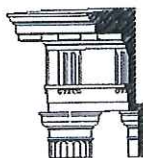
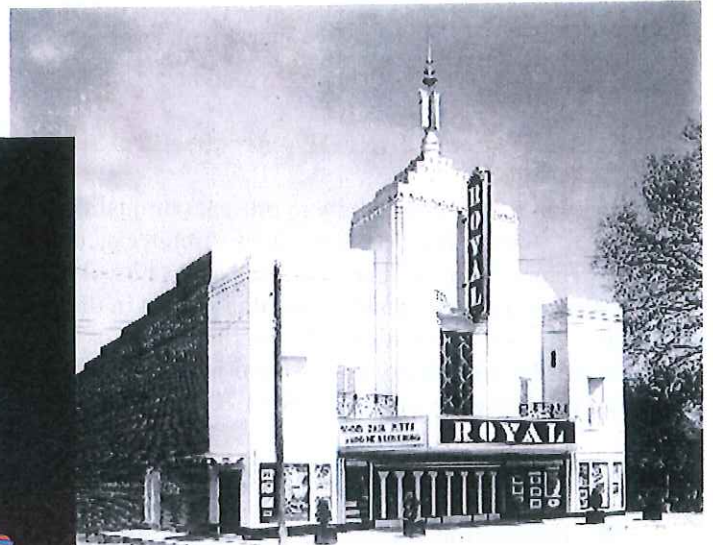


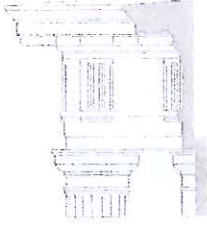
ROYAL THEATER

Request for Qualifications and Proposals

August 08, 2018



CARTER WATKINS
ASSOCIATES
ARCHITECTS,
INC.



**CARTER WATKINS
ASSOCIATES
ARCHITECTS, I N C.**

DATE: July 25, 2018

TO: **Ms. Lynne S. Miller, AICP**
CITY OF HOGANSVILLE
400 East Main Street
Hogansville, Georgia 30230

FROM: Joseph O. Watkins, Architect

RE: **RFQP – Architectural Services –Historic Royal Theater Plans & Specifications**

Thank you for the opportunity to present our qualifications to you for the Hogansville Royal Theater Redevelopment Project. Carter Watkins Associates Architects, Inc., as you will see in the enclosed information, has been the Architectural Firm on many similar projects involving Redevelopment of Historic Structures for various purposes. The firm is uniquely qualified for this project in that the firm has been focused on Preservation work for the past 25 years. In fact, Ben Carter is the past President of the Georgia National Register Review Board. The firm also just received the top Preservation Award in the State of Georgia for the re-construction of the Historic 1881 Hancock County Courthouse which burned in 2014.

A partial listing of similar projects that the firm has completed include:

- Historic Luthersville Bank Stabilization
- Historic Waycross Auditorium
- City of Kite Gymnasium - RDF
- Historic Walton Hotel – Monroe, GA
- Newnan Carnegie Library – Newnan, GA
- Auburn Center – Office/Retail facility
- Barrow County Administration Building
- UGA Arena and Classrooms
- Columbia Theater – Harlem, Georgia
- Zebulon City Hall improvements
- City of Wadley City Hall
- Taliaferro Adult Learning Center
- Stephens County Recreation Center and Natatorium - CDBG
- Johnson County Adult Learning
- Loganville Primary Classroom building

The firm has a great understanding and appreciation for the Royal Theater and for the City of Hogansville and its City Council. Our work on the Master Plan was fruitful and professionally very rewarding.

In addition, we are currently finishing the Luthersville Historic Bank Rehabilitation and have recently completed work in Troup County's neighbor, Coweta County, for the City of Newnan. Other current projects are ongoing in neighboring Douglas, Pike, Monroe and Lamar Counties so we are very familiar with the local market.

Thank you for your time in this matter. If you have any questions or need any additional information, please do not hesitate to contact us.

Sincerely,
CARTER WATKINS ASSOCIATES ARCHITECTS, INC.

Joseph O. Watkins, Architect

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CARTER WATKINS ASSOCIATES ARCHITECTS, INC.

FIRM DESCRIPTION - HISTORIC PRESERVATION PROJECTS

CARTER WATKINS ASSOCIATES ARCHITECTS, INC. is a full service licensed and insured Architectural Firm located in Downtown Monroe, Georgia. The firm's principals are members of the International Building Code Council, The National Fire Protection Association, The National Trust for Historic Preservation, The Georgia Trust for Historic Preservation, and other local Civic organizations. Mr. Carter is a past Chairman of the National Register of Historic Places Review Board for the State of Georgia.

