. Contractor shall provide County with copies of all records proposed for production prior to responding to such request. Contractor shall assert all exemptions and exceptions available to the fullest extent of the law and shall not produce any records which are subject to withholding under the Open Records Act or any other state or federal law. Contractor shall have a duty to consult with independent legal counsel concerning which records are or are not subject to production prior to making any production, and shall certify to County at the time the proposed production is provided to County that the records contained therein have been reviewed by counsel for responsiveness and that all information that is protected or protectable from release under the law has been redacted therefrom. Contractor shall be

responsible for calculating response costs and billing requestors for all requests sent in accordance with the Open Records Act, and Contractor's complete compliance with the provisions of this section shall be performed at no cost to County.

Contractor assumes all civil and criminal liability for its own compliance with the Open Records Act. In the event that Contractor produces material records that are subject to withholding under the Open Records Act, and it would be impossible or very difficult to accurately estimate the damages and harm caused to County by such production, then Contractor shall pay County the sum of \$10,000.00 per request as liquidated damages. The Parties intend that these liquidated damages shall constitute compensation, and not a penalty, and that the liquidated damages are a reasonable estimate of the anticipated or actual harm that might arise from a breach by Contractor. Where actual damages are calculable, then County shall reserve the right to seek actual damages for the harm caused by such production instead of liquidated damages. Nothing herein shall be construed as limiting in any way the County's right to seek injunctive, declaratory, or other relief to prevent the release of protected information prior to any such production being made.

17. General Terms

17.1 Waiver

Any waiver by the Parties or failure to enforce their rights under this Agreement shall be deemed applicable only to the specific matter and shall not be deemed a waiver or failure to enforce any other rights under this Agreement, and this Agreement shall continue in full force and effect as though such previous waiver or failure to enforce any rights had not occurred. No supplement, modification, amendment, or waiver of this Agreement will be binding on County unless executed in writing by the County.

17.2 Severability

If any provision of this Agreement is declared invalid, unenforceable, or unlawful, such provision shall be deemed omitted and shall not affect the validity of other provisions of this Agreement.

17.3 Titles, Captions and Headings

The titles, captions and paragraph headings are inserted for convenience only and are in no way intended to interpret, define, or limit the scope or content of this Agreement or any provision hereof.

17.4 No Drafting Presumption

No presumption of any applicable law relating to the interpretation of contracts against the drafter shall apply to this Agreement.

17.5 Survival

Any provision of this Agreement which contemplates performance or observance subsequent to any termination or expiration of this Agreement or which must survive in

order to give effect to its meaning, shall survive the expiration or termination of this Agreement.

17.6 Previous Agreements

Any services authorized by County under previous “quote(s)” for services, and any related contract documents, shall be governed by and subject to this Agreement.

18. Counterparts

This Agreement may be executed in two or more counterparts, each of which taken together shall constitute one and the same instrument. This Agreement shall be fully executed when each Party whose signature is required has signed at least one counterpart, even though no one counterpart contains all the signatures of all the Parties to this Agreement. Reproduced or electronic signatures shall be considered the same as an original signature. Delivery of a copy of this Agreement bearing an original signature by facsimile transmission, by electronic mail or by any other electronic means will have the same effect as physical delivery of the paper document bearing the original signature.

19. Entire Agreement

The Parties acknowledge that this Agreement and the exhibits thereto set forth the entire agreement and understanding between the Parties and fully supersedes all previous communications, representations or agreements, oral or written, between the Parties pertaining to the same subject matter. This Agreement may only be amended or modified in writing by consent of both Parties. Contractor may not unilaterally amend or modify this Agreement by including provisions in its invoices, or other business forms, which shall be deemed objected to by the County and of no force or effect.

20. List of Exhibits

The following is a complete list of all exhibits to this Agreement, each of which is incorporated herein by reference:

- A. Contractor’s Proposal
- B. Contractor’s Bid Reduction Requirements
- C. Solicitation No. 25-014-LH and Addenda

[Signatures on the following page.]

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the date executed by both parties.

MACON-BIBB COUNTY:

By: _____
Lester M. Miller, Mayor Date

Attested: _____
Janice S. Ross, Clerk of Commission Date

(SEAL)

TARGET CONTRACTORS, LLC:

By: _____

(Name/Title) Date

Attested: _____

(Name)(Title) Date

(SEAL)

Q:\Atty\MJM\Contract Reviews\108 First Street Hotel Demolition\Target Contractors Demolition Agreement (FINAL).docx

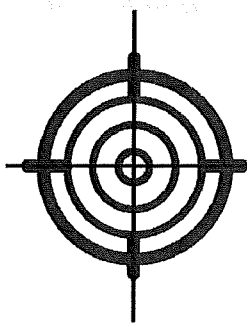
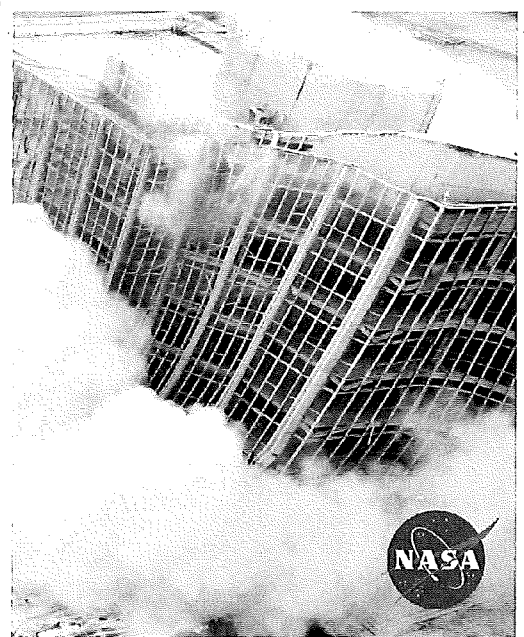
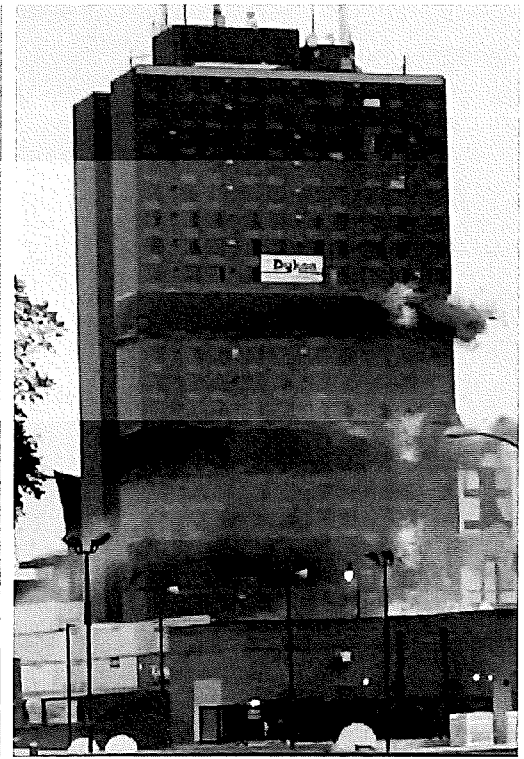
Exhibit A

Bid Number 25-014-LH

**Demolition and Removal—
Downtown Macon High-Rise Hotel**

(Former Hilton Hotel)

7 November 2024



TARGET CONTRACTORS, LLC

environmental • demolition

9797 Highway 78 | Ladson, SC 29456 | o 843.388.3905

www.targetcontractorsllc.com

Point of Contact |

David Evans, President | o 843.388.3905 | m 843.469.5782 | devans@targetcontractorsllc.com

Target Contractors, LLC agrees with all terms, conditions, and provisions included in the solicitation and agrees to furnish any or all items upon which prices are offered at the price set opposite each item. This proposal includes data that shall not be disclosed outside Macon-Bibb County and shall not be duplicated, used or disclosed—in whole or in part—for any purpose other than to evaluate this proposal. If, however, a contract is awarded to this Offeror as a result of—or in connection with—the submission of this data, the Client shall have the right to duplicate, use, or disclose the data to the extent provided in the resulting contract. This restriction does not limit the Client's right to use information contained in this data if it is obtained from another source without restriction. The data subject to this restriction are contained in all sheets herein.

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Demolition and Removal – Downtown Macon High-Rise Hotel
108 First Street, Macon GA
BID NUMBER: 25-014-LH



5 November 2024

Attn: Laura Hardwick
Macon-Bibb County Procurement Department
700 Poplar Street, Suite 308
Macon-Bibb City Hall
Macon, Georgia 31201

RE: Letter of Interest for Demolition and Removal – Downtown Macon High-Rise Hotel

Dear Ms. Hardwick,

Target Contractors, LLC is formally expressing our interest in the Demolition and Removal – Downtown Macon High-Rise Hotel project (Bid Number: 25-014-LH). After thoroughly reviewing the RFP and all three addenda, as well as participating in the pre-bid site visit, we are confident that our team possesses the expertise and experience necessary to execute this job safely and efficiently. We appreciate your consideration and look forward to the opportunity to support Macon-Bibb County on this significant project.

Sincerely,

David Evans
Principal/President, Target Contractors, LLC
Encl.

1.0 CONTRACTOR BACK-GROUND

The following information is provided to illustrate Target Contractors' capabilities and experience working with similar demolition projects.

1.b. HISTORY OF THE CONTRACTOR

Target Contractors, LLC is a small business based in Ladson, South Carolina. Our company was established in 2008 to provide demolition, abatement, and environmental services. Target's team has over 75 years of combined experience in the demolition and remediation industry. Our company works for both public and private clients including federal agencies, property owners, developers, general contractors, municipalities, and national industrial companies.

Target is registered and/or licensed to complete work in 22 states, including AL, AR, FL, GA, IN, KY, LA, MN, MS, NC, ND, NE, NM, OH, SC, SD, TN, TX, UT, VA, WV, WY. Additionally, Target is an active member of the National Demolition Association (NDA) and remains engaged with updated technology and new methods for developing safe and efficient work practices.

We are a registered contractor in the State of Georgia and have all staff available and in place, enhancing responsive delivery. We have experienced ZERO NOVs and no lost-time incidents/OSHA recordables in the 16 years since our inception, have insurances/bonding in place, and offer highly relevant experience for the Macon-Bibb project. We have completed projects that have required extensive planning and logistics, demonstrating our ability to perform 100% of the required SOW areas on this project in compliance with federal, state, and local regulations. Target has

Company Highlights

- Routinely self-perform >80% of projects
- 40+ staff and \$2.2M in equipment inventory
- Wood and concrete recycling facility in Ladson, SC
- Demolition of 350+ facilities totaling >5M SF
- Abatement of >1M SF of asbestos materials
- Completed work in 20+ states
- Staff cross-trained in abatement and demolition
- 12 abatement staff licensed in multiple states
- Relationships with 200+ prequalified subs

completed demolition projects in Georgia, providing experience with specific state/local requirements. We also have established communication mechanisms to enhance coordination with the Macon-Bibb procurement team.

1.c. CONTACT INFORMATION

The following information is provided to serve as the primary points of contact for Target Contractors. These individuals represent the leadership of the company and retain decision making authority for all contract actions.

President: David Evans

- (843) 469-5782
- devans@targetcontractorsllc.com

Controller: Debbi Marshall

- (843) 388-3905
- dmarshall@targetcontractorsllc.com

Alternate: Russell Lynch

- (843) 758-0722
- rlynch@targetcontractorsllc.com

Company Info:

- 9797 US-78, Ladson, SC 29456
- www.targetcontractorsllc.com
- Office: (843) 388-3905
- Fax: (888) 270-1517

1.d. STRUCTURE OF THE FIRM

Target's project organization is set up to streamline decision making, ensure safe project execution, enhance communication/collaboration with the Macon-Bibb County as well as subcontractors, and deliver on-site management and resources to ensure efficient project completion for the Macon High-Rise Hotel Project. We defined roles, responsibilities, authorities, and reporting lines based upon project scope requirements and our corporate/project procedures, and staffed the project based upon construction means/methods, project schedule, logistical issues, safety/security concerns, productivity measures, risk mitigation tactics, and lessons learned from similar projects.

Target will manage the entire contract and be responsible and accountable for all aspects of the work performance associated with the project planning, administration, abatement, demolition, and site restoration after removal of the building. Our team is trained and poised for operations on tightly restricted sites and our planning will always account for safety, security and protection to mitigate unnecessary risks.

Target will provide key management personnel as well as self-perform the demolition and debris removal with our own field craft, using equipment owned and maintained by Target Contractors. **Figure 1-1** conveys our team organizational structure, lines of reporting and responsibilities/authorities.

1.d.1. Key Personnel

Target assigned three key personnel with an average of 18 years of experience who have the environmental and demolition qualifications and experience to successfully execute this task order with zero learning curve. All Hotel.

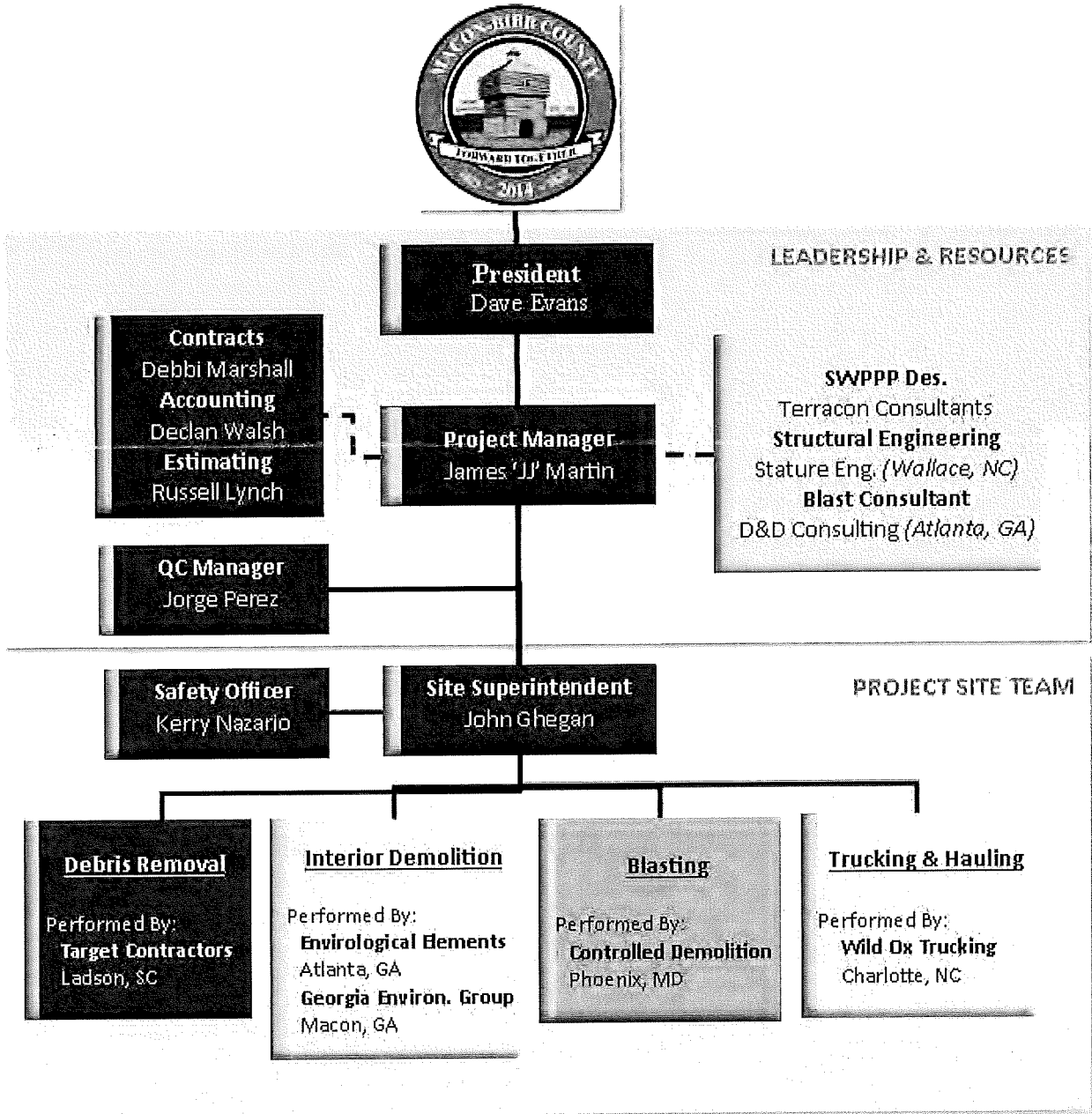
our key personnel are direct Target employees. Target will assign Mr. James 'JJ' Martin as the Project Manager; JJ will be the primary point of contact and will be responsible for managing the contract and communications with Macon-Bibb County. JJ will use our established management processes/procedures to direct operations of our home and field office work functions to enhance project planning/execution. JJ will be supported by the assigned Site Superintendent, Mr. John Ghegan. John will be assigned to the site on a full-time basis and serve as the lead on-site Target representative to coordinate all site related activities. The team will be further supported by Mr. Kerry Nazario, assigned as the Site Safety Officer to oversee the safety compliance for all Target and subcontractor personnel. Additional personnel will be assigned as needed to support specific project requirements.

Target's approach to this project is to self-perform a significant majority of the required work supplemented by local vendors and expertise for blasting, trucking, testing, engineering, and disposal services. The Target staff will prepare all the workplans, submittals, as well as provide manpower and equipment to separate the demolition debris for diversion/recycling or offsite disposal of non-recyclable construction debris material and final site restoration.

Target, as the prime contractor, will provide overall management of the task order as well as performing the field execution including operating equipment, general labor, and site restoration.

Below is a proposed project specific organization chart illustrating our proposed team to execute the demolition and removal of the Downtown Macon High-Rise

**TARGET CONTRACTORS
 PROPOSED PROJECT ORGANIZATION CHART:**



2. CONTRACTOR EXPERIENCE

Target Contractors, LLC (Target) has 16 years of experience in performing demolition and site restoration, ensuring we have the capabilities, resources, and experience to deliver 100% of the scope requirements for the Titans on this contract. Target is a registered contractor in Georgia and is in good standing with the Georgia Secretary of State. Over the past 15 years, we have performed 350 demolition projects representing all types of facilities with no Notices of Violation (NOV). For this project, we plan to use blast demolition using our teaming partner CDI, with an option to use high-reach equipment where possible.

2.a. Key Personnel Resumes

The following individuals have been selected for this project based on their specific experience and familiarity with blast operations and removal of multi-story structures. Their resumes are included in the following pages.

- **Mr. James ‘JJ’ Martin** – Project Mgr
- **Mr. Kerry Nazario** – Safety Officer
- **Mr. John Ghegan** – Site Superintendent

Management Function	Approach to Ensure Effective Control of Project Execution/Performance
Resource/Staff Management	• PM/Super assigns staff to meet resource-loaded, CPM schedule, ensure adequate staffing to meet specific tasks; monitor resource utilization reports to ensure efficient resourcing/staffing • Prepare 2-week look-ahead forecasts to avoid resource conflicts, ensure availability
Risk Management and Mitigation	• PM/Super/SSO develop risk management plan; identify risk mitigation tactics, risk register • Ensure risks are classified, prioritized, monitored, tracked, and updated throughout project • Update risk register weekly and discuss with Titans; implement contingency plans as needed
Communications and Daily/Weekly Reporting	• PM works with Macon-Bibb to establish partnering program to achieve stakeholder consensus/ approval on planned approaches and establish communication interfaces/ mechanisms • PM prepares daily weekly updates and communicates with Macon-Bibb as appropriate
Schedule/Progress Measurement	• PM/Super/Scheduler prepare/submit final CPM schedule to define key milestones, activity durations and sequencing and critical-path activities • Super develops daily production plan and updates progress to reflect work completed • PM updates schedule weekly, implements workarounds if needed to ensure on-time completion
Cost Control	• PM uploads approved budget to project management and cost accounting systems • Track labor, equipment, material, and subcontractor costs daily; review weekly cost report • Cost accounting prepares weekly cost variance report for PM/Super to track/manage costs
Safety and Health	• Prepares/submit HASP/JHAs; work will not begin until approved by Macon-Bibb • Conduct pre-mobilization & daily worker training, safety meetings; conduct safety inspections • Install barriers/signs; provide PPE & training; ensure current medical exams, COVID testing • Evaluate/modify procedures promptly when potential issue is identified; issue stop work order if necessary; communicate changes and capture lesson learned
Quality Control (QC)	• Develop/communicate/maintain QC program to achieve scope requirements; prepare/submit Work Plan including QC requirements for approval; conduct QC inspections/ audits • Obtain material samples/tests to ensure compliance with project/regulatory requirements • Address non-conformance by initiating/tracking corrective actions; identify improvements
Regulatory Compliance	• Regulatory Specialist & Waste Manager ensure work plans comply with EPA/DOT/OSHA/ DEQ requirements & personnel are trained; QC & Safety reviews assess code compliance • Ensure all waste management and recycling facilities have appropriate licensing, permits • Ensure waste is appropriately packaged and transported by licensed haulers
Recordkeeping, Documentation, Data Management	• PM prepares/ tracks all contract-required deliverables and documentation • QC staff review sampling and testing data to ensure accuracy and completeness • Regulatory Specialist tracks all regulations to ensure compliance with pertinent regulations

Project Manager—James Martin

Employed By
Target Contractors, LLC

Total Years' Experience
16

Years' Experience in Role
7

Certifications/Training

- OSHA 30-Hour Construction
- CPR, AED & First Aid
- Hazard Communication
- Level 1 Anti-Terrorism

Qualifications Highlights

- 16 years of experience in abatement, hazardous materials management, environmental remediation, and demolition
- Provided project management support for the Abatement/Demolition of Marshal Space Flight Center, Building 4200 (Project #1)
- Completed abatement/demolition projects in 20+ states
- Led multiple projects at government facilities and provided safety/QC supervision
- In-depth knowledge of OSHA standards and USACE EM 385-1-1 safety practices
- ZERO safety incidents/OSHA recordables on all projects
- Expertise in developing abatement/demolition strategies, cost estimates, project sequencing/schedules, means and methods
- Proficient in project management tools such as scheduling software, Microsoft Office suite, Procore

Employment History

- Target Contractors, LLC (2022-Present)
- All Phase Services Inc. (2011-2022)
- ADA Corporation (2006-2011)

Project Manager, Camp Lejeune, NC, Naval Facilities Engineering Systems Command (NAVFAC), \$1.4M, 09/2021-08/2022—Managed the decommissioning, abatement and demolition of 31 facilities many of which were damaged from Hurricane Florence making execution more complex than traditional demolition. Many facilities were located near or on the water which triggered environmental and safety concerns. Provided project management including scheduling, planning, sequencing, and managing work execution and performance. Provided on-site oversight for sensitive work activities including hazardous material abatement, universal waste removal, decommissioning of tanks, and disconnection of utilities.

Project Manager, Aberdeen Proving Ground (APG), MD, APG Directorate of Public Works (DPW), \$3.9M, 10/2018-08/2022—Managed the abatement and demolition of 32 facilities on this CERCLA Superfund site. Provided oversight for facilities that were in a highly regulated area due to the probability of unexploded ordnance (UXO). Provided planning and coordination with specialty contractors, site supervision, monitoring the work area for hazards, coordination and scheduling around sensitive proving ground operations.

Project Manager, Fort Bliss, TX, United States Army Corps of Engineers (USACE), \$1M, 10/2016-06/2017—Managed the abatement and demolition of air traffic control towers on an active airfield. Oversaw work performed using special equipment with high-reach capabilities which required specific planning and coordination. Provided project management including scheduling, planning, sequencing, and managing the execution of all work performed.

Project Manager, Aberdeen Proving Ground, MD, APG DPW, \$4M, 06/2016-09/2018—Managed the abatement and demolition of 34 facilities ranging from administrative to industrial complexes totaling 550,000 SF on this CERCLA Superfund site. Managed demolition of facilities using special methodologies such as use of cranes and deconstruction. Provided project management including scheduling, planning, sequencing, and managing the execution of all work performed.

Superintendent/SSHO/QCM, Fort Drum, NY, USACE, \$3.5M, 07/2011-03/2013—Supervised the abatement and demolition of 169 facilities ranging from barracks to industrial facilities totaling approximately 700,000 SF. Provided field supervision, safety & health and quality control management for a two-year period. Led site preparation/mobilization, implemented demolition tactics, and managed staff/subcontractors to achieve project objectives.

Safety Officer – Kerry Nazario

Mr. Nazario is the Director of Health and Safety for Target Contractors, LLC. Mr. Nazario is experienced in hazard assessment, mitigating actions, managing a variety of demolition teams and projects. He is successful in creating effective communication between personnel, general contractors, and all members of the management team.

With over ten years of experience, Mr. Nazario started in the industry in the environmental field, complying with OSHA, EPA, and state and local regulations. Continuing his education in the safety field he began performing training and educating personnel on the quality standards throughout the demolition process. He assigns projects and tasks to employees based on their competencies and specialties all while following through the project plans by providing proper tools and equipment to all personnel.

In performance of work Mr. Nazario conducts site safety audits based on OSHA and NFPA regulations and selects and enforces site PPE based on ANSI requirements. Mr. Nazario ensures proper waste profiling and assists in proper packaging, storage and routing of hazardous and non-hazardous wastes encountered on site. Any site incident, whether a near miss, first aid, or accident is reviewed by Mr. Nazario and he assists site personnel with proper accident investigation protocols. He also oversees the medical surveillance program and ensures all sites have an emergency action plan.

WORK EXPERIENCE

- Health and Safety and Project Manager for the abatement and demo of the Florentine building in downtown Florence, SC. The 31,146 SF, eight story building was formerly apartments and commercial space. The building was abated floor by floor of all asbestos before the floors were gutted and the brick taken off the outside of the building. Crews then cut, rigged, and pulled it down in sections. Debris were sorted to maximize recycling efforts. Contract value was \$522,158 in addition income from scrap metal.
- The Charles Wallace School for Morehead City, NC involved site security, erosion control, asbestos abatement, PCB caulk, demolition and site restoration of a former school adjacent to the local police station. Work plans for abatement, demolition and safety were required prior to work beginning on site. Over 17,500 SF of asbestos was removed prior to demolition. Project value: \$500,000.
- On-site Health and Safety and Project Manager for Georgia Pacific under a Project Task agreement to develop work plans, organize assets, and market for sale through auction the plant assets prior to complete demolition. Asbestos abatement and universal waste began as assets were marketed by an auction company. The online and in person sale netted over \$1.7 million and buyers visited site over the next weeks to collect their purchases, some requiring precise cuts and rigging to load onto trucks. Following removal of assets buildings were demolished, concrete slabs, footers, ramps and pits were removed and backfill was brought to site to restore the land to grade. The contract value and scrap metal recycling made the total value of the project \$2,250,000

Years of Experience

12

Licenses and Certifications

OSHA 500 Trainer
OSHA 510 Occupational Safety and Health Standards for Construction
OSHA 30 Hour Construction
OSHA 10 Hour Construction
OSHA 2015 Hazardous Materials
OSHA 3115 Fall Protection
Qualified Rigger preparation Training
Qualified Crane Signal Person
RCRA Hazardous Waste Training
NORM RSO/Surveyor/Trans Certified
CPR/AED/First Aid Certified

EPA Asbestos Supervisor, Currently Licensed in NC and SC

Forklift Certified

40 Hour Hazwoper

8 Hour Hazwoper Annual Refresher

Loss Prevention System Core Trainer

NDA Foundations of Demolition Project Management Course

Employment History

Target Contractors 2017-2024

Sabre Demolition Corp 2010-2017

Environmental Safety 2008-2010

Education

Columbia Southern University
B.S. Occupational Health & Safety
in progress, 60% complete

Demonstrated Experience

- Asbestos Abatement
- Demolition Services
- Construction Management
- Hazardous Mat'l Management

John Ghegan

Site Superintendent

Education

Instrumentation Technology, Bishop State
GED Diploma, 1997

Active Registrations & Certifications

OSHA 30-Hour Construction Safety
First Aid/AED/CPR
24-Hour Emergency Oil Spill Response
Captain's License, USCG OUPV (6-Pack)
Permit-Required Confined Space Entry

Experience Highlights

- 25 years of experience in performing demolition and construction, including 20 years in position of Site Superintendent (meets alternative for college degree)
- Qualified as a Competent Person per 29 CFR 1926.32(f) via OSHA training and experience identifying hazardous conditions
- Directed work activities, including safety, progress and on-site supervision of staff/ sub-contractors on 50+ demolition projects ranging from \$150K to >\$65M involving facilities up to 2,700,000 SF
- Diverse experience/expertise across multiple methods of demolition as well as various facility types/sizes, including residential facilities, sheds, fencing/walls, pads, roads, lighting, and other similar on-site facilities relevant to Fort AP Hill
- Experience working on USACE and DoD projects, avoiding any learning curve
- Experience in implementing APPs in accordance with USACE EM 385-1-1 and in tracking/monitoring safety issues, including mishap investigations and maintaining OSHA logs
- 7 years of experience as owner/operator of a construction/demolition company performing work at 15+ DoD facilities

Employment History

Target Contractors LLC (03/2022-Present)
FishTech (04/2020-02/2022)
Jackson Demolition (09/2019-04/2020)
Northstar (04/2019-09/2019)
Demco (2018-04/2019)
BRT (2013-2018)
Superior Fencing & Contracting (2006-2013)

Project Experience

Site Superintendent, Georgia Pacific, Pine-land, TX, 2022-Present—Directing field crews in dismantling a conveyor system, log debarker, and truck wash station. Separating the inactive conveyor system from the active conveyor system that feeds the boiler for the kiln to heat and treat the lumber for sale. Performing work while the current conveyer system is active, i.e., not shut down.

Site Superintendent, Distribution Supervision, FishTech/USACE, Mobile, AL, 2020-2022—Directed field operations in overseeing distribution of dredge spoils from the Mobile River and the Gulf Port Ship Channel. With Captain's license as Operator of Unlicensed Vessel (OUPV), transported USACE and contractor staff to/from dredge operations and to dredge distribution areas. Oversaw day-to-day dredging operations and dredge spoils cleanup. Provided progress updates to USACE and coordinated quality control and safety measures. Reviewed subcontractor invoices against actual progress and hours worked. Served as on-site POC to USACE.

Site Superintendent, Selective Demolition of Paper Plant, Graphic Packaging International, Augusta, GA 2020—Directed on-site dismantlement and removal of various abandoned processes within an operating mill. Supervised staff/subcontractors in disassembling two 120' tall towers located inside an operating unit using crane and manlifts. Disassembled 110' tall precipitator and 350' tall stack/ducting located over an operating unit using cranes from man-baskets, allowing for continued operations of processes in the area.

Held daily meetings each morning for all on-site staff including subcontractors to discuss the day's planned activities, quality control, and safety issues. Met daily production goals in accordance with the project schedule.

Site Superintendent, Building Demolition, Walter Reed Army Medical Center, Washington, DC, 2019—Supervised craft labor and subcontractors in demolishing this four-story, 2,700,000 SF hospital to make way for a 3,100,00 SF mixed-use development, called The Parks at Walter Reed. Directed field performance and met daily productivity goals; monitored construction schedule against actual progress. Used long-reach excavators to perform conventional, top-down demolition of the concrete-reinforced building. Used water from fire hoses along with four Dust BOSS units to control dust mitigation in this highly populated neighborhood. Demolished foundations, recycled concrete, and performed site restoration to meet site development requirements.

Site Superintendent, Building Demolition, Fort Detrick Cancer Research Center, Fort Detrick, MD, 2019—Provided site management and supervision of field staff/subcontractors in demolishing 80' x 75' temporary offices, including overhead power lines. Managed the schedule, cost, staff, quality control, and safety during demolition activities. Held daily meetings to discuss safety issues, the day's planned activities, as well as any problems and/or lessons learned. Reviewed/approved subcontractor invoices, performed site restoration, and supported project closeout.

Site Superintendent, Building/Tank Demolition, Chemours, Delisle, MS, 2018-2019—Supervised on-site field efforts to remove all acid tanks and to demolish a 35,000 SF coal-powered boiler building. Also removed all shelving in a 250' x 500' warehouse. Monitored daily production and schedule, directed on-site safety, including APP enforcement, oversaw jobsite administration, reviewed daily reports, and ensured efficient communications with project team, client, and key stakeholders.

Superintendent, East Bank Demolition, Ingalls Shipbuilding, Pascagoula, MS, 2015-2017—

Led removal/demolition efforts to clean up the 187-acre East Bank of this shipbuilding facility after it remained dormant following Hurricane Katrina devastation. Supervised field crews in removing railroad tracks, demolishing over 100 fixtures from US Navy and USCG vessels, and demolishing two 2,000 SF buildings. Cleared/recycled concrete left behind after the hurricane, which was used to construct a road base on the East Bank. Salvaged historical features that were incorporated into new structures on the property, including bricks from the 1930's Guard House.

Site Superintendent, West Bank Demolition, Ingalls Shipbuilding, Pascagoula, MS, 2014-2015—

Led removal/demolition efforts to clean up the West Bank at this operating shipbuilding facility. Supervised craft labor/ subcontractors to direct field performance and meet daily productivity goals; monitored construction schedule against actual progress. Removed all overhead cranes, welding systems, and roller systems. Ensured work was performed in accordance with the scope, design plans, and client requirements. Coordinated with laborers, supervisors and foremen including foremen from each subcontractor.

PM/Site Superintendent, Superior Fencing and Contracting, AL, 2006-2013—

Managed and operated a construction and demolition contracting company for Federal, municipal, and commercial clients in Alabama and other Gulf Coast states. Provided project management and on-site supervision of demolition projects, including removal of perimeter fencing, walls, and other outdated security facilities as well as demolition of several munitions depots at 15 DoD bases across the Gulf Coast. Coordinated with DoD DPW staff and other stakeholders to avoid impacts to ongoing mission requirements. Served as primary liaison to COR and performed work IAW EM 385-1-1. Directed implementation of APP/ AHAs and oversaw safety inspections and OSHA logs. Recycled metal and concrete and completed site restoration.

2.b. Reference List

The following client references from past demolition projects completed by Target Contractors, LLC. Each of these clients

Mr. Chris Brungardt

- Chief Operating Officer
- Fargo Housing & Redevelopment Authy
- 325 North Broadway Street, Fargo, ND
- chrisb@fargohousing.org
- 701-293-6262

Mr. Clint Moore

- Assistant City Manager
- City of Florence
- 924 W. Evans Street
- Florence, SC 29501
- 843.665.3113
- cmoore@cityofflorence.com

Ms. Megan Vansant

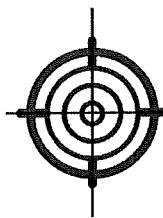
- Facilities Architect
- NASA
- Marshall Space Flight Center
- Huntsville, AL
- 256.684.0555
- Megan.r.vansant@nasa.gov

2.c. List of Projects with Similar Scope & Size

The following 3 pages include detailed information regarding similar projects completed by Target Contractors within the past 5 years. We proudly share these examples of demolition projects, managed and completed by our team within the required schedule.

Sample Projects:

1. Abatement and Demolition of the Lashkowitz High Rise Apartment Complex, Fargo, ND
2. Former Florentine Building Abatement/Demolition, Florence, SC
3. Abatement and Demolition of the NASA Marshall Space Center, Huntsville, AL



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Abatement and Demolition of the Lashkowitz High Rise Apartment Complex, Fargo, ND

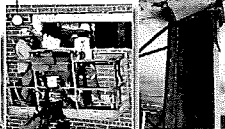
February-November 2023

Target demolished (via Implosion) the Lashkowitz High Rise Apartment Complex, a 22-story, 151,395 SF facility that provided 247 units of affordable housing for the local community. The implosion was in a highly urban area and near a major river and flood wall, so required coordinating activities among 15 organizations, including our client, the Fargo Housing & Redevelopment Authority (FHRA), as well as the ATF, multiple City of Fargo departments, and other contractors. Target conducted extensive planning and completed project plans, performed abatement of 605,803 SF of asbestos containing materials, and removed tens of thousands of bulbs, ballasts, and various types of other regulated material as well as above-ground and underground storage tanks. We acquired permits and scheduled multiple meetings with stakeholders to review project planning, work schedule/sequencing, quality control, and health and safety to promote cohesion between parties. Following abatement and interior demolition, we worked with our explosives subcontractor, Dykon, using explosives-licensed personnel, to prepare/place explosives and conduct the implosion, which took approximately 15 seconds. Target used multiple crews operating a host of heavy equipment (dozers, excavators, mini excavators, skid steers, trucks) to perform demolition debris removal and site restoration. We abated 195 tons of asbestos material, and recycled 1,128 tons of scrap metals, 8,481 tons of soil, and 15,190 tons of concrete. As a result, we recycled 96% of waste (by volume), which was diverted from landfills. Target was commended for our work by the City of Fargo Mayor, Dr. Tim Mahoney, and the FHRA CEO, Chris Brungardt.

2/24/23
Project Award



4/6-
4/19/2023
MSW
Removal



5/17-
8/16/2023
Asbestos
Abatement



9/16/2023
Implosion



10/19-
11/2/2023
Site
Restoration



3/21/2023
Mobilization



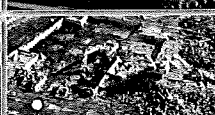
4/20-
5/16/2023
Interior
Demolition



8/17-
9/15/2023
Implosion
Preparation



9/17-
10/18/23
Debris Cleanup/
Foundation
Removal



11/2-
11/3/2023
Demobilization

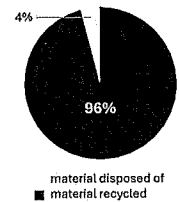


Target's Material Management Plan allowed us to complete asbestos abatement and demolition while recycling 96% of materials from the Site

DEBRIS RECYCLING/DISPOSAL

195 tons	ACM (Asbestos)
1,128 tons	scrap metal
15,190 tons	concrete
8,481 tons	soil

RECYCLING PERCENTAGE



Key Challenges

- Target coordinated activities among 15 separate agencies in conducting demolition of a 22-story building in an urban environment in very close proximity to residential and commercial facilities (55 feet from newly constructed 6-story building) to ensure safe, secure demolition; also analyzed potential seismic impacts to nearby river with a USACE flood wall that was 150 feet from the Lashkowitz building
- The Lashkowitz Apartment Building was used for affordable housing and FHRA had a tight schedule to construct new affordable housing to replace the demolished facility. To meet FHRA's tight schedule, Target completed the project four weeks ahead of schedule to support FHRA's aggressive construction schedule.

Key Takeaways

- Completed implosion of a 22-story building in an urban area in proximity to residential/commercial buildings and a major river
- Completed project four weeks ahead of time to meet FHRA's tight construction timeline for building new affordable housing
- Completed 25,217 hours of work with ZERO recordable incidents, no lost time, and no accidents
- Recycled 1,128 tons of scrap metals, 8,481 tons of soil, 15,190 tons of concrete—diverted 96% of waste from landfills
- Commended by City of Fargo Mayor, Dr. Tim Mahoney, and FHRA Chief Executive Officer (CEO), Chris Brungardt

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Abatement and Demolition of Building 4200 at NASA's Marshall Space Flight Center, Redstone Arsenal, AL—February 2023

The New York Times

abc NEWS

Instagram

USA TODAY

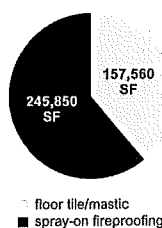
YouTube

Target demolished (via implosion) Building 4200 at Marshall Space Flight Center (MSFC), an 11-story, 233,519 SF facility that served as the hub for NASA's administrative functions from 1963-2020 and housed the "father of rocket science," Wernher von Braun. The implosion was the first implosion ever conducted at Redstone Arsenal, which required coordinating activities among 13 Federal agencies, including our client, the US Army Corps of Engineers (USACE), Huntsville; the owner, NASA; as well as the US Army, the FBI, ATF, FAA, and the Redstone Garrison. We scheduled multiple meetings with stakeholders to review project planning, work sequencing, quality control, and safety to promote cohesion between parties. Following abatement and interior demolition, we worked with our explosives subcontractor to place explosives and conduct the implosion, which took approximately 10 seconds. Target used multiple crews operating a host of heavy equipment (dozers, excavators, mini excavators, skid steers, trucks) to perform demolition debris removal and site restoration. We recycled structural steel, non-ferrous metals, and concrete, achieving a 96% diversion rate from landfills.

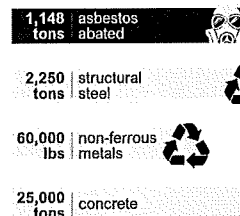


Target's Material Management Plan allowed us to complete asbestos abatement and demolition while recycling 96% of materials from the Building 4200 demolition site.

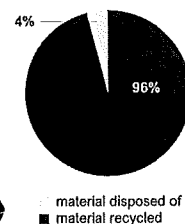
ASBESTOS ABATEMENT



DEBRIS RECYCLING/DISPOSAL



RECYCLING PERCENTAGE



- Conducted the first building implosion in the 82-year history of Redstone Arsenal and the first under the USACE Facility Reduction Program which began in 2004
- Completed asbestos abatement of 157,560 SF of floor tile and mastic, 245,850 SF of spray-on fireproofing and 24 other types of ACM, and removed tens of thousands of bulbs, ballasts, and other regulated material (ORM)
- Scheduled Blast Day around the Artemis Rocket Launch, requiring coordination and detailed sequencing of activities with multiple stakeholders at the Garrison
- Developed a Deviation Approval and Risk Acceptance Document (DARAD)—worked with US Army and USACE to assess hazards of blast plan and to develop mitigation tactics such as the minimum safe distance for essential and non-essential personnel
- Success of implosion was highlighted via multiple media, including ABC News, the NY Times, YouTube, Instagram, USA Today, and other local/national media
- Recycled 2,250 tons of structural steel, 60,000 pounds of non-ferrous metals, and 25,000 tons of concrete—96% diversion rate (see right)
- Completed project on time and 100% of tests and reports were submitted on time in compliance with industry standards and specifications
- Completed 91,462 hours of work with ZERO recordable incidents and no lost time
- Commended by Megan Vansant, Project Manager, NASA, Marshall Space Flight Center



Example #2: Former Florentine Building Abatement / Demolition



Location of Project:	Florence, SC
Awarded:	7/1/2019
Completed:	10/19/2019
Contract Value:	\$522,158
Size of Building:	31,146 (8 Story)
Reference:	Mr. Clint Moore

Description of Project |

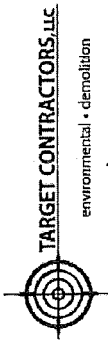
Target provided ACM/ORM abatement and demolition/removal of an 8-story, 31,146 SF mixed-use residential and commercial building in a tight urban space located in downtown Florence, SC.

- Prepared work plans (demo plan, APP, AHAs, waste management plan) and provided site supervision, asbestos/ORM abatement, demolition, and site restoration
- Operated contractor-owned excavator with shears and long stick to deconstruct the building; crushed concrete for reuse and recycling
- Submitted permits to SC DHEC and EPA for ACM abatement of over 39,000 F of non-friable and friable material, lead in demolition, and PCB/mercury disposal; hired temporary SC DHEC-licensed abatement workers to complete project on schedule
- Recycled 1,200 tons of concrete, 215 tons of scrap metal, and disposed of 940 tons of C&D waste
- Obtained approvals from SC DOT for sidewalk/road closures during the project
- Self-performed 78% of the total cost

3. Price Proposal

NAME AND LOCATION OF PROJECT: Demolition and Removal – Macon High-Rise Hotel	BID #: 25-014-LH
FIRM NAME AND ADDRESS: Target Contractors, LLC, 9797 US-78, Ladson, SC 29456	
ABATEMENT & DEMOLITION Abatement Services \$ Demolition Services \$ Backfill/Site Restoration..... \$	PRICE: Excluded <u>2,519,323.00</u> Included <u>\$2,519,323.00</u>
TOTAL PROPOSED PRICE:	
UNIT RATES <i>(For additional work)</i> ACM Mastic Removal (minimum 100 SF) \$ ACM Floor Tile Removal (minimum 100 SF) \$ ACM Popcorn Ceiling Removal (minimum 100 SF) \$ ACM Spray Applied Mat'l Removal (minimum 100 SF) ... \$ ACM TSI Removal (minimum 100 SF).....\$ ACM Final Testing & Clearance.....\$	PRICE: <u>\$5.00 / SF</u> <u>\$5.00 / SF</u> <u>\$9.00 / SF</u> <u>\$13.00 / SF</u> <u>\$25.00 / LF</u> <u>1,000.00 EA</u>
CLARIFICATIONS: 1.) Addenda 1, 2, and 3 have been reviewed and included as part of this proposal 2.) Cutting and capping utilities will be completed by Macon-Bibb County and work associated with the utilities has been excluded. 3.) Security and lane closures associated with the demolition work will be performed by Macon-Bibb County. 4.) Required permits and approvals will be provided in a timely manner to meet the schedule requirements. 5.) If any asbestos containing material (ACM) is identified, Target will notify Macon-Bibb for testing and removal. 6.) Target will coordinate, schedule and sequence all work to include work performed by Macon-Bibb County and other contractors. 7.) Overtime and extended work hours will be required to meet the required blast date of 31 December 2024. 8.) Scope of work is based on Tower Implosion, Backfill/Site Restoration and Total Demolition of all Buildings located at 108 1st street, Macon, GA 321201	

Demolition and Removal – Downtown Macon High-Rise Hotel
108 First Street, Macon GA
BID NUMBER: 25-014-LH



4. Demolition Proposal Schedule

ID	Task Name	Duration	Start	Finish
1	DEMO & REMOVAL OF MACON HIGH-RISE HOTEL	94 days	Thu 11/21/24	Thu 4/3/25
2	Notice of Contract Award	1 day	Thu 11/21/24	Thu 11/21/24
3	ADMINISTRATIVE & PRE-MOBILIZATION	25 days	Fri 11/22/24	Mon 12/30/24
4	Conduct Pre-Demolition Survey	5 days	Fri 11/22/24	Thu 11/28/24
5	Develop Work Plans, Submittals	10 days	Fri 11/29/24	Thu 12/12/24
6	Permitting (Municipal, Dig, Hot Work)	5 days	Fri 12/13/24	Thu 12/19/24
7	Review and Approval of Submittals & Permits	5 days	Fri 12/20/24	Mon 12/30/24
8	MOBILIZATION TO SITE	4 days	Fri 11/29/24	Wed 12/4/24
9	Mobilize Equipment & Personnel	2 days	Fri 11/29/24	Mon 12/2/24
10	Establish Temporary Facilities/Power	2 days	Tue 12/3/24	Wed 12/4/24
11	INTERIOR DEMOLITION	15 days	Tue 12/3/24	Mon 12/23/24
12	Coordination w/ Macon-Bibb for Utility Disconnector	5 days	Tue 12/3/24	Mon 12/9/24
13	Interior Wall/Exterior Window Removals	13 days	Thu 12/5/24	Mon 12/23/24
14	Equipment Salvage	5 days	Thu 12/5/24	Wed 12/11/24
15	BUILDING DEMOLITION	72 days	Thu 12/5/24	Tue 3/18/25
16	Preparation for Implosion	12 days	Thu 12/5/24	Fri 12/20/24
17	Test Blast	1 day	Thu 12/26/24	Thu 12/26/24
18	Set Explosives	2 days	Fri 12/27/24	Mon 12/30/24
19	Implode Building	1 day	Tue 12/31/24	Tue 12/31/24
20	Separate Material and Debris	30 days	Wed 1/1/25	Tue 2/11/25
21	Load & Haul Debris (Recycle & Landfill)	35 days	Wed 1/1/25	Tue 2/18/25
22	Backfill Building Pads/Foundations & Compaction	15 days	Wed 2/19/25	Tue 3/11/25
23	Final Grading, Topsoil, Hydroseeding	5 days	Wed 3/12/25	Tue 3/18/25
24	DEMOBILIZATION	2 days	Wed 3/19/25	Thu 3/20/25
25	CONTRACT CLOSEOUT	10 days	Fri 3/21/25	Thu 4/3/25

5. Project Approach

To meet the schedule requirements outlined in the RFP, Target Contractors will concurrently develop work plans while mobilizing our team to the project site and establishing security and safety measures for the project. Once we've determined the building is safe, our teams will execute the following plan for collapsing and removing the Macon High-Rise Hotel.

5.1. Initial Demolition Work:

Target Contractors in collaboration with Georgia Environmental Group and Envirological Elements will begin the demolition by removing drywall, metal studs, and windows using hand tools and buggies from hotel rooms and hallways on floors 16 through 3.

While this interior demolition is underway, Target Contractors will simultaneously clear scrap metal and construction and demolition (C&D) debris from the elevator shaft and transport it offsite for disposal.

In addition, scrap materials on the 2nd and basement levels will be segregated for recycling.

5.2. Structural Demolition:

Target Contractors will begin structural demolition around the tower's perimeter, removing approximately 10 feet of material to prepare the building for controlled implosion. The perimeter buildings will serve as blast protection to contain dust and debris, ensuring the safety of the surrounding area.

5.3. Preparation for Implosion:

CDI and Target Contractors will drill holes on each floor of the tower to place explosives, allowing the building to fall as planned.

GEOFAB will be installed around the floors to contain any blast material within the designated work area. All ground-level window openings will be boarded up with plywood to prevent debris from leaving the building. Containers will be set up along the roads to ensure no debris impacts surrounding streets or lots.

Coordination with the Macon-Bibb Fire Department and the Sheriff's Office will ensure proper site security and necessary lane closures.

5.4. Post-Implosion Demolition:

Once the tower has been imploded, Target Contractors will begin demolition of the parking deck, working towards the tax assessment office.

Materials will be segregated and processed using two Cat 269 skid steers and four Komatsu 490 excavators equipped with processors, buckets, and thumb attachments.

All materials will be sorted, with 8-inch materials stockpiled for backfill. Other inert materials will be hauled offsite for recycling.

5.5. Site Restoration:

Upon completion of the demolition and material removal, Target Contractors will backfill the site with appropriate fill material, compacting it to the required specifications.

The site will be covered with topsoil and seeded in accordance with the approved SWPPP (Stormwater Pollution Prevention Plan) for erosion control, as per the guidelines set by Macon-Bibb County.

EXHIBIT A - Required Procurement Documents

- Bidder Qualification Form
- List of Sub-Contractors
- Bidder Minority Participation Goal
- Financial & Legal Stability Statement
- Insurability Statement
- Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion
- Non-Collusion Affidavit
- Macon-Bibb County Vendor Application
- Form W-9
- E-Verify Affidavit

Attachment "A"
Required Submission Documents

BIDDER QUALIFICATION FORM

Company Name: Target Contractors, LLC
Address: 9797 Highway 78 Ladson, SC 29456
When Organized: 7/7/08 Where Incorporated: South Carolina
How many years have you engaged in business under the present firm name? 16 years
Credit available for this contract? 1,000,000
Contracts now in hand? 7,929,000
Has bidder ever refused to execute a contract at the original bid amount? No
Has bidder ever been declared in default on a contract? No
Comments: _____

Company Name: Target Contractors, LLC
Authorized By (typed name): David Evans
Authorized Signature: 
Title: President Date: 11/6/24

References

Following is a reference list of contracts that are similar to this project:

NAME OF PROJECT/DATE	LOCATION	CONTACT	PHONE #
MSFC Nasa Bldg 4200 Abatement & Demolition by Implosion	Huntsville ,AL	Renada Kelley	renada.d.kelley@usaca.army.mil 256-895-1136
Lashkovitz High Rise Abatement and Implosion	Fargo, ND	Chris Brungardt	701-293-6262 chrisb@fargohousing.org
Spartanburg Courthouse abatement & demolition	Spartanburg, SC	Winter Holbrook	919-971-8649 wholbrook@tcco.com
Julian Brookman Hall Demolition	Vermillion, SD	Ronald Thon	605-677-9758 ronald.thon@usd.edu

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

6th DAY OF November, 2024

Deborah Marshall
Notary Public

My Commission Expires: 1/23/28

[NOTARY SEAL]

DEBORAH MARSHALL
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 01-23-28

LIST OF SUB-CONTRACTORS

NAME/ADDRESS	TYPE OF WORK	% of Contract
--------------	--------------	---------------

Stature Engineering Structural Engineering Services

Page 466 of 646

BIDDER MINORITY PARTICIPATION GOAL
(Attach additional pages if required.)

NAME/ADDRESS	TYPE OF WORK	% of Contract
--------------	--------------	---------------

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Contractor Name

Attachment "A"
Required Submission Documents

FINANCIAL & LEGAL STABILITY STATEMENT

Please check appropriate item(s):

☒ Firm has the financial capability to undertake the work and assume the liability required if awarded this solicitation.

☒ Firm has the legal capability to undertake the work and assume the responsibilities required if awarded this solicitation.

Pending litigations (if any) will not affect the firm's ability to perform on this contract, if awarded.

Company Name: Target Contractors, LLC

Authorized By (typed name): David Evans

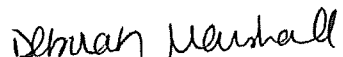
Authorized Signature: 

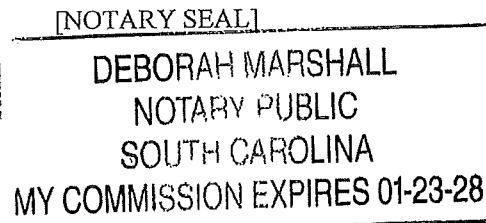
Title: President Date: 11/6/24

SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

6th DAY OF November, 2024 My Commission Expires: 1/23/28


Notary Public



Attachment "A"
Required Submission Documents

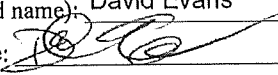
INSURABILITY STATEMENT

Please check appropriate item(s):

☒ By submission of this form, this firm confirms the ability to acquire and maintain the required levels of insurance as outlined in the bid document. It is the understanding of this firm that proof of Insurance must be provided prior to contract execution and maintained throughout the entire term of the contract.

Company Name: Target Contractors, LLC

Authorized By (typed name): David Evans

Authorized Signature: 

Title: President

Date: 11/6/24

SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

6th DAY OF November, 2024

My Commission Expires: 1/23/28

Deborah Marshall

Notary Public

[NOTARY SEAL]

DEBORAH MARSHALL
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 01-23-28

Attachment "A"
Required Submission Documents



Macon-Bibb County
Procurement Department
700 Poplar Street, Suite 308
Macon, Georgia 31202-0247
Tel: (478) 803-0550 • Fax: (478) 751-7252
www.maconbibb.us

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION
INELIGIBILITY AND VOLUNTARY EXCLUSION**

The Bidder/offer certifies, by submission of this Proposal or acceptance of this contract, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency. It further agrees by submitting this proposal that it will include this clause without modification in all lower tier, transactions, proposals, contracts, and subcontracts. Where the Bidder/offeror or any lower tier participant is unable to certify to this statement, it shall attach an explanation of this solicitation/proposal.

Dated at this 6th day of November, 2010.

Signature of Contractor: _____

Title: President

For Macon Bibb County Personnel Only:

Macon Bibb County Procurement Department will verify that the above bidder/offer certifies, by submission of this Proposal or acceptance of this contract, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

Signature of Procurement Officer _____ Date _____

Printed Name _____

Attachment "A"
Required Submission Documents

NON COLLUSION AFFIDAVIT

Date:	11/6/24
Project:	Bibb County, Georgia
Project #:	25-014 LH Demolition and Removal High Rise Hotel
Project Description:	Demolition and Removal High Rise Hotel
Services Provided:	General Contracting
State of:	Georgia
County of:	Bibb

I, David Evans having first been duly sworn, deposes and states as follows:

I am the party making the foregoing Proposal or Bid; that such Proposal or Bid is genuine and not collusive or sham; that said Proposer or Bidder has not colluded, conspired, connived, or agreed, directly or indirectly, with any Proposer or Bidder or person, to put in a sham Proposal or Bid, or that such other person refrain from proposing or bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the Proposal Fee or Bid Price of affiant or any other Proposer or Bidder, or to fix any overhead, profit or cost element of said Proposal Fee or Bid Price, or that of any other Proposer or Bidder, or to secure any advantage against Bibb County, Georgia or any person interested in the proposed Contract; and that all statements in said Proposal or Bid are true; and further, that such Proposer or Bidder has not directly or indirectly submitted this Proposal or Bid, or the contents thereof, or divulged information or data relative thereto to any association or to any member or agent thereof.

Contractor:
Target Contractors, LLC



(Signature) (Seal)



Attachment "A"
Required Submission Documents

MACON-BIBB COUNTY
Vendor Application

Date Submitted: 11/6/2024

☒ New Application

☐ Revised Application

RETURN THIS COMPLETED FORM TO:

Macon-Bibb County Procurement Department
700 Poplar Street, Ste. 308
Macon, GA 31201

Phone: 478-803-0550
Fax: 478-751-7252
Email: procurement@maconbibb.us

GENERAL VENDOR INFORMATION	
Company Name: <u>Target Contractors, LLC</u>	
Company Address: <u>9797 Highway 78 Ladson, SC 29456</u>	
Authorized By (Name): <u>David Evans</u>	
Title: <u>President</u>	
Authorized Signature: _____	Date: _____
Telephone Number: <u>843-388-3905</u>	Fax Number: _____
Email Address: <u>info@targetcontractorsllc.com</u>	

REMITTANCE INFORMATION (where payments should be sent)							
Remit to Name: <u>Target Contractors, LLC</u>							
Remit to Address: <u>9797 Highway 78 Ladson, SC 29456</u>							
Phone: <u>843-388-3905</u>	Fax: _____ Toll Free: _____						
Contact: <u>Debbi Marshall</u>	Email: _____						
Business Type (choose one):	<table border="1"><tr><td>☐ Individual/Sole Proprietor</td><td>☐ Single member LLC</td></tr><tr><td>☐ Business - incorporated</td><td>☐ Business - not incorporated/partnership</td></tr><tr><td>☒ LLC: C ☒ S ☐ P (circle one)</td><td>☐ Other (Specify): _____</td></tr></table>	☐ Individual/Sole Proprietor	☐ Single member LLC	☐ Business - incorporated	☐ Business - not incorporated/partnership	☒ LLC: C ☒ S ☐ P (circle one)	☐ Other (Specify): _____
☐ Individual/Sole Proprietor	☐ Single member LLC						
☐ Business - incorporated	☐ Business - not incorporated/partnership						
☒ LLC: C ☒ S ☐ P (circle one)	☐ Other (Specify): _____						
Social Security #: _____	Federal Tax ID #: <u>26-2288547</u>						

PURCHASE ORDER INFORMATION (where purchase orders should be sent)	
Purchase Order Name: <u>Target Contractors, LLC</u>	
Purchase Order Address: <u>9797 Highway 78 Ladson, SC 29456</u>	
Phone: <u>843-388-3905</u>	Fax: _____ Toll Free: _____
Contact: <u>Debbi Marshall</u>	Email: <u>info@targetcontractorsllc.com</u>
Payment Terms: <u>Discount %</u>	<u># Days</u> <u>Net Due 30</u>
Freight Terms: <u>Ship Via</u>	<u>FOB</u>

E-Verify Information	
Private Employer Affidavit is attached :	
With E-Verify # _____	With E-Verify exemption selected _____
Contractor Affidavit is attached: (additional affidavit, if applicable)	
With E-Verify # <u>x</u>	Without E-Verify # but a copy of my driver's license is attached since
I have no employees and no intent to hire employees _____	

MBE/DBE/WBE STATUS (Select at least one)	
Minority Owned (African American, Hispanic, Native American, Asian American) circle one _____	
Woman Owned _____	Disabled _____ Veteran _____ Not Applicable ☒
Do you maintain a local office in Macon-Bibb County? Yes _____ No ☒	

Attachment "A"
Required Submission Documents

**Request for Taxpayer
Identification Number and Certification**

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Target Contractors, LLC	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► S Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ►	
4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption (from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)	
5 Address (number, street, and apt. or suite no.) See instructions. 9797 Highway 78	Requester's name and address (optional)
6 City, state, and ZIP code Ladson, SC 29456	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-			-		
or								
Employer identification number								
2	6	-	2	2	8	5	4	7

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Date ► **11/6/24**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

Attachment "A"
Required Submission Documents

E-VERIFY AND PRIVATE EMPLOYER AFFIDAVIT

Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit, the undersigned private employer verifies one of the following with respect to its application for an occupational tax certificate, alcohol license, or other document required to operate a business as referenced in O.C.G.A. § 36-60-6(d):

Business Name: Target Contractors, LLC

SECTION 1 (Choose ONE of the following)

- (A) ☐ On January 1 of the below-signed year, the individual, firm, or corporation employed ten (10) or less employees. (Proceed to Section 3)
- (B) ☒ On January 1 of the below-signed year, the individual, firm, or corporation employed more than ten (10) employees and has registered with the E-Verify program. (Proceed to Section 2)

SECTION 2

The employer has registered with and utilizes the Federal Work Authorization program commonly known as E-Verify, in accordance with the applicable provisions and deadlines established in O.C.G.A. §36-60-6. The undersigned private employer also attests that its E-Verify number and date of authorization are as follows:

E-Verify Number: 636920

Date of Authorization: 1/28/2013 (Proceed to Section 3)

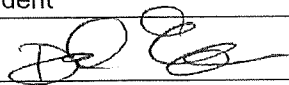
SECTION 3

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

Executed on November, 6th, 2024 in Ladson (city), SC (state)

Printed Name of Authorized Officer or Agent: David Evans

Title of Authorized Officer or Agent: President

Signature of Authorized Officer or Agent: 

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 6th DAY OF November, 2024

Deborah Marshall
NOTARY PUBLIC
My Commission Expires: 1/23/28

DEBORAH MARSHALL
NOTARY PUBLIC
SOUTH CAROLINA
COMMISSION EXPIRES 01-23-28

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Target Contractors, LLC
9797 Highway 78
Ladson, SC 29456

SURETY:

(Name, legal status and principal place of business)

Frankenmuth Insurance Company
One Mutual Avenue
Frankenmuth, MI 48787-0001

OWNER:

(Name, legal status and address)

Macon-Bibb County
700 Poplar Street
Macon, GA 31201

Mailing Address for Notices

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification. Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: Five Percent of Amount Bid (5% of Bid)

PROJECT:

(Name, location or address, and Project number, if any)

Demolition and Removal-Downtown Macon High-Rise Hotel (Former Hilton Hotel), Bid No. 25-014-LH, Macon, GA

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 7th day of November, 2024.

Deborah Marshall

(Witness)

Target Contractors, LLC

(Principal)

(Seal)

[Signature]
(Title)

Frankenmuth Insurance Company

(Surety)

[Signature]
(Title) Tyler Turnbull, Attorney-in-Fact

Michele Miller

(Witness) Michele Miller

FRANKENMUTH INSURANCE COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that Frankenmuth Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the State of Michigan, having its principal office at 1 Mutual Avenue, Frankenmuth, Michigan 48787, does hereby nominate, constitute and appoint:

Beverly Ivey, Tyler Turnbull, Scott Pelin, Della Case, Brett Branton, Matthew Rose

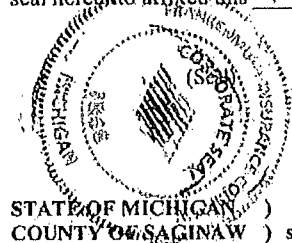
Their true and lawful attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal, acknowledge and deliver any and all bonds, contracts and undertakings of suretyship, with the exception of Financial Guaranty Insurance, provided, however, that the penal sum of any one such instrument shall not exceed the sum of:

Fifty Million and 00/100 Dollars (\$50,000,000)

This Power of Attorney is granted pursuant to the following Resolution duly adopted at a meeting of the Board of Directors of Frankenmuth Insurance Company:

"RESOLVED, that the President, Senior Vice President or Vice President and each of them under their respective designations, hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer of the Company, qualifying the attorney(s) named in the given power of attorney, to execute on behalf of, and acknowledge as the act and deed of Frankenmuth Insurance Company on all bonds, contracts and undertakings of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 17 day of November, 2023.



Frankenmuth Insurance Company

By Andrew H. Knudsen
Andrew H. Knudsen
President, Chief Operating Officer and Secretary

STATE OF MICHIGAN)
COUNTY OF SAGINAW) ss:

Sworn to before me, a Notary Public in the State of Michigan, by Andrew H. Knudsen, to me personally known to be the individual and officer described in, and who executed the preceding instrument, deposed and said the Corporate Seal and his signature as Officer were affixed and subscribed to said instrument by the authority of the Company.

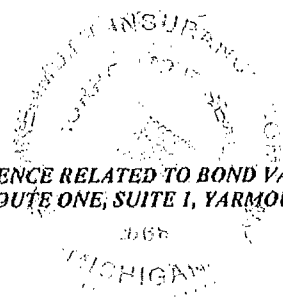
IN TESTIMONY WHEREOF, I have set my hand, and affixed my Official Seal this 17 day of November, 2023.

Susan L. Presorger (Seal)

Susan L. Presorger, Notary Public
Saginaw County, State of Michigan
My Commission Expires: April 3, 2028

I, the undersigned, Chief Executive Officer of Frankenmuth Insurance Company, do hereby certify that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and is in full force and effect as of this date.

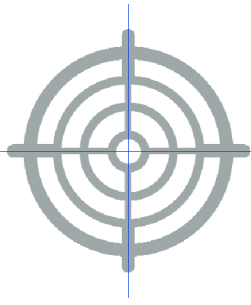
IN WITNESS WHEREOF, I have set my hand and affixed the Seal of the Company, this 7th day of November, 2024.



Frederick A. Edmond, Jr.
Frederick A. Edmond, Jr.
Chief Executive Officer

ALL CORRESPONDENCE RELATED TO BOND VALIDATION AND/OR A CLAIM SHOULD BE DIRECTED TO VP SURETY, 701 U.S. ROUTE ONE, SUITE 1, YARMOUTH, ME 04096

Exhibit B



TARGET CONTRACTORS

November 15, 2024

Macon-Bibb County Procurement Department
700 Poplar Street, Suite 308
Macon, GA 31201

RE: AMENDMENT to Bid Number 25-014-LH Demolition and Removal Downtown Macon High-Rise Hotel
submitted 11/7/2024 by Target Contractors, LLC

To Whom It May Concern,

Target Contractors, LLC agrees to reduce its price proposal for demolition services (to include backfill/site restoration) for Bid Number 25-014-LH Demolition and Removal Downtown Macon High-Rise Hotel to \$2,475,000 in exchange for the building being turned over to Target by the close of business 12/6/2024 in a gutted condition that includes all drywall, flooring, ceilings, plumbing, studs, conduit and hvac removed, which takes the entire building to concrete sub structure that is ready for blast and clear of all debris.

Sincerely,

David Evans

Exhibit C



Macon-Bibb County, Georgia

REQUEST FOR PROPOSAL

FOR

Demolition and Removal – Downtown Macon High-Rise Hotel (former Hilton Hotel), 108 First Street

91240

BID NUMBER: 25-014-LH

ISSUED: OCTOBER 1, 2024

BIDS DUE NO LATER THAN [12:00 NOON ON THURSDAY, NOVEMBER 7, 2024

**Macon-Bibb County Procurement Department
700 Poplar Street
Suite 308
Macon-Bibb County City Hall
Macon, Georgia 31201**

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FORMS PROVIDED:

BIDDER QUALIFICATION FORM
FINANCIAL & LEGAL STABILITY STATEMENT
LIST OF SUB-CONTRACTORS
BIDDER MINORITY PARTICIPATION GOAL
GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT (E-VERIFY) AFFIDAVIT
TITLE VI NON-DISCRIMINATION NOTICE

ATTACHMENTS:

A – REQUIRED SUBMISSION DOCUMENTS
B – SCOPE OF WORK AND SPECIFICATIONS
C – DEMOLITION AREA

Demolition and Removal High Rise Hotel (Former Hilton Hotel)

I. GENERAL

A. Invitation

1. Macon-Bibb County, Georgia (the “**County**”), is issuing this request for proposals (“**RFP**” original along with 5 copies and a flash drive) for the demolition and removal of a 16-story building and related improvements located at 108 First Street, Macon, Georgia 31201, formerly known as the downtown Macon Hilton Hotel, as more particularly depicted on **Attachment C** (the “**Demolition Area**”). The Contractor will be responsible for supplying all labor, equipment and supervision to complete the Scope of Work and satisfy the Specifications described on **Attachment B** (the “**Work**”). The razing of the improvements located within the Demolition Area is planned to occur on December 31, 2024, preferably at or about 11:59 PM.
2. The Macon-Bibb County Board of Commissioners will receive sealed bids from contractors in the Procurement Department, Macon-Bibb Government Center, 700 Poplar Street, Suite 308, Macon, Georgia 31201, until **12:00 p.m., EDT on Thursday, November 7, 2024.**
3. **NO BIDS WILL BE ACCEPTED AFTER THE DESIGNATED TIME.**
4. Bids will be publicly opened in the Macon-Bibb County Procurement Department Conference Room on **Thursday, November 7, 2024 at 2:00 pm.**
5. Minority, Women Owned and other Disadvantaged Business Enterprises are encouraged to participate in the solicitation process. Additionally, respondents are encouraged to use Minority, Women Owned and other Disadvantaged Business Enterprises subcontractors where possible. Small and other disadvantaged businesses requiring assistance with the competitive process can contact Charise Stephens, Director of Small Business Affairs at (478) 300-2297 or cstephens2@maconbibb.us.

B. Bid Documents

Bid documents may be examined and obtained at the Macon-Bibb County Procurement Department, Macon-Bibb Government Center, 700 Poplar Street, Suite 308, Macon, Georgia 31201, by calling (478) 803-0550, or may be viewed and downloaded from the Macon-Bibb County Procurement website at the following link: <https://www.maconbibb.us/category/bids/>

C. Pre-Bid

1. Pre-Bid Walk-Through. A mandatory Pre-Bid walk-through of the Demolition Area @ **108 First Street, Macon Ga** will occur on **October 16, 2024, 10:00 AM.** Attendance at the Pre-Bid Walk-Through is **mandatory** for a contractor to bid on the Work. Deadline to submit questions will be **Friday, October 18, 2024, by 3:00 P.M.** All questions must be submitted by email only to lhardwick@maconbibb.us
2. Bid Bond. For a contractor's bid to be considered, it must be accompanied by a bid bond, payable to the County, in an amount not less than five percent (5%) of the total base bid. This bid security shall become payable to the County if the contractor to whom award is made fails to execute a contract with the County and furnish bond and insurance in accordance with terms of the contract within ten (10) days after notification of award.

D. Sealed Bids

Envelopes shall be identified on the outside as **“25-014-LH” Macon High-Rise Hotel Demolition and Removal**”, and shall be delivered by hand or mailed to:

Macon-Bibb County Procurement Department

700 Poplar Street, Suite 308
Macon, Georgia 31201

E. Responsiveness

In order to be considered “responsive”, the bid submission must include completed copies of the following documents:

1. Price Proposal, Demolition Schedule, and Project Approach
2. Proposer Qualification Form
3. List of Sub-Contractors
4. Minority Participation Goal
5. Financial & Legal Stability Statement
6. Georgia Security and Immigration Compliance Act (E-Verify) Affidavit
7. Title VI Non-Discrimination Notice

F. Responsibility

In order to be considered “responsible”, the submitting contractor must meet the following minimum qualifications:

1. Three (3) years of experience providing the services required in this RFP.
2. Licensed to do business in the State of Georgia.
3. Financially and legally responsible to perform the services required in this RFP. Contractor must own and operate its own demolition crushing equipment that meets or exceeds industry standards.

G. Validity

No bid may be withdrawn for a period of sixty (60) days after time has been called on date of bid opening.

H. Contract Award

1. The contract, if awarded, will be based on technical and cost proposal scores as set forth herein.
2. Guidelines in the award of the contract are found at Section 36-10-2.2, Official Code of Georgia Annotated.
3. Upon award of the contract, a pre-construction meeting will be held to discuss the project and to establish a schedule of work and additional procedures.

I. Surety

The Contractor to whom the award is made shall submit a payment bond and a performance bond in the amount of one hundred percent (100%) of the contract price. The Bonding company/Surety shall be Rated B+ or better in the current Key Rating Guide as issued by A.M. Best Company and be licensed to do business in the State of Georgia.

J. Payment Conditions

1. The County Inspector will collect material tickets, measure, and inspect Work completed to date and report to the project manager for payment.
2. A ten percent (10%) retainage will be withheld from each payment until the final payment is made. The County will only pay for items used and actual Work performed.
3. Change orders are issued for any variance from contract or plan sheets.
4. Any unauthorized work or material change will not be paid for unless a change order has been issued.

K. Excise Taxes

1. Any material that is to be incorporated into the Work may be consigned to the County in the care of the Contractor. If the shipping papers show clearly that any such materials are so consigned, the shipment may be exempt from the tax on transportation of property under the provisions of [Section 3478(b)] of the Internal Revenue Code, as amended by Public Law 180-78th Congress. Each bidder shall take this exemption into account in calculating its bid.
2. The Contractor shall pay all transportation charges.

L. Insurance

1. Contractor shall purchase from and maintain in a company or companies lawfully authorized to do business in the jurisdiction in which the Demolition Area is located having a rating of A-VIII or better by AM Best, such insurance as will protect the Contractor from claims set forth below which may arise out of or result from the operations and completed operations under the contract and for which the Contractor may be legally liable, whether such operations be by the Contractor or by a subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:
 - a) Claims under workers' compensation, disability benefit and other similar employee benefit acts that are applicable to the Work to be performed;
 - b) Claims for damages because of bodily injury, occupational sickness or disease, or death of the Contractor's employees;
 - c) Claims for damages because of bodily injury, sickness or disease, or death of any person other than the Contractor's employees;
 - d) Claims for damages insured by usual personal injury liability coverage; loss of use resulting therefrom;
 - e) Claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom;
 - f) Claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance or use of a motor vehicle;
 - g) Claims for bodily injury or property damage arising out of completed operations; and
 - h) Claims involving contractual liability insurance applicable to the Contractor's obligations under any contract awarded.
2. The insurance required by this RFP shall include, without limitation, the following coverages with the indicated minimum coverage limits:
 - a) Commercial General Liability Insurance on ISO form CG 00 01 12 07 or an equivalent form ("CGL"), covering liability arising from bodily injury, property damage, operations, independent contractors, personal injury, products completed operations, and liability assumed under an insured contract on an occurrence basis. Such policy shall include, but not be limited to, the greater of current limits carried or the following limits, endorsements and coverages, on a per project basis: \$4,000,000 General Aggregate Limit (other than Products-Completed Operations); \$4,000,000 Products-Completed Operations Aggregate Limits; \$2,000,000 Personal and Advertising Injury Limit; \$2,000,000 each occurrence limit; Cross-liability coverage, as provided under ISO forms' Separation of Insureds clause. The County (and Additional Insureds as defined below) shall be named as additional insured on the Commercial General Liability Policy. Separate Additional Insured Endorsements for ongoing and completed

operations, attached to the Certificate of Insurance, must be included using ISO CG 20 10 10 01 and CG 20 37 10 01 or carrier equivalent forms. Policy must not contain any exclusions or limitations for any portion of the Work (including any demolition operations). Products and Completed Operations Coverage shall be maintained for a period not less than the applicable statute of repose for liability arising out of the Work. The CGL Policy shall include a waiver of subrogation against the County and other required Additional Insureds using ISO endorsement CG 2404 1219 (“Waiver of Transfer of Rights of Recovery Against Others to Us (Waiver of Subrogation)”), or equivalent.

b) Business Automobile Coverage: Insuring all hired, owned and non-owned vehicles with a combined limit of \$1,000,000 per occurrence. If Work to be performed includes hauling or transporting any hazardous materials, then policy shall include the most current version of the ISO CA 99 48, Broadened Pollution Liability Endorsement, or its equivalent, and the MCS-90 shall also be attached to the policy. Policy must include ISO Waiver of Subrogation endorsement CG 04 44 10 13, or equivalent.

c) Workers Compensation Insurance: As required by law, including Employer’s Liability, with minimum limits of \$1,000,000 each accident, \$1,000,000 disease, \$1,000,000 disease policy limit (or such other higher amount as is required by County). Coverage must be provided for the Contractor and Contractor’s Members, Executives and Officers. Policy must include ISO Waiver of Subrogation endorsement WC 00 03 13 04 84, or equivalent.

d) Contractor’s Professional Liability Insurance/Errors and Omissions Insurance: With minimum limits of \$5,000,000 per claim and aggregate, with a retroactive date which shall be no later than the date of first service from Contractor on the project or the first date of professional service, whichever comes first; which provides coverage for claims arising out of performance of Contractor’s Work allegedly caused by the negligence of Contractor.

e) Contractor’s Pollution Liability Insurance: With minimum limits of \$10,000,000 per occurrence and in the aggregate. The insurance shall cover losses caused by pollution conditions that arise from the Contractor’s ongoing or completed operations. Such insurance shall apply to bodily injury, property damage (including loss of use of damaged property or of property that has been physically injured and natural resource damages), cleanup costs (including restoration costs and emergency response costs), waste disposal liability and non-owned location coverage and transportation pollution liability (including loading and unloading and mis-delivery), and defense (including costs and expenses incurred in the investigation, defense and settlement of claims). If such coverage is written on a claims-made basis, any retroactive date applicable to coverage under the policy shall precede the commencement of any Work, and continuous coverage shall be maintained (or an extended reporting period shall be obtained) for a period not less than the applicable statute of repose for liability arising out of the Work).

f) Umbrella/Excess Liability coverage: Written on an occurrence basis with coverage as broad as, or no less restrictive than, the primary Commercial General Liability policy. The policy shall be issued on a “follow form” basis and provide coverage in excess of the Commercial General Liability, Employers Liability and Automobile Liability policies, without additional exclusions or qualifications. The policies or endorsements cannot contain language which excludes coverage to Additional Insureds for claims(s) arising out of bodily injury to Contractors (or any subcontractors, vendors, suppliers, and/or other parties performing Work at or emanating from the Demolition Area) if the claim occurs in the course of employment (*i.e.*, 3rd party claims). The minimum limit shall be \$5,000,000 per occurrence and in the aggregate. Each Umbrella/Excess Liability policy must be endorsed to provide that this insurance is primary to, and non-contributory with, any other insurance on which the County and other Additional Insureds are an insured, whether such other insurance is primary, excess, contingent, self-insurance, or insurance on any other basis.

g) All Risk Property Insurance: Covering physical loss or damage to all property of the Contractor used in the performance of the Work. The policy shall have limits of liability adequate to cover all property of the Contractor (including personal property of others in Contractor’s care, custody, or control) and shall include a waiver of subrogation against the County and other required Additional Insureds.

3. Additional Insured. Contractor shall cause the insurance policies required by the contract (other than Worker’s Compensation and Professional Liability) to include the County, its elected and appointed officials, employees and agents as additional insureds on a primary and non-contributory basis, using ISO endorsement CG 20 01 04 13 (“Primary and Noncontributory – Other Insurance Condition Endorsement”), or equivalent.
4. Certificates of Insurance. Original or certified certificates of insurance, together with the actual forms establishing coverage denoted on the certificates of insurance (e.g., additional insured endorsements, waiver of subrogation endorsements, and primary and non-contributory endorsements) and, if requested by the County, copies of the insurance policies (with any premiums or other proprietary information redacted) acceptable to the County establishing that the Contractor has secured the required insurance must be filed with the County prior to commencement of the Work and thereafter upon renewal or replacement of each required policy of insurance. The County may withhold any payments due Contractor at any time that the County has not received current certificates of insurance (and, if requested by the County, copies of the insurance policies, with any premiums or other proprietary information redacted) complying with the requirements of this paragraph. These certificates and the underlying insurance policies shall contain a provision that the County’s designated representative will be notified in writing 30 days’ prior to cancellation.

II. INSTRUCTIONS TO BIDDERS

A. Definitions

1. Wherever the term “**County**” or “**Macon-Bibb County**” occur in these specifications, it shall mean Macon-Bibb County, a political subdivision of the State of Georgia acting through the Macon-Bibb County Board of Commissioners.
2. Wherever the term “**Contractor**” occurs in these specifications, it shall mean any person having or seeking a contract with Macon-Bibb County.
3. Wherever the term “**Contract Documents**” occurs in these specifications, it shall mean any and all legal and binding agreements between the Contractor and Macon-Bibb County pertaining to the Macon High-Rise Hotel Demolition and Removal.
4. Wherever the term “**Engineer**” occurs in these specifications, it shall mean the engineer of the County, the County Engineer, or his representative.

B. Bidder’s Representation

1. Each bidder, by making a bid, represents that the bidder has:
 - a) **Read and understands the bidding documents; and,**
 - b) **Visited the Demolition Area and became familiar with the local conditions under which the Work is to be performed.**
- (1) Bidders shall examine the areas wherein work of this project is to be carried out and shall take into consideration all conditions that might affect the work.
 - (a) The failure of the bidder to inspect firsthand the areas affected by work in this project shall not relieve the bidder of the obligation to comply fully with the scope of the work as defined herein.
 - (b) No consideration will be given to any claim based on lack of knowledge of existing conditions, except where the Contract Documents make definite provisions for adjustment of cost or extension of time due to existing conditions that cannot be readily ascertained.

C. Document Discrepancies

1. Should the bidder find discrepancies in, or omissions from the documents, the bidder shall at once notify the Macon-Bibb County Procurement Department.
2. Requests for Interpretations of Drawings and Specifications shall be made in writing to the Macon-Bibb County Procurement Department not later than seven (7) days prior to receipt of bids, email preferred to lhardwick@maconbibb.us.
3. Any subsequent instructions to bidders will be issued in the form of addenda to the specifications and sent to the bidder.
4. All definitions set forth in the specifications are applicable to this RFP and the proposed Contract Documents including, but not limited to, Drawings, project manual, and any addenda issued prior to receipt of bids. All definitions set forth in this RFP are applicable to Attachment B and the proposed Contract Documents including, but not limited to, Drawings, project manual, and any addenda issued prior to receipt of bids.
 - a) Addenda are written or graphic instruments issued prior to the execution of the contract that may modify or interpret the bidding documents by deletion, additions, clarifications or corrections.
 - b) Addenda will become part of the Contract Documents when the contract is executed.

D. Reservations

The County will not provide compensation to respondents for any expenses incurred by the respondents for submittal preparation or for any demonstrations that may be made, unless otherwise expressly stated or required by law.

Each submission should be prepared simply and economically, providing a straightforward, concise description of the bidder's ability to meet the requirements of this RFP. Emphasis should be on completeness, clarity of content, responsiveness to the requirements, and an understanding of the County's needs.

The County makes no guarantee that an award will be made as a result of this RFP and reserves the right to accept or reject any or all submittals, with or without cause, waive any formalities or minor technical inconsistencies, or delete any item/requirement from this RFP or contract when deemed to be in the County's best interest.

The County will consider only representations made within the submission in response to this RFP. The County will not be bound to act by any previous knowledge, communication, or submission by the firms other than this RFP.

Failure to comply with the requirements contained herein may result in the submission being deemed "non-responsive" or "non-responsible". Nonresponsive submissions will not be reviewed for potential award.

E. Surety and Insurance Companies

The contract shall provide that the surety and insurance companies must be acceptable to the County. The bidder shall require the attorney in fact who executes the required bonds on behalf of the surety to affix thereto a certified and current copy of their power of attorney indicating the monetary limit of such power.

III. SPECIAL CONDITIONS

A. General

All Work to be performed as part of this specification shall comply with all codes, ordinances, and regulations applicable to the contract, including, but not limited to:

1. International Building Code
2. State and Local Building Code
3. Georgia Department of Transportation (D.O.T.)
4. Occupational Safety and Health Administration (OSHA)
5. Other Federal, State, or Local Codes

B. Inspections

Contractor shall arrange for necessary inspections required by the city, state and the County and other authorities having jurisdiction, and submit certificates of approval to the County.

IV. WARRANTY

The Contractor shall guarantee all labor and workmanship for minimum of one (1) year from date of final completion.

V. SUBMITTAL FORMAT AND REQUIREMENTS

Submissions must be limited to a total of twenty (20) pages and must be organized in a manner to display the required information in easily accessible tabs labeled:

Contractor Background

- Letter of Interest
- History of the Contractor (including years in business)
- Contact information (including address(es), telephone/fax numbers, email, etc.
- Structure of the firm (include principal(s), project team, if applicable)

Experience

- Resume(s) of key personnel
- Reference list
- List of projects with similar scope and size
 - Significant experience in demolition and removal of commercial site, debris, backfill and grading. The successful bidder shall clearly possess an understanding of the scope of Work including but not limited to:

- Permitting and clearances
 - Asbestos/Universal Waste abatement. Eight-Hour OSHA Class II Asbestos Removal certification.
 - Project completion documentation.
 - Possess the required licenses, insurance, bonding, etc.
- Contractor will assure that all permitting, abatement, demolition and debris removal will comply with applicable regulations and procedures covering demolition.

Project Approach

- Detailed plan for accomplishing the Work.

Demolition Schedule

- Provide a Demolition Schedule outlining the timetable for completing the Work. The Demolition Schedule should take into consideration the County's explicit preference that the main building be demolished on December 31, 2024/January 1, 2025, at or about 11:59 PM/12:00 AM.

Price Proposal

- Provide prices based on each step identified in the Project Approach.

VI. SCORING (TOTAL POSSIBLE NUMBER OF POINTS = 100)

Scoring will be performed by a team of reviewers utilizing the general point allocations system set forth below:

1. Experience	–	Maximum 20 points
2. Project Approach	–	Maximum 35 Points
3. Demolition Schedule	–	Maximum 20 Points
4. <u>Price</u>	–	<u>Maximum 25 Points</u>
TOTAL		100 Points

The contract for the Work will be awarded to the bid that receives the highest number of points; provided, however, the County reserves the right to award the bid to a business or merchant based within the County whose bid falls within five percent (5%) of the total number of points awarded to the bidder receiving the highest number of points.

Attachment “A”
Required Submission Documents

Macon-Bibb County
Summary of Attachment “A” Required Documents

- Bidder Qualification Form
- List of Sub-Contractors
- Bidder Minority Participation Goal
- Financial & Legal Stability Statement
- Insurability Statement
- Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion
- Non-Collusion Affidavit

Instructions and additional information regarding the three forms below can be found on our website under the Procurement Department Documents tab if needed.

- Macon-Bibb County Vendor Application
- Form W-9
- E-Verify Affidavit

Attachment "A"
Required Submission Documents

BIDDER QUALIFICATION FORM

Company Name: _____

Address: _____

When Organized: _____ Where Incorporated: _____

How many years have you engaged in business under the present firm name? _____

Credit available for this contract? _____

Contracts now in hand? _____

Has bidder ever refused to execute a contract at the original bid amount? _____

Has bidder ever been declared in default on a contract? _____

Comments: _____

Company Name: _____

Authorized By (typed name): _____

Authorized Signature: _____

Title: _____ Date: _____

References

Following is a reference list of contracts that are similar to this project:

NAME OF PROJECT/DATE	LOCATION	CONTACT	PHONE #
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

____ DAY OF _____, 201____

My Commission Expires: _____

Notary Public

[NOTARY SEAL]

LIST OF SUB-CONTRACTORS

% of Contract

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Page 494 of 646

Attachment “A”

Required Submission Documents

BIDDER MINORITY PARTICIPATION GOAL

(Attach additional pages if required.)

I do ☐, do not ☐, propose to employ the minority sub-contractors as listed below on some of the work on this project.

NAME/ADDRESS

TYPE OF WORK

% of Contract

[illegible]

Contractor Name

Attachment "A"
Required Submission Documents

FINANCIAL & LEGAL STABILITY STATEMENT

Please check appropriate item(s):

☐ Firm has the financial capability to undertake the work and assume the liability required if awarded this solicitation.

☐ Firm has the legal capability to undertake the work and assume the responsibilities required if awarded this solicitation.

Pending litigations (if any) will not affect the firm's ability to perform on this contract, if awarded.

Company Name: _____

Authorized By (typed name): _____

Authorized Signature: _____

Title: _____ Date: _____

SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

_____ DAY OF _____, 201____ My Commission Expires: _____

_____ [NOTARY SEAL]

Notary Public

Attachment "A"
Required Submission Documents

INSURABILITY STATEMENT

Please check appropriate item(s):

☐ By submission of this form, this firm confirms the ability to acquire and maintain the required levels of insurance as outlined in the bid document. It is the understanding of this firm that proof of Insurance must be provided prior to contract execution and maintained throughout the entire term of the contract.

Company Name: _____

Authorized By (typed name): _____

Authorized Signature: _____

Title: _____ Date: _____

SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

_____ DAY OF _____, 201_____ My Commission Expires: _____

Notary Public [NOTARY SEAL]

Attachment "A"
Required Submission Documents



Macon-Bibb County
Procurement Department
700 Poplar Street, Suite 308
Macon, Georgia 31202-0247
Tel: (478) 803-0550 • Fax: (478) 751-7252
www.maconbibb.us

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION
INELIGIBILITY AND VOLUNTARY EXCLUSION**

The Bidder/offer certifies, by submission of this Proposal or acceptance of this contract, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntary excluded from participation in this transaction by any Federal department or agency. It further agrees by submitting this proposal that it will include this clause without modification in all lower tier, transactions, proposals, contracts, and subcontracts. Where the Bidder/offeror or any lower tier participant is unable to certify to this statement, it shall attach an explanation of this solicitation/proposal.

Dated at this _____ day of _____, 2019.

Signature of Contractor: _____

Title: _____

For Macon Bibb County Personnel Only:

Macon Bibb County Procurement Department will verify that the above bidder/offer certifies, by submission of this Proposal or acceptance of this contract, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntary excluded from participation in this transaction by any Federal department or agency.

Signature of Procurement Officer _____ Date _____

Printed Name _____

Attachment "A"
Required Submission Documents

NON COLLUSION AFFIDAVIT

Date:	
Project:	Bibb County, Georgia
Project #:	
Project Description:	
Services Provided:	General Contracting
State of:	Georgia
County of:	Bibb

I, _____ having first been duly sworn, deposes and states as follows:

I am the party making the foregoing Proposal or Bid; that such Proposal or Bid is genuine and not collusive or sham; that said Proposer or Bidder has not colluded, conspired, connived, or agreed, directly or indirectly, with any Proposer or Bidder or person, to put in a sham Proposal or Bid, or that such other person refrain from proposing or bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the Proposal Fee or Bid Price of affiant or any other Proposer or Bidder, or to fix any overhead, profit or cost element of said Proposal Fee or Bid Price, or that of any other Proposer or Bidder, or to secure any advantage against Bibb County, Georgia or any person interested in the proposed Contract; and that all statements in said Proposal or Bid are true; and further, that such Proposer or Bidder has not directly or indirectly submitted this Proposal or Bid, or the contents thereof, or divulged information or data relative thereto to any association or to any member or agent thereof.

Contractor:

(Signature)

(Seal)



Attachment "A"
Required Submission Documents

MACON-BIBB COUNTY Vendor Application

Date Submitted: _____

☐

New Application

☐

Revised Application

RETURN THIS COMPLETED FORM TO:

Macon-Bibb County Procurement Department
700 Poplar Street, Ste. 308
Macon, GA 31201

Phone: 478-803-0550
Fax: 478-751-7252
Email: procurement@maconbibb.us

GENERAL VENDOR INFORMATION

Company Name:

Company Address:

Authorized By (Name):

Title:

Authorized Signature:

Date:

Telephone Number:

Fax Number:

Email Address:

REMITTANCE INFORMATION (where payments should be sent)

Remit to Name:

Remit to Address:

Phone:

Fax:

Toll Free:

Contact:

Email:

Business Type (choose one):

☐

Individual/Sole Proprietor

☐

Single member LLC

☐

Business - incorporated

☐

Business - not incorporated/partnership

☐

LLC: C S P (circle one)

☐

Other (Specify):

Social Security #:

Federal Tax ID #:

PURCHASE ORDER INFORMATION (where purchase orders should be sent)

Purchase Order Name:

Purchase Order Address:

Phone:

Fax:

Toll Free:

Contact:

Email:

Payment Terms: Discount %

Days

Net Due

Freight Terms: Ship Via

FOB

E-Verify Information

Private Employer Affidavit is attached :

With E-Verify # _____ With E-Verify exemption selected _____

Contractor Affidavit is attached: (additional affidavit, if applicable)

With E-Verify # _____ Without E-Verify # but a copy of my driver's license is attached since

I have no employees and no intent to hire employees _____

MBE/DBE/WBE STATUS (Select at least one)

Minority Owned (African American, Hispanic, Native American, Asian American) circle one _____

Woman Owned _____ Disabled _____ Veteran _____ Not Applicable _____

Do you maintain a local office in Macon-Bibb County?

Yes _____

No _____

Attachment "A"

Required Submission Documents

Request for Taxpayer Identification Number and Certification

Form

W-9

(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ► _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
5 Address (number, street, and apt. or suite no.) See instructions.	Requester's name and address (optional)
6 City, state, and ZIP code	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-				-	
or									
Employer identification number									
				-					

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ►	Date ►
-----------	----------------------------	--------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Attachment "A"
Required Submission Documents

E-VERIFY AND PRIVATE EMPLOYER AFFIDAVIT

Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit, the undersigned private employer verifies one of the following with respect to its application for an occupational tax certificate, alcohol license, or other document required to operate a business as referenced in O.C.G.A. § 36-60-6(d):

Business Name: _____

SECTION 1 (Choose ONE of the following)

- (A) ☐ On January 1 of the below-signed year, the individual, firm, or corporation employed **ten (10) or less employees.** (Proceed to Section 3)
- (B) ☐ On January 1 of the below-signed year, the individual, firm, or corporation employed **more than ten (10) employees** and has registered with the E-Verify program. (Proceed to Section 2)

SECTION 2

The employer has registered with and utilizes the Federal Work Authorization program commonly known as E-Verify, in accordance with the applicable provisions and deadlines established in O.C.G.A. §36-60-6. The undersigned private employer also attests that its E-Verify number and date of authorization are as follows:

E-Verify Number: _____

Date of Authorization: _____ (Proceed to Section 3)

SECTION 3

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

Executed on _____, _____, 20____ in _____ (city), _____ (state)

Printed Name of Authorized Officer or Agent: _____

Title of Authorized Officer or Agent: _____

Signature of Authorized Officer or Agent: _____

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC

My Commission Expires: _____

ATTACHMENT B

SCOPE OF WORK AND SPECIFICATIONS

I. SCOPE OF WORK

A. Demolition and Removal.

1. Contractor shall demolish and remove all above-grade and below-grade improvements, debris and appurtenances within the Demolition Area, including, without limitation, the main building structure and/or any detached structures, all basements, footings, foundations, floors, porches, private sidewalks and debris of any kind. Contractor should take into consideration the County's explicit preference that the main building structure be demolished on December 31, 2024/January 1, 2025 at or about 11:59PM/12:00AM. Contractor shall include the demolition and removal of all parking slabs, concrete and/or asphalt flatwork (not including city sidewalk and curb/gutter), accessory/ detached structures, sheds or garages, trees (including stumps), or any underground piping, junk, trash or dead trees which may be present within the Demolition Area. Contractor shall provide all necessary interior and exterior shoring, bracing, or support as required to prevent movement or settlement or collapse of structures to be demolished, and to ensure that any neighboring facilities remain unmolested. No debris, other than crushed masonry debris used to backfill the former basement area, shall be left or buried on the site. All removal of debris, rubbish, and other materials resulting from demolition operations within the Demolition Area must be disposed of in accordance with the requirements of the RFP and applicable law.
2. To optimize quality control, accountability and operational efficiency, all crushing operations, if required, must be performed by the Contractor, not a subcontractor, utilizing crushing equipment that meets industry standards, and which the Contractor owns and operates.
3. There may be existing and active stormwater, wastewater, water, and other facilities within the Demolition Area. It is essential that these facilities, when encountered, remain intact and in service during the proposed demolition. Consequently, the Contractor shall be responsible for the protection of these facilities and shall maintain continuous operation of the existing facilities and minimizing operational inconvenience.

- B. Hazardous Materials Abatement. Contractor shall engage a certified hazardous materials abatement company to properly remove and dispose of the hazardous materials on site, other than within the interior of the structures to be demolished, which the County shall be responsible for remediating. The structures will be vacated, asbestos abatement conducted, and asbestos reports will be provided to the Contractor. No asbestos bids are required of Contractor with the initial bid. The asbestos inspection report and verification of any abatement activity will be provided to Contractor along with notice to proceed. Contractor must have a current license/certification for asbestos and hazardous material removal for a demolition contractor.

II. DISPOSAL OF MATERIAL

- A. General. Contractor must optimize disposal operations to minimize costs and prioritize sustainable disposal and waste management practices, while complying with local, state, and federal regulations. Accordingly, Contractor must utilize a variety of waste disposal service providers based on real time assessment of waste volume and type allowing for tailored collection and disposal.
- B. Dumping Requirements. All demolition debris must be taken to a licensed landfill or other appropriate facility and disposed of in accordance with all applicable laws. All landfill receipts (for general debris and hazardous waste) must be submitted to the County before final approval and payment.
- C. Salvage and Recycling. Salvage rights belong to the Contractor. All material, equipment, rubble, debris, and other products of the demolition shall become the property of the Contractor for its disposal off-site in accordance with all applicable laws and ordinances at the Contractor's expense. County shall not be responsible for the theft or destruction of material, equipment, rubble, debris, or other products of the demolition. The sale of salvageable materials by the Contractor shall only be conducted off-site; the sale of removed items on the site is prohibited by the County. It is the County's expectation that any proceeds earned by Contractor through recycling or salvaging will offset the costs of its services.

III. UTILITIES

Utility Services and Terminations. Contractor shall contact and cooperate with applicable utilities and local authorities furnishing gas, water, electrical, telephone, cable and sewer service to shut off, cap, and disconnect services to structures within the Demolition Area. The Contractor shall be solely responsible for making all necessary arrangements and for performing any necessary work involved in connection with the interruption of all public and private utilities or services. Contractor shall remove any equipment in the structures to be demolished that the utility providers do not remove in connection with their disconnection of service. Lateral water lines will be terminated at meter vault. Contractor will cap sewer laterals at property line. All lateral lines (sewer, water, etc.) from disconnection point to the building shall be removed and disposed of by Contractor.

Contractor shall record on a record document to be delivered to the County upon completion of the Work denoting the location and extent of all capped and abandoned lines located below grade.

IV. QUALITY ASSURANCE

- A. Permits and Licenses. Throughout all times during performance of the Work, Contractor shall obtain and hold all necessary permits and licenses to complete the Work, including, without limitation, a current business license issued by the applicable governmental authorities within the State of Georgia, and a current demolition contractor license/certification for asbestos and hazardous material removal.
- B. Equipment. Contractor must provide evidence that it owns the demolition and disposal equipment required to complete the Work.
- C. Notices. Contractor shall post the property with notice of demolition in accordance with applicable ordinances, but for a period of not less than fifteen (15) days immediately preceding the commencement date of the Work. No Work shall commence within the Demolition Area until the demolition notice period has expired.

V. SUBMITTALS

- A. Submittals. Submittals setting forth the equipment, procedures, and products that Contractor plans to use in completion of the Work shall be submitted to the County for its review and approval no less than ten (10) days prior to the date on which the equipment, procedures, or products contained in the applicable Submittal are scheduled to be deployed. County's approval or failure to approve any such Submittals does not relieve Contractor of any liability arising out of use of any such equipment, procedures or products contained in the Submittals.
- B. Demolition Schedule. Within ten (10) days prior to commencing the Work, Contractor shall provide the County for its review and approval a detailed sequence and schedule of the Work (the "**Demolition Schedule**"). The Demolition Schedule shall include, without limitation, coordination of hazardous materials abatement and the shut-off and capping of utilities. The Demolition Schedule shall provide that Contractor will commence the Work within ten (10) calendar days following issuance of the notice to proceed, shall execute the Work diligently, and shall complete all Work on or before thirty (30) calendar days following the notice to proceed. This time includes weather delays of three (3) workdays. This time shall include all clean up, demobilization, and other work necessary to return the Demolition Area to the state required herein and in the Contract Documents.
- C. Preconditions to Commencing Work. Before commencing any Work within the Demolition Area, the following preconditions must be met:

1. Contractor must attend a Pre-Demolition Conference with County staff.
2. All erosion and sedimentation control measures shall be installed and inspected by the Macon-Bibb County Engineering Inspector, or other appropriate office.
3. Removal and/or capping of sewer/utilities must be complete.
4. A letter from a certified pest control company shall be submitted to the County indicating that rodent and pest extermination services have been initiated at least two weeks prior to the planned demolition.
5. Work within the Demolition Area will not begin until the County has inspected and approved the prerequisite work and authorized commencement of the Work.

VI. SITE CONDITIONS

- A. The County assumes no responsibility for the actual condition of the structures within the Demolition Area to be demolished or relocated.
- B. The County will use commercially reasonable efforts to maintain the site conditions within the Demolition Area that exist at the time of inspection for bidding purposes. However, Contractor acknowledges in the submission of its bid that variations within the Demolition Area may occur prior to the start of the Work.
- C. No additional payment will be made for pumping or other difficulties encountered due to water.
- D. Environmental Contaminant Discovery. Underground hydraulic, oil or gas tanks (each, a “UST”) may be present in the Demolition Area. Upon discovery of a UST, Contractor will:
 1. Stop all Work associated with discovery;
 2. Notify the County;
 3. Identify size and location of UST;
 4. Determine levels of contaminants; and
 5. Wait for County approval and further instructions.

VII. RESTRICTIONS

- A. No building, tank or structure, or any part thereof, shall be demolished until an application has been filed by the Contractor with the County Inspector and a permit issued if a permit is required. The fee for this permit shall be the Contractor’s responsibility. Demolition shall be in accordance with applicable provisions of the Building Code of the State of Georgia and all other applicable laws.

- B. No explosives shall be used during the demolition without the approval of the Macon-Bibb County Fire Chief. Should the Fire Chief approve of the use of explosives, the Contractor shall comply with all requirements set forth by the Fire Chief and applicable law with respect to such use. No burning of combustible material will be allowed.

VIII. TRAFFIC AND ACCESS

- A. A construction entrance/exit that has been approved in advance by the County shall be installed prior to commencement of Work within the Demolition Area.
- B. Contractor must conduct the Work in a manner that minimizes interference with off-site roads, streets, sidewalks, and occupied or used facilities. If Work is required in the right of way, Contractor must obtain a permit from the applicable governmental authority. Contractor must not close or obstruct any public streets, sidewalks, or other occupied or used facilities without permission from the applicable governmental authorities. Contractor must provide alternate routes around closed or obstructed traffic in access ways. It shall be the responsibility of the Contractor to maintain traffic by utilizing adequate construction signs and flagmen at all times. The Contractor shall furnish, install, maintain, and eventually remove all traffic control devices necessary to properly protect and divert traffic. Such barricades and detour signs shall be illuminated at night. All costs associated with traffic control shall be the responsibility of the Contractor. The Contractor shall assume all responsibility for damages resulting from the failure of the signs and/or barricades to properly protect the Work from traffic.

IX. PROTECTION AND SAFETY

- A. Minimize Damage. Contractor must conduct all Work in a manner that minimizes damage by falling debris or other causes to adjacent property, buildings, structures, roadways, other facilities, and persons. Contractor shall protect all surrounding adjoining private and public property, taking every precaution to prevent damage or injury to trees, shrubs, curbs, sidewalks, driveways and fences along or adjacent to the Work. Should damage occur, Contractor shall restore, at the Contractor's expense, any such property damage or injuries by the Contractor's operations to a condition equal to that existing before such damage or injury was done, by repairing, rebuilding or otherwise restoring as may be directed by, and to the satisfaction of, the County.
- B. Safety. Public safety must be prioritized at all times during performance of the Work. Contractor must take precautions at all times to utilize and store materials and equipment in a way that prevents injury to persons and property. Before leaving the Demolition Area at the end of each day, Contractor must ensure that proper physical barriers, signs, caution tape, and/or other devices are in place that prevent public access to the Demolition Area and signal it as a hazardous, restricted area. In addition, the Contractor must insure the safety of its employees and subcontractors

by adhering to industry best practices, OSHA safety, and traffic safety guidelines as applicable for the activity being performed. For the demolition of the main structure, Contractor shall establish a perimeter for the safe viewing of the demolition by the public. Contractor shall coordinate with local law enforcement to ensure the safety of individuals viewing the demolition of the main structure. The County has the right, but not the obligation, to temporarily stop the Work if it perceives an unsafe practice, and to suspend the Work until the issue is resolved.

X. INSPECTION

- A. The Engineer may appoint inspectors to inspect all materials used and all Work performed. Such inspection may extend to all or any part of the Work and to the preparation of manufacture of the materials to be used. The inspectors will not be authorized to revoke, alter, enlarge or relax the provisions of this specification, nor will they be authorized to approve or accept any portion of the completed Work or to issue instruction contrary to the plans and specifications. The inspector shall have authority to reject defective material and to suspend Work that is being improperly done, subject to the final decision of the Engineer.
- B. The Engineer and his inspectors shall have free access to all parts of the Work, and to all material intended for use in the Work. The Work will be inspected as it progresses, but failure to reject or condemn defective Work at the time it is done will in no way prevent its rejection whenever it is discovered before the Work is finally accepted and approved, nor will final acceptance and approval constitute waiver by the County of any right of action for defective Work or the failure to perform the contract according to its terms.
- C. It is mutually agreed between the parties to the contract that to prevent all disputes and misunderstandings between them in relation to any of the provisions contained in these specifications, or their performance by either of said parties, the Engineer shall serve as the referee to decide all matters of construction of the specifications and of the terms of the contract, and as to all matters arising or growing out of said contract and his decision shall be final and binding upon both parties.

XI. EXTERMINATION

Prior to commencing Work within the Demolition Area, Contractor shall employ a certified rodent and vermin exterminator to treat the facilities in accordance with governing health laws and regulations. Any rodents, insects, or other vermin appearing before or during the demolition shall be killed or otherwise prevented from leaving the immediate vicinity of the demolition work. A letter clearing the property of rodent infestation shall be submitted prior to the demolition inspection.

XII. POLLUTION CONTROL

- A. Dust Control. Demolition methods must include a means of controlling dust generated on the site. Should these means include the use of water, the rental of a Macon Water Authority water meter and cost of water will be the responsibility of the Contractor. AT NO TIME SHALL CONTRACTOR HOOK INTO A MUNICIPAL WATER SOURCE (HYDRANT) WITHOUT COUNTY APPROVAL AND THE REQUIRED METER.
- B. Cleaning Adjacent Structures. Contractor shall be responsible for cleaning structures and improvements adjacent and neighboring to the Demolition Area of all dust and debris caused by demolition operations. Contractor must return areas to conditions existing prior to the start of the Work.
- C. Storm Water Pollution Prevention Plan ("SWPPP"). A State issued SWPPP permit must be obtained by the Contractor for the Work. The submission, permitting, and ongoing implementation and maintenance of SWPPP shall be the responsibility of the Contractor. A SWPPP will be required for the entire Demolition Area and must be submitted, approved, and permitted prior to commencement of demolition.

XIII. FINAL GRADING AND STABILIZATION

- A. Backfill and Compaction. Excavated areas associated with the removal of all substructures should be backfilled with a well-graded granular material having a size to be approved by the County's project manager. All earth materials placed in excavated areas should be placed in maximum eight-inch loose lifts and densified to an in-place unit weight equal to ninety-five percent (95%) of the Maximum Laboratory Density as determined by ASTM D 1557-78. Excavated areas should be compacted to a grade that will provide for positive drainage of the disturbed area to drain run-off in direction consistent with the surrounding area and to prevent the flow of storm water to adjacent properties. The Contractor shall provide all fill materials to the site as needed. Compaction of fill shall match the compaction of adjacent undisturbed material.
- B. Entrance/Exit. The construction entry/exit shall be removed.
- C. Ground Cover. Contractor shall seed and straw the site with shade resistant rye mixture grass intended for winter installations. Contractor shall leave the erosion and sediment control measures on site after the final inspections until such time as the grass is seventy percent (70%) established.

XIV. FINAL COMPLETION OF THE WORK

A. Final Completion of the Work shall be achieved upon completion of the following:

1. The Work has been completed.
2. Construction Entry/Exit Removed.
3. Repairs and cleaning completed to public and private property that may have been damaged/affected during demolition operations.
4. Final Grading and Stabilization has been completed.
5. Demolition Area has been inspected and Work approved by the County.

[END OF ATTACHMENT B]

Attachment C

Demolition Area





Macon-Bibb County Government

Procurement Department

City Hall

700 Poplar Street, Suite 308

Macon, Georgia 31201

(478) 803-0550

Fax (478) 751-7252

Laura Hardwick
Director of Procurement

October 23, 2024

ADDENDUM # 1

To: ALL PROSPECTIVE FIRMS

Re: INVITATION FOR BIDS: 25-014-LH, Demolition and Removal of Downtown Macon High Rise Hotel

The Invitation for Bids, referenced above, is modified as follows:

1. A second site visit is scheduled for Monday, October 28, 2024, at 10:00 a.m. The site visit will take place at 108 First Street, Macon, Georgia 31201.

Please incorporate this change into the Invitation for Bid and acknowledge receipt of this addendum on your bid form.