The firm's two partners bring careers with diverse experience to the team of CARTER WATKINS ASSOCIATES ARCHITECTS, INC. Mr. Carter's career comprises over eighteen years of experience in Architecture, Construction, and on-site Project Management throughout the Southeast. Mr. Watkins' experience includes over fifteen years of Architectural Project Management and Design in Georgia and surrounding states.

CARTER WATKINS ASSOCIATES ARCHITECTS, INC. is determined to seek out the best possible solution for each uniquely different challenge and create an environment that is pleasing and functional. The firm strives to provide attentive and detailed professional services that are tailored to fit each client's exact needs for varying projects.

Following is a partial list of Historic Preservation and Renovation Projects:

- The **Historic 1881 Hancock County Courthouse** – Designed by Gaines Hall Architect William Parkins, this building too was besieged by a devastating fire. The firm started with the brick walls and has provided the documents for re-building the historic structure to its former grandeur.
- The **Historic 1905 Library** - University of Georgia, Restoration project for re-use as the President's Office and Administration Building.
- The **1883 Walton County Courthouse** - Restoration, 1997 winner for Outstanding Restoration, Monroe, Georgia
- The **Historic 1914 Barrow County Courthouse** - Winder, Georgia. Currently working on the Restoration of the courthouse which will house the County offices.
- The **Historic Wilkes County Courthouse** - Phase I Exterior Renovation completed, currently working on the Phase II addition and interior renovation.
- The **Historic Jasper County Courthouse** - Renovation and Addition.
- The **1921 Candler County Courthouse** - Rehabilitation, Metter, Georgia
- The **Historic 1895 Pike County Courthouse** - Zebulon, Georgia. Restoration and Addition to the Historic Structure.
- The **Historic Glascock County Courthouse** - Rehabilitation, ISTE A project . Glascock County, Gibson, Georgia.

- **The 1895 Johnson County Courthouse** - Restoration, winner of Award of Merit, Wrightsville, Georgia
- **The Historic Oglethorpe County Courthouse Exterior Restoration** - Lexington, Georgia.
- **The Historic Ford Dealership** - Harlem, Georgia - Renovation and Additions for Public Safety Facility.
- **The Historic Toccoa Depot** - Rehabilitation ISTE A project. Project Budget \$510,000.00. Work completed November 2005
- **The 1830 Historic Brick Store** - Covington, Georgia - TE21 Restoration of the Historic Store/Stagecoach facility.
- **The Town of Braselton Historic Town Hall** - Restoration of the Historic Braselton House for the Town Hall.
- **The Historic Carnegie Library Restoration** - Newnan, Georgia. Complete restoration of exterior and interior of the Library structure for use as a City Lending Library in the downtown area.
- **The Hood Building Block** - West Point, Georgia. CDBG Redevelopment funded project.
- **The 1937 Historic WPA City Auditorium** - Waycross, Georgia. Restoration. Restoration of the Historic Auditorium for Multi-purpose, Theater, and Exhibit spaces.
- **The Historic Winterville Depot** - ISTE A Rehabilitation, Outstanding Rehabilitation Award from the Georgia Trust for Historic Preservation.
- **The 1885 Walton Hotel** - Restoration, Monroe, Georgia - Retail space restoration on the ground floor with the upper two floors converted to residential units.
- **The 1858 Polk County Courthouse** - Rehabilitation, Columbus, North Carolina
- **The Town of Kite** - Community Center/Gymnasium Renovation, Kite, Georgia
- **The Marrett Building** - Restoration of Historic Downtown Building, Greensboro, Georgia
- **The Dacula City Hall** - Schematics for Council Chambers, City Courtroom, Clerk's Office, Mayor's Office, Dacula, Georgia
- **The 1938 Monroe City Hall** - Current limited Rehabilitation, Monroe, Georgia
- **The Women's Physical Education Building** - Adaptive Re-use for the School of Health and Human Performance at the University of Georgia, Athens, Georgia
- **The Eastanolee Auditorium** - Adaptive Re-use for Stephens County Theatrical Society, Inc., Eastanolee, Georgia
- **The City of Bowdon Museum in the former Methodist-Protestant Church**, Adaptive Re-use, Bowdon, Georgia

Following is a list of related projects which the firm has completed:

- ✓ Historic Walton Hotel - Monroe, Georgia
- ✓ Historic Monroe City Hall - Monroe, Georgia
- ✓ Historic Granite Hotel - Winder, Georgia
- ✓ Historic Peeples House - Gibson, Georgia
- ✓ Historic Tate Depot - Restoration - Tate, Georgia
- ✓ Historic Johnson County/Wrightsville Depot renovation - Wrightsville, Georgia
- ✓ Historic Wadley Gymnasium Renovation - Wadley, Georgia
- ✓ Historic Church Street School Restoration - Monroe, Georgia
- ✓ Historic Church Restoration - Bowdon, Georgia
- ✓ Historic Marrett Building Restoration - Greensboro, Georgia
- ✓ Historic Retail block restoration - Elberton, Georgia
- ✓ Historic Odum Depot Restoration - Odum, Georgia
- ✓ Historic Winterville Depot Restoration - Winterville, Georgia
- ✓ Historic Polk County North Carolina Courthouse Restoration
- ✓ Historic Telfair County Courthouse Renovation - McRae, Georgia
- ✓ Historic Zebulon School renovation - Zebulon, Georgia
- ✓ Historic Rainey Institute Renovation - Auburn, Georgia
- ✓ Historic Dining Hall Restoration - Georgia School for the Deaf - Cave Spring, Georgia
- ✓ Historic Hoschton Depot Renovation - Hoschton, Georgia
- ✓ Historic Newborn School Renovation - Newborn, Georgia
- ✓ Historic Jefferson County Courthouse Renovations - Louisville, Georgia



**CARTER WATKINS
ASSOCIATES**

A R C H I T E C T S,
I N C.

WALTON COUNTY OFFICE
137 East Washington Street Post Office Box 1004
Monroe, Georgia 30655 770-267-7799

HANCOCK COUNTY OFFICE
12533 Broad Street
Sparta, Georgia 31087

info@carterwatkins.com

www.carterwatkins.com

CONSULTANT QUALIFICATIONS QUESTIONNAIRE
DESCRIPTION AND RESOURCES OF FIRM

A1- **Name of Firm:** Carter Watkins Associates Architects, Inc.

Form of Legal Entity: Subchapter S Corporation

Mailing Address and Telephone Number: Post Office Box 1004
Monroe, Georgia 30655
770)-267-7799 770-267-1064 Fax
EMAIL: info@carterwatkins.com
WEBSITE: www.carterwatkins.com

Name and Title of Respondent: Mr. Ben M. Carter, President/CEO

1. **Years in business in present form:** Twenty Five (25)
Years in business under any other name: Not Applicable

2. **Date of Incorporation:** June 09, 1999 **State:** Georgia

3. **Please provide a listing showing the titles, names, and addresses of all officers:**

Ben M. Carter, President/CEO
920 Monroe Jersey Road
Monroe, Georgia 30655

Joseph O. Watkins, Vice-President/Secretary/CFO
Post Office Box 1004
Monroe, Georgia 30655

4. **Has the firm ever defaulted on a contract, failed to complete any work Awarded, or ever been involved in work-related litigation?**

 Yes XXX No

5. **Have any of the present officers of this firm been associated with other firms as officers within the past five years?**

 Yes XXX No

A2- Carter Watkins Associates began with quest to provide hands-on, detailed, and concise architectural services. Both of the firm's partners had worked for large architectural firms in Atlanta and came from rural backgrounds. Today, the firm has had the pleasure of working on many different types of project, ranging from Animal Shelters to Academic Buildings at the University of Georgia to City Halls to Hospitals to Courthouses and Jails.

The firm currently employees between 5-8 people and has the latest edition of Autocad, Masterspec, and other resources. Services provided, along with the firm's consultants include full Architectural, Civil, Structural, Mechanical, Electrical, Plumbing, and Fire Protection design.

The firm is known around the State of Georgia as a source for economical, attractive, functional buildings that are attractive, maintenance free, and user friendly. The firm's fees are less than any other firm as the firm believes in providing hard work at a reasonable price.

The firm is located in Monroe, Georgia and is currently working on projects in and around Sandersville. In addition, the firm is currently working with Sandersville Technical College on an addition to their existing main campus building. The firm completed the Practical Nursing facility for Sandersville Tech at their Jefferson County Campus in Louisville, Georgia in 2006.

A3- **Has the firm been involved in any litigation in the past five years?** The firm has had no litigation in its history and has not pending litigation. There has been no litigation between Owners and Contractors as any and all issues have been able to be resolved by the parties.