Sincerely,

Laura Hardwick



Macon-Bibb County Government

Procurement Department

City Hall

700 Poplar Street, Suite 308

Macon, Georgia 31201

(478) 803-0550

Fax (478) 751-7252

Laura Hardwick
Director of Procurement

October 23, 2024

ADDENDUM # 2

To: ALL PROSPECTIVE FIRMS

Re: INVITATION FOR BIDS: 25-014-LH, Demolition and Removal of Downtown Macon High Rise Hotel

The Invitation for Bids, referenced above, is modified as follows:

1. Please see As Built documents in reference to the Macon-Bibb high rise hotel.

Please incorporate this change into the Invitation for Bid and acknowledge receipt of this addendum on your bid form.

Sincerely,

Laura Hardwick

1/8" = 1'-0"

FIRST FLOOR KEY REFERENCE PLAN

12 X 480" = 5855" 651/45



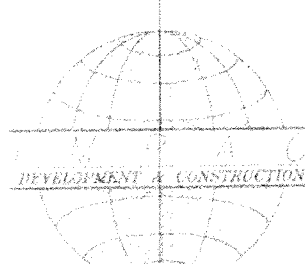
101/6

KEY REFERENCE
PLAN

DRAWN BY: JAR
CHECKED BY: LHR
DATE: 11/10/00
PROJECT: HOLIDAY INN CROWNE PLAZA
MACON, GEORGIA

REVISIONS:
NO. DATE REMARKS

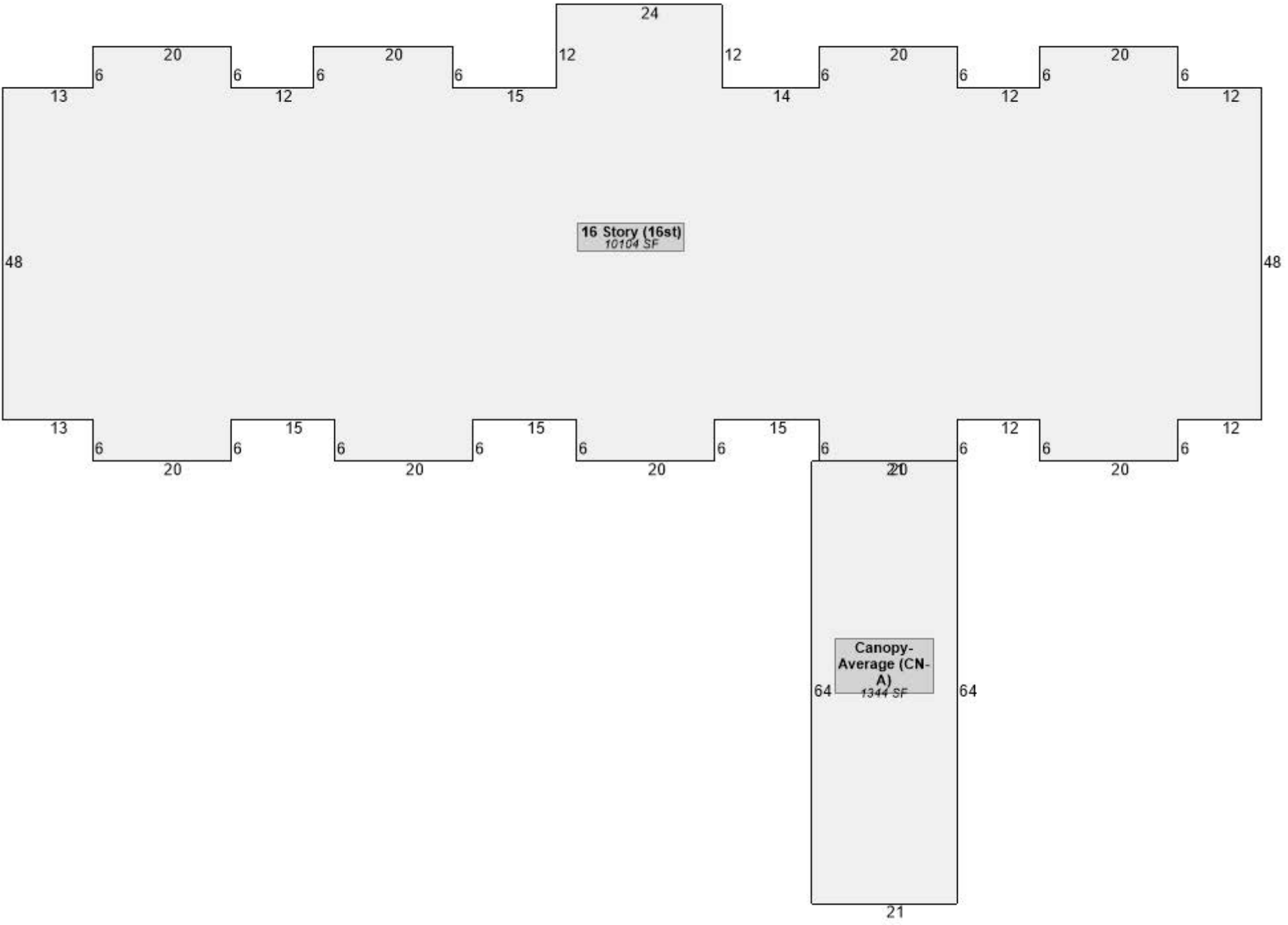
HOLIDAY INN CROWNE PLAZA
MACON, GEORGIA
INTERIOR RENOVATION

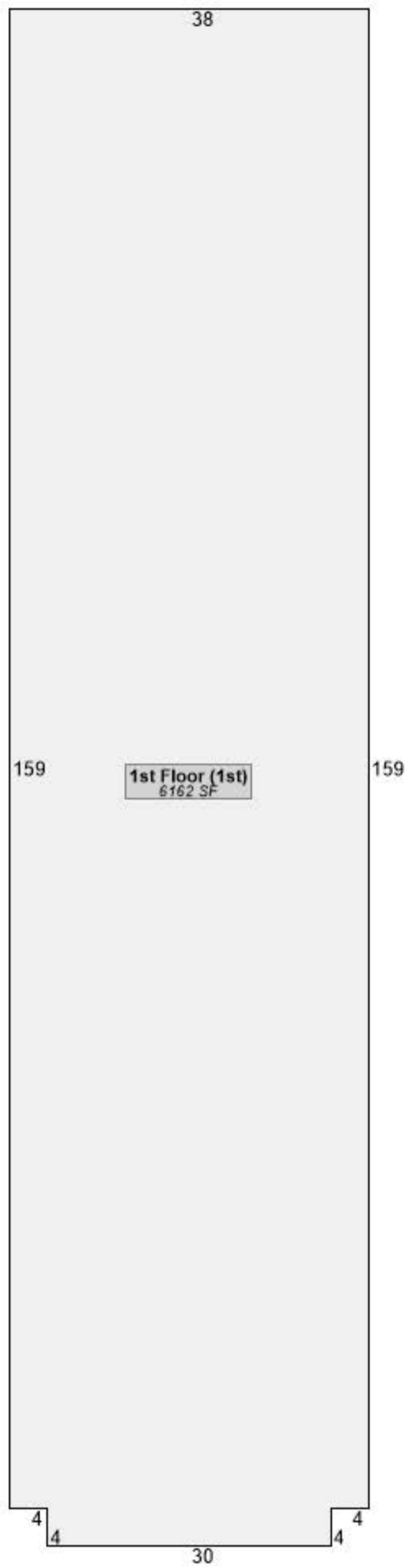


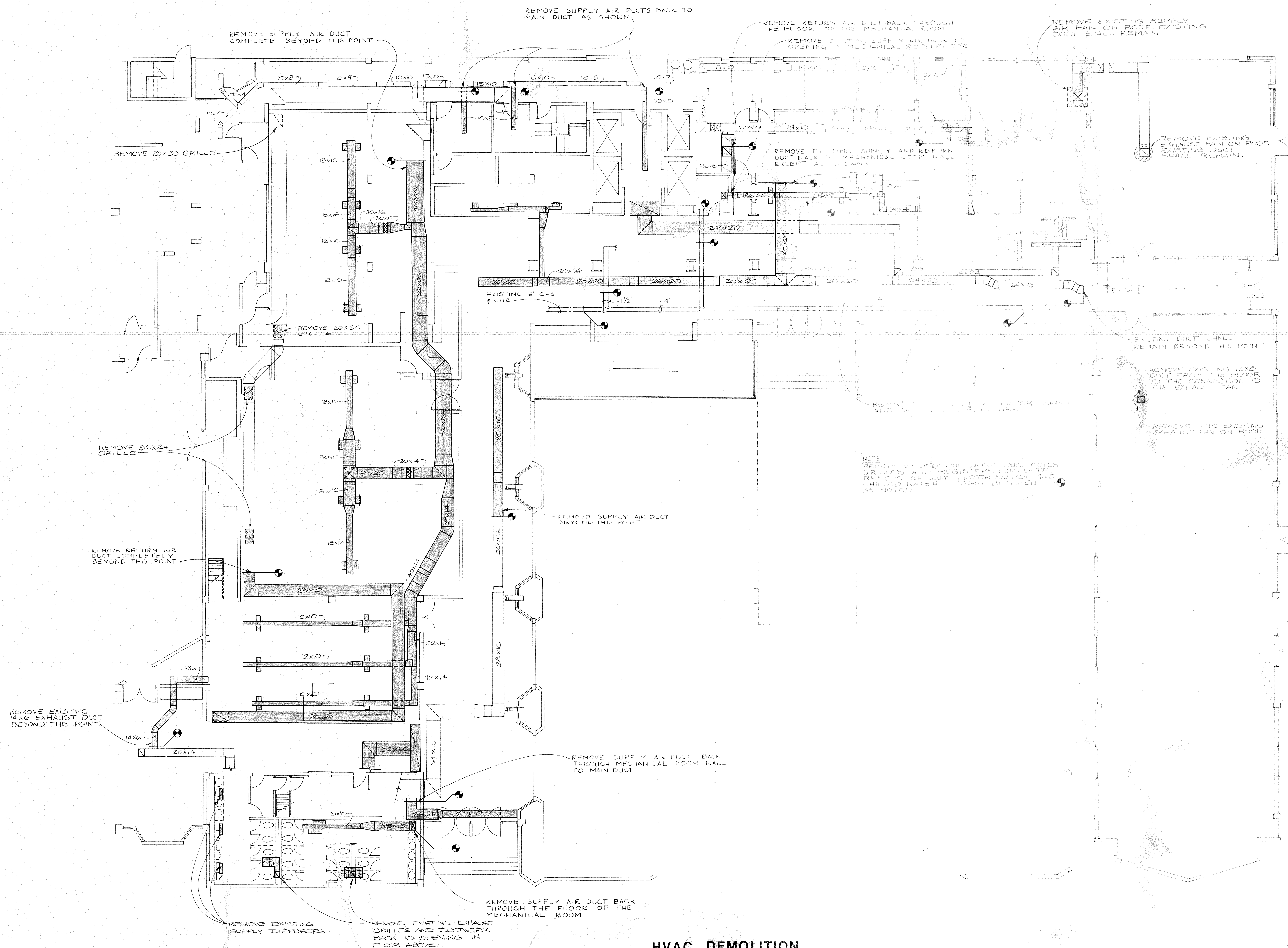
MARCIA DAVIS &
ASSOCIATES
INC.

Interior Design • Space Planning

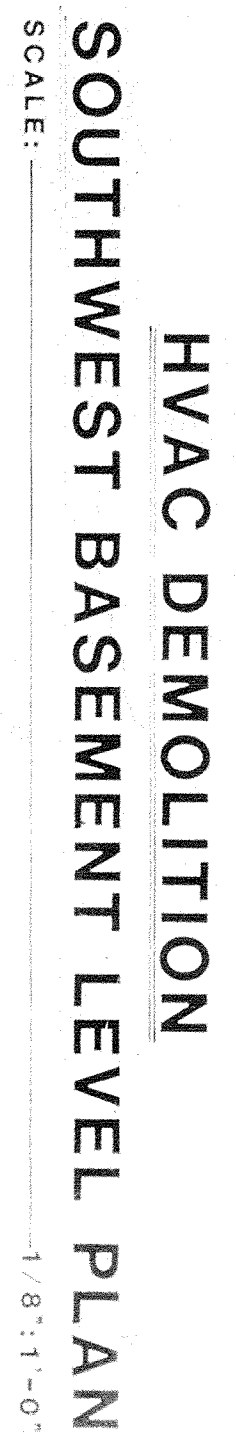
4740 Roswell Road NE • Atlanta, Georgia 30342 • Tel (404) 255-5666 • Fax (404) 255-5667







HVAC DEMOLITION
SOUTHWEST LOBBY LEVEL PLAN
SCALE: 1/8"=1'-0"



NOTE: ALL EVIDENCE OF AIRFLOW AND VENTILATING EQUIPMENT INCLUDING AIR HANDLING UNIT, EXHAUST FAN, FAN COIL, PACKAGED AIR CONDITIONING UNIT, AND REGISTER IS TO BE NOTED ON RATINGS, COMMENTS AND TIE-BACK LOGS.

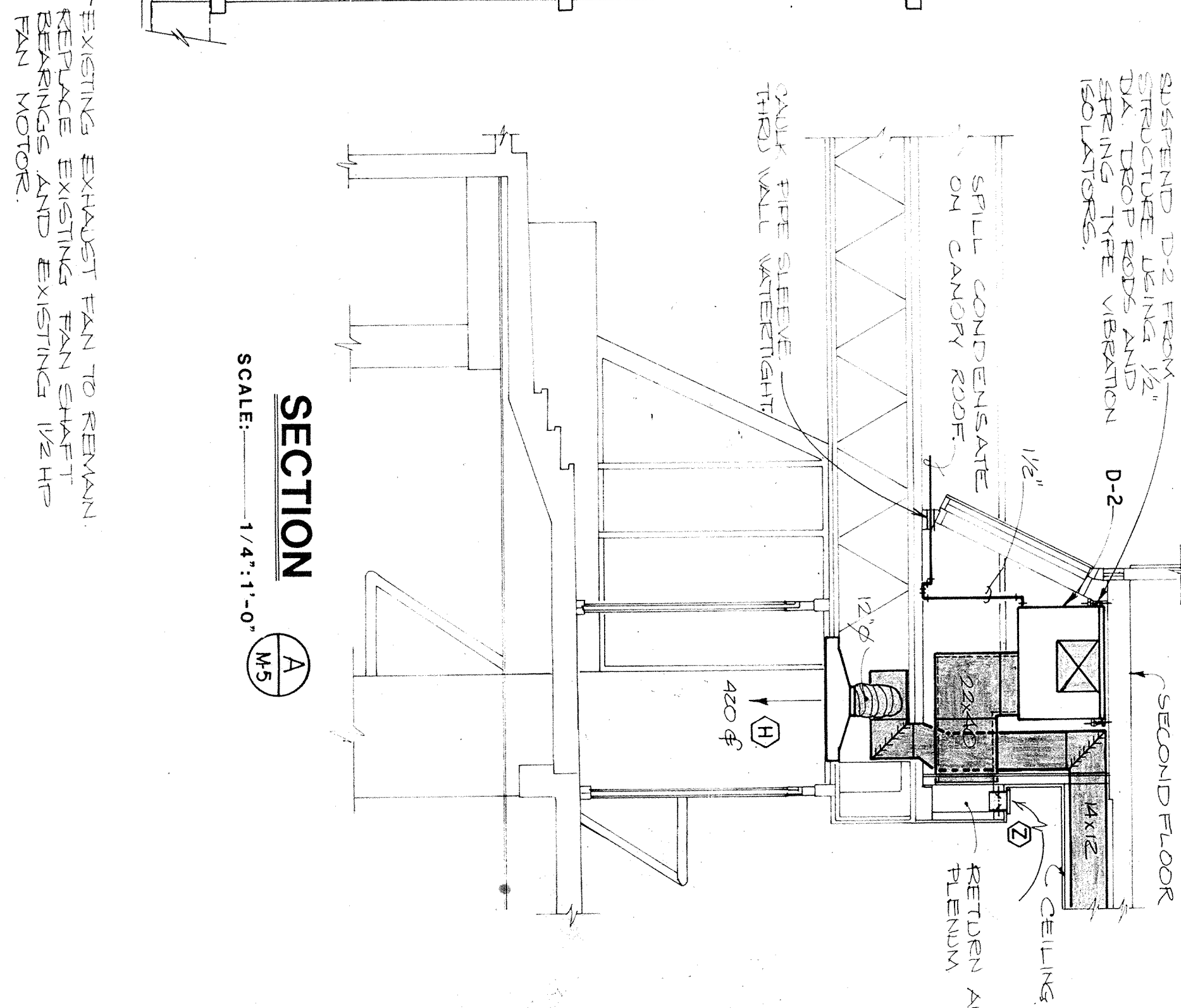
TO BASEMENT
CEILING SLAB

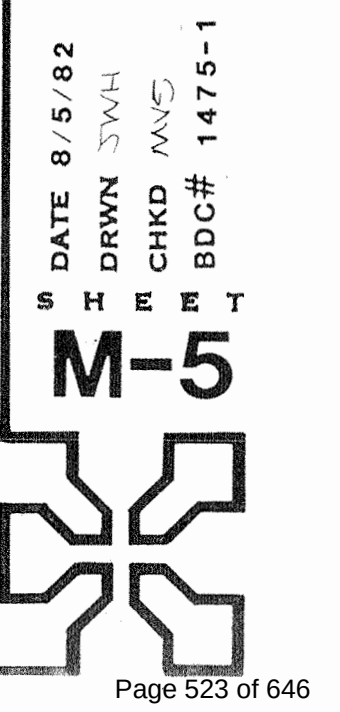
REMOVE 24X14 LP JO
BASEMENT CEILING
SLAB

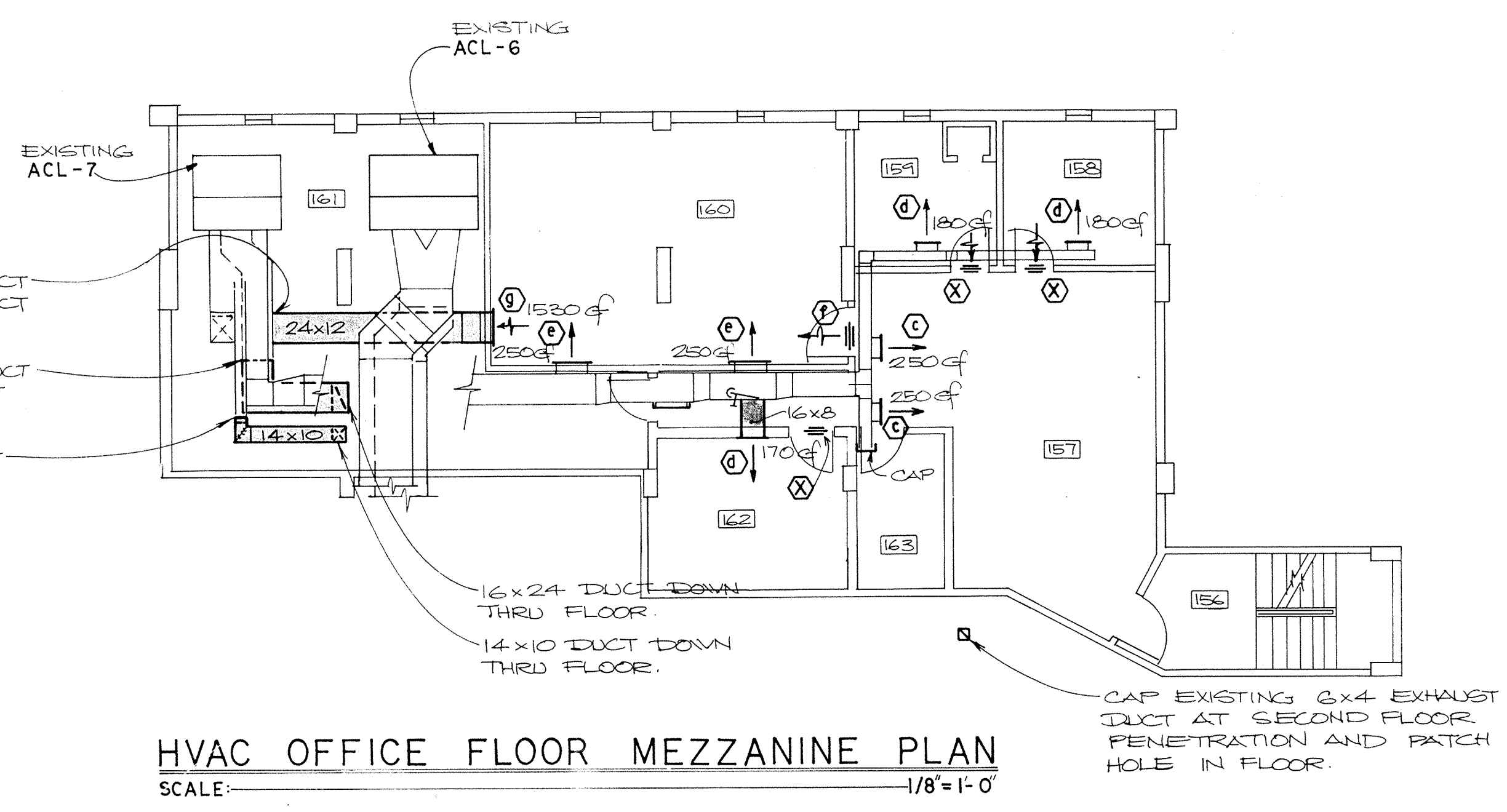
- SPLITTER DAMPER IN RISE, 3/4"5
- 16"X16" OUTSIDE AIR DUCT DOWN FROM ABOVE, CONNECT TO RETURN AIR DUCT WITH MVR.
- 14"X12" EXHAUST DUCT UP TO ABOVE.
- 4" HIGH CONCRETE PAD UNDER AHU.



M-4

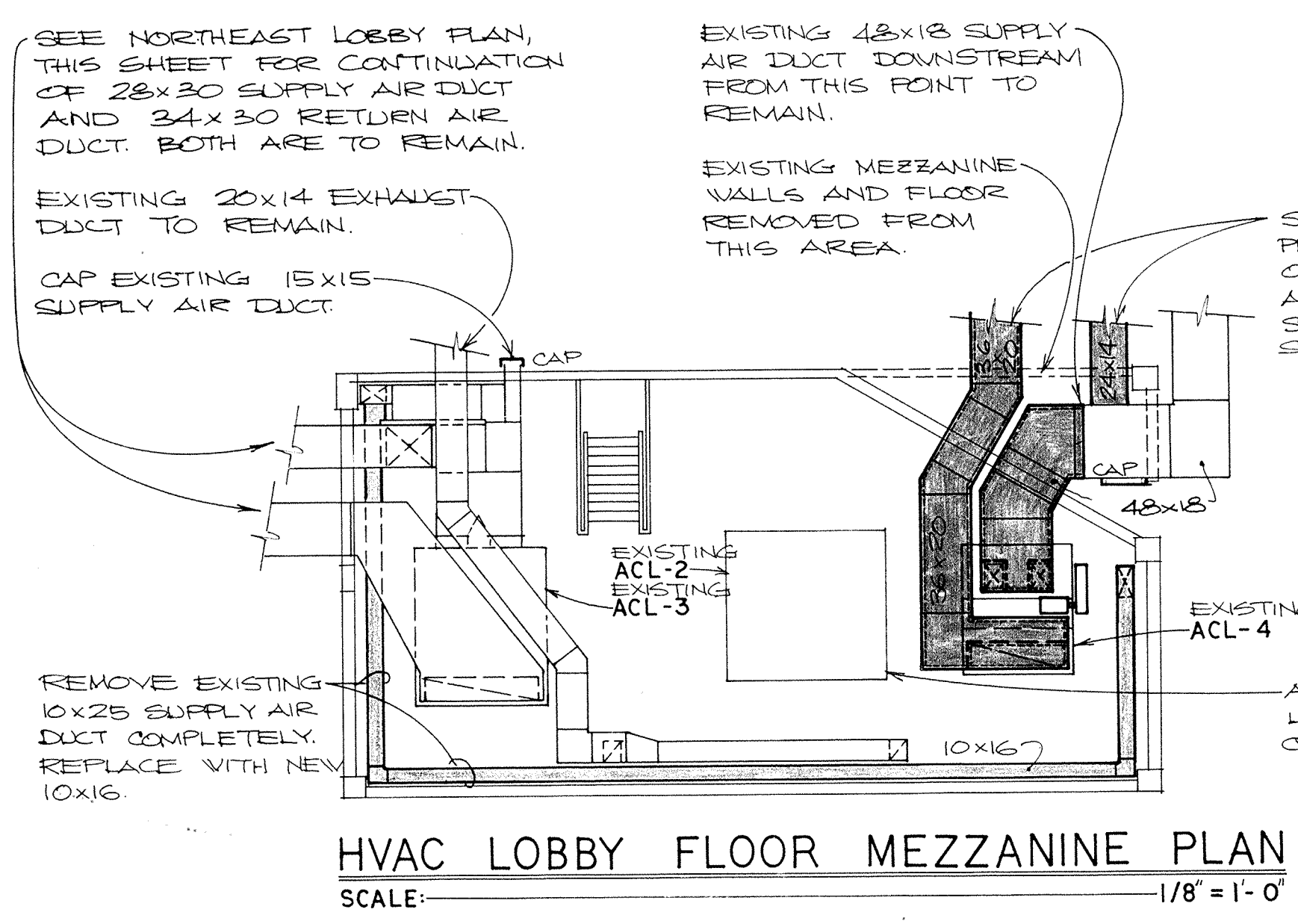






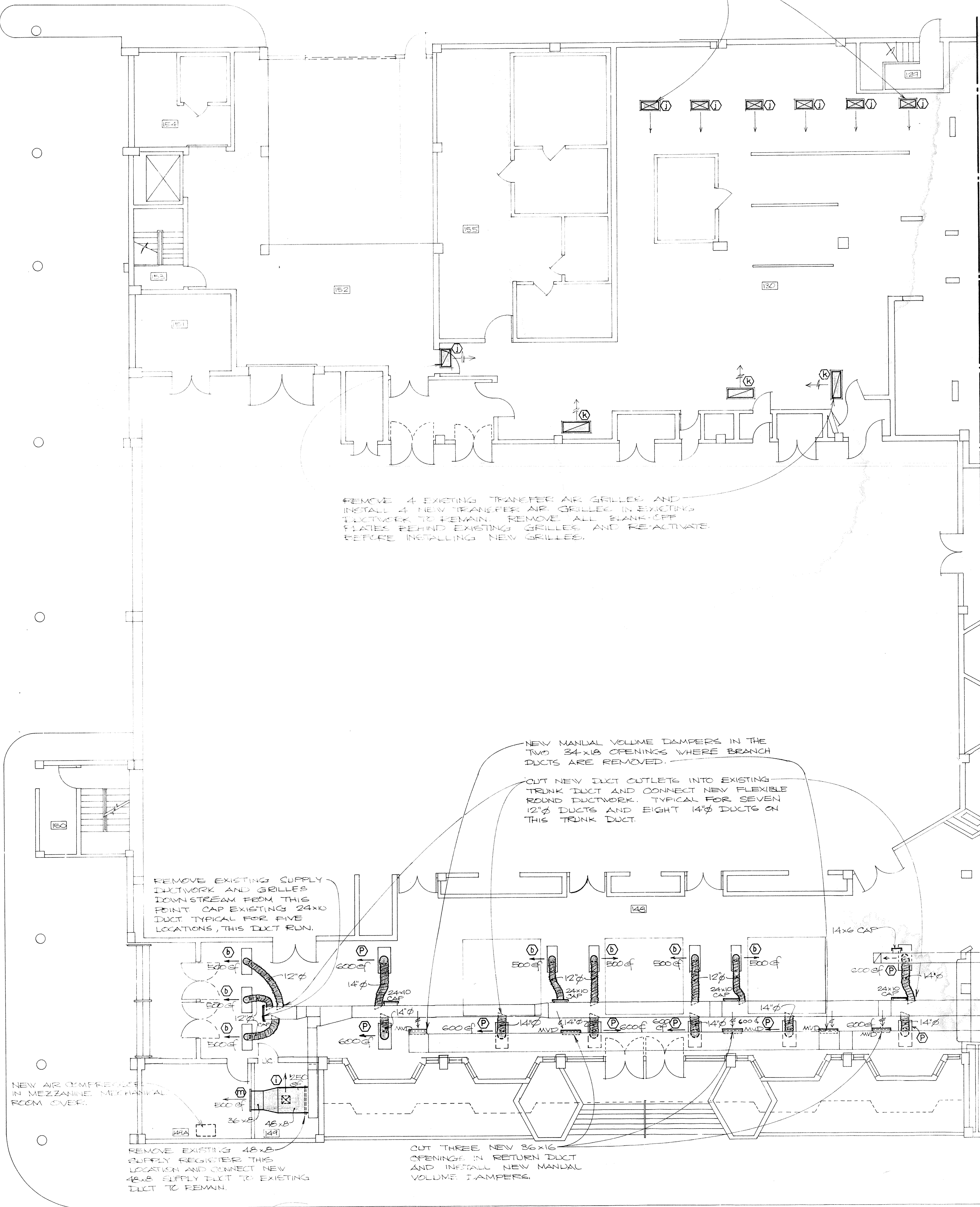
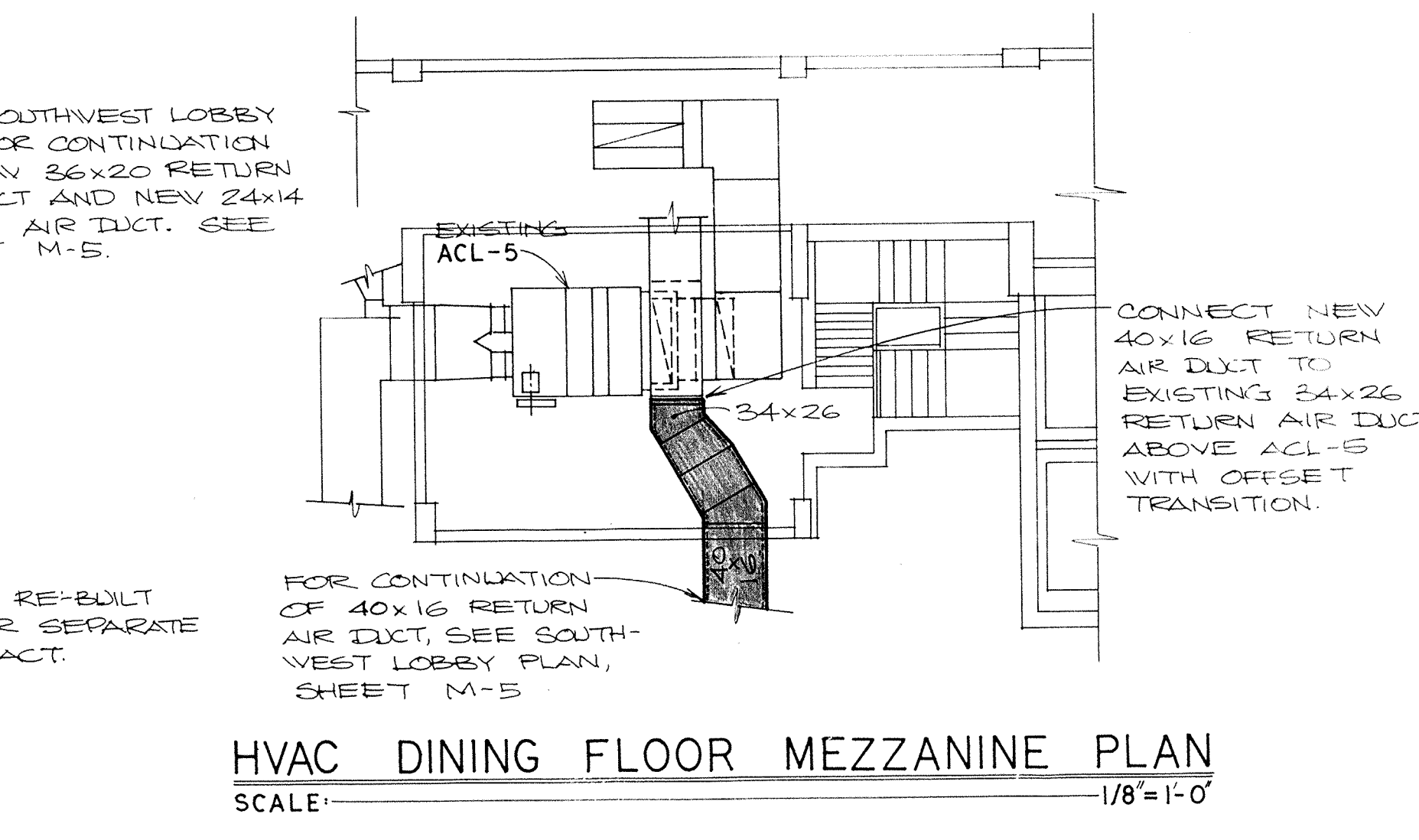
- EXISTING AIR HANDLING UNIT (SOUTHWEST LOBBY) REWORK REQUIRED ACL-6**
1. CLEAN INTERIOR OF AIR HANDLING UNIT. DISASSEMBLE IF NECESSARY.
 2. REPLACE HEATING COILS WITH NEW 43.1 KW ELECTRIC RESISTANCE HEATER.
 3. INSPECT FAN MOTOR, SHEAVES, BELTS, BELT GUARD, FAN SHAFT AND FAN SHAFT BEARINGS. RE-BUILD MOTOR. REPLACE BELTS AND FAN SHAFT BEARINGS.
 4. CLEAN AND INSPECT FAN FOR DAMAGE. REPAIR AND RE-BALANCE IF REQUIRED.
 5. REPLACE PNEUMATIC CONTROL VALVES AND LINKAGES ON RETURN AIR AND OUTSIDE AIR DAMPERS.
 6. REPLACE FILTERS.
 7. REMOVE, CLEAN, INSPECT, AND TEST EXISTING CHILLED WATER CONTROL VALVE. RE-BUILD OR REPLACE.
 8. CLEAN STRAINER, REPLACE VALVE SEALS, AND RE-INSULATE CHILLED WATER LINES DISTURBED BY NEW WORK OR WATER DAMAGE.
 9. CLEAN CONDENSATE DRAIN LINE. REPAIR ALL DAMAGE AND RE-INSULATE.
 10. REWORK CONTROL PANELS AND TIME CLOCKS TO OPERATE AS DESCRIBED IN SEQUENCE OF CONTROLS.

- EXISTING AIR HANDLING UNIT (GENERAL OFFICES) REWORK REQUIRED ACL-7**
1. CLEAN INTERIOR OF AIR HANDLING UNIT. DISASSEMBLE IF NECESSARY.
 2. REPLACE HEATING COILS WITH NEW 18.5 KW ELECTRIC RESISTANCE HEATER.
 3. INSPECT FAN MOTOR, SHEAVES, BELTS, BELT GUARD, FAN SHAFT, AND FAN SHAFT BEARINGS. RE-BUILD MOTOR. REPLACE BELTS AND FAN SHAFT BEARINGS.
 4. CLEAN AND INSPECT FAN FOR DAMAGE. REPAIR AND RE-BALANCE IF REQUIRED.
 5. REPLACE PNEUMATIC CONTROL VALVES AND LINKAGES ON RETURN AIR AND OUTSIDE AIR DAMPERS.
 6. REPLACE FILTERS.
 7. REMOVE, CLEAN, INSPECT, AND TEST EXISTING CHILLED WATER CONTROL VALVE. RE-BUILD OR REPLACE.
 8. CLEAN STRAINER, REPLACE VALVE SEALS, AND RE-INSULATE CHILLED WATER LINES DISTURBED BY NEW WORK OR WATER DAMAGE.
 9. CLEAN CONDENSATE DRAIN LINE. REPAIR ALL DAMAGE AND RE-INSULATE.
 10. REWORK CONTROL PANELS AND TIME CLOCKS TO OPERATE AS DESCRIBED IN SEQUENCE OF CONTROLS.

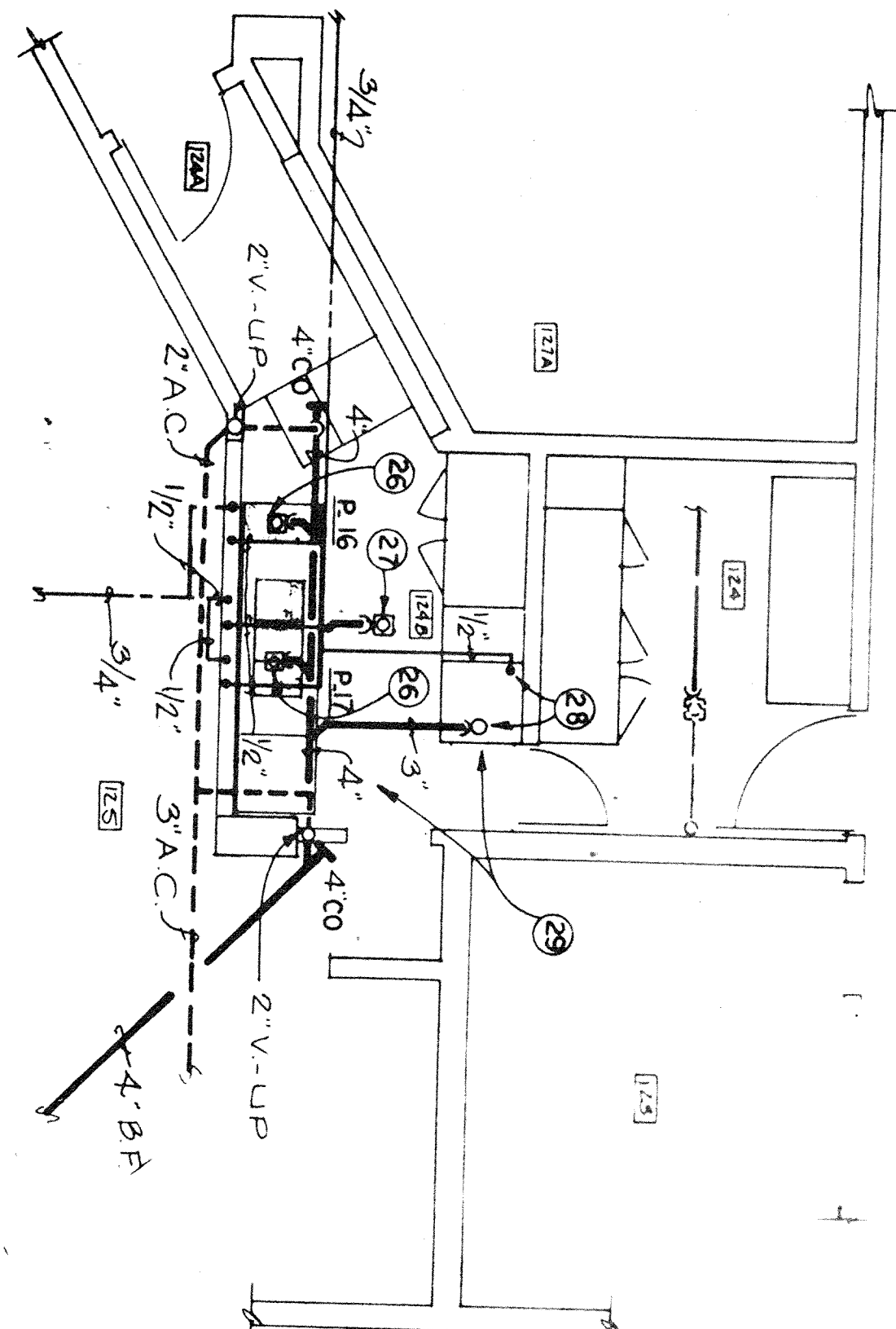


- EXISTING AIR HANDLING UNIT (NORTHEAST LOBBY) REWORK REQUIRED ACL-3**
1. CLEAN INTERIOR OF AIR HANDLING UNIT. DISASSEMBLE IF NECESSARY.
 2. CLEAN AND INSPECT DRAIN PAN AND FAN HOUSING FOR DAMAGE DUE TO CONDENSATE WATER. RE-BUILD OR REPLACE DRAIN PAN AND FAN HOUSING PANELS.
 3. REPLACE HEATING COILS WITH NEW 50.8 KW ELECTRIC RESISTANCE HEATER.
 4. CLEAN COOLING COIL FINS TO AN "AS NEW" CONDITION. REMOVE IF NECESSARY. INSPECT FOR LEAKS AND CRACKS IN COILS. REPAIR AND PRESSURE TEST.
 5. INSPECT FAN MOTOR, SHEAVES, BELTS, BELT GUARD, FAN SHAFT, AND FAN SHAFT BEARINGS. RE-BUILD MOTOR, AND REPLACE FAN SHAFT BEARINGS.
 6. CLEAN AND INSPECT FAN FOR DAMAGE. REPAIR AND RE-BALANCE IF REQUIRED.
 7. REPLACE PNEUMATIC CONTROL VALVES AND LINKAGES ON RETURN AIR AND OUTSIDE AIR DAMPERS.
 8. REPLACE FLEXIBLE CONNECTIONS BETWEEN SUPPLY AIR AND RETURN AIR DUCTS AND AIR HANDLING UNIT.
 9. REPLACE FILTERS.
 10. REMOVE, CLEAN, INSPECT, AND TEST EXISTING CHILLED WATER CONTROL VALVE. RE-BUILD OR REPLACE.
 11. CLEAN STRAINER, REPLACE VALVE SEALS, AND RE-INSULATE CHILLED WATER LINES WHERE DISTURBED BY NEW WORK OR WATER DAMAGE.
 12. CLEAN CONDENSATE DRAIN LINE. REPAIR ALL DAMAGE AND RE-INSULATE.
 13. REWORK CONTROL PANELS AND TIME CLOCKS TO OPERATE AS DESCRIBED IN SEQUENCE OF CONTROLS.

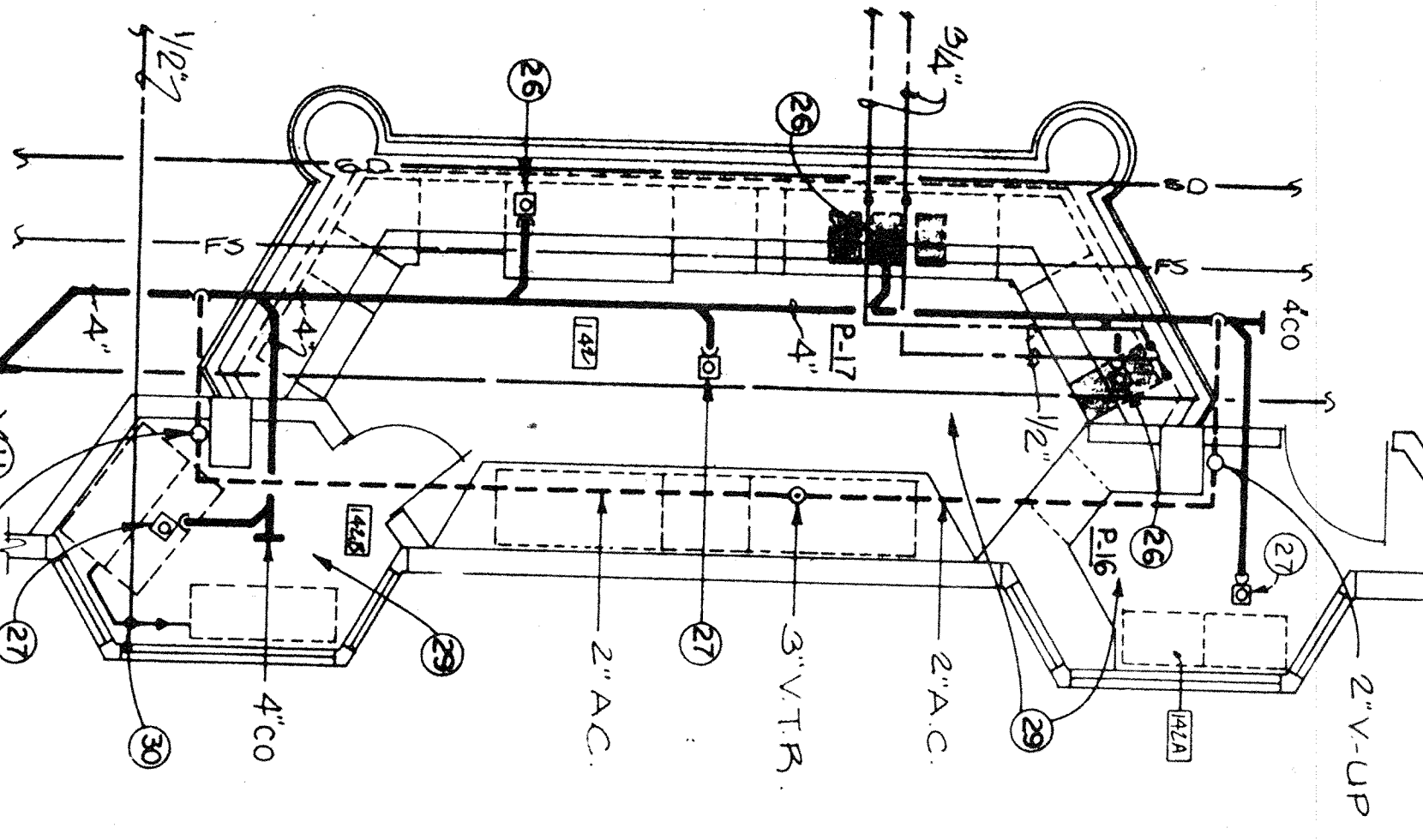
- EXISTING AIR HANDLING UNIT (RESTAURANT & STREET LOBBY) REWORK REQUIRED ACL-5**
1. CLEAN INTERIOR OF AIR HANDLING UNIT. DISASSEMBLE IF NECESSARY.
 2. CLEAN AND INSPECT DRAIN PAN AND FAN HOUSING FOR DAMAGE DUE TO CONDENSATE WATER. RE-BUILD OR REPLACE DRAIN PAN AND FAN HOUSING PANELS.
 3. REPLACE HEATING COILS WITH NEW 32.8 KW ELEC. HEATER.
 4. CLEAN COOLING COIL FINS TO AN "AS NEW" CONDITION. REMOVE IF NECESSARY, INSPECT FOR LEAKS AND CRACKS IN COILS. REPAIR AND PRESSURE TEST.
 5. INSPECT FAN MOTOR, SHEAVES, BELTS, BELT GUARD, FAN SHAFT, AND FAN SHAFT BEARINGS. RE-BUILD MOTOR AND REPLACE FAN SHAFT BEARINGS.
 6. CLEAN AND INSPECT FAN FOR DAMAGE. REPAIR AND RE-BALANCE IF REQUIRED.
 7. REPLACE PNEUMATIC CONTROL VALVES AND LINKAGES ON RETURN AIR AND OUTSIDE AIR DAMPERS.
 8. REPLACE FLEXIBLE CONNECTIONS BETWEEN SUPPLY AIR AND RETURN AIR DUCTS AND AIR HANDLING UNIT.
 9. REPLACE FILTERS.
 10. REMOVE, CLEAN, INSPECT, AND TEST EXISTING CHILLED WATER CONTROL VALVE. RE-BUILD OR REPLACE.
 11. CLEAN STRAINER, REPLACE VALVE SEALS, AND RE-INSULATE CHILLED WATER LINES WHERE DISTURBED BY NEW WORK OR WATER DAMAGE.
 12. CLEAN CONDENSATE DRAIN LINE. REPAIR ALL DAMAGE AND RE-INSULATE.
 13. REWORK CONTROL PANELS AND TIME CLOCKS TO OPERATE AS DESCRIBED IN SEQUENCE OF CONTROLS.



HVAC NORTHEAST FLOOR PLAN
SCALE: 1/8"=1'-0"



SERVICE BAR PLAN
SCALE 1/4"=1'-0"



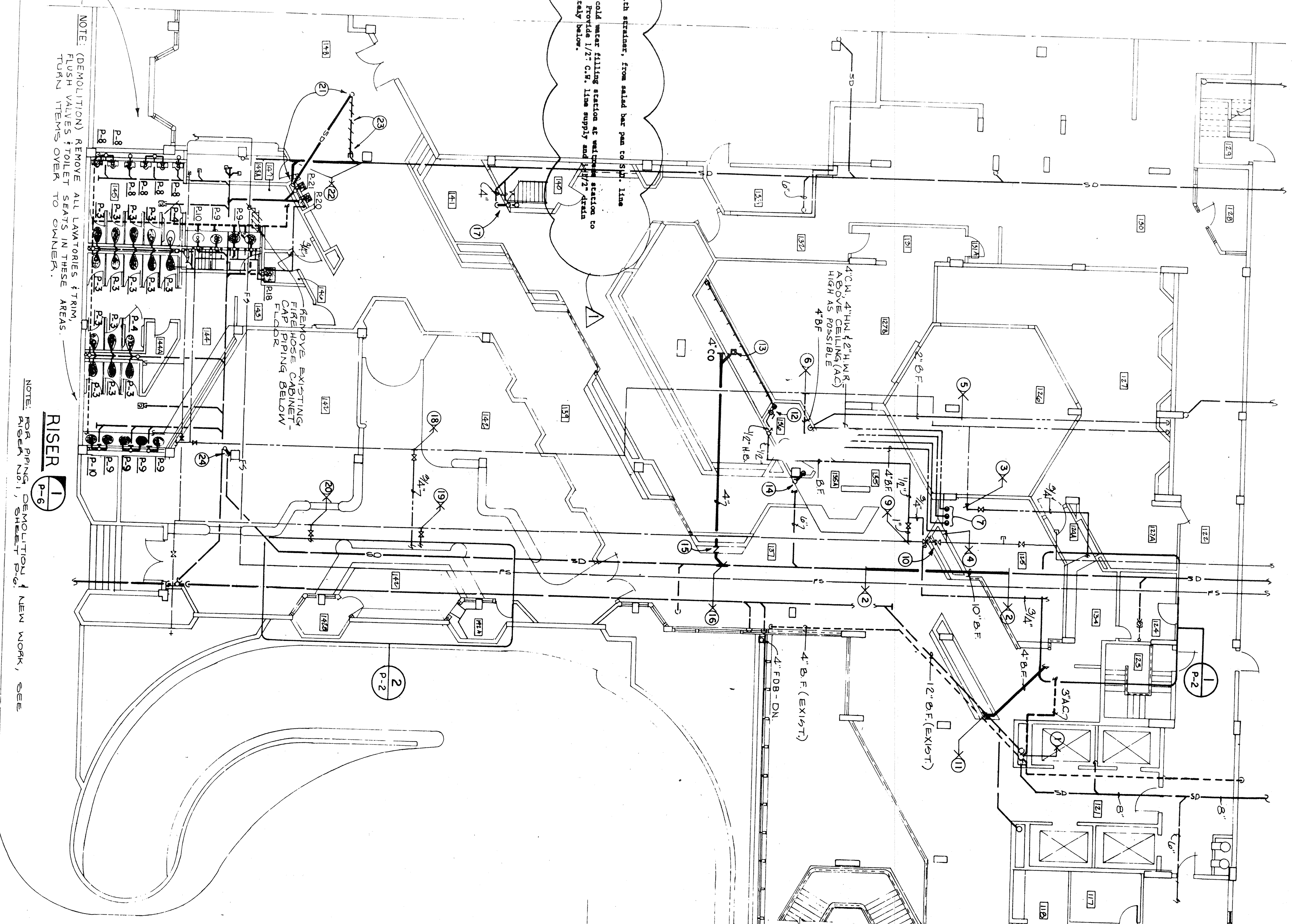
LOUNGE BAR PLAN
SCALE 1/4"=1'-0"

- 26 — OMITTED —
- 27 4" Floor drain, (F.D.).
- 28 Provide 1/2" H.W. and 3" hub drain for connection to glass washer. (See note # 24.)
- 29 Secure manufacturer's drawings of all equipment prior to roughing all drains and vent connections.
- 30 Route 1/2" C.W. up through floor. See piping and notes 1/2" to ice machine and 1/2" to soda dispenser. (See note # 23.)

NOTE TO CONTRACTOR:
VERIFY LOCATION, SIZES AND INVERTS OF ALL EXISTING INTERIOR UTILITIES AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO DOING ANY WORK.

NOTES:

- 1 Connect new 3" vent to existing vent riser in chase at point shown —X—.
- 2 Connect new 3/4" S.D. drain line to existing at point shown —X—.
- 3 Connect new 3/4" S.D. drain line to existing at point shown —X—.
- 4 Connect new 3/4" S.D. drain line to existing at point shown —X—.
- 5 Connect new 3/4" S.D. drain line to existing at point shown —X—.
- 6 Connect new 3/4" S.D. drain line to existing at point shown —X—.
- 7 Connect new 3/4" S.D. drain line to existing at point shown —X—.
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- 10 Connect new 3/4" S.D. drain line to existing at point shown —X—.
- 11 Connect new 3/4" S.D. drain line to existing at point shown —X—.
- 12 Connect new 3/4" S.D. drain line to existing at point shown —X—.
- 13 Connect new 3/4" S.D. drain line to existing at point shown —X—.
- 14 Connect new 3/4" S.D. drain line to existing at point shown —X—.
- 15 Connect new 3/4" S.D. drain line to existing at point shown —X—.
- 16 Connect new 3/4" S.D. drain line to existing at point shown —X—.
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- 23 Connect new 3/4" S.D. drain line to existing at point shown —X—.
- 24 Connect new 3/4" S.D. drain line to existing at point shown —X—.
- 25 Connect new 3/4" S.D. drain line to existing at point shown —X—.
- 26 Connect new 3/4" S.D. drain line to existing at point shown —X—.
- 27 Connect new 3/4" S.D. drain line to existing at point shown —X—.
- 28 Connect new 3/4" S.D. drain line to existing at point shown —X—.
- 29 Connect new 3/4" S.D. drain line to existing at point shown —X—.
- 30 Connect new 3/4" S.D. drain line to existing at point shown —X—.



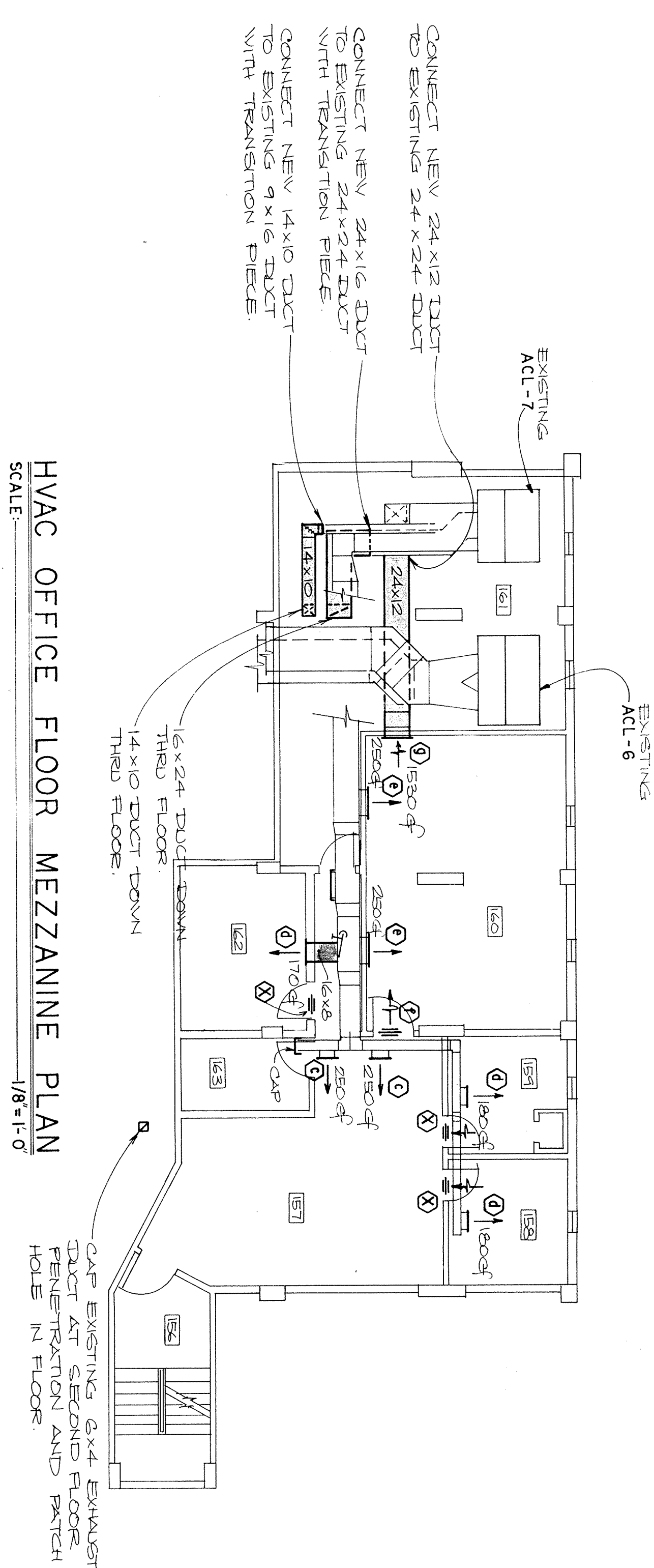
SOUTHWEST LOBBY LEVEL PLAN-PLUMBING
SCALE 1/8"=1'-0"

NOTE: CONTRACTOR SHALL TURN OVER REMOVED FIXTURES & TRIM TO OWNER, STORE ON SITE AS DIRECTED BY OWNER.

ADD 1-1/2" drain, with strainer, from solid bar pad to S.D. line immediately below.
Bench and lavatory could have fitting location at wall, with strainer to right of solid bar. Provide 1/2" C.W. line supply and vent to S.D. line immediately below.

NOTE: (DEMOLITION) REMOVE ALL LAMINATES, TRIM, PLASTER, ETC. IN THESE AREAS. TURN ITEMS OVER TO OWNER.

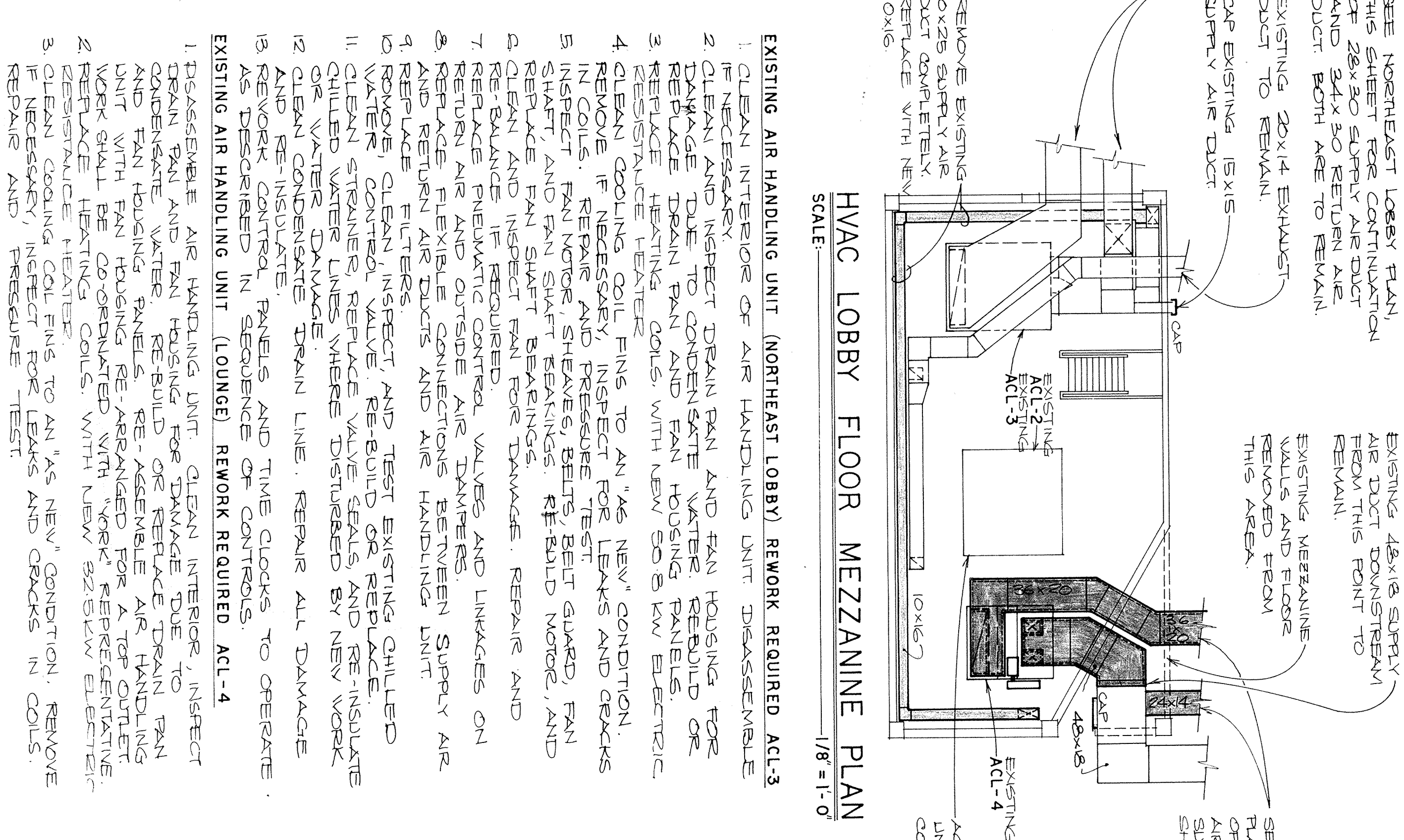
NOTE: FOR PHASE 2, DEMOLITION & NEW WORK, SEE AREA NO. 1, SHEET P-2.



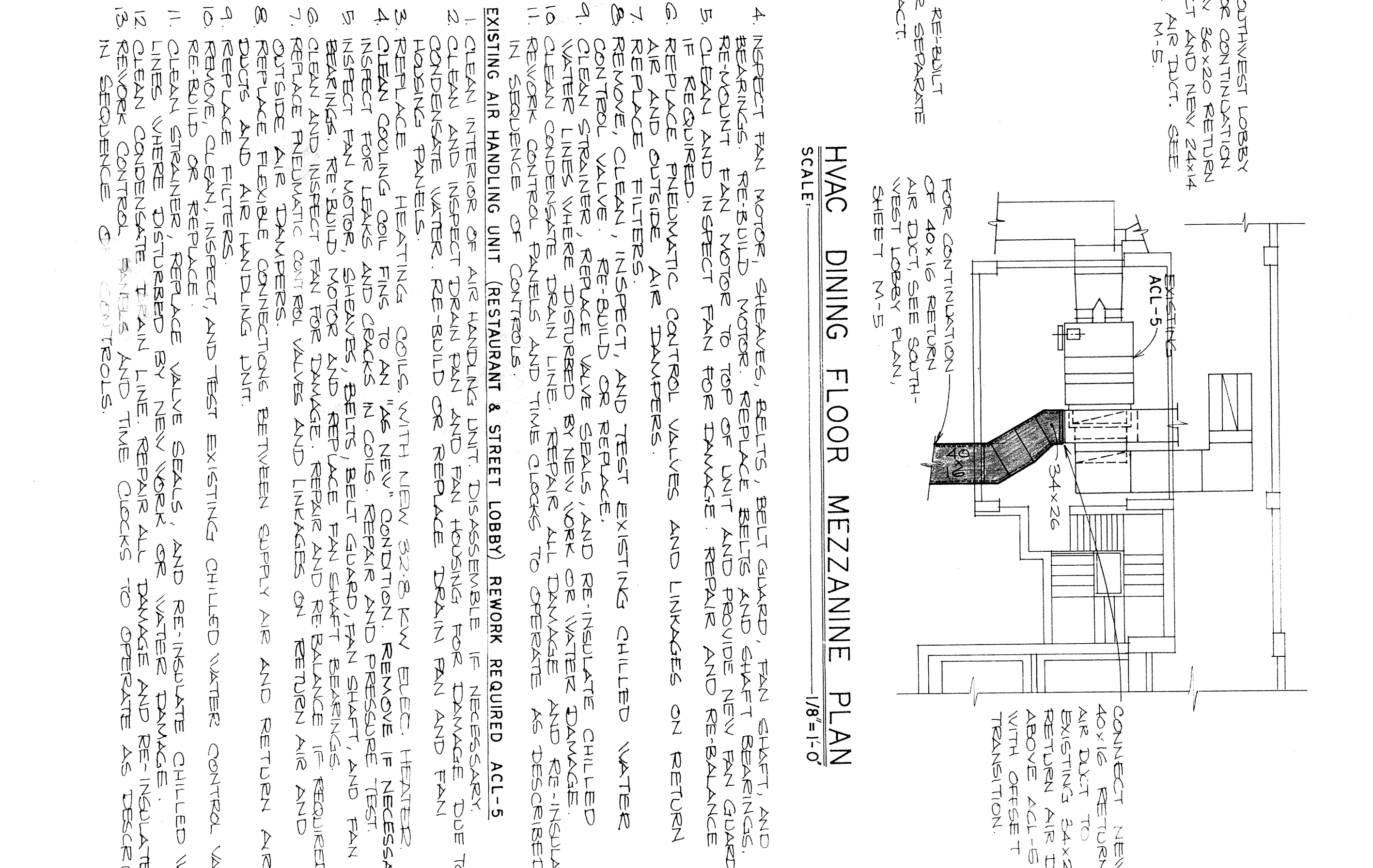
- EXISTING AIR HANDLING UNIT (SOUTHWEST LOBBY) REMOVED. REQUIRED A/C-6
1. CLEAN INTERIOR OF AIR HANDLING UNIT. DISASSEMBLE IF NECESSARY.
 2. REPLACE HEATING COILS WITH NEW 15.1 KW ELECTRIC.
 3. REPLACE FAN MOTOR, SHAFTS, BELTS, BELT GUARD, FAN GUARD, AND FAN GUARD BEARINGS. REBUILD MOTOR. REPLACE BELTS AND FAN GUARD BEARINGS.
 4. CLEAN AND INSPECT FAN FOR DAMAGE. REPAIR AND RETURN FAN TO SERVICE.
 5. REPLACE FAN GUARD BEARINGS AND LINKAGES ON RETURN AIR AND OUTSIDE AIR DAMPERS.
 6. REPLACE FILTERS.
 7. REMOVE CLEAN/INSPECT AND TEST EXISTING CHILLED WATER CONTROL VALVE. REBUILD OR REPLACE.
 8. CLEAN STRAINER. REPLACE VALVE SEALS AND REINSULATE CHILLED WATER LINES DISCLOSED BY REMOVAL OF DAMPER AND REINSULATE.
 9. CLEAN CONDENSATE DRAIN LINE. REPAIR ALL DAMAGE AND REINSULATE.
 10. REPAIR CONTROL PANELS AND TIME CLOCKS TO OPERATE AS DESCRIBED IN SEQUENCE OF CONTROLS.

- EXISTING AIR HANDLING UNIT (GENERAL OFFICES) REMOVED. REQUIRED A/C-7
1. CLEAN INTERIOR OF AIR HANDLING UNIT. DISASSEMBLE IF NECESSARY.
 2. REPLACE HEATING COILS WITH NEW 15.1 KW ELECTRIC.
 3. REPLACE FAN MOTOR, SHAFTS, BELTS, BELT GUARD, FAN GUARD, AND FAN GUARD BEARINGS. REBUILD MOTOR. REPLACE BELTS AND FAN GUARD BEARINGS.
 4. CLEAN AND INSPECT FAN FOR DAMAGE. REPAIR AND RETURN FAN TO SERVICE.
 5. REPLACE FAN GUARD BEARINGS AND LINKAGES ON RETURN AIR AND OUTSIDE AIR DAMPERS.
 6. REPLACE FILTERS.
 7. REMOVE CLEAN/INSPECT AND TEST EXISTING CHILLED WATER CONTROL VALVE. REBUILD OR REPLACE.
 8. CLEAN STRAINER. REPLACE VALVE SEALS AND REINSULATE CHILLED WATER LINES DISCLOSED BY REMOVAL OF DAMPER AND REINSULATE.
 9. CLEAN CONDENSATE DRAIN LINE. REPAIR ALL DAMAGE AND REINSULATE.
 10. REPAIR CONTROL PANELS AND TIME CLOCKS TO OPERATE AS DESCRIBED IN SEQUENCE OF CONTROLS.

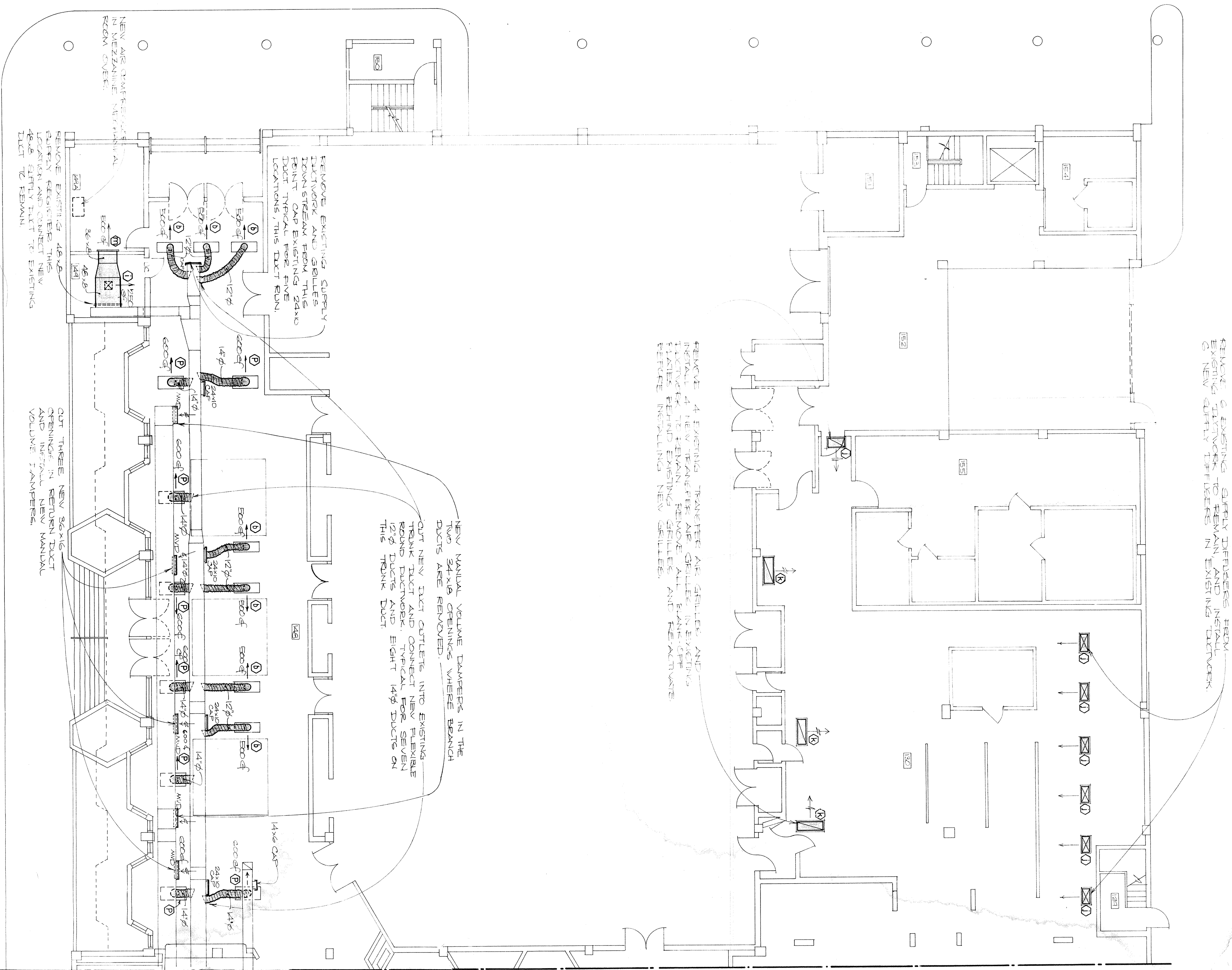
HVAC LOBBY FLOOR MEZZANINE PLAN
SCALE: 1/8\"/>

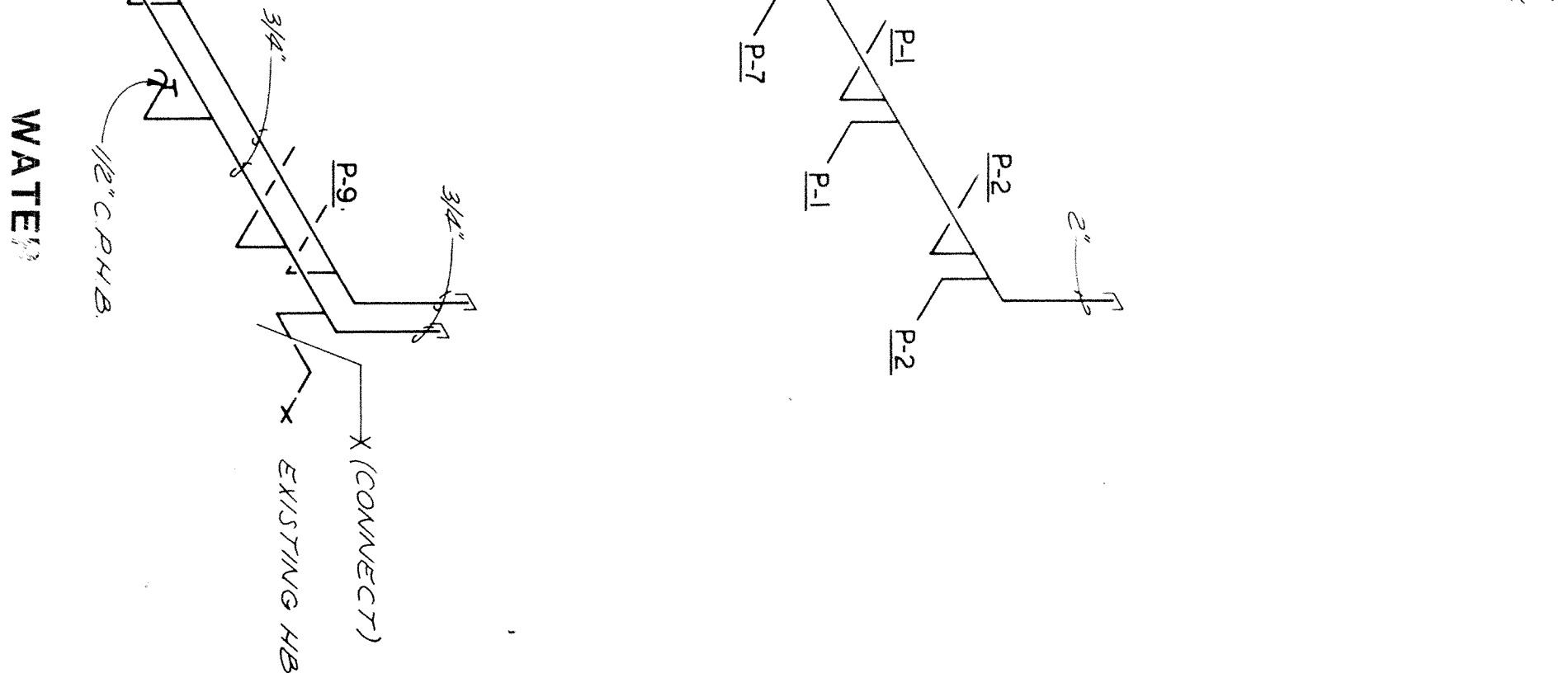
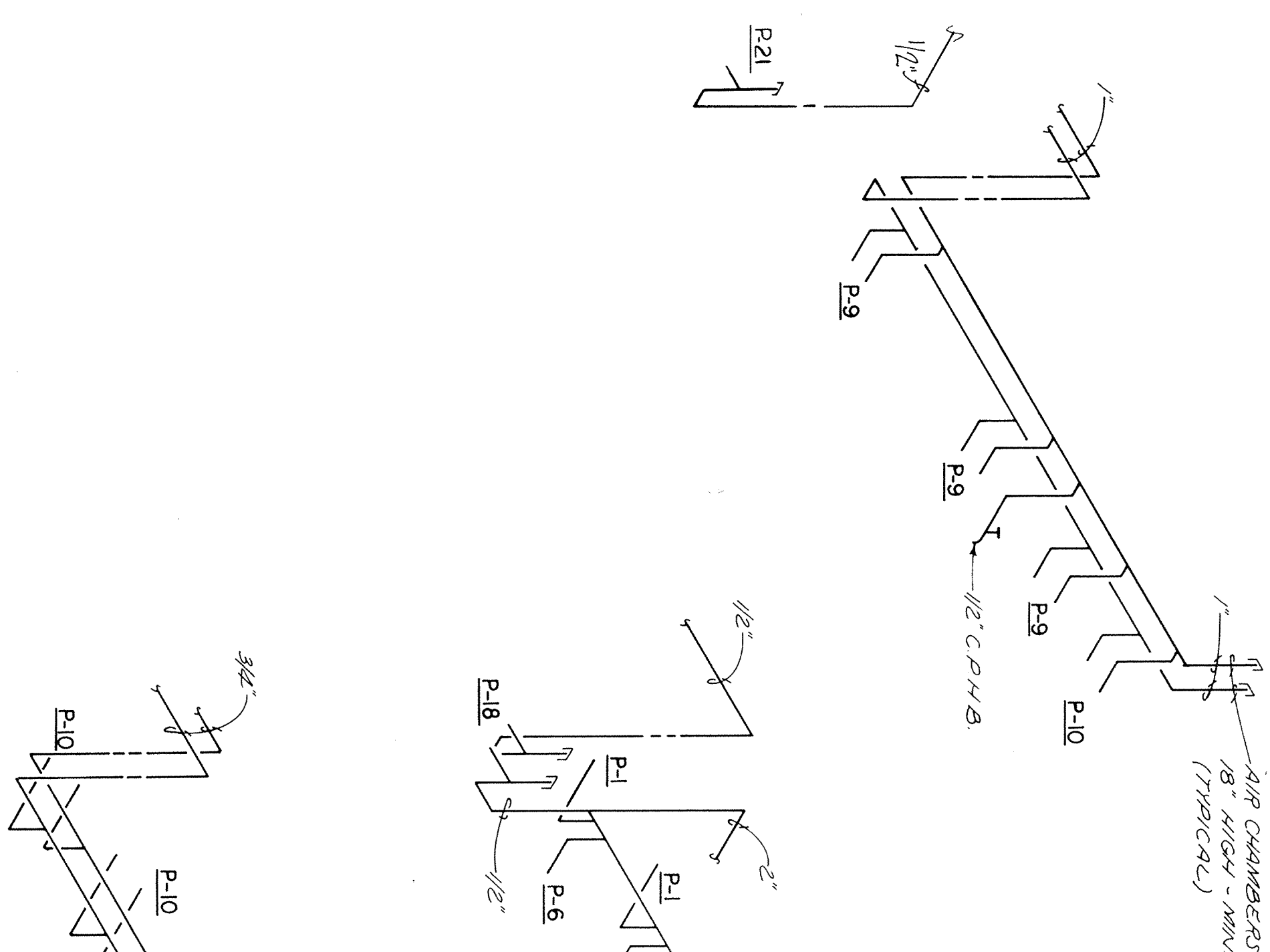
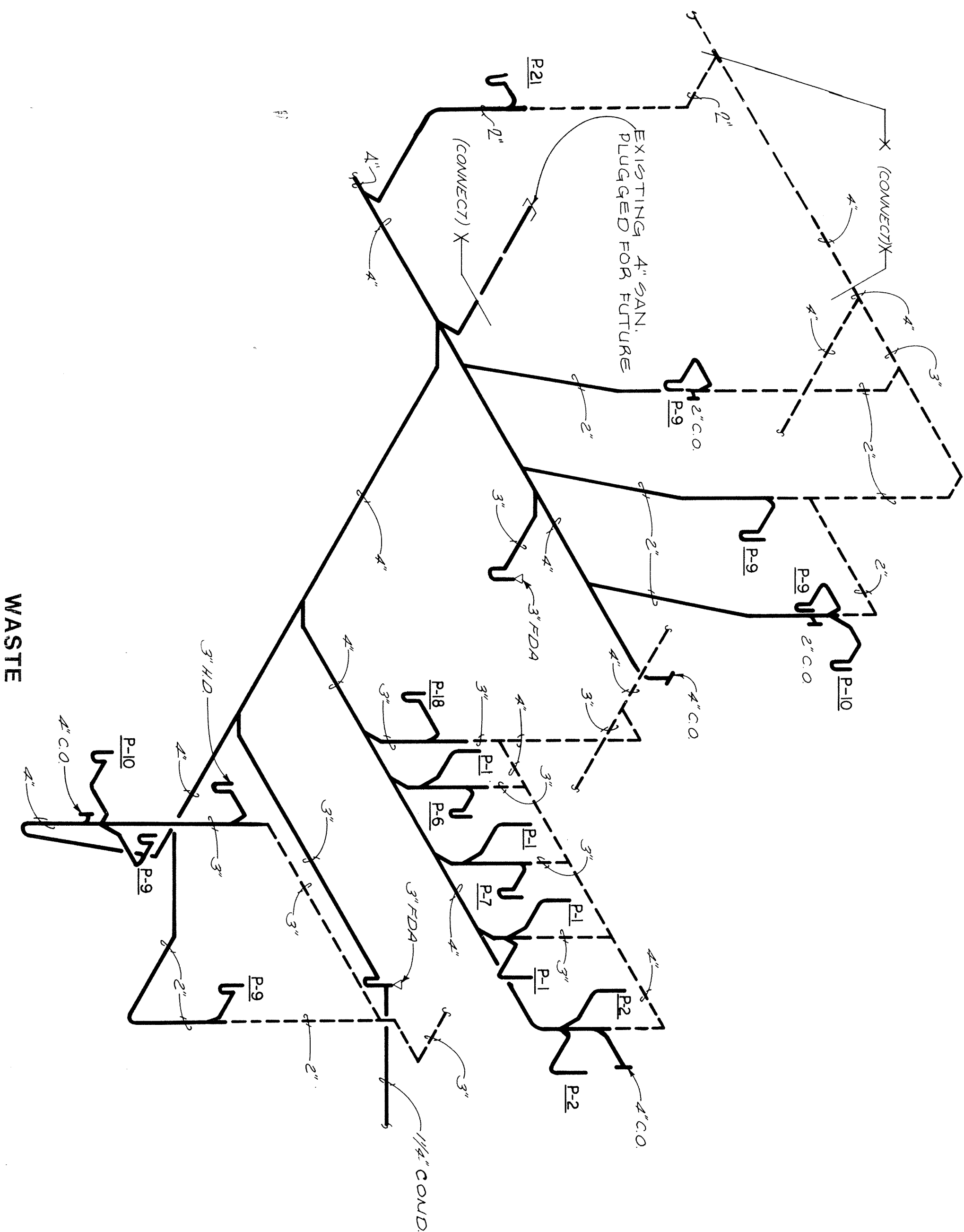


HVAC DINING FLOOR MEZZANINE PLAN
SCALE: 1/8\"/>

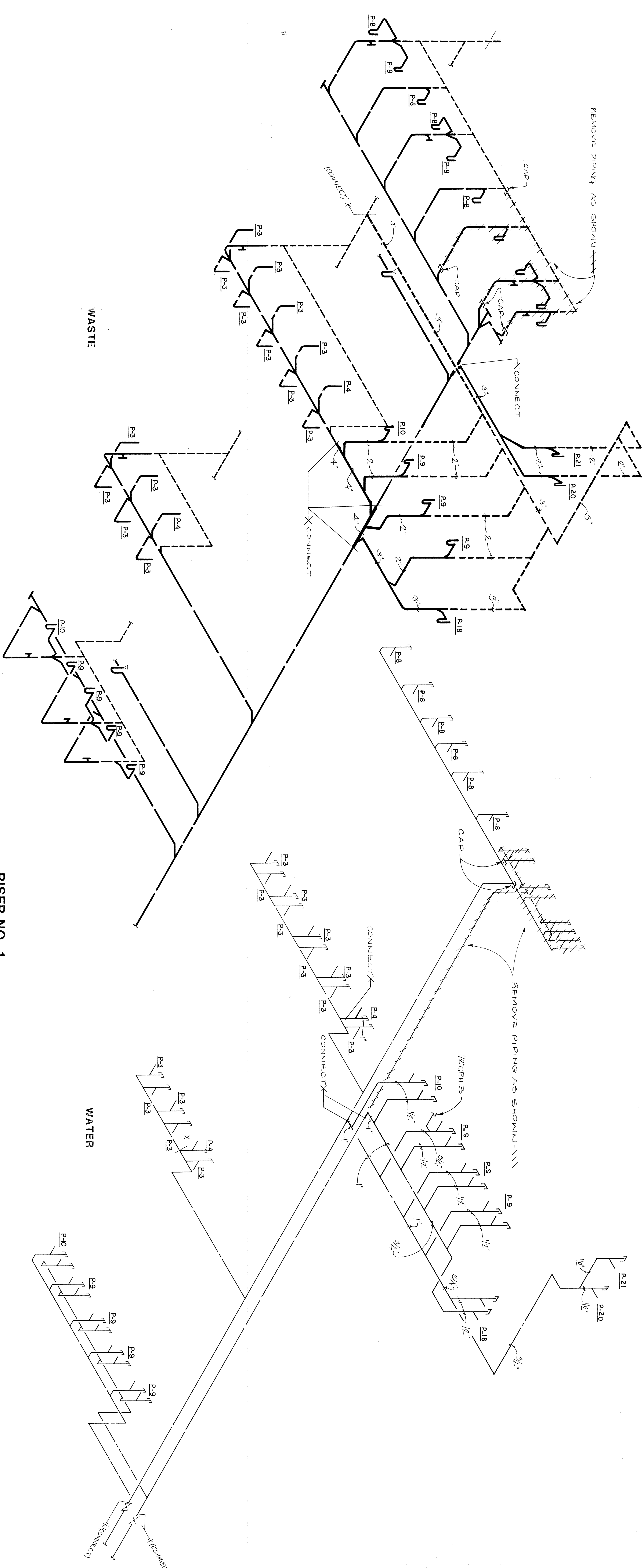


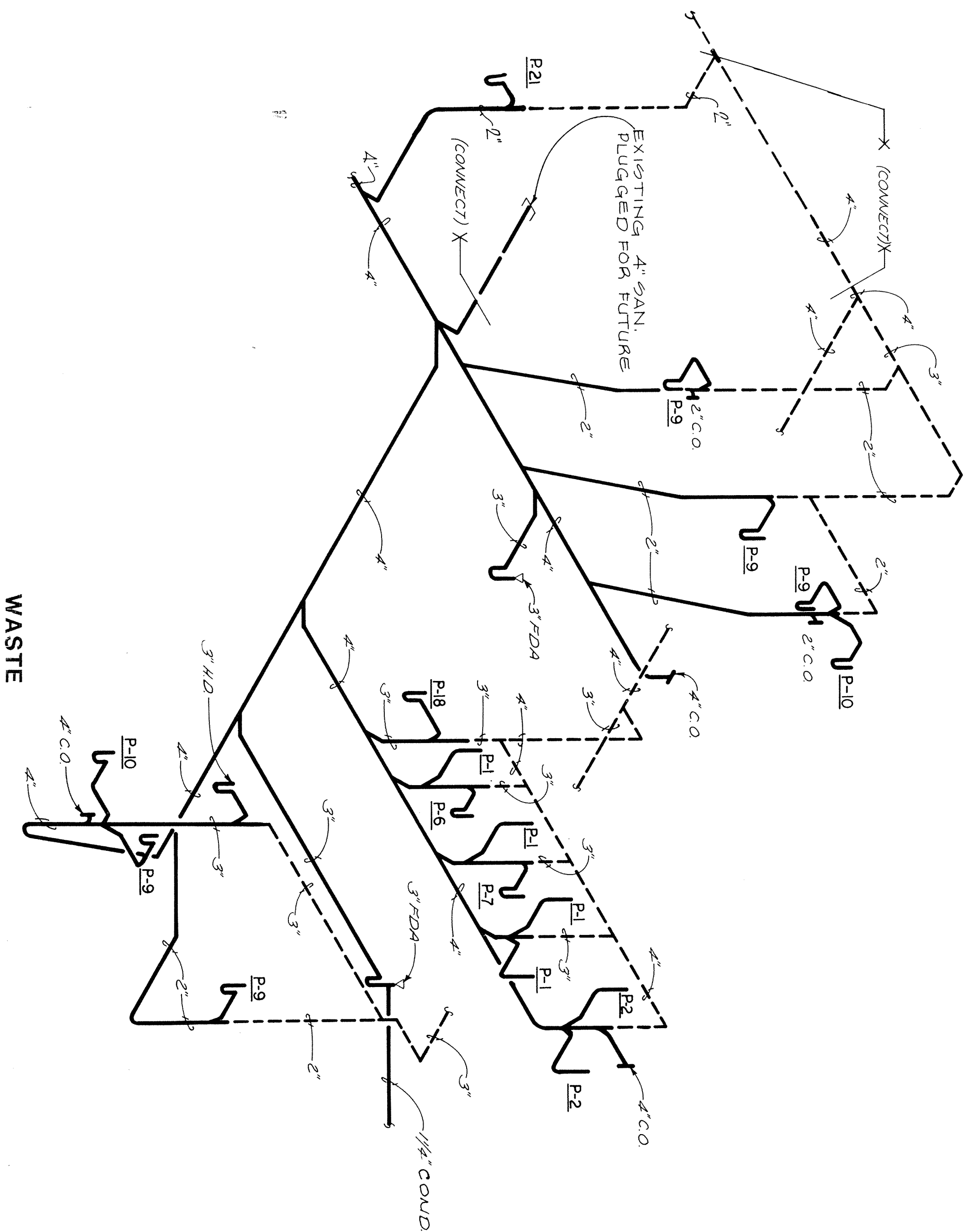
HVAC NORTHEAST FLOOR PLAN
SCALE: 1/8\"/>



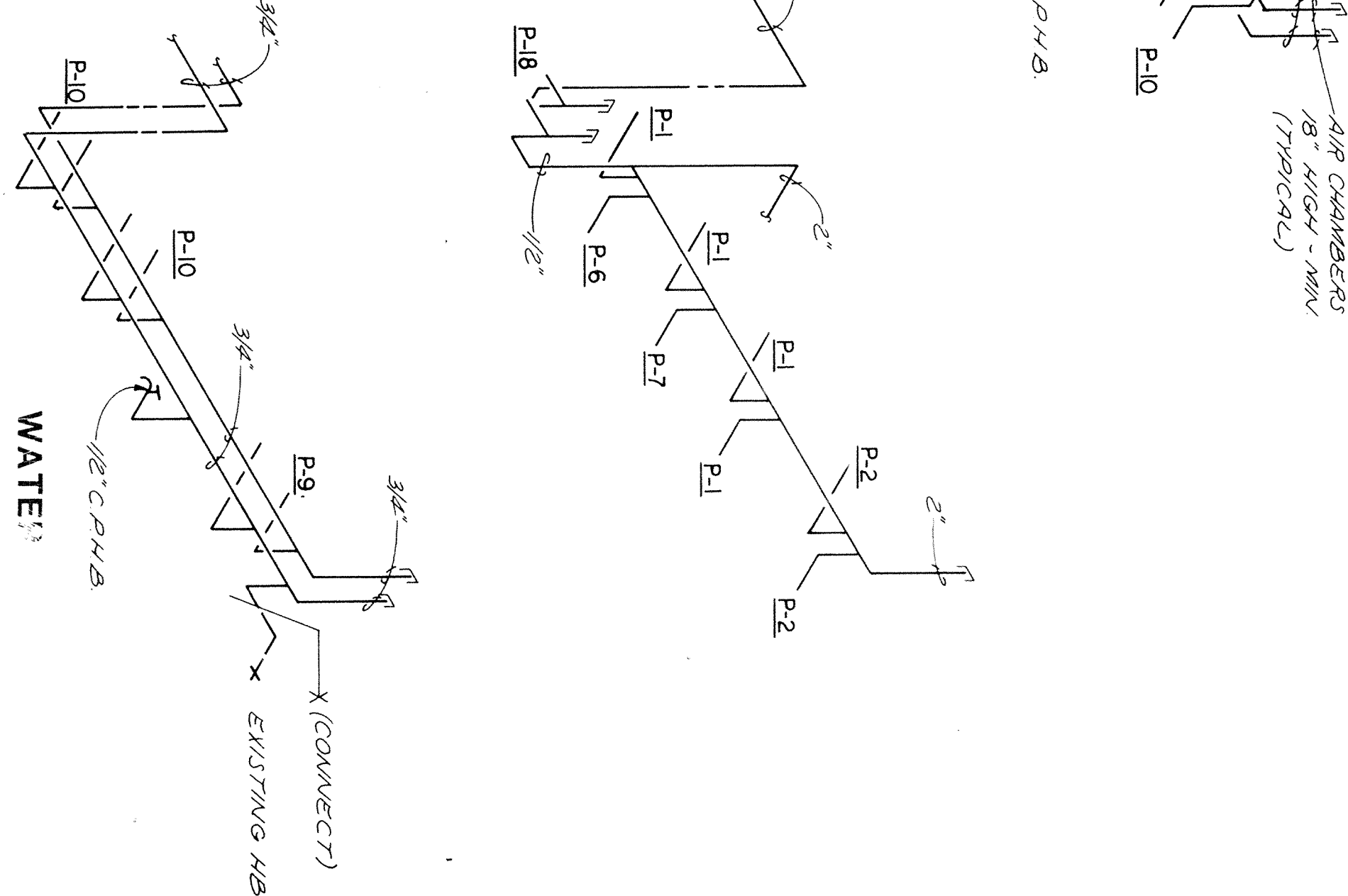


RISER NO. 1
SCALE: NONE

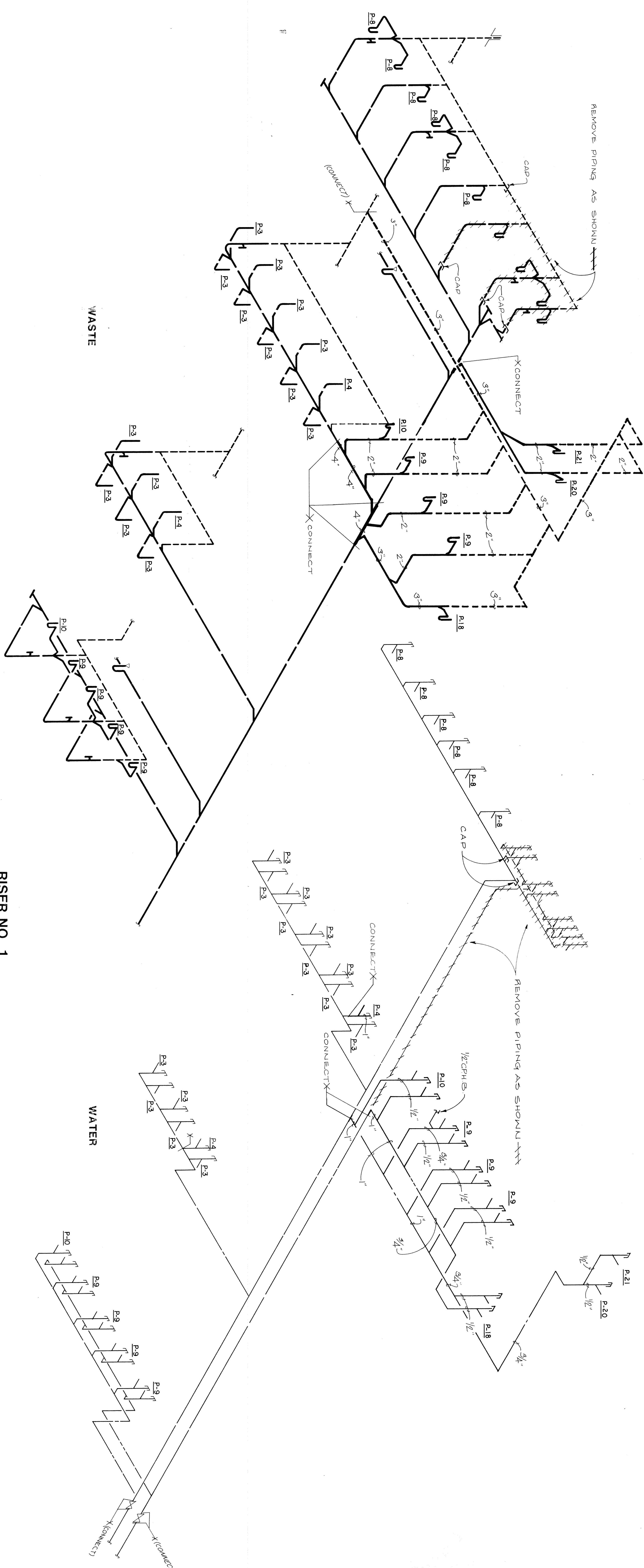




RISER NO. 2
SCALE: NONE



RISER NO. 1
SCALE: NONE



RISER NO. 1
SCALE: NONE



MACON HILTON INTERIOR RENOVATION
MACON GEORGIA

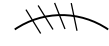
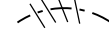
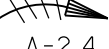
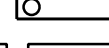
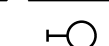
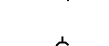
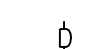
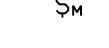
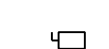
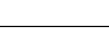
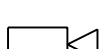
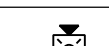
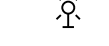
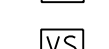
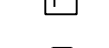
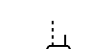
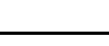
BARRETT DAFFIN AND CARLAN, INC.
ARCHITECTS ENGINEERS PLANNERS SURVEYORS
POST OFFICE DRAWER 12339 TALLAHASSEE FLORIDA 32308
POST OFFICE DRAWER 12526 PENSACOLA FLORIDA 32577

DATE 8/5/82
DRWN MAH/DPW
CHKD STT
BDC# 1475-1

P-6

LIGHTING FIXTURE SCHEDULE				
TYPE ON DRAWING	CURVE HOSPITALITY ITEM NO.	LOCATION	DESCRIPTION	MANUFACTURER
Z	N/A		DOWNLIGHT, RECESSED SELF FLANGED, 6 IN. APERTURE CLEAR SPECULAR LOW IRIDESCENT REFLECTOR. LAMPS: LED, 3500 DEGREE K, 2000 LUMEN BALLAST: I20 VOLT, DIMMABLE	PRESCOLITE "LF6LEDG4" SERIES PHILIPS, LITHONIA, COOPER
ZA	N/A		DOWNLIGHT, RECESSED SELF FLANGED, 6 IN. APERTURE CLEAR SPECULAR LOW IRIDESCENT REFLECTOR. LAMPS: LED, 3500 DEGREE K, 4000 LUMEN BALLAST: I20 VOLT, DIMMABLE	PRESCOLITE "LF6LEDG8" SERIES PHILIPS, LITHONIA, COOPER
AA	N/A		2 FT.x4 FT. RECESSED CONTEMPORARY ARCHITECTURAL LED TROFFER WITH ACRYLIC CENTER LENS, 4790 LUMEN MINIMUM. LAMPS: LED, 3500 DEGREE K, BALLAST: UNV. VOLT DRIVER	COLUMBIA "LCAT" SERIES PHILIPS, LITHONIA, COOPER
AB	N/A		2 FT.x2 FT. RECESSED CONTEMPORARY ARCHITECTURAL LED TROFFER WITH ACRYLIC CENTER LENS, 2200 LUMEN MINIMUM. LAMPS: LED, 3500 DEGREE K, BALLAST: UNV. VOLT DRIVER	COLUMBIA "LCAT" SERIES PHILIPS, LITHONIA, COOPER
AC	N/A		4 FT. LED STRIPLIGHT, 5000 LUMEN MINIMUM, SURFACE MOUNTED. LAMPS: LED, 3500 DEGREE K, BALLAST: UNV. VOLT DRIVER	COLUMBIA "LCL 4" SERIES PHILIPS, LITHONIA, COOPER
	N/A		FIXTURE, EGRESS, WALL MOUNTING, TWO HEAD, WITH NICAD BATTERY UNIT (90 MINUTE), WHITE FINISH, LAMPS: WITH UNIT BALLAST: UNIV. VOLT	LIGHTALARMS "LCA-25Q" SERIES LITHONIA, SURELITE, DUALITE, EMERGILITE, CHLORIDE
	N/A		FIXTURE, EGRESS EXIT, LED, UNIVERSAL MOUNTING, WHITE FINISH, RED LETTER SINGLE OR DOUBLE FACE, WITH NICAD BATTERY UNIT (90 MINUTE), DIRECTION OF ARROWS AS SHOWN ON THE DRAWINGS. LAMPS: LED BALLAST: UNV. VOLT	LIGHTALARMS "QLXEM" SERIES LITHONIA, SURELITE, DUALITE, EMERGILITE, CHLORIDE
	N/A		FIXTURE, EGRESS EXIT, LED, UNIVERSAL MOUNTING, WHITE FINISH, RED LETTER SINGLE OR DOUBLE FACE, WITH NICAD BATTERY UNIT (90 MINUTE), DIRECTION OF ARROWS AS SHOWN ON THE DRAWINGS, FIXTURE PROVIDED WITH TWO HEAD EGRESS KIT, "WG" INDICATES WIRE GUARD. LAMPS: LED BALLAST: UNV. VOLT	LIGHTALARMS "UOLXEM-25Q" SERIES LITHONIA, SURELITE, DUALITE, EMERGILITE, CHLORIDE

LIGHTING FIXTURE SCHEDULE				
TYPE ON DRAWING	CURVE HOSPITALITY ITEM NO.	LOCATION	DESCRIPTION	MANUFACTURER
A	PL-1	ATRIUM PENDANT	BRUSHED NICKEL ACCENTS WITH RED BLOWN GLASS. LAMPS: MEDIUM BASE BALLAST: I20 VOLT	VIZ GLASS
B	PL-2	CORRIDOR SCONCE	BRUSHED NICKEL WITH FROSTED WHITE GLASS. LAMPS: (2) 26 WATT, GU24 BALLAST: I20 VOLT	CURVE
C	PL-3	GRAB AND GO CHANDELIER	22 IN X 30 IN. SILVER CRYSTALS. LAMPS: (2) 26 WATT, GU24 BALLAST: I20 VOLT	ELEGANT LIGHTING
D	PL-4	PUBLIC REST ROOM PENDANT	BRUSHED STEEL FINISH, CLEAR GLASS WITH PERFORATED METAL BAND. LAMPS: 35 WATT, HALOGEN BALLAST: I20 VOLT	LAMPS PLUS
E	PL-5	BUSINESS CENTER PENDANT	METAL CONSTRUCTION WITH BLACK FINISH. LAMPS: 35 WATT, HALOGEN BALLAST: I20 VOLT	LAMPS PLUS
F	PL-6	COMMUNITY CENTER PENDANT	METAL CONSTRUCTION WITH BLACK FINISH. LAMPS: 60 WATT, HALOGEN BALLAST: I20 VOLT	ROBERT ABBEY
G	PL-7	COMMUNITY CENTER, BAR PENDANT	BARN LIGHT INDY INDUSTRIAL PENDANT, BLACK FINISH. LAMPS: 60 WATT, HALOGEN BALLAST: I20 VOLT	BARN ELECTRIC
H	PL-8	BAR FLUSH MTD.	FLUSH MOUNTED CEILING LIGHT. LAMPS: MEDIUM BASE BALLAST: I20 VOLT	CURVE
J	PL-9	RESTAURANT, BAR FLUSH MTD.	FLUSH MOUNTED CEILING LIGHT, GOLD PLATED BODY WITH GLOSSY BLACK SHADES. LAMPS: (3) E27 BALLAST: I20 VOLT	CURVE
K	PL-10	RESTAURANT, BAR FLUSH MTD.	24 IN. X 24 IN. CHAIN CURTAIN WITH (4) EYE BALL FIXTURES 12 IN. FROM CHAIN ON EACH SIDE. LAMPS: BALLAST: I20 VOLT	DAISY CAKE
L	PL-11	RESTAURANT, BOOTH PENDANT	DARK BRONZE METAL FINISH, MOUNT 36 IN. ABOVE TABLE TO BOTTOM OF FIXTURE. LAMPS: 100 WATT BALLAST: I20 VOLT	DAISY CAKE
M	PL-12	PRE-MEETING FLUSH MTD.	DOUBLE DRUM, WHITE INNER SHADE, SILVER ORGANZA OUTTER SHADE WITH POLISHED NICKEL FINISH. LAMPS: (3) 60 WATT BALLAST: I20 VOLT	CURVE
N	PL-13	PRE-MEETING PENDANT	72 IN. X 12 IN. FIXTURE WITH 5 IN. CANOPY, BRUSHED NICKEL FINISH. LAMPS: (2) 40 WATT BALLAST: I20 VOLT	CURVE
P	PL-14	POOL LOUNGE PENDANT	16 IN. X 11 1/2 IN. FIXTURE WITH 5 IN. CANOPY, RED TEXTURED DUPION FINISH. LAMPS: (3) 60 WATT BALLAST: I20 VOLT	LAMPS PLUS
R	PL-15	PRE-MEETING FLUSH MTD.	DRUM, PURE WHITE LINEN SHADE, BRUSHED NICKEL FINISH, LAMPS: (3) 60 WATT BALLAST: I20 VOLT	CURVE
S	PL-16	FRONT DESK RECESSED	WALL WASHER. LAMPS: HIPAR 51, MH BALLAST: I20 VOLT	ARCHI TONIC
T	PL-17	FRONT DESK FLUSH WALL MTD.	WALL WASHER, MATTE SILVER FINISH. LAMPS: (2) 35 WATT, GU10 HALOGEN BALLAST: I20 VOLT	ARCHI TONIC
U	PL-18	POOL BAR PENDANT	BRONZE FINISH PENDANT. LAMPS: 60 WATT BALLAST: I20 VOLT	LAMPS PLUS
V	MILL-13	1ST FLOOR ELEV. LOBBY SURFACE	LED LIGHT STRIP. LAMPS: LED BALLAST: I20 VOLT	VISUAL LIGHTING
W	GL-6	GUESTROOM FLUSH WALL MTD.	12 IN POLISHED NICKEL SCONCE, WITH OPAQUE WHITE FROSTED ACRYLIC SHADE. LAMPS: MEDIUM BASE BALLAST: I20 VOLT	CURVE
X	GL-7	GUESTROOM DINING TABLE PENDANT	WHITE CANVAS DRUM SHADE WITH LIGHT GREY PATTERN/TRIM. BRUSHED NICKEL FINISH. LAMPS: (4) 75 WATT BALLAST: I20 VOLT	CURVE
Y	GL-9	GUESTROOM VANITY LIGHT FLUSH WALL MTD.	24 IN. POLISHED NICKEL FIXTURE WITH WHITE ACRYLIC SHADE. LAMPS: T8 BALLAST: I20 VOLT	CURVE

ELECTRICAL LEGEND	
LIGHTING AND POWER	
	CONDUIT RUN CONCEALED ABOVE CEILING OR IN WALL, HASH MARKS INDICATE NUMBER OF CONDUCTORS. (3 WIRE UNLESS SHOWN)
	CONDUIT RUN CONCEALED BELOW FLOOR SLAB, OR UNDERGROUND.
	HOMERUN TO PANELBOARD, LETTER OR LETTERS INDICATE PANELBOARD. NUMBERS INDICATES CIRCUIT NUMBERS.
	FLUORESCENT FIXTURE, SEE SCHEDULE FOR MOUNTING.
	FLUORESCENT FIXTURE, SEE SCHEDULE FOR MOUNTING.
	LIGHTING FIXTURE, WALL BRACKET MOUNTED. (MOUNTING HEIGHT AS NOTED ON ARCHITECTURAL DRAWINGS.)
	LIGHTING FIXTURE, SEE SCHEDULE FOR MOUNTING.
	LIGHT FIXTURE, SEE SCHEDULE FOR MOUNTING AND TYPE. PROVIDE WITH EMERGENCY BATTERY BACKUP BALLAST (1100 LUMEN, 90 MINUTE).
	JUNCTION BOX, FLUSH WALL MOUNTED.
	JUNCTION BOX LOCATED ABOVE CEILING.
	DUPLEX CONVENIENCE OUTLET, 18 IN. TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED. "S" INDICATES SIMPLEX OUTLET.
	DUPLEX CONVENIENCE OUTLET, MOUNTED ABOVE COUNTER AT 42 IN. TO CENTERLINE UNLESS OTHERWISE NOTED.
	QUADRUPLX CONVENIENCE OUTLET, 18 IN. TO CENTERLINE UNLESS OTHERWISE NOTED.
	DUPLEX CONVENIENCE OUTLET, GFIT TYPE, 18 IN. TO CENTERLINE UNLESS OTHERWISE NOTED. "WP" WHERE SHOWN INDICATES WEATHERPROOF.
	DUPLEX CONVENIENCE OUTLET, GFIT TYPE, MOUNTED ABOVE COUNTER, MOUNT AT 42 IN. ABOVE FINISHED FLOOR TO CENTERLINE UNLESS OTHERWISE NOTED.
	DUPLEX CONVENIENCE OUTLET, MOUNTED IN FLUSH FLOOR BOX WITH CARPET FLANGE KIT
	FLUSH FLOOR BOX WITH DUPLEX CONVENIENCE OUTLET AND COMBINATION TELEPHONE AND DATA OUTLET IN FLUSH FLOOR BOX. PROVIDE WALKER 880 OMNIBOX SERIES TWO GANG CAST IRON OR PLASTIC FLOOR BOX WITH BRASS FLANGE AND COVERPLATE (POWER AND CATV OUTLETS IN BOX FOR FITNESS AREA ONLY).
	SPECIAL RECEPTACLE TO SUIT EQUIPMENT FURNISHED, SEE SPECIFICATIONS. LOCKING RECEPTACLE REQUIRED AT THRU-WALL UNITS.
	ADA BELL BUTTON, COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL.
	ADA DOOR BELL WITH STROBE, 80 IN. MOUNTING HEIGHT TO CENTERLINE.
	SINGLE POLE TOGGLE SWITCH, 46 IN. MOUNTING HEIGHT TO CENTERLINE UNLESS OTHERWISE NOTED.
	THREE OR FOUR WAY SWITCH AS INDICATED. 46 IN. MOUNTING HEIGHT TO CENTERLINE UNLESS OTHERWISE NOTED.
	1800 WATT SLIDE TYPE DIMMER, MOUNT AT 46 IN. A.F.F.
	MANUAL MOTOR STARTER, 46 IN. MOUNTING HEIGHT TO CENTERLINE UNLESS OTHERWISE NOTED.
	PANELBOARD, SEE SCHEDULE.
	DISCONNECT SWITCH, SIZE AS NOTED ON DRAWINGS.
	MOTOR
	COMBINATION PASSIVE INFRARED AND ULTRASONIC OCCUPANCY SENSOR WITH 360 DEGREES OF COVERAGE (WATT STOPPER "DT-300", NOVITAS, GREENGATE, HUBBELL). PROVIDE FOR ALL OFFICES AREAS ON BOTTOM TWO FLOORS, PROVIDE POWER PACKS AS REQUIRED.
TELEPHONE/CATV/DATA/CCTV/SOUND SYSTEM	
	TELEPHONE OUTLET, FLUSH WALL MOUNTED AT 46 IN. TO CENTERLINE OF OUTLET.
	COMBINATION TEL/DATA
	TELEPHONE OUTLET, FLUSH WALL MOUNTED AT 18 IN. TO CENTERLINE OF OUTLET.
	COMBINATION TEL/DATA
	COMMUNICATIONS OUTLET
	TELEVISION OUTLET, FLUSH WALL MOUNTED AT 18 IN. TO CENTERLINE OF OUTLE (UNLESS OTHERWISE NOTED).
	TELEPHONE BACKBOARD (SEE SPECIFICATIONS).
	COMPUTER OUTLET FOR WIRELESS ACCESS POINT. FLUSH MOUNT OUTLET IN CEILING.
	OUTLET FOR CEILING MOUNTED CAMERA, CAMERA'S (BY OWNER).
	J-BOX FOR VOLUMN CONTROL, MOUNTED 46 IN. ABOVE FLOOR (VOLUMN CONTROL BY OWNER).
	SOUND CONSOLE (BY OWNER).
	SPEAKER, CEILING RECESSED (BY OWNER).
FIRE ALARM SYSTEM (VOICE EVAC SYSTEM)	
	FIRE ALARM SIGNAL, SPEAKER AND FLASHING LIGHT, 6 FT.-8 IN. MOUNTING HEIGHT TO BOTTOM OF DEVICE.
	FIRE ALARM STROBE LIGHT, 6 FT.-8 IN. MOUNTING HEIGHT TO BOTTOM OF DEVICE.
	FIRE ALARM SMOKE DETECTOR, CEILING MOUNTED OR WALL MOUNTED AS INDICATED. WALL MOUNTED AT 6 FT.-8 IN. TO CENTERLINE (SA = SLEEPING ROOM DETECTOR). SLEEPING ROOM DETECTORS SHALL HAVE AN INTEGRAL STROBE LIGHT FOR ACCESSIBLE UNITS. IN ALL UNITS WITH MULTIPLE ROOMS, THE SMOKE DETECTORS SHALL BE INTERLOCKED SO THAT WHEN ONE ACTIVATES THEY BOTH ACTIVATE.
	FIRE ALARM CONTROL PANEL, FLUSH WALL MOUNTED.
	FIRE ALARM DOOR HOLDER, WALL OR FLOOR MOUNTED.
	TAMPER SWITCH, FURNISHED AND INSTALLED WITH SPRINKLER SYSTEM. INTERLOCK WITH FIRE ALARM SYSTEM BY ELECTRICAL.
	FLOW SWITCH, FURNISHED AND INSTALLED WITH SPRINKLER SYSTEM. INTERLOCK WITH FIRE ALARM SYSTEM BY ELECTRICAL.
	FIRE ALARM MANUAL STATION.
	FIRE ALARM HEAT DETECTOR, 135 DEG. OPERATION.
	DUCT SMOKE DETECTOR (SEE MECH PLANS FOR EXACT LOCATIONS) PROVIDE ON ALL UNITS RATED FOR 2000 CFM AND ABOVE, SUPPLIED BY ELECTRICAL CONTRACTOR, MOUNTED BY MECHANICAL CONTRACTOR (MONITORED CONNECTION BY ELECTRICAL CONTRACTOR).
	FIRE ALARM REMOTE LED ANNUNCIATOR.
	ELEVATOR/FIRE ALARM INTERFACE MODULE
	CARBON MONOXIDE DETECTOR, CEILING MOUNTED.
(EXISTING DEVICES SHOWN DASHED)	

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DATE 8/15/14

Charles T. Wolf Jr. Architect

MACON, GEORGIA – 793 POPLAR STREET – 31202
PHONE 478-746-2010 FAX 478-746-0149

GEORGIA PROFESSIONAL ENGINEER

JEFFREY H. MCCOY

PARK INN MACON

108 1ST STREET

9891-010-01

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DATE 8/24/15

ELECTRICAL DESIGN

EDC

CONSULTANTS, INC.

175 NEW ST., STE.1
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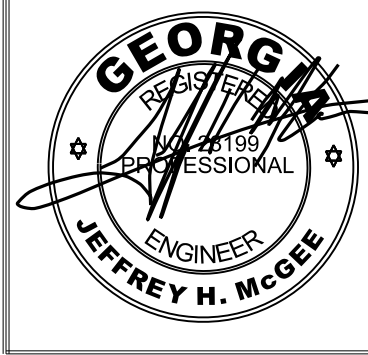
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DATE 8/15/14

Charles T. Wolf Jr. Architect

MACON, GEORGIA - 793 POPLAR STREET - 31202
PHONE 478-746-2010 FAX 478-746-0149

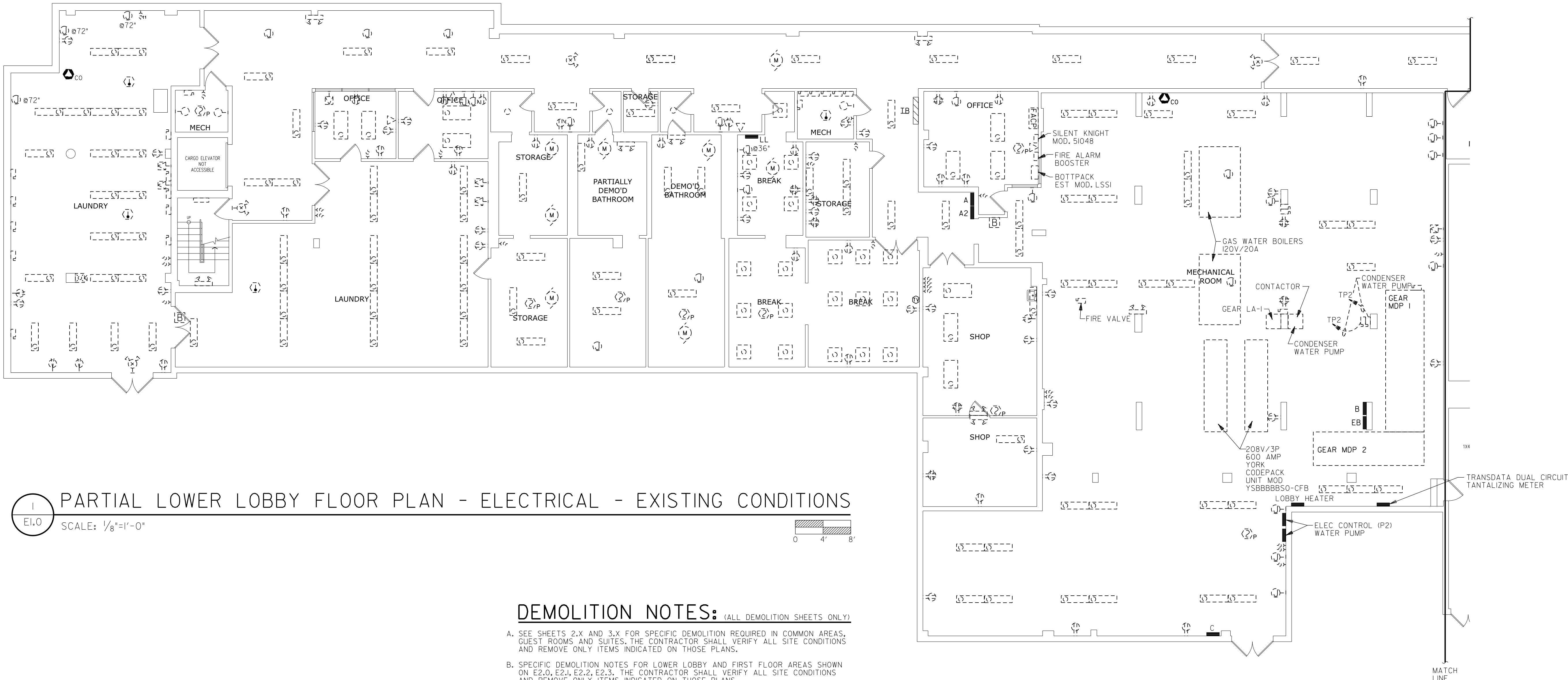


PARK INN MACON
108 1ST STREET

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E1.0

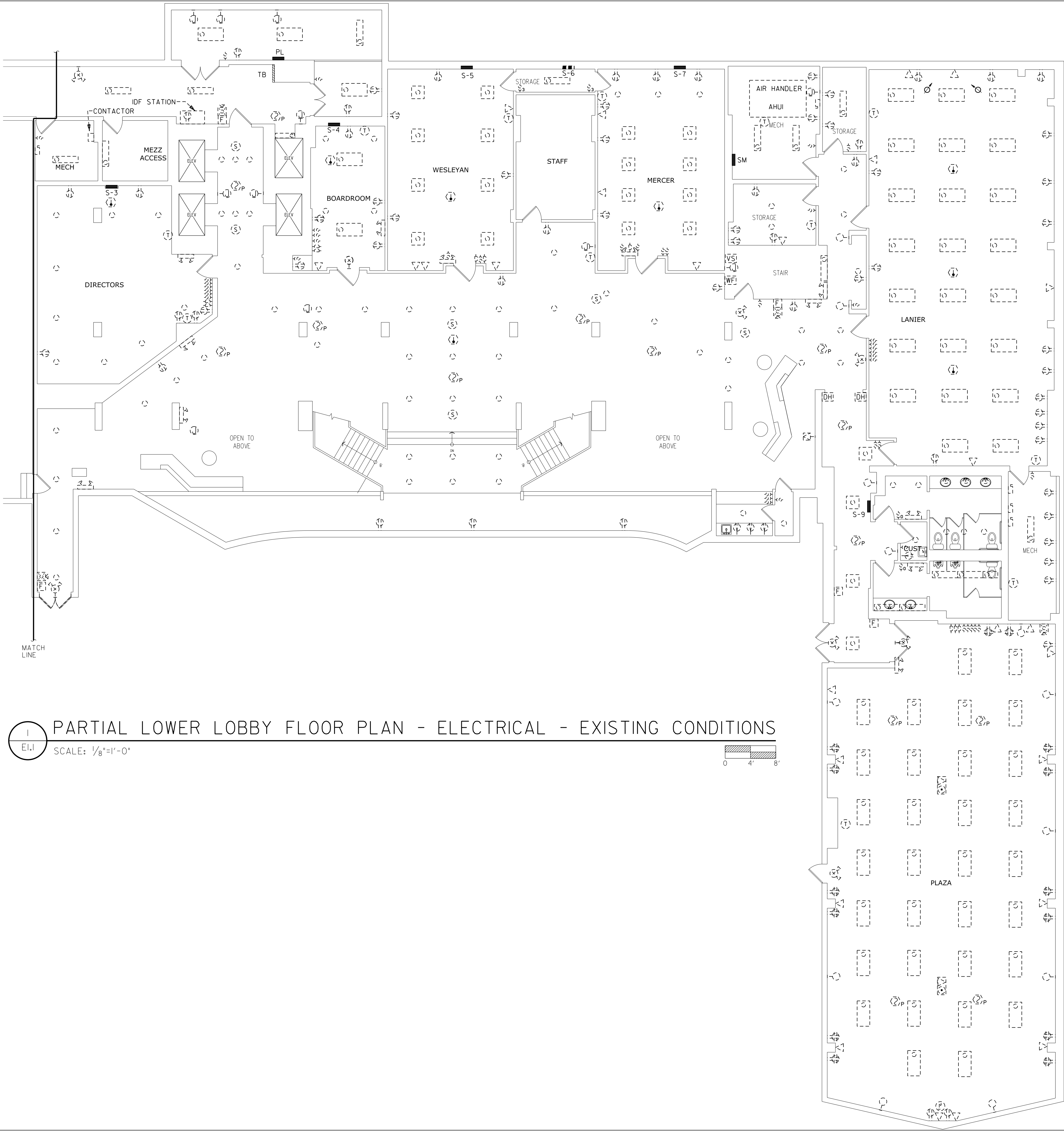
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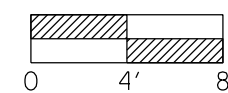
1
E1.0
SCALE: 1/8"=1'-0"
0 4' 8'

DEMOLITION NOTES: (ALL DEMOLITION SHEETS ONLY)

- SEE SHEETS 2.X AND 3.X FOR SPECIFIC DEMOLITION REQUIRED IN COMMON AREAS, GUEST ROOMS AND SUITES. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND REMOVE ONLY ITEMS INDICATED ON THOSE PLANS.
- SPECIFIC DEMOLITION NOTES FOR LOWER LOBBY AND FIRST FLOOR AREAS SHOWN ON E2.0, E2.1, E2.2, E2.3. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND REMOVE ONLY ITEMS INDICATED ON THOSE PLANS.
- FIELD VERIFY EXACT LOCATIONS OF ALL EXISTING DEVICES AND EQUIPMENT.
- WHERE REMOVING ENTIRE BRANCH CIRCUITS, REMOVE ALL CONDUCTORS, CONDUIT AND BOXES TO SERVING PANELBOARD WHERE ACCESSIBLE, UNLESS OTHERWISE NOTED. WHERE INACCESSIBLE, CUT CONDUIT FLUSH WITH WALL OR FLOOR, PATCH TO MATCH SURROUNDING FINISH, PROVIDE BLANK PAINTABLE STEEL COVERPLATES WHERE RECESSED JUNCTION BOXES ARE ABANDONED. (SEE NOTE J FOR PARTIAL CIRCUITS)
- WHERE WALL BOXES FOR SWITCHES AND OTHERS DEVICES ARE REMOVED AND NOT REUSED, CONTRACTOR SHALL PROVIDE BLANK PAINTABLE STEEL COVERPLATES OVER JUNCTION BOXES.
- REMOVE EXISTING SWITCHES, RECEPTACLES AND FACEPLATES IN WALLS BEING REMOVED. OTHERWISE, SWITCH AND RECEPTACLE LOCATIONS MAY BE REUSED. PROVIDE NEW DEVICE AND FACEPLATE. CONFORM WIRING TO MEET OPERATION SHOWN ON NEW WORK PLAN.
- REMOVE ALL ELECTRICAL CONNECTIONS TO HVAC EQUIPMENT BEING REMOVED UNLESS OTHERWISE NOTED. WHERE EQUIPMENT IS BEING REMOVED, REMOVE BRANCH CIRCUIT, ASSOCIATED DISCONNECT, ACCESSIBLE CONDUIT AND CONDUCTORS. COORDINATE ALL HVAC EQUIPMENT AND LOCATIONS OF EQUIPMENT BEING REMOVED WITH MECHANICAL.
- WHERE RECEPTACLES AND DEVICES ARE BEING REMOVED FROM EXISTING CIRCUITS FEEDING RECEPTACLES TO REMAIN, SPLICE AND EXTEND CIRCUITS AS REQUIRED TO MAINTAIN FULL OPERATION, PROVIDE ADDITIONAL CONDUIT AND WIRING AS REQUIRED. ALL RACEWAY SHALL BE CONCEALED.
- PROVIDE CONDUIT AND CABLE SUPPORTS TO BUILDING STRUCTURE FOR ALL UNSUPPORTED CONDUIT AND CABLE ABOVE ANY CEILING BEING REMOVED. SUPPORT AS REQUIRED BY THE NATIONAL ELECTRICAL CODE. PROVIDE COVERPLATES FOR ALL EXISTING UNCOVERED JUNCTION BOXES ABOVE ANY CEILING BEING REMOVED.
- ALL EXISTING EQUIPMENT REMOVED FROM SERVICE AND NOT INTENDED FOR REUSE SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE DISPOSED OF OR STORED AS DIRECTED BY THE OWNER.
- EXISTING EQUIPMENT NOT SCHEDULED FOR DEMOLITION ON ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS SHALL HAVE SERVICE MAINTAINED OR RECONNECTED TO EXISTING OR NEW PANELBOARD AS NECESSARY.
- EXISTING FIRE ALARM, TELEPHONE, DATA, CATV, CCTV, INTRUSION ALARM AND OTHER COMMUNICATION SYSTEMS-REMOVE EXISTING SYSTEMS DEVICES, CABLING AND CONTROL EQUIPMENT. NEW FIRE ALARM, TELEPHONE, DATA AND CATV SYSTEMS SHOWN ON NEW WORK PLAN. (NEW CCTV, INTRUSION ALARM AND DOOR LOCKING SYSTEMS BY OWNER)



I
E1.1 PARTIAL LOWER LOBBY FLOOR PLAN - ELECTRICAL - EXISTING CONDITIONS
SCALE: 1/8"=1'-0"

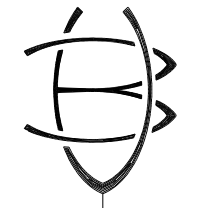


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GENERAL NOTES: (THIS SHEET ONLY)
A. SEE SHEET E1.0 FOR NOTES.

ELECTRICAL DESIGN
EDC
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175 NEW ST., STE.1
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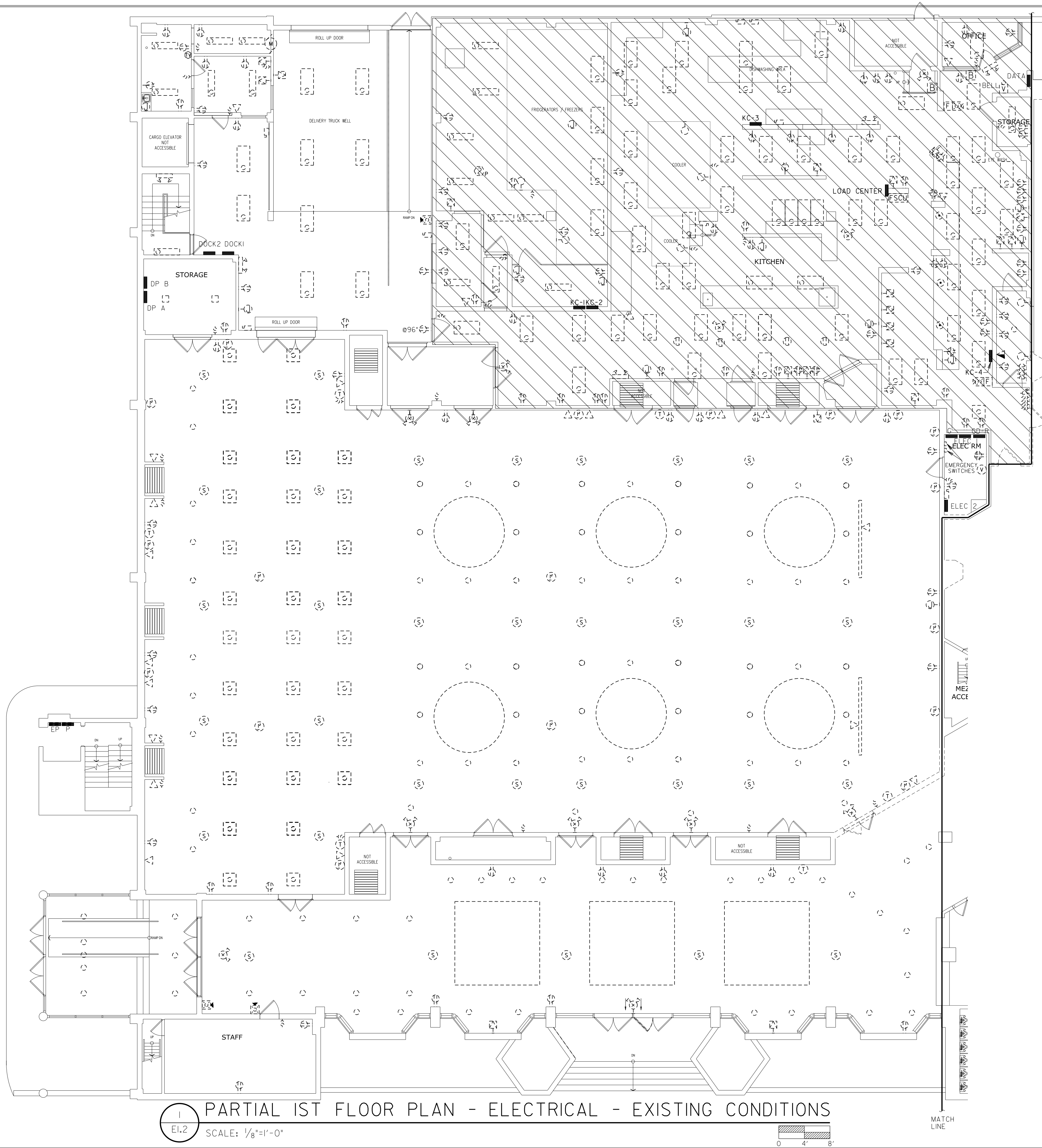
9891-010-01
E1.1
DATE 8/15/14


Charles T. Wolf Jr. Architect
MACON, GEORGIA - 793 POPLAR STREET - 31202
PHONE 478-746-2010 FAX 478-746-0149



PARK INN MACON
108 1ST STREET

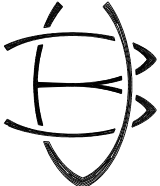
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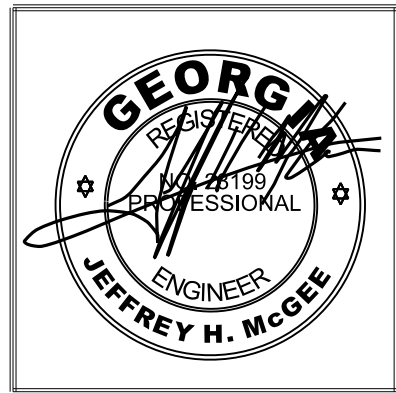


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DATE 8/15/14

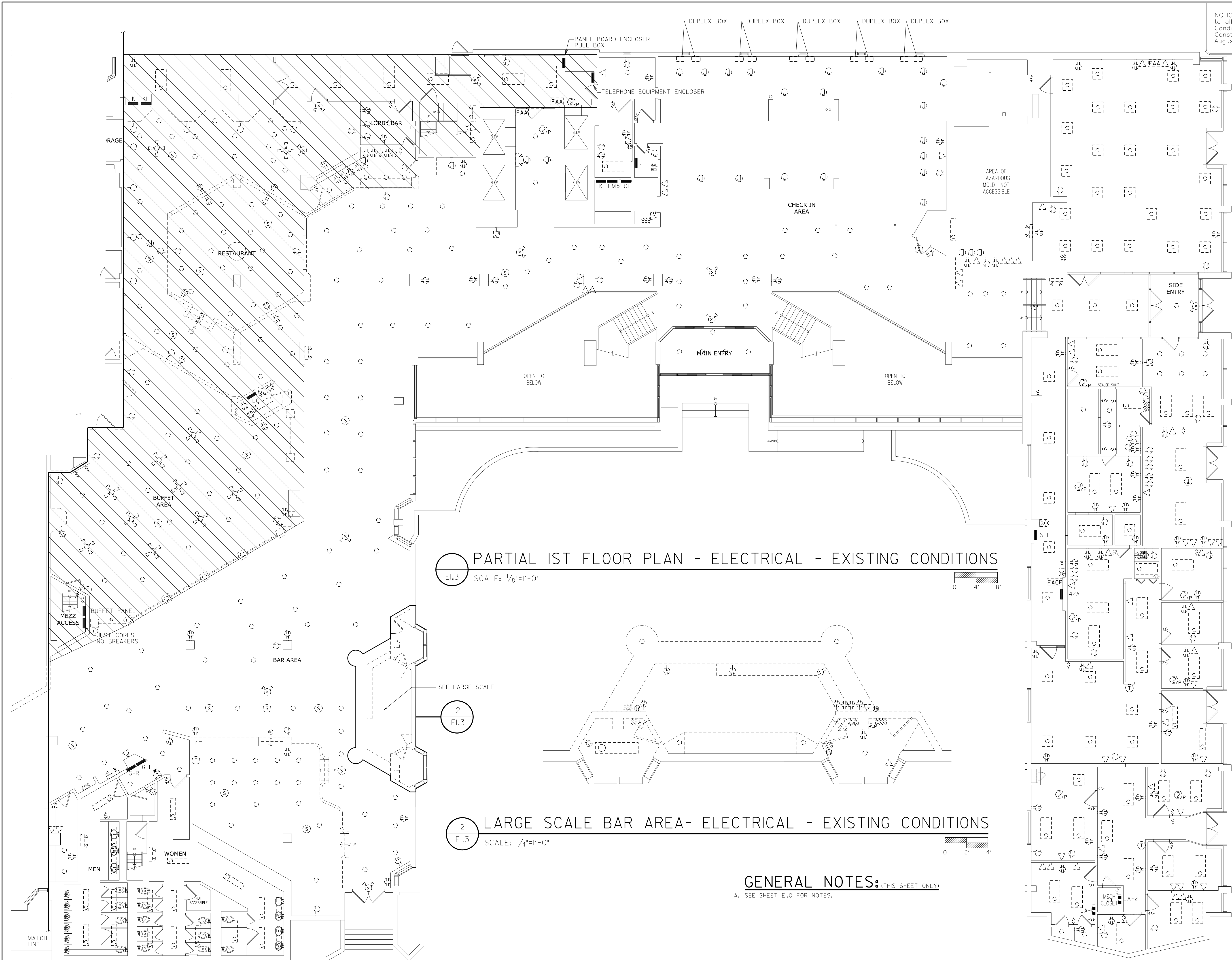

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E1.2
DATE 8/24/15

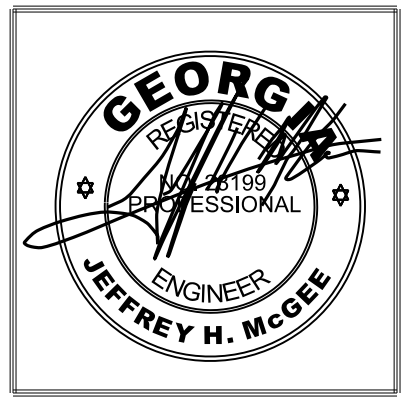
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E1.3
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E1.3
DATE 8/24/15

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GENERAL NOTES: (THIS SHEET ONLY)

A. SEE SHEET E1.0 FOR NOTES.

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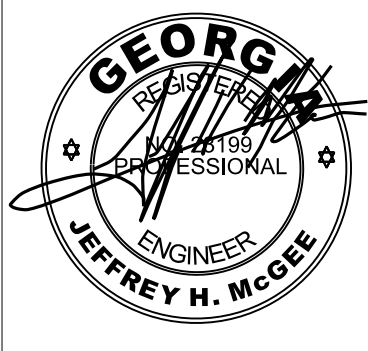
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E1.4

DATE 8/15/14

Charles T. Wolf Jr. Architect

MACON, GEORGIA - 793 POPLAR STREET - 31202
PHONE 478-746-2010 FAX 478-746-0149



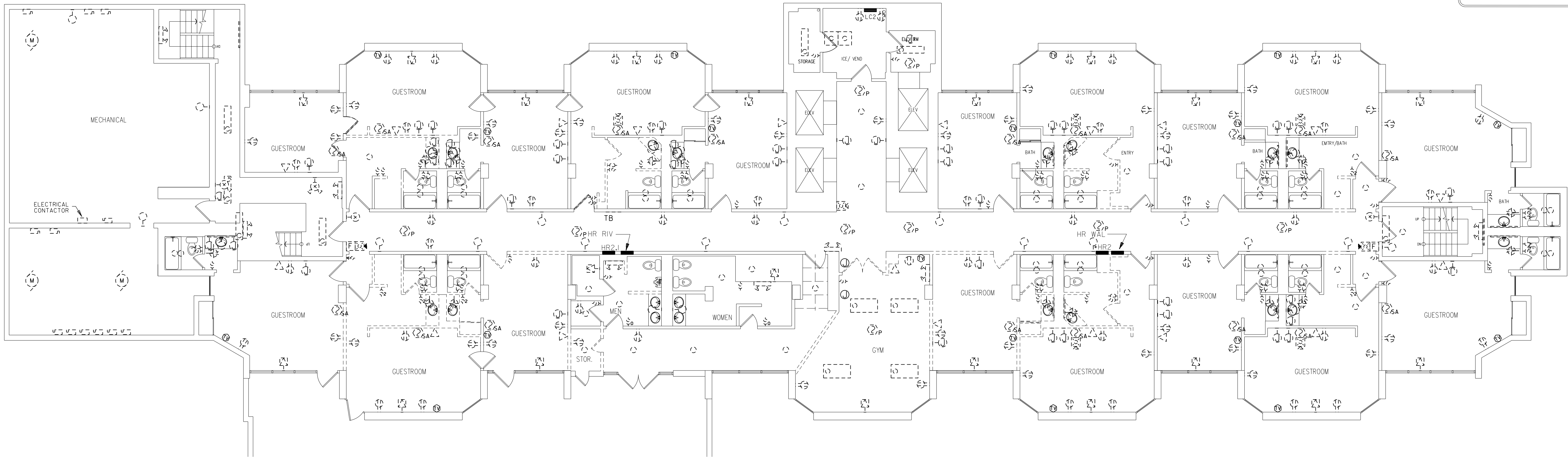
PARK INN MACON
108 1ST STREET

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E1.4

DATE 8/24/15

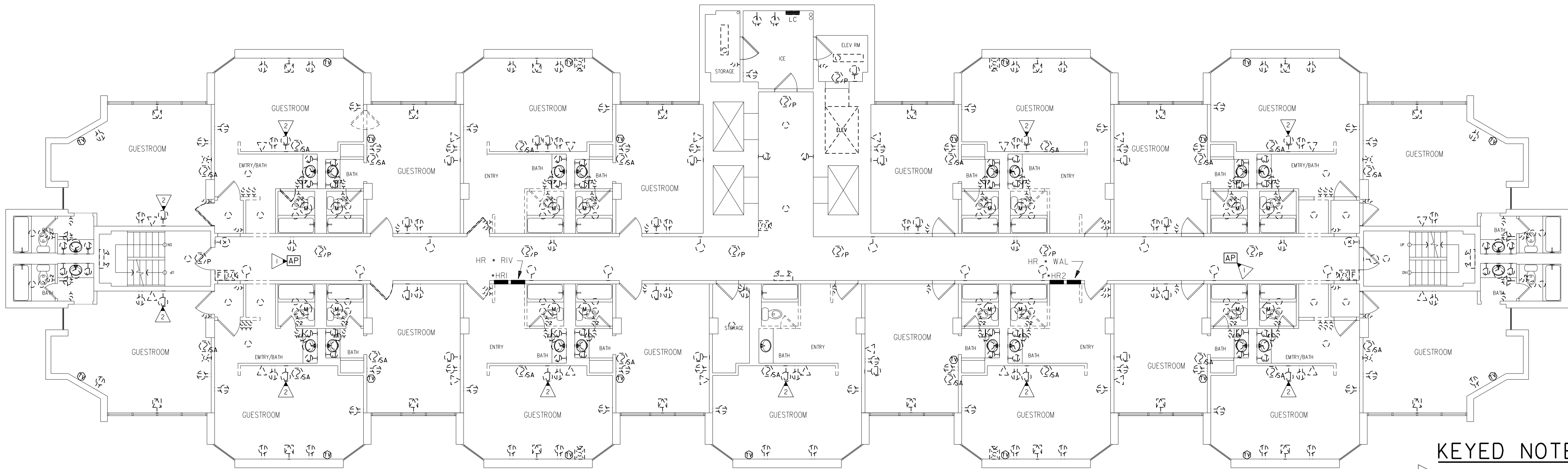
ELECTRICAL DESIGN
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2ND FLOOR PLAN - ELECTRICAL - EXISTING CONDITIONS
SCALE: 1/8"=1'-0"

GENERAL NOTES: (THIS SHEET ONLY)

- A. SEE SHEET ELO FOR NOTES.
B. FLOORS 3,5,7,9,11,13 DO NOT HAVE PANELS •HR1 OR •HR2.



6TH FLOOR PLAN - ELECTRICAL - EXISTING CONDITIONS
SCALE: 1/8"=1'-0"

KEYED NOTES: (THIS SHEET ONLY)

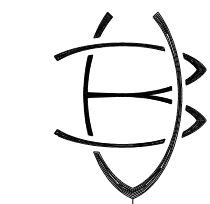
- 1 ONLY ON THE 3,11,12 FLOORS.
2 2 J-BOXES AT THIS LOCATION: 1024" AND 042".

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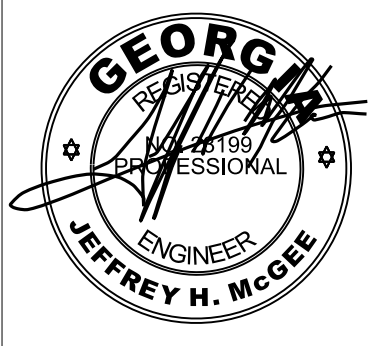
E1.5

DATE 8/15/14



Charles T. Wolf Jr. Architect

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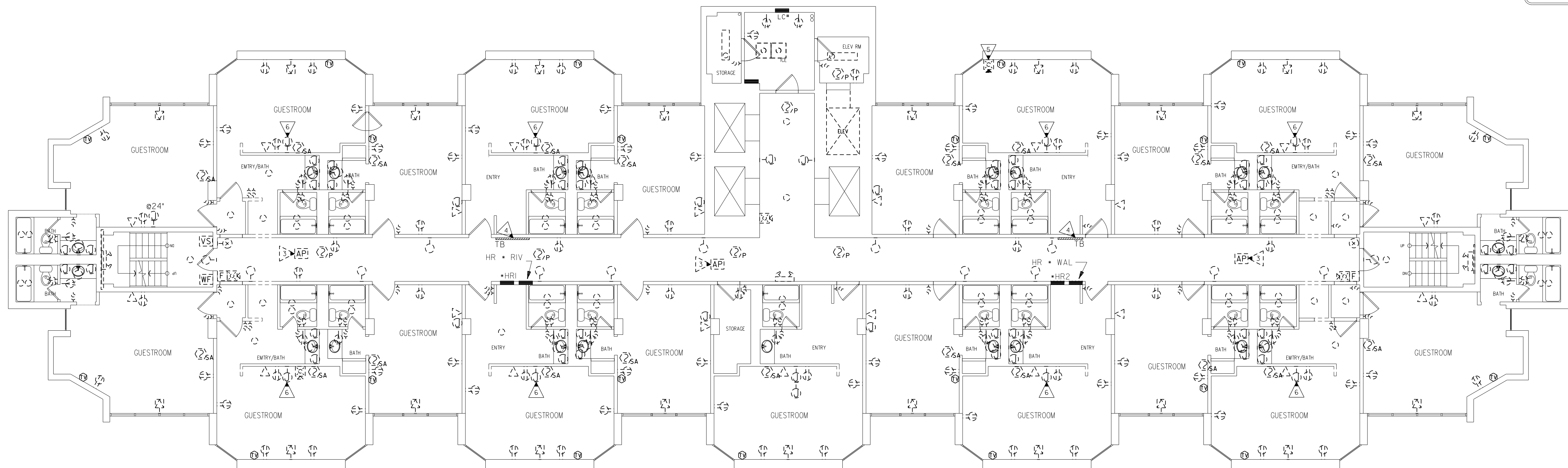


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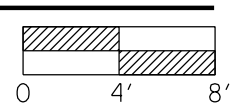
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DATE 8/24/15

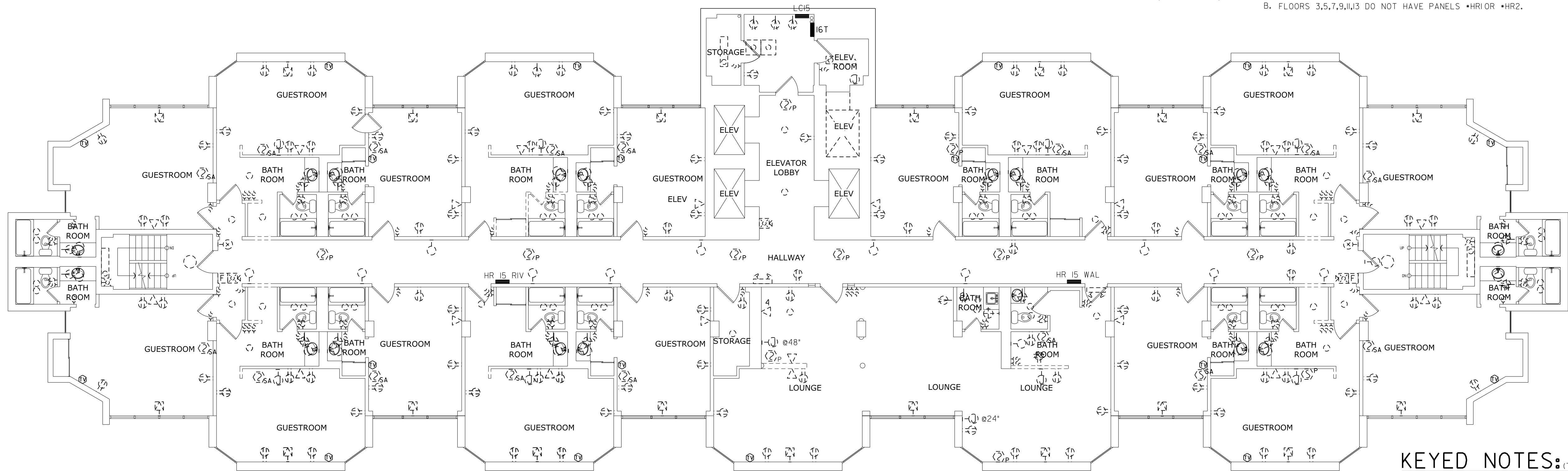


1 3RD-5TH AND 7TH-14TH FLOOR PLAN - ELECTRICAL - EXISTING CONDITIONS
E1.5 SCALE: 1/8"=1'-0"

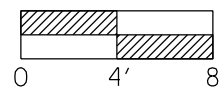


GENERAL NOTES: (THIS SHEET ONLY)

- A. SEE SHEET ELO FOR NOTES.
B. FLOORS 3,5,7,9,11,13 DO NOT HAVE PANELS •HR1OR •HR2.



2 15TH FLOOR PLAN - ELECTRICAL - EXISTING CONDITIONS
E1.5 SCALE: 1/8"=1'-0"

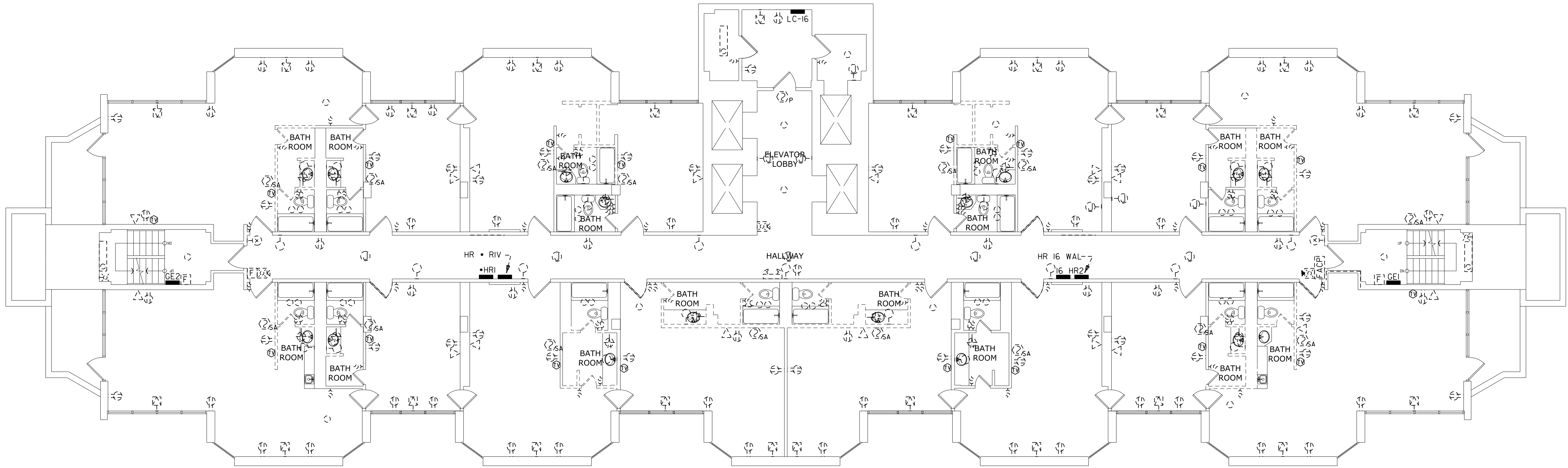


KEYED NOTES: (THIS SHEET ONLY)

- 1 IDF PANEL ONLY ON 8TH FLOOR.
2 AP1 IN THIS LOCATION ONLY ON 8TH FLOOR.
3 AP1 IN THIS LOCATION ONLY ON 9TH & 11TH FLOOR.
4 TELEPHONE BACKBOARD RECESSED MOUNTED ON 9TH FLOOR.
5 ONLY ON: 8,9,10,11 & 12 FLOORS.
6 2 J-BOXES AT THIS LOCATION 1024", OTHER @42".

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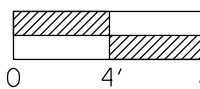
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16TH FLOOR PLAN - ELECTRICAL - EXISTING CONDITIONS

SCALE: 1/8"=1'-0"



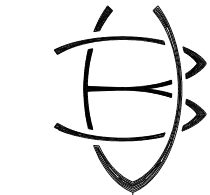
GENERAL NOTES: (THIS SHEET ONLY)

A. SEE SHEET E1.0 FOR NOTES.

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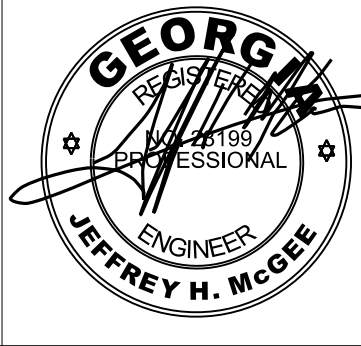
E1.6

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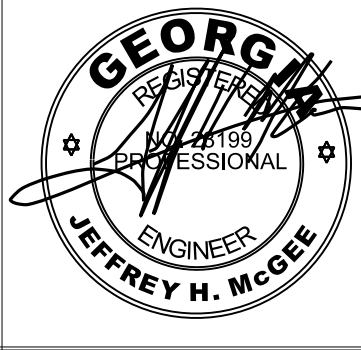
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Charles T. Wolf Jr. Architect

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PHONE 478-746-2010 FAX 478-746-0149



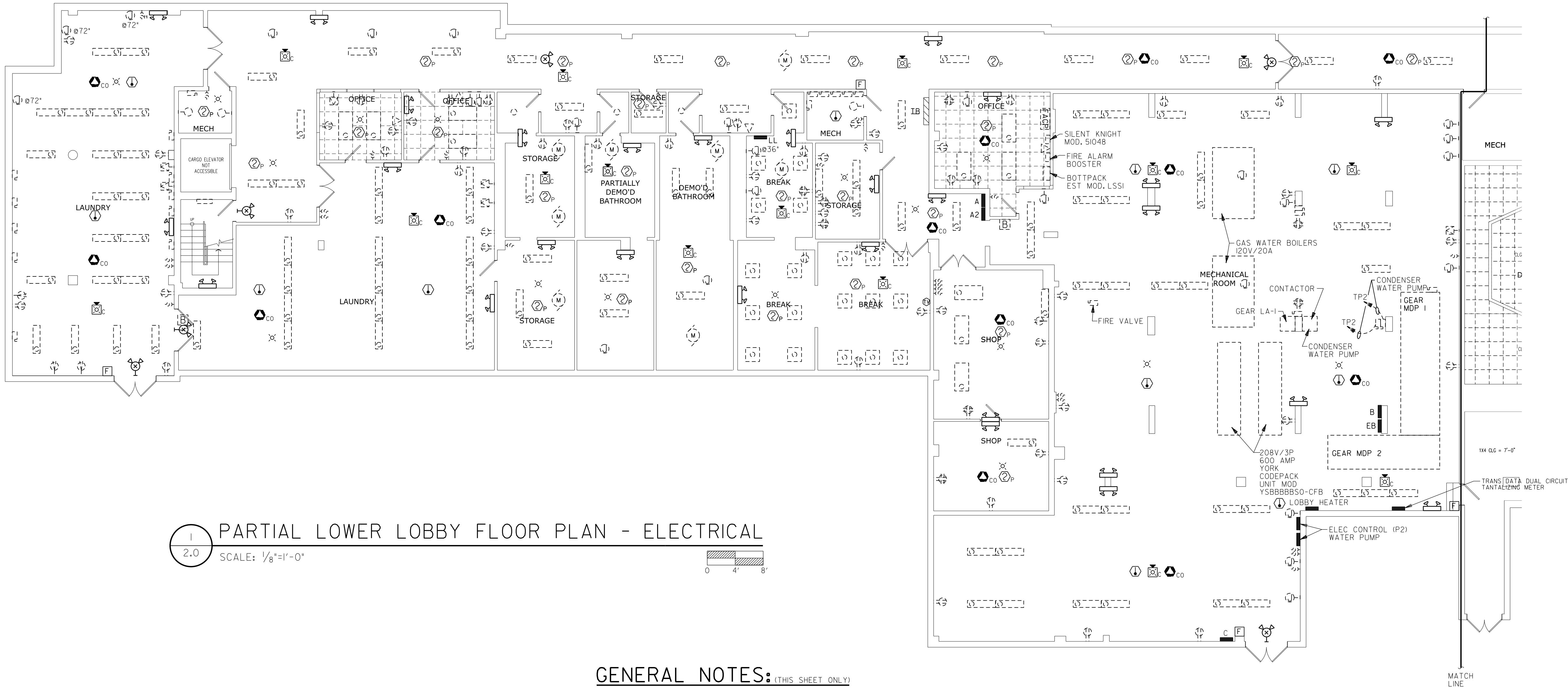
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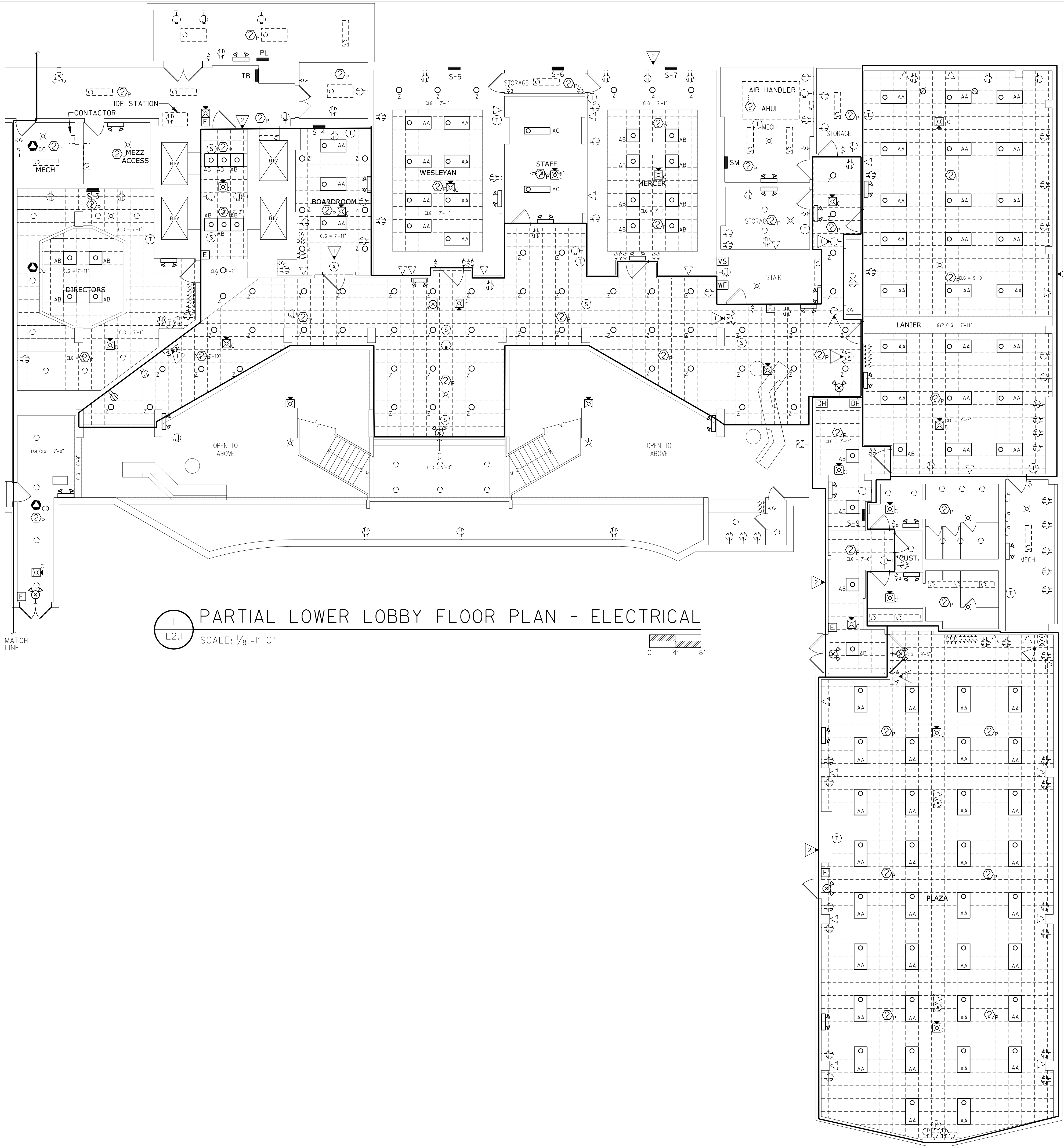
PARTIAL LOWER LOBBY FLOOR PLAN - ELECTRICAL

SCALE: 1/8"=1'-0"

0 4' 8'

GENERAL NOTES: (THIS SHEET ONLY)

- COORDINATE ALL FIXTURE MOUNTING CONFIGURATIONS WITH FRANCHISE SECTIONS AND CEILING TYPES PRIOR TO ORDERING.
- ALL CORRIDOR, STAIRWELL, EGRESS AND EXIT LIGHTS TO BE POWERED VIA UN SWITCHED CIRCUITS.
- EXISTING LIGHTING SHOWN ON THIS PLAN SHALL REMAIN UNLESS SPECIFICALLY NOTED OTHERWISE, CLEAN, RE-LAMP, AND PROVIDE NEW BALLASTS AS REQUIRED AND REPLACE ANY BROKEN LENSES.
- PROVIDE NEW FIXTURES WHERE SHOWN, RE-USE EXISTING BRANCH CIRCUITRY IN ALL LOCATIONS, RE-USE EXISTING SWITCH LOCATIONS (PROVIDE NEW DEVICES AND COVER PLATES), COORDINATE SWITCHING ARRANGEMENT WITH OWNER, PROVIDE ADDITIONAL BRANCH CIRCUITRY AS REQUIRED.
- PROVIDE NEW EGRESS LIGHTING AS SHOWN IN ENTIRE BUILDING, EXISTING MAIN INVERTER SYSTEM BEING CONVERTED TO NORMAL POWER ONLY.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT CASEWORK ELEVATIONS AND LOCATIONS.
- DEVICES SHOWN DASHED ARE EXISTING, REMOVE EXISTING ELECTRICAL DEVICES SPECIFICALLY NOTED WHERE WALLS ARE BEING DEMOLISHED OR MODIFIED, DEVICES NOT SPECIFICALLY NOTED ARE TO REMAIN, REPLACE DEVICES AND FACEPLATES WITH NEW.
- NEW DEVICES SHOWN SOLID ARE TO BE INSTALLED REUSING AND EXTENDING/RELOCATING EXISTING BRANCH CIRCUITRY.
- ALL FIRE ALARM, TEL/DATA, CATV, LOCKING, CCTV, INTRUSION ALARM AND SOUND SYSTEMS ARE ENTIRELY NEW, (LOCKING, CCTV, INTRUSION ALARM AND SOUND SYSTEMS BY OWNER).
- ALL BRANCH LIGHTING AND POWER CIRCUITS/OUTLETS GROUND CONTINUITY MUST BE FIELD VERIFIED SINCE THE CONDUIT SYSTEM IS BEING USED AS THE GROUND CONDUCTOR. IF THE GROUND IS NOT CONTINUOUS (LESS THAN 25 OHMS TO EACH GROUND AT THE MAIN GEAR GROUND BUS) A GREEN EQUIPMENT GROUND CONDUCTOR MUST BE INSTALLED, GREEN BONDING STRAPS MUST BE PRESENT IN ALL OUTLET BOXES.
- ALL EXISTING SWITCH GEAR MUST BE CLEANED AND SERVICED, ALL BREAKERS MUST BE TESTED AND CERTIFIED BY AN INDEPENDENT TESTING AGENCY, ALL CORROSION MUST BE REMOVED AND COVERS CLEANED AND REPAINTED WITH GRAY EPOXY PAINT TO MATCH EXISTING.



1 PARTIAL LOWER LOBBY FLOOR PLAN - ELECTRICAL
E2.1 SCALE: 1/8"=1'-0"

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GENERAL NOTES: (THIS SHEET ONLY)

- A. COORDINATE ALL FIXTURE MOUNTING CONFIGURATIONS WITH FRANCHISE SECTIONS AND CEILING TYPES PRIOR TO ORDERING.
- B. ALL CORRIDOR, STAIRWELL, EGRESS AND EXIT LIGHTS TO BE POWERED VIA UN SWITCHED CIRCUITS.
- C. EXISTING LIGHTING SHOWN ON THIS PLAN SHALL REMAIN UNLESS SPECIFICALLY NOTED OTHERWISE, CLEAN, RE-LAMP, AND PROVIDE NEW BALLASTS AS REQUIRED AND REPLACE ANY BROKEN LENSES.
- D. PROVIDE NEW FIXTURES WHERE SHOWN, RE-USE EXISTING BRANCH CIRCUITRY IN ALL LOCATIONS, RE-USE EXISTING SWITCH LOCATIONS (PROVIDE NEW DEVICES AND COVER PLATES), COORDINATE SWITCHING ARRANGEMENT WITH OWNER, PROVIDE ADDITIONAL BRANCH CIRCUITRY AS REQUIRED.
- E. PROVIDE NEW EGRESS LIGHTING AS SHOWN IN ENTIRE BUILDING, EXISTING MAIN INVERTER SYSTEM BEING CONVERTED TO NORMAL POWER ONLY.
- F. SEE ARCHITECTURAL DRAWINGS FOR EXACT CASEWORK ELEVATIONS AND LOCATIONS.
- G. DEVICES SHOWN DASHED ARE EXISTING, REMOVE EXISTING ELECTRICAL DEVICES SPECIFICALLY NOTED WHERE WALLS ARE BEING DEMOLISHED OR MODIFIED, DEVICES NOT SPECIFICALLY NOTED ARE TO REMAIN, REPLACE DEVICES AND FACEPLATES WITH NEW.
- H. NEW DEVICES SHOWN SOLID ARE TO BE INSTALLED REUSING AND EXTENDING/RELOCATING EXISTING BRANCH CIRCUITRY.
- I. ALL FIRE ALARM, TEL/DATA, CATV, LOCKING, CCTV, INTRUSION ALARM AND SOUND SYSTEMS ARE ENTIRELY NEW. (LOCKING, CCTV, INTRUSION ALARM AND SOUND SYSTEMS BY OWNER).
- J. ALL BRANCH LIGHTING AND POWER CIRCUITS/OUTLETS GROUND CONTINUITY MUST BE FIELD VERIFIED SINCE THE CONDUIT SYSTEM IS BEING USED AS THE GROUND CONDUCTOR. IF THE GROUND IS NOT CONTINUOUS (LESS THAN 25 OHMS TO EACH GROUND AT THE MAIN GEAR GROUND BUS) A GREEN EQUIPMENT GROUND CONDUCTOR MUST BE INSTALLED, GREEN BONDING STRAPS MUST BE PRESENT IN ALL OUTLET BOXES.
- K. ALL EXISTING SWITCH GEAR MUST BE CLEANED AND SERVICED, ALL BREAKERS MUST BE TESTED AND CERTIFIED BY AN INDEPENDENT TESTING AGENCY, ALL CORROSION MUST BE REMOVED AND COVERS CLEANED AND REPAINTED WITH GRAY EPOXY PAINT TO MATCH EXISTING.

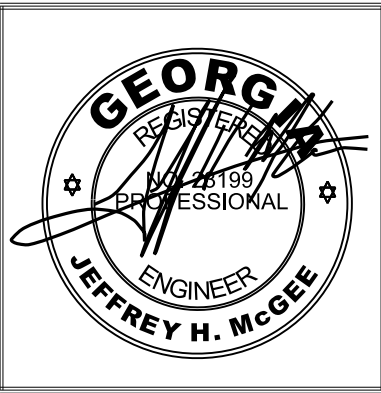
KEYED NOTES: (THIS SHEET ONLY)

- 1 REMOVE EXISTING DEVICE/LIGHT FIXTURE.
- 2 ALL EXISTING LIGHTING IN THIS AREA TO BE DEMOLISHED AND REPLACED WITH NEW LIGHTING AS SHOWN, COORDINATE EXACT SWITCHING ARRANGEMENTS WITH OWNER PRIOR TO ROUGH-IN, CONNECT TO EXISTING LIGHTING CIRCUIT IN SAME AREA.

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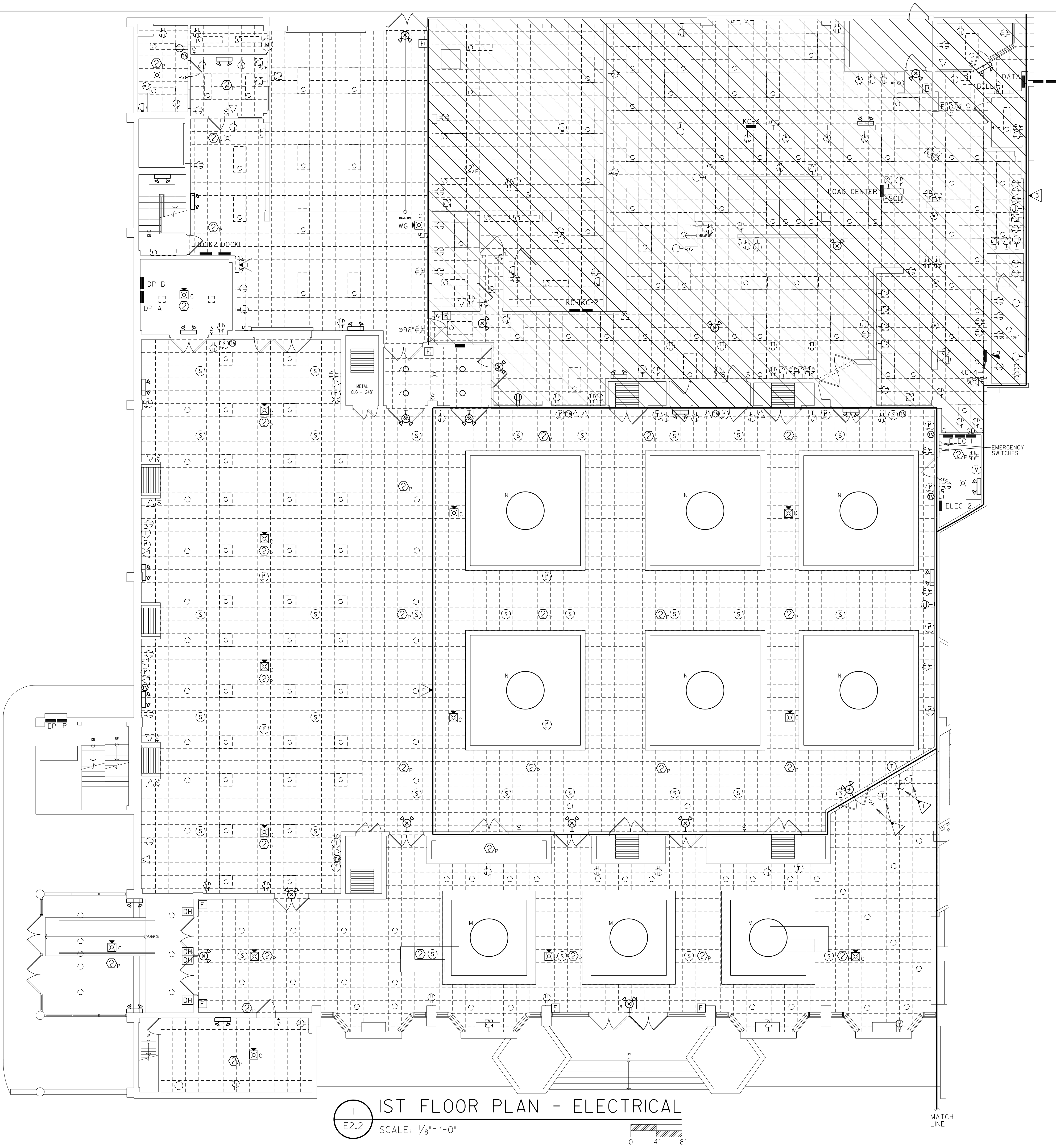
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Charles T. Wolf Jr. Architect
MACON, GEORGIA - 783 POPULAR STREET - 31202
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GENERAL NOTES: (THIS SHEET ONLY)

- COORDINATE ALL FIXTURE MOUNTING CONFIGURATIONS WITH FRANCHISE SECTIONS AND CEILING TYPES PRIOR TO ORDERING.
- ALL CORRIDOR, STAIRWELL, EGRESS AND EXIT LIGHTS TO BE POWERED VIA UN SWITCHED CIRCUITS.
- EXISTING LIGHTING SHOWN ON THIS PLAN SHALL REMAIN UNLESS SPECIFICALLY NOTED OTHERWISE. CLEAN, RE-LAMP, AND PROVIDE NEW BALLASTS AS REQUIRED AND REPLACE ANY BROKEN LENSES.
- PROVIDE NEW FIXTURES WHERE SHOWN, RE-USE EXISTING BRANCH CIRCUITRY IN ALL LOCATIONS, RE-USE EXISTING SWITCH LOCATIONS (PROVIDE NEW DEVICES AND COVER PLATES), COORDINATE SWITCHING ARRANGEMENT WITH OWNER. PROVIDE ADDITIONAL BRANCH CIRCUITRY AS REQUIRED.
- PROVIDE NEW EGRESS LIGHTING AS SHOWN IN ENTIRE BUILDING, EXISTING MAIN INVERTER SYSTEM BEING CONVERTED TO NORMAL POWER ONLY.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT CASEWORK ELEVATIONS AND LOCATIONS.
- DEVICES SHOWN DASHED ARE EXISTING, REMOVE EXISTING ELECTRICAL DEVICES SPECIFICALLY NOTED WHERE WALLS ARE BEING DEMOLISHED OR MODIFIED. DEVICES NOT SPECIFICALLY NOTED ARE TO REMAIN, REPLACE DEVICES AND FACEPLATES WITH NEW.
- NEW DEVICES SHOWN SOLID ARE TO BE INSTALLED REUSING AND EXTENDING/RELOCATING EXISTING BRANCH CIRCUITRY.
- ALL FIRE ALARM, TEL/DATA, CATV, LOCKING, CCTV, INTRUSION ALARM AND SOUND SYSTEMS ARE ENTIRELY NEW. (LOCKING, CCTV, INTRUSION ALARM AND SOUND SYSTEMS BY OWNER).
- ALL BRANCH LIGHTING AND POWER CIRCUITS/OUTLETS GROUND CONTINUITY MUST BE FIELD VERIFIED SINCE THE CONDUIT SYSTEM IS BEING USED AS THE GROUND CONDUCTOR. IF THE GROUND IS NOT CONTINUOUS (LESS THAN 25 OHMS TO EACH GROUND AT THE MAIN GEAR GROUND BUS) A GREEN EQUIPMENT GROUND CONDUCTOR MUST BE INSTALLED. GREEN BONDING STRAPS MUST BE PRESENT IN ALL OUTLET BOXES.
- ALL EXISTING SWITCH GEAR MUST BE CLEANED AND SERVICED, ALL BREAKERS MUST BE TESTED AND CERTIFIED BY AN INDEPENDENT TESTING AGENCY, ALL CORROSION MUST BE REMOVED AND COVERS CLEANED AND REPAINTED WITH GRAY EPOXY PAINT TO MATCH EXISTING.

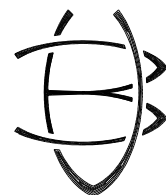
KEYED NOTES: (THIS SHEET ONLY)

- REMOVE EXISTING DEVICE/LIGHT FIXTURE.
- ALL EXISTING LIGHTING IN THIS AREA TO BE DEMOLISHED (EXCEPT THAT STILL SHOWN) AND REPLACED WITH NEW LIGHTING AS SHOWN, COORDINATE EXACT SWITCHING ARRANGEMENTS WITH OWNER PRIOR TO ROUGH-IN, CONNECT TO EXISTING LIGHTING CIRCUIT IN SAME AREA.
- NO WORK IN THIS AREA UNLESS OTHERWISE NOTED.

9891-010-01

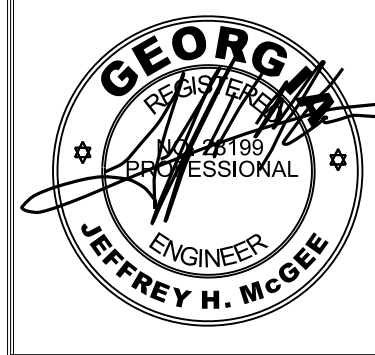
E2.2

DATE 8/15/14



Charles T. Wolf Jr. Architect

MACON, GEORGIA - 793 POPLAR STREET - 31202
PHONE 478-746-2010 FAX 478-746-0149



PARK INN MACON
108 1ST STREET

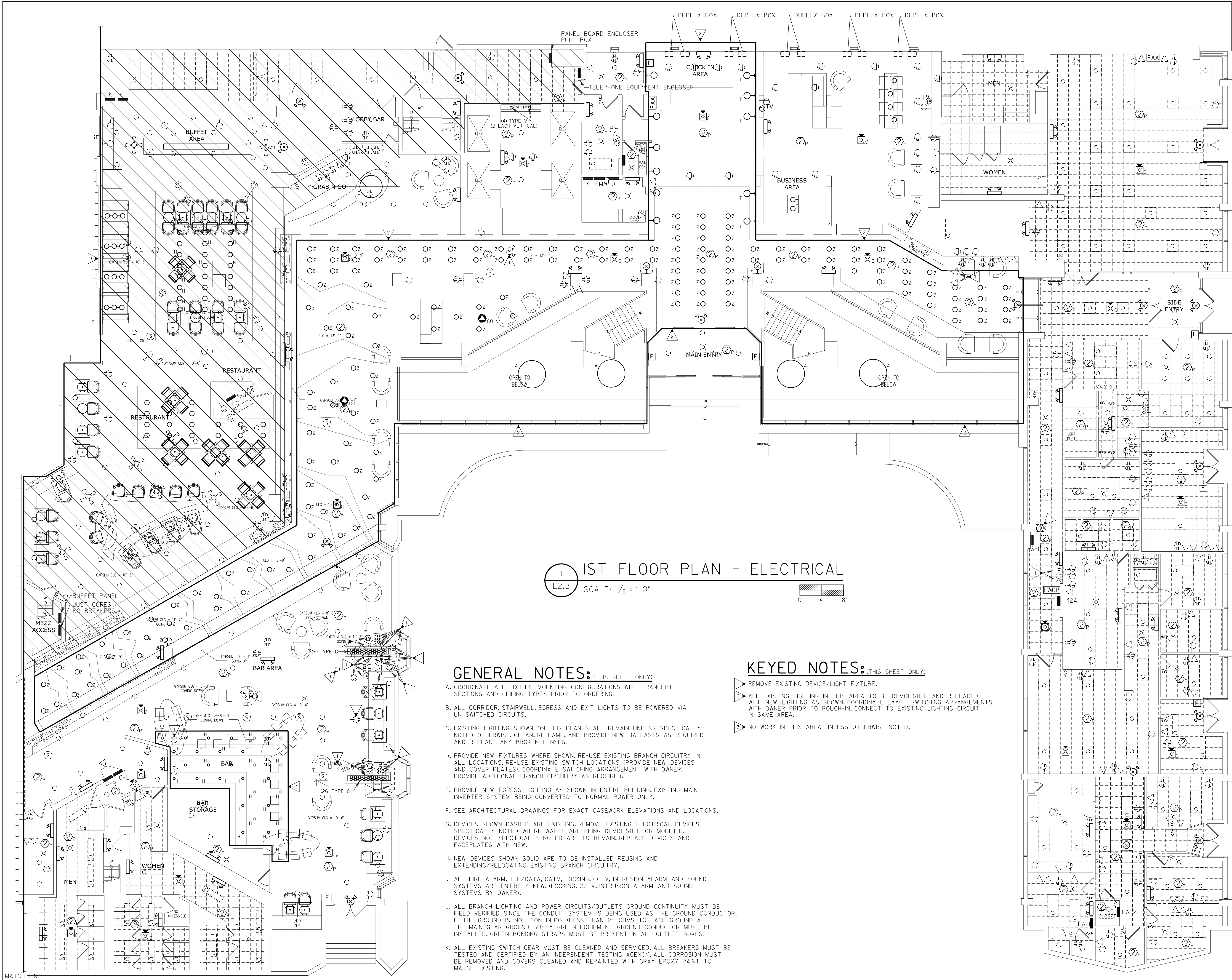
9891-010-01

E2.2

DATE 8/24/15



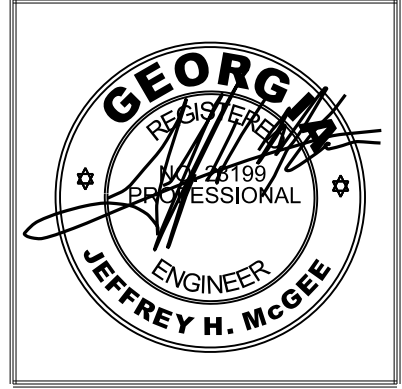
175 NEW ST., STE. 1
MACON, GA 31201
EDC • M15038



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9891-010-01
E2.3
DATE 8/15/14

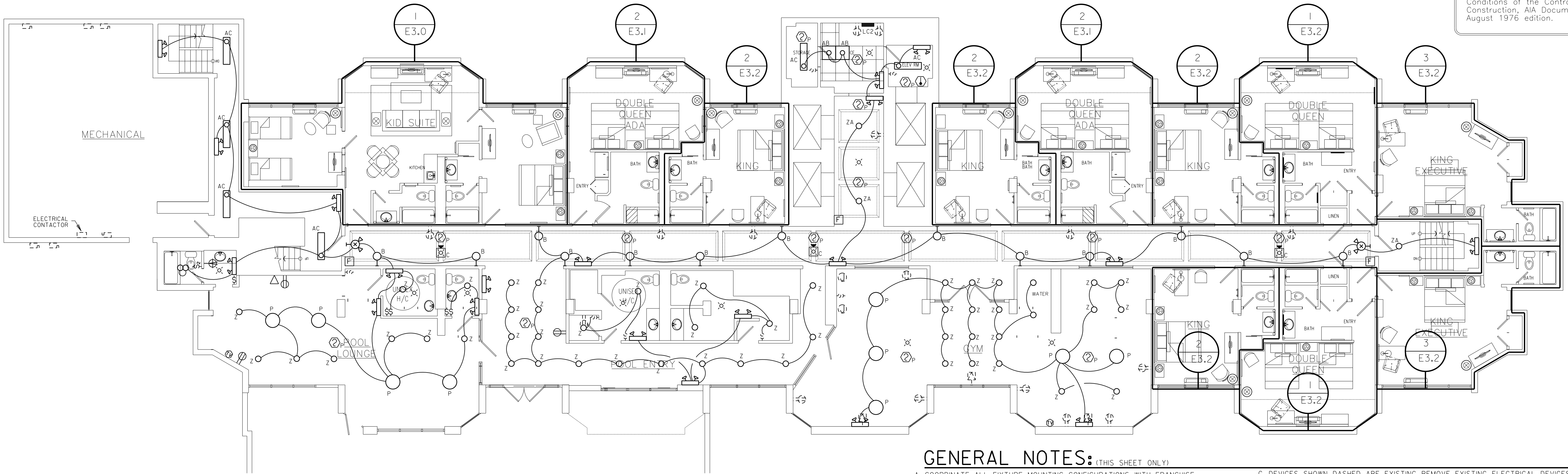
Charles T. Wolf Jr. Architect
MACON, GEORGIA - 793 POPLAR STREET - 31202
PHONE 478-746-2010 FAX 478-746-0149



PARK INN MACON
108 1ST STREET

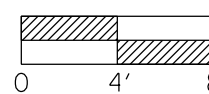
9891-010-01
E2.3
DATE 8/24/15

ELECTRICAL DESIGN
EDC
CONSULTANTS, INC.
175 NEW ST., STE. 1
MACON, GA 31201
EDC *M15038



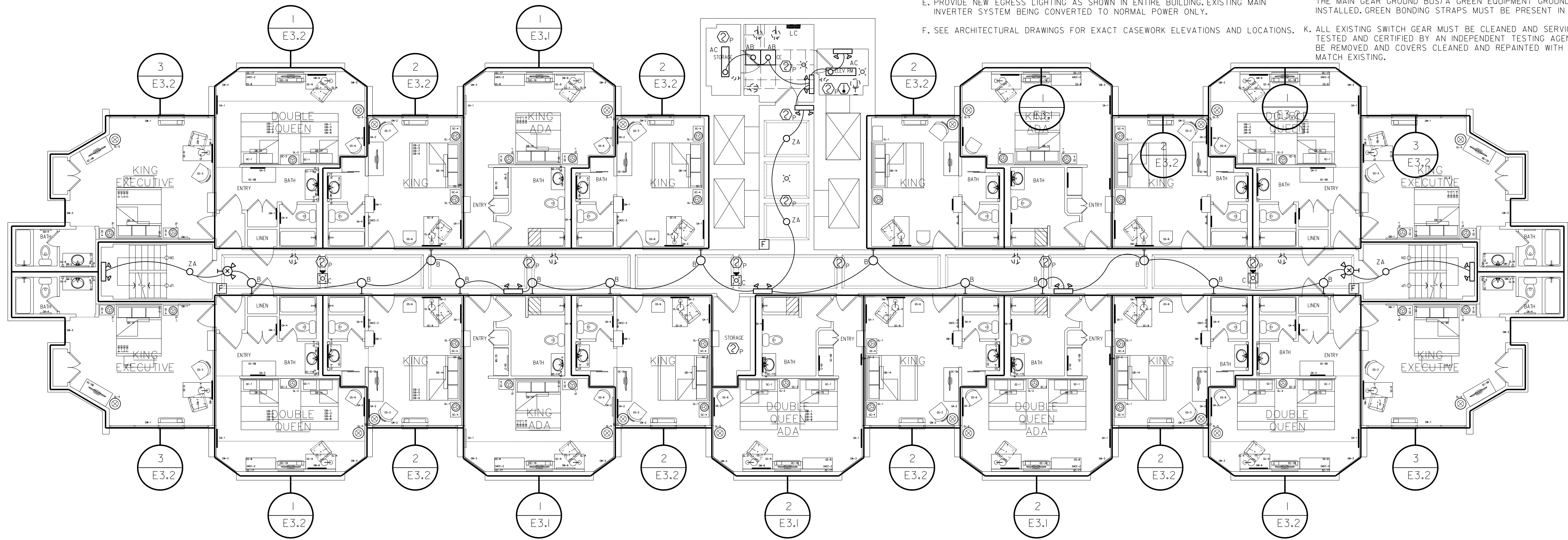
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1 2ND FLOOR PLAN - ELECTRICAL
E2.4 SCALE: 1/8"=1'-0"

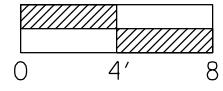


GENERAL NOTES: (THIS SHEET ONLY)

- A. COORDINATE ALL FIXTURE MOUNTING CONFIGURATIONS WITH FRANCHISE SECTIONS AND CEILING TYPES PRIOR TO ORDERING.
- B. ALL CORRIDOR, STAIRWELL, EGRESS AND EXIT LIGHTS TO BE POWERED VIA UN SWITCHED CIRCUITS.
- C. EXISTING LIGHTING SHOWN ON THIS PLAN SHALL REMAIN UNLESS SPECIFICALLY NOTED OTHERWISE, CLEAN, RE-LAMP, AND PROVIDE NEW BALLASTS AS REQUIRED AND REPLACE ANY BROKEN LENSES.
- D. PROVIDE NEW FIXTURES WHERE SHOWN, RE-USE EXISTING BRANCH CIRCUITRY IN ALL LOCATIONS, RE-USE EXISTING SWITCH LOCATIONS (PROVIDE NEW DEVICES AND COVER PLATES), COORDINATE SWITCHING ARRANGEMENT WITH OWNER, PROVIDE ADDITIONAL BRANCH CIRCUITRY AS REQUIRED.
- E. PROVIDE NEW EGRESS LIGHTING AS SHOWN IN ENTIRE BUILDING, EXISTING MAIN INVERTER SYSTEM BEING CONVERTED TO NORMAL POWER ONLY.
- F. SEE ARCHITECTURAL DRAWINGS FOR EXACT CASEWORK ELEVATIONS AND LOCATIONS.
- G. DEVICES SHOWN DASHED ARE EXISTING, REMOVE EXISTING ELECTRICAL DEVICES SPECIFICALLY NOTED WHERE WALLS ARE BEING DEMOLISHED OR MODIFIED. DEVICES NOT SPECIFICALLY NOTED ARE TO REMAIN, REPLACE DEVICES AND FACEPLATES WITH NEW.
- H. NEW DEVICES SHOWN SOLID ARE TO BE INSTALLED REUSING AND EXTENDING/RELOCATING EXISTING BRANCH CIRCUITRY.
- I. ALL FIRE ALARM, TEL/DATA, CATV, LOCKING, CCTV, INTRUSION ALARM AND SOUND SYSTEMS ARE ENTIRELY NEW, (LOCKING, CCTV, INTRUSION ALARM AND SOUND SYSTEMS BY OWNER).
- J. ALL BRANCH LIGHTING AND POWER CIRCUITS/OUTLETS GROUND CONTINUITY MUST BE FIELD VERIFIED SINCE THE CONDUIT SYSTEM IS BEING USED AS THE GROUND CONDUCTOR. IF THE GROUND IS NOT CONTINUOUS (LESS THAN 25 OHMS TO EACH GROUND AT THE MAIN GEAR GROUND BUS) A GREEN EQUIPMENT GROUND CONDUCTOR MUST BE INSTALLED, GREEN BONDING STRAPS MUST BE PRESENT IN ALL OUTLET BOXES.
- K. ALL EXISTING SWITCH GEAR MUST BE CLEANED AND SERVICED, ALL BREAKERS MUST BE TESTED AND CERTIFIED BY AN INDEPENDENT TESTING AGENCY, ALL CORROSION MUST BE REMOVED AND COVERS CLEANED AND REPAINTED WITH GRAY EPOXY PAINT TO MATCH EXISTING.



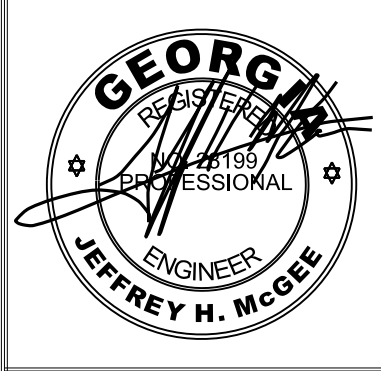
1 6TH FLOOR PLAN - ELECTRICAL
E2.4 SCALE: 1/8"=1'-0"



ELECTRICAL DESIGN
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CONSULTANTS, INC.
175 NEW ST., STE. 1
MACON, GA 31201
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E2.4
DATE 8/15/14

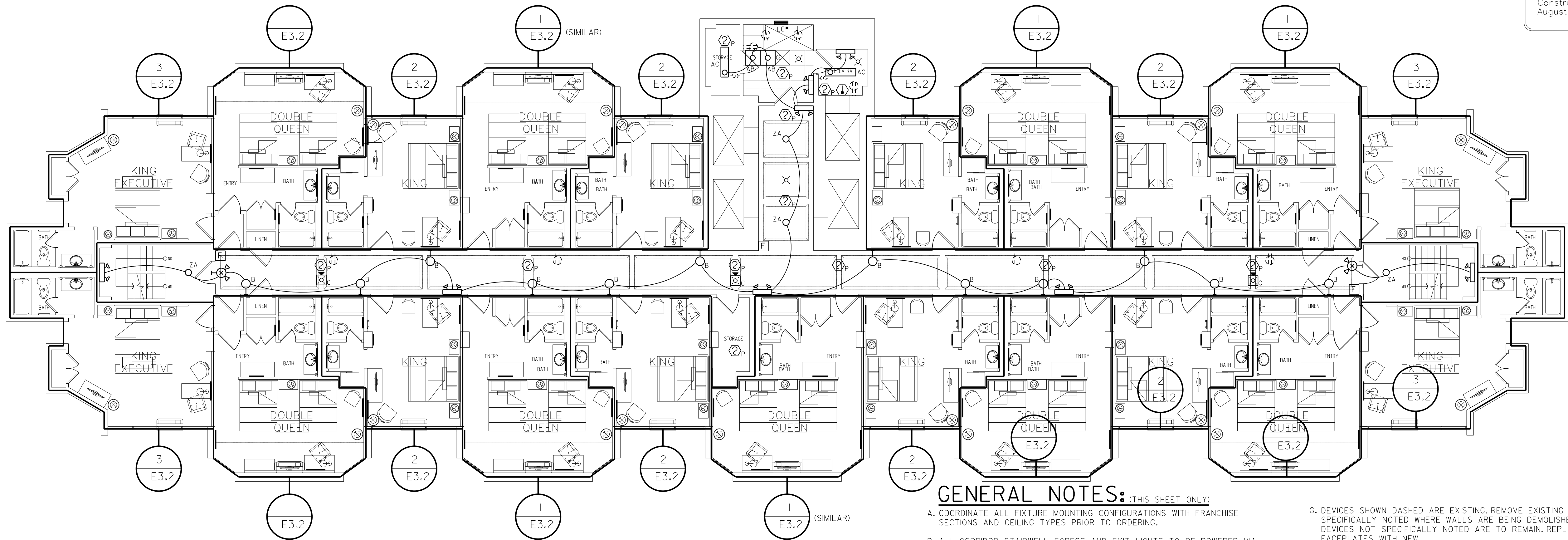
Charles T. Wolf Jr. Architect
MACON, GEORGIA - 783 POPLAR STREET - 31202
PHONE 478-746-2010 FAX 478-746-0149



PARK INN MACON
108 1ST STREET

9891-010-01
E2.4
DATE 8/24/15

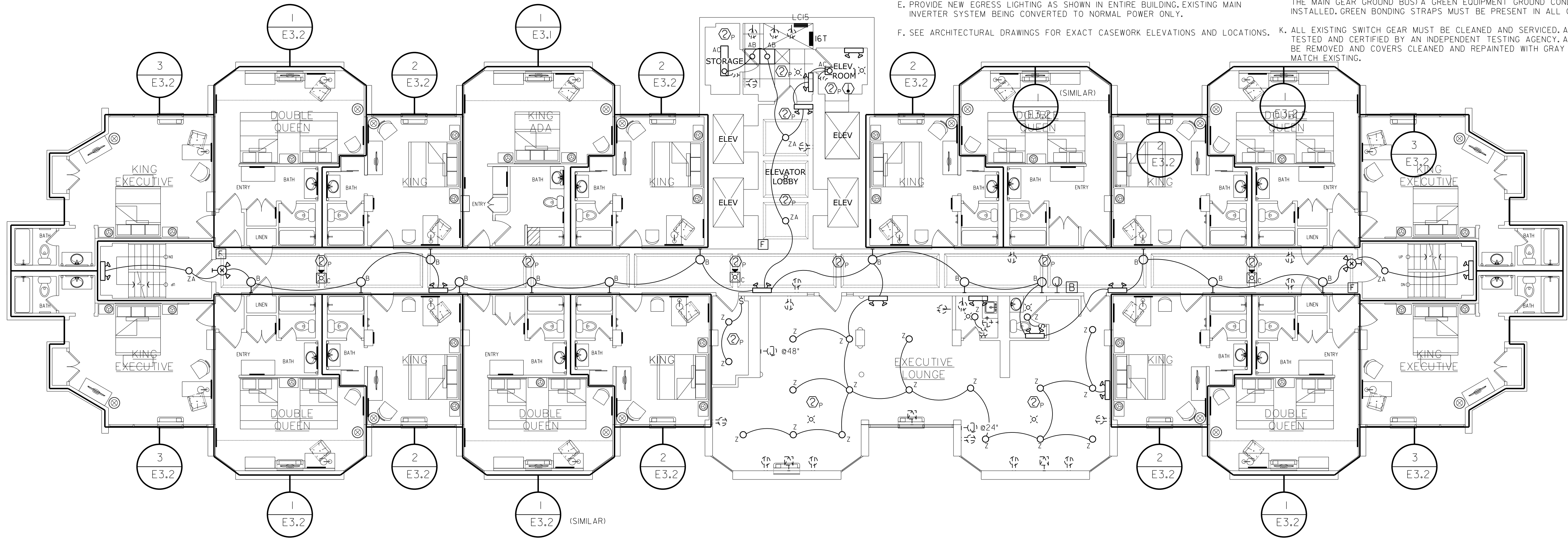
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3RD-5TH & 7TH-14TH FLOOR PLAN - ELECTRICAL
SCALE: 1/8"=1'-0"

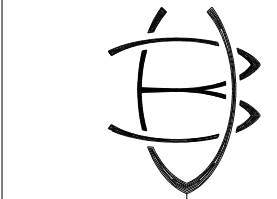
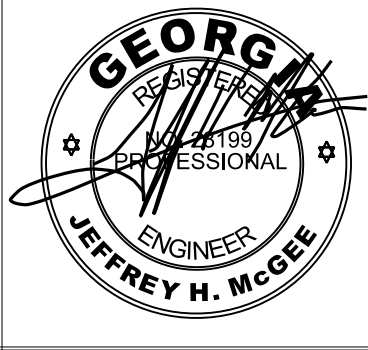
GENERAL NOTES: (THIS SHEET ONLY)

- A. COORDINATE ALL FIXTURE MOUNTING CONFIGURATIONS WITH FRANCHISE SECTIONS AND CEILING TYPES PRIOR TO ORDERING.
- B. ALL CORRIDOR, STAIRWELL, EGRESS AND EXIT LIGHTS TO BE POWERED VIA UN SWITCHED CIRCUITS.
- C. EXISTING LIGHTING SHOWN ON THIS PLAN SHALL REMAIN UNLESS SPECIFICALLY NOTED OTHERWISE. CLEAN, RE-LAMP, AND PROVIDE NEW BALLASTS AS REQUIRED AND REPLACE ANY BROKEN LENSES.
- D. PROVIDE NEW FIXTURES WHERE SHOWN. RE-USE EXISTING BRANCH CIRCUITRY IN ALL LOCATIONS. RE-USE EXISTING SWITCH LOCATIONS (PROVIDE NEW DEVICES AND COVER PLATES). COORDINATE SWITCHING ARRANGEMENT WITH OWNER. PROVIDE ADDITIONAL BRANCH CIRCUITRY AS REQUIRED.
- E. PROVIDE NEW EGRESS LIGHTING AS SHOWN IN ENTIRE BUILDING. EXISTING MAIN INVERTER SYSTEM BEING CONVERTED TO NORMAL POWER ONLY.
- F. SEE ARCHITECTURAL DRAWINGS FOR EXACT CASEWORK ELEVATIONS AND LOCATIONS.
- G. DEVICES SHOWN DASHED ARE EXISTING. REMOVE EXISTING ELECTRICAL DEVICES SPECIFICALLY NOTED WHERE WALLS ARE BEING DEMOLISHED OR MODIFIED. DEVICES NOT SPECIFICALLY NOTED ARE TO REMAIN. REPLACE DEVICES AND FACEPLATES WITH NEW.
- H. NEW DEVICES SHOWN SOLID ARE TO BE INSTALLED REUSING AND EXTENDING/RELOCATING EXISTING BRANCH CIRCUITRY.
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- J. ALL BRANCH LIGHTING AND POWER CIRCUITS/OUTLETS GROUND CONTINUITY MUST BE FIELD VERIFIED SINCE THE CONDUIT SYSTEM IS BEING USED AS THE GROUND CONDUCTOR. IF THE GROUND IS NOT CONTINUOUS (LESS THAN 25 OHMS TO EACH GROUND AT THE MAIN GEAR GROUND BUS) A GREEN EQUIPMENT GROUND CONDUCTOR MUST BE INSTALLED. GREEN BONDING STRAPS MUST BE PRESENT IN ALL OUTLET BOXES.
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15TH FLOOR PLAN - ELECTRICAL
SCALE: 1/8"=1'-0"

ELECTRICAL DESIGN
EDC
CONSULTANTS, INC.
175 NEW ST., STE. 1
MACON, GA 31201
EDC *M15038



Charles T. Wolf Jr. Architect
MACON, GEORGIA - 793 POPLAR STREET - 31202
PHONE 478-746-2010 FAX 478-746-0149

PARK INN MACON
108 1ST STREET

E2.5

E2.5

DATE 8/24/15

9891-010-01

9891-010-01

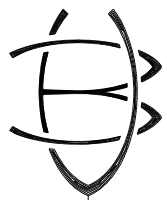
DATE 8/15/14

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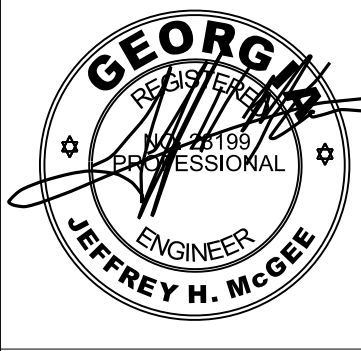
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DATE 8/15/14



Charles T. Wolf Jr. Architect

MACON, GEORGIA - 793 POPLAR STREET - 31202
PHONE 478-746-2010 FAX 478-746-0149

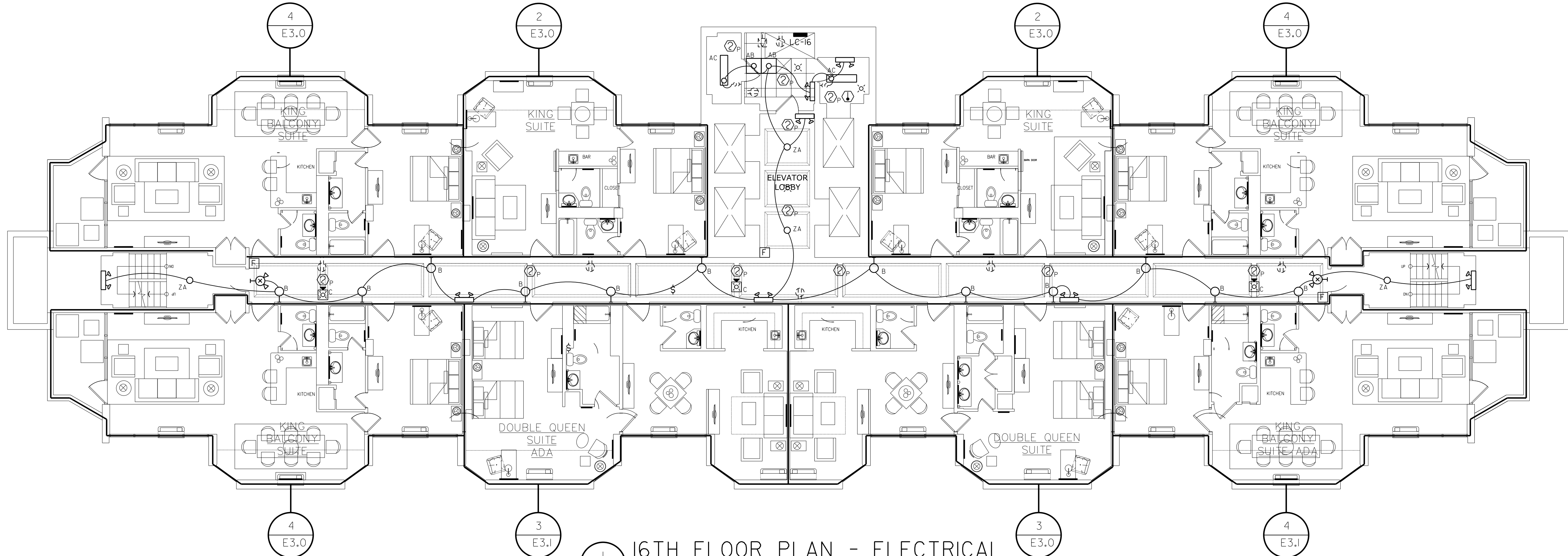


PARK INN MACON
108 1ST STREET

9891-010-01

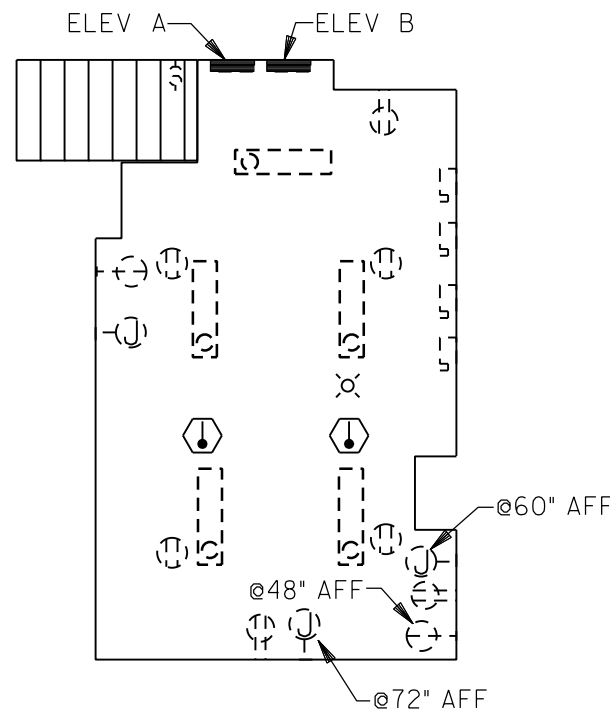
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DATE 8/24/15

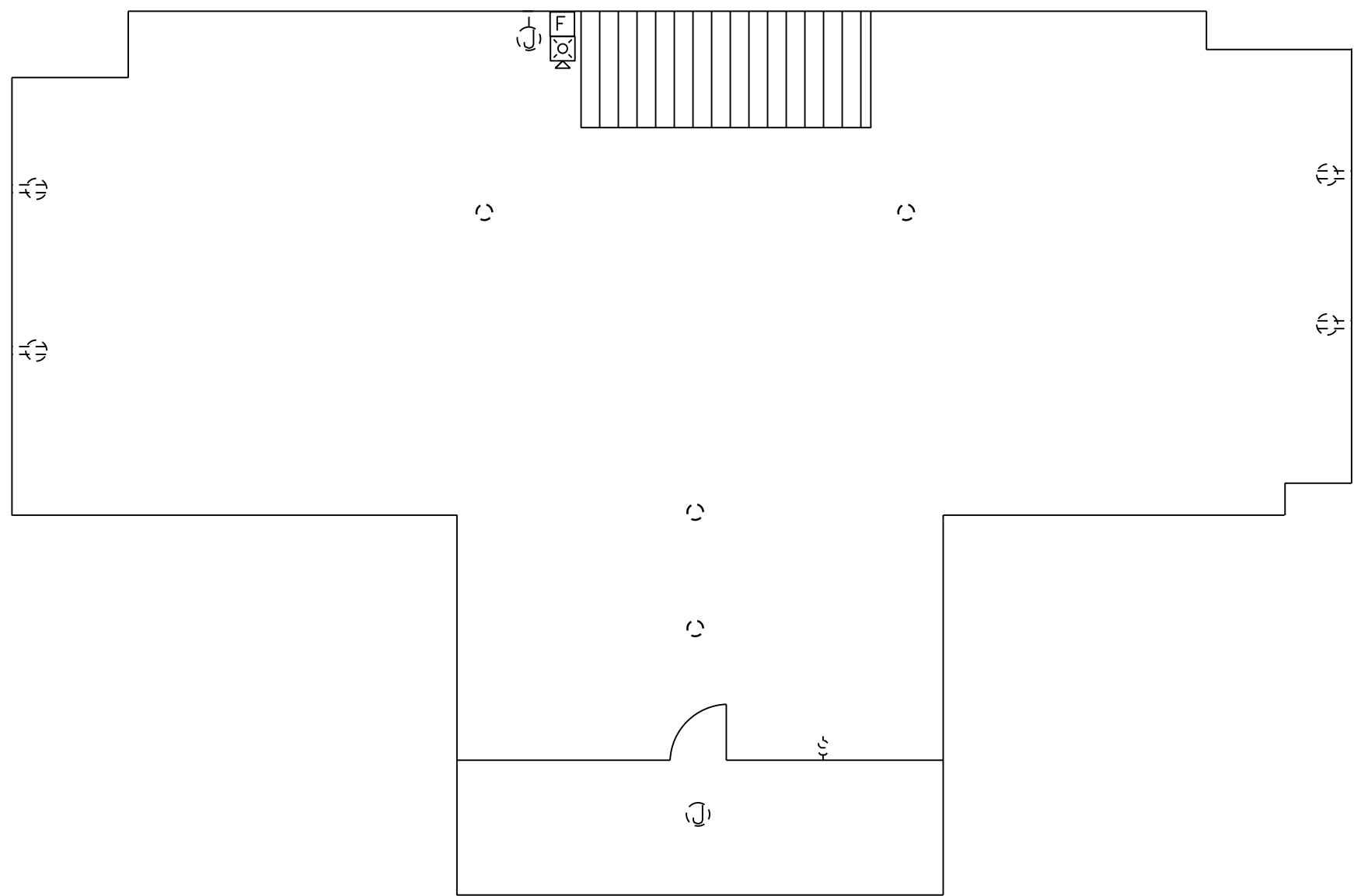


GENERAL NOTES: (THIS SHEET ONLY)

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2 ELEVATOR CONTROL ROOM - UPPER
E2.6 NOT TO SCALE



3 ELEVATOR CONTROL ROOM
E2.6 NOT TO SCALE

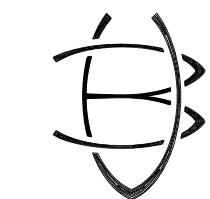
ELECTRICAL DESIGN
EDC
CONSULTANTS, INC.
175 NEW ST., STE. 1
MACON, GA 31201
EDC *M15038

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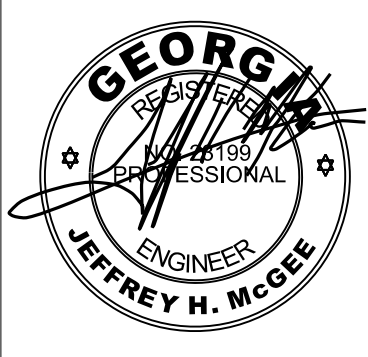
E3.0

DATE 8/15/14



Charles T. Wolf Jr. Architect

MACON, GEORGIA - 793 POPULAR STREET - 31202
PHONE 478-746-2010 FAX 478-746-0149

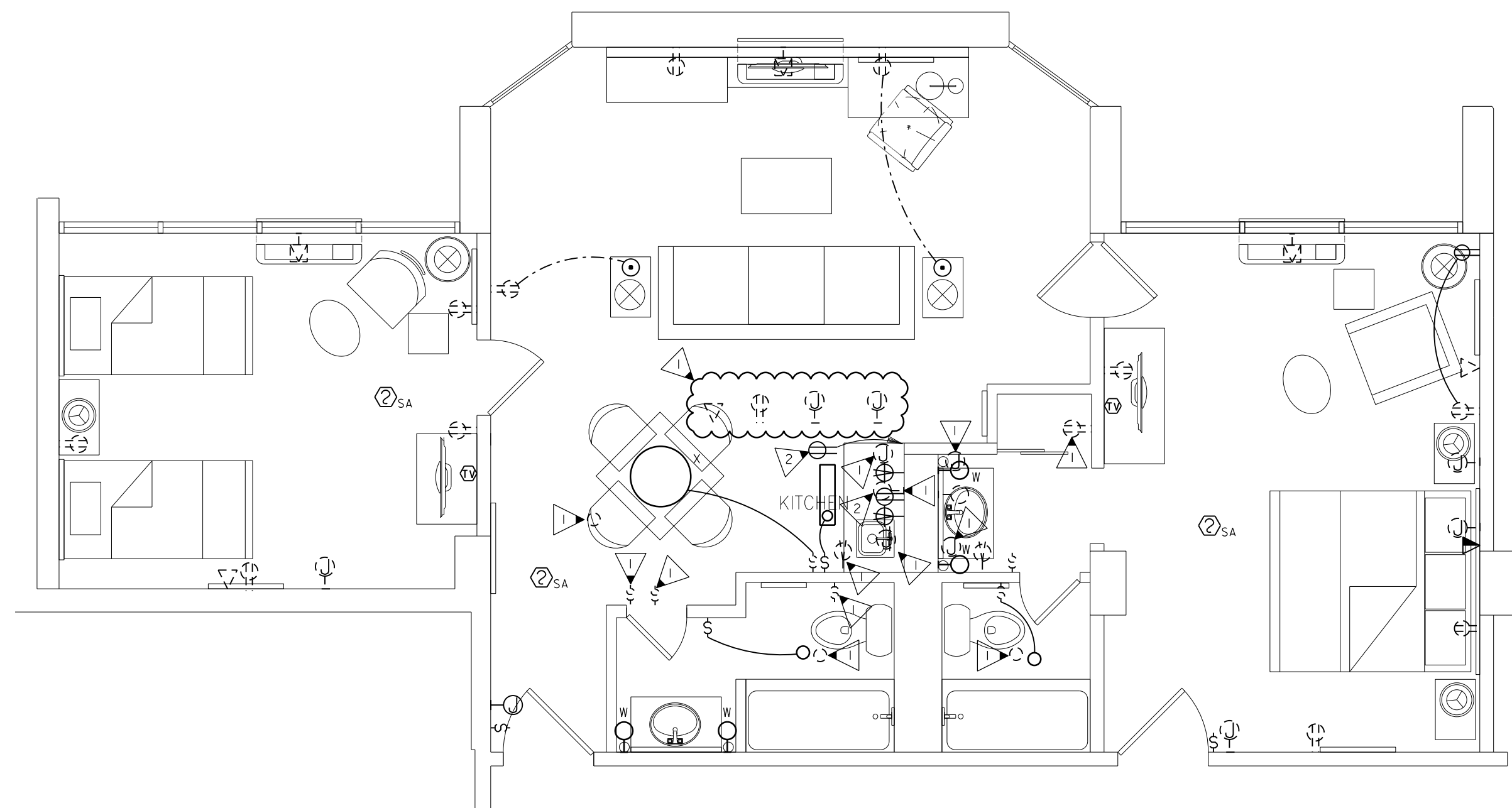


PARK INN MACON
108 1ST STREET

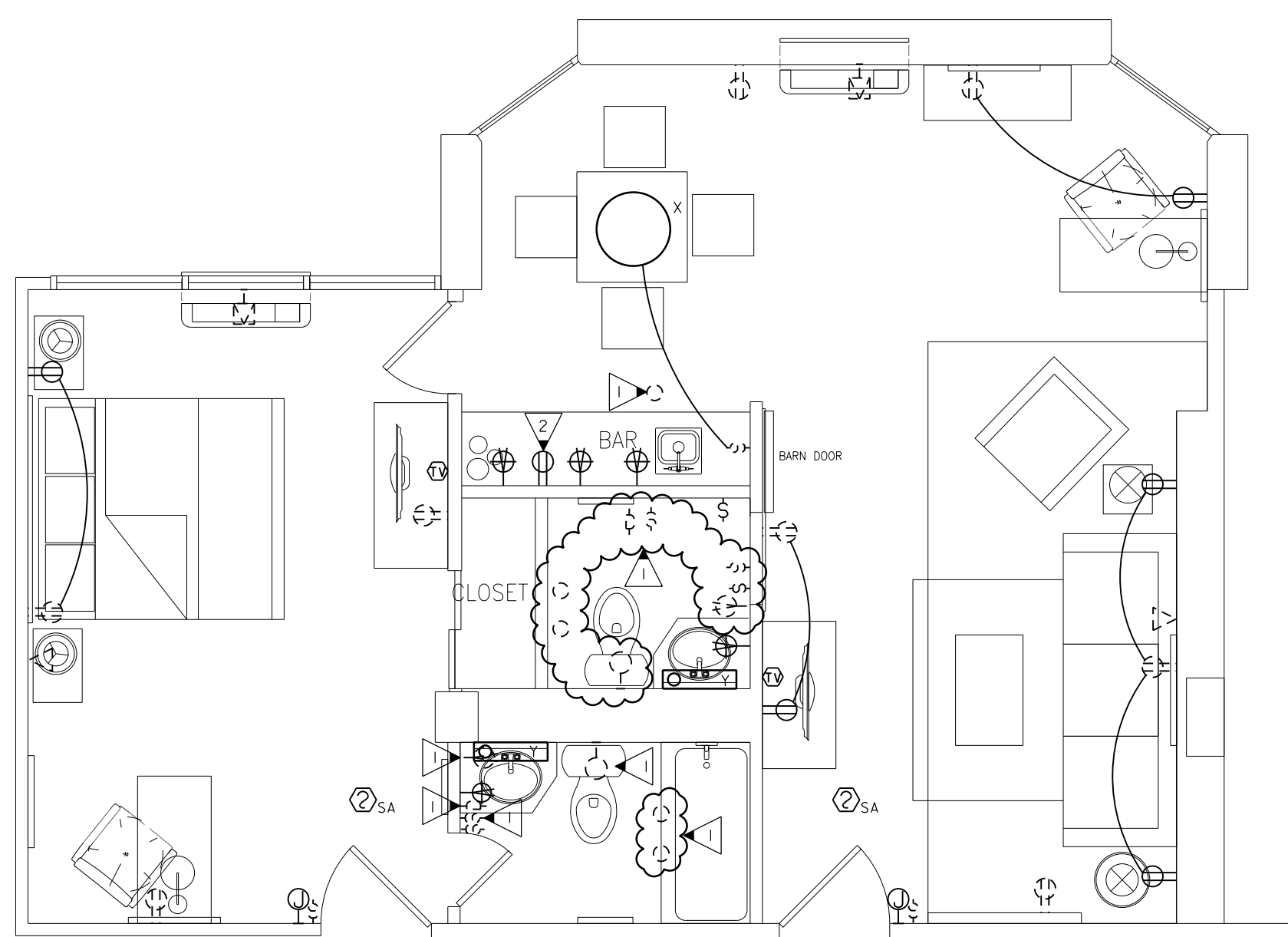
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E3.0