A4- **Insurance Carrier and coverage:** CNA of American, \$ 1,000,000.00. Deductible of \$ 5,000.00

A5- **Firm's annual average revenue for the past five years:** \$ 700,000.00

A6- **Financial and Banking References:**

Mr. Meredith Malcom, President
ATHENS FIRST BANK AND TRUST
Post Office Box 728
Monroe, Georgia 30655 770-267-6512

A7- **Has your firm ever been removed from a design services contract or failed to complete a contract as assigned?** No



**CARTER WATKINS
ASSOCIATES**
A R C H I T E C T S,
I N C.

WALTON COUNTY OFFICE
137 East Washington Street Post Office Box 1004
Monroe, Georgia 30655 770-267-7799

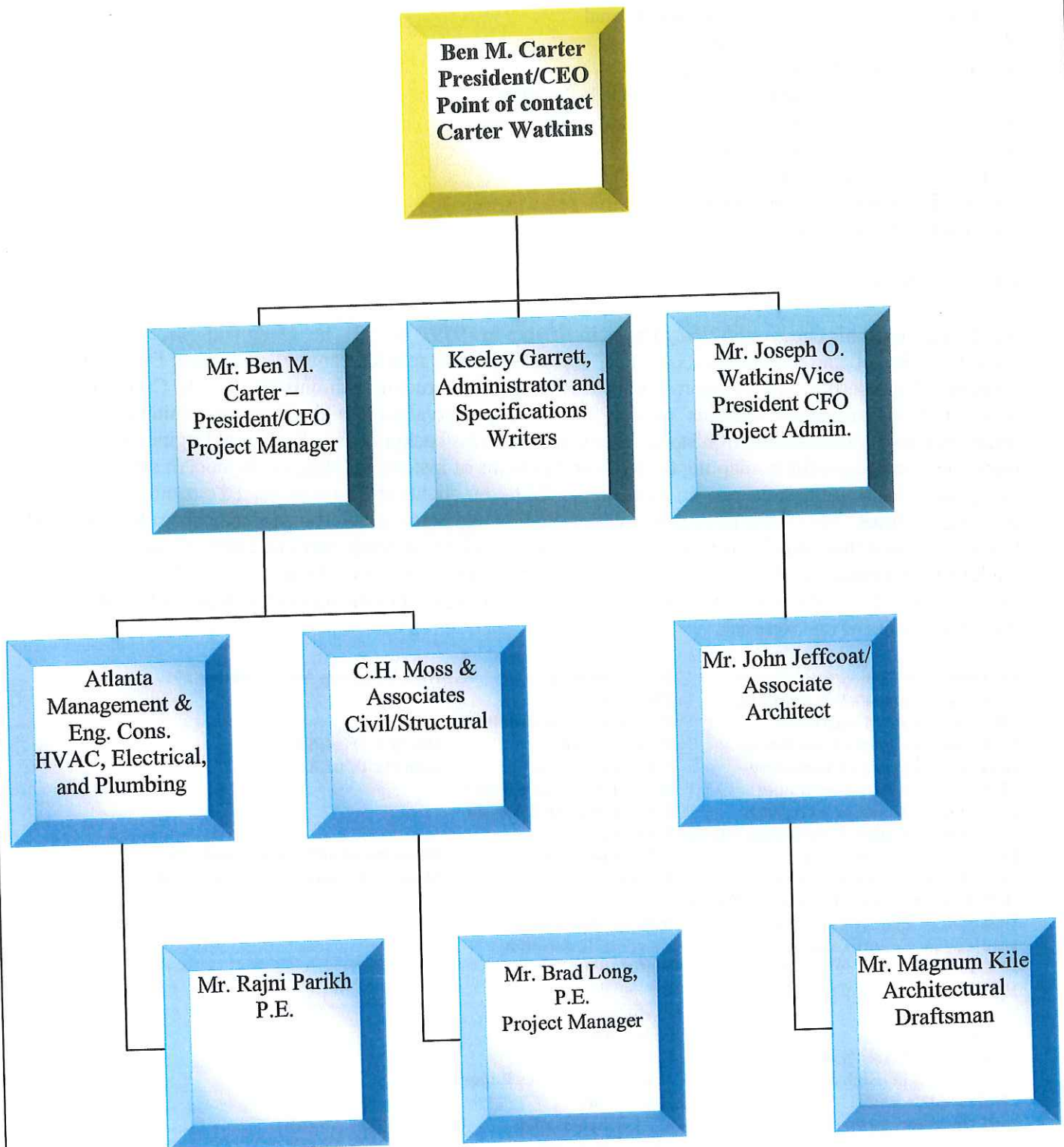
HANCOCK COUNTY OFFICE
12533 Broad Street
Sparta, Georgia 31087

info@carterwatkins.com

www.carterwatkins.com

ORGANIZATIONAL CHART

PROJECT TEAM



EDUCATION

Bachelor's Degree in Architectural Engineering-1982 - Georgia Tech at Southern Tech
Masters of Science in Management of Technology - 2004-2006 Georgia Tech

PROFESSIONAL AFFILIATIONS

Georgia Department of Natural Resources National Register of Historic Places Review Board Chairman
Georgia Trust for Historic Preservation Board of Directors, Governor McDaniel Home - Board Chairman
Southern Building Code Congress International
National Fire Protection Association
National Trust for Historic Preservation
Walton County Historical Society - President 1994-1998
Walton County Chamber of Commerce Board of Directors
American Institute of Architects
Construction Specifications Institute
National Fire Protection Association
International Code Council

EXPERIENCE

Mr. Carter began his career with Ferry Hayes in Atlanta in 1979. In 1991, he, along with Mr. Joe Watkins started the firm of Carter Watkins Associates. His background includes training in Classical Design and Structural Engineering. He is responsible for Design and Construction Administration. Mr. Carter has successfully integrated Mr. Watkins' passion for historic preservation into his Classical training for a comprehensive understanding of historic structures. Also, his background in Structural Engineering has made the firm successful in adapting the structural systems of historic buildings with modern systems and equipment. His abilities have proven most successful to our clients and have produced outstanding award winning facilities. Mr. Carter has a strong understanding and personal interest in Classical Architecture and has incorporated this into his professional career at a time when contemporary and international style of Architecture dominated. He is the past Chairman of the Georgia National Historic Review Board Department of Natural Resources Historic Preservation Division. Following is a list of projects that were the direct results of his expertise.

1883 Hancock County Courthouse	2016 Restoation	Georgia Trust top Award winner 2017
1925 UGA Women's P.E. Building	1999 Renovation	
1895 Pike County Courthouse	2014 Renovation/Addition	
1895 Johnson County Courthouse	1993 Renovation	Georgia Trust Award
1883 Walton County Courthouse	1993 Restoration	Georgia Trust Award
1905 Elbert County Courthouse	Historic Structures Report	
1905 Putnam County Courthouse	Restoration and Addition	
1914 Barrow County Courthouse Interior	Restoration	
1921 Candler County Courthouse	1996 Renovation	Department of Natural Resources
1901 Madison County Courthouse	Exterior	Madison County Heritage Foundation
1879 Jackson County Courthouse Exterior		
1908 Wayne County Courthouse	Interior Restoration	
1910 Telfair County Courthouse	Exterior Restoration	
1852 Polk County Courthouse	Restoration	
1908 Jasper County Courthouse	Restoration	
Toccoa Depot	Restoration	
Winterville Depot	Restoration	
1904 Church Street School	Restoration	
1922 Monticello High School	Historic Structures Report	
1905 People's Bank	Restoration	
1905 Braselton Town Hall	1999 Rehabilitation	Georgia Trust Award
1886 Walton Hotel	1994 Restoration	Georgia Trust Award

EDUCATION

Masters Degree in Architecture - 1990

Bachelor's Degree in Environmental Design-1985 with Honors

PROFESSIONAL AFFILIATIONS

Southern Building Code Congress International
National Fire Protection Association
National Trust for Historic Preservation
Georgia Trust for Historic Preservation
Walton County Historical Society

EXPERIENCE

Mr. Watkins brings over seventeen years of professional experience to **CARTER WATKINS ASSOCIATES**. His diverse background includes design, Historic Preservation, Government facilities, Health Care facilities, Americans with Disabilities Act conformance, Life Safety requirements, Corporate Office, Retail, Apartments and Condominiums.

In 1985, Mr. Watkins began his career with Cooper Carry Associates, Inc., in Atlanta. In 1991, he, along with Ben Carter, started the Architectural Firm of **CARTER WATKINS ASSOCIATES**. He is responsible for Code Research, Quality Control of Construction Documents, and has been extremely successful in integrating Life Safety Codes and Accessibility Codes into Historic Structures to make them efficient and affordable.

Mr. Watkins' most outstanding contributions to the firm have been reading and interpreting the Southern Standard Building Code, the Life Safety Code and the Georgia Accessibility Code, and developing the firms network of computer technology. These items have proved to be the most valuable assets an Architectural Firm could have in today's changing world of Codes and Computer Technology. Mr. Watkins has kept the firm several steps ahead and this has provided our clients with fewer Change Orders and most efficient buildings.