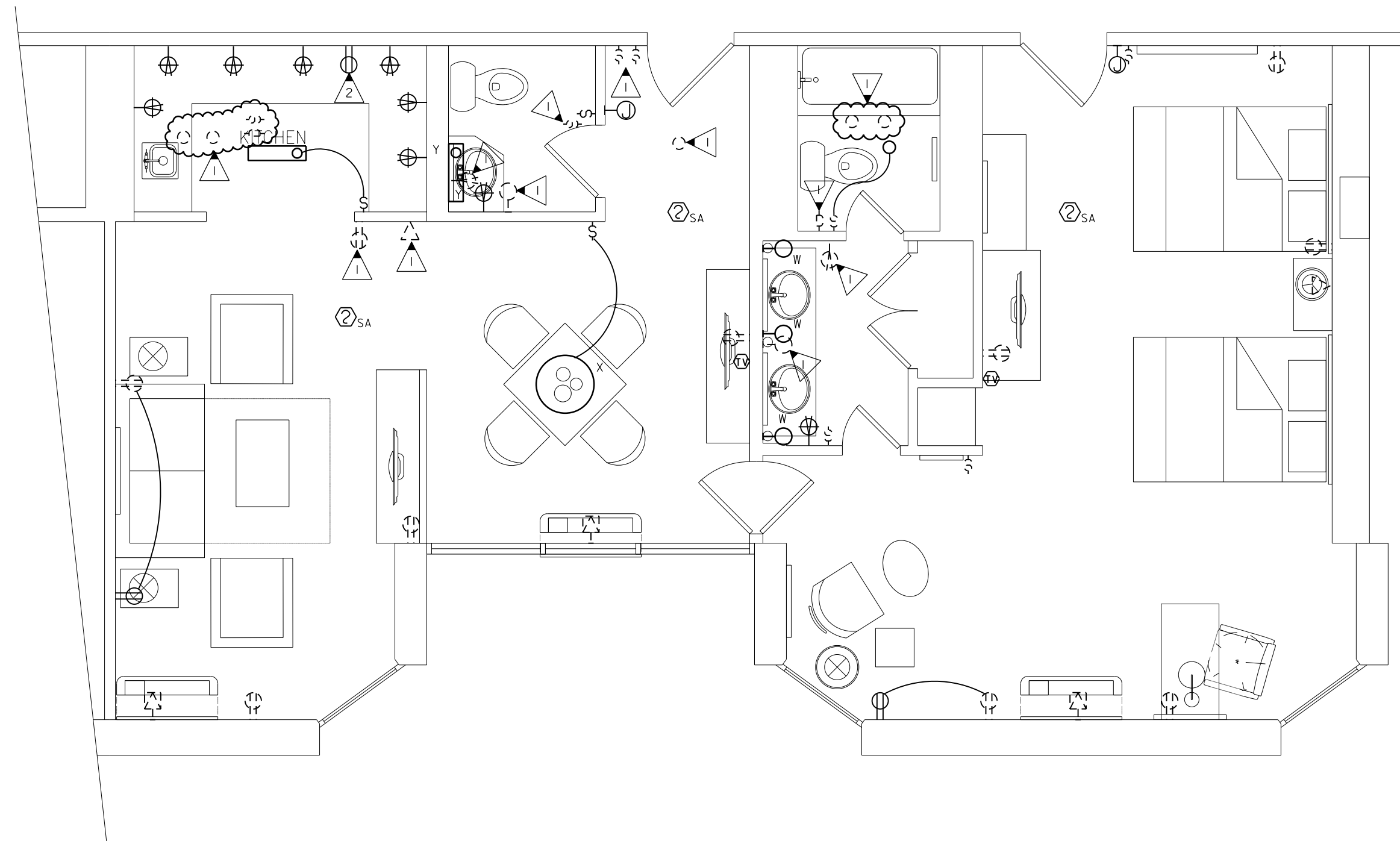
DATE 8/24/15



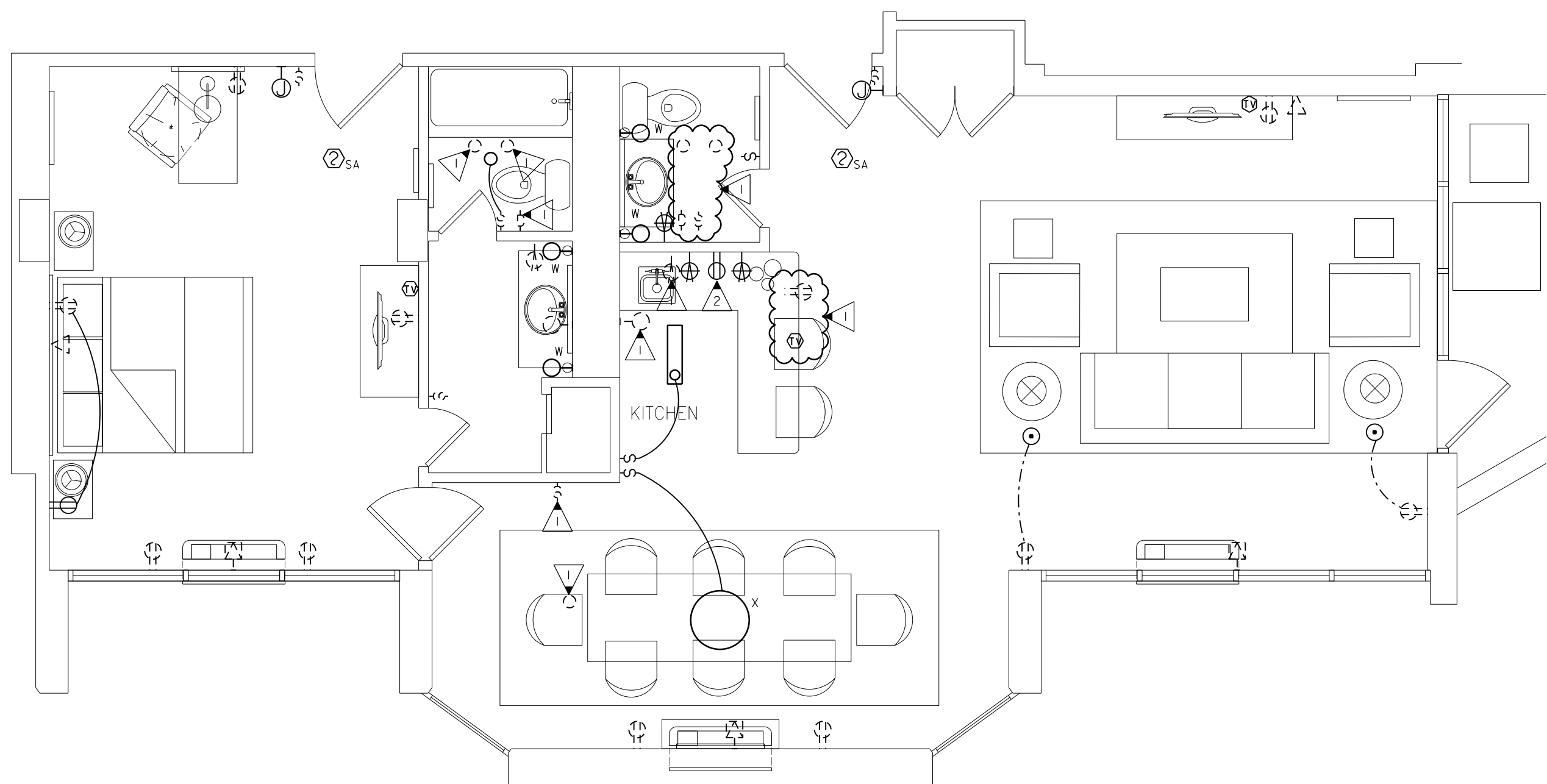
1 FLOOR PLAN - KID SUITE - ELECTRICAL
E3.0 SCALE: 1/4"=1'-0" 0 2' 4'



2 FLOOR PLAN - KING SUITE - ELECTRICAL
E3.0 SCALE: 1/4"=1'-0" (16TH FLOOR ONLY) 0 2' 4'



3 FLOOR PLAN - DOUBLE QUEEN SUITE - ELECTRICAL
E3.0 SCALE: 1/4"=1'-0" (16TH FLOOR ONLY) 0 2' 4'



4 FLOOR PLAN - KING BALCONY SUITE - ELECTRICAL
E3.0 SCALE: 1/4"=1'-0" (16TH FLOOR ONLY) 0 2' 4'

GENERAL NOTES/KEYED NOTES: (THIS SHEET ONLY)

A. SEE E3.2 FOR GENERAL NOTES AND KEYED NOTES.



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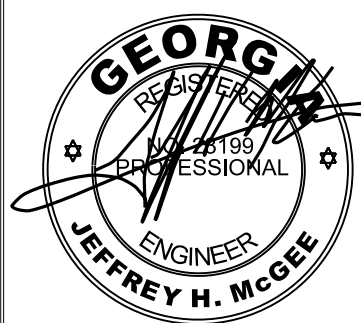
9891-010-01

E3.1

DATE 8/15/14

Charles T. Wolf Jr. Architect

MACON, GEORGIA - 793 POPLAR STREET - 31202
PHONE 478-746-2010 FAX 478-746-0149

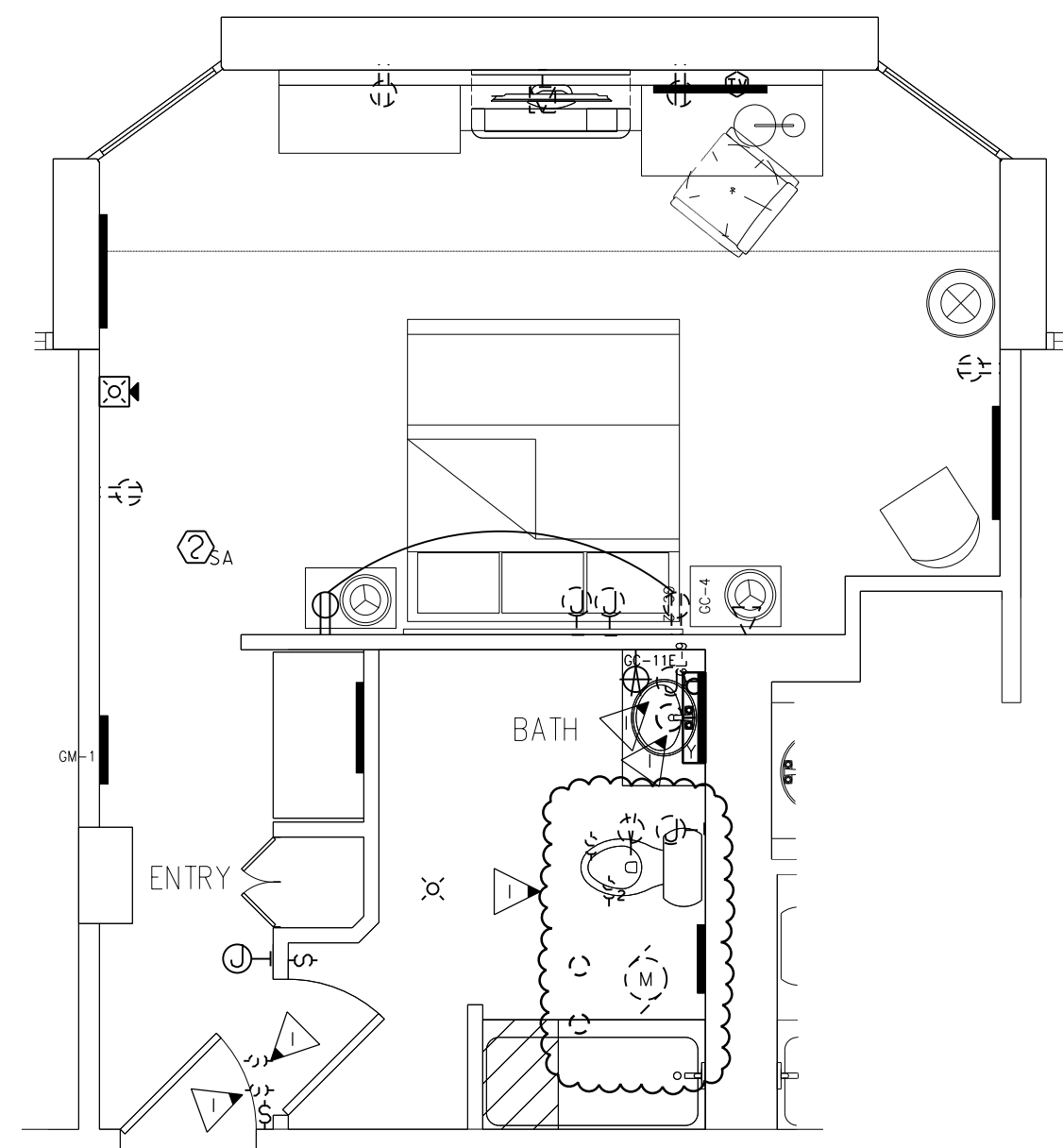


PARK INN MACON
108 1ST STREET

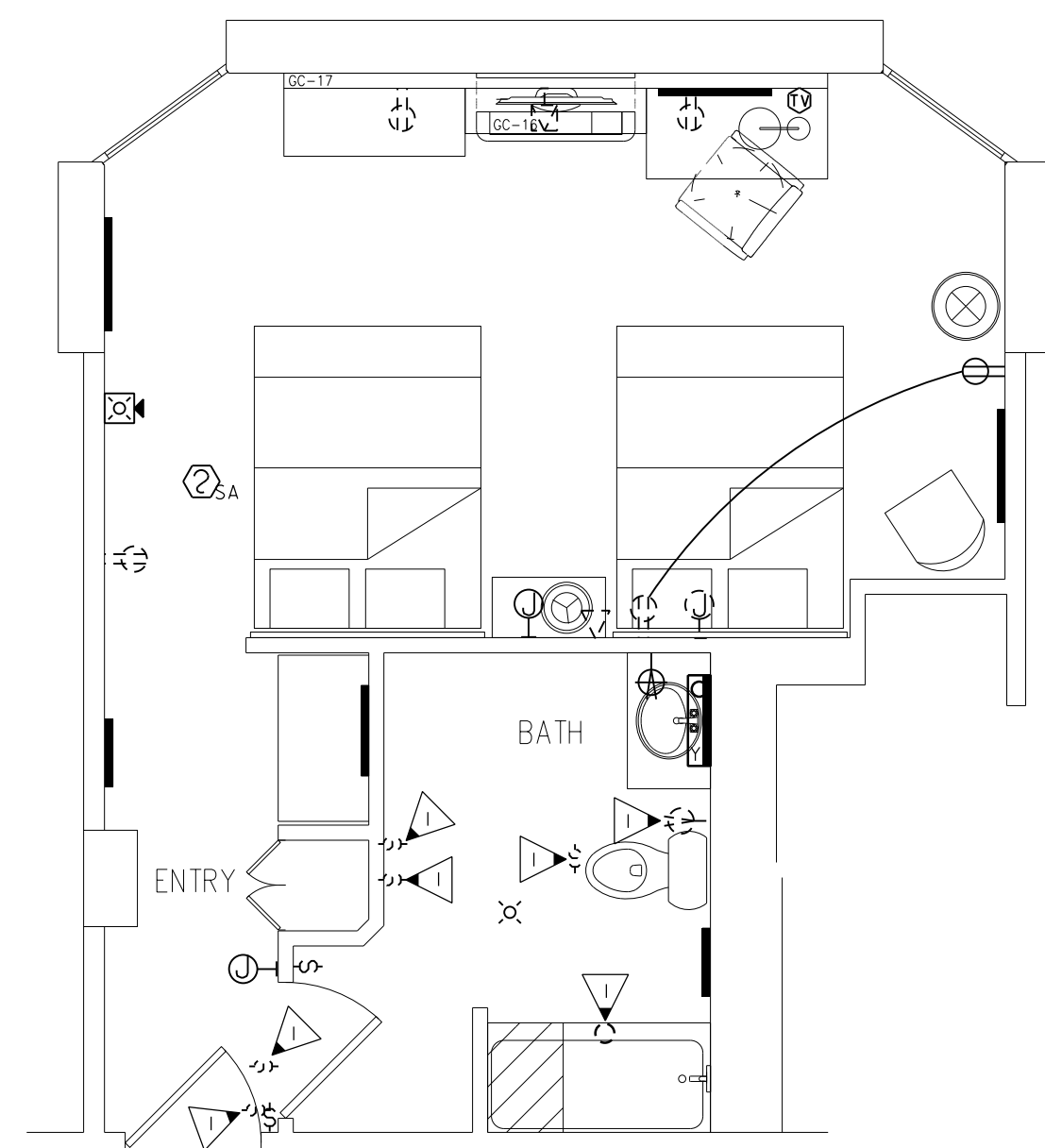
9891-010-01

E3.1

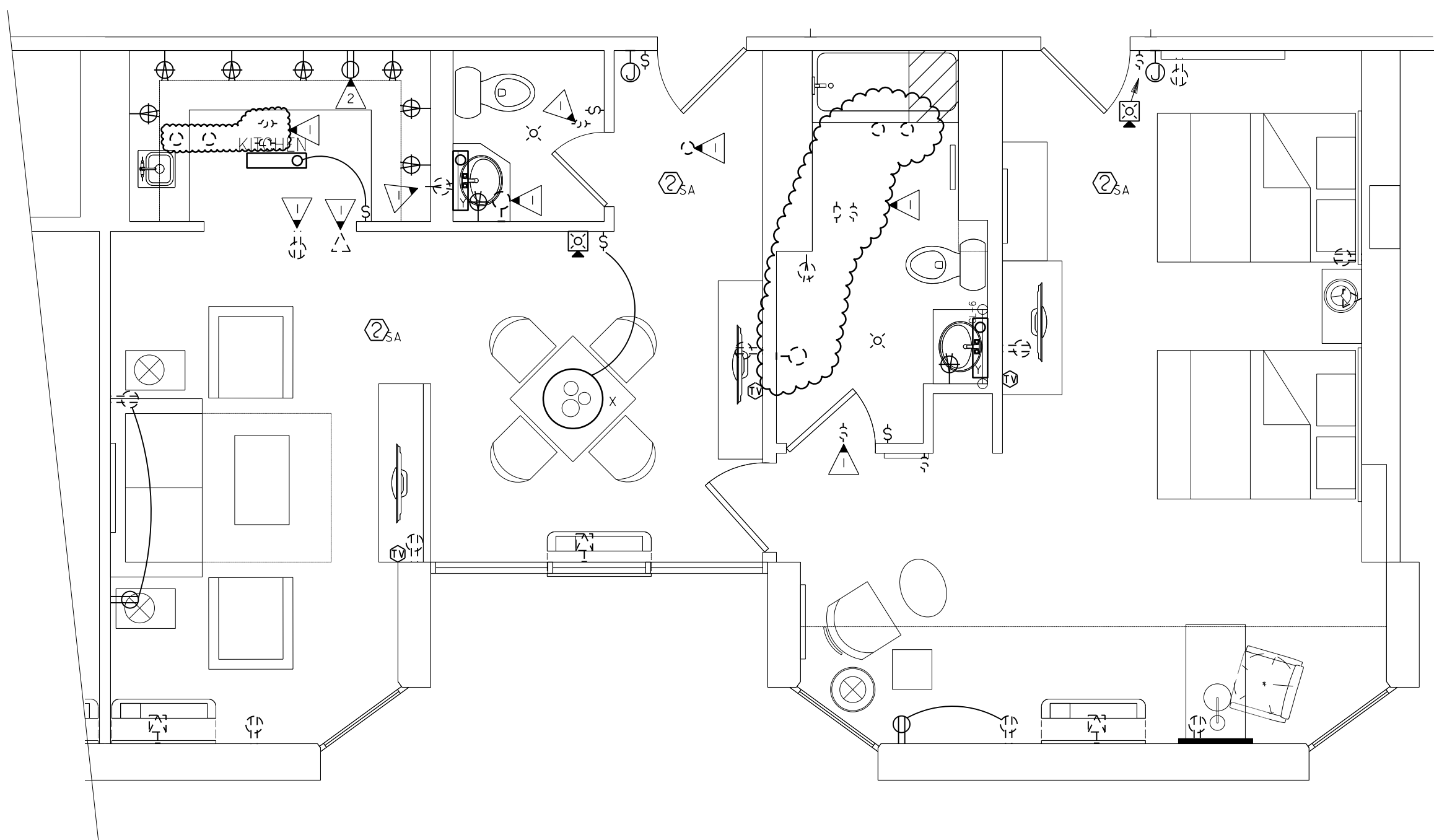
DATE 8/24/15



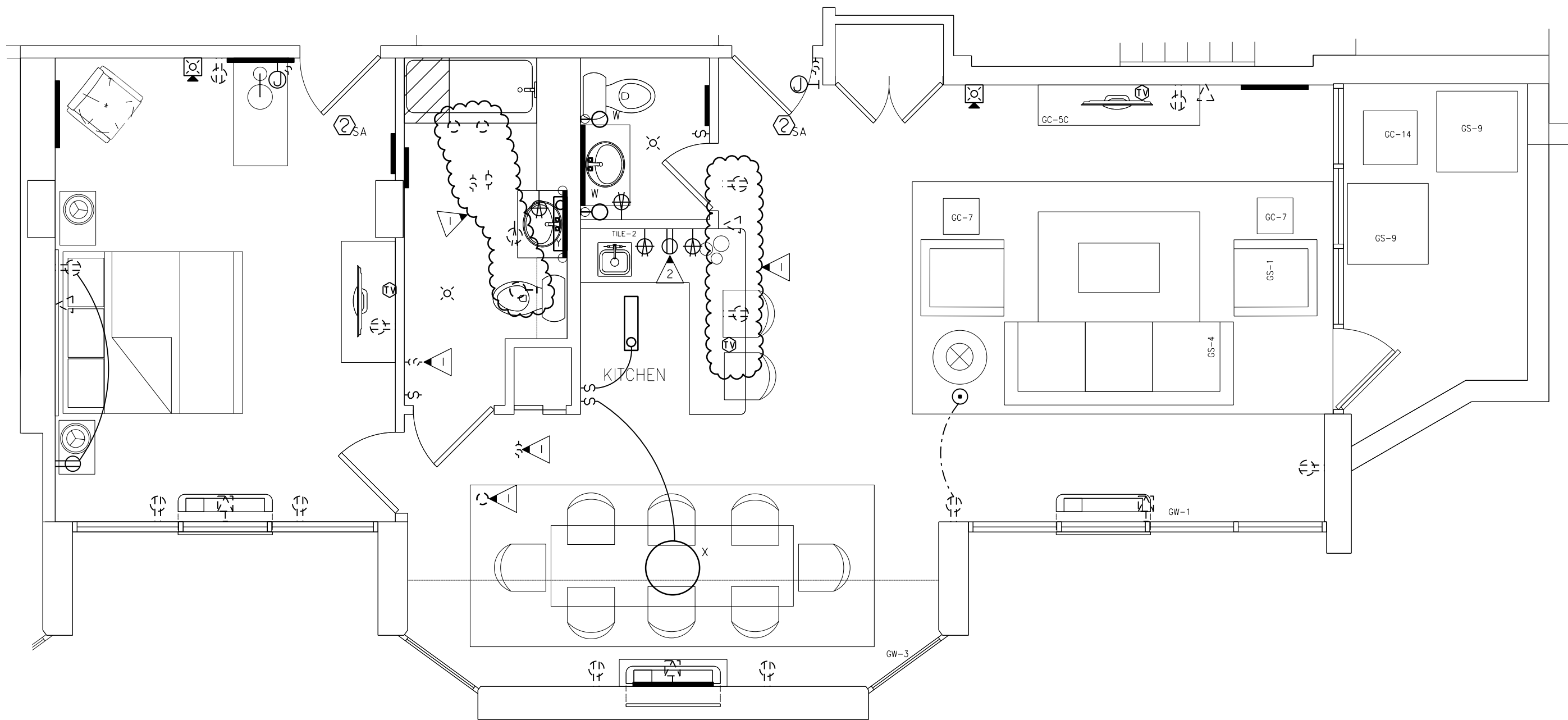
1 FLOOR PLAN - KING ACCESSIBLE - ELECTRICAL
E3.J SCALE: 1/4"=1'-0" (2ND & 6TH FLOORS)



2 FLOOR PLAN - DOUBLE QUEEN ACCESSIBLE - ELECTRICAL
E3.J SCALE: 1/4"=1'-0" (2ND & 6TH FLOORS)



3 FLOOR PLAN - DOUBLE QUEEN SUITE ACCESSIBLE - ELECTRICAL
E3.J SCALE: 1/4"=1'-0" (16TH FLOOR ONLY)



4 FLOOR PLAN - KING BALCONY SUITE ACCESSIBLE - ELECTRICAL
E3.J SCALE: 1/4"=1'-0" (16TH FLOOR ONLY)

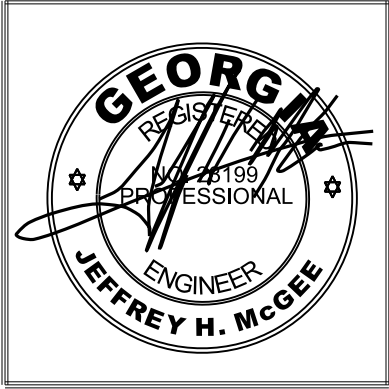
GENERAL NOTES/KEYED NOTES: (THIS SHEET ONLY)
A. SEE E3.2 FOR GENERAL NOTES AND KEYED NOTES.



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E3.2
DATE 8/15/14

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MACON, GEORGIA - 793 POPLAR STREET - 31202
PHONE 478-746-2010 FAX 478-746-0149



PARK INN MACON
108 1ST STREET

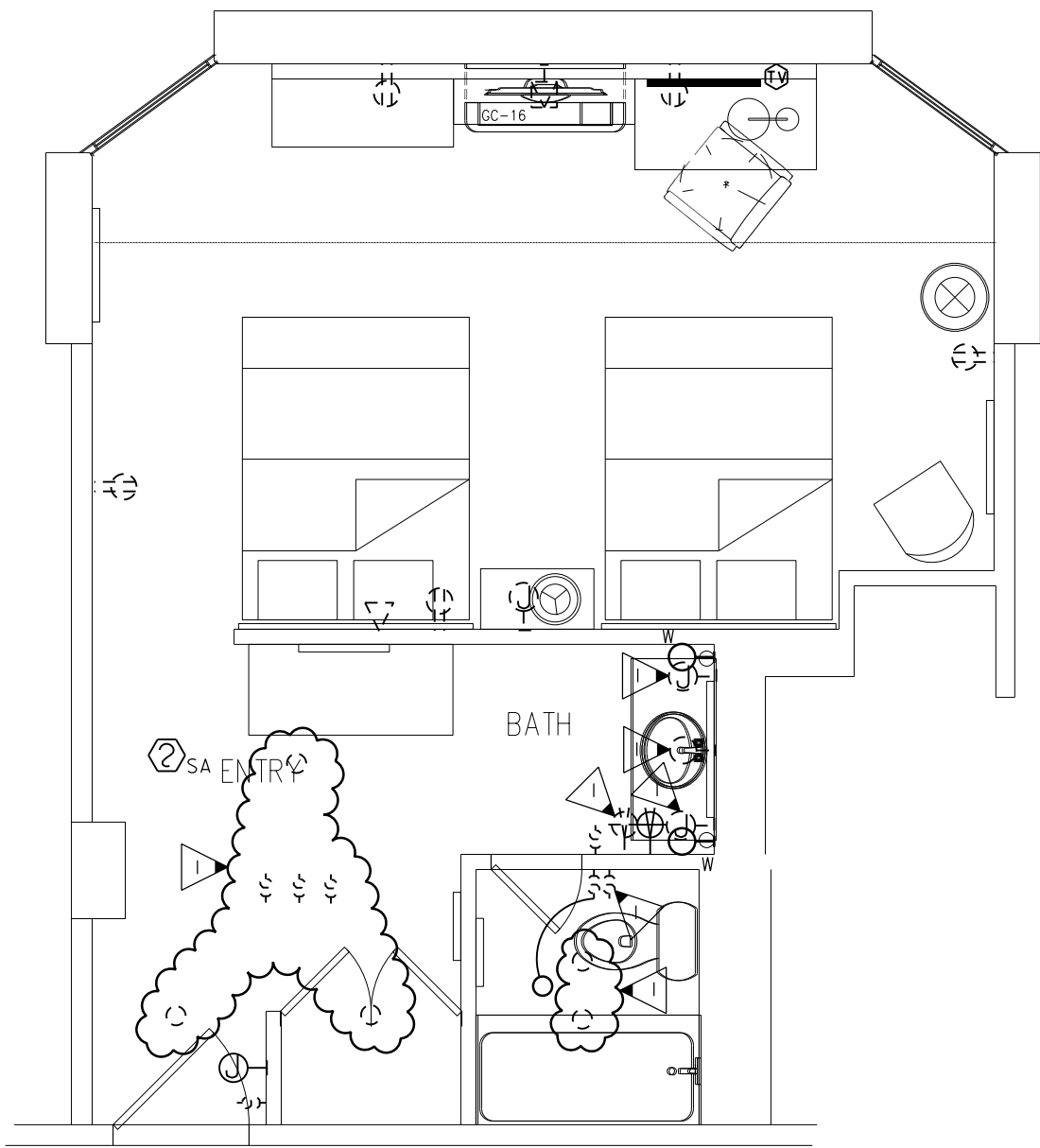
9891-010-01
E3.2
DATE 8/24/15

GENERAL NOTES: (THIS SHEET ONLY)

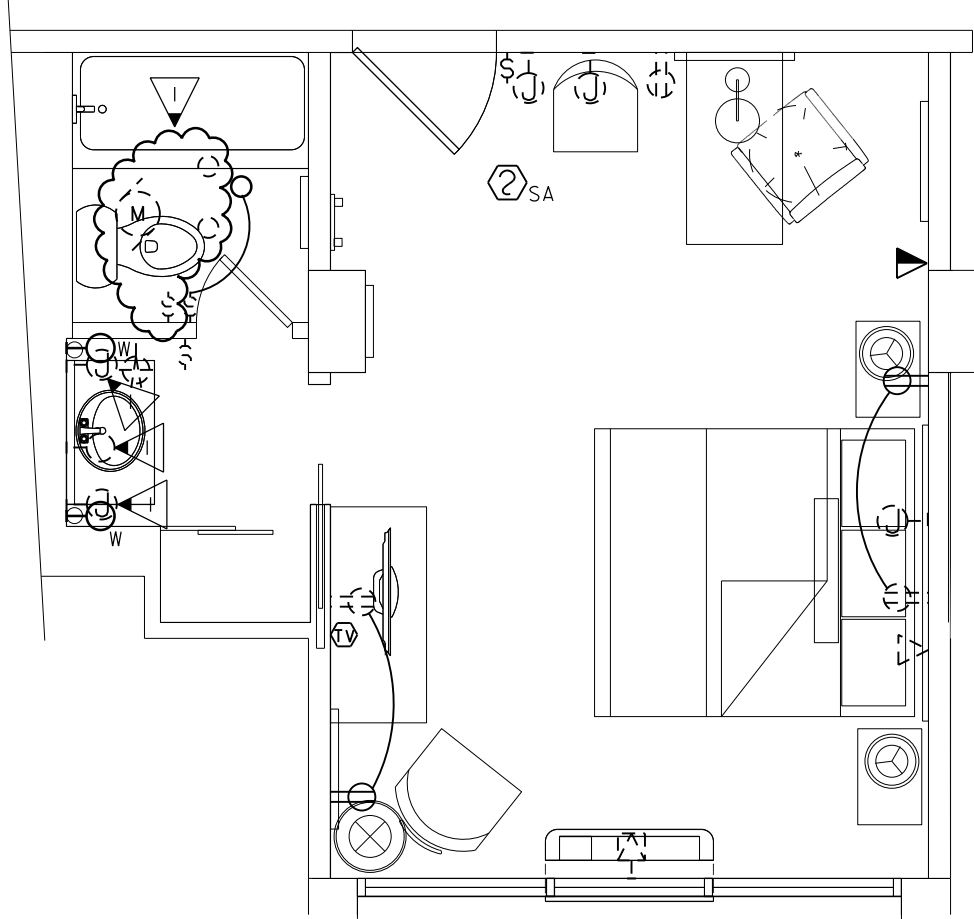
- A. ALL DEVICES SHOWN DASHED ARE EXISTING. UNLESS NOTED TO BE REMOVED, REPLACE DEVICE AND FACEPLATE.
B. NEW DEVICES SHOWN SOLID ARE TO BE INSTALLED REUSING AND EXTENDING/RELOCATING EXISTING BRANCH CIRCUITRY.
C. ALL FIRE ALARM, DATA/TEL, TV ARE NEW FIXTURES/DEVICES AND BRANCH CIRCUITRY.
D. VERIFY BRANCH CIRCUIT GROUNDING PER 2.X SHEETS.
E. COORDINATE ALL OUTLET LOCATIONS WITH ARCHITECTURAL CASEWORK.

KEYED NOTES: (THIS SHEET ONLY)

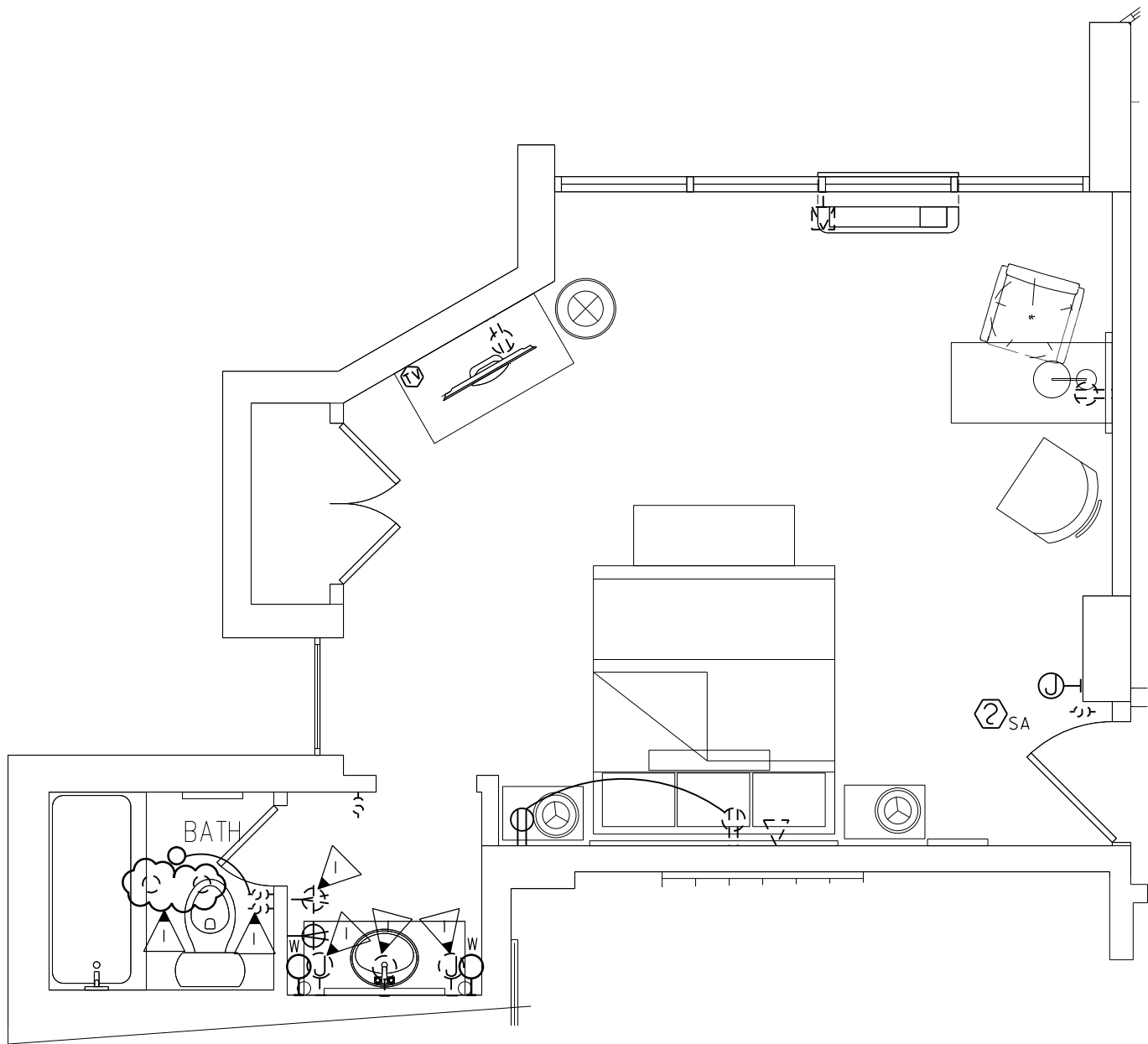
- 1 REMOVE EXISTING FIXTURE/DEVICE, RECONFIGURE WIRING FOR NEW DEVICES SHOWN.
2 OUTLET LOCATED BELOW COUNTER FOR REFRIG.



1 FLOOR PLAN - DOUBLE QUEEN - ELECTRICAL
E3.2 SCALE: 1/4"=1'-0" 0 2' 4'



2 FLOOR PLAN - KING SUITE - ELECTRICAL
E3.2 SCALE: 1/4"=1'-0" 0 2' 4'



3 FLOOR PLAN - KING EXECUTIVE - ELECTRICAL
E3.2 SCALE: 1/4"=1'-0" 0 2' 4'



175 NEW ST., STE. 1
MACON, GA 31201
EDC - M15038

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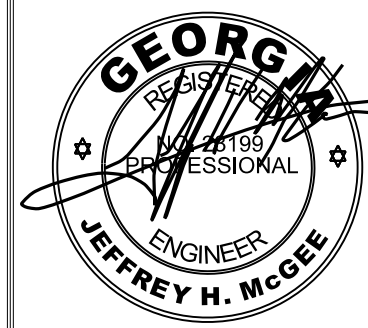
9891-010-01

E4.0

DATE 8/15/14

Charles T. Wolf Jr. Architect

MACON, GEORGIA - 793 POPLAR STREET - 31202
PHONE 478-746-2010 FAX 478-746-0149

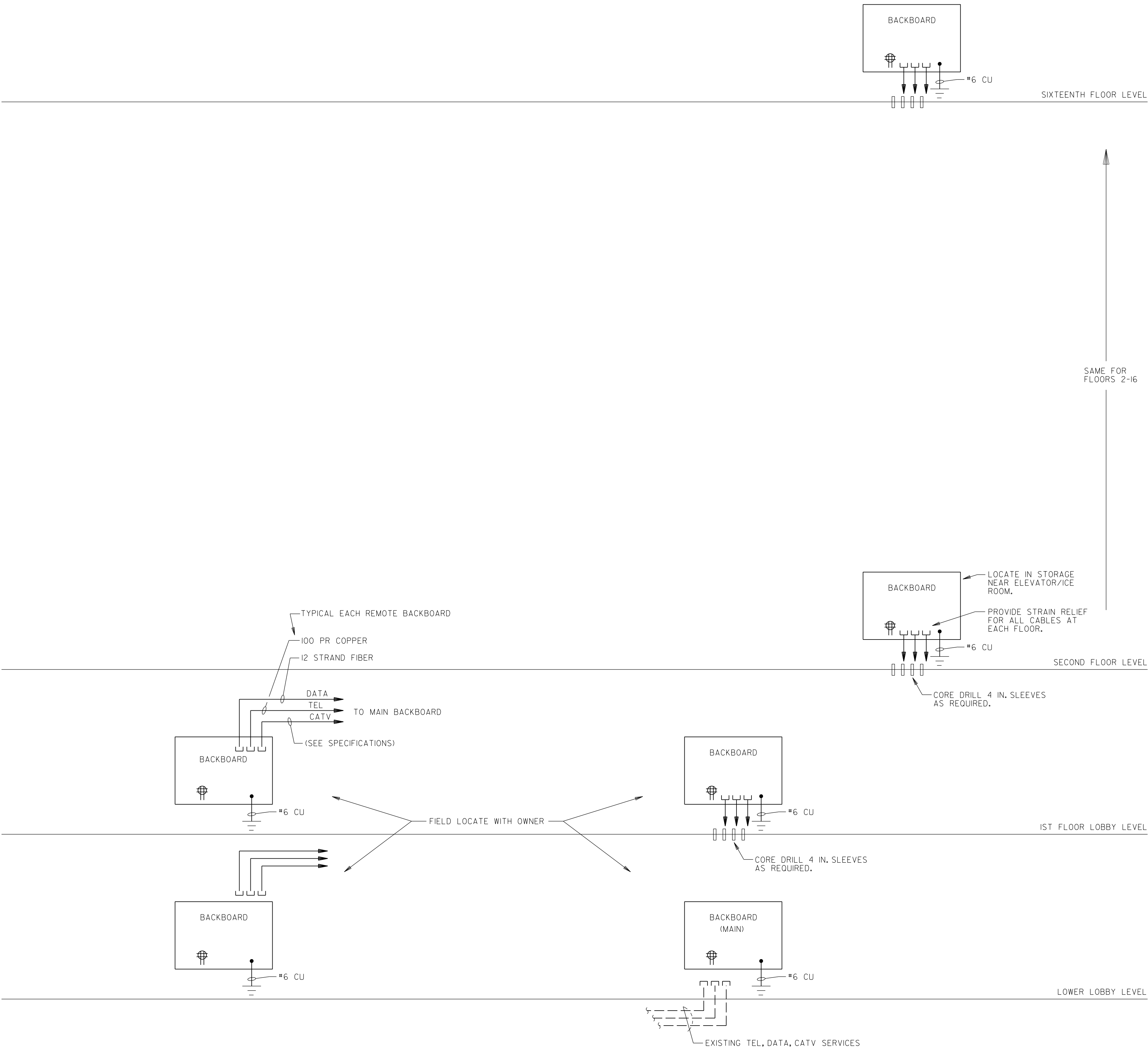


PARK INN MACON
108 1ST STREET

9891-010-01

E4.0

DATE 8/24/15



E4.0

TEL/DATA, CATV, (CCTV, LOCKING, INTRUSION, SOUND-BY OWNER) - RISER DIAGRAM

NOT TO SCALE

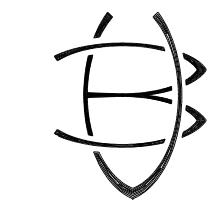
ELECTRICAL DESIGN
EDC
CONSULTANTS, INC.
175 NEW ST., STE. 1
MACON, GA 31201
EDC -M15038

NOTICE: This document is subject to all requirements of the General Conditions of the Contract for Construction, AIA Document 201, August 1976 edition.

9891-010-01

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DATE 8/15/14



Charles T. Wolf Jr. Architect

MACON, GEORGIA - 793 POPLAR STREET - 31202
PHONE 478-746-2010 FAX 478-746-0149



PARK INN MACON
108 1ST STREET

9891-010-01

E5.0

DATE 8/24/15

* VOLTAGE 120/208 PHASE 3 WIRE 4 BUS AMPS 225		PANEL HR1 MAIN AMPS 225		LOCATION 16 FLOOR MOUNTING WALL MAIN								
DESCRIPTION	A	B	C	BRKR	CKT	BUS	CKT	BRKR	C	B	A	DESCRIPTION
SERVING EXISTING					20 1 1	2 1 20						SERVING EXISTING
SERVING EXISTING					20 1 3	4 1 20						SERVING EXISTING
SERVING EXISTING					20 1 5	6 1 20						SERVING EXISTING
SERVING EXISTING					20 1 7	8 1 20						SERVING EXISTING
SERVING EXISTING					40 2 9	10 1 20						SERVING EXISTING
					11	12 3 40						SERVING EXISTING
SERVING EXISTING					20 1 13	14						SERVING EXISTING
SPACE					1 15	16						SPACE
SPACE					1 17	18 1						SPACE
SERVING EXISTING					20 1 19	20 1 20						SERVING EXISTING
SPACE					1 21	22 1						SPACE
SPACE					1 23	24 1						SPACE
SERVING EXISTING					20 1 25	26 1						SERVING EXISTING
SPACE					1 27	28 1						SPACE
SPACE					1 29	30 1						SPACE
SERVING EXISTING					20 1 31	32 1						SERVING EXISTING
SPACE					1 33	34 1						SPACE
SPACE					1 35	36 1						SPACE
SPACE					1 37	38 1						SPACE
SPACE					1 39	40 1						SPACE
SPACE					1 41	42 1						SPACE
TOTALS		0	0	0						0	0	0
VOLT AMPS BUS A 0 BUS B 0 BUS C 0 TOTAL 0												
REMARKS:												

* VOLTAGE 120/208 PHASE 3 WIRE 4 BUS AMPS 225		PANEL HR2 MAIN AMPS 225		LOCATION 16 FLOOR MOUNTING WALL MAIN								
DESCRIPTION	A	B	C	BRKR	CKT	BUS	CKT	BRKR	C	B	A	DESCRIPTION
SERVING EXISTING					20 1 1	2 1 20						SERVING EXISTING
SERVING EXISTING					20 1 3	4 1 20						SERVING EXISTING
SERVING EXISTING					20 1 5	6 1 20						SERVING EXISTING
SERVING EXISTING					20 1 7	8 1 20						SERVING EXISTING
SERVING EXISTING					20 1 9	10 1 20						SERVING EXISTING
SERVING EXISTING					20 1 11	12 3 40						SERVING EXISTING
SERVING EXISTING					20 1 13	14						SERVING EXISTING
SPACE					1 15	16						SPACE
SPACE					1 17	18 1						SPACE
SPACE					1 19	20 1 20						SERVING EXISTING
SPACE					1 21	22 1						SPACE
SPACE					1 23	24 1						SPACE
SERVING EXISTING					20 1 25	26 1 20						SERVING EXISTING
SPACE					1 27	28 1						SPACE
SPACE					1 29	30 1						SPACE
SPACE					1 31	32 1						SPACE
SPACE					1 33	34 1						SPACE
SPACE					1 35	36 1						SPACE
SPACE					1 37	38 1						SPACE
SPACE					1 39	40 1						SPACE
SPACE					1 41	42 1						SPACE
TOTALS		0	0	0						0	0	0
VOLT AMPS BUS A 0 BUS B 0 BUS C 0 TOTAL 0												
REMARKS:												

* VOLTAGE /208 PHASE 3 WIRE 3 BUS AMPS 400		PANEL HR 16 RIV MAIN AMPS 400		LOCATION 16 FLOOR MOUNTING WALL MAIN								
DESCRIPTION	A	B	C	BRKR	CKT	BUS	CKT	BRKR	C	B	A	DESCRIPTION
SERVING EXISTING					30 2 1	2 2 30						SERVING EXISTING
SERVING EXISTING					3 4	6 2 30						SERVING EXISTING
SERVING EXISTING					30 2 5	7 8						SERVING EXISTING
SPACE					1 9	10 2 30						SERVING EXISTING
SPACE					1 11	12						SERVING EXISTING
SERVING EXISTING					30 2 13	14 2 30						SERVING EXISTING
SERVING EXISTING					30 2 17	16 2 30						SERVING EXISTING
SERVING EXISTING					19 20	22 2 30						SERVING EXISTING
SERVING EXISTING					30 2 21	23 24						SERVING EXISTING
SERVING EXISTING					30 2 25	26 2 30						SERVING EXISTING
SPACE					1 27	28 30 1						SPACE
					31 32							
					33 34							
					35 36							
					37 38							
					39 40							
					41 42							
TOTALS		0	0	0						0	0	0
VOLT AMPS BUS A 0 BUS B 0 BUS C 0 TOTAL 0												
REMARKS:												

* VOLTAGE /208 PHASE 3 WIRE 3 BUS AMPS 400		PANEL HR 16 WAL MAIN AMPS 400		LOCATION 16 FLOOR MOUNTING WALL MAIN								
DESCRIPTION	A	B	C	BRKR	CKT	BUS	CKT	BRKR	C	B	A	DESCRIPTION
SERVING EXISTING					30 2 1	2 2 30						SERVING EXISTING
SERVING EXISTING					3 3	4 6 2 30						SERVING EXISTING
SERVING EXISTING					30 2 5	7 8						SERVING EXISTING
SERVING EXISTING					30 2 9	10 2 30						SERVING EXISTING
SERVING EXISTING					11 12	14 2 30						SERVING EXISTING
SERVING EXISTING					30 2 13	15 16						SERVING EXISTING
SERVING EXISTING					30 2 17	18 2 30						SERVING EXISTING
SERVING EXISTING					19 20	22 2 30						SERVING EXISTING
SERVING EXISTING					30 2 21	23 24						SERVING EXISTING
SPACE					1 25	26 1						SPACE
SPACE					1 27	28 1						SPACE
SPACE					1 29	30 1						SPACE
					31 32							
					33 34							
					35 36							
					37 38							
					39 40							
					41 42							
TOTALS		0	0	0						0	0	0
VOLT AMPS BUS A 0 BUS B 0 BUS C 0 TOTAL 0												
REMARKS:												

* VOLTAGE /208 PHASE 3 WIRE 3 BUS AMPS 400		PANEL HR 15 RIV MAIN AMPS 400		LOCATION 15 FLOOR MOUNTING WALL MAIN								
DESCRIPTION	A	B	C	BRKR	CKT	BUS	CKT	BRKR	C	B	A	DESCRIPTION
SERVING EXISTING					20 2 1	2 2 20						SERVING EXISTING
SERVING EXISTING					20 2 5	4 6 2 20						SERVING EXISTING
SERVING EXISTING					7 8	10 2 20						SERVING EXISTING
SERVING EXISTING					20 2 9	11 12						SERVING EXISTING
SERVING EXISTING					20 2 13	14 2 20						SERVING EXISTING
SERVING EXISTING					15 16	18 2 20						SERVING EXISTING
SERVING EXISTING					20 2 17	19 20						SERVING EXISTING
SERVING EXISTING					20 2 21	22 2 30						SERVING EXISTING
SERVING EXISTING					23 24	26 1						SPACE
SPACE					27 28 1	30 1						SPACE
					31 32							
					33 34							
					35 36							
					37 38							
					39 40							
					41 42							
TOTALS		0	0	0						0	0	0
VOLT AMPS BUS A 0 BUS B 0 BUS C 0 TOTAL 0												
REMARKS:												

* VOLTAGE /208 PHASE 3 WIRE 3 BUS AMPS 400		PANEL HR 15 WAL MAIN AMPS 400		LOCATION 15 FLOOR MOUNTING WALL MAIN								
DESCRIPTION	A	B	C	BRKR	CKT	BUS	CKT	BRKR	C	B	A	DESCRIPTION
SERVING EXISTING					20 2 1	2 2 20						SERVING EXISTING
SERVING EXISTING					20 2 5	4 6 2 20						SERVING EXISTING
SERVING EXISTING					7 8	10 2 20						SERVING EXISTING
SERVING EXISTING					20 2 9	11 12						SERVING EXISTING
SERVING EXISTING					20 2 13	14 2 20						SERVING EXISTING
SERVING EXISTING					15 16	18 2 20						SERVING EXISTING
SERVING EXISTING					20 2 17	19 20						SERVING EXISTING
SERVING EXISTING					30 2 21	22 2 30						SERVING EXISTING
SPACE					1 25	26 1						SPACE
SPACE					1 27	28 1						SPACE
SPACE					1 29	30 1						SPACE
					31 32							
					33 34							
					35 36							
					37 38							
					39 40							
					41 42							
TOTALS		0	0	0						0	0	0
VOLT AMPS BUS A 0 BUS B 0 BUS C 0 TOTAL 0												
REMARKS:												

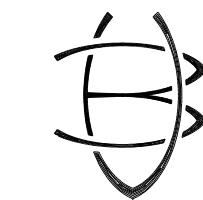
* VOLTAGE 120/208 PHASE 3 WIRE 4 BUS AMPS 100		PANEL 16T MAIN AMPS 100		LOCATION 15 FLOOR MOUNTING WALL MAIN								
DESCRIPTION	A	B	C	BRKR	CKT	BUS	CKT	BRKR	C	B	A	DESCRIPTION
SERVING EXISTING					20 1 1	2 1 20						SERVING EXISTING
SERVING EXISTING					20 1 3	4 1 20						SERVING EXISTING
SERVING EXISTING					20 1 5	6 1 20						SERVING EXISTING
SERVING EXISTING					20 1 7	8 1 20						SERVING EXISTING
SERVING EXISTING					20 1 9	10 2 45						SERVING EXISTING
SERVING EXISTING					20 1 11	12						SERVING EXISTING
SERVING EXISTING					20 2 13	14 2 45						SERVING EXISTING
					15 16	18 1						SPACE
SERVING EXISTING					20 2 17	19 20 1						SPACE
SPACE					1 21	22 1						SPACE
SPACE					1 23	24 1						SPACE
SERVING EXISTING					100 3 25	26 1						SPACE
					27 28 1	30 1						SPACE
					29 30 1	32						
					31 32							
					33 34							
					35 36							
					37 38							
					39 40							
					41 42							
TOTALS		0	0	0						0	0	0
VOLT AMPS BUS A												

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9891-010-01

E5.1

DATE 8/15/14



Charles T. Wolf Jr. Architect

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PARK INN MACON
108 1ST STREET

9891-010-01

E5.1

DATE 8/24/15

VOLTAGE <u>120/208</u> PHASE <u>3 WIRE 4</u> BUS AMPS <u>225</u>				PANEL <u>HR 11</u> MAIN AMPS <u>225</u>				LOCATION <u>14 FLOOR</u> MOUNTING <u>WALL</u> MAIN _____				
DESCRIPTION	VOLT AMPS			BKR	CKT	BUS	CKT	BKR	VOLT AMPS			DESCRIPTION
	A	B	C	AMP	P	CONN.		NO	P	A	C	
SERVING EXISTING				20	1	●	2	1				SERVING EXISTING
SERVING EXISTING				20	1	●	4	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	6	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	8	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	10	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	12	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	14	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	16	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	18	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	20	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	22	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	24	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	26	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	28	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	30	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	32	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	34	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	36	1	20			SERVING EXISTING
SPACE				1	37	●	38	1				SPACE
SPACE				1	39	●	40	1				SPACE
SPACE				1	41	●	42	1				SPACE
TOTALS		0	0	0					0	0	0	
VOLT AMPS				REMARKS:								
BUS A _____												
BUS B _____												
BUS C _____												
TOTAL _____												

VOLTAGE /208 PHASE 3 WIRE 3 BUS AMPS 400				PANEL HR 13 WAL MAIN AMPS 400				LOCATION 13 FLOOR MOUNTING WALL MAIN			

VOLTAGE <u>208</u>		PANEL HR 13 RIV										LOCATION <u>13 FLOOR</u>			
PHASE <u>3</u> WIRE <u>3</u>		MAIN AMPS <u>400</u>										MOUNTING <u>WALL</u>			
BUS AMPS <u>400</u>												MAIN _____			
		VOLT AMPS		BRKR		CKT		BUS		BRKR		VOLT AMPS			
DESCRIPTION	A	B	C	AMP	P	NO	CONN.	NO	P	AMP	C	B	A	DESCRIPTION	
SERVING EXISTING				20	2	1	●	2	2	20				SERVING EXISTING	
						3	●		4						
SERVING EXISTING				20	2	5	●	6	2	20				SERVING EXISTING	
						7	●		8						
SERVING EXISTING				20	2	9	●	10	2	20				SERVING EXISTING	
						11	●		12						
SERVING EXISTING				20	2	13	●	14	2	20				SERVING EXISTING	
						15	●		16						
SERVING EXISTING				20	2	17	●	18	2	20				SERVING EXISTING	
						19	●		20						
SERVING EXISTING				20	2	21	●	22	2	30				SERVING EXISTING	
						23	●		24						
SERVING EXISTING				30	2	25	●	26	1					SPACE	
						27	●		28	1				SPACE	
SPACE				1	29	●	●	30	1					SPACE	
						31	●		32						
						33	●		34						
						35	●		36						
						37	●		38						
						39	●		40						
						41	●		42						
TOTALS		0	0		0					0		0	0		
VOLT AMPS		BUS A _____ 0		REMARKS:											
		BUS B _____ 0													
		BUS C _____ 0													
		TOTAL _____ 0													

VOLTAGE 120/208

PHASE 3 WIRE 4

BUS AMPS 225

PANEL HR 12 I

MAIN AMPS 225

LOCATION 12 FLOOR

MOUNTING WALL

MAIN

DESCRIPTION	VOLT AMPS			BKR	CKT	BUS	CKT	BKR	VOLT AMPS			DESCRIPTION	
	A	B	C	AMP	NO	CONN.		NO	P	AMP	C		B
SERVING EXISTING				20 1	1	●	2 1	20				SERVING EXISTING	
SERVING EXISTING				20 1	3	●	4 1	20				SERVING EXISTING	
SERVING EXISTING				20 1	5	●	6 1	20				SERVING EXISTING	
SERVING EXISTING				20 1	7	●	8 1	20				SERVING EXISTING	
SERVING EXISTING				20 1	9	●	10 1	20				SERVING EXISTING	
SERVING EXISTING				20 1	11	●	12 1	20				SERVING EXISTING	
SERVING EXISTING				20 1	13	●	14 1	20				SERVING EXISTING	
SERVING EXISTING				20 1	15	●	16 1	20				SERVING EXISTING	
SERVING EXISTING				20 1	17	●	18 1	20				SERVING EXISTING	
SERVING EXISTING				20 1	19	●	20 1	20				SERVING EXISTING	
SERVING EXISTING				20 1	21	●	22 1	20				SERVING EXISTING	
SERVING EXISTING				20 1	23	●	24 1	20				SERVING EXISTING	
SERVING EXISTING				20 1	25	●	26 1	20				SERVING EXISTING	
SERVING EXISTING				20 1	27	●	28 1	20				SERVING EXISTING	
SERVING EXISTING				20 1	29	●	30 1	20				SERVING EXISTING	
SERVING EXISTING				20 1	31	●	32 1	20				SERVING EXISTING	
SERVING EXISTING				20 1	33	●	34 1	20				SERVING EXISTING	
SERVING EXISTING				20 1	35	●	36 1	20				SERVING EXISTING	
SPACE				1 37		●	38 1					SPACE	
SPACE				1 39		●	40 1					SPACE	
SPACE				1 41		●	42 1					SPACE	
TOTALS		0	0		0					0	0	0	

VOLT AMPS

BUS A 0

BUS B 0

BUS C 0

TOTAL 0

REMARKS:

VOLTAGE 120/208 PHASE 3 WIRE 4 BUS AMPS 225				PANEL HR 12 II MAIN AMPS 225				LOCATION 12 FLOOR MOUNTING WALL MAIN					
VOLT AMPS				BUS				VOLT AMPS					
DESCRIPTION	A	B	C	BRKR AMP	CKT NO	BUS CONN.	CKT NO	P	BRKR AMP	C	B	A	DESCRIPTION
SERVING EXISTING				20 1	1	●	2 1	20					SERVING EXISTING
SERVING EXISTING				20 1	3	●	4 1	20					SERVING EXISTING
SERVING EXISTING				20 1	5	●	6 1	20					SERVING EXISTING
SERVING EXISTING				20 1	7	●	8 1	20					SERVING EXISTING
SERVING EXISTING				20 1	9	●	10 1	20					SERVING EXISTING
SERVING EXISTING				20 1	11	●	12 1	20					SERVING EXISTING
SERVING EXISTING				20 1	13	●	14 1	20					SERVING EXISTING
SERVING EXISTING				20 1	15	●	16 1	20					SERVING EXISTING
SERVING EXISTING				20 1	17	●	18 1	20					SERVING EXISTING
SERVING EXISTING				20 1	19	●	20 1	20					SERVING EXISTING
SERVING EXISTING				20 1	21	●	22 1	20					SERVING EXISTING
SERVING EXISTING				20 1	23	●	24 1	20					SERVING EXISTING
SERVING EXISTING				20 1	25	●	26 1	20					SERVING EXISTING
SERVING EXISTING				20 1	27	●	28 1	20					SERVING EXISTING
SERVING EXISTING				20 1	29	●	30 1	20					SERVING EXISTING
SERVING EXISTING				20 1	31	●	32 1	20					SERVING EXISTING
SERVING EXISTING				20 1	33	●	34 1	20					SERVING EXISTING
SERVING EXISTING				20 1	35	●	36 1	20					SERVING EXISTING
SPACE				1 37		●	38 1						SPACE
SPACE				1 39		●	40 1						SPACE
SPACE				1 41		●	42 1						SPACE
TOTALS		0	0		0					0	0	0	
VOLT AMPS				REMARKS:									
BUS A				0									
BUS B				0									
BUS C				0									
TOTAL				0									

VOLTAGE /208 PHASE 3 WIRE 3 BUS AMPS 400			PANEL HR 12 WAL MAIN AMPS 400			LOCATION 12 FLOOR MOUNTING WALL MAIN							
DESCRIPTION	VOLT AMPS			BRKR	CKT	BUS	CKT	BRKR	VOLT AMPS			DESCRIPTION	
	A	B	C	AMP	P	NO	CONN.	P	AMP	C	B		A
SERVING EXISTING				20	2	1	●	2	2	20			SERVING EXISTING
						3	●		4				
SERVING EXISTING				20	2	5	●	6	2	20			SERVING EXISTING
						7	●		8				
SERVING EXISTING				20	2	9	●	10	2				SERVING EXISTING
						11	●		12				
SERVING EXISTING				20	2	13	●	14	2	20			SERVING EXISTING
						15	●		16				
SERVING EXISTING				20	2	17	●	18	2	20			SERVING EXISTING
						19	●		20				
SERVING EXISTING				30	2	21	●	22	2	30			SERVING EXISTING
						23	●		24				
SPACE						1 25	●		26	1			SPACE
SPACE						1 27	●		28	1			SPACE
SPACE						1 29	●		30	1			SPACE
						31	●		32				
						33	●		34				
						35	●		36				
						37	●		38				
						39	●		40				
						41	●		42				
TOTALS		0	0		0						0	0	0
VOLT AMPS	BUS A 0			REMARKS:									
	BUS B 0												
	BUS C 0												
	TOTAL 0												

VOLTAGE /208 PHASE 3 WIRE 3 BUS AMPS 400				PANEL HR 12 RIV MAIN AMPS 400				LOCATION 12 FLOOR MOUNTING WALL MAIN			

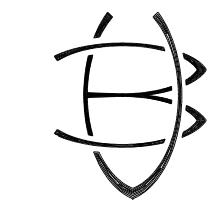
VOLTAGE 120/208 PHASE 3 WIRE 4 BUS AMPS 200										PANEL 12T MAIN AMPS 200										LOCATION 12 FLOOR ICE ROOM MOUNTING WALL MAIN			
DESCRIPTION										VOLT AMPS				VOLT AMPS				DESCRIPTION					
A		B		C		BRKR AMP		CKT NO		BUS CONN.		CKT NO		BRKR AMP		C		B		A			
SERVING EXISTING						20 1		1		●		2 2		30								SERVING EXISTING	
SERVING EXISTING						20 1		3		●		4										SERVING EXISTING	
SERVING EXISTING						20 1		5		●		6 2		30								SERVING EXISTING	
SERVING EXISTING						20 1		7		●		8										SERVING EXISTING	
SERVING EXISTING						20 1		9		●		10 1		20								SERVING EXISTING	
SERVING EXISTING						20 1		11		●		12 2		45								SERVING EXISTING	
SERVING EXISTING						20 1		13		●		14										SERVING EXISTING	
SERVING EXISTING						20 1		15		●		16 2		45								SERVING EXISTING	
SERVING EXISTING						20 1		17		●		18										SERVING EXISTING	
SERVING EXISTING						100 3		19		●		20 1										SPACE	
SERVING EXISTING						21				●		22 1										SPACE	
SERVING EXISTING						23				●		24 1										SPACE	
SERVING EXISTING						20 2		25		●		26 2		45								SERVING EXISTING	
SPACE						27				●		28										SPACE	
SPACE						1 29				●		30 1										SPACE	
SPACE						31				●		32										SPACE	
SPACE						33				●		34										SPACE	
SPACE						35				●		36										SPACE	
SPACE						37				●		38										SPACE	
SPACE						39				●		40										SPACE	
SPACE						41				●		42										SPACE	
TOTALS		0		0		0		0		0		0		0		0		0		0		0	
VOLT AMPS		BUS A		0		REMARKS:																	
		BUS B		0																			
		BUS C		0																			
		TOTAL		0																			

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E5.2

DATE 8/15/14



Charles T. Wolf Jr. Architect

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PHONE 478-746-2010 FAX 478-746-0149

PARK INN MACON
108 1ST STREET

9891-010-01

E5.2

DATE 8/24/15

VOLTAGE /208		PANEL HR 11 WAL										LOCATION 11TH FLOOR	
PHASE 3 WIRE 3		MAIN AMPS 400										MOUNTING WALL	
BUS AMPS 400		MAIN											
DESCRIPTION	A	B	C	BRKR	CTK	BUS	CTK	BRKR	C	B	A	DESCRIPTION	
SERVING EXISTING				20	2	1	2	2	20			SERVING EXISTING	
SERVING EXISTING				20	2	5	6	2	20			SERVING EXISTING	
SERVING EXISTING				20	2	7	10	2	20			SERVING EXISTING	
SERVING EXISTING				20	2	11	12					SERVING EXISTING	
SERVING EXISTING				20	2	13	14	2	20			SERVING EXISTING	
SERVING EXISTING				20	2	15	16					SERVING EXISTING	
SERVING EXISTING				20	2	17	18	2	20			SERVING EXISTING	
SERVING EXISTING				30	2	21	22	2	30			SERVING EXISTING	
SPACE				23		24						SPACE	
SPACE				1	25	26	1					SPACE	
SPACE				1	27	28	1					SPACE	
				1	29	30	1					SPACE	
				31		32							
				33		34							
				35		36							
				37		38							
				39		40							
				41		42							
TOTALS	0	0	0							0	0	0	
VOLT AMPS	BUS A	0	REMARKS:										
	BUS B	0											
	BUS C	0											
	TOTAL	0											

VOLTAGE /208		PANEL HR 10 WAL										LOCATION 10TH FLOOR	
PHASE 3 WIRE 3		MAIN AMPS 400										MOUNTING WALL	
BUS AMPS 400		MAIN											
DESCRIPTION	A	B	C	BRKR	CTK	BUS	CTK	BRKR	C	B	A	DESCRIPTION	
SERVING EXISTING				20	2	1	2	2	20			SERVING EXISTING	
SERVING EXISTING				20	2	3	4					SERVING EXISTING	
SERVING EXISTING				20	2	5	6	2	20			SERVING EXISTING	
SERVING EXISTING				20	2	7	8					SERVING EXISTING	
SERVING EXISTING				20	2	9	10	2	20			SERVING EXISTING	
SERVING EXISTING				20	2	11	12					SERVING EXISTING	
SERVING EXISTING				20	2	13	14	2	20			SERVING EXISTING	
SERVING EXISTING				20	2	15	16					SERVING EXISTING	
SERVING EXISTING				20	2	17	18	2	20			SERVING EXISTING	
SERVING EXISTING				30	2	21	22	2	30			SERVING EXISTING	
SPACE				23		24						SPACE	
SPACE				1	25	26	1					SPACE	
SPACE				1	27	28	1					SPACE	
SPACE				1	29	30	1					SPACE	
				31		32							
				33		34							
				35		36							
				37		38							
				39		40							
				41		42							
TOTALS	0	0	0							0	0	0	
VOLT AMPS	BUS A	0	REMARKS:										
	BUS B	0											
	BUS C	0											
	TOTAL	0											

VOLTAGE /208		PANEL HR 10 RIV										LOCATION 10TH FLOOR	
PHASE 3 WIRE 3		MAIN AMPS 400										MOUNTING WALL	
BUS AMPS 400		MAIN											
DESCRIPTION	A	B	C	BRKR	CTK	BUS	CTK	BRKR	C	B	A	DESCRIPTION	
SERVING EXISTING				20	2	1	2	2	20			SERVING EXISTING	
SERVING EXISTING				20	2	3	4					SERVING EXISTING	
SERVING EXISTING				20	2	5	6	2	20			SERVING EXISTING	
SERVING EXISTING				20	2	7	8					SERVING EXISTING	
SERVING EXISTING				20	2	9	10	2	20			SERVING EXISTING	
SERVING EXISTING				20	2	11	12					SERVING EXISTING	
SERVING EXISTING				20	2	13	14	2	20			SERVING EXISTING	
SERVING EXISTING				20	2	15	16					SERVING EXISTING	
SERVING EXISTING				20	2	17	18	2	20			SERVING EXISTING	
SERVING EXISTING				20	2	19	20					SERVING EXISTING	
SERVING EXISTING				20	2	21	22	2	30			SERVING EXISTING	
SPACE				23		24						SPACE	
SERVING EXISTING				30	2	25	26	1				SPACE	
SPACE				1	27	28	1					SPACE	
				1	29	30	1					SPACE	
				31		32							
				33		34							
				35		36							
				37		38							
				39		40							
				41		42							
TOTALS	0	0	0							0	0	0	
VOLT AMPS	BUS A	0	REMARKS:										
	BUS B	0											
	BUS C	0											
	TOTAL	0											

VOLTAGE 120/208		PANEL HR 10 I1										LOCATION 10TH FLOOR	
PHASE 3 WIRE 4		MAIN AMPS 225										MOUNTING WALL	
BUS AMPS 225		MAIN											
DESCRIPTION	A	B	C	BRKR	CTK	BUS	CTK	BRKR	C	B	A	DESCRIPTION	
SERVING EXISTING				20	1	1	2	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	3	4	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	5	6	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	7	8	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	9	10	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	11	12	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	13	14	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	15	16	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	17	18	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	19	20	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	21	22	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	23	24	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	25	26	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	27	28	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	29	30	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	31	32	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	33	34	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	35	36	1	20			SERVING EXISTING	
SPACE				1	37	38	1					SPACE	
SPACE				1	39	40	1					SPACE	
SPACE				1	41	42	1					SPACE	
TOTALS	0	0	0							0	0	0	
VOLT AMPS	BUS A	0	REMARKS:										
	BUS B	0											
	BUS C	0											
	TOTAL	0											

VOLT TAGE		120/208		PANEL HR 10 I										LOCATION		10TH FLOOR	
PHASE		3 WIRE 4		MAIN AMPS 225										MOUNTING		WALL	
BUS		AMPS 225															
DESCRIPTION	VOLT AMPS			BRKR	CTKT	BUS CONN.	CTKT	BRKR	VOLT AMPS	DESCRIPTION							
	A	B	C								AMP	P	NO	P	C	B	A
SERVING EXISTING				20	1	●	2	1	20	SERVING EXISTING							
SERVING EXISTING				20	1	●	4	1	20	SERVING EXISTING							
SERVING EXISTING				20	1	●	6	1	20	SERVING EXISTING							
SERVING EXISTING				20	1	●	8	1	20	SERVING EXISTING							
SERVING EXISTING				20	1	●	10	1	20	SERVING EXISTING							
SERVING EXISTING				20	1	●	12	1	20	SERVING EXISTING							
SERVING EXISTING				20	1	●	14	1	20	SERVING EXISTING							
SERVING EXISTING				20	1	●	16	1	20	SERVING EXISTING							
SERVING EXISTING				20	1	●	18	1	20	SERVING EXISTING							
SERVING EXISTING				20	1	●	20	1	20	SERVING EXISTING							
SERVING EXISTING				20	1	●	22	1	20	SERVING EXISTING							
SERVING EXISTING				20	1	●	24	1	20	SERVING EXISTING							
SERVING EXISTING				20	1	●	26	1	20	SERVING EXISTING							
SERVING EXISTING				20	1	●	28	1	20	SERVING EXISTING							
SERVING EXISTING				20	1	●	30	1	20	SERVING EXISTING							
SERVING EXISTING				20	1	●	32	1	20	SERVING EXISTING							
SERVING EXISTING				20	1	●	34	1	20	SERVING EXISTING							
SERVING EXISTING				20	1	●	36	1	20	SERVING EXISTING							
SPACE				1	37	●	38	1		SPACE							
SPACE				1	39	●	40	1		SPACE							
SPACE				1	41	●	42	1		SPACE							
TOTALS		0	0		0				0	0	0						
VOLT AMPS												REMARKS:					
BUS A												0					
BUS B												0					
BUS C												0					
TOTAL												0					

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VOLTAGE		/208		PANEL HR 8 RIV				LOCATION 8TH FLOOR			
PHASE 3 WIRE 3				MAIN AMPS 400				MOUNTING WALL			
BUS AMPS 400								MAIN			

VOLTAGE _____ /208		PANEL HR 7 R IV										LOCATION 7TH FLOOR	
PHASE 3 WIRE 3		MAIN AMPS 400										MOUNTING WALL	
BUS AMPS 400												MAIN _____	
DESCRIPTION	VOLT AMPS			BRKR AMP	CKT NO	BUS CONN.	CKT NO	P AMP	BRKR C	VOLT AMPS			DESCRIPTION
	A	B	C							A			
SERVING EXISTING				20	2	1	2	2	20				SERVING EXISTING
						3							
SERVING EXISTING				20	2	5	6	2	20				SERVING EXISTING
						7							
SERVING EXISTING				20	2	9	10	2	20				SERVING EXISTING
						11							
SERVING EXISTING				20	2	13	14	2	20				SERVING EXISTING
						15							
SERVING EXISTING				20	2	17	18	2	20				SERVING EXISTING
						19							
SERVING EXISTING				20	2	21	22	2	30				SERVING EXISTING
						23							
SERVING EXISTING				30	2	25	26	1					SPACE
						27							SPACE
SPACE					1	29	30	1					SPACE
SPACE						31							
						33							
						35							
						37							
						39							
						41							
TOTALS		0	0		0						0	0	0
VOLT AMPS				REMARKS:									
BUS A _____ 0													
BUS B _____ 0													
BUS C _____ 0													
TOTAL _____ 0													

VOLTAGE 208

PHASE 3 WIRE 3

BUS AMPS 400

LOCATION 6TH FLOOR

MOUNTING WALL

MAIN _____

PANEL HR 6 RIV

MAIN AMPS 400

DESCRIPTION	VOLT AMPS			BRKR AMP	P	CKT NO	BUS CONN.	CKT P	AMP	C	VOLT AMPS			DESCRIPTION
	A	B	C								B	A		
SERVING EXISTING						20	2	1	●	2	2	20		SERVING EXISTING
							3	●						
SERVING EXISTING						20	2	5	●	6	2	20		SERVING EXISTING
							7	●						
SERVING EXISTING						20	2	9	●	10	2	20		SERVING EXISTING
							11	●						
SERVING EXISTING						20	2	13	●	14	2	20		SERVING EXISTING
							15	●						
SERVING EXISTING						20	2	17	●	18	2	20		SERVING EXISTING
							19	●						
SERVING EXISTING						20	2	21	●	22	2	30		SERVING EXISTING
							23	●						
SERVING EXISTING						30	2	25	●	26	1			SPACE
							27	●						SPACE
SPACE							1	29	●	30	1			SPACE
							31	●						
							33	●						
							35	●						
							37	●						
							39	●						
							41	●						
TOTALS			0		0							0	0	0

VOLT AMPS

BUS A _____ 0

BUS B _____ 0

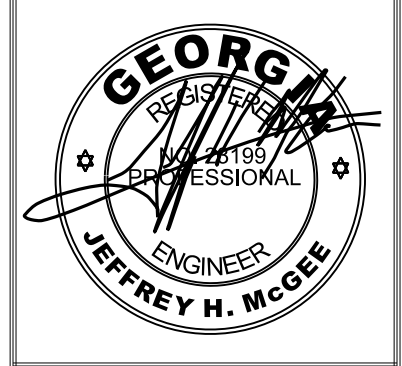
BUS C _____ 0

TOTAL _____ 0

REMARKS:

Charles T. Wolf Jr. Architect

Macon, Georgia - 793 Poplar Street - 31202
Phone: 478-746-2010 Fax: 478-746-0149



PARK INN MACON
108 1ST STREET

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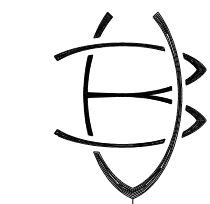
DATE 8/24/15

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DATE 8/15/14



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VOLTAGE 120/208 PHASE 3 WIRE 4 BUS AMPS 225				PANEL HR 6 11 MAIN AMPS 225				LOCATION 6TH FLOOR MOUNTING WALL MAIN					
DESCRIPTION		VOLT AMPS			BRKR	CKT	BUS	CKT	BRKR	VOLT AMPS			DESCRIPTION
		A	B	C	AMP	NO	CONN.	NO	P	AMP	C		
SERVING EXISTING						20 1	1	2	1	20			SERVING EXISTING
SERVING EXISTING						20 1	3	4	1	20			SERVING EXISTING
SERVING EXISTING						20 1	5	6	1	20			SERVING EXISTING
SERVING EXISTING						20 1	7	8	1	20			SERVING EXISTING
SERVING EXISTING						20 1	9	10	1	20			SERVING EXISTING
SERVING EXISTING						20 1	11	12	1	20			SERVING EXISTING
SERVING EXISTING						20 1	13	14	1	20			SERVING EXISTING
SERVING EXISTING						20 1	15	16	1	20			SERVING EXISTING
SERVING EXISTING						20 1	17	18	1	20			SERVING EXISTING
SERVING EXISTING						20 1	19	20	1	20			SERVING EXISTING
SERVING EXISTING						20 1	21	22	1	20			SERVING EXISTING
SERVING EXISTING						20 1	23	24	1	20			SERVING EXISTING
SERVING EXISTING						20 1	25	26	1	20			SERVING EXISTING
SERVING EXISTING						20 1	27	28	1	20			SERVING EXISTING
SERVING EXISTING						20 1	29	30	1	20			SERVING EXISTING
SERVING EXISTING						20 1	31	32	1	20			SERVING EXISTING
SERVING EXISTING						20 1	33	34	1	20			SERVING EXISTING
SERVING EXISTING						20 1	35	36	1	20			SERVING EXISTING
SPACE						1	37	38	1				SPACE
SPACE						1	39	40	1				SPACE
SPACE						1	41	42	1				SPACE
TOTALS			0	0		0					0	0	0
VOLT AMPS		BUS A 0			REMARKS:								
		BUS B 0											
		BUS C 0											
		TOTAL 0											

VOLTAGE 120/208 PHASE 3 WIRE 4 BUS AMPS 225		PANEL HR 6 1 MAIN AMPS 225		LOCATION 6TH FLOOR MOUNTING WALL MAIN								
DESCRIPTION	VOLT AMPS A B C			BRKR AMP	CKT P	BUS CONN.	CKT NO	BRKR AMP	C	VOLT AMPS B A		DESCRIPTION
SERVING EXISTING					20 1 1	●	2 1	20				SERVING EXISTING
SERVING EXISTING					20 1 3	●	4 1	20				SERVING EXISTING
SERVING EXISTING					20 1 5	●	6 1	20				SERVING EXISTING
SERVING EXISTING					20 1 7	●	8 1	20				SERVING EXISTING
SERVING EXISTING					20 1 9	●	10 1	20				SERVING EXISTING
SERVING EXISTING					20 1 11	●	12 1	20				SERVING EXISTING
SERVING EXISTING					20 1 13	●	14 1	20				SERVING EXISTING
SERVING EXISTING					20 1 15	●	16 1	20				SERVING EXISTING
SERVING EXISTING					20 1 17	●	18 1	20				SERVING EXISTING
SERVING EXISTING					20 1 19	●	20 1	20				SERVING EXISTING
SERVING EXISTING					20 1 21	●	22 1	20				SERVING EXISTING
SERVING EXISTING					20 1 23	●	24 1	20				SERVING EXISTING
SERVING EXISTING					20 1 25	●	26 1	20				SERVING EXISTING
SERVING EXISTING					20 1 27	●	28 1	20				SERVING EXISTING
SERVING EXISTING					20 1 29	●	30 1	20				SERVING EXISTING
SERVING EXISTING					20 1 31	●	32 1	20				SERVING EXISTING
SERVING EXISTING					20 1 33	●	34 1	20				SERVING EXISTING
SERVING EXISTING					20 1 35	●	36 1	20				SERVING EXISTING
SPACE					1 37	●	38 1					SPACE
SPACE					1 39	●	40 1					SPACE
SPACE					1 41	●	42 1					SPACE
TOTALS		0	0	0						0	0	0
VOLT AMPS	BUS A				REMARKS:							
	BUS B											
	BUS C											
	TOTAL											

VOLTAGE 120/208 PHASE 3 WIRE 4 BUS AMPS 100				PANEL UNNAMED MAIN AMPS 100				LOCATION 6TH FLOOR ICE RO MOUNTING WALL MAIN					
DESCRIPTION		VOLT AMPS			BRKR	CKT	BUS	CKT	BRKR	VOLT AMPS			DESCRIPTION
		A	B	C	AMP	NO	CONN.	NO	P	AMP	C		
SERVING EXISTING					20	1	1	2	1	20			SERVING EXISTING
SERVING EXISTING					20	1	3	4	1	20			SERVING EXISTING
SERVING EXISTING					20	1	5	6	1	20			SERVING EXISTING
SERVING EXISTING					20	1	7	8	1	20			SERVING EXISTING
SERVING EXISTING					20	1	9	10	1	20			SERVING EXISTING
SERVING EXISTING					20	1	11	12	1	20			SERVING EXISTING
SERVING EXISTING					20	1	13	14	1	20			SERVING EXISTING
SERVING EXISTING					100	3	15	16	3	100			SERVING EXISTING
							17			18			
							19			20			
SERVING EXISTING					30	2	21	22	2	30			SERVING EXISTING
							23			24			
SPACE							25			26			SPACE
SPACE							27			28			SPACE
SPACE							29			30			SPACE
SPACE							31			32			SPACE
SPACE							33			34			SPACE
SPACE							35			36			SPACE
SPACE							37			38			SPACE
SPACE							39			40			SPACE
SPACE							41			42			SPACE
TOTALS			0	0	0						0	0	0
VOLT AMPS		BUS A 0			REMARKS:								
		BUS B 0											
		BUS C 0											
		TOTAL 0											

VOLTAGE <u>208</u>		PANEL <u>HR 5 WAL</u>				LOCATION <u>5TH FLOOR</u>							
PHASE <u>3</u> WIRE <u>3</u>		MAIN AMPS <u>400</u>				MOUNTING <u>WALL</u>							
BUS AMPS <u>400</u>						MAIN _____							
DESCRIPTION	VOLT AMPS			BRKR	CKT	BUS	CKT	BRKR	VOLT AMPS			DESCRIPTION	
	A	B	C	AMP	P	CONN.	NO	P	AMP	C	B		A
SERVING EXISTING				20	2	1	2	2	20				SERVING EXISTING
						3	4						
SERVING EXISTING				20	2	5	6	2	20				SERVING EXISTING
						7	8						
SERVING EXISTING				20	2	9	10	2	20				SERVING EXISTING
						11	12						
SERVING EXISTING				20	2	13	14	2	20				SERVING EXISTING
						15	16						
SERVING EXISTING				20	2	17	18	2	20				SERVING EXISTING
						19	20						
SERVING EXISTING				30	2	21	22	2	30				SERVING EXISTING
						23	24						
SPACE						1 25	26	1					SPACE
SPACE						1 27	28	1					SPACE
SPACE						1 29	30	1					SPACE
						31	32						
						33	34						
						35	36						
						37	38						
						39	40						
						41	42						
TOTALS		0	0	0						0	0	0	
VOLT AMPS	BUS A	_____0			REMARKS:								
	BUS B	_____0											
	BUS C	_____0											
	TOTAL	_____0											

VOLTAGE /208 PHASE 3 WIRE 3 BUS AMPS 400		PANEL HR 5 RIV MAIN AMPS 400		LOCATION 5TH FLOOR MOUNTING WALL MAIN																					
DESCRIPTION		VOLT AMPS			BRKR			CKT NO			BUS CONN.			CKT NO			BRKR			VOLT AMPS			DESCRIPTION		
		A	B	C	AMP	P																			
SERVING EXISTING					20	2	1	●	2	2	20												SERVING EXISTING		
							3	●																	
SERVING EXISTING					20	2	5	●	6	2	20												SERVING EXISTING		
							7	●																	
SERVING EXISTING					20	2	9	●	10	2	20												SERVING EXISTING		
							11	●																	
SERVING EXISTING					20	2	13	●	12														SERVING EXISTING		
							15	●	14	2	20														
SERVING EXISTING					20	2	17	●	16																
							19	●	18	2	20												SERVING EXISTING		
SERVING EXISTING					20	2	21	●	20																
							23	●	22	2	30												SERVING EXISTING		
SERVING EXISTING					30	2	25	●	24																
							27	●	26	1													SPACE		
SPACE							1 29	●	28	1													SPACE		
							31	●	30	1													SPACE		
							33	●																	
							35	●	32																
							37	●	34																
							39	●	36																
							41	●	38																
									40																
									42																
TOTALS			0	0	0												0		0		0				
VOLT AMPS		BUS A 0			REMARKS:																				
		BUS B 0																							
		BUS C 0																							
		TOTAL 0																							

VOLTAGE /208 PHASE 3 WIRE 3 BUS AMPS 400		PANEL HR 4 WAL MAIN AMPS 400		LOCATION 4TH FLOOR MOUNTING WALL MAIN							
DESCRIPTION	VOLT AMPS A B C		BRKR AMP P	CKT NO	BUS CONN.	CKT NO	P	BRKR AMP C	VOLT AMPS B A		DESCRIPTION
SERVING EXISTING				20 2	1	2 2	20				SERVING EXISTING
SERVING EXISTING					3	4					SERVING EXISTING
SERVING EXISTING				20 2	5	6 2	20				SERVING EXISTING
SERVING EXISTING					7	8					SERVING EXISTING
SERVING EXISTING				20 2	9	10 2	20				SERVING EXISTING
SERVING EXISTING					11	12					SERVING EXISTING
SERVING EXISTING				20 2	13	14 2	20				SERVING EXISTING
SERVING EXISTING					15	16					SERVING EXISTING
SERVING EXISTING				20 2	17	18 2	20				SERVING EXISTING
SERVING EXISTING					19	20					SERVING EXISTING
SERVING EXISTING				30 2	21	22 1					SPACE
SERVING EXISTING					23	24 1					SPACE
SPACE					1 25	26 1					SPACE
SPACE					1 27	28 1					SPACE
SPACE					1 29	30 1					SPACE
					31	32					
					33	34					
					35	36					
					37	38					
					39	40					
					41	42					
TOTALS		0	0	0				0	0	0	
VOLT AMPS		BUS A 0 BUS B 0 BUS C 0 TOTAL 0		REMARKS:							

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DATE 8/15/14

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E5.5

DATE 8/24/15

VOLTAGE /208 PHASE 3 WIRE 3 BUS AMPS 400				PANEL HR 3 WAL MAIN AMPS 400				LOCATION 3RD FLOOR MOUNTING WALL MAIN							
DESCRIPTION	VOLT AMPS			BRKR	AMP	P	CKT NO.	BUS CONN.	CKT NO.	P	BRKR	AMP	VOLT AMPS		DESCRIPTION
	A	B	C										B	A	
SERVING EXISTING					20	2	1	●	2	2	20				SERVING EXISTING
							3	●		4					
SERVING EXISTING					20	2	5	●	6	2	20				SERVING EXISTING
							7	●		8					
SERVING EXISTING					20	2	9	●	10	2	20				SERVING EXISTING
							11	●		12					
SERVING EXISTING					20	2	13	●	14	2	20				SERVING EXISTING
							15	●		16					
SERVING EXISTING					20	2	17	●	18	2	20				SERVING EXISTING
							19	●		20					
SERVING EXISTING					30	2	21	●	22	1					SPACE
							23	●		24	1				SPACE
SPACE							1	25	●	26	1				SPACE
SPACE							1	27	●	28	1				SPACE
SPACE							1	29	●	30	1				SPACE
							31	●		32					
							33	●		34					
							35	●		36					
							37	●		38					
							39	●		40					
							41	●		42					
TOTALS		0	0	0								0	0	0	
VOLT AMPS	BUS A		0	REMARKS:											
	BUS B		0												
	BUS C		0												
	TOTAL		0												

VOLTAGE <u>208</u> PHASE <u>3</u> WIRE <u>3</u> BUS AMPS <u>400</u>				PANEL <u>HR 3 RIV</u> MAIN AMPS <u>400</u>				LOCATION <u>3RD FLOOR</u> MOUNTING <u>WALL</u> MAIN _____					
DESCRIPTION	VOLT AMPS			BRKR AMP	P	CKT NO	BUS CONN.	CKT NO	P	BRKR AMP	VOLT AMPS		DESCRIPTION
	A	B	C								B	A	
SERVING EXISTING				20	2	1	●	2	2	20			SERVING EXISTING
SERVING EXISTING				20	2	5	●	6	2	20			SERVING EXISTING
SERVING EXISTING				20	2	9	●	10	2	20			SERVING EXISTING
SERVING EXISTING				20	2	13	●	12					SERVING EXISTING
SERVING EXISTING				20	2	17	●	14	2	20			SERVING EXISTING
SERVING EXISTING				20	2	21	●	16					SERVING EXISTING
SERVING EXISTING				20	2	25	●	18	2	20			SERVING EXISTING
SERVING EXISTING				30	2	29	●	20					SPACE
SPACE				1	29	27	●	22	2	30			SPACE
				31		31	●	24					SPACE
				33		33	●	26	1				
				35		35	●	28	1				
				37		37	●	30	1				
				39		39	●	32					
				41		41	●	34					
TOTALS		0	0		0						0	0	0
VOLT AMPS	BUS A	_____0			REMARKS:								
	BUS B	_____0											
	BUS C	_____0											
	TOTAL	_____0											

VOLTAGE 120/208 PHASE 3 WIRE 4 BUS AMPS 100				PANEL UNNAMED MAIN AMPS 100				LOCATION 3RDFLOOR ICE ROOM MOUNTING WALL MAIN					
DESCRIPTION		VOLT AMPS			BRKR	CKT	BUS	CKT	BRKR	VOLT AMPS			DESCRIPTION
		A	B	C	AMP	P	CONN.	NO	P	AMP	C		
SERVING EXISTING					20	1	●	2	1	20			SERVING EXISTING
SERVING EXISTING					20	1	3	4	1	20			SERVING EXISTING
SERVING EXISTING					20	1	5	6	1	20			SERVING EXISTING
SERVING EXISTING					20	1	7	8	1	20			SERVING EXISTING
SERVING EXISTING					20	1	9	10	1	20			SERVING EXISTING
SERVING EXISTING					20	1	11	12	1	20			SERVING EXISTING
SERVING EXISTING					20	1	13	14	1	20			SERVING EXISTING
SERVING EXISTING					100	3	15	16	3	100			SERVING EXISTING
						17	●	18					
						19	●	20					
SERVING EXISTING					30	2	21	22	2	30			SERVING EXISTING
						23	●	24					
SPACE						25	●	26					SPACE
SPACE						27	●	28					SPACE
SPACE						29	●	30					SPACE
						31	●	32					
						33	●	34					
						35	●	36					
						37	●	38					
						39	●	40					
						41	●	42					
TOTALS			0	0	0					0	0	0	
VOLT AMPS		BUS A 0			REMARKS:								
		BUS B 0											
		BUS C 0											
		TOTAL 0											

VOLTAGE 120/208 PHASE 3 WIRE 4 BUS AMPS 225				PANEL HR 2 1 MAIN AMPS 225				LOCATION 2ND FLOOR MOUNTING WALL MAIN					
VOLT AMPS				BRKR	CKT	BUS	CKT	BRKR	VOLT AMPS				
DESCRIPTION	A	B	C	AMP	P	NO	NO	P	AMP	C	B	A	DESCRIPTION
SERVING EXISTING				20	1	1	2	1	20				SERVING EXISTING
SERVING EXISTING				20	1	3	4	1	20				SERVING EXISTING
SERVING EXISTING				20	1	5	6	1	20				SERVING EXISTING
SERVING EXISTING				20	1	7	8	1	20				SERVING EXISTING
SERVING EXISTING				20	1	9	10	1	20				SERVING EXISTING
SERVING EXISTING				20	1	11	12	1	20				SERVING EXISTING
SERVING EXISTING				20	1	13	14	1	20				SERVING EXISTING
SERVING EXISTING				20	1	15	16	1	20				SERVING EXISTING
SERVING EXISTING				20	1	17	18	1	20				SERVING EXISTING
SERVING EXISTING				20	1	19	20	1	20				SERVING EXISTING
SERVING EXISTING				20	1	21	22	1	20				SERVING EXISTING
SERVING EXISTING				20	1	23	24	1	20				SERVING EXISTING
SERVING EXISTING				20	1	25	26	1	20				SERVING EXISTING
SERVING EXISTING				20	1	27	28	1	20				SERVING EXISTING
SERVING EXISTING				20	1	29	30	1	20				SERVING EXISTING
SERVING EXISTING				20	1	31	32	1	20				SERVING EXISTING
SERVING EXISTING				20	1	33	34	1	20				SERVING EXISTING
SERVING EXISTING				20	1	35	36	1	20				SERVING EXISTING
SPACE				1	37	38	2	40					SERVING EXISTING
SPACE				1	39	40							SPACE
SPACE				1	41	42	1						SPACE
TOTALS		0	0		0					0	0	0	
VOLT AMPS				REMARKS:									
BUS A				0									
BUS B				0									
BUS C				0									
TOTAL				0									

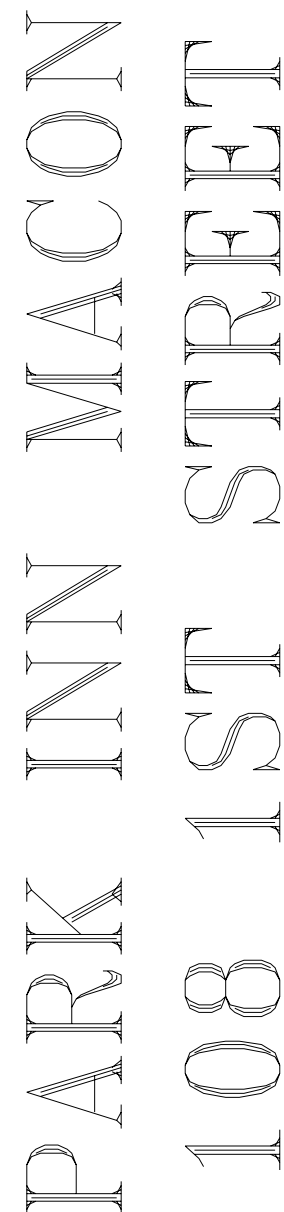
VOLTAGE <u>208</u> PHASE <u>3</u> WIRE <u>3</u> BUS AMPS <u>400</u>				PANEL <u>HR 2 RIV</u> MAIN AMPS <u>400</u>				LOCATION <u>2ND FLOOR</u> MOUNTING <u>WALL</u> MAIN _____					
DESCRIPTION		VOLT AMPS			BRKR	CKT	BUS	CKT	BRKR	VOLT AMPS			DESCRIPTION
A	B	C	AMP	P	NO	CONN.	NO	P	AMP	C	B	A	
SERVING EXISTING			20	2	1	●	2	2	20				SERVING EXISTING
					3	●	4						
SERVING EXISTING			20	2	5	●	6	2	20				SERVING EXISTING
					7	●	8						
SERVING EXISTING			20	2	9	●	10	2	20				SERVING EXISTING
					11	●	12						
SERVING EXISTING			20	2	13	●	14	2	30				SERVING EXISTING
					15	●	16						
SERVING EXISTING			30	2	17	●	18	2	30				SERVING EXISTING
					19	●	20						
SERVING EXISTING			30	2	21	●	22	2	30				SERVING EXISTING
					23	●	24						
SPACE					125	●	26	1					SPACE
SPACE					127	●	28	1					SPACE
SPACE					129	●	30	1					SPACE
					31	●	32						
					33	●	34						
					35	●	36						
					37	●	38						
					39	●	40						
					41	●	42						
TOTALS		0	0		0					0	0	0	
VOLT AMPS				REMARKS:									
BUS A _____ 0													
BUS B _____ 0													
BUS C _____ 0													
TOTAL _____ 0													

VOLTAGE 120/208 PHASE 3 WIRE 3 BUS AMPS 400				PANEL HR 2 WAL MAIN AMPS 400				LOCATION 2ND FLOOR MOUNTING WALL MAIN					
VOLT AMPS													
DESCRIPTION	A B C			BRKR	CKT	BUS	CKT	BRKR	VOLT AMPS			DESCRIPTION	
SERVING EXISTING				20	2	1	2	2	20				SERVING EXISTING
SERVING EXISTING				20	2	5	4	2	20				SERVING EXISTING
SERVING EXISTING				20	2	9	7	2	20				SERVING EXISTING
SERVING EXISTING				20	2	13	11	2	20				SERVING EXISTING
SERVING EXISTING				20	2	17	15	2	20				SERVING EXISTING
SERVING EXISTING				30	2	21	19	2	30				SERVING EXISTING
SERVING EXISTING				30	2	25	23	2	30				SERVING EXISTING
SPACE				1	29	27	28	1					SPACE
SPACE				1	29	28	30	1					SPACE
SPACE				31	32	31	32						
				33	34	33	34						
				35	36	35	36						
				37	38	37	38						
				39	40	39	40						
				41	42	41	42						
TOTALS	0 0 0			0						0	0	0	
VOLT AMPS				BUS A 0				REMARKS:					
				BUS B 0									
				BUS C 0									
				TOTAL 0									

VOLTAGE 120/208 PHASE 3 WIRE 4 BUS AMPS 225		PANEL HR 2 11 MAIN AMPS 225										LOCATION 2ND FLOOR MOUNTING WALL MAIN	
DESCRIPTION	VOLT AMPS			BRKR	CKT	BUS CONN.	CKT NO	BRKR P AMP	C	VOLT AMPS			DESCRIPTION
	A	B	C							B	A		
SERVING EXISTING				20	1	●	2	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	4	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	6	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	8	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	10	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	12	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	14	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	16	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	18	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	20	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	22	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	24	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	26	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	28	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	30	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	32	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	34	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	36	1	20				SERVING EXISTING
SPACE				1	37	●	38	1					SPACE
SPACE				1	39	●	40	1					SPACE
SPACE				1	41	●	42	1					SPACE
TOTALS		0	0		0					0	0	0	
VOLT AMPS				REMARKS:									
BUS A				0									
BUS B				0									
BUS C				0									
TOTAL				0									

DATE 8/15/14

MACON, GEORGIA - 793 POPLAR STREET - 31202
PHONE 478-746-2010 FAX 478-746-0149



DATE 8/24/15

VOLTAGE <u>120/208</u> PHASE <u>3</u> WIRE <u>4</u> BUS AMPS <u>400</u>	PANEL <u>DPB</u> MAIN AMPS <u>400</u>	LOCATION <u>LOBBY STORAGE</u> MOUNTING <u>WALL</u> MAIN _____
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DESCRIPTION	VOLT AMPS			BRKR AMP	CKT NO	BUS CONN.	CKT NO	P	BRKR AMP	C	VOLT AMPS		DESCRIPTION
	A	B	C								B	A	
SERVING EXISTING				20	1	●	2	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	4	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	6	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	8	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	10	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	12	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	14	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	16	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	18	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	20	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	22	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	24	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	26	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	28	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	30	1	20				SERVING EXISTING
SPACE				1	31	●	32	1					SPACE
SPACE				1	33	●	34	1					SPACE
SPACE				1	35	●	36	1					SPACE
SERVING EXISTING				60	3	●	38	3	60				SERVING EXISTING
SPACE					39	●	40						
SPACE					41	●	42						
TOTALS	0	0	0		0						0	0	0

VOLT AMPS BUS A _____ 0 BUS B _____ 0 BUS C _____ 0 TOTAL _____ 0	REMARKS:
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ELECTRICAL DESIGN
EDC
CONSULTANTS, INC.
175 NEW ST.,STE.1
MACON, GA 31201
EDC •M15038

9891-010-01

DATE 8/15/14

VOLTAGE _____ / _____
 PHASE 3 _____ WIRE 4 _____
 BUS AMPS _____

PANEL LC
 MAIN AMPS _____

LOCATION _____ LOBBY BATHROOM _____
 MOUNTING _____ WALL _____
 MAIN _____

DESCRIPTION	VOLT AMPS			BRKR AMP	CKT P NO	BUS CONN.	CKT NO	BRKR			VOLT AMPS			DESCRIPTION
	A	B	C					P	AMP	C	B	A		
SERVING EXISTING				20	1	●	2	1	30				SERVING EXISTING	
SERVING EXISTING				20	1	●	3	1	20				SERVING EXISTING	
SERVING EXISTING				20	1	●	5	6	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	●	7	8	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	●	9	10	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	●	11	12	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	●	13	14	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	●	15	16	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	●	17	18	1	30			SERVING EXISTING	
SERVING EXISTING				20	1	●	19	20	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	●	21	22	1				SPACE	
SERVING EXISTING				20	1	●	23	24	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	●	25	26	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	●	27	28	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	●	29	30	1	20			SERVING EXISTING	
SERVING EXISTING				20	1	●	31	32	1	20			SERVING EXISTING	
SPACE				1	33	●		34	2	50			SERVING EXISTING	
SERVING EXISTING				20	1	●	35	36						
SPACE				1	37	●		38	1				SPACE	
SPACE				1	39	●		40	1				SPACE	
SPACE				1	41	●		42	1	30			SPACE	
TOTALS	0	0	0							0	0	0		

VOLT AMPS
 BUS A _____ Q
 BUS B _____ Q
 BUS C _____ Q
 TOTAL _____ Q

REMARKS:

VOLTAGE		120/208		PANEL K		LOCATION		KITCHEN HALL				
PHASE 3 WIRE 4				MAIN AMP		MOUNTING		WALL				
BUS AMPS		225				MAIN						
DESCRIPTION	VOLT AMPS			BRKR AMP	CKT P NO	BUS CONN.	CKT P NO	BRKR AMP	VOLT AMPS			DESCRIPTION
	A	B	C						B	A		
SERVING EXISTING				20	1	●	2	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	4					SPARE
SERVING EXISTING				20	1	●	6	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	8	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	10					SPARE
SERVING EXISTING				20	1	●	12	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	14	3	40			SERVING EXISTING
SERVING EXISTING				20	1	●	16					
SERVING EXISTING				20	2	●	18					
					19	●	20	2	30			SERVING EXISTING
SERVING EXISTING				30	2	●	22					
					23	●	24	3	15			SERVING EXISTING
SPACE					1	●	26					
SPACE					1	●	28					
SPACE					1	●	30	1				SPACE
					31	●	32					
					33	●	34					
					35	●	36					
					37	●	38					
					39	●	40					
					41	●	42					
TOTALS		0	0		0				0	0	0	
VOLT AMPS BUS A _____ 0 BUS B _____ 0 BUS C _____ 0 TOTAL _____ 0												
REMARKS:												

VOLTAGE120/208

PHASE3 WIRE4

BUS AMPS225

PANEL EM

MAIN AMPS225

LOCATION

MOUNTING

WALL

DESCRIPTION		VOLT AMPS			BKRR	CKT	BUS	CKT	BKRR	VOLT AMPS			DESCRIPTION	
		A	B	C	AMP	P	NO	CONN.	NO	P	AMP	C		B
SERVING EXISTING					20	1	1	●	2	1	20			SERVING EXISTING
SERVING EXISTING					20	1	3	●	4	1	20			SERVING EXISTING
SERVING EXISTING					20	1	5	●	6	1	20			SERVING EXISTING
SERVING EXISTING					20	1	7	●	8	1	20			SERVING EXISTING
SERVING EXISTING					20	1	9	●	10	1	20			SERVING EXISTING
SERVING EXISTING					20	1	11	●	12	1	20			SERVING EXISTING
SERVING EXISTING					20	1	13	●	14	1	20			SERVING EXISTING
SERVING EXISTING					20	1	15	●	16	1	20			SERVING EXISTING
SERVING EXISTING					20	1	17	●	18	1	20			SERVING EXISTING
SERVING EXISTING					20	1	19	●	20	1	20			SERVING EXISTING
SERVING EXISTING					20	1	21	●	22	1	20			SERVING EXISTING
SERVING EXISTING					20	1	23	●	24	1	20			SERVING EXISTING
SERVING EXISTING					20	1	25	●	26	1	20			SERVING EXISTING
SERVING EXISTING					20	1	27	●	28	1	20			SERVING EXISTING
SERVING EXISTING					20	1	29	●	30	1	20			SERVING EXISTING
SERVING EXISTING					20	1	31	●	32	1	20			SERVING EXISTING
SPACE							1	33	●	34	1			SPACE
SPACE							1	35	●	36	1			SPACE
SERVING EXISTING					20	1	37	●	38	1	20			SERVING EXISTING
SPACE							1	39	●	40	1			SPACE
SPACE							1	41	●	42	1			SPACE
TOTALS		0	0		0						0	0	0	

VOLT AMPS

BUS A0

BUS B0

BUS C0

TOTAL0

REMARKS:

ELECTRICAL DESIGN
EDC
CONSULTANTS, INC.
175 NEW ST.,STE.1
MACON, GA 31201
EDC •M15038

9891-010-01

E5.7

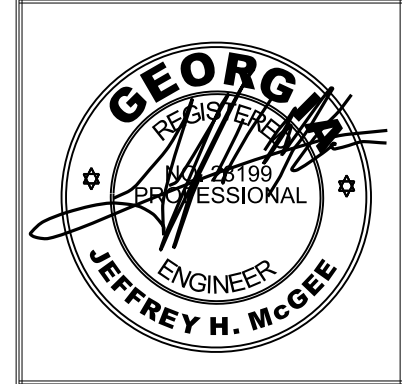
DATE 8/24/15

9891-010-01

DATE 8/15/14

Charles T. Wolf Jr., Architect

MACON, GEORGIA - 793 POPLAR STREET - 31202
PHONE 478-746-2010 FAX 478-746-0149



PARK INN MACON
108 1ST STREET

9891-010-01

E5.8

DATE 8/24/15

VOLTAGE 120/208				PANEL QL				LOCATION LOBBY				
PHASE 3 WIRE 4								MOUNTING WALL				
BUS AMPS 100				MAIN AMPS 100				MAIN				
VOLT AMPS				BRKR	CKT	BUS	CKT	BRKR	VOLT AMPS			
DESCRIPTION	A	B	C	AMP	NO	CONN.	NO	P AMP	C	B	A	DESCRIPTION
SERVING EXISTING				20	1	●	2	1	20			SERVING EXISTING
SERVING EXISTING				20	1	3		4	30			SERVING EXISTING
SERVING EXISTING				20	1	5		6	60			SERVING EXISTING
SERVING EXISTING				20	1	7		8				
SERVING EXISTING				20	1	9	●	10				
SERVING EXISTING				20	1	11		12	1	20		SERVING EXISTING
SERVING EXISTING				20	1	13		14	3	40		SERVING EXISTING
SERVING EXISTING				20	1	15	●	16				
SERVING EXISTING				30	1	17		18				
SERVING EXISTING				20	1	19		20	1	20		SERVING EXISTING
SERVING EXISTING				20	1	21	●	22	1	20		SERVING EXISTING
SERVING EXISTING				20	1	23		24	1	20		SERVING EXISTING
SERVING EXISTING				20	1	25		26	1	20		SERVING EXISTING
SERVING EXISTING				20	1	27	●	28	1	20		SERVING EXISTING
SERVING EXISTING				20	1	29		30	1	20		SERVING EXISTING
				1	31	●	32	1				
				1	33	●	34	1				
				1	35	●	36	1				
				1	37	●	38	1				
				1	39	●	40	1				
				1	41	●	42	1				
TOTALS		0	0		0					0	0	0
VOLT AMPS				BUS A 0				REMARKS:				
				BUS B 0								
				BUS C 0								
				TOTAL 0								

VOLTAGE 120/208
 PHASE 3 WIRE 4
 BUS AMPS 225

PANEL S-9
 MAIN AMPS 225

LOCATION LOWER LOBBY
 MOUNTING WALL
 MAIN _____

DESCRIPTION	VOLT AMPS			BRKR	CKT	BUS	CKT	BRKR	VOLT AMPS			DESCRIPTION
	A	B	C	AMP	P	NO.	NO.	AMP	C	B	A	
SERVING EXISTING				20	1	1	●	2	1	20		SERVING EXISTING
SERVING EXISTING				20	1	3	●	4	1	20		SERVING EXISTING
SERVING EXISTING				20	1	5	●	6	1	20		SERVING EXISTING
SERVING EXISTING				20	1	7	●	8	1	20		SERVING EXISTING
SERVING EXISTING				20	1	9	●	10	1	20		SERVING EXISTING
SERVING EXISTING				20	1	11	●	12	1	20		SERVING EXISTING
SERVING EXISTING				20	1	13	●	14	1	20		SERVING EXISTING
SERVING EXISTING				20	1	15	●	16	1	20		SERVING EXISTING
SERVING EXISTING				20	1	17	●	18	1	20		SERVING EXISTING
SERVING EXISTING				20	1	19	●	20	1	20		SERVING EXISTING
SERVING EXISTING				30	2	21	●	22	2	60		SERVING EXISTING
SERVING EXISTING					23		●	24				
SPACE					25		●	26				SPACE
SPACE					27		●	28				SPACE
SPACE					29		●	30				SPACE
SERVING EXISTING				20	1	31	●	32	1	20		SERVING EXISTING
SERVING EXISTING				30	2	33	●	34	1	20		SERVING EXISTING
					35		●	36	1	20		SERVING EXISTING
SPACE					37		●	38				SPACE
SPACE					39		●	40				SPACE
SPACE					41		●	42				SPACE
TOTALS	0	0			0				0	0	0	

VOLT AMPS
 BUS A _____ 0
 BUS B _____ 0
 BUS C _____ 0
 TOTAL _____ 0

REMARKS:

VOLTAGE 120/208		PHASE 3_WIRE 4		BUS AMPS 400		PANEL SM MAIN AMPS 400		LOCATION LOWER LOBBY		MOUNTING WALL	
VOLT AMPS		BRKR AMP		CKT NO		BUS CONN.		CKT NO		VOLT AMPS	
DESCRIPTION	A	B	C	AMP	F	NO		NO	P AMP	C	DESCRIPTION
SERVING EXISTING				80	3	1	●	2	1	20	SERVING EXISTING
							●	4	1	20	SERVING EXISTING
							●	6	1	20	SERVING EXISTING
SERVING EXISTING				20	1	7	●	8	3	20	SERVING EXISTING
SERVING EXISTING				40	3	9	●	10			
							●	12			
							●	13	3	40	SERVING EXISTING
SERVING EXISTING				40	3	15	●	16			
							●	18			
							●	19	20	3	60
SERVING EXISTING				60	3	21	●	22			SERVING EXISTING
							●	23			
							●	25	26	3	70
SERVING EXISTING				40	3	27	●	28			SERVING EXISTING
							●	29			
							●	31			
SPACE							●	33	34	1	SPACE
SPACE							●	35			SPACE
SPACE							●	37	38	1	SPACE
SPACE							●	39	40	1	SPACE
SPACE							●	41	42	1	SPACE
TOTALS		0	0	0					0	0	0

VOLT AMPS
 BUS A _____ 0
 BUS B _____ 0
 BUS C _____ 0
 TOTAL _____ 0

REMARKS:

VOLTAGE	120/208	PANEL	5-1	LOCATION	LOWER LOBBY
PHASE	3 WIRE 4	MAIN AMPS	400	MOUNTING	WALL
BUS	AMPS 400				

DESCRIPTION	VOLT AMPS			BRKR	CKT	BUS	CTK	BRKR	AMP	C	VOLT AMPS		DESCRIPTION
	A	B	C								B	A	
SERVING EXISTING					20	1	●	2	1	20			SERVING EXISTING
SERVING EXISTING					20	1	●	4	1	20			SERVING EXISTING
SERVING EXISTING					20	1	●	6	1	20			SERVING EXISTING
SERVING EXISTING					20	1	●	8	1	20			SERVING EXISTING
SERVING EXISTING					20	1	●	10	1	20			SERVING EXISTING
SERVING EXISTING					20	1	●	12	1	20			SERVING EXISTING
SERVING EXISTING					20	1	●	14	1	20			SERVING EXISTING
SERVING EXISTING					20	1	●	16	1	20			SERVING EXISTING
SERVING EXISTING					20	1	●	18	1	20			SERVING EXISTING
SERVING EXISTING					20	1	●	20	1	20			SERVING EXISTING
SERVING EXISTING					20	1	●	22	1	20			SERVING EXISTING
SERVING EXISTING					20	1	●	24	1	20			SERVING EXISTING
SERVING EXISTING					20	1	●	26	1	20			SERVING EXISTING
SERVING EXISTING					20	1	●	28	1	20			SERVING EXISTING
SERVING EXISTING					20	1	●	30	1	20			SERVING EXISTING
SERVING EXISTING					70	3	●	32	1	20			SERVING EXISTING
SERVING EXISTING						33	●	34	2	60			SERVING EXISTING
						35	●	36					
SERVING EXISTING					70	3	●	38	1				SPACE
						39	●	40	1				SPACE
						41	●	42	1				SPACE
TOTALS		0	0	0							0	0	0

VOLT AMPS	BUS A	0	REMARKS:
	BUS B	0	
	BUS C	0	
	TOTAL	0	

VOLTAGE	120/208	PANEL S-4										LOCATION	LOWER LOBBY
PHASE 3 WIRE 4		MAIN AMPS 100										MOUNTING	WALL
BUS AMPS	100											MAIN	

DESCRIPTION	VOLT AMPS			BRKR AMP	CKT P	BUS CONN.	CKT NO	P AMP	BRKR C	VOLT AMPS			DESCRIPTION
	A	B	C							B	A	C	
SERVING EXISTING				20	1	●	2	1					SERVING EXISTING
SERVING EXISTING				20	1	●	4	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	6	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	8	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	10	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	12	1	20				SERVING EXISTING
SPACE					1	13	14	1	20				SERVING EXISTING
SPACE					1	15	16	1	20				SERVING EXISTING
SPACE					1	17	18	1					SPACE
SPACE					1	19	20	1					SPACE
SPACE					1	21	22	1					SPACE
SPACE					1	23	24	1					SPACE
SPACE					1	25	26	1					SPACE
SPACE					1	27	28	1					SPACE
SPACE					1	29	30	1					SPACE
						31	32						
						33	34						
						35	36						
						37	38						
						39	40						
						41	42						
TOTALS		0	0	0						0	0	0	

VOLT AMPS	BUS A	0	REMARKS:
	BUS B	0	
	BUS C	0	
	TOTAL	0	

VOLTAGE <u>120/208</u>		PANEL S-5 MAIN AMPS <u>100</u>		LOCATION <u>LOWER LOBBY</u>	
PHASE <u>3</u> WIRE <u>4</u>				MOUNTING <u>WALL</u>	
BUS AMPS <u>100</u>				MAIN _____	

DESCRIPTION	VOLT AMPS			BRKR AMP	P NO	BUS CONN.	CKT NO	P AMP	C	VOLT AMPS		DESCRIPTION
	A	B	C							B	A	
				20	1	•	2	1	20			
				20	1	•	4	1	20			
				20	1	•	6	1	20			
				20	1	•	8	1	20			
				20	1	•	10	1	20			
				20	1	•	12	1	20			
				20	1	•	14	1	20			
				20	1	•	16	1	20			
				40	2	•	18	1				SPACE
					19	•	20	1				SPACE
SPACE	SPACE	SPACE		1	21	•	22	1				SPACE
SPACE	SPACE	SPACE		1	23	•	24	1				SPACE
SPACE	SPACE	SPACE		1	25	•	26	1				SPACE
SPACE	SPACE	SPACE		1	27	•	28	1				SPACE
SPACE	SPACE	SPACE		1	29	•	30	1				SPACE
				31		•	32					
				33		•	34					
				35		•	36					
				37		•	38					
				39		•	40					
				41		•	42					
TOTALS	0	0	0							0	0	0

VOLT AMPS BUS A _____ 0 BUS B _____ 0 BUS C _____ 0 TOTAL _____ 0	REMARKS:
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VOLTAGE <u>120/208</u>		PANEL <u>S-6</u>		LOCATION <u>LOWER LOBBY</u>	
PHASE <u>3 WIRE 4</u>		MAIN AMP'S <u>100</u>		MOUNTING <u>WALL</u>	
BUS AMP'S <u>100</u>				MAIN _____	

DESCRIPTION	VOLT AMP'S			BRKR AMP	CKT NO	BUS CONN.	CKT NO	BRKR AMP	C	VOLT AMP'S			DESCRIPTION
	A	B	C							B	A	C	
SERVING EXISTING				20	1	●	2	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	4	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	6	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	8	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	10	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	12	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	14	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	16	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	18	1	20				SERVING EXISTING
SPACE				1	19		20	1					SPACE
SPACE				1	21	●	22	1					SPACE
SPACE				1	23	●	24	1					SPACE
SPACE				1	25	●	26	1					SPACE
SPACE				1	27	●	28	1					SPACE
SPACE				1	29	●	30	1					SPACE
				31		●	32						
				33		●	34						
				35		●	36						
				37		●	38						
				39		●	40						
				41		●	42						
TOTALS		0	0	0						0	0	0	

VOLT AMP'S	BUS A _____ 0	REMARKS:
	BUS B _____ 0	
	BUS C _____ 0	
	TOTAL _____ 0	

VOLT TAGE 120/208
 PHASE 3 WIRE 4
 BUS AMPS 100

PANEL S-7
 MAIN AMPS 100

LOCATION LOWER LOBBY
 MOUNTING WALL
 MAIN

DESCRIPTION	VOLT AMPS			BRKR AMP	CKT NO	BUS CONN.	CKT NO	BRKR AMP	C	VOLT AMPS			DESCRIPTION
	A	B	C							B	A	C	
SERVING EXISTING				20	1	●	2	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	4	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	6	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	8	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	10	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	12	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	14	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	16	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	18	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	20	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	22	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	24	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	26	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	28	1	20				SERVING EXISTING
SERVING EXISTING				20	1	●	30	1	20				SERVING EXISTING
SPACE				31		●	32						SPACE
SPACE				33		●	34						SPACE
SPACE				35		●	36						SPACE
SPACE				37		●	38						SPACE
SPACE				39		●	40						SPACE
SPACE				41		●	42						SPACE
TOTALS		0	0	0						0	0	0	

VOLT AMPS

BUS A 0

BUS B 0

BUS C 0

TOTAL 0

REMARKS:

VOLTAGE

120/208

PHASE 3 WIRE 4

4

BUS AMPS

400

PANEL LOBBY HEATERS

MAIN AMPS

400

LOCATION

LOWER LOBBY HEATERS

MOUNTING

WALL

DESCRIPTION	VOLT AMPS			BRKR AMP	P NO	BUS CTK ONN.	CTK NO	BRKR P AMP	C	VOLT AMPS			DESCRIPTION
	A	B	C							A	B	C	
SERVING EXISTING				60	3	1	●	2	3	60			SERVING EXISTING
						3	●	4					
						5	●	6					
SERVING EXISTING				60	3	7	●	8	3	60			SERVING EXISTING
						9	●	10					
						11	●	12					
SERVING EXISTING				60	3	13	●	14	3	60			SERVING EXISTING
						15	●	16					
						17	●	18					
SERVING EXISTING				60	3	19	●	20					SPACE
						21	●	22					SPACE
						23	●	24					SPACE
SPACE						25	●	26					SPACE
SPACE						27	●	28					SPACE
SPACE						29	●	30					SPACE
SPACE						31	●	32					SPACE
SPACE						33	●	34					SPACE
SPACE						35	●	36					SPACE
SPACE						37	●	38					SPACE
SPACE						39	●	40					SPACE
SPACE						41	●	42					SPACE
TOTALS		0	0	0							0	0	0

VOLT AMPS

BUS A

0

BUS B

0

BUS C

0

TOTAL

0

REMARKS:

ELECTRICAL DESIGN
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175 NEW ST.,STE.1
MACON, GA 31201
EDC •M15038

9891-010-01

DATE 8/15/14

VOLTAGE <u>120/208</u> PHASE <u>3</u> WIRE <u>4</u> BUS AMPS <u>225</u>	PANEL B MAIN AMPS <u>225</u>	LOCATION <u>LOWER LOBBY MECH</u> MOUNTING <u>WALL</u> MAIN _____
---	--	--

DESCRIPTION	VOLT AMPS			BRKR AMP	CKT NO	BUS CONN.	CKT NO	BRKR AMP	VOLT AMPS			DESCRIPTION
	A	B	C						B	A	C	
SERVING EXISTING				20	1	●	2	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	4	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	6	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	8	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	10	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	12	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	14	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	16	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	18	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	20	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	22	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	24	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	26	1	20			SERVING EXISTING
SPACE				1	27	●	28	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	30	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	32	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	34	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	36	1	20			SERVING EXISTING
SERVING EXISTING				20	1	●	38	1	20			SERVING EXISTING
SPACE				1	39	●	40					SPACE
SPACE				1	41	●	42					SPACE
TOTALS	0	0	0							0	0	0

VOLT AMPS BUS A _____ BUS B _____ BUS C _____ TOTAL _____	REMARKS:
---	----------

VOLTAGE <u>120/208</u>		PANEL GF MAIN AMPS <u>100</u>		LOCATION <u>LOWER LEVEL PARK</u>	
PHASE 3 WIRE 4				MOUNTING <u>WALL</u>	
BUS AMPS <u>100</u>				MAIN _____	

DESCRIPTION	VOLT AMPS			BRKR AMP	P	CKT NO	BUS CONN.	CKT NO	P	BRKR AMP	C	VOLT AMPS		DESCRIPTION
	A	B	C									B	A	
MAIN				100	3	1	●	2	3	100				MAIN
MAIN					3	1	●	4						MAIN
MAIN					5	6	●	6						MAIN
PUMP LG POOL				20	1	7	●	8						SPARE
PUMP LG POOL				20	1	9	●	10	1	20				LT SMALL POOL
LT LARGE POOL				20	1	11	●	12	1	20				PUMP SMALL POOL
PUMP LARGE POOL				20	1	13	●	14	1	20				
LT LARGE POOL				20	1	15	●	16	1	20				CONTROL/RELAYS L
PUMP LARGE POOL				20	1	17	●	18	1	20				CONTROL
LT LARGE POOL				20	1	19	●	20	1	20				CIR PUMP SMALL P
LT LARGE POOL				20	1	21	●	22	1	20				CONTROL/RELAYS S
LT LARGE POOL				20	1	23	●	24						SPARE
PUMP LRGE POOL				20	1	25	●	26	1	20				
SPACE					1	27	●	28						SPACE
SPACE					1	29	●	30						SPACE
						31	●	32						
						33	●	34						
						35	●	36						
						37	●	38						
						39	●	40						
						41	●	42						
TOTALS		0	0		0							0	0	0

VOLT AMPS
BUS A _____ 0
BUS B _____ 0
BUS C _____ 0
TOTAL _____ 0

REMARKS:

ELECTRICAL DESIGN
EDC
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175 NEW ST.,STE.1
MACON, GA 31201
EDC •M15038

9891-010-01

E5.9

DATE 8/24/15

9891-010-01

FE.10

DATE 8/15/14

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ELECTRICAL DESIGN
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CONSULTANTS, INC.
175 NEW ST., STE.1
MACON, GA 31201
EDC • M15038

Professional Engineer Seal for Jeffrey H. McGee, State of Georgia, No. 26199, Exp. 12/31/2012.

PARK INN MACON
108 1ST STREET

9891-010-01

E5.10

DATE 8/24/15

NOTICE: This document is subject to all requirements of the General Conditions of the Contract for Construction, AIA Document 201, August 1976 edition.

VOLTAGE 120/240 PHASE 1 WIRE 3 BUS AMPS 60										PANEL LC 8 MAIN AMPS 60										LOCATION 8TH FLOOR ICE ROO MOUNTING WALL MAIN									
DESCRIPTION		VOLT AMP		BRKR		CKT NO	BUS CONN.	CKT NO	BRKR		VOLT AMPS		DESCRIPTION																
		A	B	AMP	P				AMP	B	A																		
SERVING EXISTING				20	1	1	●	2	2	40			SERVING EXISTING																
SERVING EXISTING				20	1	3	●	4																					
SPACE					1	5	●	6	1				SPACE																
SPACE					1	7	●	8	1				SPACE																
SPACE					1	9	●	10	1				SPACE																
SPACE					1	11	●	12	1				SPACE																
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DATE 8/15/14

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ELECTRICAL DESIGN
EDC
CONSULTANTS, INC.
175 NEW ST., STE. 1
MACON, GA 31201
EDC • M15038

Professional Engineer Seal for Jeffrey H. McGee, State of Georgia, License No. 26199.

PARK INN MACON
108 1ST STREET

9891-010-01

E5.12

DATE 8/24/15

ELECTRICAL SPECIFICATIONS

DIVISION 16

ELECTRICAL

SECTION A: GENERAL ELECTRICAL REQUIREMENTS

1. THESE PLANS AND SPECIFICATIONS APPLY TO THE ALTERATIONS TO AN EXISTING BUILDING AT 108 FIRST STREET IN MACON, GEORGIA. THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS APPLY TO THE INDICATED PROJECT AND MAY NOT BE MODIFIED OR REUSED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
2. ALL WORK SHALL BE PERFORMED BY LICENSED ELECTRICAL CONTRACTOR WITH MINIMUM OF TWO YEARS OF EXPERIENCE. LIST OF PREVIOUS JOBS AND REFERENCES SHALL BE MADE AVAILABLE UPON REQUEST. CONTRACTOR SHALL PROVIDE ADEQUATE INSURANCE FOR PERSONNEL AND SHALL REPAIR ANY DAMAGE OCCURRING AS THE RESULT OF THIS PROJECT TO THE PROJECT SITE AND RELATED PROPERTY.
3. ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL MANNER IN ACCORDANCE WITH THE 2014 NATIONAL ELECTRICAL CODE, LIFE SAFETY CODE NFPA 101, ADA CODE, GA ACCESSIBILITY CODE, STATE OF GEORGIA ENERGY CODE AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
4. ALL PERMITS AND FEES SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
5. ALL EQUIPMENT, MATERIAL, AND DEVICES SHALL BE LISTED OR RECOGNIZED BY UNDERWRITER'S LABORATORY OR ELECTRICAL TESTING LABORATORY AND USED AND INSTALLED IN ACCORDANCE WITH IT'S LISTING.
6. ALL WORK PERFORMED SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE FINAL COMPLETION DATE EXCEPT FOR FUSES AND LAMPS IN LIGHT FIXTURES. UPON NOTIFICATION OF A PROBLEM, THE CONTRACTOR SHALL INVESTIGATE THE PROBLEM WITHIN 48 HOURS UNLESS A DIFFERENT TIME PERIOD IS AGREED TO. THE CONTRACTOR SHALL INVESTIGATE, REPAIR OR REPLACE ALL FAULTY EQUIPMENT WITHIN A REASONABLE TIME PERIOD WITHOUT CHARGE TO THE OWNER.
7. THE TERM "PROVIDE" SHALL BE UNDERSTOOD TO MEAN, OBTAIN THE ITEM DESCRIBED, INSTALL ITEM IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND MANUFACTURER'S RECOMMENDATIONS.
8. ALL PENETRATIONS MADE IN FIRE RATED BUILDING PORTIONS SHALL BE SEALED WITH A LISTED FIRE RESISTANT MATERIAL SUITABLE FOR THE APPLICATION.
9. ALL INSTALLATIONS OF ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH OTHER TRADES PRIOR TO INSTALLATION.
10. PLANS ARE DIAGRAMMATIC AND SHOW THE LOCATION OF THE EQUIPMENT, RACEWAY AND FIXTURES, AND ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED AT THE BUILDING SITE.
11. CONTRACTOR SHALL VERIFY AND COORDINATE ALL EQUIPMENT AND DEVICE LOCATIONS WITH OWNER'S PROJECT MANAGER PRIOR TO INSTALLATION.
12. EQUIPMENT POWER SUPPLY AND WIRING REQUIREMENTS: THE CONTRACTOR SHALL SUBMIT FOR REVIEW A TABULATED SHEET OF EQUIPMENT POWER SUPPLY AND WIRING REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT REQUIRING POWER AS SPECIFIED IN DIVISION 15. REQUIREMENTS SHALL BE IDENTIFIED BY HORSEPOWER OR KW, OPERATING AMPERAGE, REQUIRED VOLTAGE AND PHASE REQUIREMENTS, AND MANUFACTURERS SUGGESTED OVERCURRENT CIRCUIT PROTECTION DEVICE SIZE AND MINIMUM CIRCUIT AMPACITY SIZE. WHERE THE ELECTRICAL REQUIREMENTS SUBMITTED FOR MECHANICAL EQUIPMENT DIFFERS FROM THE BRANCH CIRCUITRY SHOWN ON THE ELECTRICAL DRAWINGS (WHEN USING THE BASIS OF DESIGN UNIT LISTED IN THE MECHANICAL SCHEDULES/SPECIFICATIONS OR A SIMILAR UNIT OF THE SAME SIZE FROM LISTED ALTERNATE MANUFACTURERS), THE CONTRACTOR SHALL MAKE THE NECESSARY ADJUSTMENTS TO THE BRANCH CIRCUITRY PER THE 2008 NEC AT NO ADDITIONAL COST TO THE OWNER. WHEN CHANGES ARE MADE TO POWER REQUIREMENTS FOR EQUIPMENT ADDED BY OWNER/ARCHITECT/ENGINEER APPROVED VALUE ENGINEERING CHANGES TO EQUIPMENT, THE COST MUST BE INCLUDED IN THE VALUE ENGINEERING OVERALL CHANGE ORDER COST. COSTS DUE TO ADJUSTMENTS IN BRANCH CIRCUITRY TO EQUIPMENT DUE TO VALUE ENGINEERING CHANGES WILL NOT BE ALLOWED AFTER THE OVERALL VALUE ENGINEERING CHANGE ORDER HAS BEEN APPROVED. IN ALL CASES, POWER WIRING REQUIREMENTS FOR MECHANICAL EQUIPMENT MUST BE PROVIDED TO THE ENGINEER BEFORE OR AT THE SAME TIME AS THE SHOP DRAWINGS FOR THE ELECTRICAL DISTRIBUTION GEAR OR EQUIPMENT. IN NO CASE SHALL THE ELECTRICAL DISTRIBUTION GEAR OR EQUIPMENT BE ORDERED OR BRANCH CIRCUITRY ROUTED IN PRIOR TO AN ENGINEER REVIEW AND COMMENT ON THIS DOCUMENT. ANY EQUIPMENT ORDERED OR BRANCH CIRCUITRY ROUGHED IN ON THE JOBSITE WITHOUT THIS REVIEW AND COMMENT WILL BE TOTALLY AT THE CONTRACTORS RISK.

SECTION B: BASIC MATERIALS

1. ALL CONDUCTORS USED FOR 600 VOLTS OR LESS SHALL BE HIGH GRADE COPPER CONDUCTORS WITH 75 DEGREE C THHN OR THWN THERMOPLASTIC INSULATION. ALL CONDUCTORS SHALL BE MADE IN THE USA. ALL CONDUCTORS ROUTED IN UNDERGROUND CONDUIT SHALL BE RATED FOR WET LOCATIONS.
2. ALL INTERIOR 120 VOLT, 20 AMP POWER AND LIGHTING WIRING SHALL BE INSTALLED IN MC CABLE FOR ALL INTERIOR CIRCUITS WITH 3/4" EMT HOMERUNS UNLESS OTHERWISE NOTED. POWER CIRCUITS FOR HVAC EQUIPMENT SHALL BE IN ELECTRICAL METALIC CONDUIT. ALL CONDUIT SHALL BE SUPPORTED FROM BUILDING STRUCTURE. IT SHALL NOT BE SUPPORTED FROM DUCTWORK, PIPING, CEILING GRID OR CEILING GRID SUPPORTS, OR ANY OTHER NON-STRUCTURAL ITEM. CONDUIT SHALL BE SUPPORTED IN ACCORDANCE WITH THE NEC. CONDUIT IN EXPOSED STRUCTURE AREAS SHALL BE EMT. GALVANIZED RIGID STEEL CONDUIT SHALL BE USED IN AREAS WHERE IT WILL BE EXPOSED TO PHYSICAL DAMAGE.
3. CONDUIT UNDERGROUND SHALL BE SCHEDULE 40 PVC. IF MORE THAN ONE CONDUIT IS PROVIDED IN A SINGLE TRENCH, THE CONDUIT SHALL BE RACKED WITH SPACERS EVERY FOUR FEET TO MAINTAIN A MINIMUM SPACING BETWEEN CONDUIT OF TWO INCHES. BACKFILL USED FOR UNDERGROUND INSTALLATIONS SHALL BE FREE OF FOREIGN MATTER. WHERE EXPOSED TO WEATHER, CONDUIT SHALL BE GALVANIZED RIGID STEEL OR INTERMEDIATE METALLIC CONDUIT. THE CONDUIT SHALL BE TERMINATED WITH LISTED FITTINGS AND ALL CONDUIT ENDS SHALL BE REAMED AND SMOOTH. ALL CONDUIT ENDS IN BOXES SHALL BE PROVIDED WITH INSULATED BUSHINGS.
4. A #12 INSULATED COPPER GROUND CONDUCTOR SHALL BE INCLUDED IN ALL NEW BRANCH CIRCUITS RATED 20 AMPERES. ALL OTHER CIRCUITS AND FEEDERS WILL BE PROVIDED WITH AN INSULATED COPPER GROUND CONDUCTOR SIZED AS NOTED OR IN ACCORDANCE WITH THE NEC, WHICHEVER IS GREATER.
5. THE MINIMUM SIZE OF ALL CONDUCTORS NOT OTHERWISE INDICATED IS #12 AND THE MINIMUM SIZE OF ALL CONDUIT UNLESS OTHERWISE INDICATED IS 1/2 IN.
6. ALL JUNCTION BOXES SHALL BE PROVIDED WITH COVERS AND ALL UNUSED OPENINGS SHALL BE PLUGGED. ALL JUNCTION BOXES SHALL BE INDEPENDENTLY SUPPORTED FROM STRUCTURE. COVERS OF BOXES SHALL BE LABELED WITH THE CIRCUIT NUMBER WITH A BLACK PERMANENT MARKER IN 3/4 IN. HIGH LETTERS (LEGIBLE HANDWRITTEN LETTERING IS ACCEPTABLE).
7. ALL OUTLET BOXES SHALL BE SQUARE METAL BOXES. PROVIDE PLASTER RINGS FOR ALL OUTLET BOXES CONTAINING DEVICES TO PROVIDE A FIRM MOUNTING SUPPORT FOR THE DEVICE.
8. ALL CONVENIENCE RECEPTACLES SHALL BE SPECIFICATION GRADE 20 AMP RECEPTACLES, OWNER TO SELECT COLOR.
9. ALL LIGHT SWITCHES SHALL BE SPECIFICATION GRADE 20 AMP TOGGLE SWITCHES FULL LOAD RATED FOR TUNGSTEN-HALOGEN LAMPS, OWNER TO SELECT COLOR.
10. PROVIDE FACEPLATES FOR ALL RECEPTACLES AND SWITCHES. COORDINATE STYLE AND COLOR WITH OWNER'S PROJECT MANAGER.
11. PROVIDE BETWEEN 12 AND 24 INCHES OF LIQUID TIGHT FLEXIBLE CONDUIT BETWEEN RIGID CONDUIT AND ANY EQUIPMENT CONTAINING MOTORS. THE FLEXIBLE CONDUIT SHALL BE SUPPORTED TO PREVENT THE CONDUIT FROM RESTING ON THE GROUND OR CONCRETE PAD.
12. PROVIDE WEATHERPROOF RECEPTACLE WITHIN 25 FEET OF EACH PIECE OF EXTERIOR EQUIPMENT. THIS RECEPTACLE SHALL BE MOUNTED HORIZONTALLY WITH METAL HINGED IN USE COVER MOUNTED TO OPEN UP. THIS OUTLET SHALL BE A GFCI RECEPTACLE. THIS RECEPTACLE SHALL BE MOUNTED IN DIE CAST NON CORRODING METAL BOX.

13. WHEN OUTLETS OR BOXES ARE INDICATED INSTALLED ON OPPOSITE SIDES OF THE SAME WALL, THE CONTRACTOR SHALL ADJUST THE LOCATION TO OFFSET THE OUTLETS WITH A WALL STUD PROVIDING SEPARATION.

SECTION C: DISTRIBUTION EQUIPMENT

1. CONTRACTOR SHALL PROVIDE CONDUCTORS AND CONDUIT FOR ALL FEEDERS IN ACCORDANCE WITH THE PLANS.
2. SEPARATELY MOUNTED CIRCUIT BREAKERS SHALL BE MOUNTED IN NEMA TYPE I ENCLOSURES IN INDOOR APPLICATIONS AND IN NEMA 3R ENCLOSURES IN EXTERIOR OR WET LOCATIONS. ALL CIRCUIT BREAKER ENCLOSURES SHALL BE PROVIDED WITH HINGED COVERS AND PROVISIONS FOR PADLOCKING THE COVERS.
3. ALL EQUIPMENT CONTAINING MOTORS SHALL BE PROVIDED WITH A DISCONNECTING MEANS WITHIN TEN FEET OF THE UNIT UNLESS OTHERWISE NOTED. THIS DISCONNECTING MEANS SHALL AS A MINIMUM BE A NON-FUSED SWITCH OR TOGGLE STARTER SIZED TO MATCH THE EQUIPMENT. PROVIDE OTHER DEVICES AS NOTED ON THE PLANS. PROVIDE NEMA TYPE I ENCLOSURES INDOORS AND NEMA 3R OUTDOORS.
4. PROVIDE OFCI CIRCUIT BREAKERS AND RECEPTACLES AS INDICATED ON THE PLANS AND IN THESE SPECIFICATIONS. THESE DEVICES SHALL BE CLASS A GFCI DEVICES.
5. PROVIDE PANELS AS SCHEDULED ON PLANS. CIRCUIT BREAKERS SHALL BE THERMAL-MAGNETIC BREAKERS WITH A MINIMUM INTERRUPTING RATING OF 10,000 AIC FOR 120/208V AND 14,000 AIC FOR 277/480V OR AS INDICATED ON THE PLANS. BREAKERS SHALL HAVE 65/75 DEGREE C RATED TERMINATIONS. PANELS NOTED SHALL BE SERVICE ENTRANCE RATED. MOUNT PANELS WITH TOP OF PANEL 6 FT. ABOVE FLOOR. PROVIDE 3/4 IN. GREY PAINTED PLYWOOD BACKBOARD FOR ALL PANELS SECURED TO WALL WITH 1/4 IN. TOGGLE BOLTS. PANEL MANUFACTURERS: SQUARE D, GE, SEIMENS, AND CUTLER HAMMER. ALL CURRENT CARRYING PARTS SHALL BE ALUMINUM.
6. SYSTEM COORDINATION: THE MANUFACTURER OF THE PANELBOARDS SHALL PROVIDE SERIES RATED EQUIPMENT BASED ON U.L. LISTED TEST RESULTS. THE CONTRACTOR SHALL VERIFY THE AVAILABLE SHORT CIRCUIT CURRENT AT THE SERVING TRANSFORMER.
7. PROVIDE EACH PANELBOARD WITH A TYPEWRITTEN CIRCUIT BREAKER DIRECTORY CARD INSIDE A PLASTIC COVERING EVERY CIRCUIT AND CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT, AND SPECIFIC PURPOSE OR USE. THE IDENTIFICATION SHALL INCLUDE SUFFICIENT DETAIL TO ALLOW EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS). THE DIRECTORY AND COVERING SHALL BE LOCATED INSIDE A STEEL FRAME PROVIDED INSIDE THE DOOR OF EACH PANELBOARD. THE DIRECTORY SHALL BE TYPED TO IDENTIFY THE LOAD FED BY EACH CIRCUIT BREAKER AND THE AREAS SERVED.
8. PROVIDE NAMEPLATES FOR ALL PANELBOARDS, DISCONNECT SWITCHES, ENCLOSED CIRCUIT BREAKERS, COMBINATION STARTERS, CONTACTORS, AND ALL OTHER ELECTRICAL DISTRIBUTION EQUIPMENT PANELS. MOUNT NAMEPLATES ON EXTERIOR OF THE DOOR OF ALL SURFACE MOUNTED PANELS AND EQUIPMENT. NAME PLATES SHALL BE LAMINATED PLASTIC PLATES WITH 1/8 INCH HIGH WHITE LETTERS ETCHED ON BLACK BACKGROUND. NAME PLATES SHALL BE INSTALLED PARALLEL TO EQUIPMENT LINES. THE NAME OR USAGE OF EACH DEVICE OR BRANCH CIRCUIT SHALL BE ETCHED IN THE NAMEPLATE. CONTRACTOR TO COORDINATE EXACT EQUIPMENT IDENTIFICATION WITH THE OWNER. SECURE NAMEPLATES VIA EPOXY GLUE.

SECTION D: LIGHTING

1. TYPES AND SPECIFIC REQUIREMENTS ARE PROVIDED ON THE LIGHTING FIXTURE SCHEDULE ON THE PLANS. ALL LIGHT FIXTURES SHALL BE PROVIDED WITH LAMPS AND FULLY FUNCTIONING AT COMPLETION OF PROJECT.
2. ALL T-8 FLUORESCENT LAMPS SHALL BE 28 WATT WITH A OUTPUT EXCEEDING 2900 LUMENS AND A COLOR RENDERING INDEX OF GREATER THAN 80. SEE SCHEDULES FOR COLOR TEMPERATURE OF LAMPS (4000 DEG. IF NOT SHOWN)
3. ALL FLUORESCENT BALLASTS SHALL BE ELECTRONIC TYPE BALLAST WITH A SOUND RATING CATEGORY OF A. BALLAST SHALL NOT CONTAIN ANY PCB'S. TOTAL HARMONIC DISTORTION <20%.
4. ALL SURFACE MOUNTED FIXTURES SHALL BE INDEPENDENTLY SUPPORTED FROM STRUCTURE. ALL CEILING MOUNTED FIXTURES SHALL BE SUPPORTED FROM STRUCTURE AND BRACED TO PREVENT MOVEMENT IF IMPACTED.
5. ALL RECESSED FIXTURES IN LAY IN TYPE CEILINGS SHALL BE PROVIDED WITH GRID CLIPS TO FASTEN FIRMLY TO CEILING SUPPORT GRID. THE CEILING GRID SHALL BE SUPPORTED AT EACH CORNER OF A FIXTURE.
6. CONNECTION TO ALL FIXTURES IN LAYIN CEILING SHALL BE BY FLEXIBLE CONDUIT OF FOUR TO SIX FEET IN LENGTH. A GROUND CONDUCTOR WILL BE INCLUDED WITH THIS CONNECTION.
7. ALL LENSES ON FIXTURES SHALL BE 0.25 INCH THICK MINIMUM. ALL HOUSINGS SHALL BE 22 GAUGE STEEL MIN. AND HAVE A POST FABRICATION HIGH REFLECTIVE WHITE FINISH.
8. SEE SCHEDULE FOR LED FIXTURE INFORMATION.

SECTION E: FIRE ALARM SYSTEM

1. ACCEPTABLE MANUFACTURERS: NOTIFIER, FIRE LITE, EDWARDS, SIMPLEX.

1. PROVIDE A COMPLETE OPERABLE FIRE ALARM SYSTEM FOR THIS PROJECT. THE MAIN PANEL SHALL BE LOCATED AS SHOWN. THE FIRE ALARM SYSTEM SHALL BE DESIGNED FOR CLASS B OPERATION. THE WIRING FOR THE FIRE ALARM SYSTEM SHALL BE INSTALLED IN 1/2 IN. ELECTRICAL METALLIC TUBING. PROVIDE INSULATED FITTINGS ON ALL CONDUIT ENDS. THE FIRE ALARM SYSTEM SHALL BE MADE IN THE US AND BE UL LISTED. ALL WIRING AND DEVICES FOR THE SYSTEM SHALL BE SUPERVISED. COLOR CODE THE CONDUIT EVERY 24 IN. WITH RED MARKINGS. (EXCEPT WHERE EXPOSED)
2. THE MAIN PANEL SHALL HAVE A BATTERY BACKUP AND BE SURGE PROTECTED. THE BATTERY SHALL BE CAPABLE OF PROVIDING NORMAL OPERATION FOR A PERIOD OF 24 HOURS WITH ENOUGH RESERVE TO ANNUNCIATE A BUILDING ALARM FOR 15 MINUTES. THE ENTIRE SYSTEM SHALL BE VOICE EVACUATION TYPE.
3. NEW DEVICES SHALL BE PROVIDED WITH RECESSED METAL BOXES. ALL DEVICES SHALL BE MOUNTED FLUSH WITH WALL EXCEPT FOR PULL STATIONS WHICH SHALL BE SEMI-FLUSH.
4. NEW SPEAKER/STROBE DEVICES SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. THE SPEAKER SHALL PRODUCE A SOUND LEVEL OF 90 DECIBELS AND THE STROBE SHALL PRODUCE A FLASHING PULSE OF LIGHT OF 75 CANDELA.
5. STROBE DEVICES SHALL PRODUCE A FLASHING PULSE OF LIGHT OF 75 CANDELA.
6. NEW PULL STATIONS SHALL BE NON-GLASS-BREAK TYPE AND KEYED THE SAME AS THE FIRE ALARM PANEL.
7. THE SMOKE DETECTORS SHALL BE THE PHOTOELECTRIC TYPE POWERED FROM THE MAIN FIRE ALARM PANEL.
8. PROVIDE CEILING MOUNTED SMOKE ALARMS WITH AUDIO ANNUNCIATION WHERE SHOWN. PROVIDE 9 VOLT BATTERY BACKUP. UNIT SHALL BE NORMALLY FED FROM NEAREST 120V CIRCUIT WITHIN SLEEPING UNIT UNLESS OTHERWISE NOTED ON DRAWINGS. UNIT SHALL ONLY ANNUNCIATE LOCALLY.
9. THE GENERAL BUILDING ALARM WILL SOUND WHEN ACTIVATED AT THE CONTROL PANEL, BY SMOKE OR HEAT DETECTORS, OR BY A PULL STATION. ALARM WILL ALSO SOUND WHEN ACTIVATED BY A DUCT SMOKE DETECTOR OR SPRINKLER.

10. THE MAIN PANEL SHALL PROVIDE INDICATION OF EACH INITIATING DEVICE LOCATION FOR ALARM, TROUBLE AND SUPERVISORY CONDITIONS. THE PANEL SHALL HAVE LAMP TEST, ALARM SILENCE, TROUBLE AND SUPERVISORY SILENCE, SYSTEM RESET, AND ALARM INITIATE CONTROLS. THE PANEL SHALL ALSO INDICATE VOLTAGE AND BATTERY TEST. THE PANEL SHALL ALSO INCLUDE AN LCD DISPLAY. PANEL SHALL BE IN A SURFACE MOUNTED ENCLOSURE WITH LOCKABLE, SEE THROUGH, HINGED FRONT COVER.

11. THE FIRE ALARM PANEL SHALL BE EQUIPPED WITH A DIGITAL DIALER WITH LINE SEIZURE FUNCTION FOR OFF PREMISES REMOTE MONITORING (FIRE DEPARTMENT) DURING ALARM CONDITION. PROVIDE 3/4 IN. CONDUIT FROM F.A. PANEL TO TELEPHONE BACKBOARD. FINAL TELEPHONE CONNECTION BY THE OWNERS TELEPHONE SYSTEM SUPPLIER. FIELD COORDINATE.

12. PROVIDE (1) REMOTE ANNUNCIATOR PANEL TO BE LOCATED. THE ANNUNCIATOR PANEL SHALL BE PROVIDED WITH AN LCD DISPLAY AND COMPLETE CONTROL PUSH BUTTONS INCLUDING, BUT NOT LIMITED TO, ALARM ACKNOWLEDGE, ALARM SILENCE, RESET, ETC.

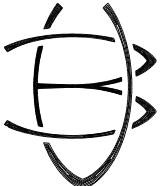
13. PROVIDE CONNECTION TO THE ELEVATOR PER 2014 NEC, NFPA 101 AND NFPA 72.

NOTICE: This document is subject to all requirements of the General Conditions of the Contract for Construction, AIA Document 201, August 1976 edition.

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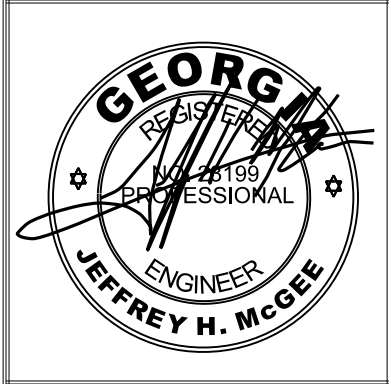
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DATE 8/15/14



Charles T. Wolf Jr. Architect

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DATE 8/24/15

ELECTRICAL DESIGN



CONSULTANTS, INC.

175 NEW ST., STE. 1
MACON, GA 31201
EDC #M5038

ELECTRICAL SPECIFICATIONS

SECTION F: TELEPHONE/DATA SYSTEM

WORK INCLUDED:

1. WORK SHALL INCLUDE PROVISIONS FOR A COMPLETE TELEPHONE/DATA CABLING INCLUDING: TELEPHONE OUTLETS, CABLING, CONDUIT, BOXES, TELEPHONE PUNCH DOWN BLOCKS, AND PLYWOOD BACKBOARDS, DATA RACKS AND PATCH PANELS (ALL ELECTRONICS BY OTHERS. SEE RISER DIAGRAM FOR FIBER REQUIREMENTS.

SCOPE OF PROJECT, STANDARDS, AND DESCRIPTION:

1. THE CABLING AND WIRING PLACED FOR VOICE/DATA COMMUNICATIONS ON THIS UNDERTAKING SHALL BE "UNSHIELDED TWISTED PAIR" TYPE AND CONFORM TO THE REQUIREMENTS CONTAINED IN THE LATEST EDITIONS OF THE NATIONAL ELECTRIC CODE (NEC) AND THE LATEST EDITIONS OF THE FOLLOWING AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) SPECIFICATIONS:

- A. EIA-TIA-568 COMMERCIAL BUILDING TELECOMMUNICATIONS WIRING.
- B. STANDARD B,EIA-TIA-569 COMMERCIAL BUILDING STANDARD FOR TELECOMM. PATHWAYS AND SPACES.
- C. TIA/EIA-606 ADMINISTRATION STANDARD FOR THE TELECOMM. INFRASTRUCTURE OF COMMERCIAL BUILDINGS.
- D. TIA/EIA-607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS.
- E. SUPPLEMENTS TO 1A/TIA-568 TECHNICAL SYSTEMS BULLETINS.
- F. TSB-36 ADDITIONAL TRANSMISSION SPECIFICATIONS FOR UNSHIELDED TWISTED PAIR CABLES.
- G. TSB-40 ADDITIONAL TRANSMISSION SPECIFICATIONS FOR UNSHIELDED TWISTED PAIR HARDWARE.

WORKMANSHIP:

1. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER, ARCHITECT, ENGINEER, AND/OR OWNER MAY OBSERVE THE WORK PROCEDURES AND WORKMANSHIP OF THE CONTRACTOR BUT SUCH OBSERVATION WILL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR PERFORMANCE.

WARRANTY:

1. THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY THAT DESCRIBES THE EQUIPMENT SUPPLIED UNDER THESE SPECIFICATIONS WILL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF FIVE YEARS AND THE CABLE PLANT/LABOR WILL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF FIVE YEARS FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED AND THAT ALL DEFECTS OCCURRING WITHIN THAT PERIOD SHALL BE CORRECTED IN A TIMELY MANNER AT NO COST TO THE OWNER.

CONTRACTOR'S QUALIFICATIONS:

1. CONTRACTOR SHALL BE REQUIRED, BEFORE AWARDDING OF CONTRACT, TO DEMONSTRATE TO THE COMPLETE SATISFACTION OF THE ARCHITECT THAT HE HAS THE NECESSARY FACILITIES, ABILITY AND FINANCIAL RESOURCES TO EXECUTE THE WORK IN A SATISFACTORY MANNER AND WITHIN THE TIME SPECIFIED; THAT HE HAS HAD EXPERIENCE IN CONSTRUCTION WORK AS SAME OR SIMILAR NATURE; THAT HE HAS PAST HISTORY AND REFERENCES WHICH WILL ASSURE THE OWNER OF HIS QUALIFICATIONS FOR EXECUTING THE WORK.

2. CONTRACTOR SHALL SUBMIT A COPY OF A VALID LOW-VOLTAGE LICENSE (LOW-VOLTAGE GENERAL, LOW-VOLTAGE TELECOMMUNICATIONS OR LOW-VOLTAGE UNRESTRICTED AS ISSUED BY THE STATE CONSTRUCTION INDUSTRY LICENSING BOARD OF LOW-VOLTAGE CONTRACTORS).

3. CONTRACTOR SHALL SUBMIT A COPY OF A BICSI (BUILDING INDUSTRY CONSULTING SERVICE INTERNATIONAL) CERTIFIED RCDD (REGISTERED COMMUNICATIONS DISTRIBUTIONS DESIGNER) CERTIFICATE.

4. COMPREHENSIVE LIST OF REFERENCES; ATTACH A DETAILED LIST OF REFERENCES ALONG WITH CONTACT PERSON, DATES OF WORK, MAILING ADDRESS, TELEPHONE NUMBERS.

5. CONTRACTOR MUST PROVIDE PROOF OF INSTALLATION IN A MINIMUM OF FIVE SITES USING AN CATEGORY 6 STRUCTURED CABLING WITH 100' OR MORE ACTIVE (WORKING) NODES INSTALLED.

SUBMITTALS:

- 1. SUBMIT PRODUCT DATA CONSISTING OF MANUFACTURER'S PUBLISHED LITERATURE AND AS SPECIFIED IN SECTION IG100 FOR:
- A. LITERATURE FOR EACH SEPARATE TYPE OF EQUIPMENT BEING PROVIDED. INDICATE MODEL NUMBER ON CUTSHEET.
- B. ONE LINE SCHEMATIC OF COMPLETE SYSTEM SHOWING A FLOOR PLAN TO SCALE, SHOW LOCATIONS AND THE TYPE OF OUTLETS, AS WELL AS ALL RACK LOCATIONS, AND CABLING TYPE.
- C. DOCUMENTATION OF TESTING ON ALL WIRING AND TERMINATIONS AS PER EIA/TIA STANDARDS.

MANUFACTURERS:

1. ACCEPTABLE MANUFACTURERS FOR EACH TYPE OF EQUIPMENT SPECIFIED SHALL BE AS NOTED THROUGHOUT THIS SPECIFICATION SECTION.

2. THE ACCEPTABLE MANUFACTURERS NOTED SHALL BE INSTALLED BY THE AUTHORIZED LOCAL FACTORY DEALER/REPRESENTATIVE FOR THAT PRODUCT.

3. THE CONTRACTOR SHALL HOLD A CURRENT LOW VOLTAGE CONTRACTOR'S LICENSE AND RCDD CERTIFICATE. ANY OTHER INTERESTED PARTIES SHALL SUBMIT A COMPANY RESUME SHOWING YEARS IN BUSINESS, CERTIFICATION STATING THAT HE IS AN AUTHORIZED REPRESENTATIVE FOR THE MANUFACTURER OF THE EQUIPMENT HE IS SUBMITTING FOR APPROVAL AND THAT HE MAINTAINS A FULLY EQUIPPED AND STOCKED SERVICE SHOP AND SHALL RESPOND TO SERVICE CALLS WITHIN 12 NORMAL WORKING HOURS, LIST OF KEY PERSONNEL, COPIES OF APPROPRIATE LICENSES AND LIST OF RECENTLY COMPLETED JOBS.

TELEPHONE/DATA JACK AND OUTLET SPECIFICATIONS:

1. LOCATIONS SHOWN ON DRAWINGS WILL BE EQUIPPED WITH A CONSISTENT ARRANGEMENT OF LAN COMMUNICATIONS OUTLETS. PROVIDE JACKS IN OUTLETS (COORDINATE TEL/DATA JACKS PER OUTLET WITH OWNER). PROVIDE COLORED ICONS AS INDICATED ON DRAWINGS.

2. OUTLET FACEPLATE FOR THIS ARRANGEMENT SHALL BE CONFIGURED IN THE FOLLOWING FASHION: A. THE JACKS USED SHALL FIT PROPERLY IN THE OUTLET OPENINGS OF THE OUTLET FACEPLATE. THE JACKS USED ALSO CONFORM TO PARAMETERS SET IN EIA/TIA 568, TSB36 AND TSB40A.

B. IN A PROPERLY INSTALLED CATEGORY 6 UTP WIRING ARRANGEMENT, C. THE WIRING ARRANGEMENT OF THE JACK SHALL CONFORM TO THE EIA/TIA 568, TSB36 AND TSB40A.

3. THE JACK SHALL POSSESS THE FOLLOWING CHARACTERISTICS: A. THE EIGHT (8) POSITION / EIGHT (8) CONDUCTOR JACK SHALL BE CAPABLE OF SUPPORTING THE PREVIOUSLY DEFINED DATA RATES AS WELL AS VOICE (INCLUDING ISDN). B. UTILIZATION OF 110 TYPE OR EQUIVALENT INSULATION DISPLACEMENT HARDWARE FOR HORIZONTAL WIRE ATTACHMENT AND ACCEPTANCE OF 22 OR 24 AWG CONDUCTORS. C. THE JACK WIRES SHALL CONSIST OF 50 MICRO-INCH LUBRICATED GOLD PLATING OVER 100 MICRO-INCH NICKEL UNDERPLATING. D. ANY VACANT FACEPLATE POSITION SHALL BE RESERVED FOR FUTURE GROWTH AND SHOULD HAVE A DUST COVER/BLANK INSERTED.

4. ACCEPTABLE MANUFACTURER'S: ORTRONICS, SERIES #568 B JACKS AND HUBBELL.

TELEPHONE HORIZONTAL WIRING SPECIFICATIONS: (BERK-TEK LANMARK 1000 (CAT 6) CABLE)

1. THIS SECTION COVERS THE CABLE FROM THE COMMUNICATIONS OUTLET TO THE PUNCH DOWN BLOCK OR PATCH PANEL. THESE CABLES SHALL BE AS INDICATED ON DRAWINGS UNSHIELDED TWISTED PAIR CABLE. EACH CABLE SHALL BE PLACED IN A "POINT-TO-POINT" FASHION FROM THE OUTLET TO THE WIRING CLOSET FOR EACH COMMUNICATIONS OUTLET NEEDED. THERE SHALL BE NO INTERMEDIATE SPLICES OR CROSS CONNECTS IN THESE CABLES. PROVIDE ONE (1) CABLE FOR EACH JACK. CABLE SHALL BE BLUE IN COLOR.

2. THE CHARACTERISTICS OF THE HORIZONTAL CABLE ARE AS FOLLOWS: A. CABLE CONSISTING OF FOUR (4) PAIR OF 24 AWG BARE SOLID COPPER CONDUCTORS INSULATED WITH A NON-PLENUM RATED MATERIAL. THE INSULATED CONDUCTORS ARE TIGHTLY TWISTED INTO PAIRS AND JACKETED WITH FLOUROPOLYMER. NO TYPE OF SHIELD IS REQUIRED IN THE SHEATH. B. EACH SHEATH SHALL CONTAIN FOUR (4) UNSHIELDED COPPER PAIRS, EACH PAIR SHALL HAVE A DIFFERENT TWIST PER RATIO PER FOOT RANGING FROM 12 TO 24 TWISTS PER FOOT. NO MORE THAN 1/2" INCH MAY BE UNTWISTED AND THE SHEATH MAY NOT BE STRIPPED BACK MORE THAN 1/2" INCH AT THE JACK DURING INSTALLATION.

- 3. THE CABLE SHALL MEET OR EXCEED THE FOLLOWING REQUIREMENTS: A. EIA/TIA 568 "COMMERCIAL BUILDING WIRING STANDARD," HORIZONTAL CABLE SECTION. B. EIA/TIA TSB-36 "TECHNICAL SYSTEM BULLETIN ADDITIONAL CABLE SPECIFICATIONS FOR UNSHIELDED TWISTED PAIR CABLES," CATEGORY 6". C. PROPOSED ANSI X3T9.5 REQUIREMENTS FOR UTP AT 100 MBPS. D. CERTIFIED LEVEL 6 CABLE UNDER UL'S LAN CABLE CERTIFICATION PROGRAM. E. IEEE 802.3 F. IEC6A 580-576 G. UL SUBJECT 444 H. PUB 48007 I. TA-TS00013 J. NATIONAL ELECTRIC CODE - ARTICLE 800

4. THE CABLES SHALL MEET THE FOLLOWING REPRESENTATIVE ELECTRICAL AND TRANSMISSION CHARACTERISTICS:

- A. MUTUAL CAPACITANCE (PFF.FT.): 14 (NOM.)
- B. IMPEDANCE Z (OHMS FROM 1-25 MHZ): 100 (+/- 15%)
- C. DC RESISTANCE - MAX. - (OHMS/1000 FT.): 28.6
- D. ATTENUATION - MAXIMUM: FREQUENCY (MHZ) - DB/1000 FT. - DB/100 M.

- 1 - 6.3 - 24
- 4 - 13 - 4.3
- 10 - 20 - 6.6
- 16 - 25 - 8.2
- 20 - 28 - 9.2
- 25 - 32 - 10.2
- 31.25 - 36 - 11.8
- 62.5 - 62 - 17.1
- 100 - 67 - 21.9

(TEST TO 400 MHZ AT LEVELS PROVIDED BY MFG.)

E. WORST PAIR-TO-PAIR NEAR END CROSSTALK: FREQ. (MHZ) - WORST PAIR NEXT - (DB)

- 1 - 62
- 4 - 53
- 10 - 47
- 16 - 44
- 20 - 42
- 25 - 41
- 31.25 - 40
- 62.5 - 35
- 100 - 32

(TEST TO 400 MHZ AT LEVELS PROVIDED BY MFG.)

TELEPHONE PUNCH DOWN BLOCK SPECIFICATIONS:

1. TYPE 110 PUNCH DOWN BLOCKS AT SERVICE TELEPHONE BACKBOARD.

CONDUIT, RACEWAY, AND BACKBOARDS:

1. RECESSED OUTLET LOCATIONS: PROVIDE RECESSED 4 IN. SQUARE BOX AND 3/4 INCH EMT CONDUIT TO TELEPHONE BACKBOARD. PROVIDE SINGLE GANG PLASTER RING TO FIT RECESSED BOX.

2. SURFACE OUTLET LOCATIONS: SEE DETAIL ON DRAWING.

3. SERVICE CONDUIT: PROVIDE CONDUIT AND CABLE IN LOCATIONS NOTED ON DRAWINGS.

4. BACKBOARD: PROVIDE PLYWOOD BACKBOARD AS DESCRIBED UNDER "SUPPORTING DEVICES" IN THESE ELECTRICAL SPECIFICATIONS.

PULL AND JUNCTION BOX COVER IDENTIFICATION:

1. SEE EQUIPMENT IDENTIFICATION IN THIS ELECTRICAL DIVISION OF THE SPECIFICATIONS.

LABELING:

1. SYSTEM SHALL BE COMPLETELY LABELED, WITH CIRCUIT NUMBERS INDICATED ON THE PUNCH DOWN BLOCK, OUTLET JACKS, AND BOTH ENDS OF THE CABLE. PROVIDE A LIST INDICATING CIRCUIT NUMBERS INSTALLED TO EACH SPACE. NUMBER EACH JACK AS SHOWN ON PLAN.

TESTING AND CERTIFICATION:

1. TESTING COPPER DISTRIBUTION SYSTEMS ARE CRUCIAL IN ASSURING THE OVERALL INTEGRITY AND SATISFACTORY PERFORMANCE OF THE NETWORK. TEST RESULTS QUANTIFY SYSTEM QUALITY, IDENTIFY SYSTEM FAULTS, AND ESTABLISH THE BASELINE ACCOUNTABILITY PERFORMANCE OF THE SYSTEM. PROPER TESTING ALSO MAXIMIZES THE LONGEVITY OF THE SYSTEM, MINIMIZES DOWNTIME AND MAINTENANCE, AND FACILITATES SYSTEM UPGRADES OR RECONFIGURATION.

2. THE CONTRACTOR SHALL PROVIDE PROOF OF COMMUNICATIONS WIRING SYSTEMS CERTIFICATION AND TESTING CERTIFICATION.

3. ALL WIRING AND TERMINOLOGY FOR VOICE CABLE SHALL BE TESTED FOR CONTINUITY ALL FAULTS SHALL BE CORRECTED.

4. ALL TEST RESULTS MUST BE PRINTED AND SHOW THE FOLLOWING RESULTS: IMPEDANCE (TDR), CABLE LENGTH, ATTENUATION, NEAR END CROSS TALK (NEXT), LINE MAPPING, DC OHMS, OTDR.

GUARANTEES:

1. ALL COMMUNICATION OUTLETS, WIRED AND SERVICEABLE MUST BE TESTED AND CERTIFIED IN COMPLIANCE WITH THE ANSI/IEEE 802.3 AND EIA/TIA 568 CATEGORY 6 SPECIFICATIONS. TESTING MUST BE "END-TO-END". TEST RESULTS SHALL BE FORWARDED TO ARCHITECT A MINIMUM OF ONE WEEK PRIOR TO FINAL INSPECTION.

SECTION G: TELEVISION DISTRIBUTION SYSTEM

SUBMITTALS:

1. SHOP DRAWINGS CONSISTING OF MANUFACTURER'S PUBLISHED LITERATURE.

MANUFACTURERS:

- 1. ACCEPTABLE MANUFACTURERS ARE LEVITON AND WEST PENN.
- 2. THE ACCEPTABLE MANUFACTURERS SYSTEMS LISTED ABOVE SHALL BE INSTALLED BY THE AUTHORIZED LOCAL FACTORY DEALER/REPRESENTATIVE FOR THAT PRODUCT. THE FACTORY DEALER/REPRESENTATIVE SHALL HOLD A CURRENT LOW VOLTAGE CONTRACTOR'S LICENSE.

SCOPE:

1. PROVIDE A COMPLETE OPERATIONAL CABLE ELECTRONIC DISTRIBUTION SYSTEM INCLUDING CONDUIT, WIRING, SPLITTERS, OUTLETS, AND ALL OTHER ACTIVE AND INACTIVE DEVICES NECESSARY FOR THE ACQUISITION, PROCESSING AND DISTRIBUTION OF TELEVISION CHANNELS.

GENERAL REQUIREMENTS:

- 1. ALL EQUIPMENT SHALL BEAR THE LABEL OF UNDERWRITER'S LABORATORIES AND BE TESTED FOR USE UNDER THEIR EXAMINATION SERVICE.
- 2. ALL WIRING SHALL BE RUN IN CONDUIT/HOOK SYSTEM AND TV SUBCONTRACTOR SHALL PULL ALL WIRE AND MAKE UP ALL CONNECTIONS.
- 3. THE ENTIRE DISTRIBUTION SYSTEM SHALL COMPLY WITH FCC RADIATION REGULATIONS.
- 4. THE TELEVISION SYSTEM INSTALLER SHALL BE AN AUTHORIZED DISTRIBUTOR FOR THE EQUIPMENT SUPPLIED UNDER THIS CONTRACT. HE SHALL MAINTAIN UNDER HIS DIRECT CONTROL A SERVICE ORGANIZATION CAPABLE OF FURNISHING SERVICE UNDER THE FOLLOWING WARRANTY STATEMENT:

THE WARRANTY SHALL COVER SERVICE, TRAVEL, AND PARTS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE. WITH A SECOND YEAR SERVICE CONTRACT TO BE OFFERED UPON EXPIRATION OF THE WARRANTY. THE PRICE OF THE SECOND YEAR CONTRACT OFFER SHALL BE SPECIFIED AT THE TIME THE ORIGINAL CONTRACT IS ACCEPTED. INSTALLER EMPLOYED BY THE CONTRACTOR SHALL POSSESS THE APPROPRIATE LOW VOLTAGE INSTALLER LICENSE ISSUED BY THE GEORGIA SECRETARY OF STATE. 5. THE TV SYSTEM INSTALLER SHALL COORDINATE SERVICE INSTALLATION WITH THE LOCAL CABLE TV COMPANY MAKING ALL ARRANGEMENTS FOR CABLE SERVICE.

EQUIPMENT:

1. SPLITTING/COMBINING DEVICES SHALL NOT BE USED. EACH OUTLET HAS A DEDICATED HOMERUN TO THE BACKBOARD ON EACH FLOOR.

2. TV OUTLET SHALL BE AN ALL-CHANNEL FEED THROUGH UNIT (O-DB) FOR CONNECTING THE TV SIGNAL TO THE OWNER FURNISHED TV. THE UNIT SHALL HAVE A PATENTED UNIVERSAL BUSHING CABLE CONNECTOR WHICH FITS CAC-6 TYPE CABLE. AN IVORY PLASTIC SADDLE SHALL BE FURNISHED AND THE OUTLET SHALL BE ADAPTABLE TO A STANDARD DUPLEX, STAINLESS STEEL COVERPLATE, JERROLD UT-12. 3. COAXIAL CABLE SHALL BE 75 OHMS NOMINAL IMPEDANCE AND SHALL BE MARKED WITH THE MANUFACTURER'S NAME. EACH CARTON OR ROLL OF CABLE SHALL DISPLAY CERTIFICATION THAT IT HAS BEEN SWEEP TESTED BY THE MAKER BEFORE SHIPPING. THE CABLE SHALL BE JERROLD CAC-II TYPE. HEAD END HOOK-UP CABLES AND TV SET CONNECTING CABLES SHALL BE OF THE RG-6 TYPE. SUPPLY ONE TV SET CONNECTING CABLE OF RG-6 WITH 'F' AND 'C' CONNECTORS FOR EACH OUTLET. CABLE SHALL BE RATED FOR UNDERGROUND INSTALLATION.

EXECUTION:

1. BEFORE THE CONTRACT IS CONSIDERED COMPLETE, THE CONTRACTOR MUST CONDUCT AN OPERATING TEST FOR APPROVAL. THE SYSTEM MUST BE DEMONSTRATED TO OPERATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS.

CONDUIT SYSTEM:

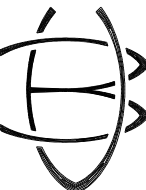
- 1. PROVIDE CONDUIT AND OUTLET BOXES FOR THE INSTALLATION OF TELEVISION WIRING TO TELEVISION HEAD END LOCATION.
- 2. LOCATION OF TV OUTLETS SHALL BE AS SHOWN ON THE DRAWINGS.
- 3. HEIGHT OF TV OUTLETS SHALL BE AS NOTED ON THE DRAWINGS. ALL OUTLET BOXES SHALL BE TWO GANG TYPE, 4" X 4" X 2 1/4" DEEP, WITH SINGLE GANG PLASTER RINGS. PLASTER RINGS SHALL BE 1 1/2" DEEP AND SHALL BE FLUSH WITH THE FINISH OF WALL.
- 4. TV OUTLET BOXES SHALL HAVE ONLY ONE ENTRY OF 3/4" CONDUIT. DO NOT USE OULET BOX AS JUNCTION POINT BECAUSE EQUIPMENT SMALL ENOUGH TO FIT THIS SIZE IS NOT ACCEPTABLE.
- 5. CONDUIT AND OUTLET BOXES AND THEIR INSTALLATION SHALL BE AS COVERED UNDER SECTION B OF THESE SPECIFICATIONS.

NOTICE: This document is subject to all requirements of the General Conditions of the Contract for Construction, AIA Document 201, August 1976 edition.

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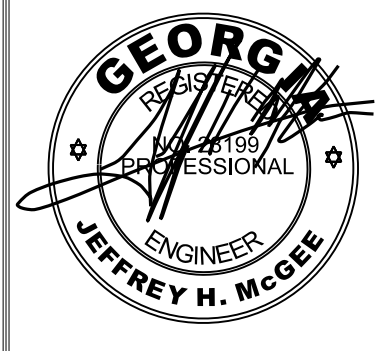
E6.1

DATE 8/15/14



Charles T. Wolf Jr., Architect

MACON, GEORGIA - 793 POPLAR STREET - 31202
PHONE 478-746-2010 FAX 478-746-0149



PARK INN MACON
108 1ST STREET

9891-010-01

E6.1

DATE 8/24/15



NOTICE: This document is subject to all requirements of the General Conditions of the Contract for Construction, AIA Document 201, August 1976 edition.

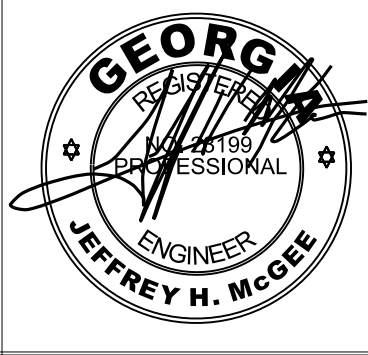
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DATE 8/15/14

Charles T. Wolf Jr. Architect

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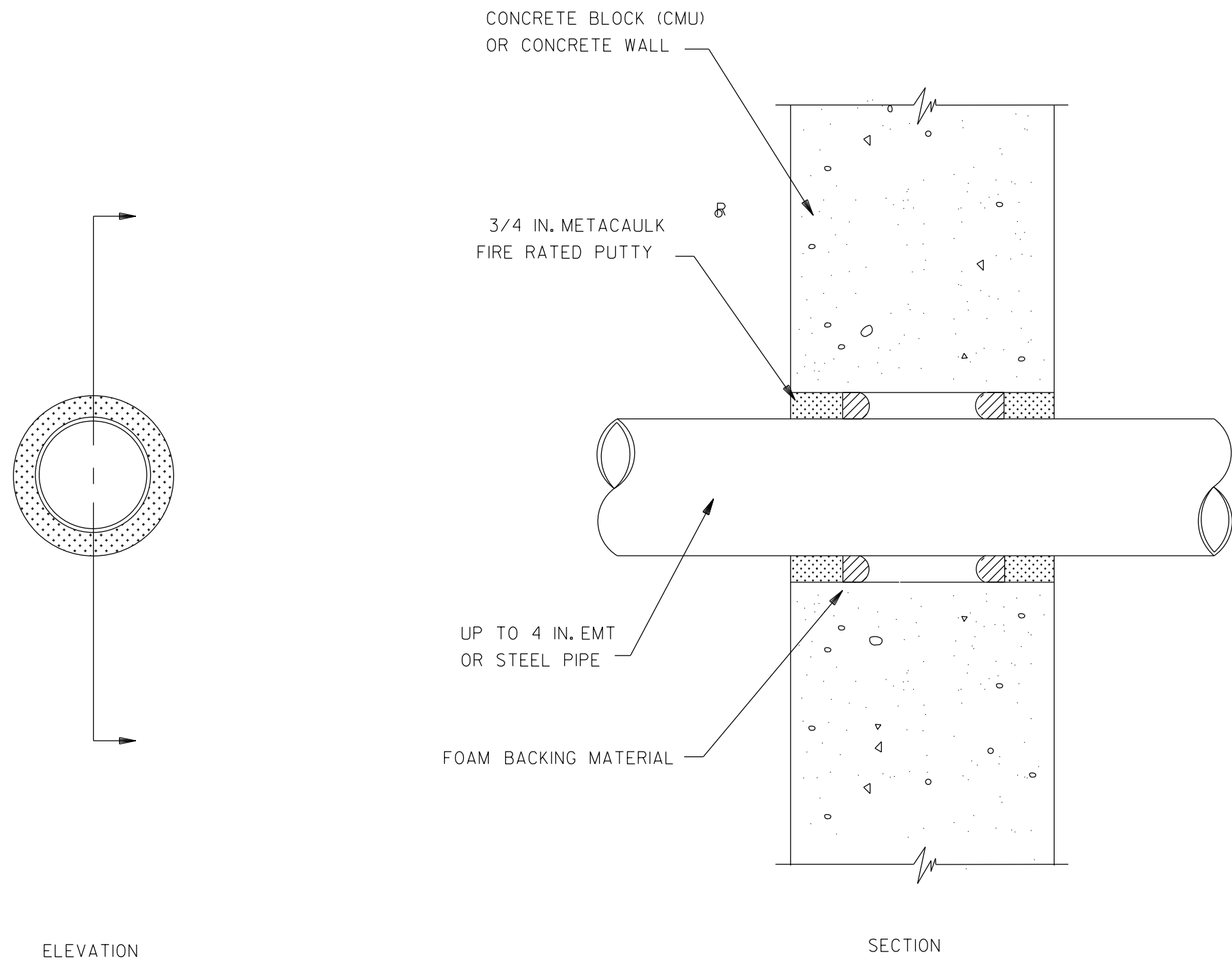
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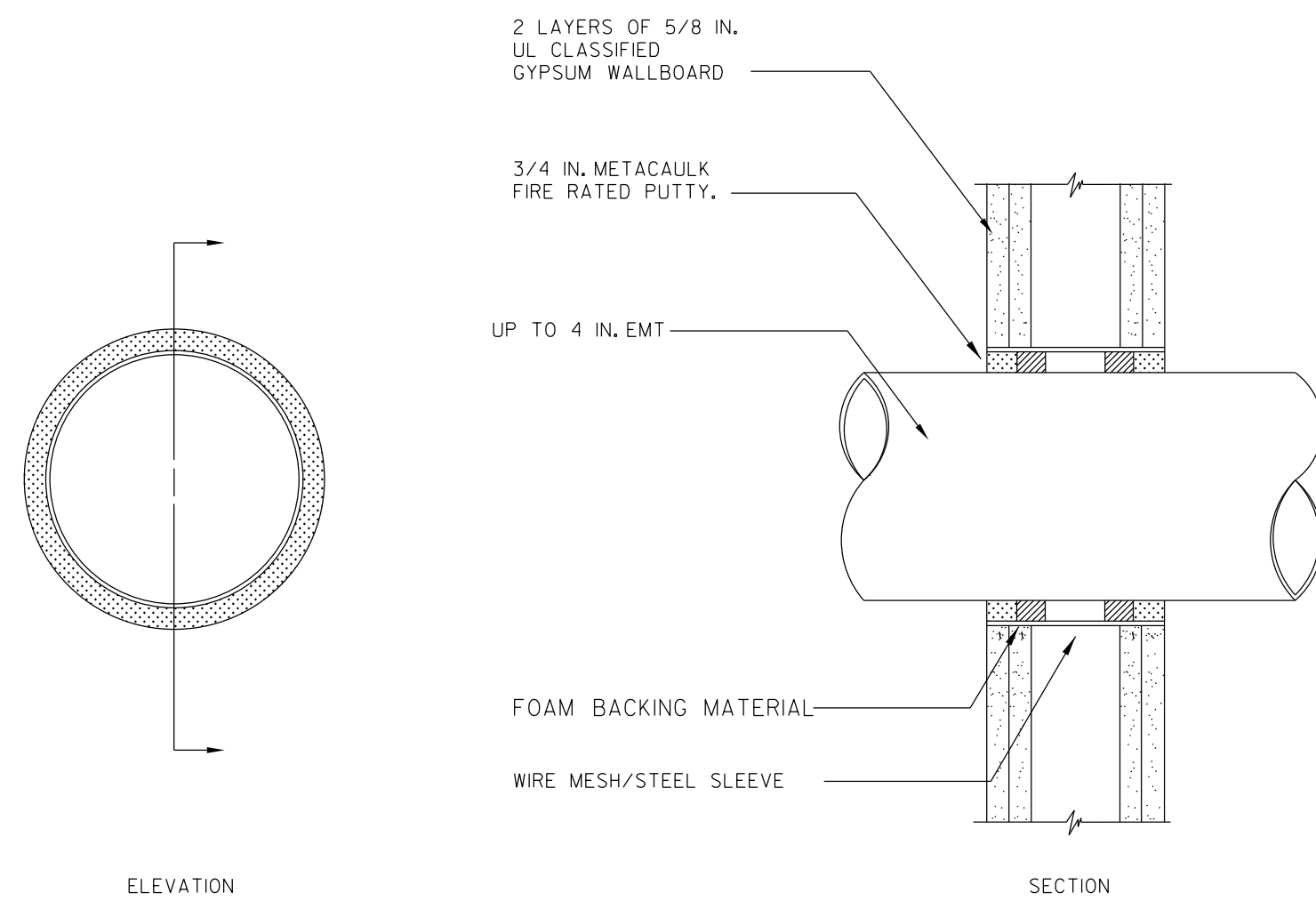
DATE 8/24/15

ELECTRICAL DESIGN
EDC
CONSULTANTS, INC.
175 NEW ST., STE. 1
MACON, GA 31201
EDC • M15038



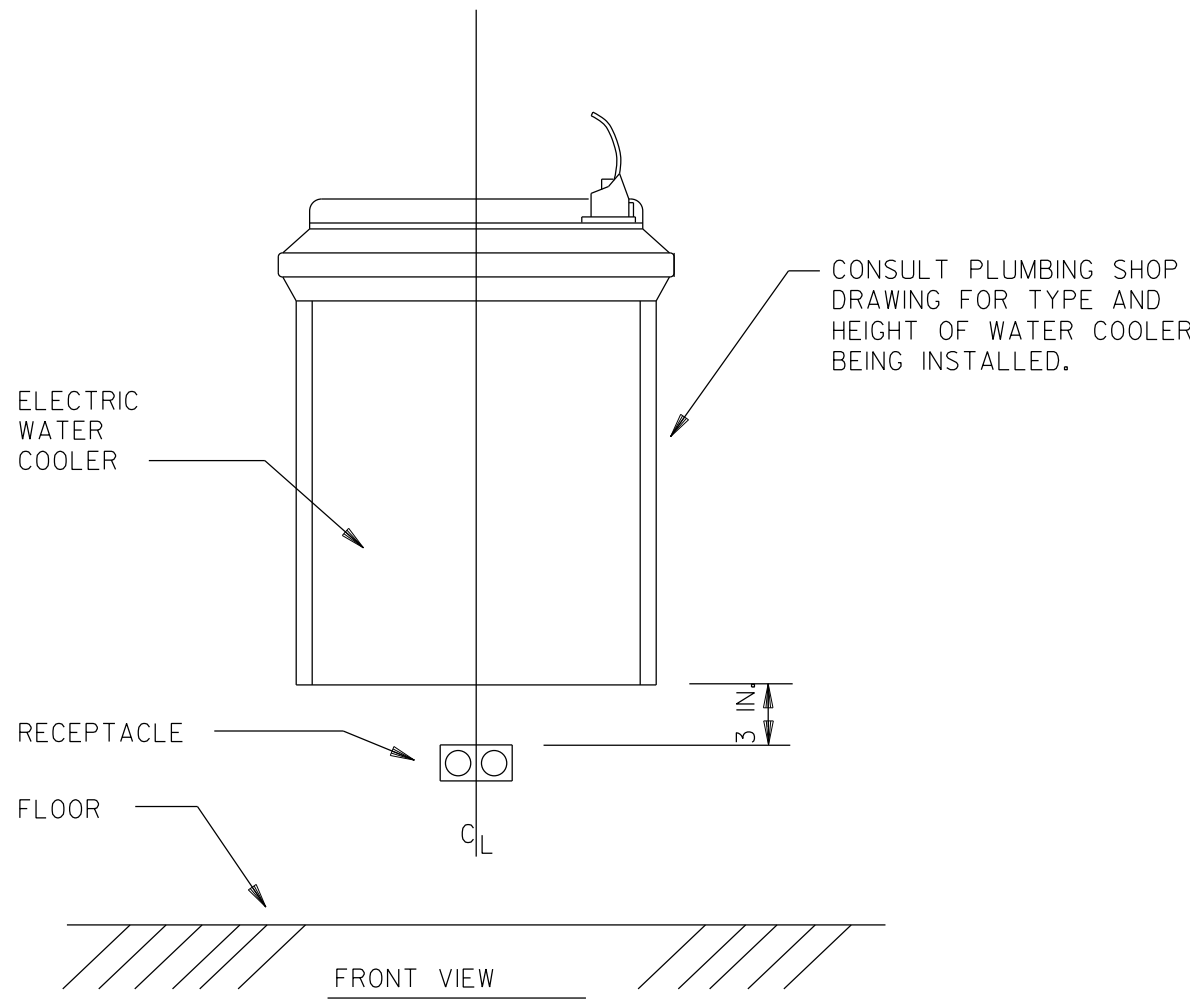
NOTE: WHERE CONDUIT IS USED AS A SLEEVE FOR ROUTING LOW VOLTAGE CABLES THROUGH A RATED WALL, LOCATE CONDUCTORS IN CENTER OF SLEEVE AND FILL OPENING WITH FIRE RATED PUTTY AT EACH END OF SLEEVE.

6
E7.0
DETAIL - CONCRETE WALL PENETRATION
NOT TO SCALE

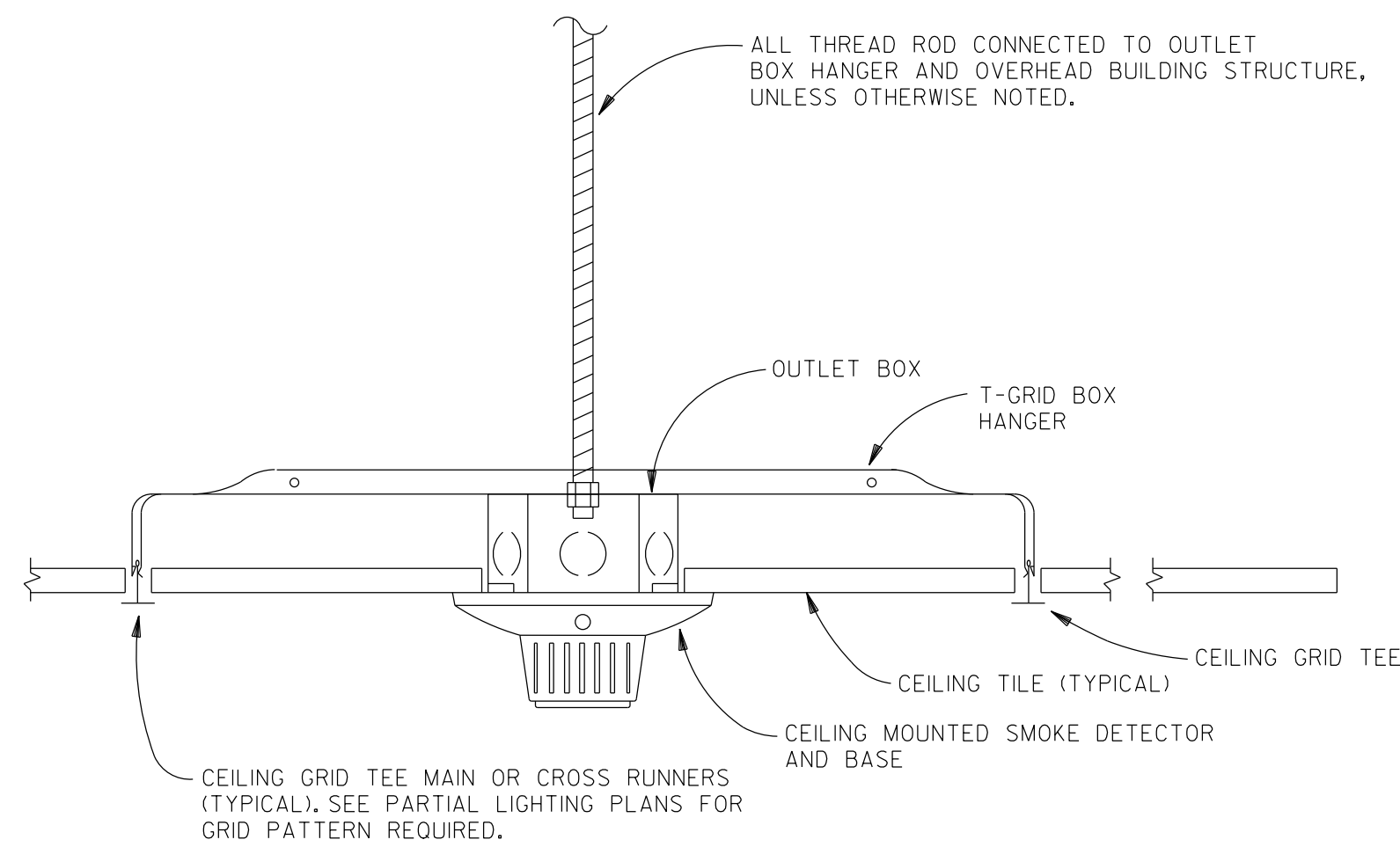


NOTE: WHERE CONDUIT IS USED AS A SLEEVE FOR ROUTING LOW VOLTAGE CABLES THROUGH A RATED WALL, LOCATE CONDUCTORS IN CENTER OF SLEEVE AND FILL OPENING WITH FIRE RATED PUTTY AT EACH END OF SLEEVE.

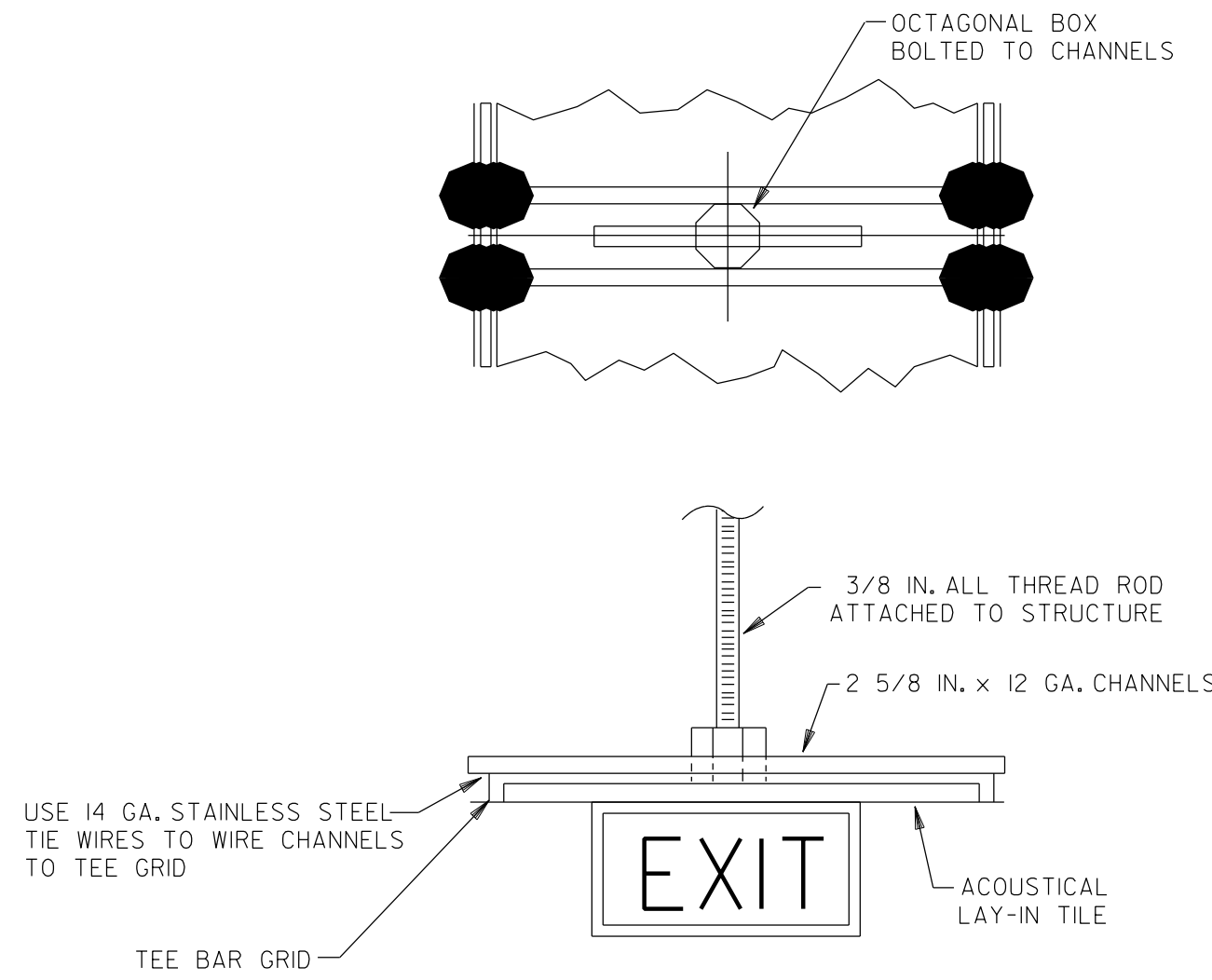
7
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DETAIL - GYPSUM WALLBOARD PENETRATION
NOT TO SCALE



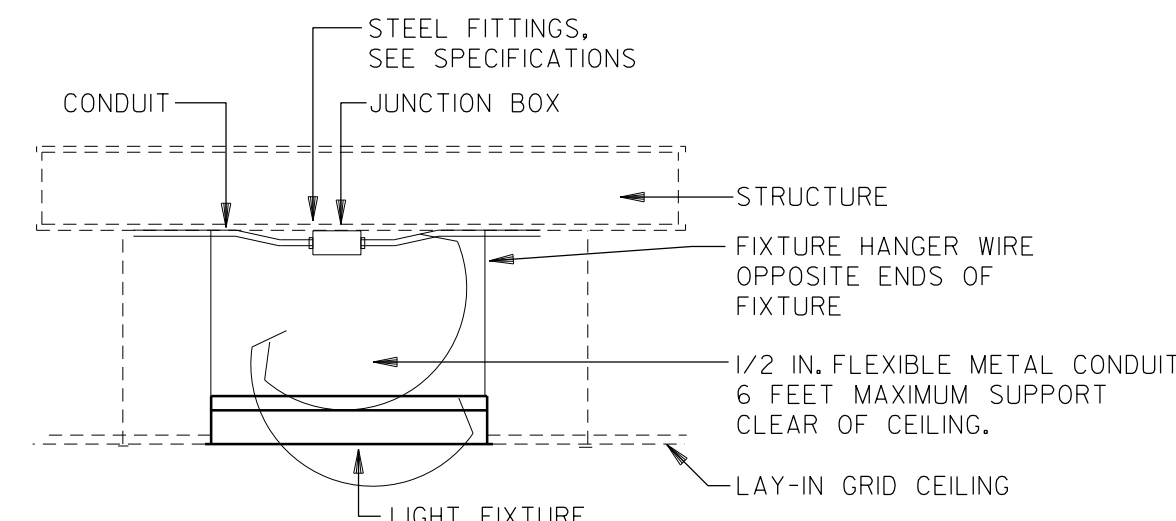
3
E7.0
TYPICAL RECEPTACLE LOCATION @
ELECTRIC WATER COOLER
NOT TO SCALE



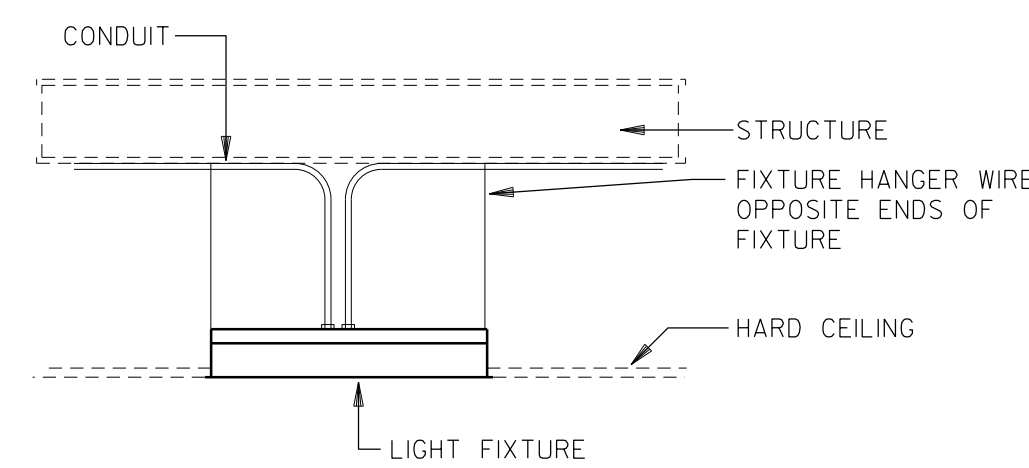
4
E7.0
TYPICAL SMOKE DETECTOR MOUNTING DETAIL
NOT TO SCALE



1
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TYPICAL EXIT LIGHT MOUNTING DETAIL
NOT TO SCALE

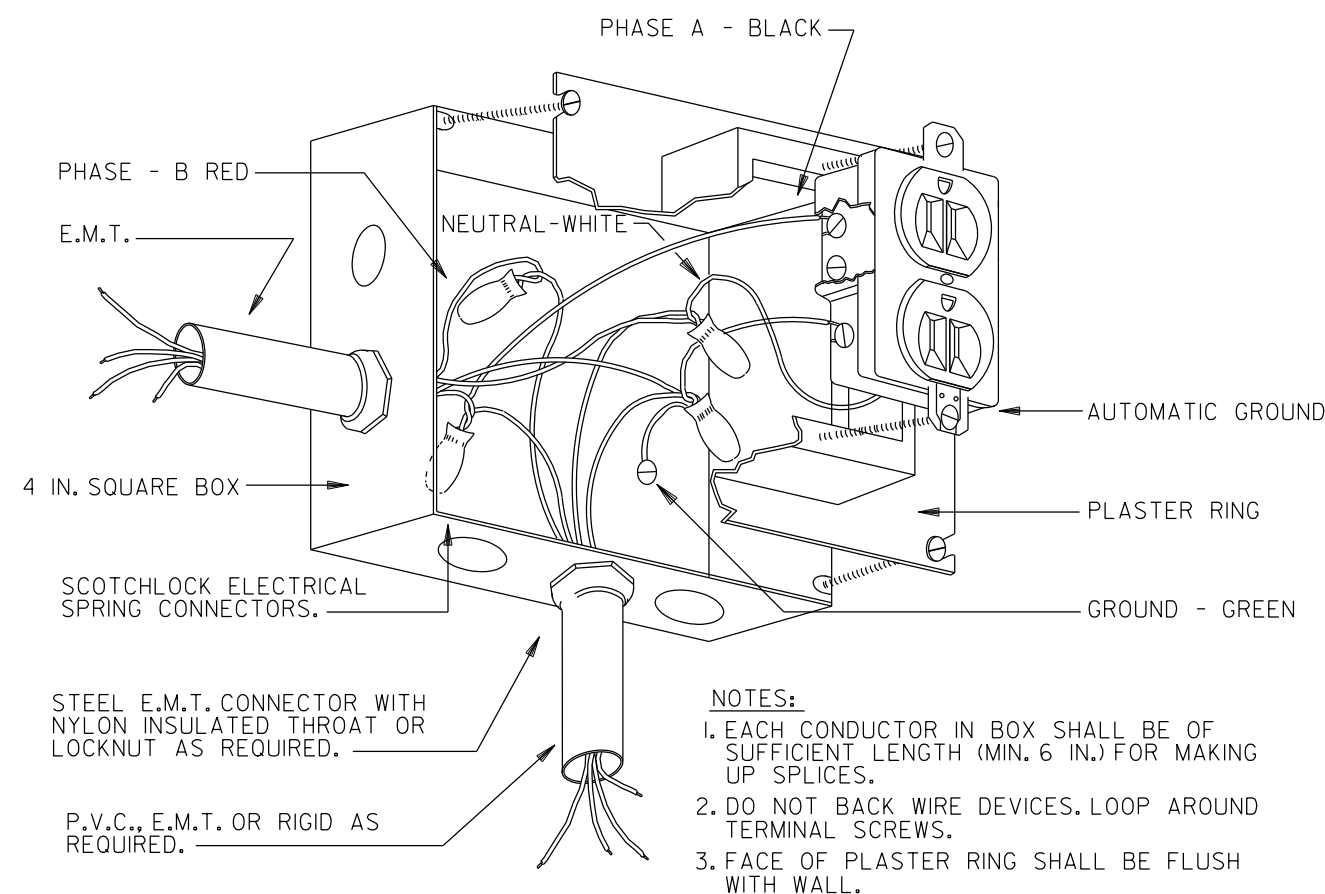


FIXTURE MOUNTING FOR LAY-IN GRID CEILING



FIXTURE MOUNTING FOR GYPBOARD OR NON-ACCESSIBLE CEILINGS

2
E7.0
TYPICAL LIGHT FIXTURE MOUNTING DETAIL
NOT TO SCALE



5
E7.0
TYPICAL RECEPTACLE CONNECTION DETAIL
NOT TO SCALE

MECHANICAL SYMBOLS & ABBREVIATIONS LEGEND	
	NEW PIPE, DUCTWORK OR EQUIPMENT
	DUCT SIZE: FIRST DIMENSION IS SIDE DRAWN
	FLEXIBLE ROUND DUCTWORK
	FIRE DAMPER, SMOKE DAMPER, SMOKE DETECTOR
	CEILING SUPPLY DIFFUSER
	CEILING RETURN OR EXHAUST AIR
	S.A. DUCT OUT OF TU BOX WITH DUCT LINER FOR THR FIRST FIVE FEET OF DUCT OUT OF TU BOX
	SIDEWALL REGISTER OR GRILLE
	CHANGE IN PIPE OR DUCT SIZE OR SHAPE
	REFRIGERANT PIPING
	CONDENSATE OR OTHER DRAIN PIPING
	ELBOW TURNED DOWN OR TURNED UP IN PIPING
	THERMOSTAT, ARROW SHOWS CONTROL WIRING PATH
	TIME CLOCK
	DIAMETER
	UNDER-CUT DOOR 3/4", UNLESS OTHER SIZE NOTED
	INDICATES EQUIPMENT ON PLANS; TOP ITEM SHOWS TYPE OF EQUIPMENT AND BOTTOM ITEM SHOWS SPECIFIC MARK NUMBER
	ITEM IN HEXAGON SHOWS AIR DEVICE MARK NUMBER, ITEM ABOVE LINE SHOWS NECK SIZE, ITEM BELOW LINE SHOWS AIR FLOW THROUGH DEVICE, AND NUMBER IN FRONT SHOWS QUANTITY IF MORE THAN ONE
	ABOVE FINISHED FLOOR
	AIR HANDLING UNIT
	BYPASS DAMPER
	BRITISH THERMAL UNITS, THOUSAND BRITISH THERMAL UNITS
	CAPACITY
	CUBIC FEET PER MINUTE
	CEILING
	CONDENSING UNIT
	DRY BULB TEMPERATURE, WET BULB TEMPERATURE
	EXHAUST AIR, EXHAUST GRILLE
	EXHAUST FAN
	EXTERNAL STATIC PRESSURE (USUALLY EXPRESSED IN INCHES OF WATER IN GAGE)
	HEAT PUMP UNIT
	MANUAL VOLUME DAMPER
	OUTSIDE AIR
	RETURN AIR, RETURN GRILLE
	PACKAGED ROOFTOP UNIT
	SUPPLY AIR
	SUPPLY FAN FOR SHOP VENTILATION
	VOLTS ALTERNATING CURRENT, NUMBER OF PHASES
	WATTS, KILOWATTS
	UNIT HEATER
	AUDIBLE/VISUAL ALARM DEVICE CONNECTED TO DUCT SMOKE DETECTOR
	ACCESS DOOR
	CONTROL DAMPER--OPPOSED BLADE
	CONTROL DAMPER--PARALLEL BLADE
	BACKDRAFT DAMPER
	RADIUS ELBOW (R=1.5)
	VANED ELBOW
	MANUAL VOLUME DAMPER (MVD), MOTOR OPERATED DAMPER (MOD)
	X INDICATES SECTION NUMBER/XX INDICATES ON WHICH DRAWING SECTION APPEARS
	CONNECT NEW TO EXISTING
	TERMINATION POINT OF DEMOLITION

TERMINAL UNIT SCHEDULE

MARK	TITUS SIZE	MAX. CFM	MIN. CFM	MIN. INLET DUCT SIZE	COIL KW	MIN. # STAGES	REMARKS
TU-1-1	8	465	220	8	2.0	SCR	
TU-1-2	6	280	110	6	1.0	SCR	
TU-1-3	10	740	385	10	3.5	SCR	
TU-1-4	6	200	110	6	1.0	SCR	
TU-1-5	10	740	385	10	3.5	SCR	
TU-1-6	12	1,325	540	12	5.0	SCR	
TU-1-7	14	1,500	780	14	5.0	SCR	
TU-2-1	10	625	300	10	3.0	SCR	
TU-2-2	10	625	300	10	3.0	SCR	
TU-2-3	10	625	300	10	3.0	SCR	
TU-2-4	8	435	220	8	2.5	SCR	
TU-2-5	8	600	380	8	4.0	SCR	
TU-2-6	8	600	380	8	4.0	SCR	
TU-7-1	10	750	385	10	4.5	SCR	
TU-7-2	10	950	385	10	3.5	SCR	
TU-7-3	12	1,050	540	12	5.0	SCR	
TU-9-1	10	665	300	10	3.5	SCR	
TU-9-2	10	665	300	10	3.5	SCR	
TU-9-3	10	665	300	10	3.5	SCR	
TU-9-4	10	665	200	10	2.5	SCR	
TU-9-5	12	1,370	411	12	4.5	SCR	
TU-9-6	10	685	206	10	2.5	SCR	
TU-9-7	10	685	206	10	2.5	SCR	

NOTES: APPLY TO ALL UNITS:

- INLET SIZE SHOWN IS MINIMUM.
- ELECTRIC HEAT SHALL BE MODULATING TYPE (SCR).
- CONTROLLER SHALL BE FURNISHED AND INSTALLED BY CONTROL SUBCONTRACTOR.
- PROVIDE DDC CONTROLLER AND TRANSFORMER FOR EACH UNIT (CONTROLLER BY CONTROL SUBCONTRACTOR).
- POWER CIRCUIT SHALL BE PROVIDED FOR EACH UNIT.

ELECTRIC CABINET HEATER SCHEDULE

MARK	CFM	Kw	REMARKS
CH-1	1200	12	CONTROL BY BAS

NOTE: REFER TO PLANS FOR NUMBER REQUIRED

FAN SCHEDULE

MARK	TYPE	CFM	S.P. in. W.G.	DRIVE TYPE	MAX RPM	MIN WHEEL DIA (in)	MOTOR HP	VOLTAGE/PHASE	BASIS OF DESIGN GREENHECK	REMARKS
EF-1	ROOF-DOME	3480	0.6	BELT	665	22	0.75	(3)	GB-220	2
EF-2	ROOF-DOME	2400	0.6	BELT	745	20	0.75	(3)	GB-200	2
EF-3	ROOF-DOME	1000	0.6	BELT	1000	14	0.33	(3)	GB-141	2
EF-4	ROOF-DOME	2320	0.6	BELT	845	18	0.5	(3)	GB-180	2
EF-5	ROOF-DOME	3640	0.6	BELT	690	22	0.75	(3)	GB-220	2
EF-6	UPBLAST	(5)		BELT	---	24	1.5	(3)	CUBE	2
EF-7	(1)	(5)		BELT	---	24	1.5	(3)	RBE	5
EF-8	REF	(5)		BELT	---	36	5	(3)	CUBE	4.5/6
EF-9	ROOF-DOME	(5)		BELT	---	14	0.25	(3)	DAYTON 4HX 80A	5

- ROOF CURB MOUNTED PROPELLER FAN.
- PROVIDE FACTORY SUPPLIED DISCONNECT, BACKDRAFT DAMPER INTERNAL VIBRATION ISOLATION.
- MATCH EXISTING VOLTAGE.
- PROVIDE EXTENDED, NON VENTED CURB AND ADPTER TO FIT NEW FAN TO EXISTING CURB. REFER TO DETAIL 3/M4.5.
- MEASURE EXISTING SHEAVE ON EXISTING FAN TO DETERMINE RPM.
- FAN SHALL BE UL 762 LISTED FOR RESTAURANT EXHAUST.

PACKAGED TERMINAL HEAT PUMP SCHEDULE

EQUIPMENT NO.	SERVICE	OA CFM	SUPPLY CFM HI/LOW	COOLING CAPACITY (BTUH)	REVERSE CYCLE HEAT (BTUH)	MINIMUM OA DEHUMIDIFICATION PINTS/HR (@88%RH/82F)	ELECTRIC RESISTANCE HEATER (KW)	VOLT/PH	WEIGHT LBS	ROOM AREA SF	MANUFACTURER & MODEL	NOTES
PTAC-1	GUEST ROOM	55	360/300	7,300	7,000	17.05	2.5	230/1	160	375 OR LESS	ISLANDAIR EZDR07B-B1N45-B	1:2:3:4:5
PTAC-2	GUEST ROOM	55	360/300	8,900	8,500	17.05	2.5	230/1	160	375 OR MORE	ISLANDAIR EZDR09B-B1N45-B	1:2:3:4:5

- VERIFY ELECTRICAL POWER REQUIREMENTS WITH ELECTRICAL PLANS, WHICH TAKE PRECEDENCE OVER THIS INFORMATION.
- DISCHARGE CONDENSATE INTO STUB UP BY PLUMBING CONTRACTOR. REFER TO PLUMBING DRAWINGS.
- FACTORY SET OUTSIDE AIR RELATIVE HUMIDITY SENSOR TO 40%RH. DEHUMIDIFICATION CIRCUIT TO COME ON UPON SENSING OUTSIDE RELATIVE HUMIDITY 40% OR GRATER.
- UNIT SHALL HAVE DEHUM-HEATER OPTION.
- UNIT SHALL BE CONTROLLED BY WALL MOUNTED ONLY DDC-2-F THERMOSTAT. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION.
- PROVIDE SUB-BASE FOR PTAC UNIT. HIDE ALL ELECTRICAL CONNECTIONS FOR UNIT.

FAN COIL UNIT SCHEDULE

MARK	TYPE	SUPPLY CFM	O.A. CFM	E.S.P. (in.)	COOLING CAPACITY (2)			HEATING CAPACITY (KW)			Layout Basis	REMARKS
					TOTAL MBH	SENSIBLE MBH	GPM	PIPE RUNOUT Cv	VALVE Cv			
FC1-1	Vert.	1160	(1)	0.4	31.2	25.8	6.2	3/4"	2.4		8	42DDA12;DUCTED VERTICAL
FC1-2	Horiz	1320	(1)	0.4	36.7	29.8	7.3	3/4"	2.4		8	42DDA12;DUCTED HORIZONTAL
FC(X)-1	Horiz	700	---	0.4	14.2	12.6	4.9	EXIST.	2.4		4	42DDA08, (3) (4)

Remarks/Notes:

- O.A. IS SHARED FROM AH-5
- CAPACITY SHALL BE BASED ON EAT OF 77/64; LAT 56.5/54.4; 44 DEGREE EWT.
- DUCTED SUPPLY WITH BOTTOM INTAKE
- PROVIDE UNITS FOR FLOORS 2 THROUGH 16. EXAMPLE: SECOND FLOOR SHALL BE LABELED FC2-1,3RD FLOOR FC3-1, ETC. X SHALL BE THE FLOOR NUMBER

DEHUMIDIFICATION UNIT

MARK	CFM	POWER AMPS	CONDENSATION PPD@80F/60%RH	REFRIGERANT	POWER/PHASE	BASIS OF DESIGN	SERVES	NOTES
DH-X	120	6.3A	70	R134A	115/1	APRILAIRE 1830	CORRIDOR	1:2:3:4:5:6:7

- PROVIDE CORD AND PLUG FOR DISCONNECT. PROVIDE MODEL 76 WALL MOUNTED ELECTRONIC HUMIDISTAT/CONTROLLER.
- VERIFY ELECTRIC POWER REQUIREMENTS WITH ELECTRICAL PLANS, WHICH TAKE PRECEDENCE OVER THIS INFORMATION.
- FUNCTIONING HUMIDITY RANGE 35-95%. FUNCTIONING TEMPERATURE RANGE 50-90F
- UNIT WEIGHT 35LBS.
- ROUTE CONDENSATE DRAIN AS SHOWN ON DRAWING.
- PROVIDE ONE UNIT PER FLOOR FOR FLOORS 2 THROUGH 16.
- TOP DISCHARGE OUTLET

AIR DEVICE SCHEDULE

MARK	SERVICE	NECK SIZE	SIZE	MATERIAL	TYPE	PATTERN	MOUNTING TYPE	LAYOUT BASIS TITUS:	NOTES
S1	SUPPLY	SEE PLANS	24" X 24"	STEEL	SQUARE CONE	4-WAY	LAY-IN	TMS	1:2:3
S2	SUPPLY	SEE PLANS	24" X 24"	STEEL	SQUARE CONE	4-WAY	SURFACE	TMS	1:2:3
S3	SUPPLY	SEE PLANS	12" X 12"	STEEL	SQUARE CONE	4-WAY	SURFACE	TMS	1:2:3
S4	SUPPLY	SEE PLANS	48"-4 SLOTS	ALUMINUM	LINEAR SLOT	1-WAY	LAY-IN	ML-38	3:6:7
S5	SUPPLY	SEE PLANS	---	---	---	---	---	---	---
S6	SUPPLY	SEE PLANS	48"-4 SLOTS	ALUMINUM	LINEAR SLOT	1-WAY	SURFACE	ML-38	3:6:7
S7	SUPPLY	SEE PLANS	NECK + 1-3/4"	STEEL	DOUBLE DEFLECTION REGISTER	2-WAY	SURFACE	300RS	2:5
S8	SUPPLY	SEE PLANS	---	---	EXISTING	---	---	---	---
R1	RETURN	SEE PLANS	24"x24"	ALUMINUM	EGGCRATE	----	LAY-IN	50F	1:4
R2	RETURN	SEE PLANS	12"x12"	ALUMINUM	EGGCRATE	----	SURFACE	50F	1:4
R3	RETURN	SEE PLANS	24"x12"	ALUMINUM	EGGCRATE	----	LAY-IN	50F	1:4
R4	RETURN	SEE PLANS	24"x24"	ALUMINUM	EGGCRATE	----	SURFACE	50F	1:4
R5	RETURN	SEE PLANS	24"x24"	ALUMINUM	EGGCRATE	----	LAY-IN	50F	1:9
R6	RETURN	SEE PLANS	NECK + 1-3/4"	STEEL	LOUVERED RETURN GRILL	----	SURFACE	350FL	5
R7	RETURN	SEE PLANS	24"x48"	ALUMINUM	EGGCRATE	----	SURFACE	50F	1:4
E1	EXHAUST	SEE PLANS	12"x12"	ALUMINUM	EGGCRATE	----	LAY-IN	50F	1:4
E2	EXHAUST	SEE PLANS	6"x6"	ALUMINUM	EGGCRATE	----	SURFACE	ALDES 18622LP	1:4:10

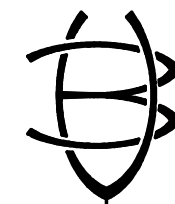
- PROVIDE STANDARD WHITE FINISH.
- INSULATE BACK OF DEVICE.
- BALANCE AIRFLOW TO QUANTITY SHOWN.
- PROVIDE FULL SIZE LINED SHEET METAL PLENUM ON TOP OF GRILLE FOR CONNECTION TO DUCT.
- CONSULT ARCHITECT FOR GRILL FINISH.
- PROVIDE CONCEALED FASTENING, FLUSH MOUNT FRAME, AND BORDER.
- 4'-0" LENGTH AS STANDARD. PROVIDE FACTORY INSULATED PLENUM MODEL MP-38 ON TOP OF DIFFUSER. CONSULT ARCHITECT FOR DIFFUSER FINISH.
- ADJUST DEFLECTORS FOR TWO-WAY THROW.
- PROVIDE LIGHT SHIELD ON TOP OF RETURN GRILLE REFER TO DETAIL.
- PROVIDE ALDES LOW PRESSURE CONSTANT VOLUME EXHAUST REGULATOR WITH 4-INCH ROUND REGULATOR SET FOR 40 CFM. AIRFLOW SHALL BE 36-42 CFM OVER RANGE OF 0.1" W.G. TO 0.4" W.G. NEGATIVE PRESSURE AT OUTLET.

AIR HANDLING UNIT SCHEDULE

MARK	TYPE	TOTAL CFM	MIN O.A. CFM	ASSUMED EXT. S.P. IN W.G.	ASSUMED T.S.P. IN W.G.	FAN TYPE	MAX HP SA/RA	COOLING COIL				ELECTRIC PREHEAT COIL				REMARKS
								MAX COIL FACE VEL FPM	TOTAL MBH	SENSIBLE MBH	ENTERING AIR D.B.	LEAVING AIR W.B.	MAX APD IN W.G.	MAX WPD FT W.G.	GPM	
AH-1	VAV w/TU	5,230	1590	1.4	2.7	AF	5	425	233	155	79.8	66.5	0.9	8	38.8	45 18 0.1 2:3:4:5
AH-2	VAV w/TU	3,500	1435	1.4	2.7	AF	5	425	161	108	81.8	68.2	0.9	8	26.8	45 29 0.1 1:2:3:4:5
AH-3	SZVAV	6,080	350	1.0	2.4	AF	7.5	500	186	150	75.1	62.7	0.9	8	31.0	45 18 0.1 1:2:3:4:5
AH-4	SZVAV	2,720	770	1.4	2.7	AF	3	500	102	74	78.6	65.6	0.9	8	17.0	45 14 0.1 1:2:3:4:5
AH-5	SZVAV	4,000	1175	1.4	2.7	AF	5	425	166	117	79.6	66.4	0.9	8	27.7	45 13 0.1 1:2:3:4:5
AH-6	SZVAV	10,500	1200	1.4	2.7	AF	10	425	350	270	76.2	64	0.9	8	58.3	45 37 0.1 1:2:3:4:5
AH-7	VAV w/TU	2,800	430	1.4	2.7	AF	2	500	87	65	77.8	65	0.9	8	14.5	45 5 0.1 1:2:3:4:5
AH-8	SZVAV	2,400	1060	1.4	2.7	AF	2	425	83.2	69.2	83.3	69.2	0.9	8	13.9	45 24 0.1 1:2:3:4:5
AH-9	VAV w/TU	5,015	2340	1.4	2.7	AF	5	425	255	165	83.8	69.6	0.9	8	42.5	45 43 0.1 1:2:3:4:5
AH-10	SZVAV	1,300	300	1.4	2.7	AF	1.5	500	46.5	34.5	78.8	65.9	0.9	8	7.8	45 4.5 0.1 2:3:4:5
AH-K1.2	ROOFTOP	4000	1000	1.2/1.5	3.7/2.1	FC/FC	7.5/5	524	141	102	80	67	0.9	15.3	28.2	45 40 0.1 2:3:4:6

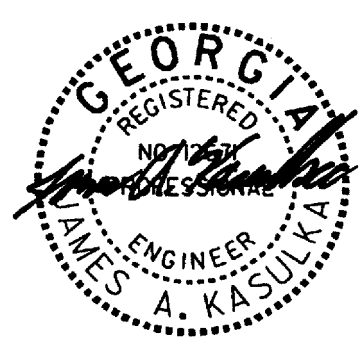
REMARKS:

- PROVIDE AUXILIARY DRAIN PAN BELOW UNIT. PROVIDE WATER MONITOR WIRED TO SHUT DOWN UNIT IN CASE OF CONDESANATE OVERFLOW FROM UNIT.
- PROVIDE CONDENSATE TRAP AS DETAILED. PIPE OUTLET TO EXISTING DRAIN PIPING.
- PROVIDE SMOKE DETECTOR IN SUPPLY AIR OF UNIT.
- VERIFY ELECTRICAL POWER SOURCE AND COORDINATE VOLTAGE AND POWER REQUIREMENTS TO POWER NEW UNIT.
- PROVIDE NEW COMBINATION STARTER TO SERVE UNIT.
- PROVIDE BUILT IN VARIABLE SPEED DRIVE FOR SUPPLY & RETURN FANS. PROVIDE BUILT IN DISCONNECTS IN WEATHERPROOF NEMA HOUSING.