Mr. Watkins' personal interest in Historic Preservation has brought to the firm an ability to provide clients with historic structures a much more far reaching, final result that would not have been accomplished otherwise. Following are a list of historic renovation projects that were direct results of his expertise:

1895 Johnson County Courthouse	1993 Renovation Georgia Trust Award
1883 Walton County Courthouse	1993 Restoration Georgia Trust Award
1886 Walton Hotel	1994 Restoration Georgia Trust Award
1921 Candler County Courthouse	1996 Renovation Department of Natural Resources
1901 Madison County Courthouse	Roof Madison County Heritage Foundation
1879 Jackson County Courthouse Exterior	
1905 Braselton Town Hall	1999 Rehabilitation Georgia Trust Award
1910 Winterville Depot	2003 Restoration Georgia Trust Award
2004 Walton County Courthouse	160,000 s.f. new construction
2004 Walton County Jail Addition	240 man addition
2002 Barrow County Recreation	10,000 s.f. gymnasium and multi-purpose classrooms
2004 Walton County Parks and buildings	County wide park planning and support buildings
1915 Glascock County Courthouse	Restoration

BIOGRAPHICAL SKETCH

C.H. Moss, P.E.

Education:

Southern Technical Institute, Marietta, Georgia
Associate in Civil Engineering Technology (1963-1965)

Georgia Institute of Technology, Atlanta, Georgia
Bachelor of Civil Engineering (1966-1970)
Post Graduate Work (1971)

Organizations:

American Society of Civil Engineers
American Concrete Institute
Registered Professional Engineer in 48 States

Experience:

1965-1970 T.E. Stivers Company, Decatur, Georgia

1972-1974 Manager – Civil Engineering

1978-1982

Engaged in Structural and Civil design of feed and food processing facilities. In charge of all Civil and Structural design and total charge of the preparation of contract documents

1972-1974 Georgia Department of Public Health
Atlanta, Georgia
Environmental Engineer

Provided technical assistance to municipalities for the disposal of solid wastes.

1974-1975 Guillebeau, Britt, and Waldrop, Inc.,
Decatur, Georgia

Vice-President of Structural Design

Engaged in Structural design of commercial, industrial, institutional and residential buildings.

1975-1978 Symons Manufacturing Co., Lithonia, Georgia
District Engineer

Engaged in special design and application of concrete forming and shoring systems.

1982-Present C.H. Moss & Associates, Inc.,
Covington, Georgia
President/Owner

Consulting practice engaged in Civil and Structural design for Commercial, industrial, and institutional sites and buildings.

C.H. Moss & Associates, Inc.
Firm Profile

C.H. Moss and Associates, Inc. is a consulting engineering firm offering civil and structural engineering for commercial, industrial, and institutional projects. The firm has provided services to architects, private owners, and government agencies since 1982, completing more than 250 site designs and hundreds of structural projects. Services for complete site design included site layout, grading, storm drainage, sewer or septic, water, storm water detention, and erosion control. Structural design projects have included concrete, structural steel, masonry, and timber. Construction supervision has been provided as required to suit owner needs.

The principal, Hal Moss, is a 1970 graduate of the Georgia Institute of Technology with 28 continuous years of engineering design work. Hal Moss is a registered engineer in 48 states and hold membership in the American Society of Civil Engineers and The American Concrete Institute.

Projects include:

- Directed design and contract document preparation for civil and structural portions of 10M Feed Processing Plant. Resident Engineer during civil and structural construction.
- Complete civil design package for 13 acre Singleton Square Shopping Center in Gwinnett County Georgia.
- Civil design for 3.7 acre site and structural design for concrete and structural steel 14,000 square foot three story office building.
- Structural design for 1992 Rockdale County Courthouse addition including new concrete and structural steel connector building and renovation of existing structures.
- Civil design for 11.5 acre nursing home site and structural design for 66,000 square foot, 197 bed facility in Jackson, Georgia.

Rajni T. Parikh, P.E.
Consulting Engineer

Education

B.S., Mechanical Engineering, Gujarat University, India, 1972

SUMMARY

Mr. Parikh has more than 30 years of experience as a Mechanical engineer and has designed and directed a wide variety of public and private sector projects, from concept through completion. He has also designed hvac and plumbing portion of waste water treatment plants and water treatment plants.

EXPERIENCE

Atlanta Management & Engineering Consultants, Inc. **February 1988 - Present**

Mechanical and electrical designed for public and private sectors. HVAC and plumbing are also involved waste water treatment and water treatment plants. Major projects have included:

- Columbia County Animal Shelter, Grovetown, GA. HVAC and plumbing design
- Barrow County Animal Shelter, Winder, GA. HVAC and plumbing design
- Walton County Animal Shelter, Monroe, GA. HVAC and plumbing design
- Design of AWARF Cumming GA. HVAC and plumbing design of different buildings of waste water treatment plants.
- Spring Lake Waste Water Treatment Plant, GA. HVAC and plumbing design of different buildings of waste water treatment plants
- Clayton County Water Treatment Plant. Clayton County, GA. HVAC, ventilation, and plumbing design of different buildings of water treatment plant.
- Cobb County Waste Transfer Addition, Marietta, GA. Design ventilation and plumbing system.

Lockwood Greene Engineers **1979 - 1981**
Consulting Engineers

Design Engineer

Responsible for cost estimate, budget and design of HVAC system for industrial buildings.

Simon Eastern **1981 - 1982**
Consulting Engineers

Lead Engineer

Overall project co-ordination for pulp and paper industry plants for HVAC and plumbing system.

Stevens & Wilkinson, Inc.
Consulting Engineers

1982 - 1985

Design Engineer

Overall HVAC design for commercial high rise buildings.

Powell & Associates
Consulting Engineers

1985 -1988

Project Manager

Overall HVAC design for commercial buildings.

PROFESSIONAL

Registered Professional Engineer in Georgia, Tennessee, North Carolina, South Carolina, Florida, Virginia, Michigan, Mississippi.

Charles D. Booth, P.E.

5222 Skyline Dr. Stone Mountain GA 30083

Electrical Engineer

Firm:

Years Experience: With Firm: 12 years
with others: 28 years

Degree: B.S.EE Electrical Engineering
1960, University of Cincinnati

Registration: Year first Registered/Discipline
Georgia/1969/Electrical

PROFESSIONAL EXPERIENCE:

Mr. Booth has over 40 years of experience in electrical engineering for industry and Government. His experience includes:

Medium Voltage Power Distribution Systems (2000V to 35000V)

Underground Power Distribution
Overhead Power Distribution

Low Voltage Power Distribution Systems (600V & below)

Interior Power Distribution
Exterior Power Distribution
Emergency Power Generation & Distribution
Uninterruptible Power Supplies
Power Conditioning Systems
Motor Control Centers

Lighting Systems:

Interior Lighting
Exterior Lighting
Special Accent
Dimming Systems
Exit & Emergency Lights

Systems:

Fire Alarm Systems
Fire Suppression Systems
Security Systems
Energy Management Systems
Communication/data Systems
Sound Systems
Elevators and Escalators
Clock and Program System
Automatic Temperature Control

Some Representative Projects :

- Water Treatment Plant. Lower Bereley County, SC
- Old Dominion Transfer, Leesburg, Virginia
Waste Handling Facility

Charles D. Booth, P.E.

5222 Skyline Dr. Stone Mountain GA 30083

- Plant Atkinson Transfer Station, Atlanta, GA.
- Center Hill Park Recreation Center
City of Atlanta . Atlanta, Georgia
- Energy Conservation Surveys of 5 Federal Prisons:
Guaynobo, Puerto Rico

Miami, FLA.

Coleman, FLA.

Yazoo City, Miss.

Atlanta, GA.

- Renovation of D.H.Stanton elementary School
Atlanta Public Schools . Atlanta, Georgia.
- Olympic Village (Housing for 4000 Athletes)
Georgia State University. Atlanta, Georgia
- Olympic Tennis Center
Stone Mountain, Georgia
- Media One Head In Building
Vinnings Georgia Stone Mountain, Georgia.

THE HISTORIC 1881 HANCOCKCOUNTY COURTHOUSE

Sparta, Georgia



The Rehabilitation of the Historic 1881 Parkins and Bruce Hancock County Courthouse is a project which words cannot describe our affinity.

This courthouse provided invaluable information to the firm for the award-winning 1995 restoration of the Walton County Courthouse and members of the firm, in their early years, spent many, many hours documenting "Her Majesty" in order to re-create the famous architect's details for her sister in Walton.

Needless to say, our hearts completely broke and our souls crushed when we learned of the fire that beset her on the morning of August 11, 2014.

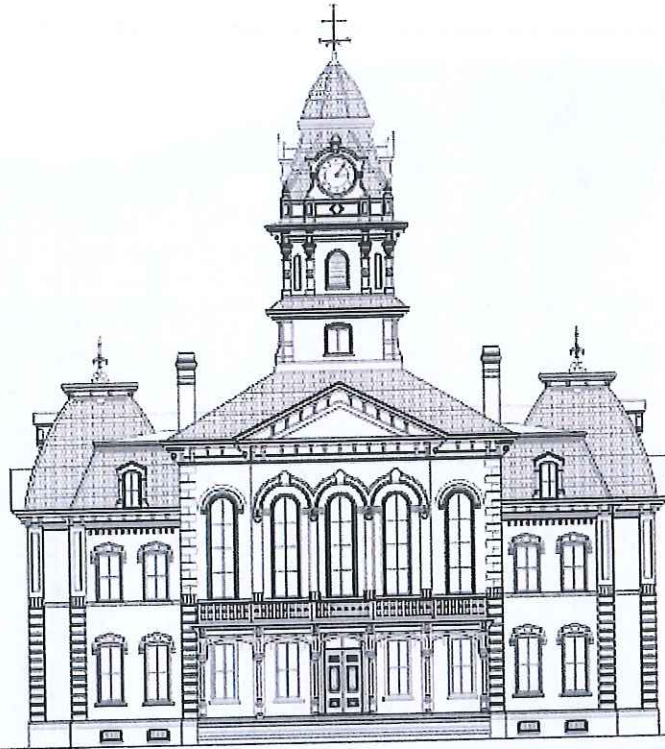
However, knowing Her Majesty well, we knew that her design allowed for the wood structure to burn and the masonry to