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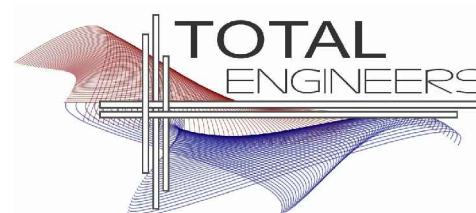


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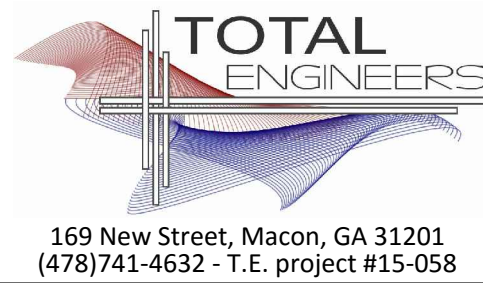
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MECHANICAL SPECIFICATIONS

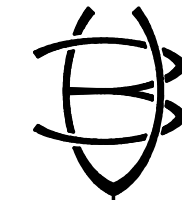
- 1)Provide all heating, ventilation and air conditioning items indicated on the drawings, described in this specification or required for a complete and proper installation.
- 2) Comply with all pertinent codes, ordinances and regulations. Refer to website for Dept. of community Affairs at <http://www.dca.state.ga.us/development/constructioncodes/programs/codes2.asp> for current Codes Editions.
- 3) The contractor shall not attempt to precisely scale dimensions from these drawings to obtain construction dimensions and clearances. The contractor shall verify all actual dimensions and clearances. Although these plans are diagrammatic in nature, they shall be followed as closely as site conditions, new construction, and work by other trades shall permit. Deviations from these drawings, which are required to conform to the available space or the actual building construction, shall be made at no additional cost to the owner.
- 4) Furnish without extra charge, any additional material and labor required to comply with the above codes and standards, even though the work may not be described in the contract documents. Where the requirements of the contract documents exceed the requirements of the above codes and standards, the contract documents shall take precedence.
- 5) All equipment and material shall be new and of first quality. Equipment and material shall be the same or equal to the basis of design listed on these drawings and shall be UL listed.
- 6) Cooperate and coordinate with other trades in order that all systems in the work may be installed in the best arrangement.
- 7)Examine the areas and conditions under which work of this section will be installed. Correct conditions detrimental to the proper and timely completion of the work. Notify Architect of any discrepancies. Do not proceed until unsatisfactory conditions have been corrected.
- 8) Avoid interference with structure, and with work of other trades. Install all equipment per manufacturer's instructions. Install accessible parts, including equipment, coils, valves, dampers, controls, and filters with adequate clearance for inspection, adjustments, repair and replacement.
- 9) All other materials not specifically described but required for a complete and proper installation shall be as selected by the contractor subject to acceptance by the Engineer.
- 10)All ductwork shall be fabricated from galvanized sheet metal duct and conform to SMACNA "HVAC Duct Construction Standards–Metal and Flexible.
- 11)Ductwork Installation:
1. Seal all joints in supply and return ductwork with mastic sealant.
 2. All low pressure duct branches shall contain manual balancing dampers. Manual balancing dampers shall also be installed in the continuation of the main, if the main duct is smaller or the same size as the branch duct, or if the continuation of the main serves only one device.
 3. Duct sizes for runouts to Air Terminals, grilles and registers and diffusers shall match the size of the device unless otherwise noted.
 4. Make all duct elbows right angle type with single –thickness turning vanes or construct with centerline radius 1–1/2 times the duct width.
 5. Duct sizes shown on plans are clear, interior dimensions. Duct sizes shown shall be enlarge to allow for liner at locations of interior liner.
 6. Do not cut into or reduce the size of any structural member without the permission of the Architect.
 7. Provide weather–proof flashing at all duct and pipe penetrations through the building walls and roof. As a minimum, flashings shall be designed and installed in accordance with SMACNA standards. Flashings shall be guaranteed weatherproof for the duration of the guarantee.
 8. Support all HVAC units, ductwork, piping and other appurtenances from structure, provide vibration isolation at all fans. Do not screw or drive fasteners into non–structural components such as roof decks or non–load bearing walls.
 9. Duct sizes indicated are inside clear dimensions. For lined ducts, maintain sizes inside lining.
 10. Duct sizes for runouts to Air Terminals, grilles and registers and diffusers shall match the size of the device unless otherwise noted.
 11. Locate ducts with sufficient space around equipment to allow normal operating and maintenance activities.
 12. Provide minimum 24 inch wide by 48 inch high access door in field fabricated mixing plenums of same construction as the mixing plenums.
 13. Seal all transverse joints in metal supply, exhaust and return ducts
 14. During construction provide temporary closures of metal or taped polyethylene on open ductwork to prevent construction dust from entering ductwork system
15. Medium Pressure Rectangular and Round Duct– Supply (Duct Upstream of Terminal Units):
1. Provide Shop or Factory Fabricated Ductwork.
 2. Transitions:
 - a. Changes in duct sizes shall be made by transition fittings.
 - b. Refer to Fig. 4–7, CONCENTRIC TRANSITION, unless otherwise noted.
 - c. Increase duct sizes gradually, not exceeding 15 degrees divergence wherever possible; maximum 30 degrees divergence upstream of equipment and 45 degrees convergence downstream.
 - d. Transitions shall be provided between equipment and duct where sizes are not the same.
 3. Rectangular Duct:
 - a. Longitudinal Seams:
- 1) Corner Seams: Fig. 2–2, Type L1 (Pittsburgh Lock).
- (a) Corner seams for ducts less than 18 inch, L–2 (Button Punch Snap Lock) is acceptable.
- 2) Fig. 2–2, Type L–3 for seams other than corner.
- b. Elbows:
- 1) Radius Type RE 1, Figure 4–2 with radius not less than 1–1/2 times width of duct on centerline.
- 2) Where rectangular elbows are indicated on the drawings, construct in accordance with Figure 4–2, Type RE 2 (mitered w/vanes).
- c. Turning Vanes:
- 1) Turning vanes shall be in accordance with Figs 4–3 and 4–4, unless otherwise noted.
- 2) Provide single wall vanes for ducts 18" width or less.
- 3) Provide double wall vanes for ducts over 18" width.
- d. Tees and Splits:
- 1) Fig. 4–5, Type 1, 4A, or 4B only. Radius elbows only, unless otherwise noted.
- e. Where acoustical lining is indicated, provide acoustical turning vanes of perforated metal with glass fiber insulation.
4. Round Duct:
- a. Elbows: Radius with radius not less than 1–1/2 times width of duct on centerline, unless otherwise noted.
5. Branch and Runout Connections:
- a. Entry fittings for Return and Exhaust: Construct for a 45 degree entry angle to ease the turbulence created by converging airstreams. Increase the minimum length shown in Fig. 4–6, 45 DEGREE ENTRY, from 4 inch to 6 inch.
 - b. Rectangular Branch or Runout from Rectangular Duct:
- 1) Fig. 4–6, 45 DEGREE ENTRY, with flange and gasket for connection to trunk with a minimum of six screws.
- c. Round Branch or Runout from Rectangular Duct:
- 1) Fig. 4–6, 45 DEGREE LEAD IN, with flange and gasket for connection to trunk with a minimum of six screws.
- d. Round Branch or Runout from Round Duct:
- 1) Fig. 3–6, CONICAL FITTING, unless otherwise noted.
- 2) Fig. 3–6, CONICAL TAP is acceptable only where noted on drawings.
- 3) Fig. 3–6, CONICAL TEE AND REDUCER FITTING.

- 4) Fig. 3–5, 45 DEGREE LATERAL FITTING.
- 5) Refer to drawings for indication of whether the fitting is lateral or 90 degree angle.
- e. Rectangular Branch or Runout from Round Duct:
- 1) Fig. 4–6, 45 DEGREE ENTRY, with flange and gasket for connection to trunk with a minimum of six screws.
6. Offsets: Fig. 4–7.
 7. Bellmouths: Fig. 4–7.
 8. Pressure Relief/Access Door:
 - a. Fig. 7–3, COMBINATION ACCESS AND PRESSURE RELIEF.
 - b. Provide downstream of all fire dampers and where indicated on drawings.
 9. Reinforcement:
 - a. Fabricate ducts in clearance critical areas such as chases and above ceilings to unreinforced standards, Fig. 2–8.
 - b. Tie Rod Reinforcement is acceptable in Rectangular Supply duct only.
 - c. No screw or rivets are allowed to penetrate ducts.
 - d. Fabricate ducts in clearance critical areas such as chases and above ceilings to unreinforced standards, Fig. 2–8.
16. Flexible duct: Flexmaster; Atco UPC#31(R–4.2); Atco UPC#31 (R–8) or Thermaflex, Type 3, insulated. 5'–0" Maximum length unless noted otherwise. Class 1 rating with R–value of 4.2 when located inside building insulation envelope and R–8 when located outside building insulation envelope. Install with no more than 135 degrees maximum of total bends per run. Maximum individual bend shall not exceed 45 degrees each. Support at five feet on centers with hangers having at least 2–inches of width at duct contact points.
17. Indoor duct insulation: Foil–faced fiberglass, Owens Corning type 75 or equal, 2" thick, unless the insulated duct is outside building insulation envelope (attic, crawlspace or unconditioned space) in which case the duct insulation thickness shall be 3" thick. Duct shall have a flame spread rating of not more than 25 and smoke developed rating of not more than 50. Glass–Fiber Insulation: All service duct wrap with foil scrim and having backing and a k–value of 0.30 at 75° F mean temperature and an average maximum density of 0.75 lb/cu. ft.
18. Outside duct Insulation: Insulate ducts and fittings with two, staggered layers of ¾–inch foamed plastic sheet insulation, (Arma–Flex sheets) 6–pound density, having a thermal conductivity of not more than 0.28 at 75°F. Apply insulation with smooth side out of coating both surfaces to be joined completely with a thin coat of waterproof instant bonding adhesive. Adjacent sheets shall fit under compression. Apply a 16 mil embossed aluminum jacket with a 2–inch overlap at longitudinal and transverse joints, secured in place with ¼–inch by .015–inch aluminum bands on 18–inch centers.
19. Duct Liner: Owens Corning Aeroflex Plus, or equivalent. Incombustible glass fiber complying with ASTM C 1071; flexible blanket; impregnated surface and edges coated with acrylic polymer shown to be fungus and bacteria resistant by testing to ASTM G 21. Apparent Thermal Conductivity: Maximum of 0.31 at 75 degrees F. Service Temperature: 250 degrees F. Density: 1.5 pounds/cubic foot. Install using adhesive (50% coverage) and galvanized steel fasteners with welded press–on head Thickness: 1–inch.
20. Condensate drain piping shall be ASTM D2665 PVC with solvent welded fittings. Drain piping shall be no smaller than the drain connection size on equipment. Slope at 1/8 inch per foot continuously toward drains. All indoor condensate drain piping shall be insulated with preformed flexible plastic cellular foam. All outdoor condensate drain piping shall be primed and painted with a coating system recommended by the piping manufacturer for protection against deterioration from weather and UV–light exposure. All piping shall be adequately supported to maintain proper slope and avoid sagging.
21. Refrigerant piping shall conform to manufacturer's recommendations and installation instructions. Refrigerant piping shall be ASTM B280 Type ACR or ASTM B88 Type L drawn copper tubing with wrought copper fittings. Insulate suction line with ½" thick flexible foamed plastic cellular foam (Armaflex or equivalent). All piping shall be adequately supported. Insulation installed outdoors shall be painted with two coats of white vinyl paint.
22. Thermostats: Provide 24 volt, programmable 24 hour, 7 day thermostat to control heating stages in sequence with delay between stages and supply fan to maintain temperature setting. For Heat Pumps include system selection switch heat–off–cool and fan control switch (auto–on), emergency heat switch (auxiliary/emergency heat indicator lights).
23. Install all equipment in accordance with manufacturer's instructions and recommendations including clearances recommended for proper operation or service. All filters and serviceable parts shall be readily available.
24. All supply, return and outside air ducts shall be insulated. Install acoustical duct liner on the interior surface of the first five (5) linear feet of supply duct (do not include the transition at unit) downstream and the last five (5) linear feet of return duct upstream of all air handlers. Insulate the concealed tops of all ceiling mounted supply air diffusers. Duct insulation indoors shall be foil–faced fiberglass, 1.5 #/cubic foot density, 2" thick.
25. Thoroughly clean all components and remove all dirt, scale, oil, and other foreign substances. Provide clean air filters for all equipment.
26. Perform all tests necessary to demonstrate the integrity of the complete installation to the approval of the Engineer and all other authorities having jurisdiction. Make all adjustments necessary and balance the completed system in accordance with the data shown. Balance the systems in accordance with NEBB or AABC standards. Acceptable tolerances shall be minus ten percent to plus five percent of all measurements. Balancing shall be done by an independent licensed (by NEBB or AABC) TAB contractor. Make the following tests and submit reports to the Architect:
- a) Airflow rate at each supply, return and exhaust outlet or inlet.
 - b) Total airflow rate and total static pressure of each supply and exhaust fan. Test exhaust fans with room doors closed.
 - c) Motor speed, for multiple speed fans (e.g. high, medium, low).
 - d) Outside airflow rate to each HVAC unit and supply fan.
 - e) Motor current (and compare with nameplate data) at all motors.
 - f) Entering and leaving air dry–bulb and wet–bulb conditions at all coils.
 - g) Entering and leaving chilled water temperatures,
 - h) GPM at each air handler.
 - i) GPM at each chilled water pump (existing in mechanical room).
 - j) GPM, entering and leaving chilled water temperatures.
 - k) Cooling tower GPM, entering and leaving condenser water temperatures with one chiller operating and with both chillers operating.
27. The entire system shall be warranted for a period of one (1) year beginning with Owner's acceptance of the work. Compressors shall include a minimum of five (5) year warranty from the manufacturer. All labor and materials necessary to repair or replace the system, or portions thereof, during that time shall be warranted for a period of one (1) year from the repair or replacement.

28. SUBMITTAL PROCEDURES:
- a. Transmit each submittal electronically in PDF format.
 - b. Sequentially number submittal files and transmittal form. Revise submittals with original number and a sequential alphabetic suffix. File names shall describe item included in file.
 - c. Identify Project, the Contractor, Subcontractor or supplier; pertinent drawing and detail number, and specification section number, as appropriate on each copy. Each file shall include an index of items included in file.
 - d. Apply the Contractor's stamp, signed or initialed certifying that review, approval, verification of Products required, field dimensions, construction Work, and coordination of information is in accordance with the requirements of the Work and Contract Documents.
 - e. Submittal data for all items in project shall be submitted at one time. Submittal shall be divided into groups with file sizes not exceeding 6 MB. If there is unavailable data such as control submittal, etc., these may be submitted later if not doing so would delay project progress. Data shall include capacities, complete installation instructions, dimensional data and electrical data, BHP, motor HP, operating weights and load distribution at mounting points.
 - f. Deliver submittals electronically to the Architect and Engineer.
 - g. Schedule submittals to expedite the Project, and coordinate submission of related items.
 - h. For each submittal for review, allow 15 days excluding delivery time to and from the Contractor.
 - i. Identify variations from Contract Documents and Product or system limitations that may be detrimental to successful performance of the completed Work.
 - j. Provide space for the Contractor and the Architect/ review stamps.
 - k. When revised for resubmission, identify all changes made since previous submission.
 - l. Distribute copies of reviewed submittals as appropriate. Instruct parties to promptly report any inability to comply with requirements.
 - m. Submittals not requested will not be recognized or processed.
 - n. Provide files containing only related items (such as piping, equipment, air distribution, etc.)
29. Instruct Owner's representative in the operation of the systems, using the operation and maintenance manual as a teaching aid.
30. Provide an operation and maintenance manual. As a minimum, the manual shall contain:
- a. A complete list of all equipment and appurtenances with equipment designations (per Drawings), manufacturers, and catalog numbers.
 - b. Copies of manufacturers' brochures and instructions for operation and maintenance of all mechanical equipment, including replacement parts lists.
 - c. Typed system operation and maintenance instructions, including inspection, lubrication, and service instructions and schedules.
 - d. List of names, addresses and phone numbers of distributors of all equipment and appurtenances.
 - e. Manufacturers' warranties.
31. Fan Coil Air Handler unit (FC): Indoor unit shall have chilled water coil and electric strip heat. Provide vertical or horizontal installation as scheduled. Suspended Horizontal supply from structure with auxiliary drip pan and condensate drain. Provide float switch Rectorsel condensate piping to shut down unit if pan begins to fill. Provide condensate pan overflow switch for Vertical Units. Units shall be complete with cooling coil, fan, fan motor, piping connectors and electrical controls. Cabinet shall be fully insulated for improved thermal and acoustic performance. Provide non–corroding condensate pan, condensate trap and auxiliary drip pan under coil header. Provide condensate trap recommended by manufacturer. Air filters shall be 1 inch thick glass fiber, disposable type arranged for easy replacement.
32. OA Dehumidifying PTAC Unit (PTAC): Packaged self–contained, through–the–wall terminal units with electric refrigeration system, heating, and temperature controls; fully charged with refrigerant (R–410A). Cabinet: Louvers: Extruded architectural aluminum or polymer construction with a baked enamel finish. Color: Refer to exterior finish index Provide removable front panel with concealed latches. Mounting: Wall with wall sleeve. Finish: Manufacturer's standard color. Control Knobs: If provided, shall be secured so that they cannot be easily removed (anti–theft knobs). Discharge Grille and Access Door: Provide discharge grille with hinged door in top of cabinet for easy access to controls. Hinged door not required if unit has unit or wall mounted digital controls. Sub base: Enameled steel with adjustable leveling feet and adjustable end plates. Wall Sleeves: Insulated, Galvanized steel. Refrigeration System: Direct–expansion indoor coil with capillary restrictor, hermetically sealed compressor with internal spring isolation, external isolation, permanent–split–capacitor motor, and overload protection. Include the following: Outdoor coil and fan, and accumulator. Preventative Maintenance: Split outdoor fan shroud for easy access to outdoor coil for cleaning and maintenance. Air System: Forward or backward curved, centrifugal, indoor fans with two speeds TFC permanently lubricated permanent–split–capacitor motor, permanent one or two–piece interchangeable polyurethane washable filters, return air indoor filters and outdoor vent filter with concealed operation located under the front panel to manually open and close the outdoor vent. Curtain Deflector: Manufacturers standard curtain deflector to insure the curtains will not blow into the discharge air stream. Electric–Resistance Heating Coils: Nickel–chromium wire, electric–resistance heating elements with contactor and high–temperature–limit switch. Condensate Drain: Slinger Technology used to pick up/disperse condensate to outdoor coil for re–evaporation. In addition, provide auxiliary condensate drain kits for connection piped outside. Outdoor Fan: Propeller type with corrosion resistant finish. Coils: Aluminum plate fins mechanically bonded to seamless copper tubes with all joints brazed. Corrosion Protection: Provide the following accessories. Painted control box and unit partitions. Pre–coated aluminum coils with copper tubing. Stainless steel tube sheets for outdoor coil. Totally enclosed fan motor with motor–rated windings, insulated Wall Sleeve: Provide polymer wall sleeve with factory installed insulation. Controls: Unit–mounted adjustable thermostat, off–heat–cool mode switch, and fan cycle/continuous switch. Low Ambient Lockout Control: Prevents cooling cycle operation below 55 deg F ambient outdoor temperature. Provide Manufacturer's standard wall mount thermostat. Unit shall continuously bring scheduled outside air into room. Outside air shall be dehumidified using a separate dehumidification circuit. Outside air dehumidifier shall turn on upon sensing outside relative humidity of 40% or more. Factory set outside relative humidity sensor to 40RH. Provide manufacturer's dehumidification heater to heat outside air during winter. Provide manufacturer's standard wall thermostat. Compressor shall have automatic reset, over temperature and over current protection. The fan motor shall have an inherent, automatic reset over temperature protection. The electric heater shall have two over temperature protectors. Provide field fabricated sleeve to louver adapter as detail on Drawings.
33. Provide a duct smoke detector on the supply duct of each air handling unit with design airflows exceeding 2,000 CFM and where units with less than 2,000 CFM serve common areas where the supply air sum exceeds 2,000 CFM. Install detector in accordance with the International Mechanical Code with Georgia Amendments. Detectors shall be provided by the electrical/fire alarm subcontractor and shall be installed by the mechanical subcontractor. For other fans, such as exhaust fans with design airflows exceeding 2,000 CFM, coordinate with the electrical/fire alarm subcontractor to provide room or duct smoke detectors. Provide contacts to automatically shut down all such fan motors when smoke is detected, to indicate detector status to the fire alarm system, and to require a manual reset of the shut–down relay.
34. Fire damper; curtain type with blades outside air stream except when located behind grilles when blades may be in air stream. Provide 1–1/2 hr class unless noted otherwise, vertical or horizontal mounting as shown on drawings with re–placeable, rated, fusible link. Duct–Mounted Access Doors: Provide access doors for access to fire or smoke dampers having fusible links. Doors in medium pressure duct shall be pressure relief access doors; and shall be inward relief for access doors installed downstream from dampers adjacent to fire or smoke dampers to reset or reinstall fusible links. Fabricate access panels according to SMACNA's "HVAC Duct Construction Standards – Metal and Flexible"; Figures 2–10, "Duct Access Doors and Panels," and 2–11, "Access Panels – Round Duct."
35. Roof fans shall be direct– or belt–driven centrifugal fans, as scheduled, consisting of housing, wheel, fan shaft, bearings, motor and non–fusible disconnect switch, drive assembly, curb base, and accessories. Removable housing of galvanized steel, mushroom–domed top; square, one–piece, aluminum base with venturi inlet cone. Removable 1/2–inch mesh bird screen. Counterbalanced, parallel–blade, backdraft damper mounted in curb base; factory set to close when fan stops (motorized with electric actuator when indicated on drawings). Provide roof curb of galvanized steel with mitered and welded corners, 1–1/2' rigid insulation.

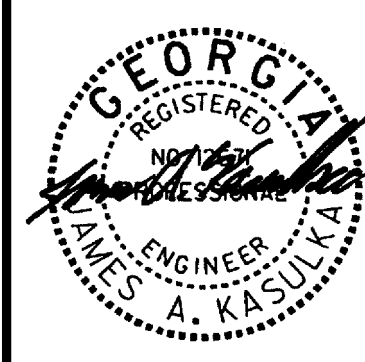


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MECHANICAL SPECIFICATIONS CONTINUE

36. Fire damper; curtain type with blades outside air stream except when located behind grilles when blades may be in air stream. Provide 1–1/2 hr class unless noted otherwise, vertical or horizontal mounting as shown on drawings with re–placeable, rated, fusible link. Duct–Mounted Access Doors: Provide access doors for access to fire or smoke dampers having fusible links, doors shall be pressure relief access doors; and shall be outward operation for access doors installed upstream from dampers and inward operation for access doors installed downstream from dampers adjacent to and close enough to fire or smoke dampers, to reset or reinstall fusible links. Fabricate access panels according to SMACNA's "HVAC Duct Construction Standards – Metal and Flexible"; Figures 2–10, "Duct Access Doors and Panels," and 2–11, "Access Panels – Round Duct."

37. Grilles, Registers and Diffusers: Grilles, registers, and diffusers as indicated on the drawings have been selected from the catalog of the manufacturer noted as the basis of design. Sizes, types, and performance of the devices to be provided must be coordinated to ensure conformity with design basis. Sidewall supply grilles and registers shall have vertical front blades; sidewall return grilles shall have horizontal blades. Grilles and registers with borders shall have felt or rubber gaskets cemented to the back face and holding screws not over 18 inches on centers around the perimeter. Holding screws shall be counter–sunk to fit flush with face of grille or register. Grilles passing air through partitions shall be as described for wall return grilles, one for each side of partition. Mounting frame shall be coordinated with architectural reflected ceiling plans. Construction shall be of steel or aluminum as scheduled, with frame type to match ceiling construction. Sidewall supply grilles and registers shall be double–deflection type, with vertical front vanes. Construction shall be of steel, with 3/4 inch blade spacing. Return air grilles, return air registers, exhaust grilles, exhaust registers and transfer air grilles located in ceilings shall be constructed of aluminum with "egg–crate" design, with 1/2 inch x 1/2 inch x 1/2 inch grids. Frame style shall be compatible with ceiling construction. Install wall grilles and registers with horizontal edges parallel to ceiling. Concentric diffuser assemblies at roof top units shall have paint–ready exterior finish and 1–inch lined supply and return ducts that transition to diffuser size within 24 inches vertically of the bottom of roof top unit curb.

38. Basic motor requirements: basic requirements apply to mechanical equipment motors, unless otherwise indicated. Motors 1/2 hp and larger: Polyphase. Motors smaller than 1/2 hp: single phase. Frequency rating: 60 hz. Service factor: according to NEMA MG 1, general purpose continuous duty, design type "B." Enclosure: open drip–proof, unless otherwise indicated. Efficiency: motors shall have a higher efficiency rating than industry standard average motor as delineated in IEEE Standard 112, test method 13. Thermal protection: where indicated or required, internal protection automatically opens power supply circuit to motor when winding temperature exceeds a safe value calibrated to temperature rating of motor insulation. Thermal protection device automatically resets when motor temperature returns to normal range, unless otherwise indicated.

39. Hangers and supports: Building attachments: concrete inserts or structural–steel fasteners appropriate for building materials, and beam clamps. Hanger materials: galvanized, sheet steel or round, threaded steel rod. Hangers installed in corrosive atmospheres: electrogalvanized, all–thread rod or galvanized rods with threads painted after installation. Straps and rod sizes: comply with SMACNA's "HVAC Duct Construction Standards–Metal and Flexible" for sheet steel width and thickness and for steel rod diameters. Duct attachments: sheet metal screws, blind rivets, or self–tapping metal screws; compatible with duct materials. Trapeze and riser supports galvanized steel shapes and plates: steel shapes complying with ASTM A 36/A 36M.

40. Sealant materials: joint and seam sealants, general: the term "sealant" is not limited to materials of adhesive or mastic nature but includes tapes and combinations of open–weave fabric strips and mastics. Joint and seam tape: 2 inches wide; glass–fiber fabric reinforced. Joint and seam sealant: one–part, nonsag, solvent–release–curing, polymerized butyl sealant, formulated with a minimum of 75 percent solids. Flanged joint mastics: one–part, acid–curing, silicone, elastomeric joint sealants, complying with ASTM C 920, type S, grade NS, class 25, use O.

41.Cabinet Heaters–Electric: Cabinet shall be steel with baked–enamel finish with manufacturer's standard color. Provide vertical unit with top discharge and front inlet grille. Cabinet shall be minimum 0.0598–inch–thick, galvanized, sheet steel, removable panels with channel–formed edges secured with tamperproof cam fasteners. Electric–resistance heating coil shall be nickel–chromium heating wire, free from expansion noise and hum, mounted in ceramic inserts in a galvanized–steel housing; with fuses in terminal box for overcurrent protection and limit controls for high–temperature protection. Terminate elements in stainless–steel machine–staked terminals secured with stainless–steel hardware. Fan shall be centrifugal forward curve double width wheels statically and dynamically balanced. Motor shall be Tap wound multiple speed type with sleeve bearings, resiliently mounted. Unit shall include a 1–inch permanent washable filter.

42. All HVAC equipment such as AH, CU, EF, AC, HP, and RTU shall have visible nameplates with their associated marks on them.

43. Combination Starters with Circuit Breakers: Three Phase Single: Provide NEMA type combination starters (IEC type are not acceptable) with circuit breakers for all 3–phase motors in HVAC equipment. Circuit breaker shall be adjustable magnetic trip type with 10,000 amp minimum symmetrical amps interrupting capacity. Breaker operating mechanism shall be lock–out type. Contactor shall be magnetic across–the–line type. Provide ON–OFF pushbutton switches in cover. Enclosure shall be NEMA 1. Manufacturers: Square D class 8539; Cutler–Hammer type AN40 or A41;Furnas Class 18; Allen Bradley 513 or 522; Joslyn–Clark Bulletin 6020; Siemens SCB. Provide auxiliary contacts (2 minimum).

44. Smoke Dampers (SCD): Rectangular Damper Acceptable Products: Ruskin SD36. Air Balance S2250A, Greenheck SMD–22, Nailor Hart 1260, National Controlled Air SSD–3V–57, or equal. Round Damper Acceptable Manufacturers: Ruskin SDRS–25, National Controlled Air SSD–3V–RD, Air Balance, S2250C, or equal. Fabricate in accordance with NFPA 90A and UL 555S, and as indicated. Maximum Differential Pressure: 4 inches W.G. Maximum system velocity: 2000 FPM. Dampers: UL Class II multiple blade type smoke damper, silicon blade edge seals, stainless steel blade end seals, stainless steel or bronze sleeve type bearings, normally closed with sleeve and pneumatic spring return actuator.

45. SINGLE DUCT VARIABLE VOLUME TERMINAL UNITS

A. Manufacturers: Layout Basis: Titus ESV. Other Manufacturers: Anemostat VF–PVM, Buensod BTU0, Envirotech SDRWC, Krueger LMHS, Metal–Air TH, EH Price, Trane VC, Tuttle&Bailey SDV, Nailor Model 3001.

B. Basic Assembly:

1. Casings: Minimum 22 gage galvanized steel.

2. Lining: Minimum 1/2 inch thick neoprene or vinyl coated fibrous glass insulation, 1.5 lb/cu ft density, meeting NFPA 90A requirements and UL 181 erosion requirements.

3. Plenum Air Inlets: Round stub connections for duct attachment.

4. Plenum Air Outlets: S slip and drive connections.

C. Basic Unit:

1. Configuration: Air volume damper assembly inside unit casing. Locate control components inside protective metal shroud.

2. Volume Damper: Construct of galvanized steel with peripheral gasket and self–lubricating bearings; maximum damper leakage: 2 percent of design air flow at 6 inches inlet static pressure.

3. Airflow Sensor: All terminals shall be equipped with a factory furnished and mounted multi–point, flow ring or cross arrangement inlet averaging aluminum or stainless steel sensor which will provide a differential pressure signal that represents actual air flow within an accuracy of +5% regardless of inlet configuration. This accuracy shall be maintained when inlet duct varies from straight up to 90 elbow entrance conditions for both flexible and rigid metal duct applications. Straight inlet duct shall not be required for specified accuracy.

D. Electric Heating Coil:

1. Construction: ETL listed, slip–in type, proportionally modulated, open coil design 80/20 nickel/chrome elements, integral control box factory wired and installed on the terminal by the terminal manufacturer.

2. Controls:

a. Door interlock disconnect switch

b. Line and Control terminal blocks

c. Auto reset primary and manual reset secondary over–temperature protection

d. Proportional electronic airflow proof sensor integrated with SCR controller

e. Control transformer.

f. Heater control panel housed in a NEMA 1 enclosure with hinged access door. Door shall be sized to allow easy access to all control components

3. Proportional SCR Controller:

a. Airflow sensor: Proportional electronic airflow sensor shall be totally independent of the duct static pressure sensors/controls. Controller shall accept input from Building Automation System (BAS) to adjust the heater capacity based on the available airflow and heating demand. The heaters shall deliver up to maximum heating capacity (controlled by input signal from BAS) when air flow is at scheduled minimum with 55 degree entering air temperature. BAS shall reduce capacity (regardless of control signal) to limit leaving air temperature to a maximum of 95 degrees F.

b. Capacity control: Proportional SCR controller shall modulate the heater output according to the temperature control (BAS) signal. Controller shall be able to utilize at least one of the following control signals as input to modulate heater: Variable 0–10 volts, pulse width modulation or variable 2–20 mA variable current.

E. Automatic Damper Operator:

1. Electric Actuator: Modulating 24 volt with high limit.

F. Controller:

1. Digital: Factory mount DDC controller and damper actuator supplied by building automation control manufacturer within unit mounted enclosure.

2. Wiring:

a. Factory mount and wire controls. Mount electrical components in control box with removable cover. Incorporate single point electrical connection to power source.

b. Factory mount transformer for control voltage on electric and electronic control units. Provide terminal strip in control box for field wiring of thermostat and power source.

c. Wiring Terminations: Wire controls to terminal strip. Provide terminal lugs to match branch circuit conductor quantities, sizes, and materials indicated. Enclose terminal lugs in terminal box sized to NFPA 70.

d. Provide transformer to power DDC controller. Wire to power circuit for system.

46) Chilled Water Piping:

a. Piping connection in areas that are accessible may be rigid type, grooved mechanical joints. Otherwise, joints shall be butt–welded for piping 2–1/2" and larger, screwed for smaller piping. Provide flanges or unions at connection to equipment and valves.

b. Provide dielectric separation at all ferrous–to–copper joints. Separation shall be achieved by installing a brass nipple (2–inch minimum length), brass valve or thread–to–sweat adapter. Do not use commercial dielectric unions.

c. Valves:

i. Ball valves: Provide ball valves for isolation and balancing. Ball valves shall be standard port type. Construction shall be 400 psig WOG, Bronze two piece body, standard port, chrome plated brass ball, reinforced Teflon seats and stuffing box ring, blow–out proof stem design, adjustable packing gland, zinc coated steel lever handle with vinyl hand grip with memory stops on balance valves, threaded or flanged ends.

ii. Butterfly valves: Do Not Use. Butterfly valves are unacceptable for any use on project.

iii. Flow Indicating Balancers: Manufacturers: B&G Circuit Setter, AAF #6000, Taco #790, Illinois #6000, Flow Set –F,HCi Terminator, Florater, Gerand, Armstrong "CBV", Wheatley "BV". Calibrated bronze screwed balance valve with indicating pointer, memory stop, and with pressure taps for connecting differential pressure meter. Pressure taps shall be equipped with caps and integral check valves. Each valve shall have pre–formed, removable insulation cover. Locate to provide unrestricted flow up and down–stream in accordance with manufacturer's recommendations.

d. Hangers: Provide hangers and supports that comply with MSS SP–58.

e. Hanger Spacing for Copper Tubing.

i. 1/2 inch and 3/4 inch: Maximum span, 5 feet; minimum rod size, 1/4 inch.

ii. 1 inch: Maximum span, 6 feet; minimum rod size, 1/4 inch.

iii. 1–1/2 inch and 2 inch: Maximum span, 8 feet; minimum rod size, 3/8 inch.

f. Hanger Spacing for Steel Piping:

i. 1/2 inch, 3/4 inch, and 1 inch: Maximum span, 7 feet; minimum rod size, 1/4 inch.

ii. 2. 1–1/4 inches: Maximum span, 8 feet; minimum rod size, 3/8 inch.

iii. 3. 1–1/2 inches: Maximum span, 9 feet; minimum rod size, 3/8 inch.

iv. 4. 2 inches: Maximum span, 10 feet; minimum rod size, 3/8 inch.

v. 5. 2–1/2 inches: Maximum span, 11 feet; minimum rod size, 3/8 inch.

vi. 6. 3 inches: Maximum span, 12 feet; minimum rod size, 3/8 inch.

vii. 7. 4 inches: Maximum span, 14 feet; minimum rod size, 1/2 inch.

viii. 8. 6 inches: Maximum span, 17 feet; minimum rod size, 1/2 inch.

g. Installation:

i. Maintain top of piping level with eccentric reducers. Arrange to drain at low points.

ii. Install in accordance with manufacturer's instructions. Provide copper plated hangers and supports for copper piping where hanger is in contact with tubing.

iii. Unions: Provide unions at locations specified and at all locations to permit removal of equipment and ATC control valves for service. Install in correct direction with brass nut upstream. Do not install unions to expedite pipe assembly. Use flanges or grooved coupling for unions for pipes sizes over 2 inch.

47) Chilled Water Piping Insulation:

a. Locations where piping is outside of supply/return air stream or return air plenum: Polyisocyanurate (Trymer 2000 Polyiso) with Saran 560 vapor retarding jacket (permeance 0.1 or less); Max. Thermal Conductivity: 0.19 BTU–in–S.F.–degree F. Provide molded sections at elbows, mechanical joints and fittings. Install in accordance with manufacturer's instructions. Minimum thickness: 1–inch.

b. Locations in return air plenum and supply/return air: Insulation shall be phenolic with Saran 560 vapor retarder jacket (permeance 0.1 or less). Insulation shall have smoke developed less than 50 and flame spread less than 25 when tested in accordance with ASTM E84. Max. Thermal Conductivity: 0.15 BTU–in–S.F.–degree F. Provide molded sections at elbows, mechanical joints and fittings. Install in accordance with manufacturer's instructions. Thickness: 1–inch with Saran 560CX jacket.

c. Insulate pipe and all valves and fittings including valve bonnets on piping. Leave only valve stems and open ends of wells and gauge cocks exposed.

48) In–Space Dehumidifier:

a. Layout Basis: Aprilaire Model 1830.

b. Refer to schedule for information and performance.

c. Install unit with top at four feet above floor. Duct intake to be 12 inches above floor with 10–inch metal duct, open end with screened (1/2"x1/2" mesh) inlet and hemmed edge (no sharp edges may be present). Duct discharge to be at fan coil inlet using 10–inch metal duct. Pipe drain to condensate drain system for fan coils. Installation shall be tight to wall. Install humidistat on wall outside of room. Display shall show RH and have ON–OFF buttons on face.

49) Building Automation Controls:

a. Carrier I–View or equivalent by Honeywell or JCI.

b. Controls shall be DDC type with controller at each terminal unit and air handling to provide time of day and temperature control for all components in system to accomplish sequence in SEQUENCE OF OPERATION for additional requirements.

c. Provide user interface to graphically display system and allow setpoint changes by user. Interface shall show component flow diagrams with feedback as to temperatures, air flow, terminal unit damper percentage and heating percentage for each terminal unit.

d. All controllers shall communicate over a BacNet MSTP protocol network

50) SEQUENCE OF OPERATION: Refer to separate sheet.

51) All HVAC equipment such as AH, CU, EF, AC, HP, and RTU shall have visible, engraved, nameplates with their associated marks on them. Identify units above ceiling with nameplate on ceiling grid (white background, black letters)

52) MODULAR CENTRAL STATION UNITS:

a. Manufacturers:

i. Layout Basis: Carrier 39M (indoor); Aero (outdoor rooftop)

ii. Equivalent products by JCI or Trane are acceptable, providing they fit in the available space and provide capacity and features specified.

b. Indoor units shall consist of flat filter box (with at least MERV 8 filters), electric heating section with SCR controller, chilled water coil and draw–through airfoil supply fan.

c. Outdoor units shall consist of Return fan (forward curved) fan section, VFD plenum, with VFD, Exhaust box, mixing box, angled filter section, bag cartridge filter section, electric heating section, chilled water coil, VFD plenum, Draw–through fan (airfoil) section. Units are supported on existing steel frame, with modifications as needed.

d. Units shall be fabricated using post and frame construction and removable casing panels. Each section shall be capable of complete dis–assembly, including frame for entry into the existing building.

e. Units shall have 2–inch thick, minimum, foam insulation in double wall panels. Outdoor units shall have Level II thermal break.

f. Motors shall have shaft grounding.

g. Variable frequency drive shall have communication port to provide network protocol and values specified in sequence of operation. Drives shall be manufactured by ABB and unit mounted.

h. Motors shall be sized such that load does not exceed nameplate at design conditions.

i. Fans shall be mounted on internal frame with 1–1/2" spring vibration isolators.

j. Chilled water coils shall be 3/4" copper with aluminum fins. Maximum of 120 fins per inch. Face velocity shall not exceed 500 FPM. Connect piping to provide counter flow arrangement. Unless coil header connection provide positive venting and draining, coils shall have air vents and drains tapped, extended through casing and insulated. Connections shall be on the same side.

k. Provide condensate drain piping with float switch in outlet (Rectorseal SAFE–T–SWITCH Model SS–2 or equivalent). Install in overflow outlet or inline if overflow outlet not provided by equipment manufacturer.

l. Drain pans shall be noncorrosive and have double slope for complete draining.

m. Units shall be installed level. Supply piping shall be connected to lowest header connection and return at top of coil for venting. Provide manual air vents at high points and include stop valve (ball type or needle valve).

53) Acceptable Manufacturers are:

a. Air Handlers and Fan Coil units: Layout Basis: Carrier. Other acceptable manufacturers, Trane, JCI, Providing unit fit in space available.

b. Grilles, Registers & Diffusers: Titus, Nailor, Price, Tuttle & Bailey (Color selection submitted to Architect)

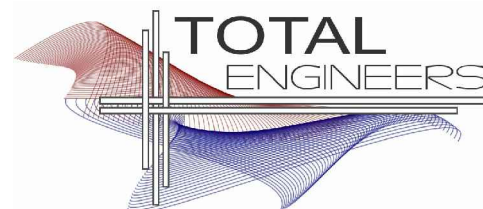
c. Fans: Twin–City, Cook, Greenheck, PennBarry.

d. Electric Heaters: Markel, Q–Mark, Raywall

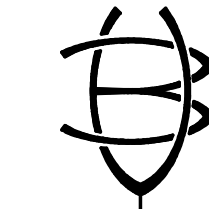
e. Louvers/Dampers/Fire Dampers: United Enertech, Greenheck, Ruskin (Color selection submitted to Architect)

f. Controls: Layout Basis: Carrier I–View; Honeywell, JCI

g. PTACS: Layout Basis Islandaire DRPTAC. Equivalent models by GE and Amana are also acceptable.

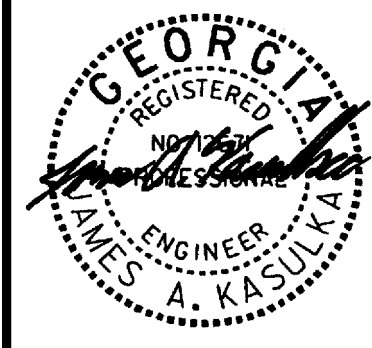


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HVAC SEQUENCE OF OPERATION

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Listing of required monitor points.
B. Sequence of operation for:
1. Air Handling Units.
2. Fan Interlocks.
3. Chilled Water Systems.
4. Heating Coils.
5. Variable Volume Heating Units.
6. Cabinet Heaters.
7. Fan Coil Units

1.02 SYSTEM DESCRIPTION

- A. This Section defines the manner and method by which controls function. Requirements for each type of control system operation are specified. Equipment, devices, and system components required for control systems are specified in other Sections.
B. System shall operate based on single setpoints for room sensors and other controllers. Separate setpoints for heating/cooling are not acceptable. Room sensors shall display setpoint as modified by user offset adjustment.
C. Space control algorithms:
1. Cooling shall be modulated starting when spaces are more than 0.5 degrees above setpoint. Cooling shall modulate in proportional only control (no Derivative, no Integral factors) to be at 100% capacity at 1.5 degrees above setpoint.
2. Heating shall be modulated starting when spaces are more than 0.5 degrees below setpoint. Heating shall modulate in proportional only control (no Derivative, no Integral factors) to be at 100% capacity at 1.5 degrees below setpoint.

1.03 DEFINITIONS

- A. Call for Cooling: When a space is more than 0.5 degrees above setpoint.
B. Call for Heating: When a space is more than 0.5 degrees below setpoint.

1.04 SUBMITTALS

- A. Refer to Item 29, Submittal Procedures.
B. Shop Drawings: Indicate mechanical system controlled and control system components.
1. Label with settings, adjustable range of control and limits.
2. Include written description of control sequence.
3. Include flow diagrams for each control system, graphically depicting control logic.
C. Obtain control requirements for existing chillers. Chillers are York Model YSCBCBSO-CFB. Review controls with and chiller manufacturer to determine necessary modifications to implement sequence specified. Chiller nominal capacities are as follows:
1. CHW EWT: 54.1
2. CHW LWT: 44
3. CHW flow: 408 GPM
4. CHW P.D.: 13.7 ft. of head
5. CW EWT: 85
6. CW LWT: 94.5
7. CW flow: 510 GPM
8. CW P.D.: 6.5 ft. of head
9. Capacity: 172 tons
D. Project Record Documents: Record actual locations of components and setpoints of controls, including changes to sequences made after submission of shop drawings.

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION

3.01 GENERAL

- A. All operators shall be in NORMAL position when each system is OFF.
B. Provide smoke detector in supply air stream on all air systems over 2000 CFM or where there is common return air over 2000 CFM in accordance with IMC.
C. Provide power circuits to operate damper and valve actuators. Where existing circuits are adequate, they may be re-used. Note that existing system is pneumatic.
D. All temperatures are Fahrenheit.
3.02 MONITOR POINTS
A. Arrangement: Locate all control points for a system within one DDC panel within the mechanical equipment room containing the majority of the equipment for that system.
B. Monitoring: In addition to the temperature, pressure, digital or flow sensor points required to implement the sequence of operation, the points provided shall include as a minimum:
C. Temperatures:
1. Outside air.
2. Return air.
3. Mixed air.
4. Preheat coil discharge (each air handler)
5. Supply air from each air handler (fan coil units and cabinets heaters not included).
6. Chilled supply and return (each chiller).
9. Chilled water supply to building.
D. Humidity:
1. Return Air Relative (each air handler)
E. Pressures:
1. VAV duct static (analog).
2. Fan Status (Digital using current sensing relays): All Air handlers
F. Digital Input – Auxiliary/Dry Contacts:
1. Low Temperature Detectors. When tripped, report as an alarm.
G. Digital Inputs – Current Relay at Starters:
1. Fan Status: All Air Handlers
2. Pump: All pumps
3. Existing exhaust fans, including room toilet exhaust fans on roof.
4. Cooling Tower Fan.
H. Provide one spare input and output, digital and analog points for mechanical room.
I. Variable Frequency Drive(s) Interface via BacNet or LonWorks interface card
1. Status – Ready
2. Status – Run
3. Status – Fault
4. Drive – Frequency
5. Drive – Current
J. Chiller(s)–interface:
1. Operating Status (ON–OFF)
2. Safety Shutdown Status (Show alarm if tripped)

3.03 AIR HANDLING UNITS (VAV/wTU):

- A. Supply Fan Start–Stop:
1. A normally open digital output relay on time of day programming commands the variable frequency speed controller to start SA fan.
2. Vary the unit start and stop times so that space temperatures are within setpoint for OCCUPIED periods begins by varying outdoor conditions using start/stop optimization software.
3. The minimum OA damper shall be opened during OCCUPIED time periods.
4. The digital output relay stops the fan.
5. TU digital thermostats un–occupied high and low limits shall start unit fan when any space temperature exceeds 85 degrees or is 60 degrees or lower during un–occupied times.
B. Safety Controls to Stop Supply Fan:
1. Low limit thermostat(s) in air entering chilled water coil (hardwire). Provide manual reset switch and "Freezestat Tripped" indicator light in face of control panel.
2. Smoke detector in supply air duct.
3. Normally closed fire alarm output relay (hardwire).
5. N.C. filter high static indicator with manual reset.
C. Supply Fan Capacity Control: Variable frequency speed controller shall be provided to modulate fan speed to maintain the damper on the most open Zone Damper follows:
1. Upon start–up, the initial duct static pressure control point shall be 1.25" w.g. After a preset stabilization interval (20 minutes);
2. If the most open zone damper is greater than 95% open, increase the static setpoint by 0.15" w.g.(adjustable). Increment this sequence until the most open air terminal damper is between 85–95% open.
3. If the most open damper position is between 85%– 95%, hold the setpoint.
4. If the most open air terminal damper is less than 85% open, lower the static setpoint by 0.1" w.g.(adjustable)

5. Poll the zone dampers at a 10 minutes interval (adjustable).
6. Provide a static pressure sensor in S.A. duct where shown to monitor duct pressure. If not shown, locate sensor 2/3 of the way down supply duct.
7. Establish maximum and minimum static pressure limits in the program during Test & Balance.
8. Graphics shall display zone currently setting static pressure.
9. Provide interface to variable speed drive to monitor amperage, drive output frequency, ON–OFF status, drive alarm status. Display these on air handler graphics screen.
D. Minimum Outside Air (OA) Damper(s): N.C.; Open when air unit S.A. fan is ON and digital time of day program indicates space is occupied. Dampers shall close when ODT is below 40 degrees.
E. Chilled Water Coil: 3–way valve, N.O. to coil, shall modulate water flow to maintain supply air temperature at 55 F when ODT is 55 or above AND there is a call for cooling (i.e. a space is more than 0.5 degrees above setpoint).
F. Morning Warm–up (VAV–DDC): When air handling unit supply fan is running, O.A. dampers remain shut and exhaust fan(s) interlocked with unit shall remain OFF, until occupancy. Terminal units and pre–heat coil operate normally as indicated herein.
K. Electric Pre–Heat Coils:
1. Electric heating coils shall be modulated using SCR control on first stage and cycling additional stages as load increases. Once next stage is ON, controls shall modulate the first stage to maintain setpoint. Sequence shall continue if unit has more than 2 stages. Reverse sequence as load decreases.
2. When space is 0.5 degrees or more below heating setpoint, chilled water valve shall be closed and heating coil shall be modulated to maintain heating setpoint with no more than 1.5 degree variation in space temperature at sensor.
3. Heat shall be modulated to maintain 50 degree supply air temperature from unit.
H. Control Panel ACP–: Mount in mechanical room with the following items in the cover:
1. ON indicator lights:
a. Low Temperature Detector.
2. System OFF–ON switch.
3. Low Temperature Reset switch.

3.04 AIR HANDLING UNITS–(SZ/VAV and ROOFTOP)

- A. Supply Fan Start–Stop:
1. A normally open digital output relay on time of day programming commands the variable frequency speed controller to start SA fan.
2. Vary the unit start and stop times so that space temperatures are within setpoint for varying outdoor conditions using start/stop optimization software.
3. The minimum OA damper shall be opened during OCCUPIED time periods, otherwise closed.
4. The digital output relay stops the fan.
5. Space Temperature Setbacks: During un–occupied periods, digital space thermostats shall maintain high and low limits by starting unit fan when any space temperature exceeds 85 degrees or is 60 degrees or lower during un–occupied times.
B. Safety Controls to Stop Supply Fan:
1. Low limit thermostat(s) in air entering chilled water coil (hardwire). Provide manual reset switch and "Freezestat Tripped" indicator light in face of control panel.
2. Smoke detector in supply air duct.
C. Supply Fan Capacity Control (SZ/VAV only): A variable frequency speed controller shall be provided to modulate fan speed as follows:
1. Upon start–up, the fan shall ramp up to minimum speed of 20 Hz.
2. When space is more than 0.5 degrees below heating setpoint, fan shall, over a one minute time span, ramp up to 80% of design airflow. When the space temperature is at heating setpoint, fan shall ramp down to 20 Hertz over a one minute time span.
3. When space is more than 0.5 degrees above cooling setpoint (this initiates a call for cooling), the fan shall modulate fan speed from minimum to design air flow to maintain space temperature. Adjust PID coefficients such that space temperature does not rise above 1.5 degrees above setpoint. When space temperature is less than 0.5 degrees above cooling setpoint, fan shall be at 20 Hertz.
4. Provide interface to variable speed drive to monitor amperage, drive output frequency, ON–OFF status, drive alarm status. Display these on air handler graphics screen.
D. Minimum Outside Air (OA) Damper(s): N.C.; Open when air unit S.A. fan is ON and digital time of day program indicates space is occupied.
E. Chilled Water Coil: 3–way valve, N.O. to coil, modulates water flow to maintain supply air temperature at 55 F when ODT is 55 degrees or above AND there is a call for cooling (i.e. a space is more than 0.5 degrees above setpoint).
F. Morning Warm–up (VAV–DDC): O.A. dampers remain shut and exhaust fan(s) interlocked with unit shall remain OFF, until occupancy. Pre–heat coil and fan starting shall operate to heat space as specified herein.
L. Electric Pre–Heat Coils:
1. Electric heating coils shall be modulated using SCR control on first stage and cycling additional stages as load increases. Once next stage is ON, controls shall modulate the first stage to maintain setpoint. Sequence shall continue if unit has more than 2 stages. Reverse sequence as load decreases.
2. When space is 0.5 degrees or more below heating setpoint, chilled water valve shall be closed and heating coil shall be modulated to maintain 80 degree supply air temperature from unit. When space drops to 1 degree below setpoint, setpoint shall change to 90 degree supply air temperature from unit. On a rise in space temperature, sequence shall reverse.
M. Setpoint Strategy: Deadband control strategy is not acceptable. Controls shall have (1) setpoint and control with PID loop to maintain space temperature within +/- 1.5 degrees of setpoint. Tune PID loop to attain this tolerance.
L. Control Panel ACP–: Mount in mechanical room with the following items in the cover:
1. ON indicator lights: Low Temperature Detector.
2. System OFF–ON switch.
3. Low Temperature Reset switch.

3.05 AIR HANDLING UNITS–(AHU–K1 and K–2)

- G. Supply/Return Air Fan Start–Stop:
1. A normally open digital output relay on time of day programming commands the respective variable frequency speed controller to start SA and RA fan.
2. Vary the unit start and stop times so that space temperatures are within setpoint for varying outdoor conditions using start/stop optimization software.
3. The minimum OA damper shall be opened during OCCUPIED time periods, otherwise closed.
4. The digital output relay stops the fan.
5. Space Temperature Setbacks: During un–occupied periods, digital space thermostats shall maintain high and low limits by starting unit fan when any space temperature exceeds 85 degrees or is 60 degrees or lower during un–occupied times.
H. Safety Controls to Stop Supply Fan:
1. Low limit thermostat(s) in air entering chilled water coil (hardwire). Provide manual reset switch and "Freezestat Tripped" indicator light in face of control panel.
2. Smoke detector in supply air duct.
I. Supply and Return Fan Capacity Control (SZ/manual adjust):
1. Respective variable frequency speed controllers shall be provided to allow balancing of airflows using variable speed drives.
2. Supply and return air flows shall be set to provide outside air quantity indicated during OCCUPIED periods. Unit is constant volume type.
3. During UN–OCCUPIED periods, adjust RA fan to approximate supply fan with result being slightly (2–5%) below SA fan airflow.
J. Minimum Outside Air (OA) Damper(s): N.C.; Open when air unit S.A. fan is ON and digital time of day program indicates space is occupied. SE Supply/Return Air flow control below.
K. Economizer Operation:
1. Maximum OA/RA/EA Dampers: When economizer is active, modulate to make supply air temperature maintain space temperature. Dampers shall be in NORMAL positions when minimum outside air damper is closed.
2. Economizer shall be active when space is calling for cooling (more than 0.5 degrees above setpoint) and ODT is 50 degrees or less.
3. Maximum OA/RA/EA Dampers Normal Positions: N.C./N.O./N.C.
4. When the space is calling for cooling and ODT is between 65 degrees F and 55 degrees F, OA damper shall be fully open, RA damper shall be fully closed (damper shall be downstream of exhaust air damper in unit) and Exhaust Air Damper shall be fully open.
L. Chilled Water Coil: 3–way valve, N.O. to coil, modulates water flow to maintain supply air temperature at 55 F when ODT is 55 degrees or above AND there is a call for cooling (i.e. a space is more than 0.5 degrees above setpoint).

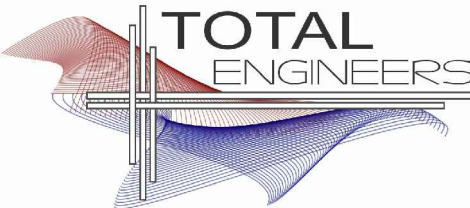
- M. Morning Warm–up: O.A. dampers remain shut and exhaust fan(s) interlocked with unit shall remain OFF, until occupancy. Pre–heat coil and fan starting shall operate to heat space as specified herein.
N. Electric Pre–Heat Coils:
1. Electric heating coils shall be modulated using SCR control on first stage and cycling additional stages as load increases. Once next stage is ON, controls shall modulate the first stage to maintain setpoint. Sequence shall continue if unit has more than 2 stages. Reverse sequence as load decreases.
2. When space is 0.5 degrees or more below heating setpoint, chilled water valve shall be closed and heating coil shall be modulated to maintain 80 degree supply air temperature from unit. When space drops to 1 degree below setpoint, setpoint shall change to 90 degree supply air temperature from unit. On a rise in space temperature, sequence shall reverse.
O. Setpoint Strategy: Deadband control strategy is not acceptable. Controls shall have (1) setpoint and control with PID loop to maintain space temperature within +/- 1.5 degrees of setpoint. Tune PID loop to attain this tolerance.
M. Control Panel ACP–: Mount in mechanical room with the following items in the cover:
1. ON indicator lights: Low Temperature Detector.
2. System OFF–ON switch.
3. Low Temperature Reset switch.

3.06 CENTRAL CHILLED WATER SYSTEMS

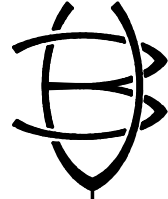
- A. When there is a call for cooling from any air handler or fan coil unit, BAC controls shall start LEAD chiller chilled water pump.
B. Chillers appear to be redundant. Provide automatic and manual ability to change over which chiller is lead chiller. Lag chiller shall automatically start if LEAD chiller fails.
C. If LEAD chiller (or respective pumps) fails, start LAG chiller and respective TP and CP pumps. Turn LEAD TP and CP pump OFF.
D. Pump CP–1,2: When there is a call for cooling from air side chilled water system, start Lead chilled water pump. Pump shall be OFF unless there is a call for cooling.
E. Tower Pump TP–1,2: Interlock to operate when respective CP is ON. When chiller is no longer called to run, operate TP for 5 minutes after chiller shutdown.
F. Chiller: When respective CP is ON, Chiller shall start and operate through built–in operating controls, when the following interlocks are made:
1. N.C. 90 degree safety thermostat (opens above 90 degrees) in chilled water return.
2. DP switches sensing pressure drop through condenser and evaporator.
3. Interlock with Respective Tower Pump starter.
4. Interlock with Chilled Water Pump CP–1 starter.
G. Low Ambient Chiller Control: A timer shall prevent loading of chiller beyond a predetermined percent load (set on chiller) for first 10 minutes of operation when ODT is below 70F.
H. Cooling Tower:
1. Tower Fan: ON when either pump TP is on and condenser water leaving tower is above 70 degrees F, adjustable.
2. Provide new level controller as detailed. See Detail 2/M2.5. Control shall provide LOW Level alarm, NORMAL (to open and close the N.C. electric solenoid valve in make–up water) and HIGH Level alarm. Refer to Detail for control floats. Floats shall be Madison Co. MSB5600 floats. Floats shall be SPST switches housed in shroud to reduce false activation from turbulence. Construction shall be 316 stainless steel. (www.madisonco.com).
3. Emergency Low Level Cutoff: Pump TP shall stop when LOW level is activated. A manual reset relay shall be provided in control panel to prevent automatic restarting.
I. Refrigerant Monitor: Provide sequence as follows:
1. When first level (approximately 50 PPM) alarm is activated, provide alarm to DDC system and sound alarm.
2. If high level (1000 PPM) contact is made, existing ventilation shall be energize and domestic water heating boiler(s) shall be shut down.

3.07 FAN COIL UNITS–Chilled Water:

- A. Fan coil units shall operate continuously.
B. 3–Way chilled water valve shall modulate water flow to maintain space temperature setpoint.
C. If unit has heating coil, space sensor shall cycle electric heater to maintain setpoint when space is below setpoint.
3.08 CABINET HEATERS: Provide wall mounted, wireless sensor to control heaters. Energize fan and heating elements when space is more than 0.5 degrees below setpoint.
3.09 AIR TERMINAL UNITS (TU)
A. Terminal Units with Heating Coil (Single Cooling/Heating Minimum):
1. Cooling: A room digital thermostat through terminal unit controller modulates the variable air volume damper from the maximum to the cooling minimum CFM setpoint to maintain the cooling setpoint.
2. Set the cooling/heating minimum flow as shown in schedule.
3. Heating: The room digital thermostat thru terminal unit controller modulates the variable air volume damper to the minimum cooling/heating CFM airflow. scheduled and the space sensor shall modulate the TU SCR controller to maintain the heating setpoint.
4. Building controls shall sense leaving air temperature (minimum of 3 feet from discharge to prevent radiant effect on sensor) and override thermostat control to limit leaving air temperature to 90 degrees.
5. Provide feedback to central Building Control System to indicate space is in cooling mode (space is above actual setpoint (which may be user offset from global settings) or heating mode (space is below actual setpoint)).

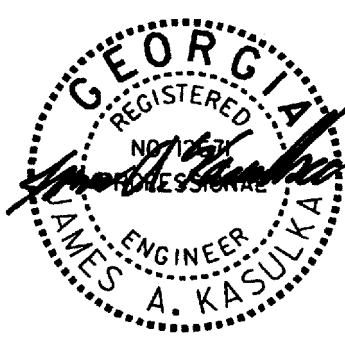


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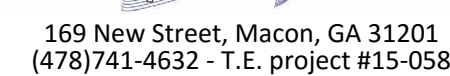
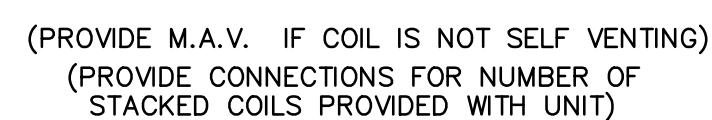


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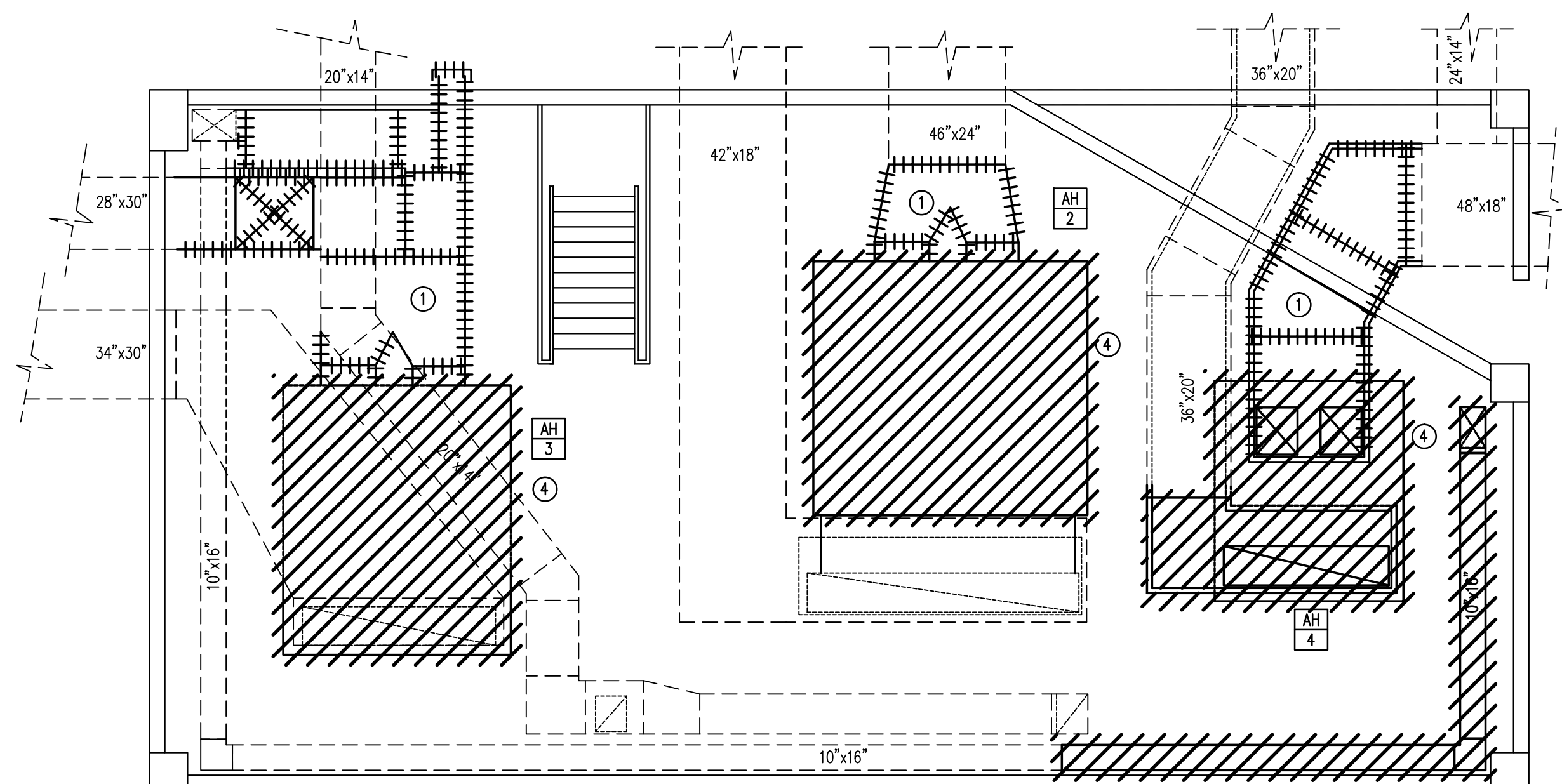
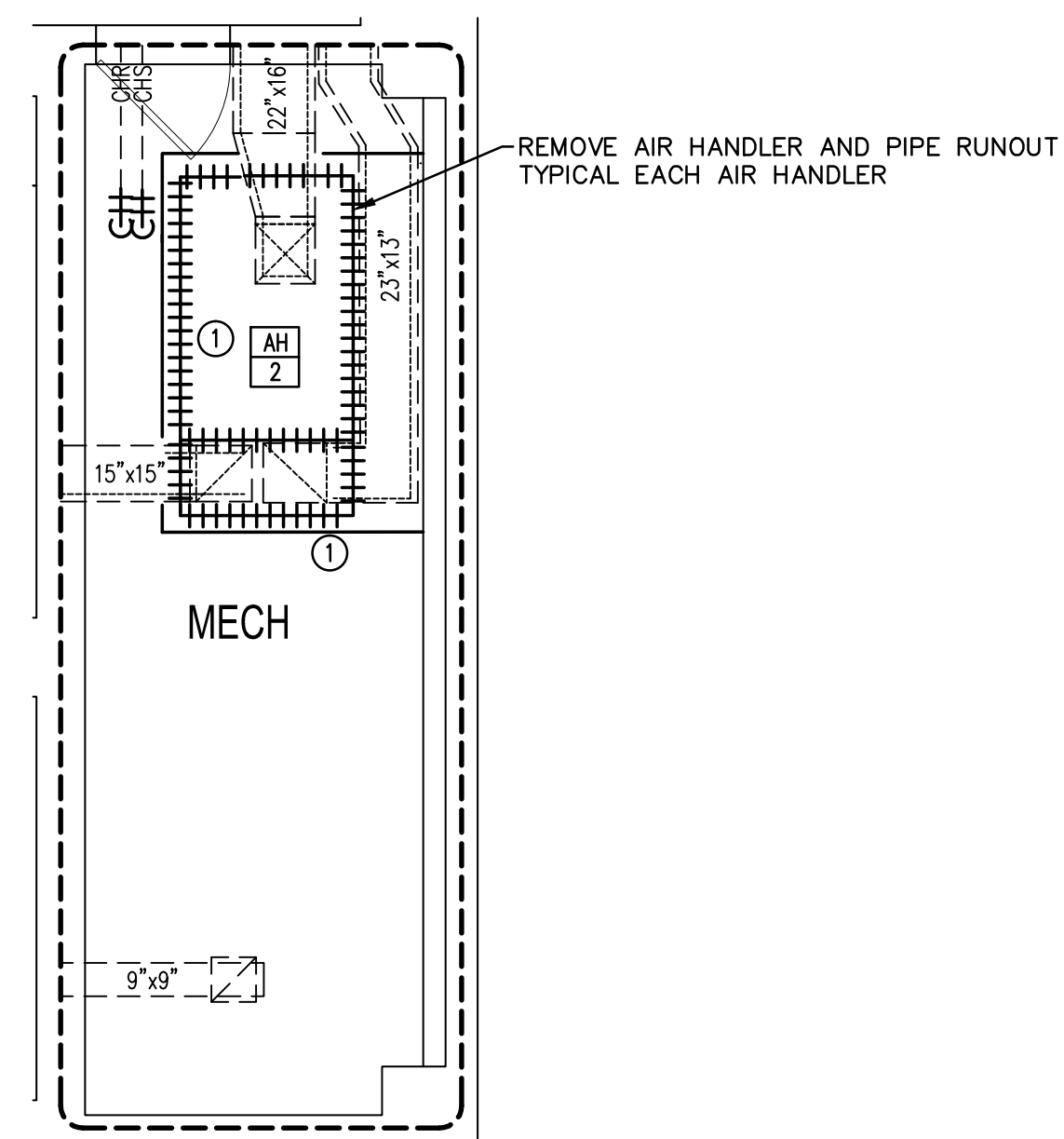
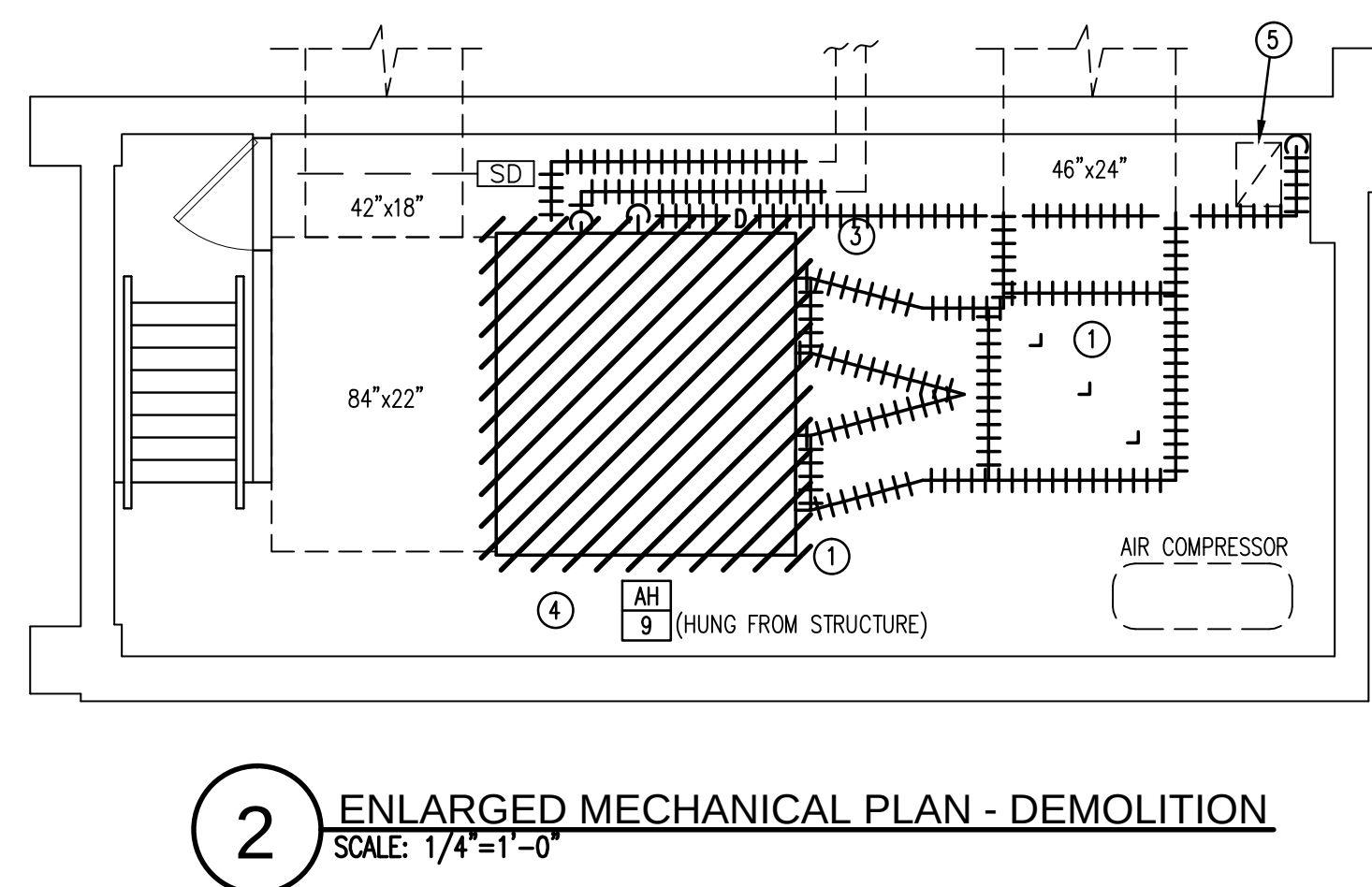
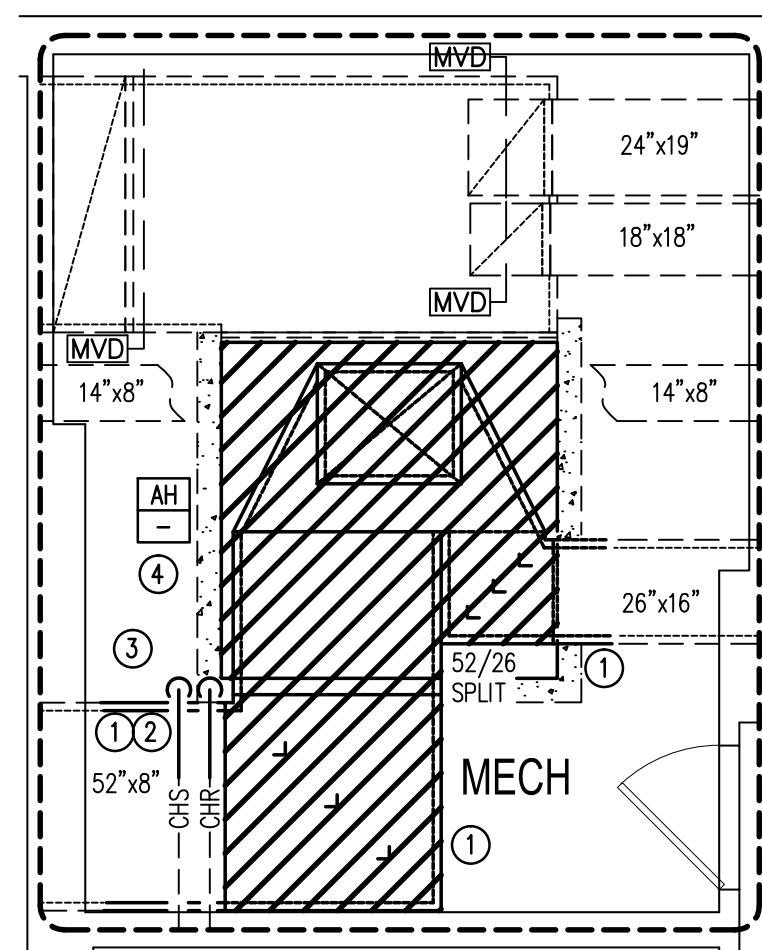
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DATE 04/4/16



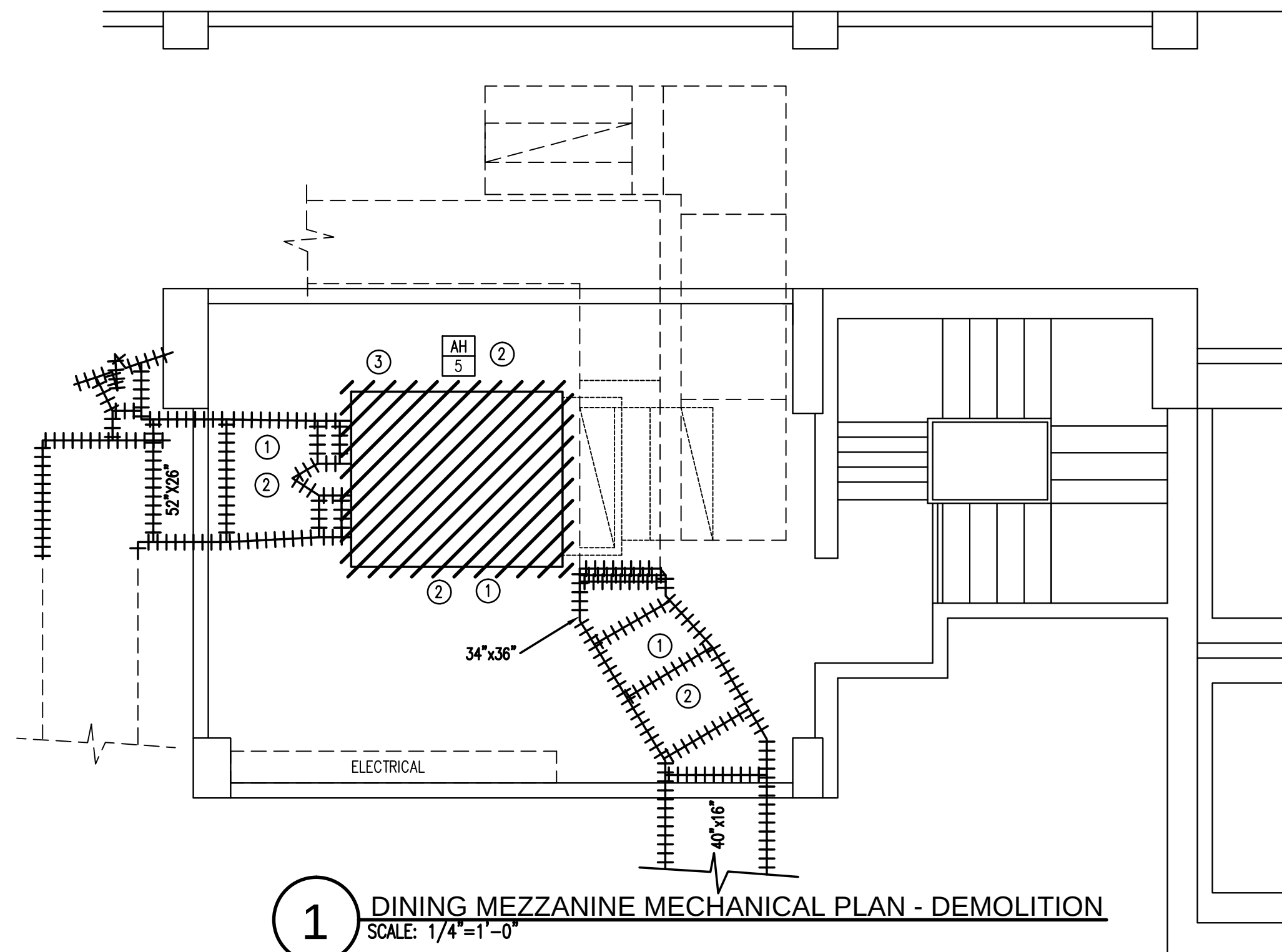
DATE 04/4/16



KEY NOTES (THIS SHEET ONLY):

- ① REMOVE WORK SHOWN SOLID OR SOLID WITH HATCH. REFER TO LEGEND BELOW
- ② REMOVE CHILLED WATER PIPE INSULATION IN ROOM. PROVIDE NEW INSULATION.
- ③ REMOVE CHILLED WATER RUNOUTS. PROVIDE NEW RUNOUTS WITH THREE WAY CONTROL VALVES AND SPECIALTIES AS DETAILED.
- ④ PROVIDE NEW CONDENSATE DRAIN PIPING. PROVIDE IN ACCORDANCE WITH DETAIL.
- ⑤ 12X17 DUCT DOWN TO ROOM BELOW

LINE LEGEND	
	DEMOLITION
	EXISTING TO REMAIN

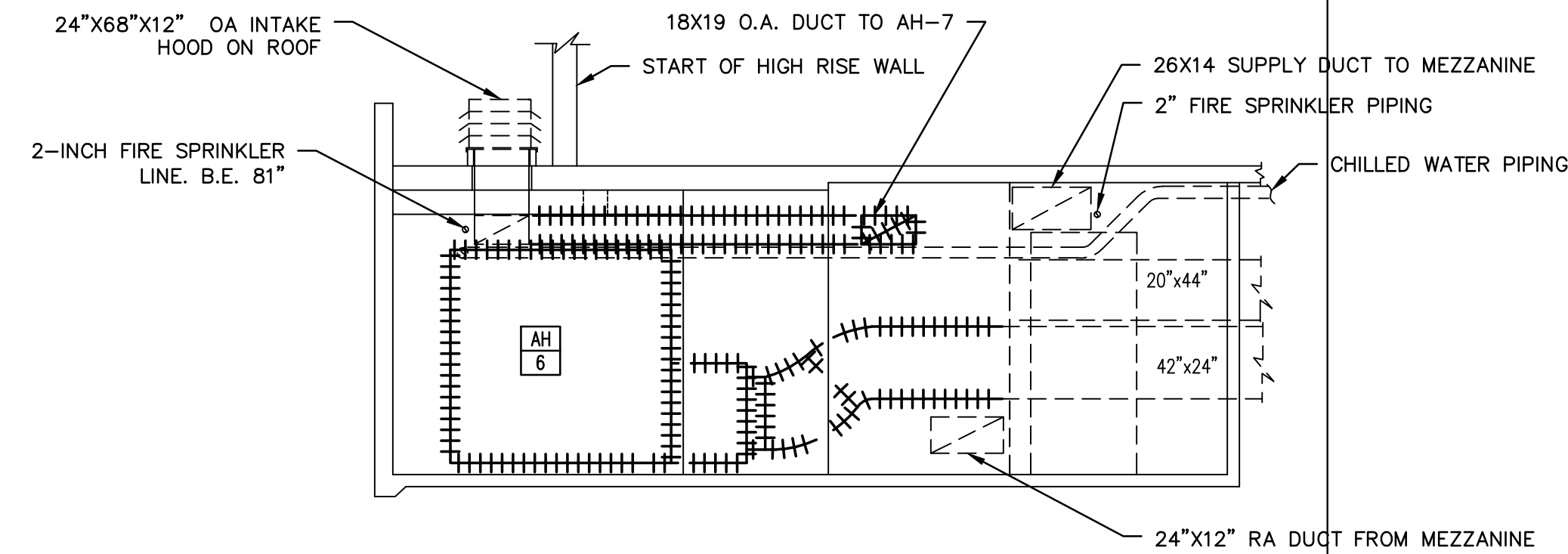


1 DINING MEZZANINE MECHANICAL PLAN - DEMOLITION
SCALE: 1/4"=1'-0"

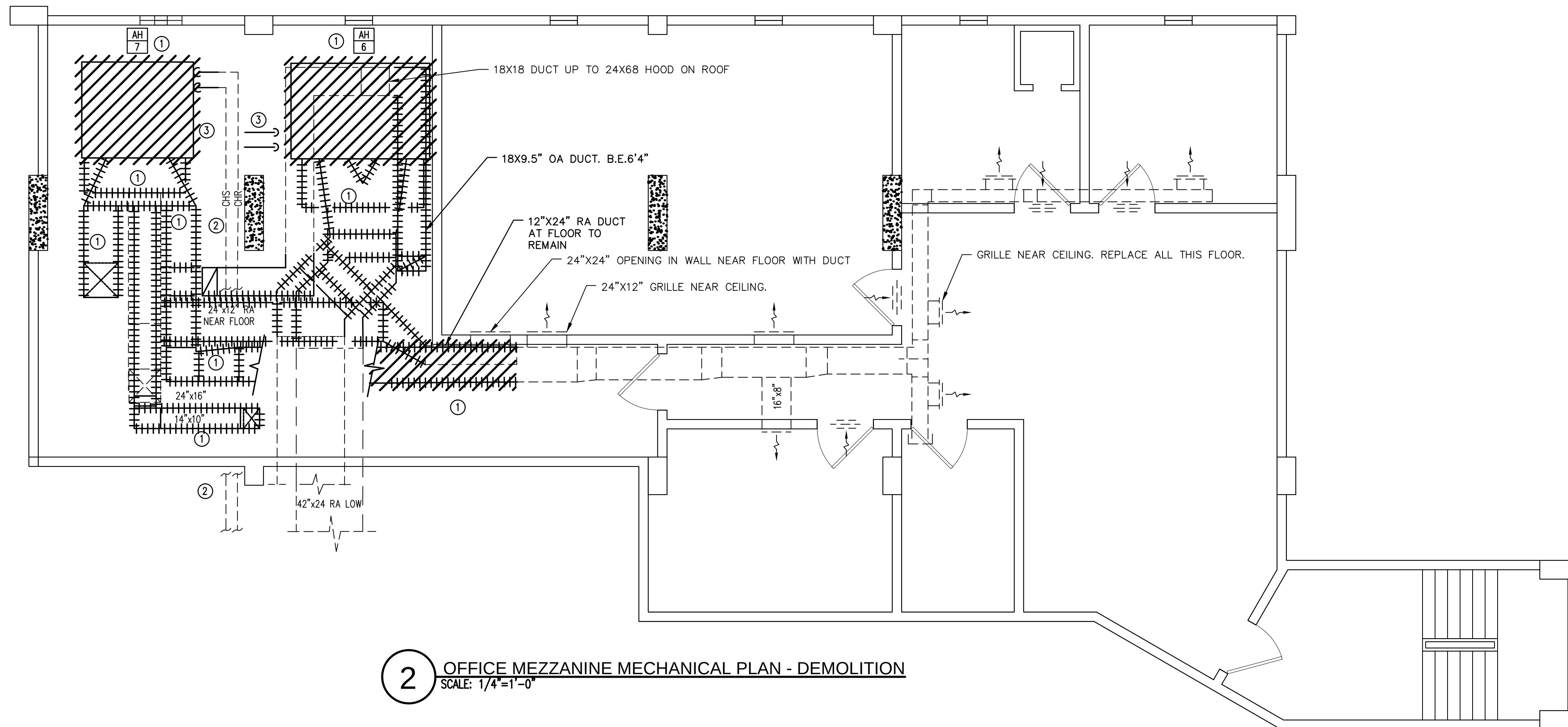
LINE LEGEND	
	DEMOLITION
	EXISTING TO REMAIN

KEY NOTES (THIS SHEET ONLY):

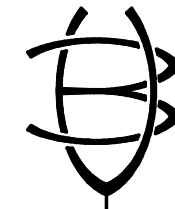
- 1 REMOVE WORK SHOWN SOLID OR SOLID WITH HATCH. REFER TO LEGEND BELOW
- 2 REMOVE CHILLED WATER PIPE INSULATION IN ROOM. PROVIDE NEW INSULATION.
- 3 REMOVE CHILLED WATER RUNOUTS. PROVIDE NEW RUNOUTS WITH THREE WAY CONTROL VALVES AND SPECIALTIES AS DETAILED.



3 OFFICE MEZZANINE MECHANICAL SECTION - DEMOLITION
SCALE: 1/4"=1'-0"



2 OFFICE MEZZANINE MECHANICAL PLAN - DEMOLITION
SCALE: 1/4"=1'-0"

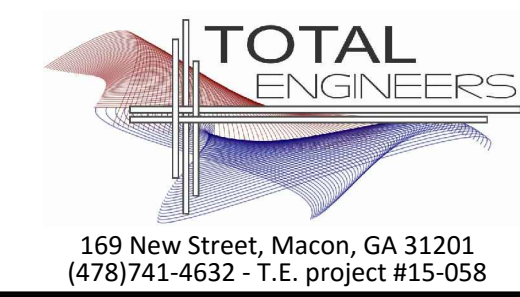


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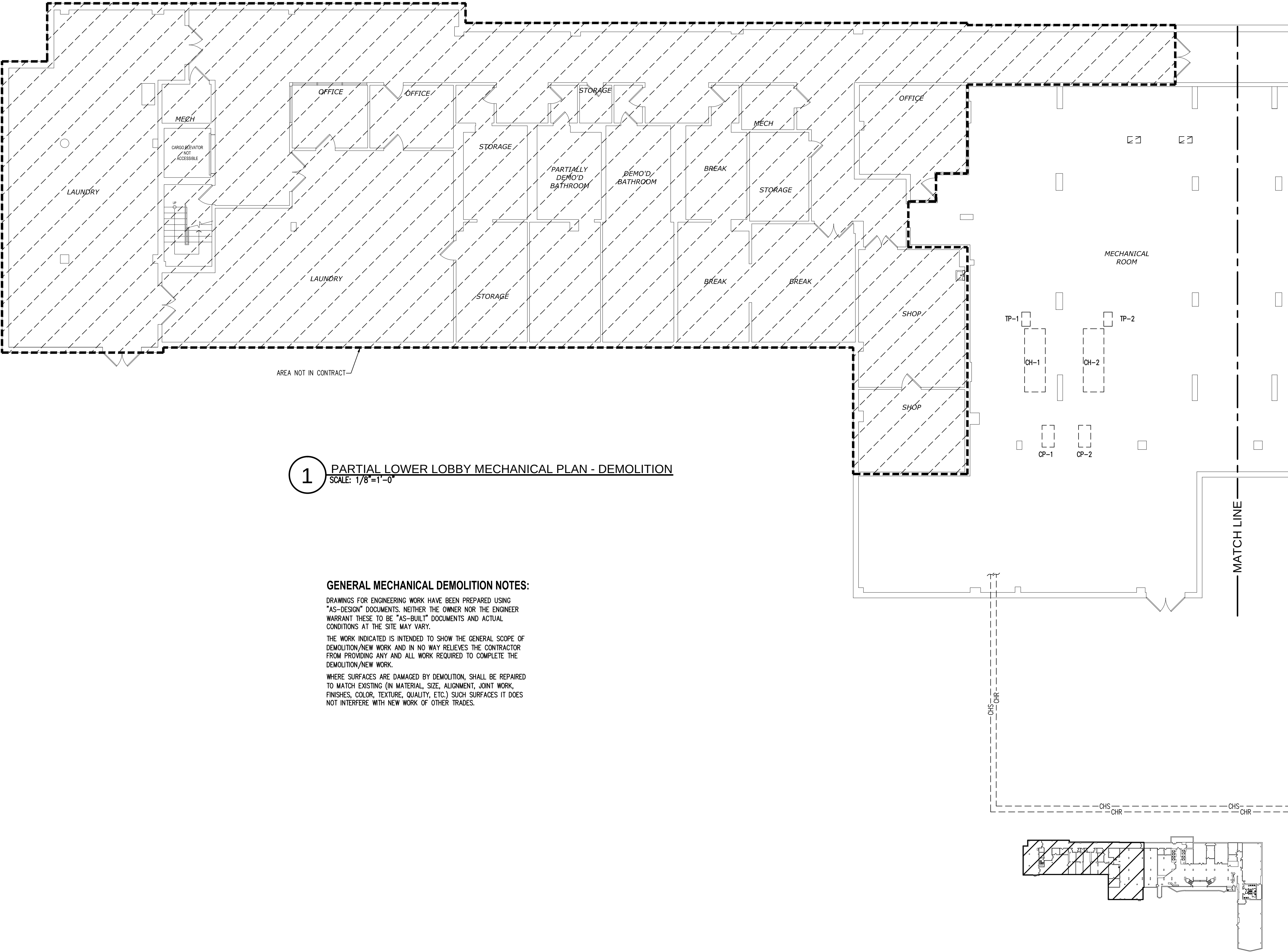
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1 PARTIAL LOWER LOBBY MECHANICAL PLAN - DEMOLITION
SCALE: 1/8"=1'-0"

GENERAL MECHANICAL DEMOLITION NOTES:

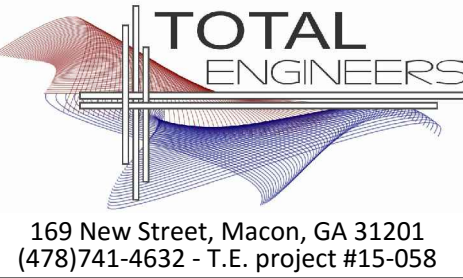
DRAWINGS FOR ENGINEERING WORK HAVE BEEN PREPARED USING "AS-DESIGN" DOCUMENTS. NEITHER THE OWNER NOR THE ENGINEER WARRANT THESE TO BE "AS-BUILT" DOCUMENTS AND ACTUAL CONDITIONS AT THE SITE MAY VARY.

THE WORK INDICATED IS INTENDED TO SHOW THE GENERAL SCOPE OF DEMOLITION/NEW WORK AND IN NO WAY RELIEVES THE CONTRACTOR FROM PROVIDING ANY AND ALL WORK REQUIRED TO COMPLETE THE DEMOLITION/NEW WORK.

WHERE SURFACES ARE DAMAGED BY DEMOLITION, SHALL BE REPAIRED TO MATCH EXISTING (IN MATERIAL, SIZE, ALIGNMENT, JOINT WORK, FINISHES, COLOR, TEXTURE, QUALITY, ETC.) SUCH SURFACES IT DOES NOT INTERFERE WITH NEW WORK OF OTHER TRADES.

LINE LEGEND	
	DEMOLITION
	EXISTING TO REMAIN

KEY PLAN - LOWER LOBBY
SCALE: N.T.S.

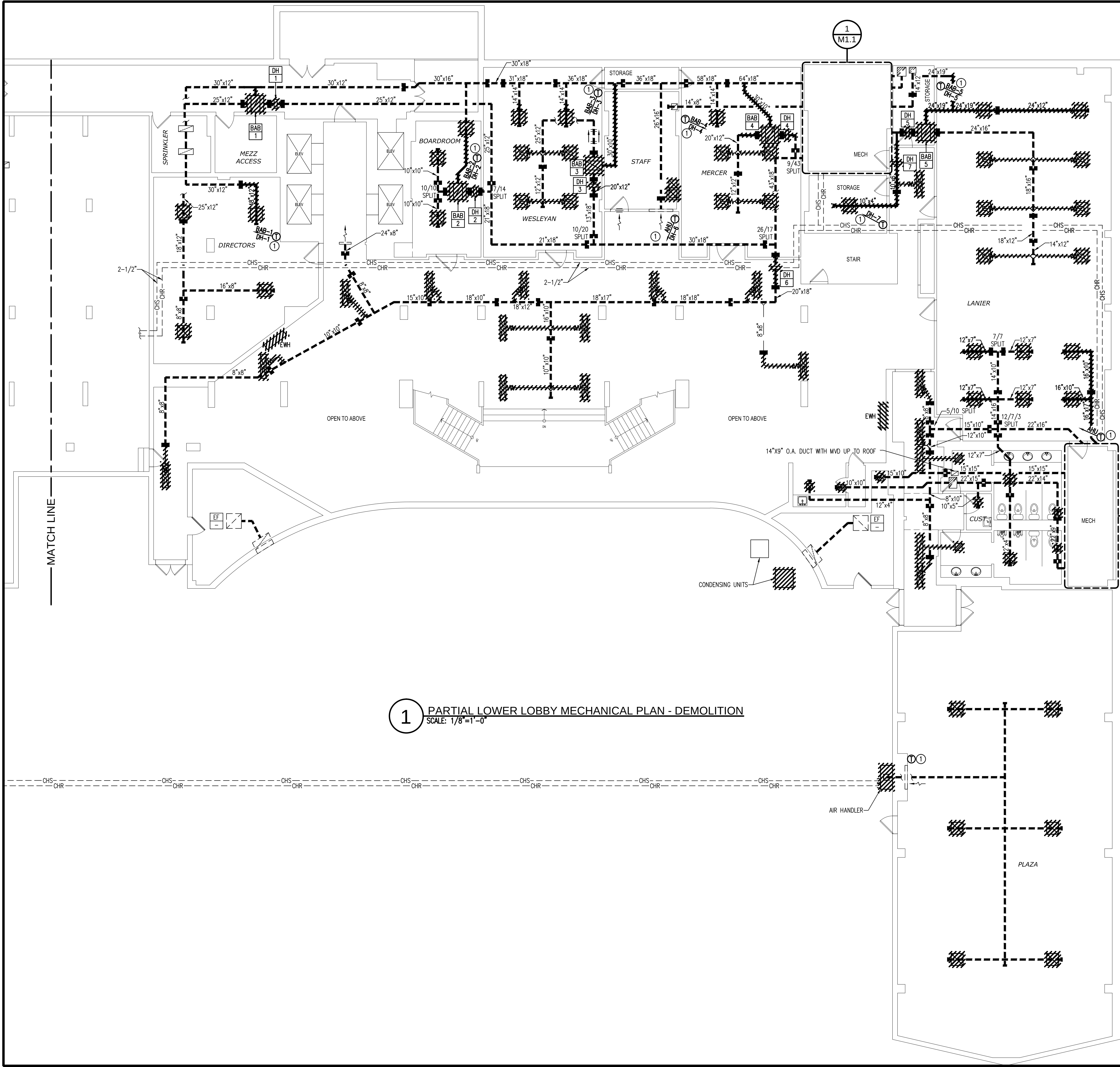


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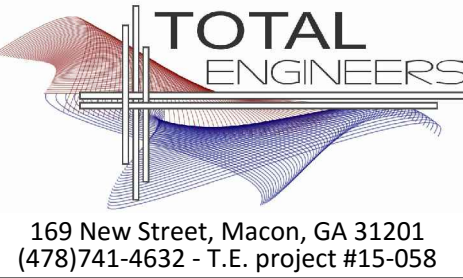
KEY NOTES (THIS SHEET ONLY):

- ① DEMOLISH THERMOSTAT.

1 PARTIAL LOWER LOBBY MECHANICAL PLAN - DEMOLITION
SCALE: 1/8"=1'-0"

LINE LEGEND	
	DEMOLITION
	EXISTING TO REMAIN

KEY PLAN - LOWER LOBBY
SCALE: N.T.S.

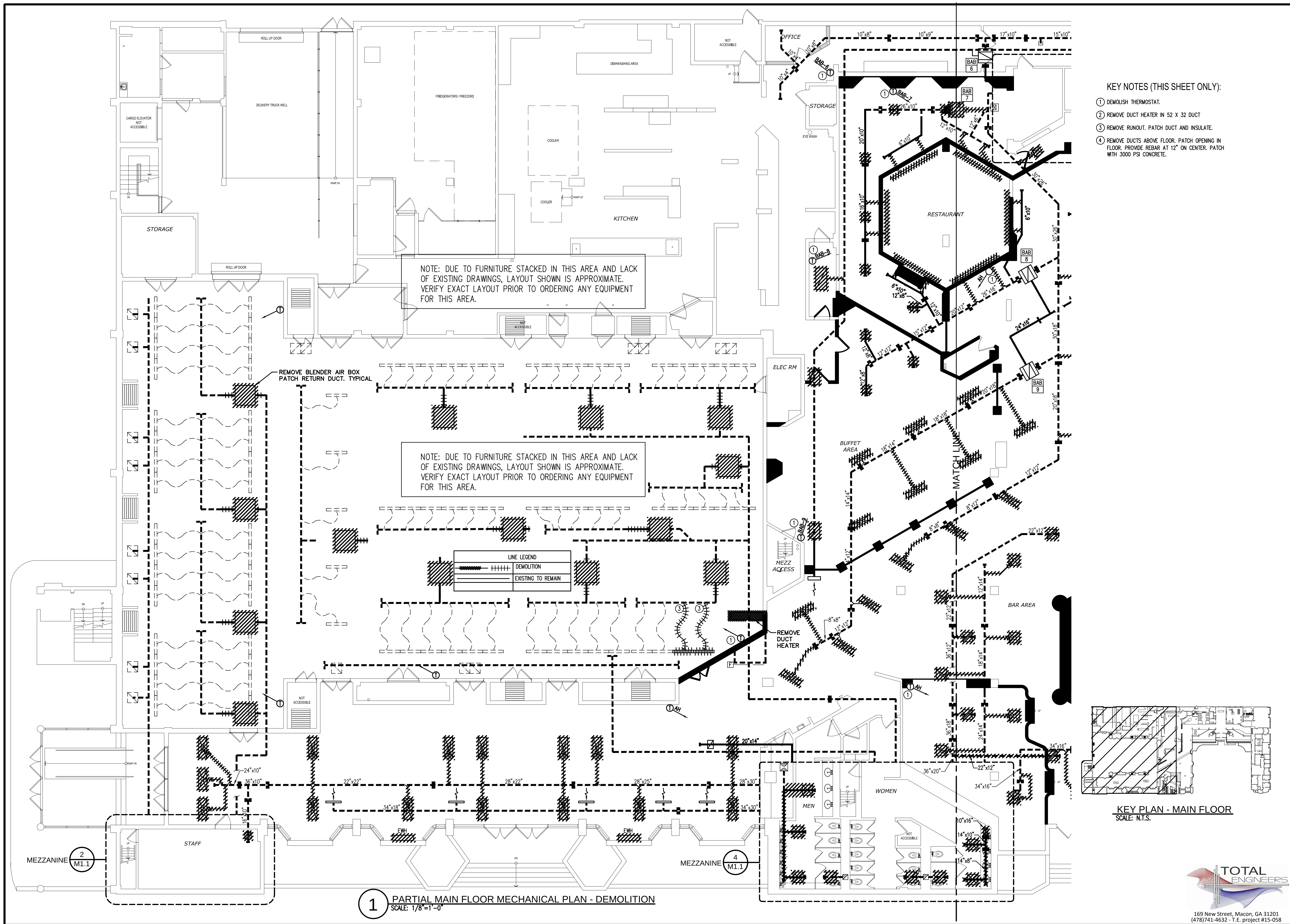


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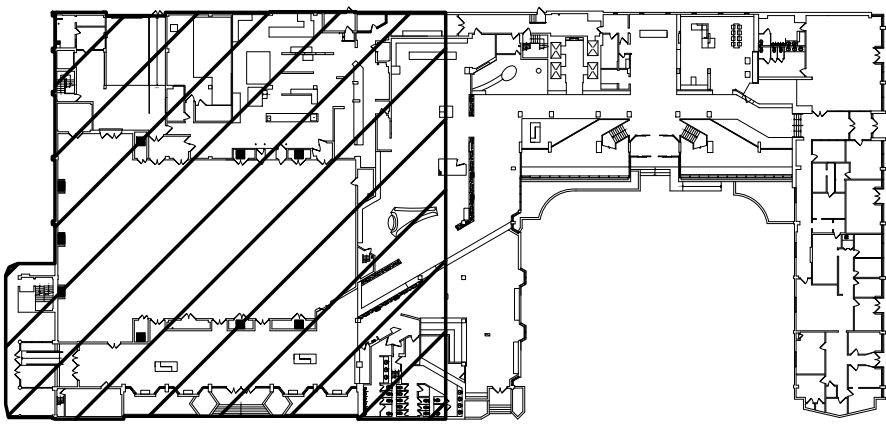
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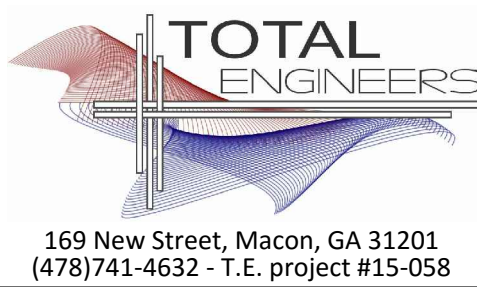


KEY NOTES (THIS SHEET ONLY):

- 1 DEMOLISH THERMOSTAT.
- 2 REMOVE DUCT HEATER IN 52 X 32 DUCT
- 3 REMOVE RUNOUT. PATCH DUCT AND INSULATE.
- 4 REMOVE DUCTS ABOVE FLOOR. PATCH OPENING IN FLOOR. PROVIDE REBAR AT 12" ON CENTER. PATCH WITH 3000 PSI CONCRETE.

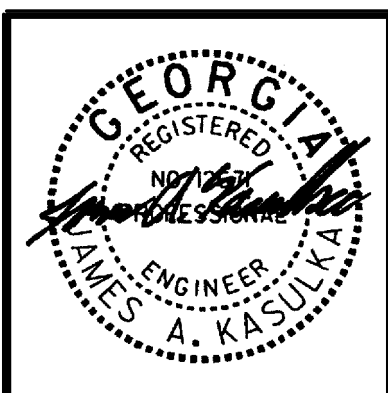


KEY PLAN - MAIN FLOOR
SCALE: N.T.S.



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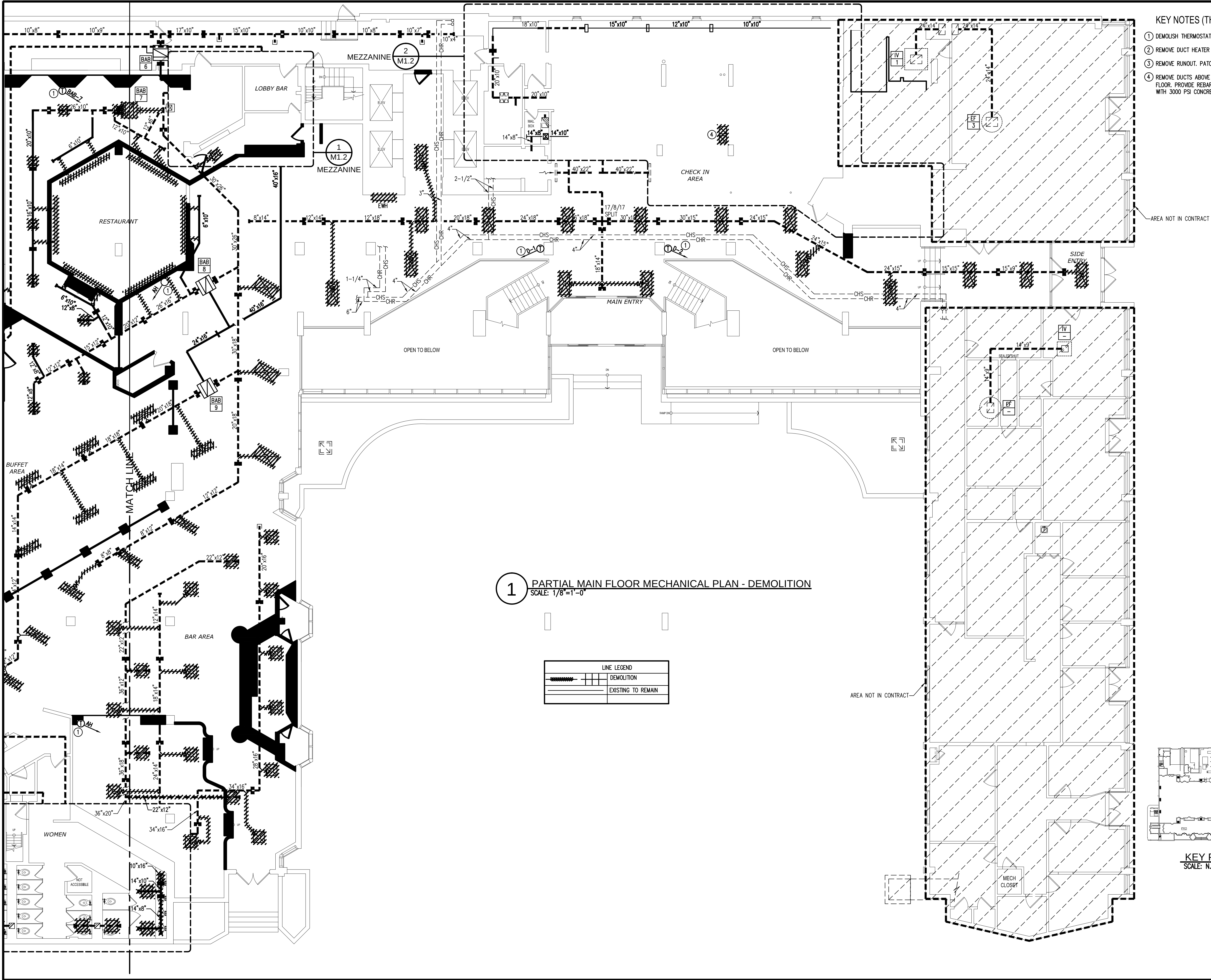


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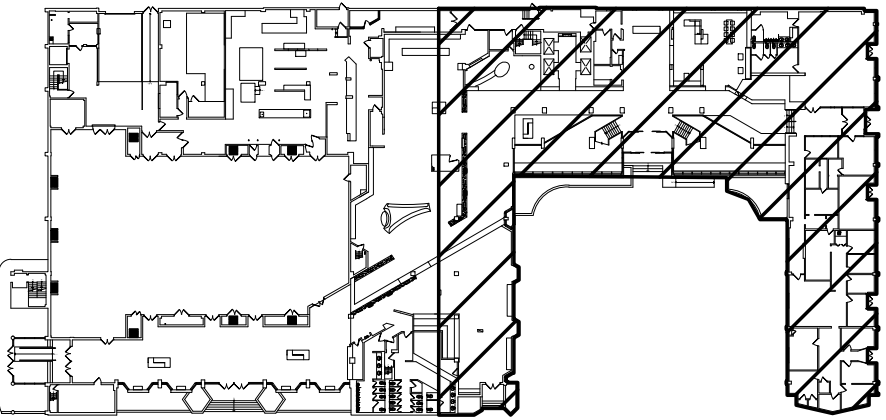


KEY NOTES (THIS SHEET ONLY):

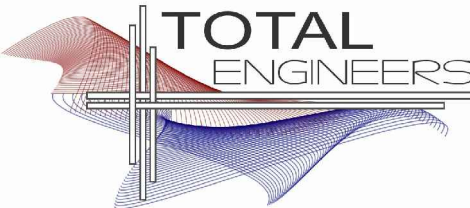
- 1 DEMOLISH THERMOSTAT.
- 2 REMOVE DUCT HEATER IN 52 X 32 DUCT
- 3 REMOVE RUNOUT. PATCH DUCT AND INSULATE.
- 4 REMOVE DUCTS ABOVE FLOOR. PATCH OPENING IN FLOOR. PROVIDE REBAR AT 12" ON CENTER. PATCH WITH 3000 PSI CONCRETE.

1 PARTIAL MAIN FLOOR MECHANICAL PLAN - DEMOLITION
SCALE: 1/8"=1'-0"

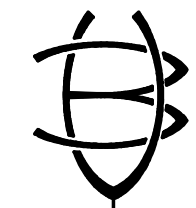
LINE LEGEND	
	DEMOLITION
	EXISTING TO REMAIN



KEY PLAN - MAIN FLOOR
SCALE: N.T.S.

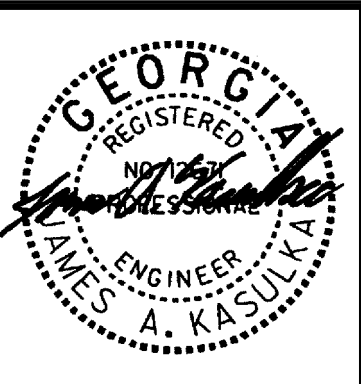


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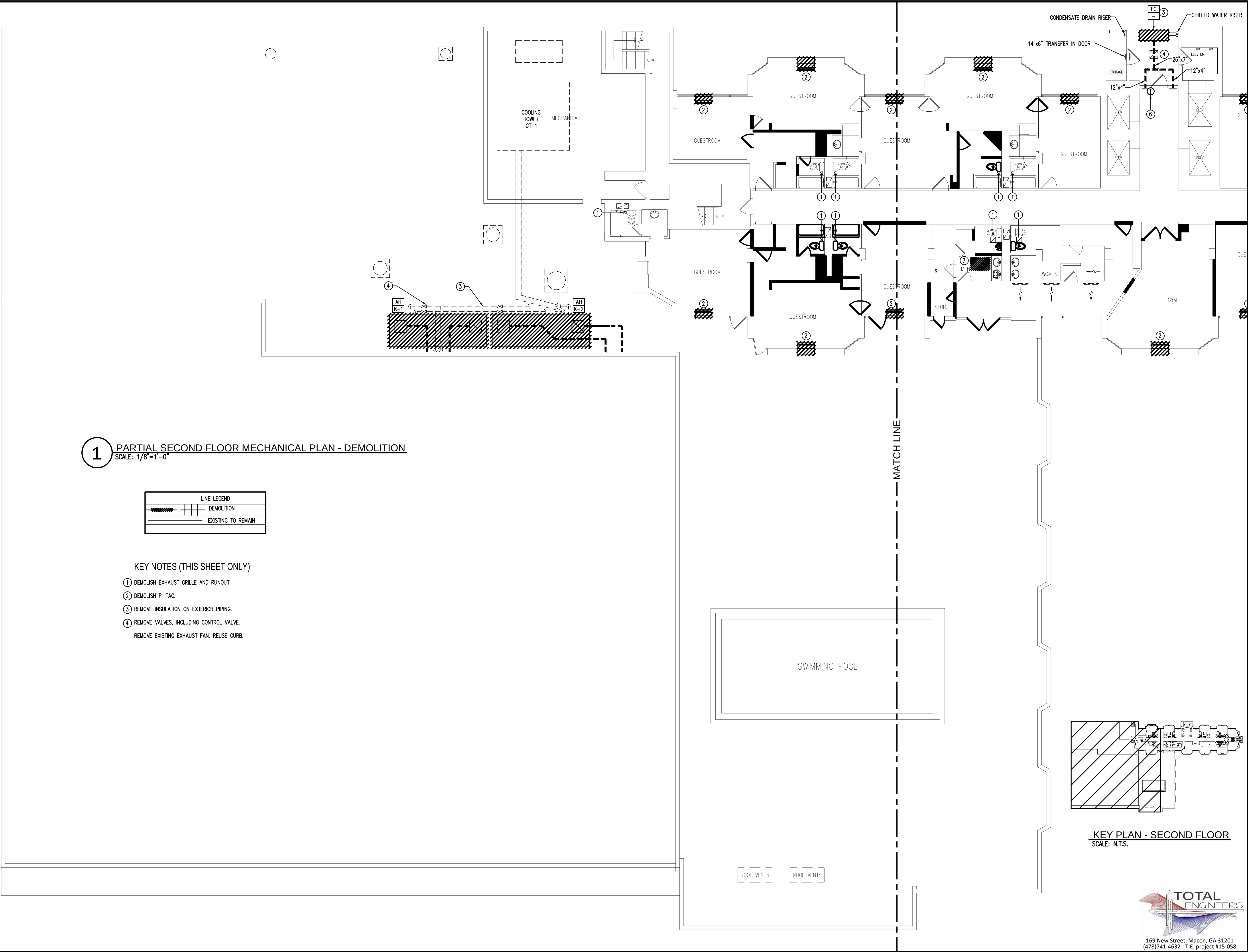


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108 1ST STREET

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DATE 04/4/16

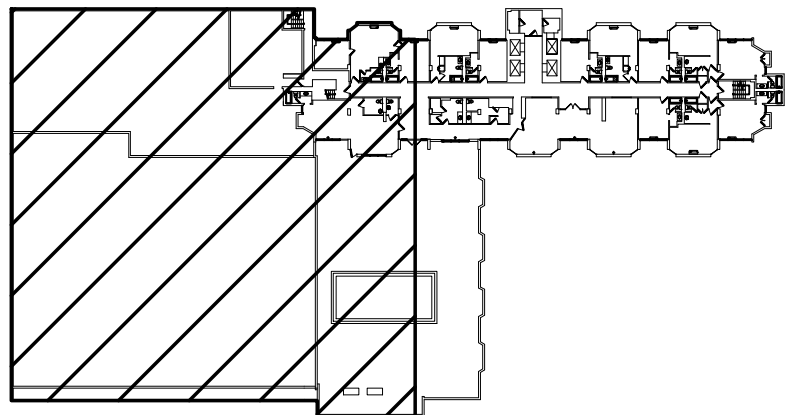


1 PARTIAL SECOND FLOOR MECHANICAL PLAN - DEMOLITION
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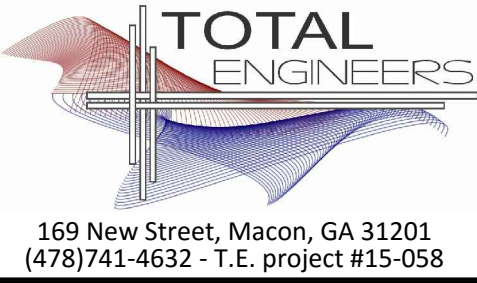
LINE LEGEND	
	DEMOLITION
	EXISTING TO REMAIN

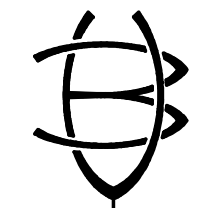
KEY NOTES (THIS SHEET ONLY):

- 1 DEMOLISH EXHAUST GRILLE AND RUNOUT.
- 2 DEMOLISH P-TAC.
- 3 REMOVE INSULATION ON EXTERIOR PIPING.
- 4 REMOVE VALVES, INCLUDING CONTROL VALVE.
REMOVE EXISTING EXHAUST FAN. REUSE CURB.

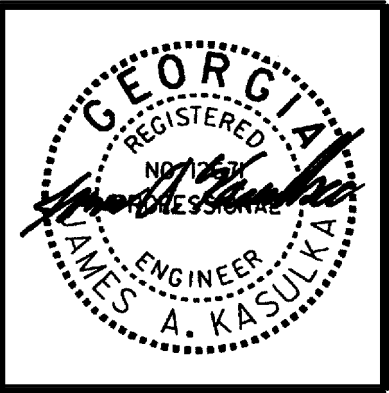


KEY PLAN - SECOND FLOOR
SCALE: N.T.S.





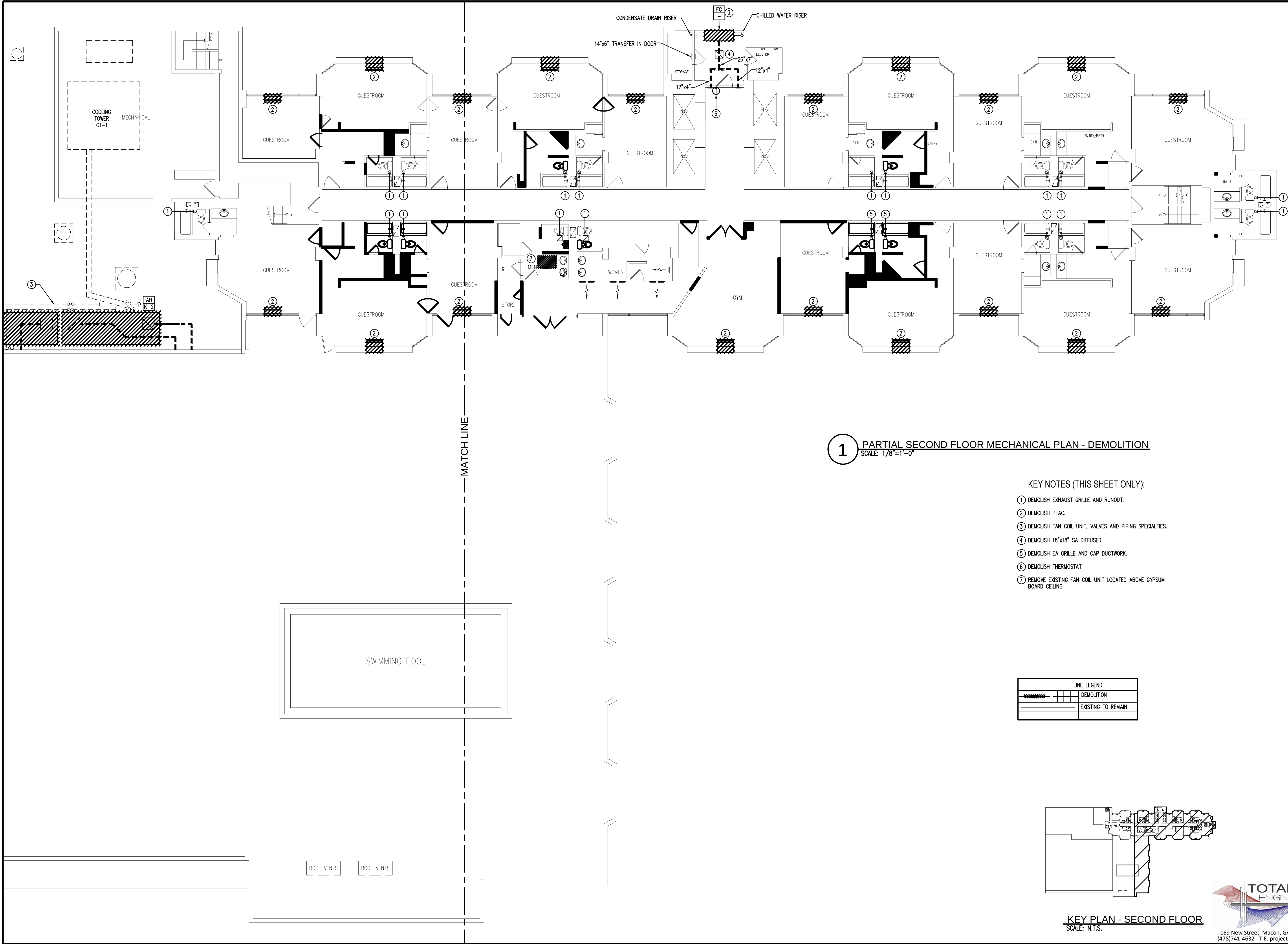
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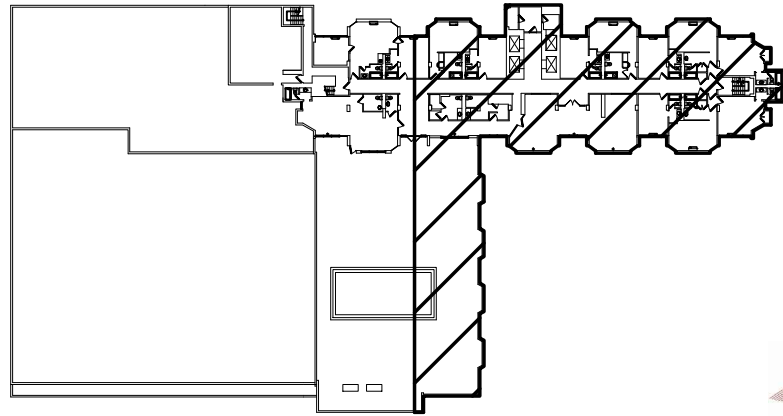


1 PARTIAL SECOND FLOOR MECHANICAL PLAN - DEMOLITION
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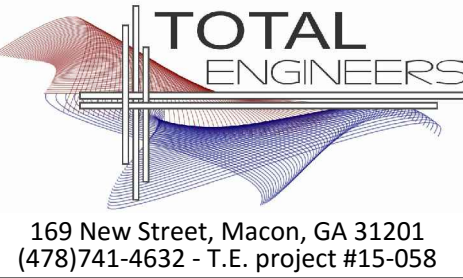
KEY NOTES (THIS SHEET ONLY):

- 1 DEMOLISH EXHAUST GRILLE AND RUNOUT.
- 2 DEMOLISH PTAC.
- 3 DEMOLISH FAN COIL UNIT, VALVES AND PIPING SPECIALTIES.
- 4 DEMOLISH 18"x18" SA DIFFUSER.
- 5 DEMOLISH EA GRILLE AND CAP DUCTWORK.
- 6 DEMOLISH THERMOSTAT.
- 7 REMOVE EXISTING FAN COIL UNIT LOCATED ABOVE GYPSUM BOARD CEILING.

LINE LEGEND	
	DEMOLITION
	EXISTING TO REMAIN



KEY PLAN - SECOND FLOOR
SCALE: N.T.S.

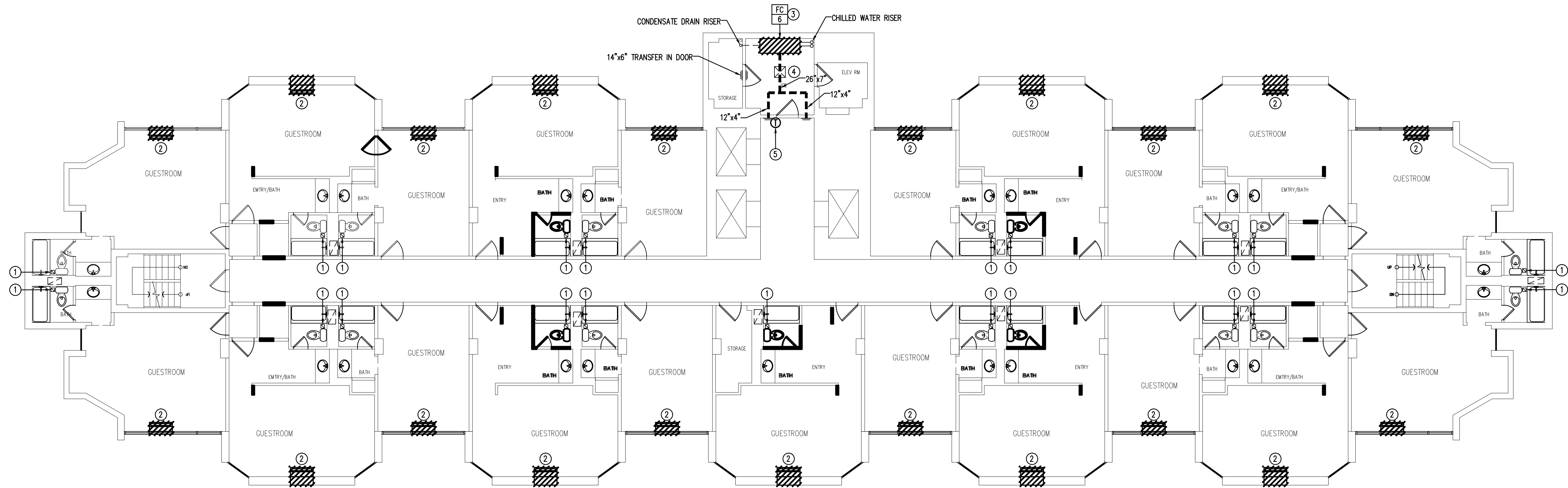


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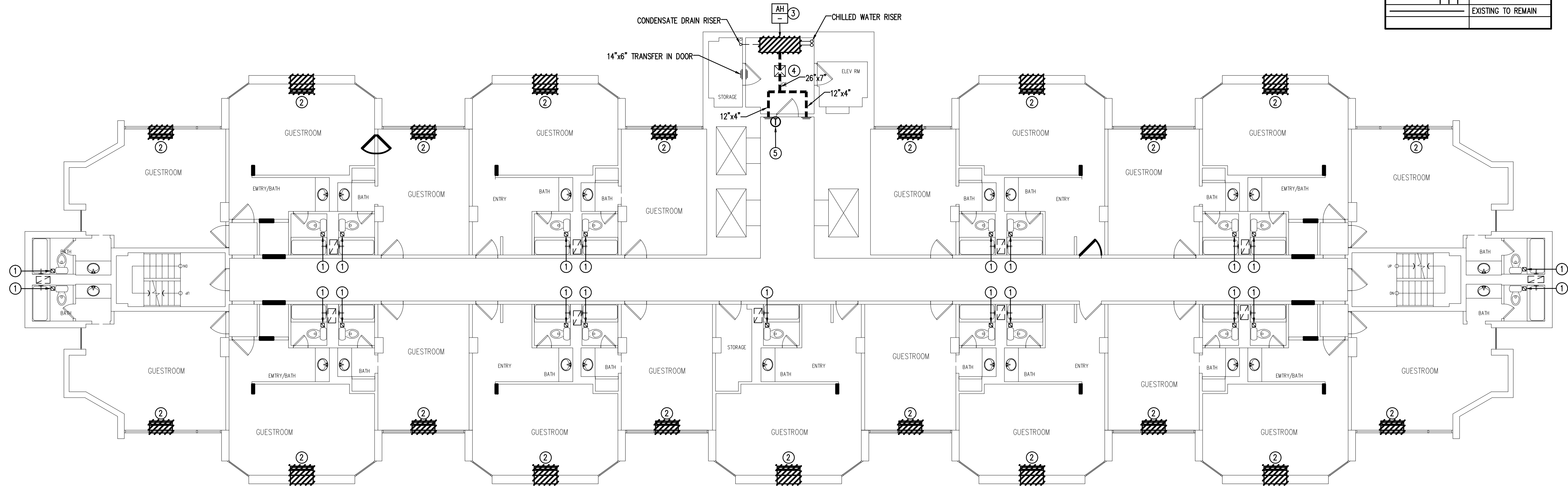


2 6TH FLOOR MECHANICAL PLAN - DEMOLITION
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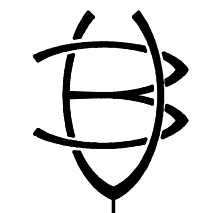
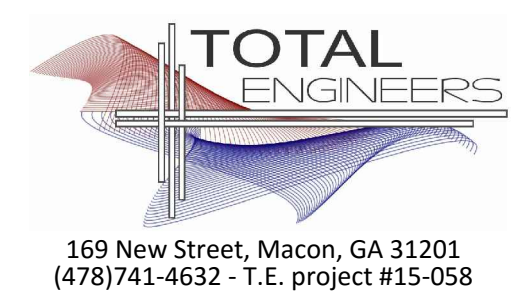
KEY NOTES (THIS SHEET ONLY):

- ① DEMOLISH EXHAUST GRILLE AND RUNOUT.
- ② DEMOLISH PTAC.
- ③ DEMOLISH FAN COIL UNIT, VALVES AND PIPING SPECIALTIES.
- ④ DEMOLISH 18"x18" SA DIFFUSER.
- ⑤ DEMOLISH THERMOSTAT.

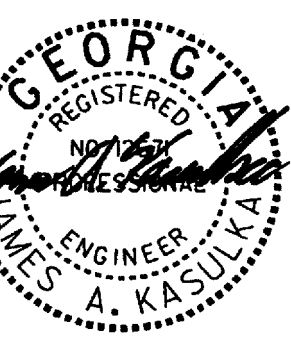
LINE LEGEND	
	DEMOLITION
	EXISTING TO REMAIN



1 3RD-5TH & 7TH-14TH FLOORS MECHANICAL PLAN - DEMOLITION
SCALE: 1/8"=1'-0"



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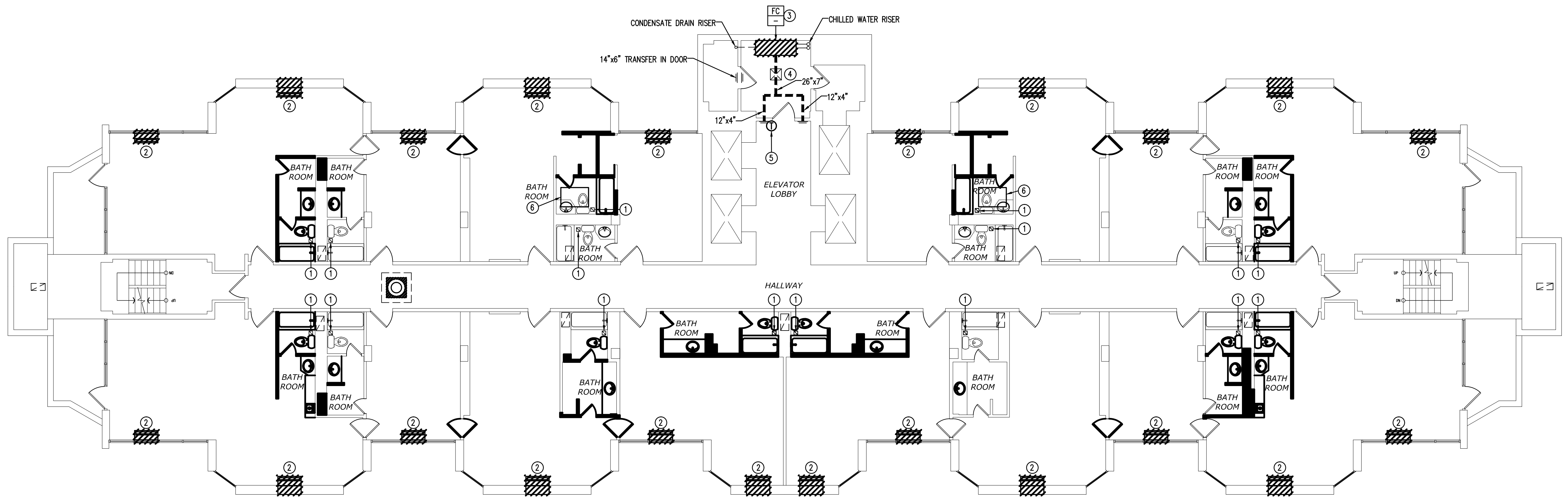


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108 1ST STREET

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M2.7

DATE 04/4/16

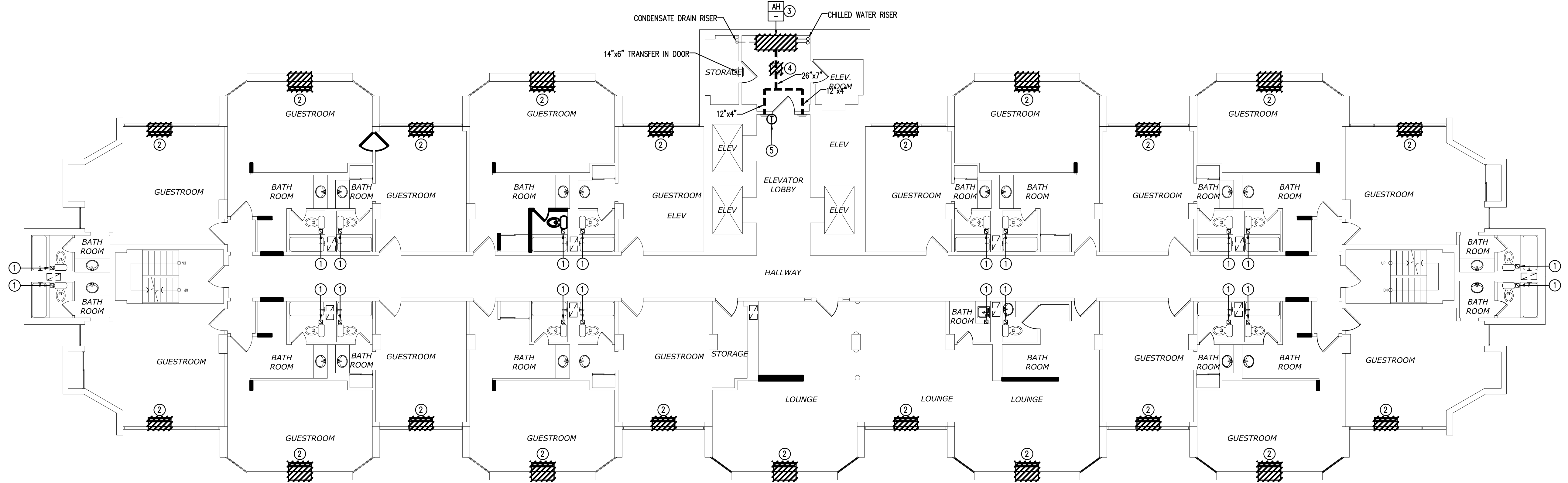


2 16TH FLOOR MECHANICAL PLAN - DEMOLITION
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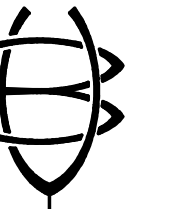
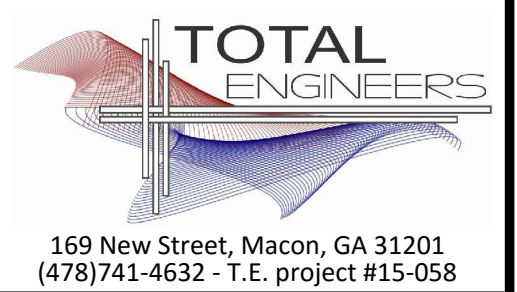
LINE LEGEND	
	DEMOLITION
	EXISTING TO REMAIN

KEY NOTES (THIS SHEET ONLY):

- ① DEMOLISH EXHAUST GRILLE AND RUNOUT.
 - ② DEMOLISH PTAC.
 - ③ DEMOLISH FAN COIL UNIT, VALVES AND PIPING SPECIALTIES.
 - ④ CLEAN 18"x18" SA DIFFUSER.
 - ⑤ DEMOLISH THERMOSTAT.
 - ⑥ REMOVE EXISTING ELECTRIC HEATING UNIT ABOVE GYPSUM CEILING.
- REMOVE EXISTING EXHAUST FAN. REUSE CURB.

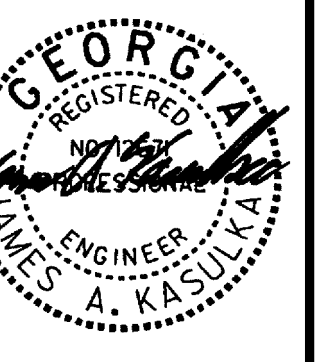


1 15TH FLOOR MECHANICAL PLAN - DEMOLITION
SCALE: 1/8"=1'-0"



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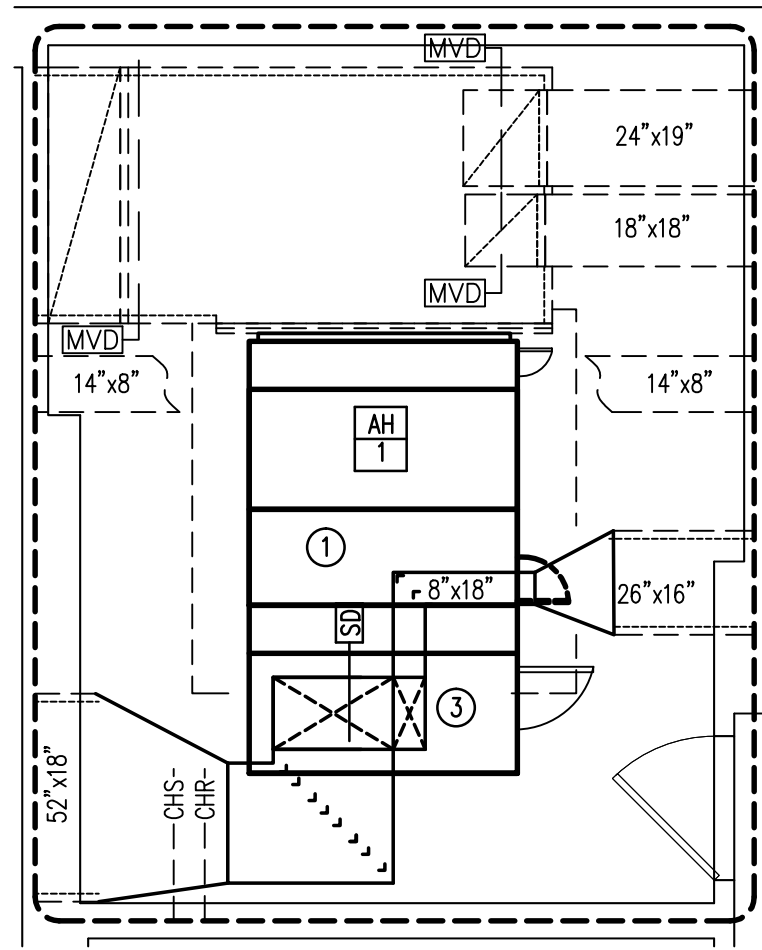


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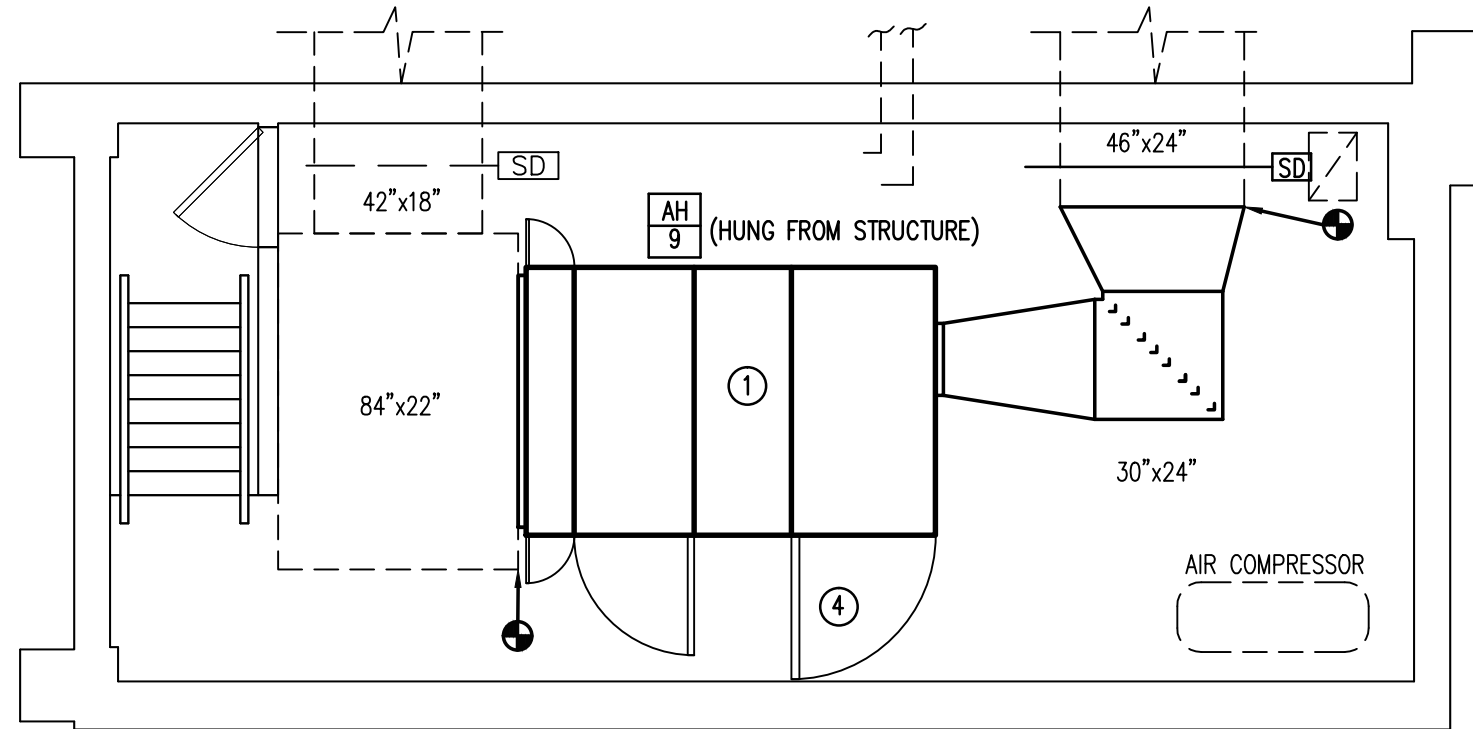
9891-010-01

M2.8

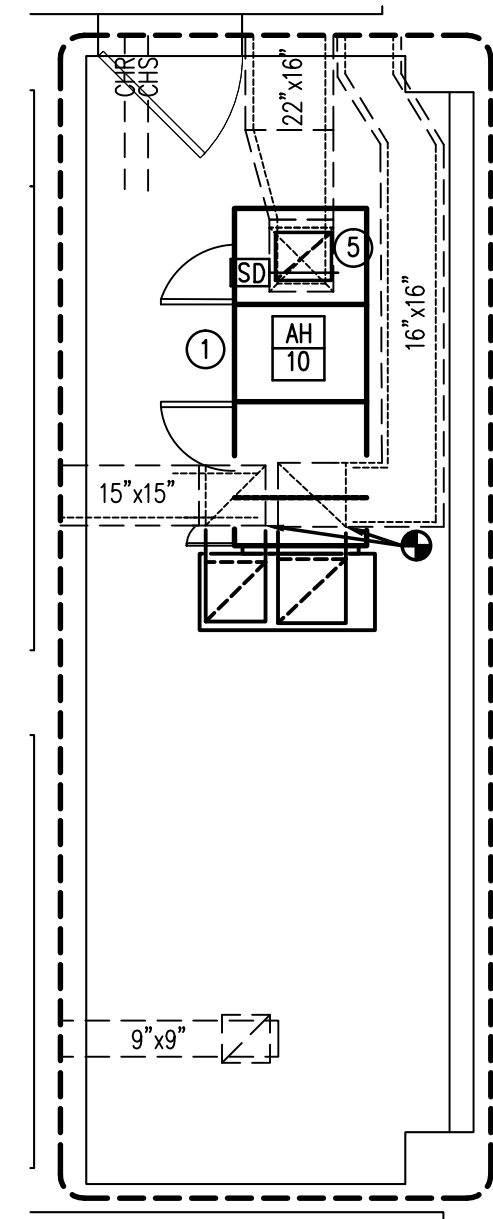
DATE 04/4/16



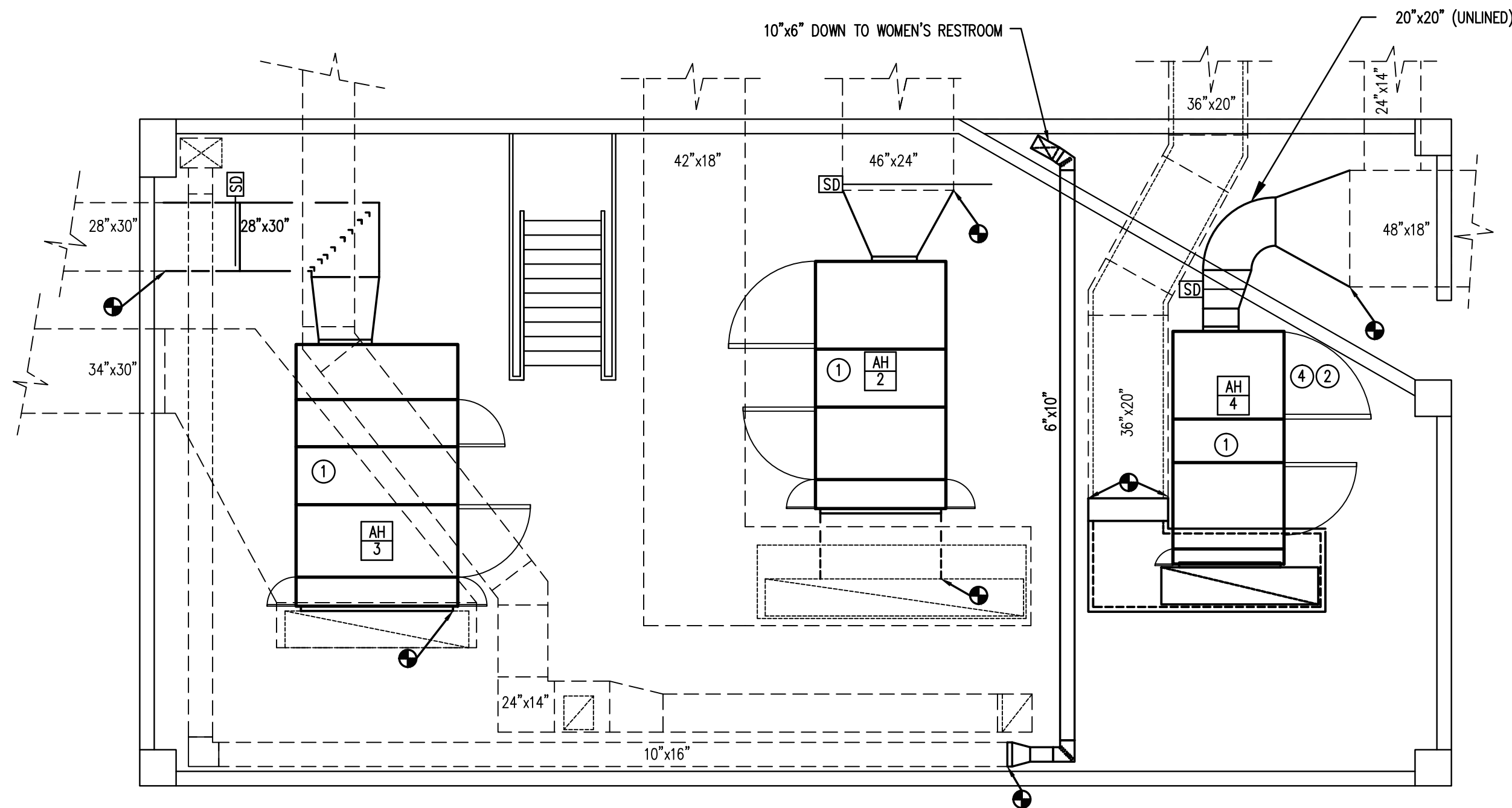
1 ENLARGED MECHANICAL PLAN - NEW WORK
SCALE: 1/4"=1'-0"



2 ENLARGED MECHANICAL PLAN - NEW WORK
SCALE: 1/4"=1'-0"



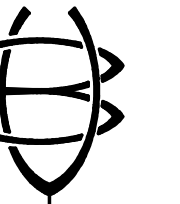
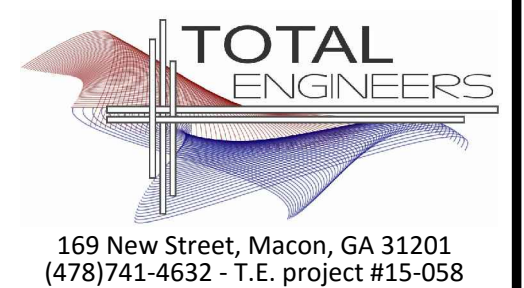
3 ENLARGED MECHANICAL PLAN - NEW WORK
SCALE: 1/4"=1'-0"



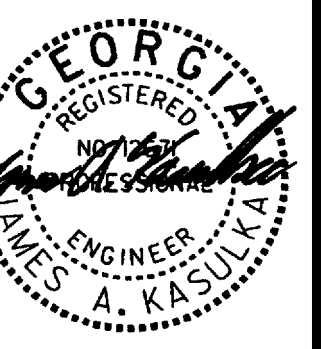
4 LOBBY MEZZANINE MECHANICAL PLAN - NEW WORK
SCALE: 1/4"=1'-0"

- KEY NOTES(THIS SHEET ONLY):
- 1 REPLACE EXISTING CHILLED WATER VALVES, SPECIALTIES AND RUNOUT TO AIR HANDLER. PROVIDE NEW RUNOUT AND SPECIALTIES AS SHOWN IN DETAIL 4/MG.1.
 - 2 CONVERT DOOR FROM HINGED TO REMOVABLE.
 - 3 38" X 18" DUCT DOWN TO AIR HANDLER WITH 8/30 SPLIT. TRANSITION IN VERTICAL TO UNIT OUTLET DIMENSIONS. DO NOT LINE TRANSITION.
 - 4 INSTALL UNIT WITH SUFFICIENT CLEARANCE TO ALLOW DOOR TO FULLY OPEN AND CLEAR WALL.
 - 5 TRANSITION IN VERTICAL TO UNIT OUTLET DIMENSIONS. DO NOT LINE TRANSITION

LINE LEGEND	
	NEW WORK
	EXISTING TO REMAIN
	CONNECT TO EXISTING



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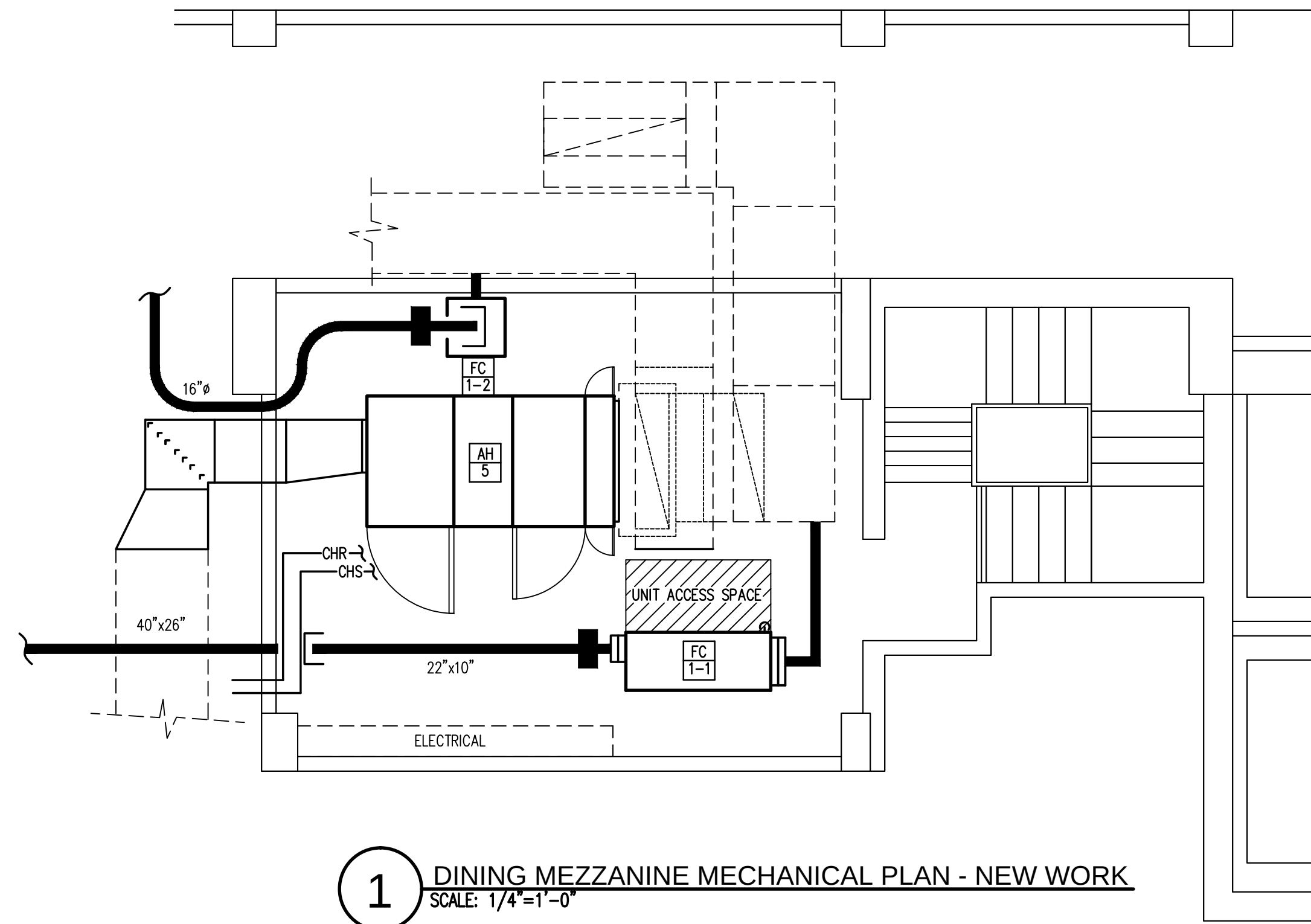


PARK INN MACON
108 1ST STREET

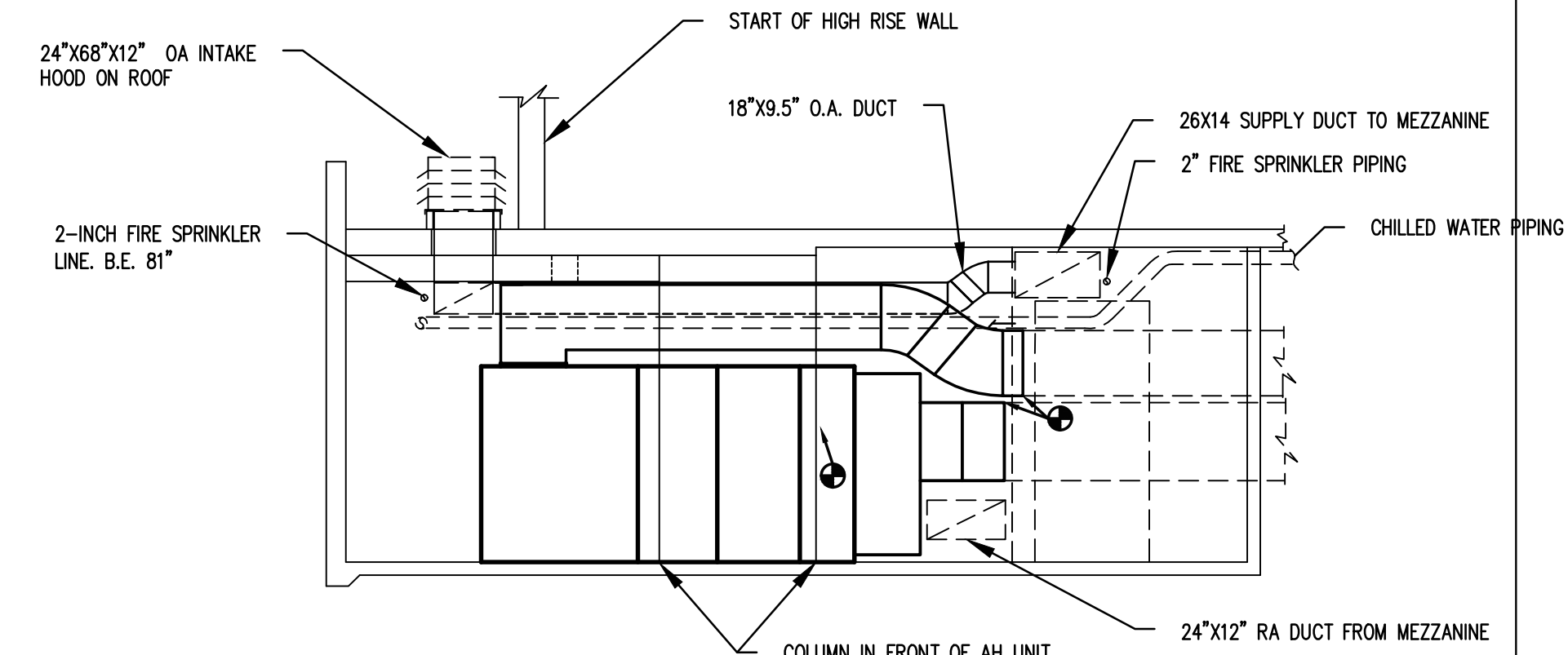
9891-010-01

M3.1

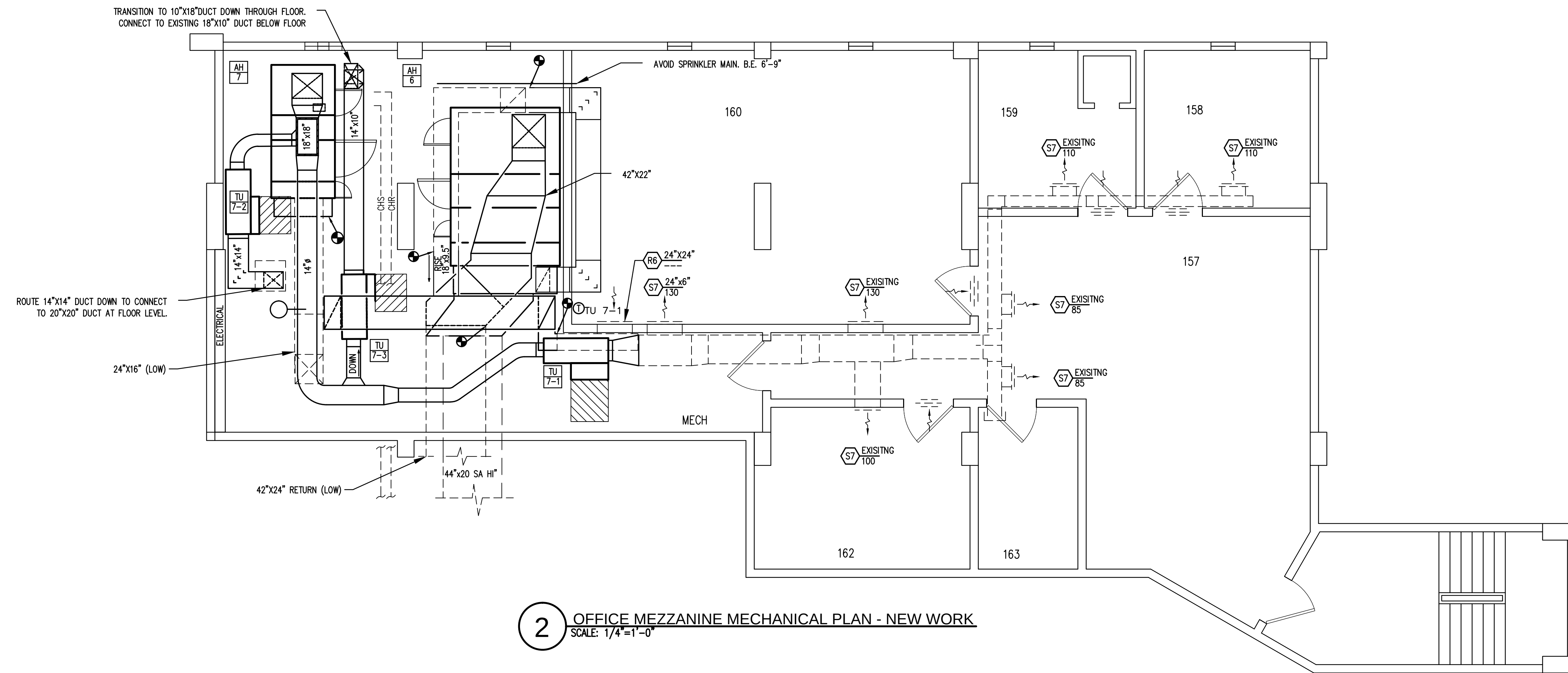
DATE 04/4/16



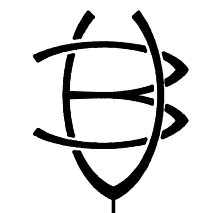
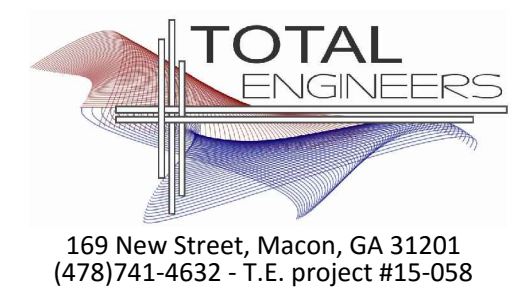
1 DINING MEZZANINE MECHANICAL PLAN - NEW WORK
SCALE: 1/4"=1'-0"



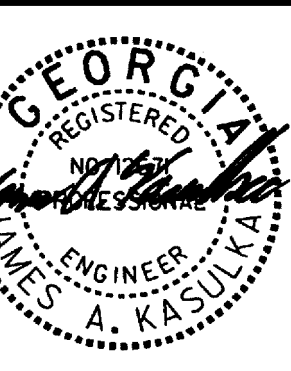
3 OFFICE MEZZANINE MECHANICAL SECTION - NEW WORK
SCALE: 1/4"=1'-0"



2 OFFICE MEZZANINE MECHANICAL PLAN - NEW WORK
SCALE: 1/4"=1'-0"



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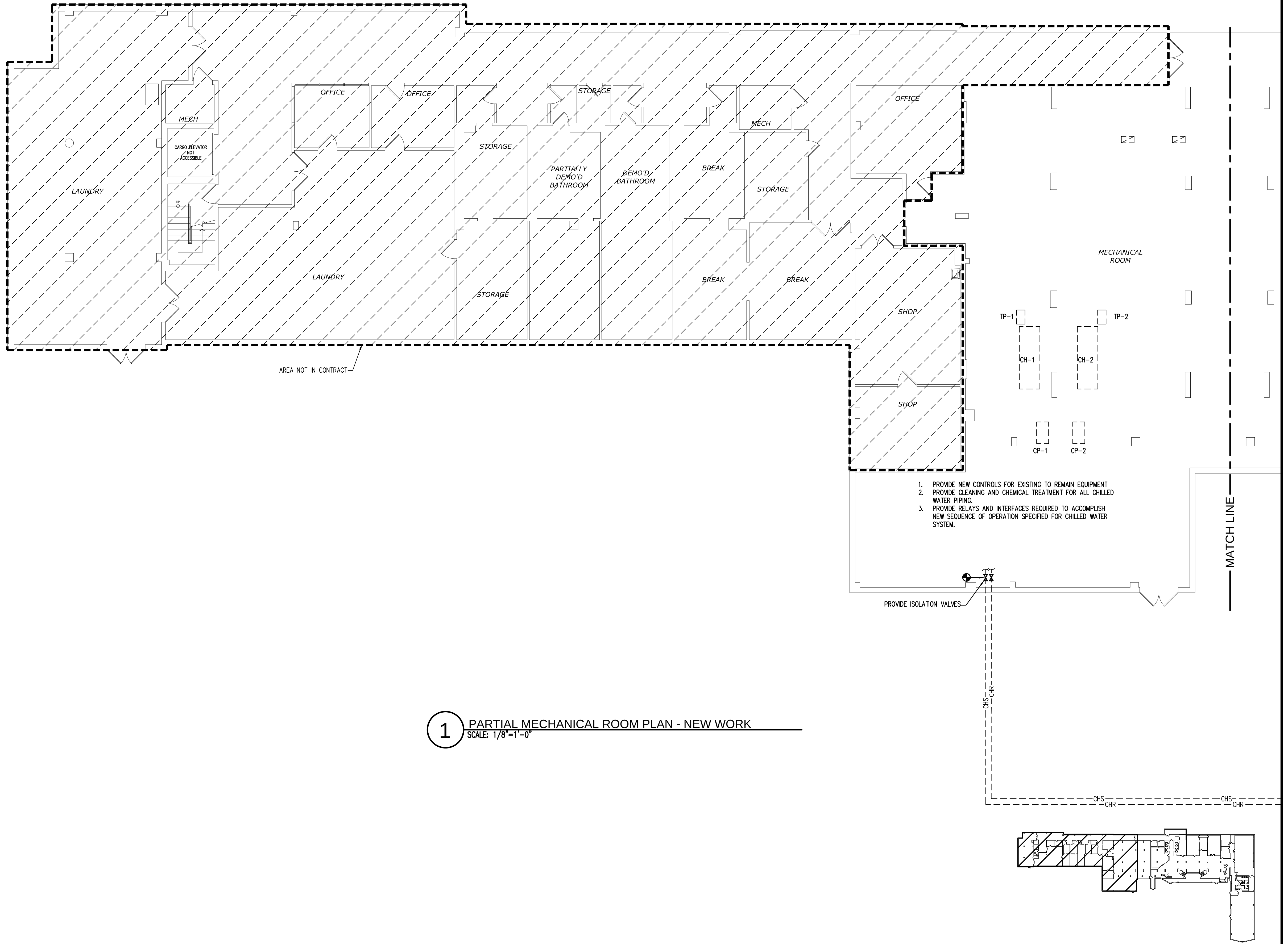


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108 1ST STREET

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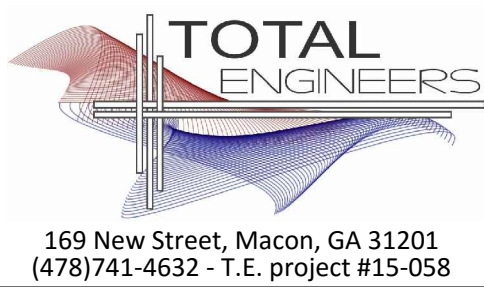
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DATE 04/4/16

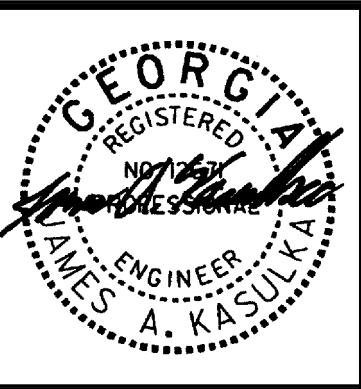


1 PARTIAL MECHANICAL ROOM PLAN - NEW WORK
SCALE: 1/8"=1'-0"

KEY PLAN - LOWER LOBBY
SCALE: N.T.S.

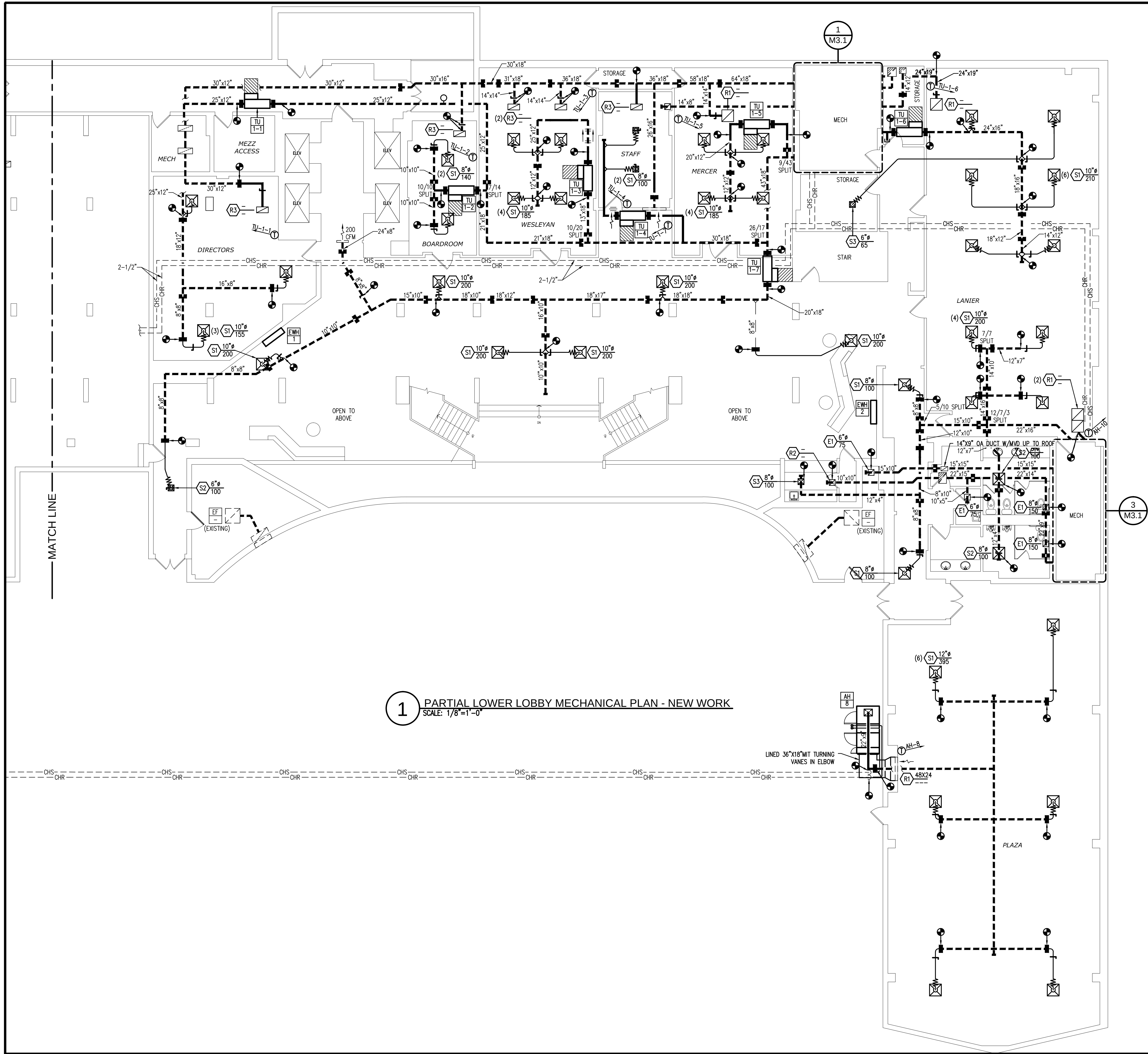


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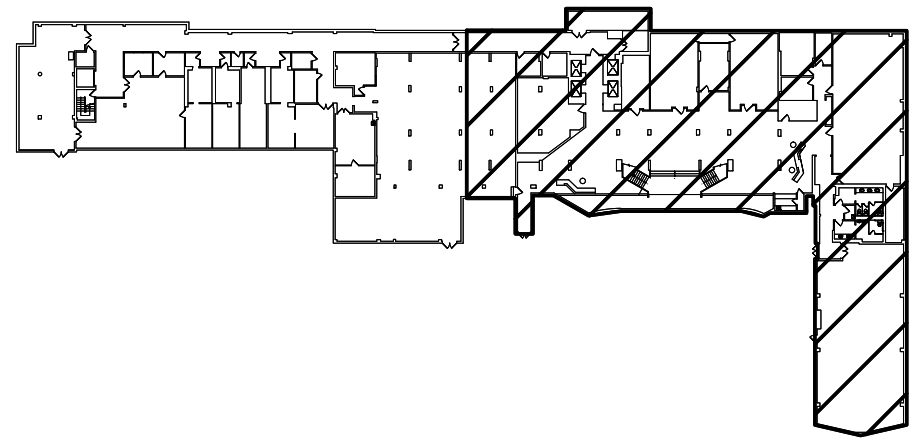


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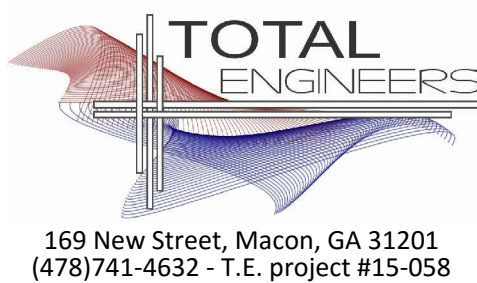
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M4.1
DATE 04/4/16



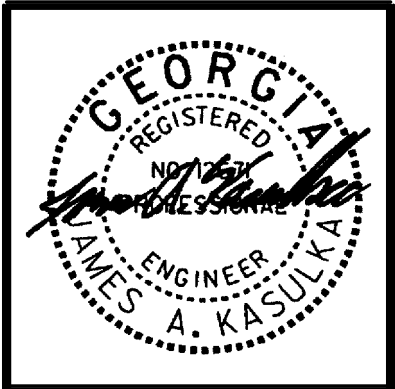
1 PARTIAL LOWER LOBBY MECHANICAL PLAN - NEW WORK
SCALE: 1/8"=1'-0"



KEY PLAN - LOWER LOBBY
SCALE: N.T.S.

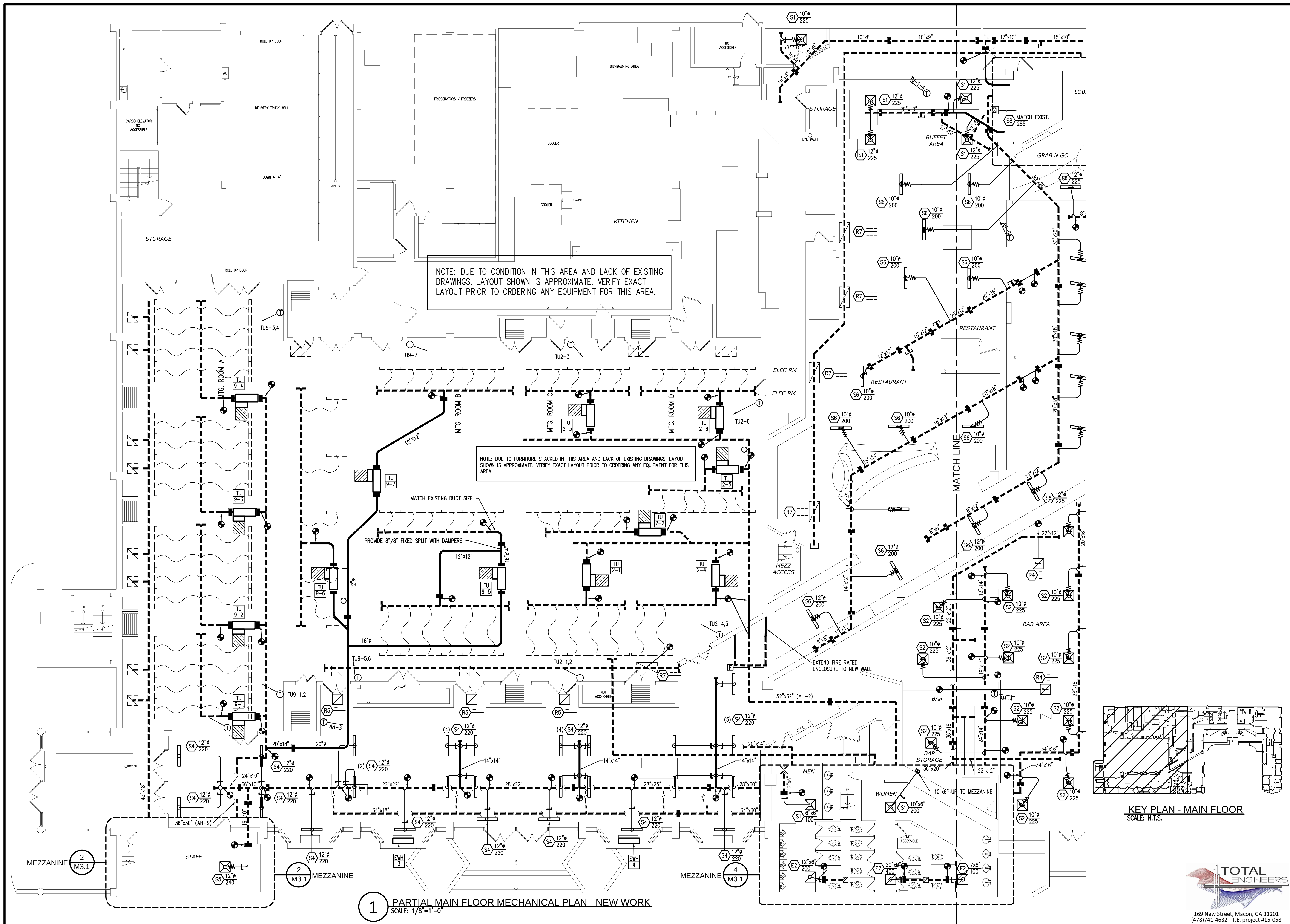


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REGISTERED

ENGINEER

AMERICAN SOCIETY OF MECHANICAL ENGINEERS

JAMES A. KASLIK

PARK INN MACON

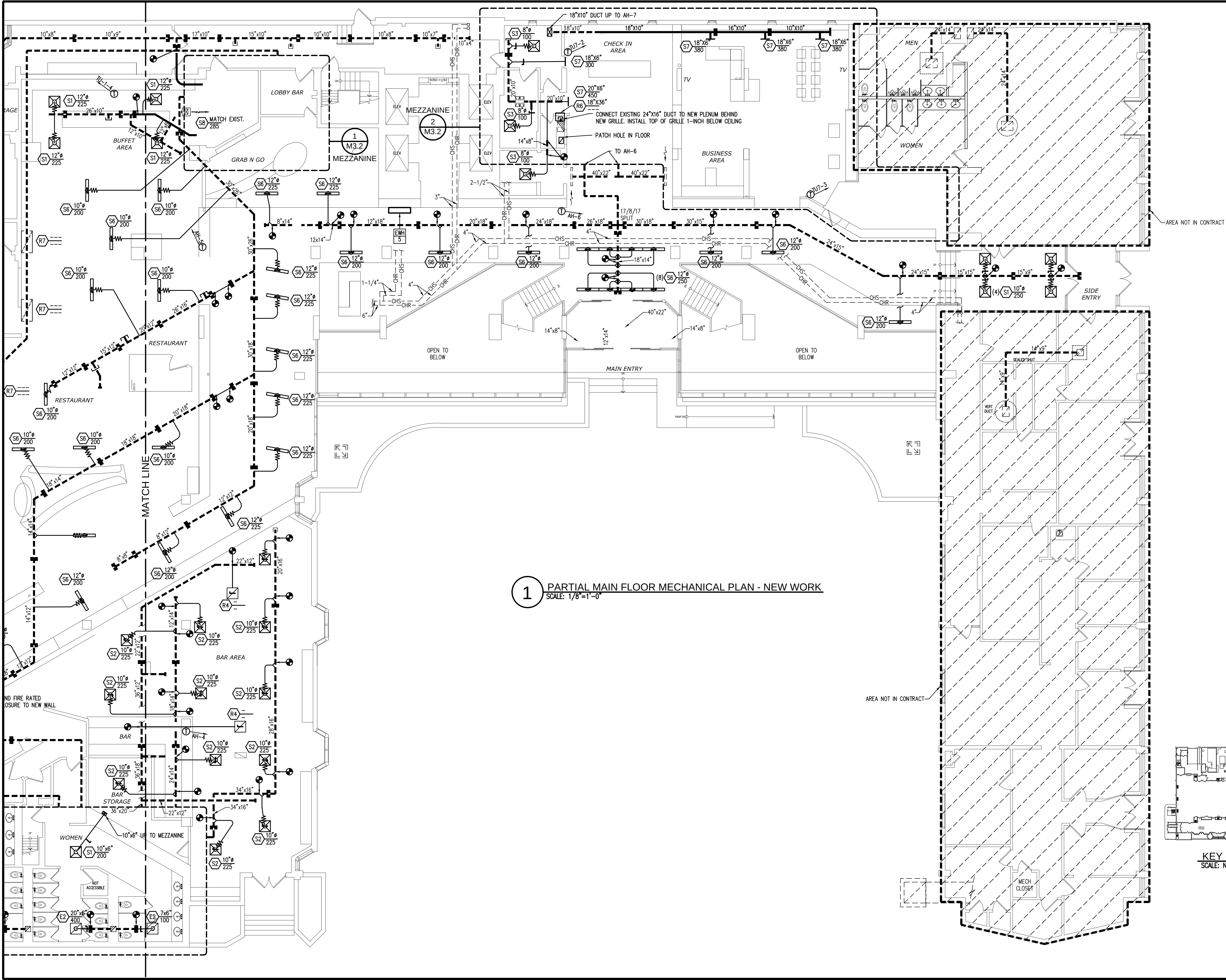
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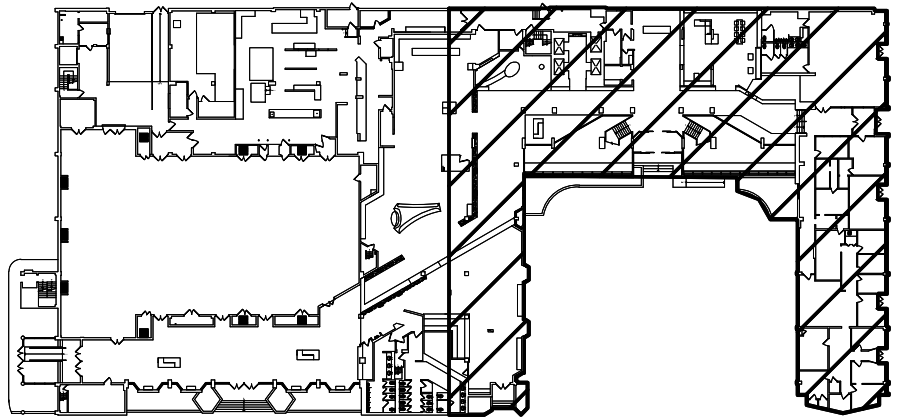
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DATE 04/4/16

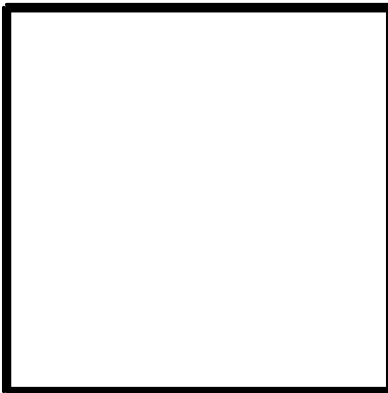
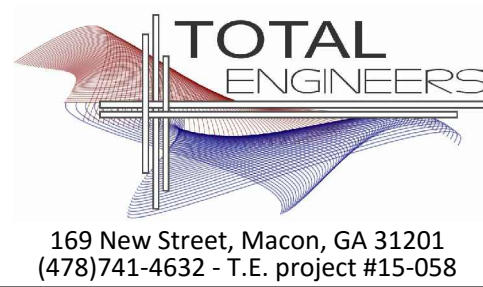
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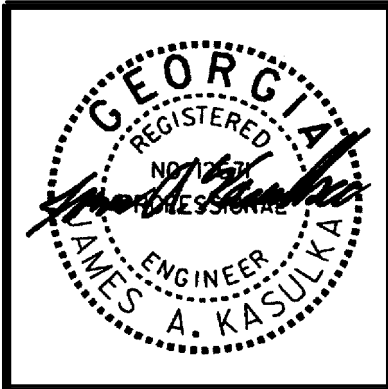
1 PARTIAL MAIN FLOOR MECHANICAL PLAN - NEW WORK
SCALE: 1/8" = 1'-0"



KEY PLAN - MAIN FLOOR
SCALE: N.T.S.

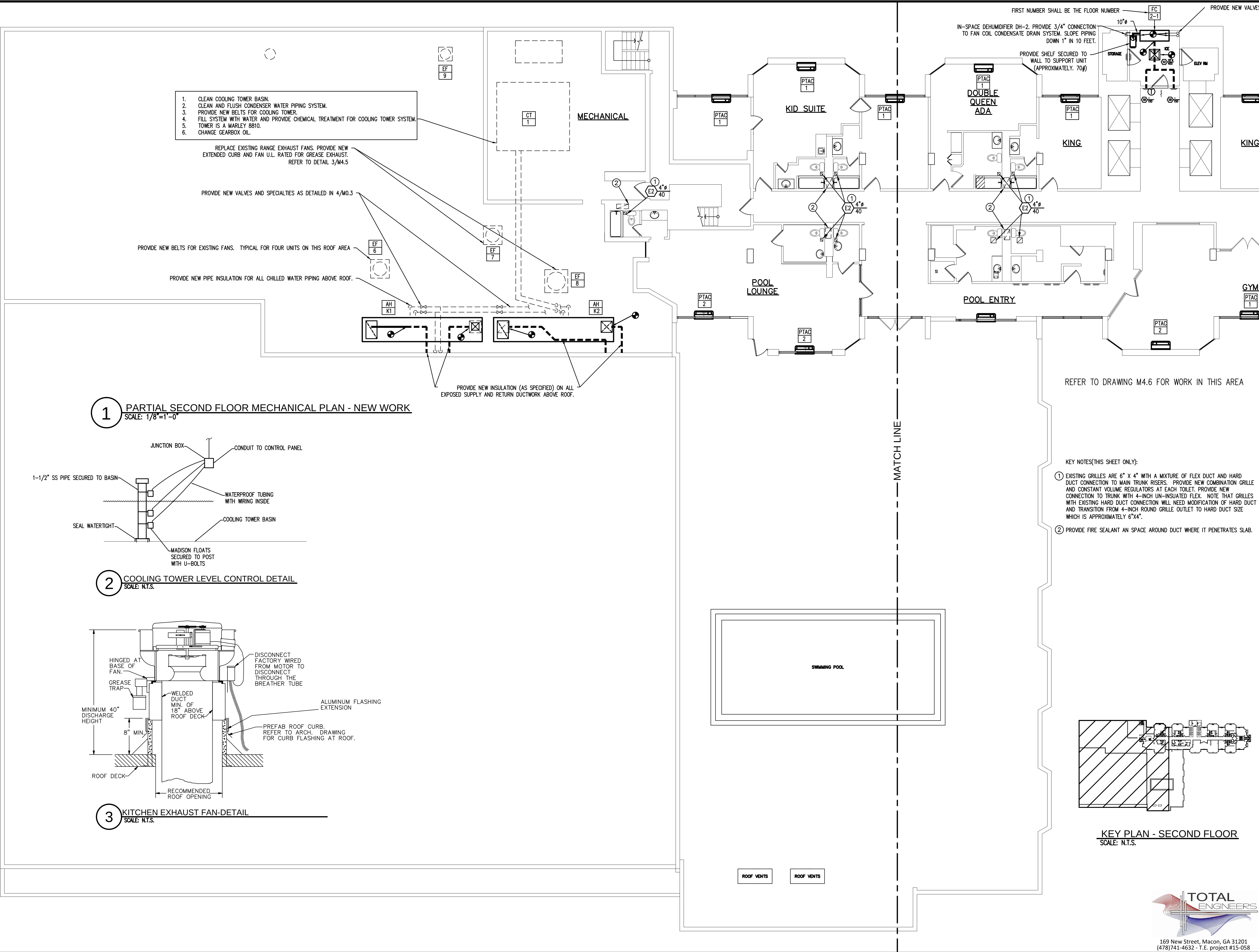


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1. CLEAN COOLING TOWER BASIN.
2. CLEAN AND FLUSH CONDENSER WATER PIPING SYSTEM.
3. PROVIDE NEW BELTS FOR COOLING TOWER.
4. FILL SYSTEM WITH WATER AND PROVIDE CHEMICAL TREATMENT FOR COOLING TOWER SYSTEM.
5. TOWER IS A MARLEY 8810.
6. CHANGE GEARBOX OIL.

REPLACE EXISTING RANGE EXHAUST FANS. PROVIDE NEW EXTENDED CURB AND FAN U.L. RATED FOR GREASE EXHAUST. REFER TO DETAIL 3/M4.5

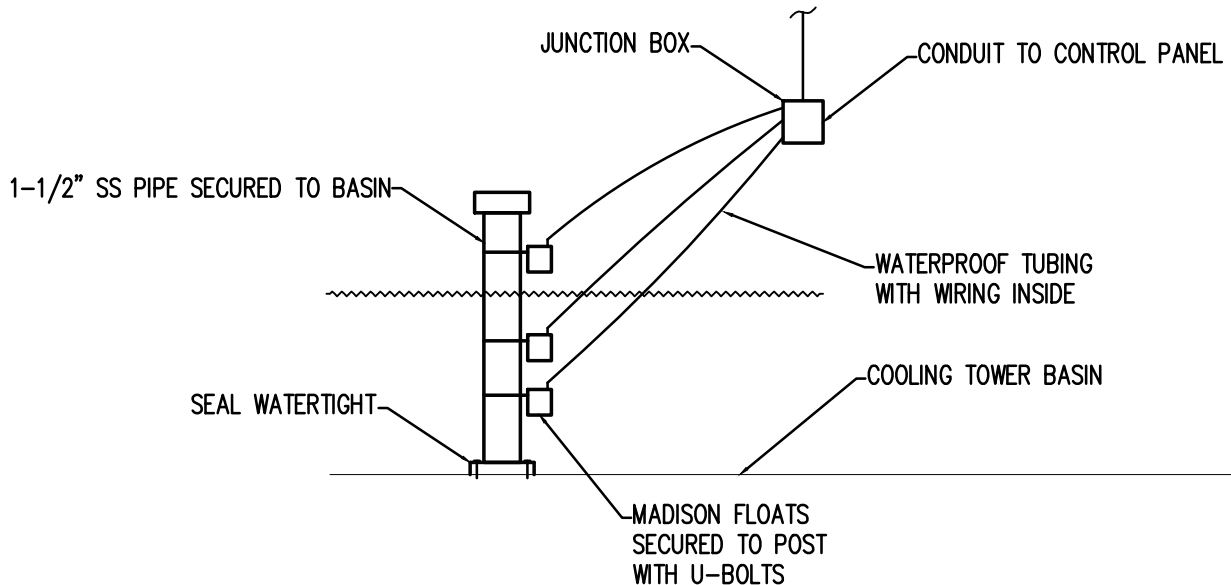
PROVIDE NEW VALVES AND SPECIALTIES AS DETAILED IN 4/M0.3

PROVIDE NEW BELTS FOR EXISTING FANS. TYPICAL FOR FOUR UNITS ON THIS ROOF AREA

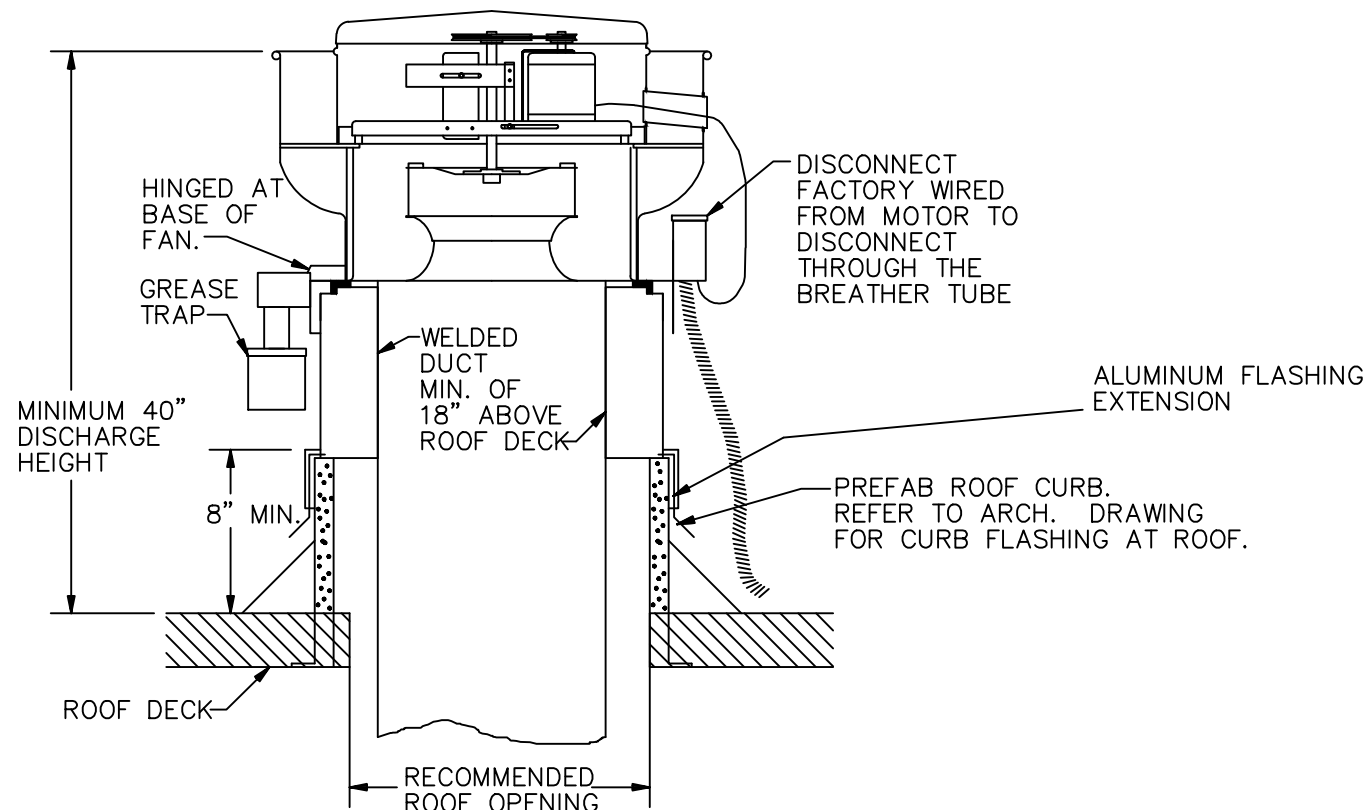
PROVIDE NEW PIPE INSULATION FOR ALL CHILLED WATER PIPING ABOVE ROOF.

PROVIDE NEW INSULATION (AS SPECIFIED) ON ALL EXPOSED SUPPLY AND RETURN DUCTWORK ABOVE ROOF.

1 PARTIAL SECOND FLOOR MECHANICAL PLAN - NEW WORK
SCALE: 1/8"=1'-0"



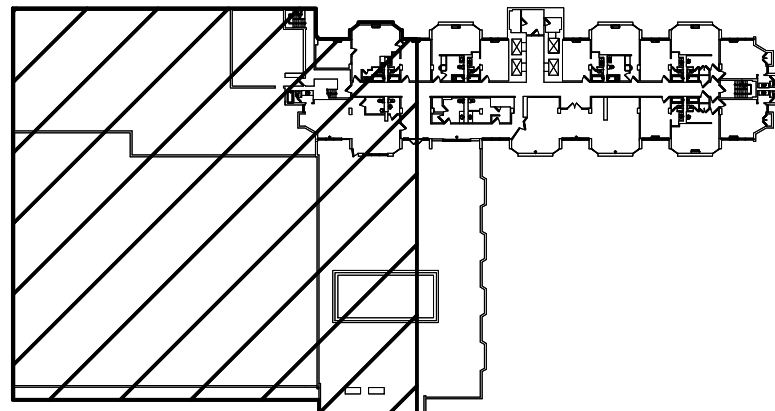
2 COOLING TOWER LEVEL CONTROL DETAIL
SCALE: N.T.S.



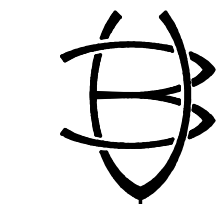
3 KITCHEN EXHAUST FAN-DETAIL
SCALE: N.T.S.

REFER TO DRAWING M4.6 FOR WORK IN THIS AREA

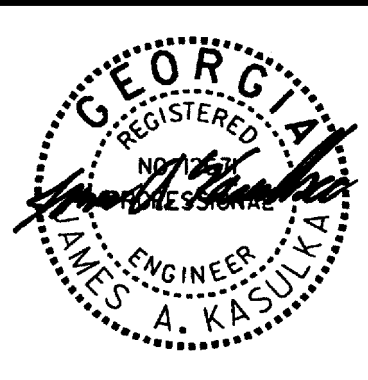
- KEY NOTES (THIS SHEET ONLY):
1. EXISTING GRILLES ARE 6" X 4" WITH A MIXTURE OF FLEX DUCT AND HARD DUCT CONNECTION TO MAIN TRUNK RISERS. PROVIDE NEW COMBINATION GRILLE AND CONSTANT VOLUME REGULATORS AT EACH TOILET. PROVIDE NEW CONNECTION TO TRUNK WITH 4-INCH UN-INSULATED FLEX. NOTE THAT GRILLES WITH EXISTING HARD DUCT CONNECTION WILL NEED MODIFICATION OF HARD DUCT AND TRANSITION FROM 4-INCH ROUND GRILLE OUTLET TO HARD DUCT SIZE WHICH IS APPROXIMATELY 6"X4".
 2. PROVIDE FIRE SEALANT AN SPACE AROUND DUCT WHERE IT PENETRATES SLAB.



KEY PLAN - SECOND FLOOR
SCALE: N.T.S.



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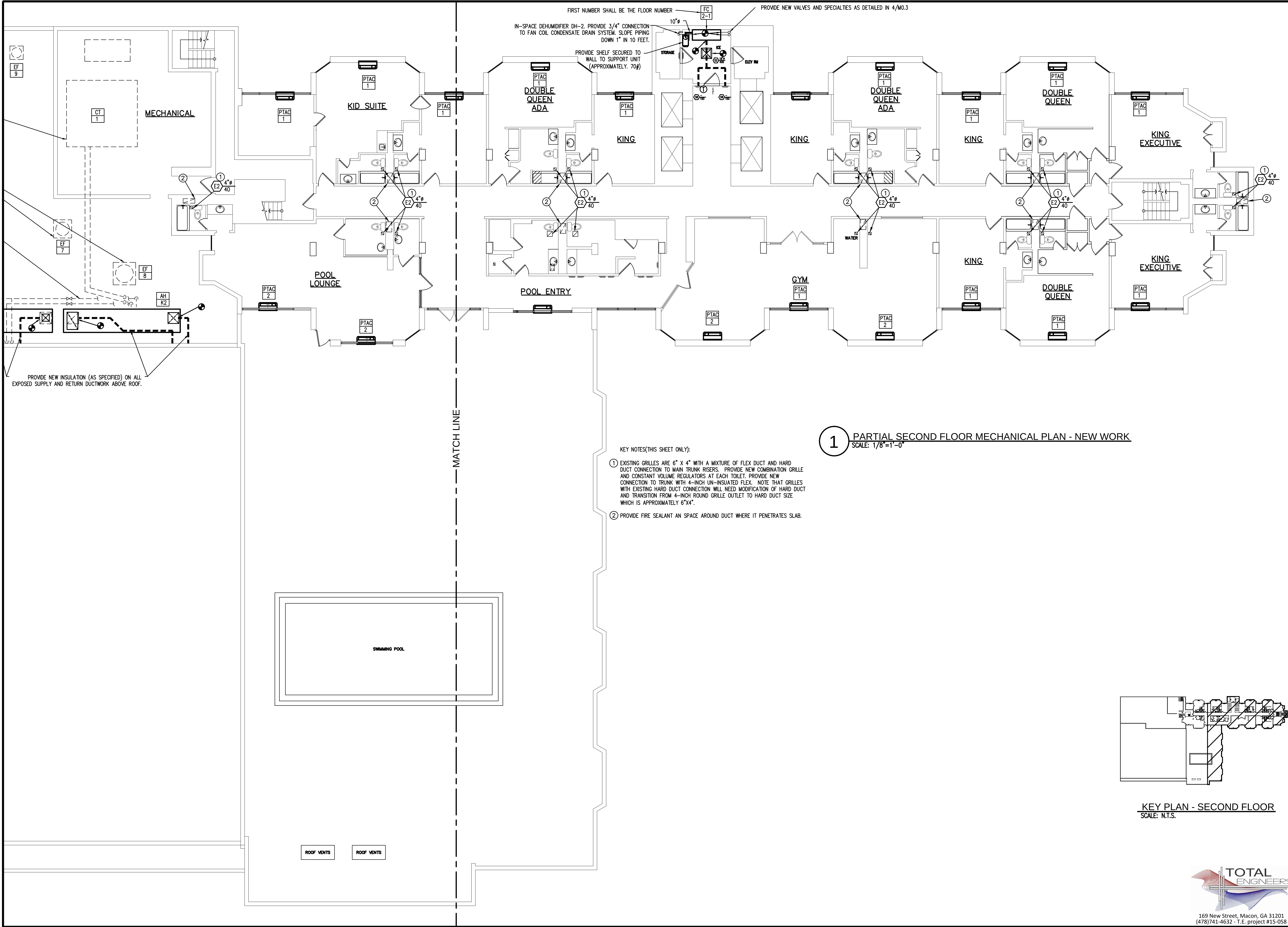


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M4.5

DATE 04/4/16



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GEORGIA REGISTERED PROFESSIONAL ENGINEER
JAMES A. KASULKA

PARK INN MACON
108 1ST STREET

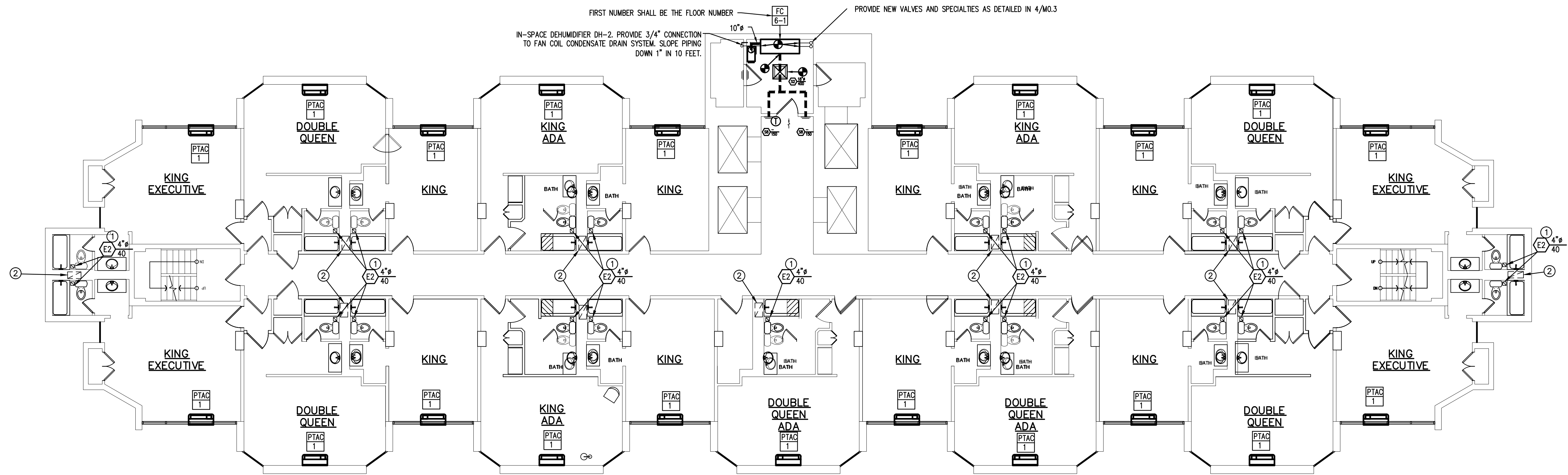
M4.6

9891-010-01
DATE 04/4/16

169 New Street, Macon, GA 31201
(478)741-4632 - T.E. project #15-058

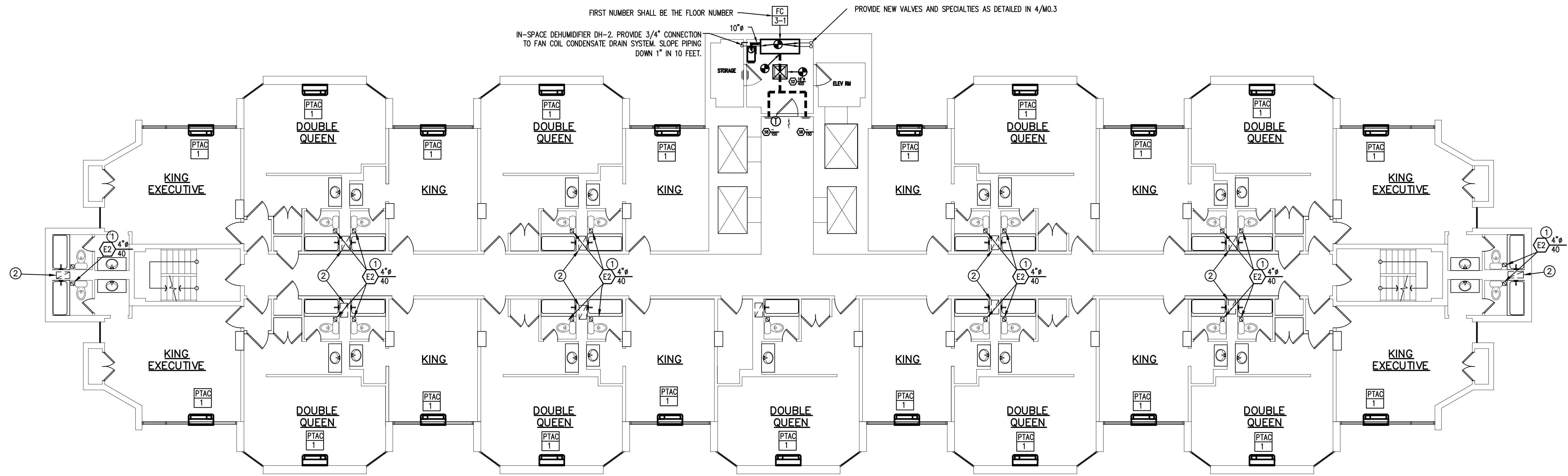
TOTAL ENGINEERS

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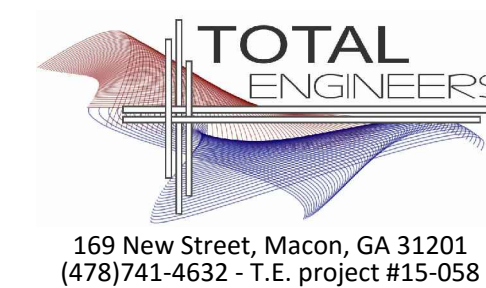


2 6TH FLOOR MECHANICAL PLAN - NEW WORK
SCALE: 1/8"=1'-0"

- KEY NOTES (THIS SHEET ONLY):
- ① EXISTING GRILLES ARE 6" X 4" WITH A MIXTURE OF FLEX DUCT AND HARD DUCT CONNECTION TO MAIN TRUNK RISERS. PROVIDE NEW COMBINATION GRILLE AND CONSTANT VOLUME REGULATORS AT EACH TOILET. PROVIDE NEW CONNECTION TO TRUNK WITH 4-INCH UN-INSULATED FLEX. NOTE THAT GRILLES WITH EXISTING HARD DUCT CONNECTION WILL NEED MODIFICATION OF HARD DUCT AND TRANSITION FROM 4-INCH ROUND GRILLE OUTLET TO HARD DUCT SIZE WHICH IS APPROXIMATELY 6"X4".
 - ② PROVIDE FIRE SEALANT AN SPACE AROUND DUCT WHERE IT PENETRATES SLAB.



1 3RD-5TH & 7TH-14TH FLOORS MECHANICAL PLAN - NEW WORK
SCALE: 1/8"=1'-0"

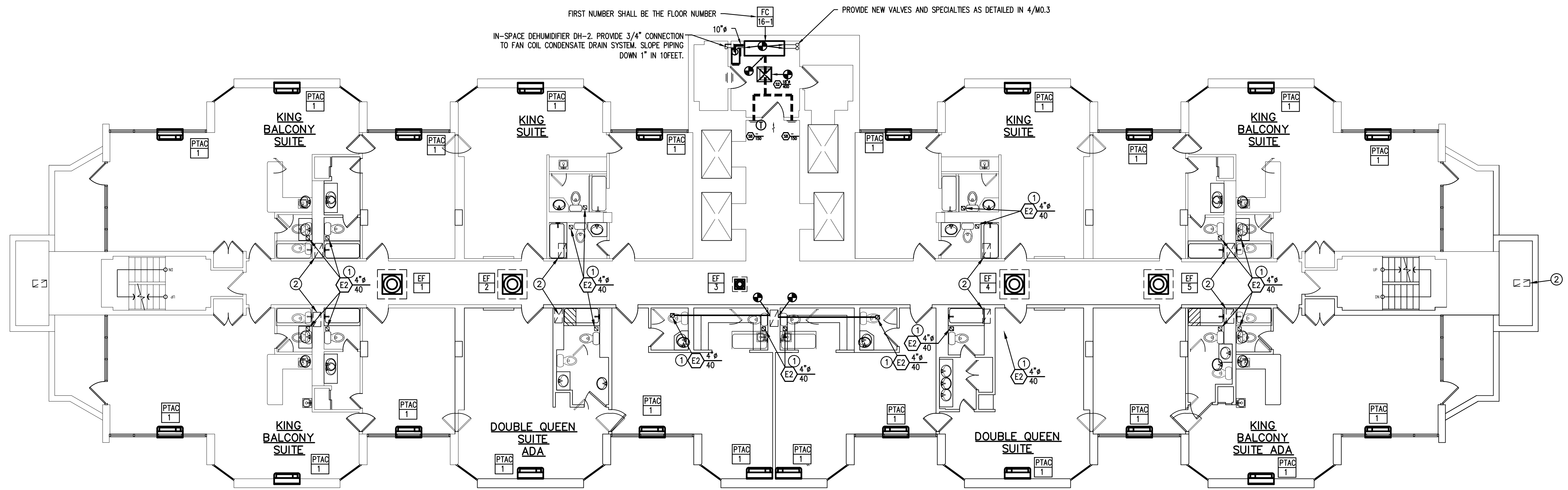


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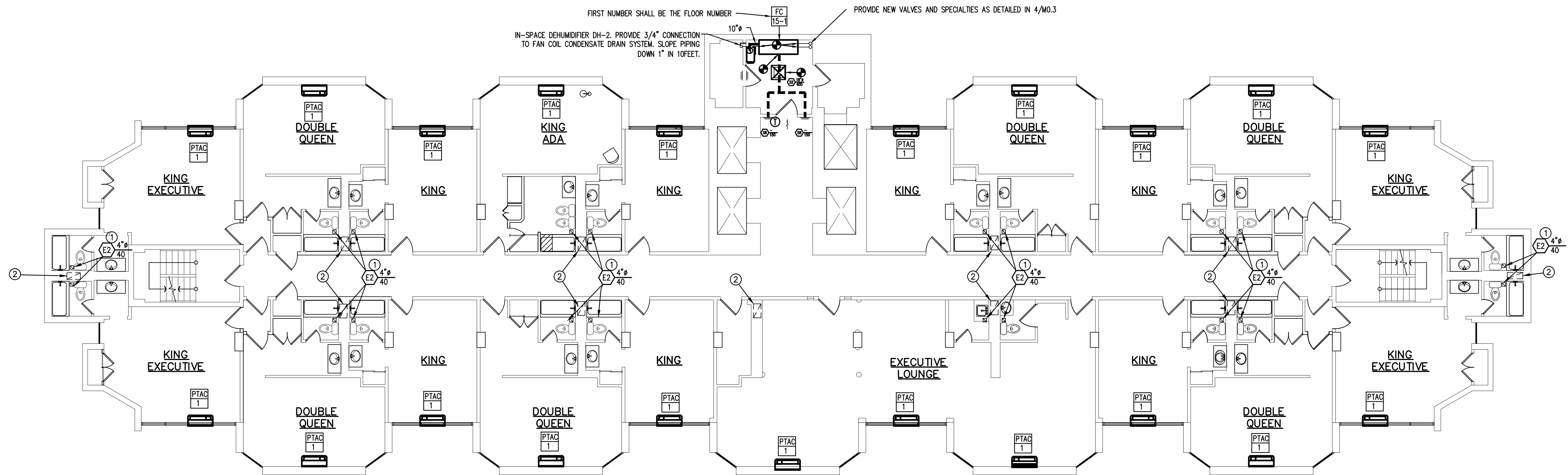
PARK INN MACON
108 1ST STREET

9891-010-01
M4.7
DATE 04/4/16

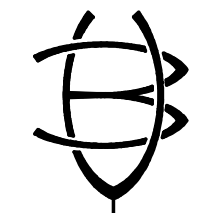
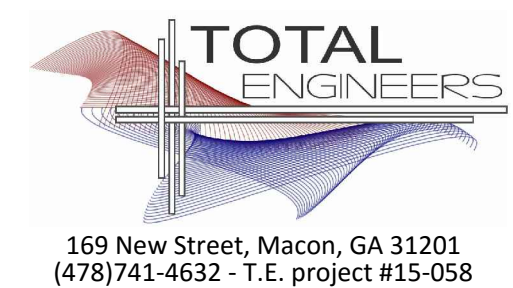


2 16TH FLOOR MECHANICAL PLAN - NEW WORK
SCALE: 1/8"=1'-0"

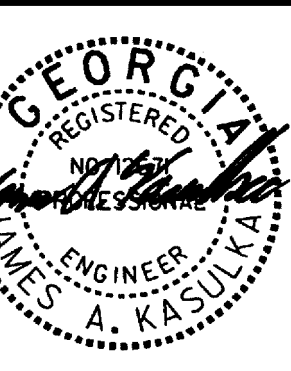
- KEY NOTES (THIS SHEET ONLY):
- EXISTING GRILLES ARE 6" X 4" WITH A MIXTURE OF FLEX DUCT AND HARD DUCT CONNECTION TO MAIN TRUNK RISERS. PROVIDE NEW COMBINATION GRILLE AND CONSTANT VOLUME REGULATORS AT EACH TOILET. PROVIDE NEW CONNECTION TO TRUNK WITH 4-INCH UN-INSULATED FLEX. NOTE THAT GRILLES WITH EXISTING HARD DUCT CONNECTION WILL NEED MODIFICATION OF HARD DUCT AND TRANSITION FROM 4-INCH ROUND GRILLE OUTLET TO HARD DUCT SIZE WHICH IS APPROXIMATELY 6"x4".
 - PROVIDE FIRE SEALANT AN SPACE AROUND DUCT WHERE IT PENETRATES SLAB.



1 15TH FLOOR MECHANICAL PLAN - NEW WORK
SCALE: 1/8"=1'-0"



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M4.8

DATE 04/4/16

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**RAMADA PLAZA
108 FIRST STREET
MACON, BIBB COUNTY, GEORGIA
GEC JOB #120586.240**

PREPARED FOR

**36 CEDAR RICH ROAD
GORMLEY, ONTARIO CANADA L0H 1G0
ATTN: MR. RUBY SANGHA**

PREPARED BY

**GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC.
514 HILLCREST INDUSTRIAL BOULEVARD
MACON, GEORGIA 31204-3472
(478) 757-1606**

ISSUE DATE

SEPTEMBER 6, 2012

GEC

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108 FIRST STREET
MACON, BIBB COUNTY, GEORGIA
GEC JOB #120586.240**

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108 FIRST STREET
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GEC JOB #120586.240**

APPENDICES

APPENDIX I: MAPS & FIGURES

**Figure 1: Site Location Map
Figure 2: U.S.G.S. Topographic Map
Figure 3: Current Aerial Photograph**

APPENDIX II: SITE PHOTOGRAPHS

APPENDIX III: HISTORICAL RESEARCH DOCUMENTATION

**Environmental Data Resources (EDR) Certified Sanborn Map Report
EDR City Directory Abstract
EDR Historical Topographic Map Report
EDR Aerial Photo Decade Package
Ownership Review Documentation
Property Tax Card and Map
EDR Environmental Lien Search**

APPENDIX IV: REGULATORY ENVIRONMENTAL RECORDS DOCUMENTATION

**Environmental Data Resources (EDR) Environmental Database Report
EDR Vapor Encroachment Screen**

APPENDIX V: INTERVIEW DOCUMENTATION

**User Questionnaire
Site Assessment Checklist
Environmental Health Department
Fire Department
Planning & Zoning**

APPENDIX VI: Special Contractual Conditions between User & Environmental Professional

APPENDIX VII: QUALIFICATIONS OF PERSONNEL

**Resume: CHIP BROOKS, P.E.
Resume: TAMEKA GORDON**

1.0 EXECUTIVE SUMMARY

Mr. Ruby Sangha retained Geotechnical & Environmental Consultants, Inc. (GEC) to perform a Phase I Environmental Site Assessment (ESA) on the subject property located at 108 First Street, in Macon, Bibb County, Georgia. GEC is not affiliated with Mr. Sangha, the current owner of the property, or others involved in this transaction. The subject site is currently a vacant hotel.

The Phase I ESA was performed in accordance with the American Society for Testing and Materials (ASTM) E 1527-2005, Standard Practice for Environmental Site Assessments and their updates. The ASTM E 1527-2005 is the most current ASTM standard for this work. The Phase I ESA consisted of a site reconnaissance of the subject property, review of applicable and reasonably ascertainable information about the subject property, and interviews with selected officials knowledgeable about the subject property. The Phase I ESA was intended to provide an overview of environmental conditions at the subject property resulting from current and/or past site activities.

Interviews and review of reasonably ascertainable records by GEC during the completion of the Phase I ESA did not indicate past usage or conditions which would likely result in significant environmental concerns. No recognized environmental conditions (RECs), as that term is defined in the referenced ASTM Practice, were identified on the subject property, except for the fact that the northern portion of the subject site once operated as a service station, as described herein. The former on-site retail gasoline station constitutes a historical recognized environmental condition (REC) to the subject property, because of the material threat of a release onto the subject property, due to the use and storage of petroleum products on site in an underground fueling system with underground storage tanks (USTs). However, according to the regulatory databases, the USTs were closed in the ground in 1995. The Georgia Environmental Protection Division (GaEPD) subsequently granted No Further Action status to the site in 1996. Therefore, the previous operation does not represent, in and of itself, an obvious or direct condition of environmental liability to the subject property. No visible signs of a release were evident during the site reconnaissance and no evidence of a past release was discovered in the public records. The historic REC has received a regulatory agency No Further Action status.

The user of this report is encouraged to read the entire report for detailed descriptions of the property and the observations and judgments made by GEC. The user is ultimately responsible for assessing whether the limitations of the ASTM Practice and this project's scope of work are appropriate to the level of risk the user assumes for the subject property transaction. The following summarizes general information discovered during GEC's Phase I ESA.

- The site reconnaissance and research revealed no sensory evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property other than the history of the use of a service station. This is a Historic REC.
- The EDR Report identified the subject property as **Radisson Hotel Macon** on the Underground Storage Tank (UST) and Financial Assurance databases. The EDR Report

also identified one CERC-NFRAP database site, one SHWS database site, seven GA Non-HSI database sites, 23 LUST database sites, 12 other UST database sites, three AST database sites, one US Brownfield database site, one DEL SHWS database site, four RCRA-NonGen database sites, one Drycleaners database site, two Manufactured Gas Plant database sites, 52 Historical Auto Station database sites, and 23 Historical Cleaners database sites within the ASTM E 1527 prescribed search radii of the subject property. Refer to Section 5.1 and Appendix IV for the EDR Environmental Database Report.

- Based on GEC's review of the readily available historical sources, such as Sanborn Maps, and aerial photographs, the subject property has been historically, developed land on the reviewed Sanborn Maps and aerial photographs between 1884 and 2012. Dwellings occupy the subject property on the 1884 to 1951 Sanborn Maps. Office buildings, commercial properties, and dwellings occupy the subject property on the 1960 to 1968 Sanborn Maps. The Macon Hilton Hotel is shown occupying the subject property on the 1969 Sanborn Map with a filling station shown in the northern portion of the subject property. The subject property is occupied on the reviewed 1938 to 2012 aerial photographs. The site vicinity appears developed with either commercial and/or residential properties in all directions of the subject site on the 1884 to 1969 Sanborn Maps and the 1938 to the 2012 aerial photographs. The subject site, which is located in Tax Parcel #R073-0079, is currently owned by Black Diamond Hotel Group, LLC.
- Neither wetlands nor flood plains were observed on the subject site, or indicated in the public record information sources.

City water and sewer serves the subject site, and it is assumed the future operations will remain on the public system. Although site groundwater use is not anticipated, the groundwater should be sufficiently tested and approved for human contact and/or consumption prior to such use.

Since no assessment can absolutely deny the existence of hazardous materials, especially surficial environmental assessments with limited or no subsurface sampling, existing hazardous materials can escape detection using the customary methods. The conclusions of the environmental assessment are based on conditions as observed on our site visits and historical information about the site. Future changes in environmental conditions and site characteristics may occur with the passage of time, in which case, the conclusions of this report may have to be reevaluated.

The REC evident with the subject property is limited to the historic use of USTs associated with past operations. No regulatory requirement exists to investigate releases where none are expected, and conducting further study becomes dependent on the subject purchasers' risk tolerance of possible liability for such a release, as well as the perception of such upon future prospective purchasers. Since the USTs were closed in the ground, and the GaEPD subsequently issued an NFAR status for the property, it appears that the risk of contamination at the site from the historical REC is so minimal that no further investigation is warranted.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this Phase I ESA report is to permit the user to satisfy one of the requirements to qualify for the *innocent landowner* defense under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This is also known as one of the "landowner liability protections" or "LLPs" in the Practice. This practice constitutes the "all appropriate inquiry" (AAI) into the previous ownership and uses of the property consistent with good commercial or customary practice as defined at 42 USC §9601 (35) (B).

2.2 Detailed Scope of Services

This Phase I ESA was conducted in accordance with ASTM E 1527-2005 Standard Practice for Environmental Site Assessments. GEC's scope of work for this Phase I ESA was to identify "recognized environmental conditions" to the extent feasible by the processes outlined in Practice E 1527 and in accordance with good commercial and customary practices for conducting an environmental site assessment of a parcel of land with respect to the range of contaminants within the scope of CERCLA and petroleum products.

Practice E 1527 defines "recognized environmental conditions" (RECs) as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property, even under conditions in compliance with (environmental) laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action, if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not RECs.

The scope of Practice E 1527 does not include any testing or sampling of materials (e.g., soil, water, air, or building materials). Furthermore, GEC's scope of work for this Phase I ESA did not include the survey for or sampling of other ASTM non-scope items such as, asbestos containing materials (ACMs), radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural & historic resources, industrial hygiene, health and safety, ecological resources, endangered species, or for indoor air quality issues such as, biological agents, or mold.

GEC's methodology for performing environmental evaluations consists of two phases. The Phase I involves four components: a records review, a site reconnaissance, interviews, and a report of findings. Phase II consists of drilling operations, soil, groundwater and/or surface water sampling, and laboratory analysis of the samples collected as appropriate, based on the results of the Phase I ESA or in response to the special needs of the client.

GEC performed each of the four components of the ASTM E 1527 Phase I ESA in accordance with Sections 6.0 through 12.0 of the Practice. The objective of the records review, site

reconnaissance, and interviews is to obtain information used to identify RECs in connection with the property.

2.3 Significant Assumptions

No significant assumptions were made or required while conducting this Phase I ESA.

2.4 Limitations and Exceptions

The conclusions of this Phase I Environmental Site Assessment are based on conditions as observed on our site visit and on historical information about the site. Information contained in this report was obtained by means of document review, interviews, and on-site observations. The conclusions presented in this report are our professional opinions based on our findings obtained in accordance with customary practices, principles, and methodologies utilized in the fields of environmental science. Since no assessment can absolutely deny the existence of hazardous materials, especially surficial environmental assessments with limited or no subsurface sampling, existing hazardous materials can escape detection using the customary methods. Future changes in environmental conditions and site characteristics may occur with the passage of time, in which case, the conclusions of this report may have to be reevaluated.

2.5 Special Terms and Conditions

There are no special terms and conditions aside from those detailed in the professional services agreement, included with GEC Proposal #ME-12-5394, under which this scope of work was authorized.

2.6 User Reliance

This report is intended for the use of Mr. Ruby Sangha and his representatives and/or assigns for their use in evaluating the environmental liability associated with the subject property. GEC is not affiliated either with Mr. Sangha. GEC is not responsible for opinions, conclusions, or recommendations made by others based on the findings in this report. This report and its findings shall not, in whole or in part, be disseminated to any other party, or used by any other party without prior written consent of Geotechnical & Environmental Consultants, Inc. The conclusions presented in this report are our professional opinions based on our findings obtained in accordance with customary practices, principles, and methodologies utilized in the fields of environmental science.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject site, which is approximately 2.2 acres in size, contains commercially developed land, and is located at 108 First Street, in Macon, Bibb County, Georgia. A site vicinity map is included in Appendix I as Figure 1.

The subject property is included in Lots 13 through 18 in Square One of the City of Macon (a/k/a/ Academy Square). The subject property is legally described in the most current available deed (See Deed Book 8559, Page 281, Clerk's Office, Bibb County Superior Court, in Appendix III).

3.2 Site and Vicinity General Characteristics

The subject site is commercially developed with a hotel building. The site vicinity consists of commercial/professional properties. The zoning at the subject property is classified as CBD-1 (Central Business District). The site vicinity in which the subject property lies appears to have been a long-standing, residential and commercial area since, if not before, 1884.

3.3 Current Use of the Property

During the site reconnaissance on August 30, 2012, GEC observed that the subject property was a vacant hotel building located at 108 First Street in Macon, Bibb County, Georgia. A site location map is included in Appendix I as Figure 1.

3.4 Descriptions of Structures, Roads, Other Improvements on the Site

During the site reconnaissance, GEC observed a 16 story commercial building, reportedly approximately 200,000 square feet (sf) in area. The structure exterior included brick façade. The interior features consisted of sheetrock walls carpet and tile floors. The adjacent improved roadways include First Street, Riverside Drive, Walnut Street borders, and an unnamed alley. According to sources, the subject site is served by city water and sewer. The building HVAC is a central, electric unit.

3.5 Current Uses of Adjoining Properties

During our reconnaissance of the surrounding area on August 30, 2012, GEC observed commercial/professional properties in all directions of the subject site. First Street borders the subject property to the west, Riverside Drive borders the subject site to the northeast, and Walnut Street borders the subject site to the southwest.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

GEC reviewed the past ownership information of the subject site's property record cards and deed references at the Bibb County Board of Tax Assessor's website on August 30, 2012. Property ownership history sometimes provides an indication of a potential environmental problem at a site.

According to the property record card, the subject property is located at 108 First Street and consists of 2.2 acres. The subject site currently contains developed unoccupied land.

GEC contracted with Environmental Data Resources, Inc. (EDR) to conduct a review of the past ownership information of the subject property for the purpose of researching and establishing a chain of ownership for environmental purposes. GEC found no environmental liens, activity or use limitations, or engineering controls filed in the deed records, relating to conditions involving the subject site. The review of the deed records and the history of ownership did not indicate previous ownership site activities that would be expected to have created environmental concerns on the subject property

The property record card indicated that Black Diamond Hotel Group, LLC currently owns the subject property. Black Diamond Hotel Group, LLC obtained the subject property on August 1, 2011 from GSD Hospitality Group Holdings, LP. GSD Hospitality Group Holdings, LP obtained the subject property from 108 First Street Holdings on June 25, 2010. 108 First Street Holdings obtained the subject property from Portfolio-Macon, LLC on June 2, 2009.

The limited review of the history of ownership did not indicate previous ownership site activities that would be expected to have created environmental concerns on the subject property, other than the on-site retail gasoline station that constitutes a recognized environmental condition (REC) to the subject property.

Copies of the tax map, property record card, and selected deeds are presented in Appendix III.

4.2 Environmental Liens or Activity and Use Limitations

GEC contracted with EDR to conduct an environmental lien and AULs search for the subject property. EDR found no environmental liens or any AULs for the subject property.

The property records reviewed by GEC did not indicate any environmental liens or any activity or use limitations, and the Users and/or local public agency contacts reported none.

Copies of EDR's Environmental Lien Search Report and most current deed reference are presented in Appendix III.

4.3 Specialized Knowledge

GEC was not provided any specialized knowledge or experience material to recognized environmental conditions in connection with the subject site.

GEC provided Mr. Ruby Sangha, GEC's client, with a copy of the ASTM E 1527-05 User Questionnaire. At the time of issuance of the report, GEC had not received a completed copy of the User Questionnaire.

4.4 Commonly Known or Reasonably Ascertainable Information

GEC was not provided any common knowledge or other information demonstrating recognized environmental conditions in connection with the subject site.

4.5 Valuation Reduction for Environmental Issues

The User did not indicate or provide any information regarding valuation reduction due to environmental issues. However, the only environmental issues identified while conducting this Phase I ESA appear to be that a service station previously occupied the northern portion of the subject site. Although a known historical REC (the use and storage of petroleum as a filling station and past petroleum releases that have been resolved), GEC has no opinion of its effect on the property valuation.

4.6 Owner, Property Manager, and Occupant Information

The current property owner is Black Diamond Hotel Group, LLC. The owner information for this assessment was supplied by Mr. Sangha, who was interviewed for this report, and a summary of his comments are provided in Section 7.1.

4.7 Reason for Performing Phase I

GEC was asked to perform a Phase I ESA (as part of the property transaction with the subject property) in accordance with the new ASTM-E 1527-2005 standard to qualify for the innocent landowner defense to CERCLA liability and to identify RECs that could impact the property's financial liability. The reason for conducting the assessment is to provide information to support a real estate transaction with the subject property.

4.8 Other

Previous Environmental Studies

GEC has not conducted, and was not made aware of, any previous environmental studies on the subject property.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

GEC contracted with Environmental Data Resources, Inc. (EDR) to conduct a site specific radius search and examination of reasonably ascertainable Federal, State, and Local regulatory files concerning the site and nearby sites which have been targeted for clean-up or investigation, sites and facilities against which complaints have been filed, or sites on which generators of hazardous waste or regulated substances are located. The EDR Report is dated August 30, 2012. The EDR search meets the requirements of the ASTM E 1527-05 standard. The following lists were included, in the records review: (FEDERAL) **NPL, Proposed NPL, Delisted NPL, NPL RECOVERY, CERCLIS, CERC-NFRAP, CORRACTS, RCRA-TSD, RCRA-LQG, RCRA-SQG, ERNS, HMIRS, US ENGINEERING CONTROLS, US INSTITUTIONAL CONTROLS, DOD, FUDS, US BROWNFIELDS, CONSENT, ROD, UMTRA, ODI, TRIS, TSCA, FTTS, SSTS, ICIS, RADINFO, CDL, LUCIS, PADS, MLTS, MINES, FINDS, RAATS, (STATE) SHWS** (includes HSI, the state CERCLIS equivalent), **Non-HSI, STATE**

LANDFILL, HISTORIC LANDFILL, LUST, UST, GA SPILLS, INSTITUTIONAL CONTROL, DRYCLEANERS, BROWNFIELDS, AIRS, and TIER 2. The EDR Report also includes **TRIBAL RECORDS: INDIAN RESERVATIONS, INDIAN LUST, and INDIAN UST** and an EDR proprietary database record on **MANUFACTURED GAS PLANTS** (see attached EDR report in Appendix IV for the list of databases, their currency, their definitions, and sources for these records). The radii used in the search for each of the above records are indicated on Page 4 in the EDR Environmental Database Report, and they were specifically designed by EDR to meet the search requirements of the U.S. EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05).

GEC assessed the listed sites for potential environmental impacts to the subject property using the following criteria: (1) relative distance between the subject property and the regulated site, (2) topographic features and proximity of the subject property to the regulated site; GEC follows the generally accepted premise that shallow groundwater flow direction can be reasonably expected to mimic surface topography, and (3) common inferences about the nature and relevance of the regulatory listing with regard to the subject property.

The EDR Report identified the subject property as **Radisson Hotel Macon** on the Underground Storage Tank (UST) and Financial Assurance databases. The EDR Report one CERC-NFRAP database site, one SHWS database site, seven GA Non-HSI database sites, 23 LUST database sites, 12 other UST database sites, three AST database sites, one US Brownfield database site, one DEL SHWS database site, four RCRA-NonGen database sites, one Drycleaners database site, two Manufactured Gas Plant database sites, 52 Historical Auto Station database sites, and 23 Historical Cleaners database sites within the ASTM E 1527 prescribed search radii of the subject property.

The subject site UST listing is a regulatory closed issue, having received a No Further Action Required (NFAR) letter for the subject condition on August 12, 1996 after the facility closed two USTs in-place at the subject site. Two 8,000-gallon gasoline USTs were closed in ground at the subject property in 1995. The regulatory listing for the subject site does not reflect conditions that would be expected to significantly impact the site or present significant financial liability to the subject property, nor impact the subject project areas.

Of the 131 listed database sites, 75 are on the historical lists, 52 Historical Auto Stations and 23 Historical Cleaners. The historical listings are from a national collection of business directories EDR researchers searched that included potential gas stations/filling stations/service stations and dry cleaner sites. The review was limited to those categories of sources that might, in EDR's opinion, include the above noted. Sixty-six of the listed historical sites are judged to be within ¼-mile of and at elevations higher than the subject site, or potentially up-gradient of the site.

The closest, up-gradient, listed sites are 667 73 Firestone Auto Supply (EDR Site E Cluster) all located between approximately 1/10th of a mile southwest of the subject site and all listed on the Historical Auto Stations. These facilities operated sometime between 1935 and 1954. Due to the relative distance between the subject property and the regulated sites, topographic features and position of the subject property to the regulated site, a release from the historical gasoline

and oil service station operations could affect the subject property. No sign of the former station noted above was observed during GEC's site reconnaissance. No visual evidence of recognized environmental conditions were observed at the subject property during GEC's site visit. No violations have been reported for the listed site. While the present and past off-site service station activities present a potential environmental concern to the subject property, any liability for any releases from the listed sites should most likely remain with its owners/operators.

A number of other historical auto station sites and historical dry cleaner sites were listed in the EDR Report. No sign of these historical sites were observed during GEC's off site reconnaissance. Some of these historical sites are at higher elevations than the subject property and groundwater flow direction appears to be to the northeast toward or paralleling the subject site which could affect the subject property. No visual evidence of recognized environmental conditions were observed at the subject property or at the listed database sites. Any liability for any releases from the listed sites should likely remain with its owners/operators.

The remaining database site listings do not present a potential environmental and/or financial concern to the subject site, because of distance or because they appear to be either downgradient of the subject property with the groundwater flow direction being away from the subject site.

All of the listed database facilities in the EDR report are registered with or under review by regulatory agencies, and liability for such a release, if or when it occurs, should remain with the respective site owners. However, since the quality of the groundwater beneath the subject property is unknown and is potentially degraded due to the long history of development in the downtown area, appropriate quality testing should precede any use of the site groundwater involving contact or consumption by humans. Some expense may be necessary should a release from any of these sites be discovered to have impacted the subject site. This expense would be primarily in the form of investigative costs to identify and prove the source of the release.

GEC reviewed the 30 "orphan summary" sites, which were not mapped due to poor or inadequate address information, in the EDR Report. GEC reviewed the listed sites and found that none appear to be located within the ASTM search radii or present an environmental concern to the subject property.

5.2 Additional Environmental Record Sources

GEC contracted with Environmental Data Resources, Inc. (EDR) to conduct a site specific radius search and examination of reasonably ascertainable Federal, State, and Local regulatory files concerning the site and nearby sites which have been targeted for clean-up or investigation, sites and facilities against which complaints have been filed, or sites on which generators of hazardous waste or regulated substances are located. The additional environmental record sources (Section 8.2.2 of the ASTM E 1527-05 standard) are included in the "State and Local Records" section of the EDR Report (see page 4 of the EDR Report in Appendix IV). These additional environmental record sources include local Brownfields, local landfill/solid waste disposal sites, local hazardous waste/contaminated sites, local registered storage tanks, local land records for activity and use limitations (AULs), emergency release reports (Georgia spills), and contaminated public wells.

Vapor Encroachment

GEC also contracted with Environmental Data Resources, Inc. (EDR) to conduct a site specific radius search and examination of reasonably ascertainable Federal, State, and Local regulatory files concerning the site and nearby sites regarding vapor encroachment. The following lists were included, in the records review: **(FEDERAL) NPL, CERCLIS, RCRA-CORRACTS, RCRA-TSD, RCRA generators, and INSTITUTION CONTROLS / ENGINEERING CONTROLS, (STATE and TRIBAL) CERCLIS, LANDFILL / SOLID WASTE DISPOSAL, LUST, UST, INSTITUTION CONTROLS / ENGINEERING CONTROLS, VOLUNTARY CLEANUP, BROWNFIELDS, and OTHER STANDARD ENVIRONMENTAL RECORDS.** The report includes **HISTORICAL USE RECORDS: FORMER MANUFACTURED GAS PLANTS** (see attached EDR report in Appendix IV for the list of databases, their currency, their definitions, and sources for these records). The radii used in the search for each of the above records are indicated on Page 3 in the EDR Environmental Database Report, and they were specifically designed by EDR to meet the search requirements of the ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (E 2600).

GEC's methodology for performing this vapor encroachment screening consisted of assessing all the information collected in the Phase I investigation, including information collected in site reconnaissance, interviews, and actual or probable chemical usage on the target property or nearby property.

Tier 1 of the ASTM E 2600-10 Standard Practice for Assessment of Vapor Encroachment Screening on Property Involved in Real Estate Transactions in accordance with Sections 8.1.3.1 through 8.1.3.9 of the Practice was performed during this assessment.

The Vapor Encroachment (VE) Screen report identified the subject property on the State and tribal UST database and Other Standard Environmental Records database. A Vapor Encroachment Condition (VEC) exists for the subject property due to the previous operation of a gasoline station on the subject site. Although the subject property has received a NFA for the tank closure, the potential for contamination continues to exist at the subject property. This VEC constitutes a REC for the subject site. Conducting further study (i.e. vapor intrusion assessment following applicable federal/state guidance, more extensive soil gas/groundwater testing on the property, or pre-emptive mitigation) becomes dependent on the subject purchasers' risk tolerance of possible liability for such a release, as well as the perception of such upon future prospective purchasers. Such a vapor intrusion potential would be expected for any UST site under similar conditions.

The remaining database sites do not appear to present a potential environmental and/or financial concern to the subject site, because of distance, topography, or they appear to be downgradient of the subject property with the groundwater flow direction being away from the subject property. Refer to Appendix IV for further details.

5.3 Physical Setting Sources

Physical Setting/Topographic Map

The site property can be found on the Macon West, Georgia Quadrangle of the U.S.G.S. 7.5-minute series Topographic Map with contour intervals of 10 feet, photo-revised in 1985. A copy of the pertinent portions of these topographic maps, showing the subject property and the surrounding area, is presented as Figure 2 in Appendix I. The Environmental Data Resources, Inc. (EDR) Historical Topographic Map Report, which provided additional U.S.G.S. Topographic Maps, is provided in Appendix III.

The site elevation, as shown on the topographic map, is approximately 330 feet above mean sea level, and the general slope of on-site surface features currently appears to be generally to the northeast toward the Ocmulgee River located approximately 600 feet northeast of the subject property at its closest point. Based on review of the topographic map, observations made during the site reconnaissance the groundwater and surface drainage flow would likely move northeastward.

Wetlands & Flood Zones

GEC reviewed the wetlands and flood zone information displayed on the Overview and Detail Maps on Pages 2 and 3 of the EDR Environmental Database Report (see Appendix IV). The Geocheck-Physical Setting Source Summary section (page A-3 under the heading Hydrologic Information) of the EDR report included electronic wetlands data from the U.S. Department of the Interior Fish and Wildlife Service's National Wetland Inventory and electronic flood data from the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM). According to the maps, no wetlands or floodplains are present on the subject site.

5.4 Historical Use Information on the Property

Aerial Photographs

GEC reviewed readily available aerial photographs of the subject property to assist in developing the historic usage of the site. Aerial photographs (2007, 2006, 2005, 1993, 1988, 1972, 1966, 1958, and 1938) were obtained through a commercial database search firm, Environmental Data Resources, Inc. The 2012 aerial photograph was obtained off the Internet at the Google Earth™ web page. A copy of the 2012 aerial photograph appears in Appendix I (Maps/Figures as Figure 3), and additional aerial photographs appear in Appendix III.

The readily available historical aerial photographs reviewed did not indicate obvious environmental impacts to the site. During GEC's site visit on August 30, 2012, the subject property consisted of a vacant hotel. The said reviewed aerial photographs revealed that the subject property appears to have been developed land on all the reviewed aerial photographs.

The site vicinity consists of commercial/professional properties. GEC's review of the readily available historical aerial photographs indicates that the site vicinity consisted of either residential or commercial properties in all directions of the subject site on the 1938 to 2012 aerial

photographs.

Sanborn Fire Insurance Maps

GEC contacted Environmental Data Resources, Inc. (EDR) to search for Sanborn Fire Insurance Maps, which were devised by insurance adjusters as early as the 1800s to show the use of properties at specified dates for the purpose of determining the risk of fire. The maps also identify businesses and activities, as well as some construction details, for those properties they cover. The Sanborn Maps are helpful in identifying historical environmental concerns that may have otherwise been unrecorded or left no evidence of their existence. Sanborn Map coverage for the years 1884, 1889, 1895, 1908, 1924, 1951, 1960, and 1969 exists for the target property. Copies of the EDR Sanborn Map Report™ and individual maps are provided in Appendix III.

The Sanborn Fire Insurance maps indicated the site was occupied by dwellings on the 1884 to 1951 Sanborn Maps. Office buildings, commercial/retail, and dwellings occupy the subject property on the 1960 to 1968 Sanborn Maps. The Macon Hilton Hotel is shown occupying the subject property on the 1969 Sanborn Map with a filling station shown in the northern portion of the subject portion. Surrounding properties appeared to be commercial or residential on all the reviewed Sanborn Maps.

City Directories

GEC contracted with EDR, Inc. to search for city directories, which have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Directories are generally divided into three sections; a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive in major cities, it may be spotty for rural areas and small towns. City directory coverage exists for the target property. EDR reviewed city directories, for the most part, at five-year intervals spanning the 1900 through the 2001 volumes, but these years are not necessarily inclusive. A copy of the EDR – City Directory Abstract is presented in Appendix III.

The subject property 108 First Street address appears in the reviewed directories between 1930 and 2001 as Mrs. Irene Lifsey, Silver Dollar Lounge, Lucians Restaurant, Hilton Hotel, Efrens Beauty Shop, Dooleys Lounge cocktail lounge, Riverside Café restaurant, Crown Plaza Macon, and The Big Easy cocktail lounge. Surrounding addresses off of surrounding streets include various individuals, religious, vacant properties, and commercial properties between 1920s and 2001. The city directory search includes no information that indicates potential environmental concerns.

5.5 Historical Use Information on Adjoining Properties

In the past, the subject property was surrounded in all directions by residential or commercial properties on the 1938 to 2012 aerial photographs.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

GEC's methodology for performing the ESA was in accordance with ASTM E 1527-05. No significant limiting conditions were encountered during the site reconnaissance performed on August 30, 2012.

6.2 General Site Setting

The subject site, which is approximately 2.2-acres in size, contains a vacant hotel building. The lot is located at 108 First Street within Macon, Bibb County, Georgia. GEC's review of all of the readily available historical aerial photographs indicates that the subject property appears to have been developed property since the 1930 aerial photograph.

The site vicinity currently consists of commercial/professional properties within the site vicinity.

6.3 Exterior Observations

6.3.1 Drums

No drums were observed on the subject property during GEC's site reconnaissance.

6.3.2 Hazardous Substances & Petroleum Products in Connection with Identified Users

No hazardous substances and petroleum products were observed on the subject property during GEC's site reconnaissance.

6.3.3 Storage Tanks

Two underground storage tanks are closed in ground at the subject property. No other storage tanks (above or underground) were observed on the subject property during GEC's site reconnaissance.

6.3.4 Odors

No unusual odors were noted on the subject property during GEC's site reconnaissance.

6.3.5 Pools of Liquid

No pools of liquid were observed on the subject property during GEC's site reconnaissance.

6.3.6 Hazardous Substance and Petroleum Products Containers
(Not Necessarily in Connection With Identified Uses)

See above in Section 6.3.2.

6.3.7 Unidentified Substance Containers

No unidentified substance containers were observed on the subject property during the site visit.

6.3.8 PCBs

No transformers or other PCB containing materials were observed on the subject property during the site reconnaissance.

6.3.9 Pits, Ponds, or Lagoons

No pits, ponds, lagoons, or surface waters were observed on the subject property during GEC's site reconnaissance.

6.3.10 Stained Soil or Pavement

No stained soil was observed on the subject property during GEC's site reconnaissance, and no significant staining on the asphalt pavement was observed in the parking lot area surrounding the subject building.

6.3.11 Stressed Vegetation

No stressed vegetation was observed on the subject property during GEC's site reconnaissance.

6.3.12 Solid Waste

During the site reconnaissance on August 30, 2012, GEC observed a furnished vacant hotel building. GEC would consider these items (table, chairs, mattresses, linen, towels, etc.) to be *de minimis* and more of a general housekeeping item, rather than a significant environmental problem for the subject property. However, if these items are not put to use, they should be removed and properly disposed of in accordance with pertinent state and federal regulations.

6.3.13 Wastewater

No wastewater was observed discharging into a drain, ditch or stream on or adjacent to the subject property during GEC's site reconnaissance.

6.3.14 Water Supply & Wells

According to various sources, city water serves the subject site.

6.3.15 Sewage Disposal/Septic System

According to various sources, city sewer serves the subject site.

6.4 Interior Observations

The interior of the on-site building showed a typical hotel with sheetrock walls, suspended ceiling, and carpet and tile flooring.

6.4.1 Heating/Cooling

Central heating and cooling systems appear to serve the subject site.

6.4.2 Stains or Corrosion

GEC did observe *de minimus* molding within the subject building; however, no visible signs of significant stains and/or corrosion were observed during the GEC's site reconnaissance.

6.4.3 Drains and Sumps

Other than normal interior sewer drains and the observed exterior storm water runoff drainage, there were no floor drains observed.

6.5 Site Reconnaissance Conclusion

The site reconnaissance conducted during the course of this project revealed no evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property, or from an adjacent property.

7.0 INTERVIEWS

7.1 Interview with Owner Representative

Mr. Ruby Sangha, owner representative, provided GEC with a completed Site Assessment Checklist. He stated that the site contains an approximately 200,000 square foot building. He indicated that the property had been used as a hotel since 1969. Regarding the on-site activities, Mr. Sangha indicated that no plastic or metal drums were on site, and he knew of no PCB containing or asbestos containing materials on the subject property. He noted that obvious staining was located on the kitchen floor. Mr. Sangha indicated that no fill dirt, pits, ponds or lagoons used in connection with waste treatment or waste disposal, or any buried waste, trash, construction debris, tires, etc. were located on the subject property. He indicated that he did not know if the subject property had not ever been evaluated, investigated, or permitted under the RCRA, CERCLA, or state equivalent or been investigated, notified, held responsible for, or otherwise involved with any contamination, clean-up, environmental law, or health and safety

law, regulation or violation. A copy of the Site Assessment Checklist is provided in Appendix V.

7.2 Interview with Site Manager

Mr. Sangha was interviewed for this assessment and his comments are provided above, Section 7.1.

7.3 Interviews with Occupants

Since the subject property is not abandoned, no current owners or occupants of neighboring properties were interviewed. The lack of interviews with the neighboring properties is not considered to be a significant data gap, since significant information outside that available from other interviews and the public record is not expected.

7.4 Interviews with Local Government Officials

Bibb County Environmental Health Department

GEC faxed an information questionnaire to the Bibb County Environmental Health Department on September 5, 2012. GEC received a response from Mr. James Reece with the department indicating that the department has record of complaints against the hotel property including mold, water pressure, and boiler concerns. He indicated that all investigations are closed. GEC did not observe a boiler on the subject property during the site reconnaissance only hot water heaters. Mr. Reece stated that city water and sewer serve the subject property. He noted that the property is a Tourist Accommodation (hotel) with indoor pool and restaurant. A copy of the completed questionnaire is presented in Appendix V.

Macon-Bibb County Fire Department

GEC faxed an information questionnaire to the Macon-Bibb County Fire Department on September 5, 2012. At the time of issuance of the report, GEC had not received a response from the department. GEC does not expect that information obtained from the fire department would affect the conclusions of this report. A copy of the information questionnaire is presented in Appendix V.

Macon-Bibb County Planning & Zoning

GEC reviewed the Macon-Bibb County zoning map on September 5, 2012. According to the map, the subject property is zoning CBD-1 (Central Business District). A copy of the zoning map is presented in Appendix V.

7.5 Interviews with Others

GEC conducted a telephone interview with the Georgia Environmental Protection Division (GA EPD) office on September 5, 2012. GEC was informed that a no further action required (NFAR) letter was issued on August 12, 1996 in regarding to the two tanks closed in ground at the subject property. The GA EPD representative stated that the tanks were each 8,000-gallons in size and contained gasoline.

No other interviews were conducted and no other interviews were deemed necessary.

8.0 FINDINGS

The only data gaps experienced during the course of this Phase I ESA were in intervals between aerial photographs longer than five years. Additional knowledge of the area, interviews, and interpolation between aerials and Sanborn Maps indicate the subject site has been residentially developed since the late 1800s, likely the first known use of the subject site. The responses not received from agencies are not expected to yield information that would affect the conclusion of this report.

GEC has completed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 on the approximately 2.2-acre subject property, known as Ramada Plaza, located at 108 First Street in Bibb County, Georgia. No recognized environmental conditions, historical environmental conditions, or *de minimis* conditions were identified during the course of this assessment, except for the historical use of the northern portion of the property as a service station, which is a historic REC. However, investigation associated with this REC received NFA in 1996.

9.0 OPINION

The site reconnaissance and research conducted during the course of this project revealed no evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property, except as noted in association with the USTs which has received a regulatory No Further Action status.

Since the quality of the groundwater beneath the subject property is unknown and is potentially degraded due to the long history of development in the downtown area, appropriate quality testing should precede any use of the site groundwater involving contact or consumption by humans. Some expense may be necessary should a release from any of these sites be discovered to have impacted the subject site. This expense would be primarily in the form of investigative costs to identify and prove the source of the release.

10.0 CONCLUSIONS

GEC has completed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 on the subject property located at 108 First Street in

Macon, Bibb County, Georgia, and legally described as contained in Lots 13 through 18 in Square One of the City of Macon (a/k/a/ Academy Square), the *property*. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. This assessment has revealed no evidence of recognized environmental conditions (REC) in connection with the *property*, except for the following:

Interviews and review of reasonably ascertainable records by GEC during the completion of the Phase I ESA did not indicate past usage or conditions which would likely result in significant environmental concerns. No recognized environmental conditions (RECs), as that term is defined in the referenced ASTM Practice, were identified on the subject property, except for the fact that the northern portion of the subject site once operated as a service station, as described herein. The former on-site retail gasoline station constitutes a historical recognized environmental condition (REC) to the subject property, because of the material threat of a release onto the subject property, due to the use and storage of petroleum products on site in an underground fueling system with underground storage tanks (USTs). However, according to the regulatory databases, the USTs were closed in the ground in 1995. The Georgia Environmental Protection Division (GaEPD) subsequently granted No Further Action status to the site in 1996. Therefore, the previous operation does not represent, in and of itself, an obvious or direct condition of environmental liability to the subject property. No visible signs of a release were evident during the site reconnaissance and no evidence of a past release was discovered in the public records. The historic REC has received a regulatory agency No Further Action status.

The user of this report is encouraged to read the entire report for detailed descriptions of the property and the observations and judgments made by GEC. The user is ultimately responsible for assessing whether the limitations of the ASTM Practice and this project's scope of work are appropriate to the level of risk the user assumes for the subject property transaction. The following summarizes general information discovered during GEC's Phase I ESA.

- The site reconnaissance and research revealed no sensory evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property other than the history of the use of a service station. This is a Historic REC.
- The EDR Report identified the subject property as **Radisson Hotel Macon** on the Underground Storage Tank (UST) and Financial Assurance databases. The EDR Report also identified one CERC-NFRAP database site, one SHWS database site, seven GA Non-HSI database sites, 23 LUST database sites, 12 other UST database sites, three AST database sites, one US Brownfield database site, one DEL SHWS database site, four RCRA-NonGen database sites, one Drycleaners database site, two Manufactured Gas Plant database sites, 52 Historical Auto Station database sites, and 23 Historical Cleaners database sites within the ASTM E 1527 prescribed search radii of the subject property. Refer to Section 5.1 and Appendix IV for the EDR Environmental Database Report.
- Based on GEC's review of the readily available historical sources, such as Sanborn Maps, and aerial photographs, the subject property has been historically, developed land

on the reviewed Sanborn Maps and aerial photographs between 1884 and 2012. Dwellings occupy the subject property on the 1884 to 1951 Sanborn Maps. Office buildings, commercial properties, and dwellings occupy the subject property on the 1960 to 1968 Sanborn Maps. The Macon Hilton Hotel is shown occupying the subject property on the 1969 Sanborn Map with a filling station shown in the northern portion of the subject property. The subject property is occupied on the reviewed 1938 to 2012 aerial photographs. The site vicinity appears developed with either commercial and/or residential properties in all directions of the subject site on the 1884 to 1969 Sanborn Maps and the 1938 to the 2012 aerial photographs. The subject site, which is located in Tax Parcel #R073-0079, is currently owned by Black Diamond Hotel Group, LLC.

- Neither wetlands nor flood plains were observed on the subject site, or indicated in the public record information sources.

City water and sewer serves the subject site, and it is assumed the future operations will remain on the public system. Although site groundwater use is not anticipated, the groundwater should be sufficiently tested and approved for human contact and/or consumption prior to such use.

Since no assessment can absolutely deny the existence of hazardous materials, especially surficial environmental assessments with limited or no subsurface sampling, existing hazardous materials can escape detection using the customary methods. The conclusions of the environmental assessment are based on conditions as observed on our site visits and historical information about the site. Future changes in environmental conditions and site characteristics may occur with the passage of time, in which case, the conclusions of this report may have to be reevaluated.

The REC evident with the subject property is limited to the historic use of USTs associated with past operations. No regulatory requirement exists to investigate releases where none are expected, and conducting further study becomes dependent on the subject purchasers' risk tolerance of possible liability for such a release, as well as the perception of such upon future prospective purchasers. Since the USTs were closed in the ground, and the GaEPD subsequently issued an NFAR status for the property, it appears that the risk of contamination at the site from the historical REC is so minimal that no further investigation is warranted.

11.0 DEVIATIONS

GEC has completed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05, with no deletions or deviations.

12.0 ADDITIONAL SERVICES

The User requested no additional services, outside the ASTM 1527-05 prescribed scope, as part of this Phase I ESA.

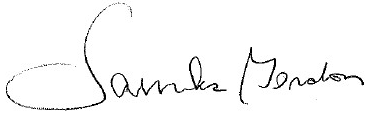
13.0 REFERENCES

American Society for Testing and Materials (ASTM) E 1527-2005, Standard Practice for Environmental Site Assessments
Mr. Ruby Sangha, GEC's client
Bibb County Board of Tax Assessors' website
City of Macon website
Bibb County website
Bibb County Environmental Health Department
Macon-Bibb County Fire Department
Macon-Bibb County Planning & Zoning
United States Geological Survey (U.S.G.S.)
Environmental Data Resources, Inc. (EDR): 1. environmental database report, 2. Sanborn Maps, 3. city directory abstract, 4. historical aerial photographs, & 5. historical topographic maps
EDR Environmental Lien Search
EDR Vapor Encroachment Screen
Google Earth (2012) aerial photo

14.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Geotechnical & Environmental Consultants, Inc. (GEC) has completed a Phase I Environmental Site Assessment of the above referenced site in accordance with the most current ASTM standard (ASTM E 1527-2005, Standard Practice for Environmental Site Assessments). The conclusions presented in this report are our professional opinions based on our findings obtained in accordance with customary practices, principles, and methodologies utilized in the fields of environmental science and engineering. Other than this, no warranty is implied or intended.

GEC declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professionals* as defined in §312.10 of 40 CFR 312, and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have undeveloped and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Tameka Gordon
Environmental Specialist



Chip Brooks, P.E.
Project Engineer
Ga. Reg. #35020

15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Chip Brooks, P.E. is a **Project Engineer** with the Macon office. Chip graduated from Mercer University with a Bachelor of Science degree in Environmental Engineering. Chip has six years experience in the environmental field, providing project management and environmental consulting services for projects ranging from corrective action plans for leaking underground storage tank (LUST) sites to tank closures to phase I and phase II environmental site assessments. This includes, but is not limited to conducting Type II and Type III monitoring well installation, soil and groundwater sampling, slug testing, elevation surveying, planning and coordinating underground injection of Bioremediation and HVE events, and other field activities. Chip has also conducted groundwater modeling in order to determine plume migration patterns and alternate remedial goals. Also, Chip has instituted, updated and review Spill Prevention Control and Countermeasures (SPCC) Plans and Stormwater Pollution Plans (SWPP). Other environmental work includes consulting services for various landfill projects, including groundwater monitoring and reporting, statistical analysis, and groundwater corrective action plans and methane remediation plans. Chip also has served as project manager for various geotechnical projects, as well. Chip is a registered Professional Engineer in Georgia.

Tameka Gordon is an **Environmental Specialist** with the Macon office. Tameka has thirteen years experience and related education in general business, research, and writing techniques. For the past seven years she has worked directly in the environmental field, providing project management and environmental consulting services. Her environmental field experience has included Phase I environmental site assessments, Georgia Department of Community Affairs (DCA) and Housing and Urban Development guided environmental assessments, and field sampling. She has performed a number of Georgia Board of Education school site assessments and hazard assessments utilizing the ALOHA (Areal Locations of Hazardous Atmospheres) computer program designed especially for the use by people responding to chemical releases, as well as for emergency planning and training. Tameka has performed numerous Board of Regent's GEPA (Georgia Environmental Policy Act) / NEPA (National Environmental Policy Act) site assessments for University and College projects in surrounding counties. Tameka is a member of the Women in Affordable Housing Network and Macon's Young Professional Network. She serves on the board for Leadership Macon with the Macon-Bibb County Chamber of Commerce.

APPENDICES

APPENDIX I: Maps & Figures

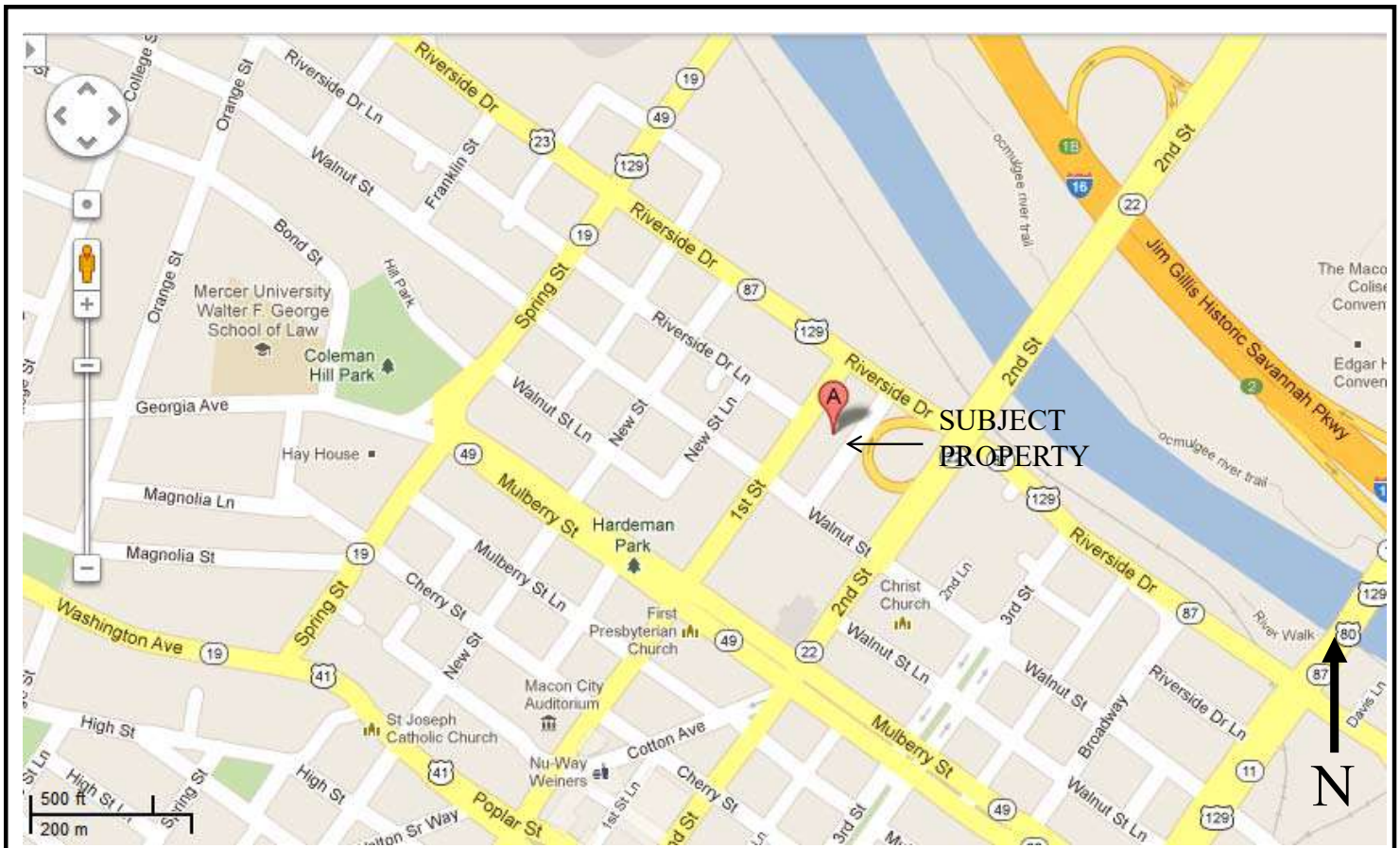


Figure 1
Site Location Map
Ramada Plaza
108 First Street
Macon, Bibb County, Georgia
GEC Project #120586.240
Approximate Scale: 1"=600'
Source: Google Maps

GEC
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 &
 ENVIRONMENTAL
 CONSULTANTS, INC.

514 Hillcrest Industrial Boulevard, Macon, GA 31204 • Phone: (478) 757-1606 • Fax: (478) 757-1608
 5031 Milgen Court, Columbus, GA 31907 • Phone: (706) 569-0008 • Fax: (706) 569-0940

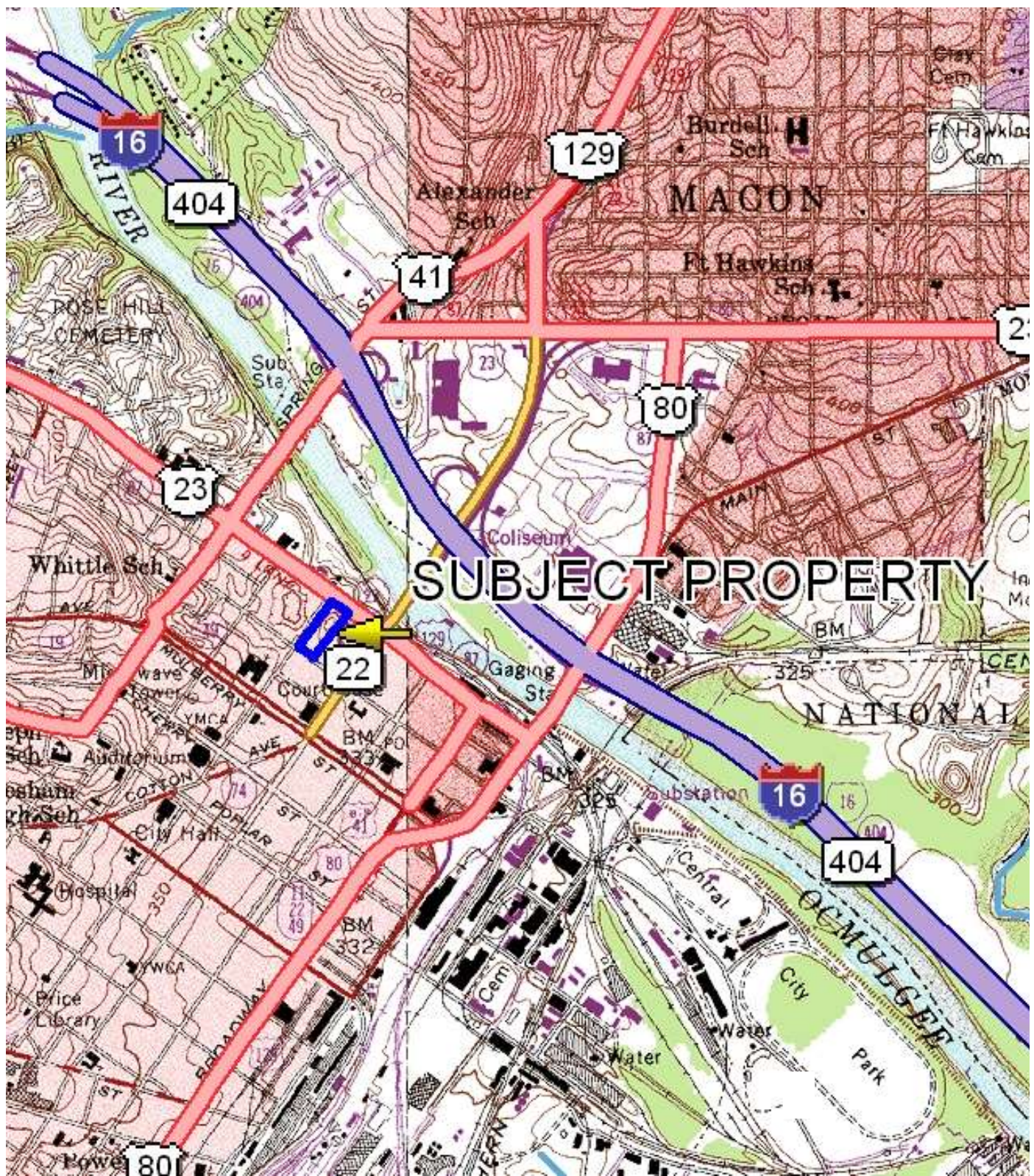


Figure 2
U.S.G.S. Topographic Map
Ramada Plaza
108 First Street
Macon, Bibb County, Georgia
GEC Project #120586.240

Approximate Scale: 1" = 2,000'

Source: Macon West Quadrangle (1985)

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Figure 3
2012 Aerial Photograph
Ramada Plaza
108 First Street
Macon, Bibb County, Georgia
GEC Project #120586.240
Approximate Scale: 1"= 510'
Source: Google Earth Website

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5031 Milgen Court, Columbus, GA 31907 • Phone: (706) 569-0008 • Fax: (706) 569-0940

APPENDIX II: Site Photographs



Photograph #1
General interior view of the subject property



Photograph #2
General interior view of the subject property



Photograph #3
General interior view of the subject property



Photograph #4
General interior view of the subject property



Photograph #5
General interior view of the subject property



Photograph #6
General interior view of the subject property



Photograph #7
General interior view of the subject property



Photograph #8
General interior view of the subject property



Photograph #9
General Interior view of the subject building



Photograph #10
General Interior view of the subject building



Photograph #11
General interior view of the subject building



Photograph #12
General interior view of the subject building



Photograph #13
General interior view of the subject building



Photograph #14
Exterior view of the subject building



Photograph #15
View of location of closed in ground storage tanks in the northern portion of the subject site



Photograph #16
View of 1 of 2 island dispenser located in the northern portion of the subject site



Photograph #17
View from the northern corner of the subject site looking northwestward across First Street toward adjacent property



Photograph #18
View from the northern corner of the subject site looking westward across First Street toward adjacent property



Photograph #19
View from the northern corner of the subject site looking southward
along the western property boundary



Photograph #20
General view of the northern portion of the subject property



Photograph #21
View from the northern corner of the subject site looking eastward
along the northern property boundary



Photograph #22
View from the southwestern corner of the subject property looking
northward along the western property boundary



Photograph #23
View from the southwestern property corner looking westward
across First Street toward adjacent property



Photograph #24
View from the southwestern corner of the subject property looking
southward across Walnut Street toward adjacent property



Photograph #25
View from the southwestern corner of the subject site looking southeastward along the southern property boundary



Photograph #26
View from the southeastern corner of the subject site looking southeastward across Walnut Street toward adjacent property



Photograph #27
View from the eastern side of the subject building looking eastward toward adjacent property



Photograph #28
View looking northeastward along the eastern boundary of the subject property



Photograph #29
General exterior view of the back of the subject building



Photograph #30
View from the northeastern corner of the subject property looking northeastward across Riverside Drive toward adjacent property

APPENDIX III: Historical Research Documentation

Ramada Plaza

108 First Street
Macon, GA 31201

Inquiry Number: 3401319.3
August 30, 2012

Certified Sanborn® Map Report

Certified Sanborn® Map Report

8/30/12

Site Name:

Ramada Plaza
108 First Street
Macon, GA 31201

Client Name:

Geotechnical & Env'tl. Cons.
514 Hillcrest Industrial
Macon, GA 31204



Environmental Data Resources Inc

EDR Inquiry # 3401319.3

Contact: Tameka Gordon

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Geotechnical & Env'tl. Cons. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Ramada Plaza
Address: 108 First Street
City, State, Zip: Macon, GA 31201
Cross Street:
P.O. # NA
Project: Ramada Plaza
Certification # 81DA-402E-BE4C



Sanborn® Library search results
Certification # 81DA-402E-BE4C

Maps Provided:

1969 1889
1960 1884
1951
1924
1908
1895

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1866™

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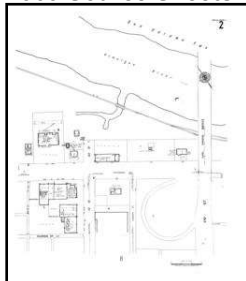
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Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1969 Source Sheets



Volume 1, Sheet 2

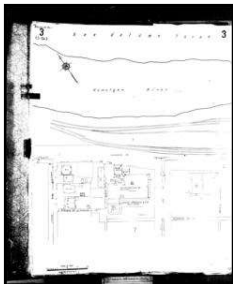


Volume 1, Sheet 6

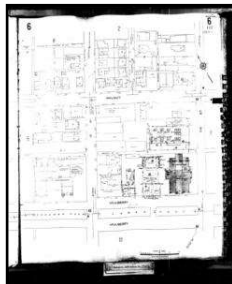
1960 Source Sheets



Volume 1, Sheet 2

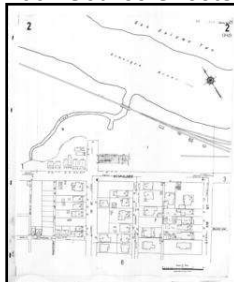


Volume 1, Sheet 3

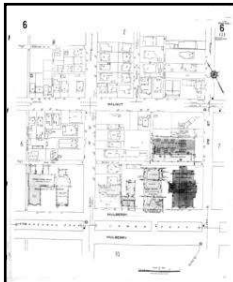


Volume 1, Sheet 6

1951 Source Sheets

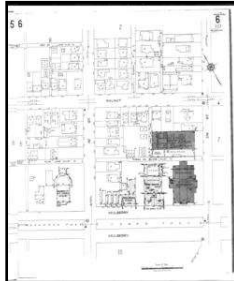


Volume 1, Sheet 2



Volume 1, Sheet 6

1924 Source Sheets



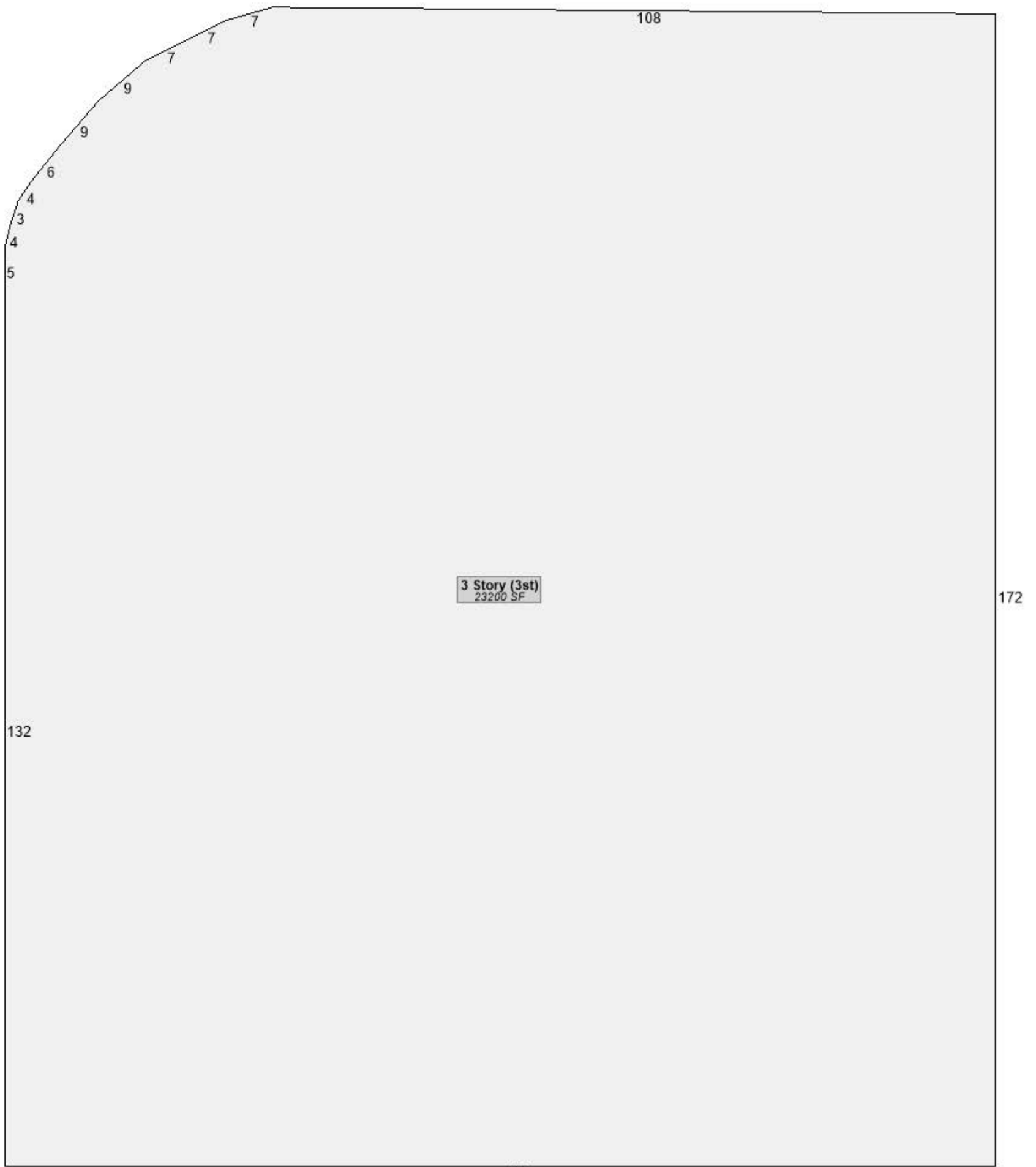
Volume 1, Sheet 6



Volume 1, Sheet 1



Volume 1, Sheet 2



Bibb County, GA

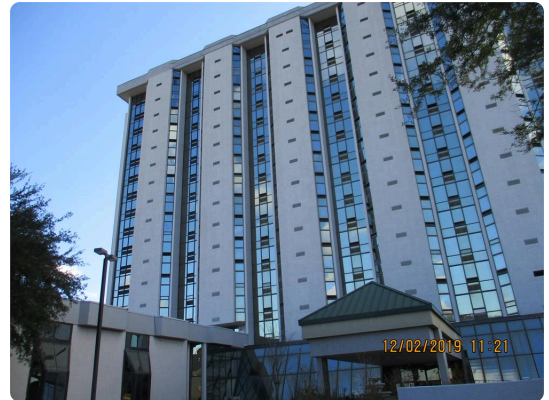
Assessment Notice

Click [HERE](#) to View Your Assessment Notice

Summary

Parcel Number R073-0079
Location Address 108 FIRST ST
Legal Description ACADEMY SQ
(Note: Not to be used on legal documents)
Class C3-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning CBD-1
Tax District OCMULGEE TAD/DOWNTOWN BID (District 19)
Millage Rate 38
Acres 2.26
Neighborhood Comm-Hospitality-Hotels (GM0006)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

SANGAH HOSPITALITY LLC
 36 CEDAR RIDGE ROAD
 GORMLEY, ON LOH 1GO

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Old City	Square Feet	98,446	501	191	2.26	0

Commercial Improvement Information

Description Retail Stores-AV
Value \$268,532
Actual Year Built 1969
Effective Year Built
Square Feet 6162
Wall Height 9
Wall Frames
Exterior Wall 69%
 25%
 6%

Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description Hotels-Full Services-AV
Value \$3,301,773
Actual Year Built 1969
Effective Year Built
Square Feet 161664
Wall Height 11
Wall Frames
Exterior Wall 69%
 25%
 6%

Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description	Hotels-Full Services-AV
Value	\$709,973
Actual Year Built	1969
Effective Year Built	
Square Feet	29890
Wall Height	18
Wall Frames	
Exterior Wall	69%
	25%
	6%
Roof Cover	
Interior Walls	82%
	18%
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Description	Parking Deck
Value	\$373,815
Actual Year Built	1969
Effective Year Built	
Square Feet	69600
Wall Height	14
Wall Frames	
Exterior Wall	69%
	25%
	6%
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Pool: Gunite	2018	40x20 / 800	0	\$8,798
Comm. Paving-Concrete	1969	94x113 / 0	0	\$12,526

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/11/2014	9192 99		\$3,100,000	CORPORATE TO CORPORATE	BLACK DIAMOND HOTEL GROUP L	SANGAH HOSPITALITY LLC
8/1/2011	8559 281		\$2,500,000	Personal Property Included	GSD HOSPITALITY GROUP HOLDIN	BLACK DIAMOND HOTEL GROUP, LLC
6/25/2010	8320 300		\$2,035,000	Personal Property Included	108 FIRST STREET HOLDINGS	GSD HOSPITALITY GROUP HOLDINGS, LLC
6/2/2009	8109 119	47 83	\$1,000,000	Foreclosure	PORTFOLIO-MACON LLC	108 FIRST STREET HOLDINGS
6/13/2007	0754700338		\$4,151,192	Un-qualified		PORTFOLIO-MACON LLC

Valuation

	2024	2023	2022	2021	2020
Previous Value	\$5,859,877	\$3,641,966	\$3,641,966	\$3,641,966	\$3,641,966
Land Value	\$1,184,460	\$1,184,460	\$587,097	\$587,097	\$587,097
+ Improvement Value	\$4,654,093	\$4,654,093	\$3,016,808	\$3,016,808	\$3,016,808
+ Accessory Value	\$21,324	\$21,324	\$38,061	\$38,061	\$38,061
= Current Value	\$5,859,877	\$5,859,877	\$3,641,966	\$3,641,966	\$3,641,966

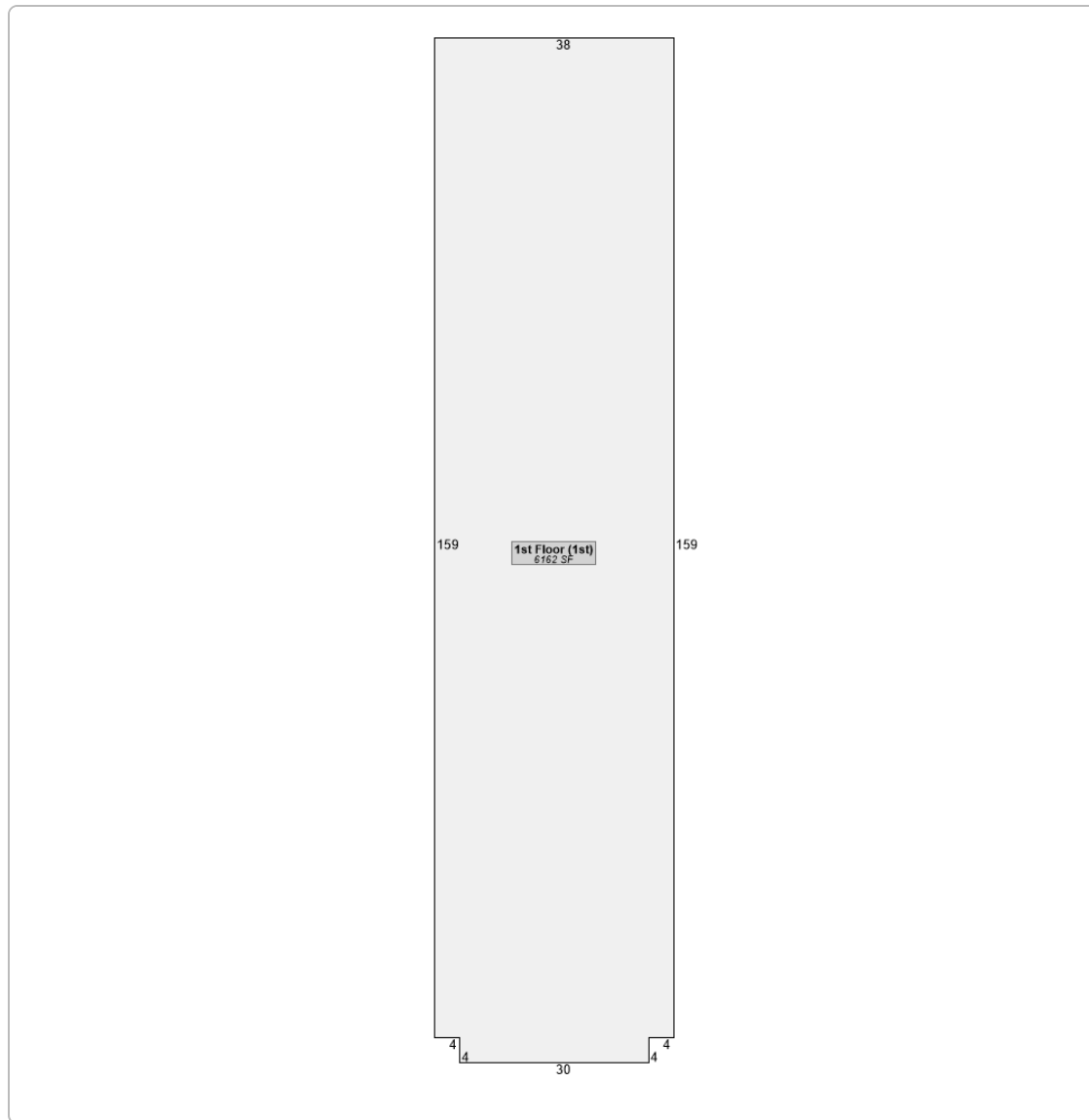
Previous Year Valuation

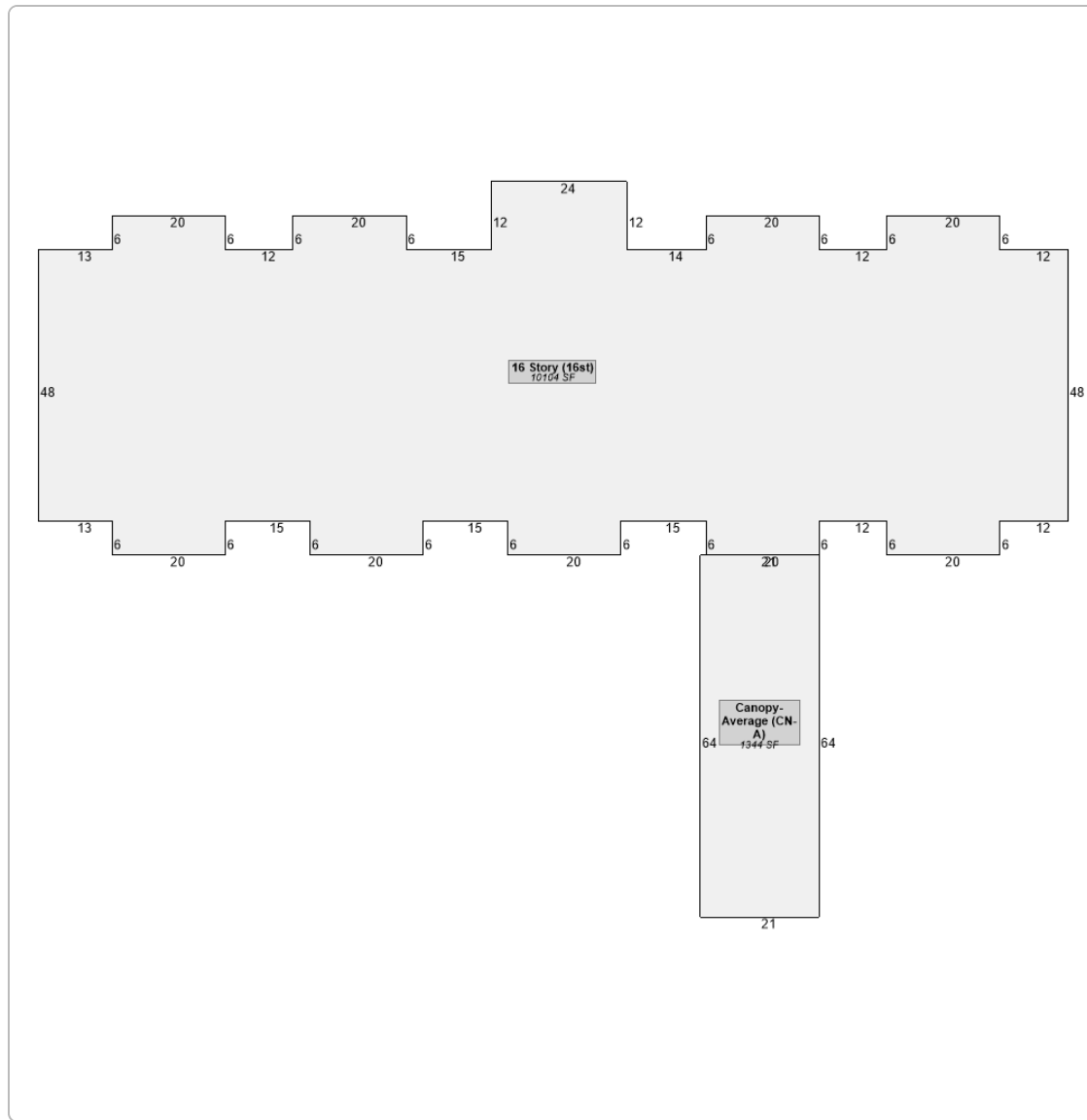
Year	Value
2019	\$3,641,966
2018	\$1,537,224
2017	\$1,537,224

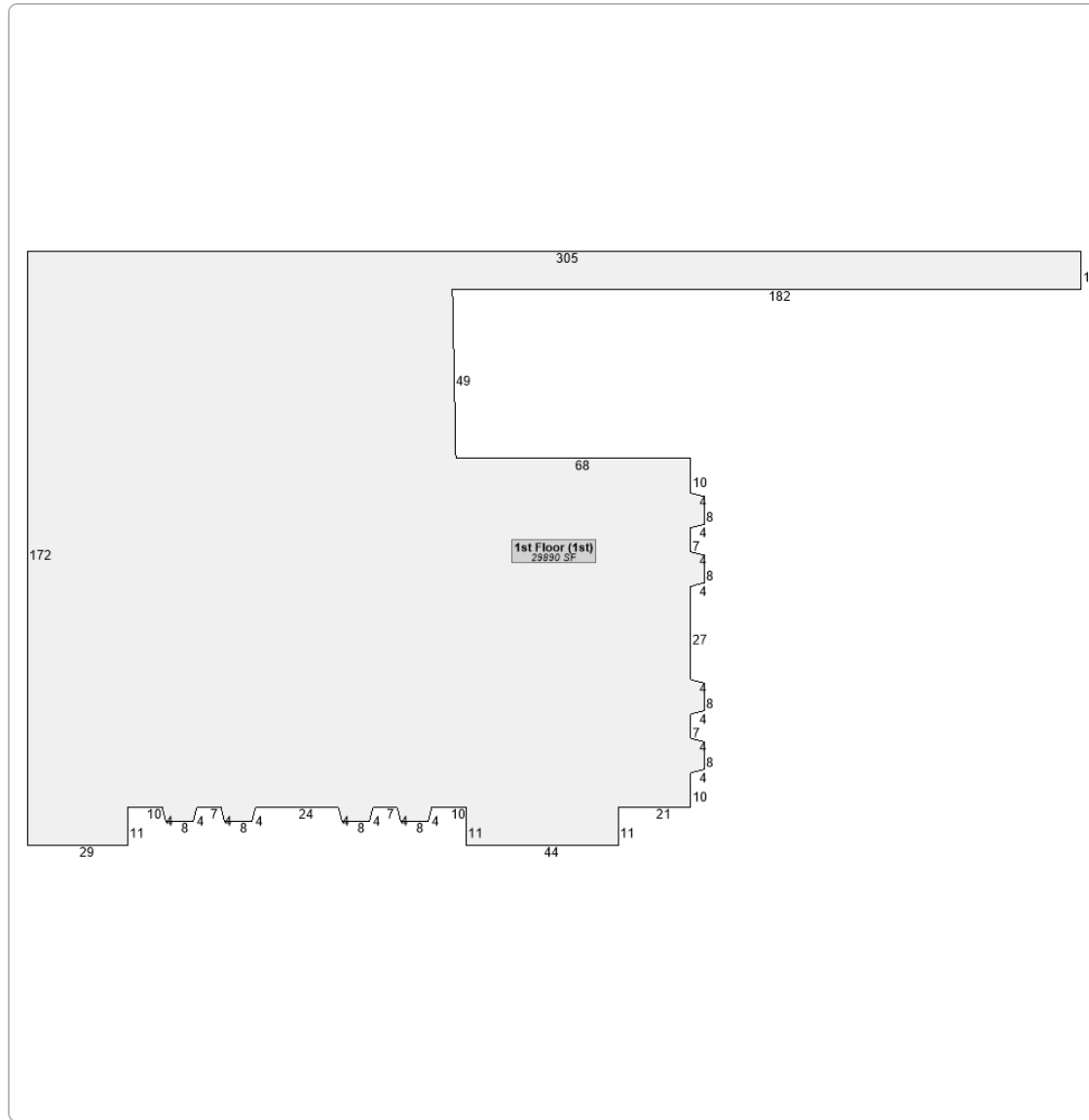
Photos

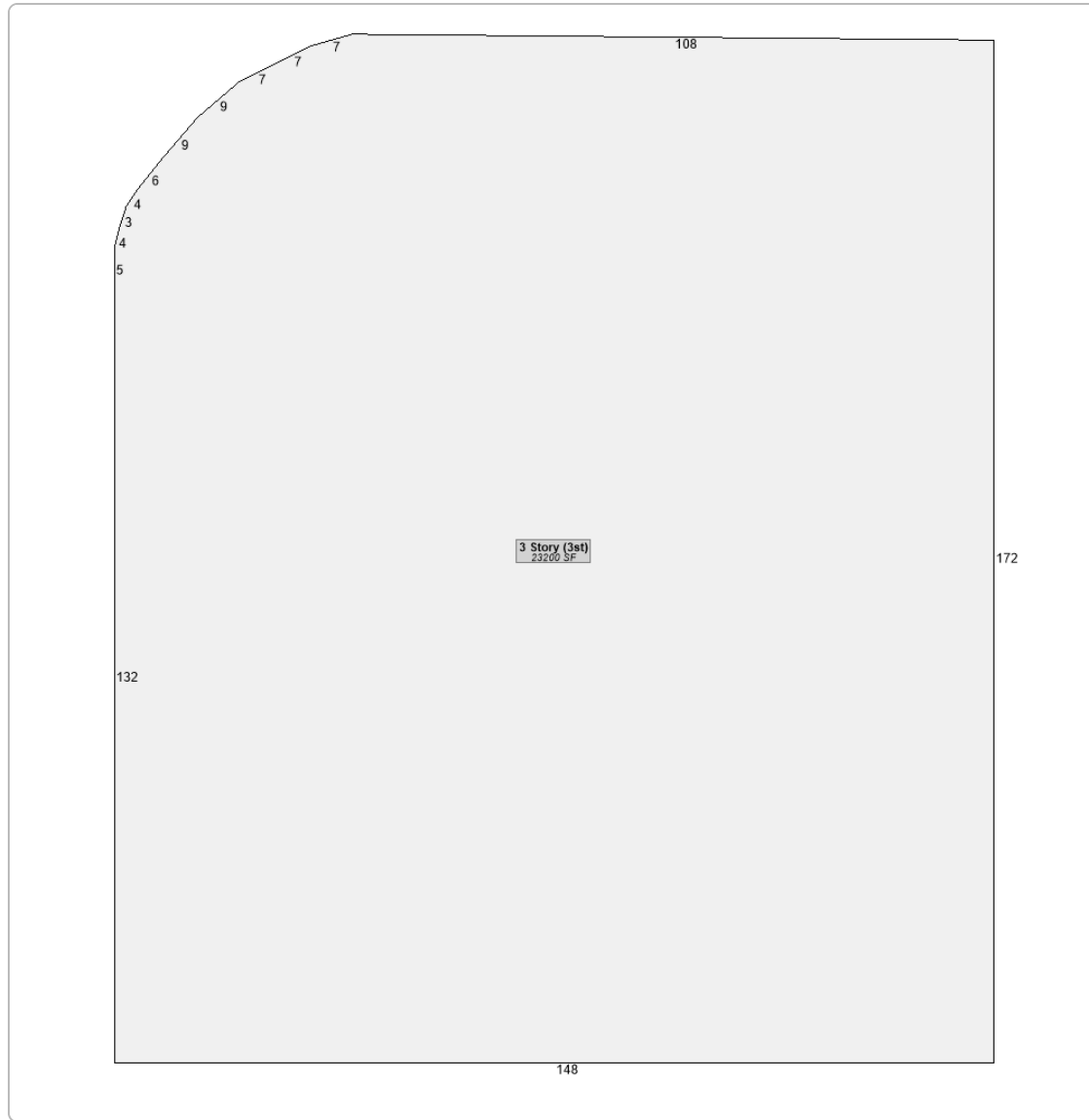


Sketches









No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

The Bibb County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

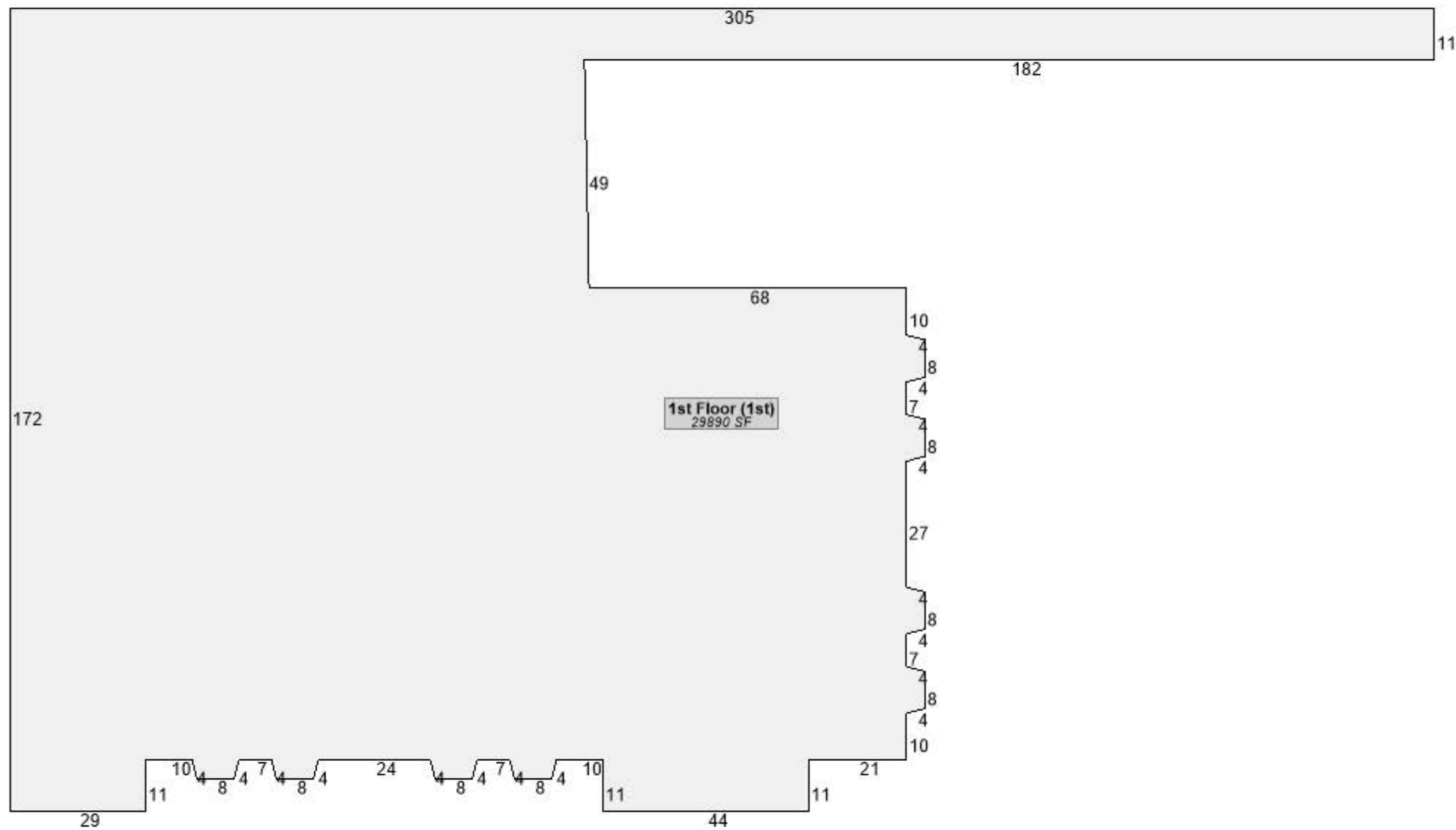
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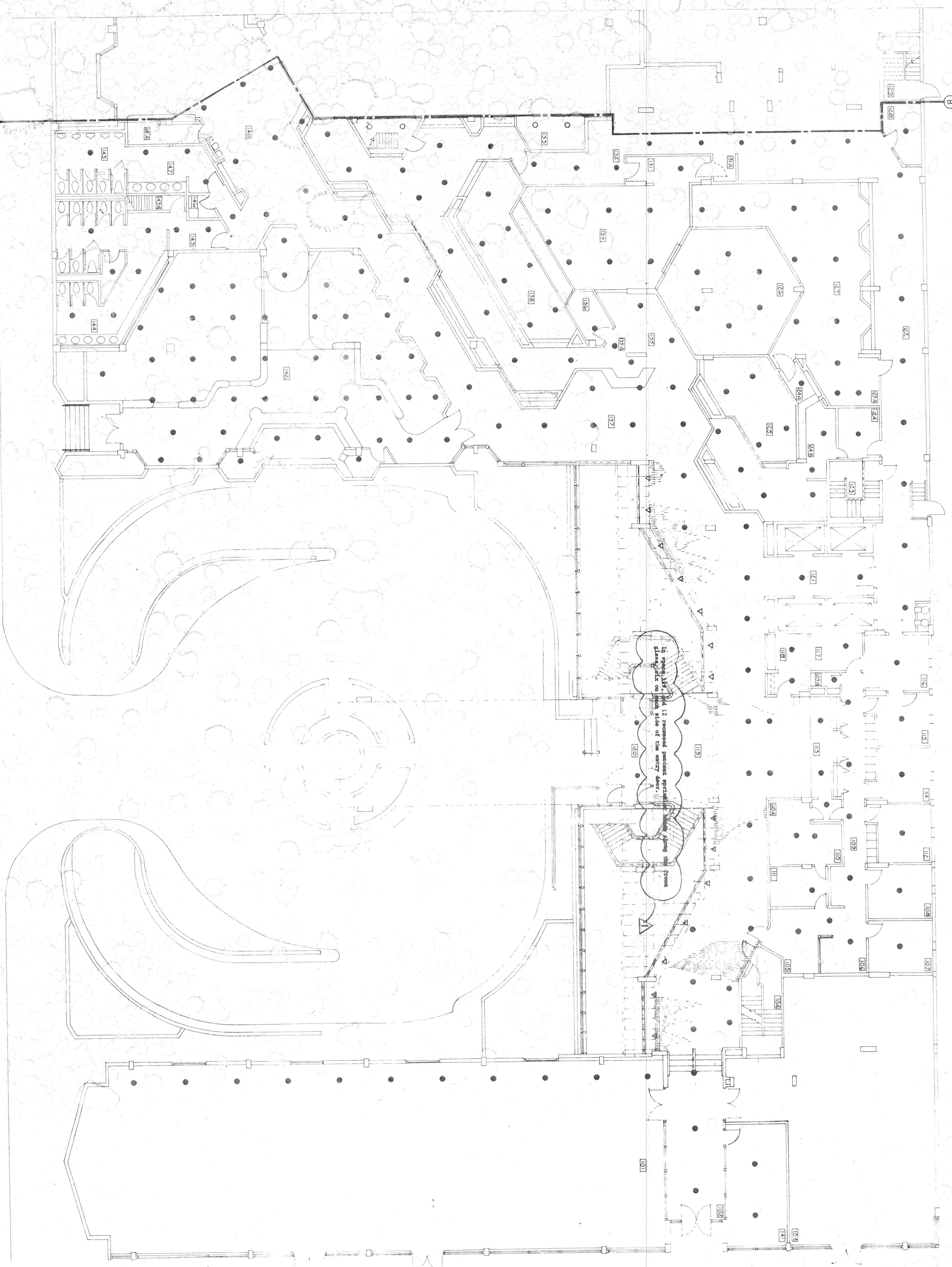
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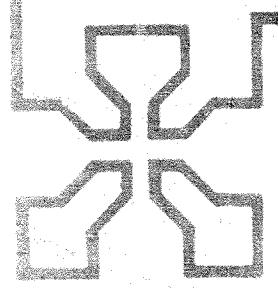
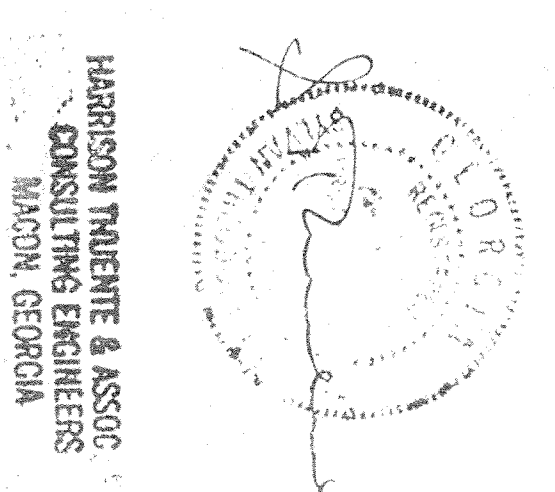


NOTE: PROVIDE ADEQUATE PIPE SIZE AND STUB-OUTS FOR FUTURE
SPRINKLER HEADS IN SPACES 101 AND 103

SPRINKLER SOUTHWEST LOBBY FLOOR PLAN
SCALE: 1/8" = 1'-0"



12 rooms, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.



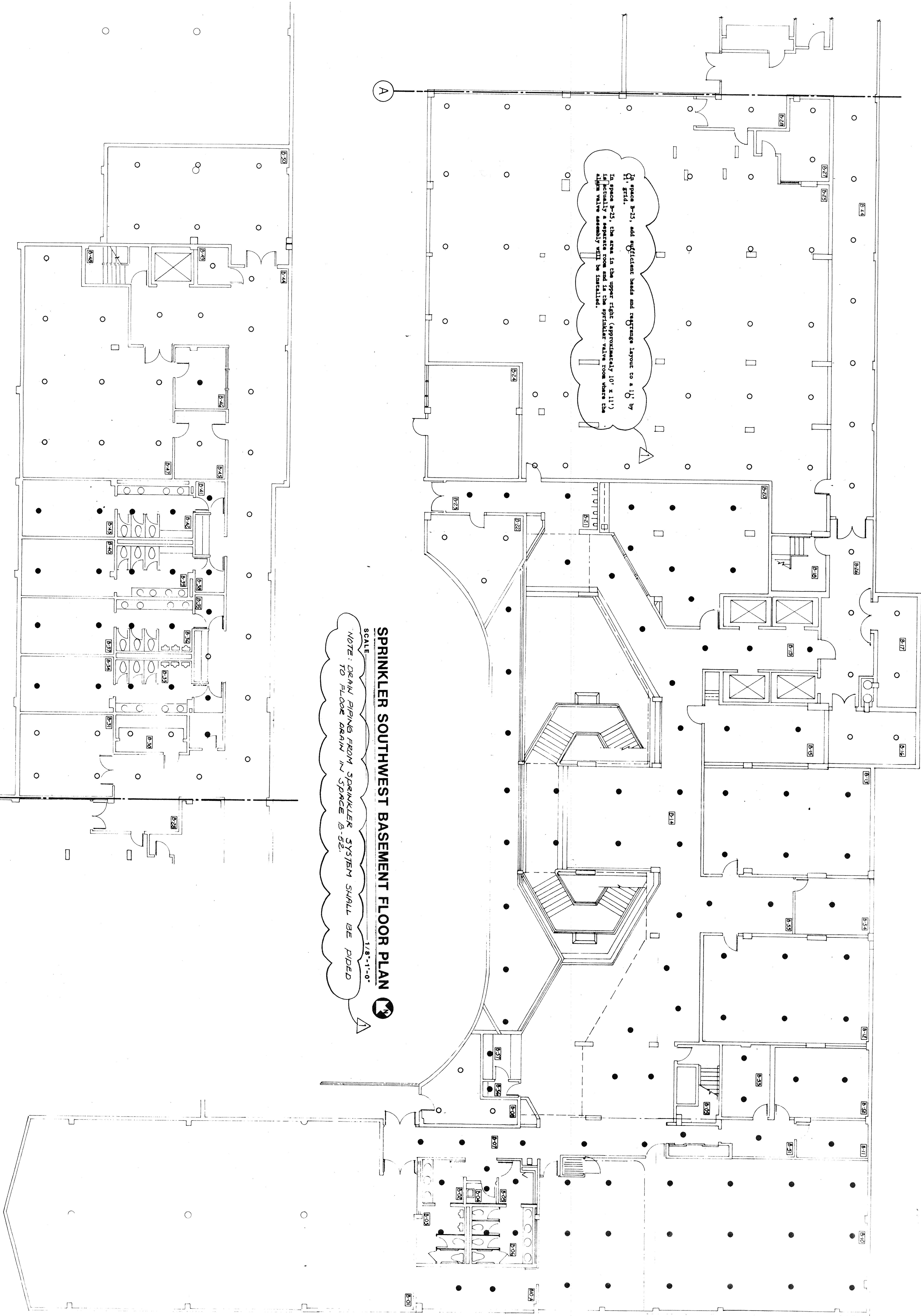
SP-2

DATE 8/5/82
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CHKD JTT
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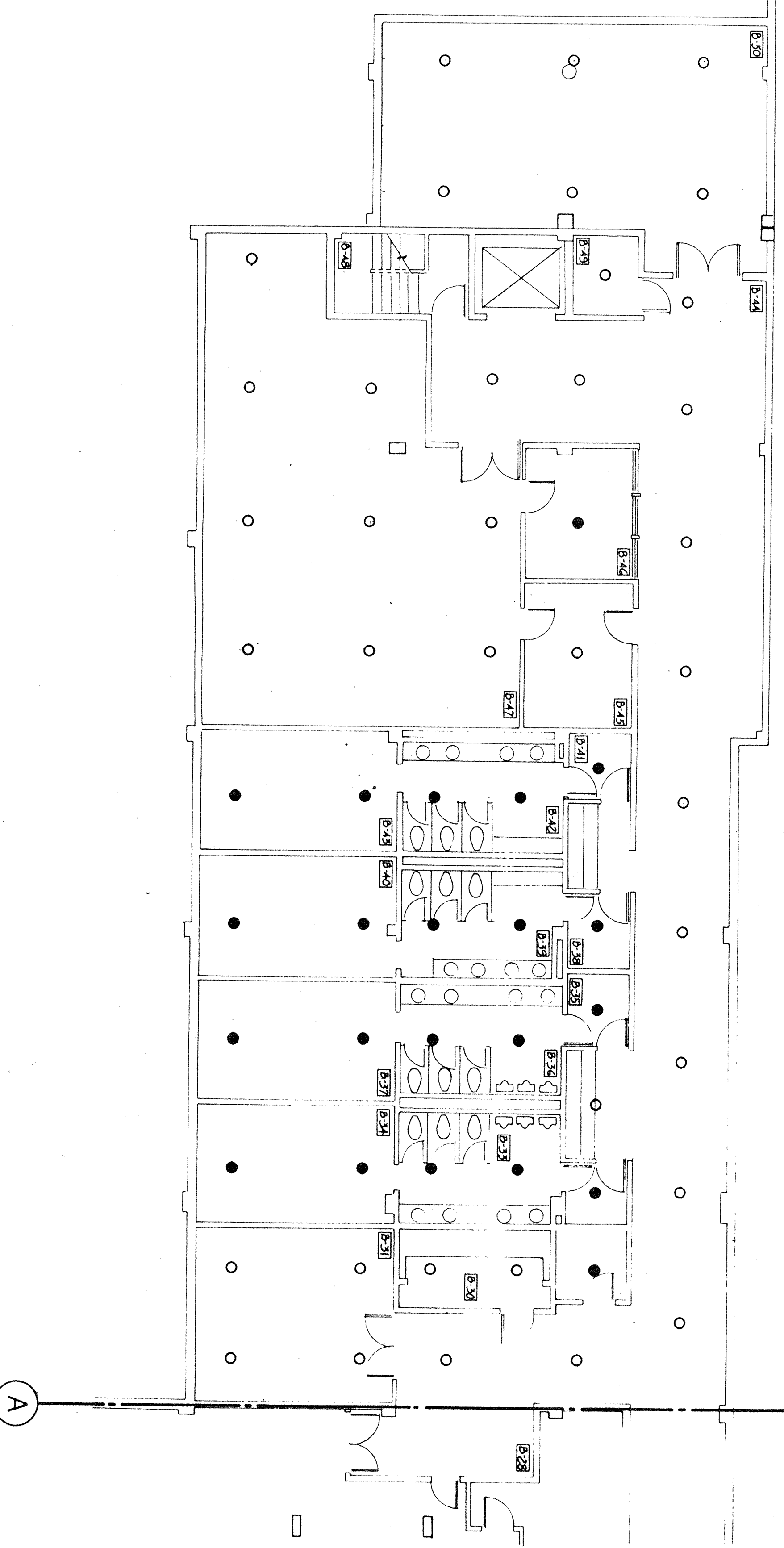
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MACON HILTON INTERIOR RENOVATION
MACON GEORGIA

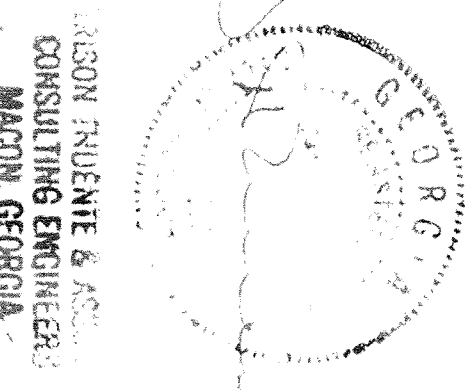
BARRETT DAFFIN AND CARLAN, INC.
ARCHITECTS ENGINEERS PLANNERS SURVEYORS
POST OFFICE DRAWER 12339 TALLAHASSEE FLORIDA 32304
POST OFFICE DRAWER 12526 PENSACOLA FLORIDA 32507



SPRINKLER SOUTHWEST BASEMENT FLOOR PLAN
 SCALE: 1/8"=1'-0"
 NOTE: DRAIN BRINGS FROM SPRINKLER SYSTEM SHALL BE PIPED TO FLOOR DRAIN IN SPACE B-21.



SPRINKLER NORTHEAST BASEMENT FLOOR PLAN
 SCALE: 1/8"=1'-0"





Macon-Bibb County Government

Procurement Department

City Hall

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Macon, Georgia 31201

(478) 803-0550

Fax (478) 751-7252

Laura Hardwick
Director of Procurement

October 25, 2024

ADDENDUM # 3

To: ALL PROSPECTIVE FIRMS

Re: INVITATION FOR BIDS: 25-014-LH, Demolition and Removal of Downtown Macon High Rise Hotel

The Invitation for Bids, referenced above, is modified as follows:

1. Upon review of the scope of work, we found this statement, "no asbestos bids are required of Contractor with the initial bid. The asbestos inspection report and verification of any abatement activity will be provided to Contractor along with notice to proceed. Contractor must have a current license/certification for asbestos and hazardous material removal for a demolition contractor." Can you please let us know what the intentions are here? Usually, the asbestos survey is provided with the initial RFP so we can include the asbestos remediation number in the demolition price.

Answer: It is the intention of Macon-Bibb County to ensure that all asbestos containing materials will be abated prior to demolition. However, it is recommended that the contractor be licensed for abatement in case additional ACM is encountered, or at least have an approved subcontractor readily available in case ACM is encountered.

2. In the Scope of Work: Item B. Hazardous Materials Abatement it indicates that the County will be responsible for remediating the interior. Contractor is to engage a certified hazardous material abatement company on site, but no pricing is required. Can the county provide the survey/ inspection report for the interior and the site prior to NTP so that the contractor has an idea of what materials are being removed? Is the company to be engaged related to asbestos or additional potential hazardous materials anticipated?

Answer: Please see above response to question #1.

3. In the Scope of Work: Item C, 2. Mentions all erosion and sediment control measures shall be installed and inspected. Has a Sediment and erosion control design been completed and submitted? Can a copy of the plan be provided? If not, is there sufficient time to design and submit and gain approval to meet the explicit preference of December 31, 2024/January 1, 2025, at or about 11:59PM/12:00AM. Deadline to raze the building?

Answer: Macon-Bibb will make the sediment and erosion control plan available to the winning bidder.

4. III Utilities: Are there utility drawings for the work scope area? Can they be provided?

Answer: Please refer to the plans provided in Addendum 2. No other diagrams are available for the facility.

5. III Utilities; Attachment C-The demo area is outlined in RED. Is the parking lot to the Southeast part of the property and is it available for laydown?

Answer: Unknown at this time. There may be an option to lease adjacent property for laydown.

6. Does the county have any as built plans for this structure?

Answer: Please refer to Addendum # 2.

7. If we want to implode this building do, will we coordinate with the fire chief to give them a detailed plan on how we will proceed with this task?

Answer: Macon-Bibb County's Fire Department and Sheriff Department will coordinate with the selected contractor for any planned implosion.

8. Has there been an Asbestos survey done on this project to verify quantities for bidding purposes?

Answer: It is the intention of Macon-Bibb County to ensure that all asbestos containing materials will be abated prior to demolition. However, it is recommended that the contractor be licensed for abatement in case additional ACM is encountered, or at least have an approved subcontractor readily available in case ACM is encountered.

9. Do you have any existing drawings of the high-rise and parking deck, if so please share them for review? This is needed for calculating the below-grade backfill and existing construction of the building for blasting plans.

Answer: Please refer to Addendum 2.

10. In Attachment B, Section VII – it states that no explosives should be used without permission from Fire Marshall. Please verify that the Fire Marshall will have no issue imploding the existing building prior to bid.

Answer: Macon-Bibb County's Fire Department and Sheriff Department will coordinate with the selected contractor for any planned implosion.

11. Will the blasting subcontractor have the same insurance requirements as the Contractor?

Answer: It is the contractor's responsibility to ensure the subcontractor meets the insurance requirements as stipulated in the solicitation.

12. If abatement is completed by others as part of a separate scope, what (if any) materials will be abated that we can assume will not be part of the building at the time of demolition?

Answer: It is the intention of Macon-Bibb County to ensure that all asbestos containing materials will be abated prior to demolition. However, it is recommended that the contractor be licensed for abatement in case additional ACM is encountered, or at least have an approved subcontractor readily available in case ACM is encountered.

13. What is the start date for construction?

Answer: To be determined upon execution of the contract award.

14. What is the estimated value for this project?

Answer: Unknown.

15. Are there union requirements for this project?

Answer: Unknown.

16. What are the crushing specifications for the concrete to be used as infill?

Answer: Concrete should be crushed to #57 stone size or smaller, GAB size preferred.

17. What are the specifications for import materials that are to be used as infill?

Answer: Import materials should consist of materials described in accordance with the unified Soil Classification system as SC, SM, ML, CL, or SW. CH and MH soils are not permitted. All import materials (75# minimum) should be provided to Terracon for approval prior to usage.

18. Can the permitter basement walls be left in place to be used as shoring for the sidewalks/streets?

Answer: Yes, the perimeter walls may be left in place up to 5 feet below finished grade. The interior walls should be demolished to allow proper compaction of backfill materials.

19. What is the earliest date the successful demolition contractor will be able to commence with operations on the job site.

Answer: The estimated time frame to commence services is November 21, 2024.

20. Will Macon-Bibb County be responsible for all costs associated with providing Sheriff and Security cover on December 31, 2024, and January 1, 2025 (Up to 4 hours following 'blowdown' of the high rise hotel building). Also, the covering of all cost associated with surrounding street closures / diversions and assisting the demolition contractor explosives engineer with establishing and maintaining a secure exclusion zone of minimum radius of four times the height of the high rise building to be demolished. The exclusion zone will be established and confirmed in place a minimum of 3 hours before the time of initiation of explosives.

Answer: Macon-Bibb County will coordinate and provide the required security and road closures for the demolition services.

21. Will the basement concrete floor slab be left in place or has the areas of basement floor slab to be broken up and removed.

Answer: Portions of the basement floor slab will need to be broken up or weep holes placed to allow for water to infiltrate below the slab during and after backfilling.

22. Will the crushing of clean concrete and masonry be allowed on the area of the job site.
The basement areas have to be left open and clear of all demolition materials.

Answer: Macon-Bibb County prefers crushing be done on site.

23. Is there any requirement to supply approved material to fill areas of exposed basement.

Answer: After demolition, the backfill should be level with the surrounding ground surface. If fill material is required and brought in from off site, it should be tested and approved prior to use.

24. Have the basement areas to be left open and clear of all demolition materials?

Answer: Yes.

25. Is the building post tensioned?

Answer: Macon-Bibb County will make the determination and coordinate with Structural Engineers.

26. Who will provide compaction testing?

Answer: Terracon will perform compaction testing under contract to Macon-Bibb County. Contractor is not to include compaction testing in his/her cost.

27. Can an existing underground utility plan be provided?

Answer Please refer to response in question #4.

28. Can a plan be provided showing demolition limits for an Earth Retention System?

Answer: To be determined.

29. Can another round of questions be asked after response to the first Round?

Answer: The deadline to submit questions has been set. Please refer to Addendum 1 for the second site visit scheduled to tour the hotel site.

30. For the implosion of the main building, it will require that the building be brought to structural components only. This date does not allow much time for crews to remove all non-structural components. Can this date be flexible?

Answer: Macon-Bibb County has already begun the process of transitioning non-structural.

31. Has the lead paint in the building been tested? If so, is the painted handfill still able to be used for backfill?

Answer: Lead based paint testing is in progress and results will be provided. For the purpose of this bid, is should be assumed that building materials can be disposed of in non-hazardous landfill. Painted concrete surfaces should not be crushed for use as backfill and must be disposed of off site per EPD requirements.

32. Based on the site walk, asbestos crews were working in the building. Can we assume that any asbestos found during demolition will be removed by the owner? Also, can you please confirm the demolition contractor will have the asbestos survey before work begins?

Answer: It is the intention of Macon-Bibb County to ensure that all asbestos containing materials will be abated prior to demolition. However, it is recommended that the contractor be licensed for abatement in case additional ACM is encountered, or at least have an approved subcontractor readily available in case ACM is encountered.

33. Can you please provide a date for an additional site walk?

Answer: Please refer to Addendum 1.

34. Can you provide as-built drawings for the Property?

Answer: Please refer to Addendum 2.

35. Are there any structural as built available?

Answer: Please refer to Addendum 2.

36. Would the project owner consider an extension for the time frame to complete this work?

Answer: To be determined.

37. What permitting will be required aside from a demolition permit?

Answer: Please contact Macon-Bibb County Inspection and Fees Department (Safebuilt).

38. Who will be responsible for coordinating site security, fire department and road closures?

Answer: The Fire Department and the Sheriff Department.

39. Who will be responsible for coordinating with local businesses and residents prior to the implosion?

Answer: Macon-Bibb County will coordinate along with the Contractor.

40. Will the city be removing/relocating any utilities?

Answer: It is incumbent upon the Contractor to contact Macon Water Authority, Georgia Power, and Atlanta Gas to remove and/or relocate all utilities.

41. Are there any underground utilities bidders need to be aware of?

Answer: Please refer to response in question #4.

42. Referenced Drawing and /or Specification section: Scope of Work

Question / Clarification request:

Are their As-builts drawing available for this building (preferably structural) and will they be provided? Any drawings of the existing building, utilities, foundations, architecture will be helpful especially when planning an implosion which appears to be the counties preferred methodology.

Answer: Please refer to Addendum 2 and solicitation.

43. Referenced Drawing and/or Specification section: Scope of work. Question / Clarification request:
Is the company to be engaged related to asbestos or additional potential hazardous materials anticipated?

Answer: It is the intention of Macon-Bibb County to ensure that all asbestos containing materials will be abated prior to demolition. However, it is recommended that the contractor be licensed for abatement in case additional ACM is encountered, or at least have an approved subcontractor readily available in case ACM is encountered.

44. Referenced Drawing and /or Specification section: Scope of Work. Question / Clarification request:

Item C, 2. Mentions all erosion and sediment control measures shall be installed and inspected.

☐ Has a Sediment and erosion control design been completed and submitted? Can a copy of the plan be provided? If not, is there sufficient time to design and submit and gain approval to meet the explicit preference of December 31, 2024/January 1, 2025, at or about 11:59PM/12:00AM. Deadline to raze the building?

Answer: Macon-Bibb will make the sediment and erosion control plan available to the winning bidder.

45. Referenced Drawing and /or Specification section: Utilities. Question / Clarification request:

Are there utility drawings for the work scope area including active and utilities to be cut & capped? Can they be provided?

Answer: Please refer to response given in question #4.

46. Referenced Drawing and /or Specification section: Attachment C. Question / Clarification request:

The demo area is outlined in RED. Is the parking lot to the Southeast part of the property and is it available for laydown? If it is not included can the owner of the lot be provided for contact by a contractor?

Answer: Unknown at this time. There may be an option to lease adjacent property for laydown. The County will assist in providing contact information of the owner.

47. Referenced Drawing and /or Specification section: Pre-Bid Meeting. Question / Clarification request:
Can a copy of the bid meeting sign-in sheet be distributed to all attendees?

Answer: Please see the Macon-Bibb County Procurement website for posting sign-in sheets.

48. Referenced Drawing and /or Specification section: Scope of Work. Question / Clarification request:

The schedule is extremely tight, please advise what is driving the schedule for the main building demo on 12/31? We feel that it is an extremely aggressive schedule and could create safety issues.

Answer: Implosion should take place on the scheduled date stated in the solicitation. However, the removal of contents is flexible.

49. Referenced Drawing and /or Specification section: Scope of Work. Question / Clarification request:

Asbestos- Please provide the asbestos survey.

Answer: It is the intention of Macon-Bibb County to ensure that all asbestos containing materials will be abated prior to demolition. However, it is recommended that the contractor be licensed for abatement in case additional ACM is encountered, or at least have an approved subcontractor readily available in case ACM is encountered.

50. Referenced Drawing and /or Specification section: Scope of Work. Question / Clarification request: SOW states that a construction entrance/exit has been approved by the County. Please provide the location.

Answer: Information will be provided upon execution of contract.

51. Referenced Drawing and /or Specification section: Scope of Work. Question / Clarification request: Can crushed concrete be utilized to backfill basement and parking garage with fill dirt and topsoil on top layer?

Answer: Yes, concrete should be crushed to #57 size or GAB prior to use. Any imported materials should consist of materials described in accordance with the unified Soil Classification system as SC, SM, ML, CL, or SW. CH and MH soils are not permitted. All import materials (75# minimum sample) should be provided to Terracon for approval prior to usage.

52. Referenced Drawing and /or Specification section: Scope of Work. Question / Clarification request: Is the contractor responsible for road closure, traffic planning or will the county complete? If the contractor, is there sufficient time to meet the 12/31 deadline?

Answer: Macon-Bibb County and the Bibb County Sheriff's Office will coordinate road closures and traffic planning with the contractor.

53. Referenced Drawing and /or Specification section: Scope of Work. Question / Clarification request: If no utility drawings are available, please identify type, size and quantity of utilities to be assumed for estimated inclusion.

Answer: If the answers are not available in response to question #4 of this addendum, the answer is unknown.

54. Referenced Drawing and /or Specification section: Scope of Work. Question / Clarification request: A SWPPP plan could take 60 -90 days for approval in GA. The timeline does not meet your anticipated schedule for demolition. Please advise.

Answer: Yes. Macon-Bibb County will ensure the requested information is provided.

Please incorporate this change into the Invitation for Bid and acknowledge receipt of this addendum on your bid form.

Sincerely,

Laura Hardwick