remain. And, today the masonry remains in all of its glory and Her Majesty still stands.

The firm was beyond honored and beside ourselves when the Hancock County Board of Commissioners asked us to assist them with putting Her Majesty back together. Her Majesty is currently being re-built and will, once again, stand proudly as a beacon for the community.

THE RESTORATION OF 'HER MAJESTY' THE HISTORIC 1881 HANCOCK COUNTY COURTHOUSE

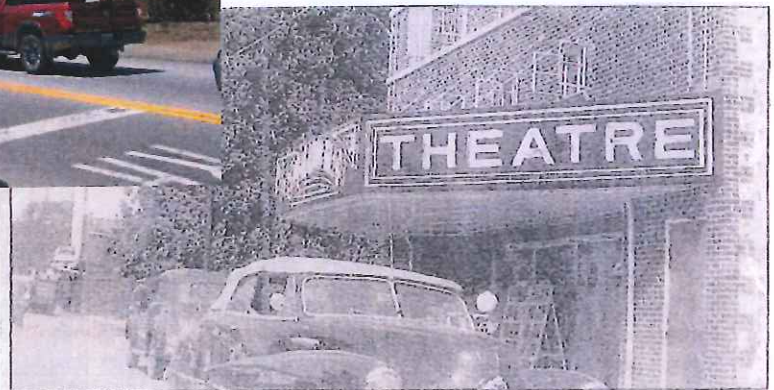


Above Photo taken August 03, 2016

City of Harlem Columbia Theater

The firm had the privilege of working with the City of Harlem on the restoration of their Historic Theater.

The scope included the Exterior, partial interior restoration and replication and rebuilding of the Neon Marquee.



Special photos
The Columbia Theater in Harlem as it looked in the 1950s. The Harlem Foundation bought the facility in 2005 and is planning to renovate it.

TOCCOA DEPOT

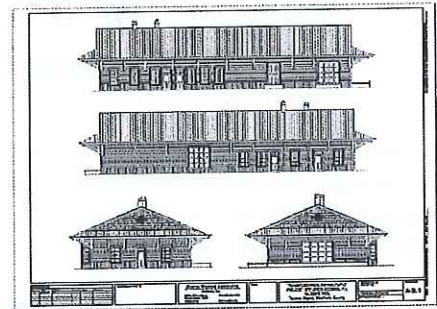
Toccoa, Georgia



This Historic Toccoa Depot was built in the early 1910's. The structure served the busy rail lines that ran through Toccoa and was renovated, during the 1940's



Still a working depot, the facility houses an Amtrak office with frequent departures. The structure had been maintained over the years but was in need of rehabilitation.

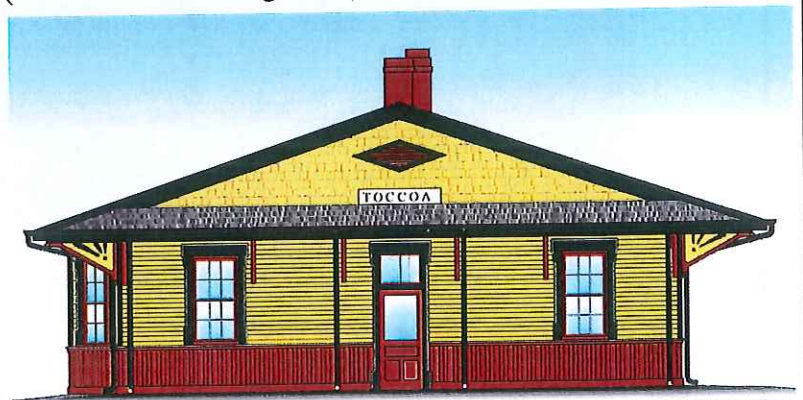


The City of Toccoa secured an ISTEIA Grant for the Rehabilitation of this structure which will serve as a Museum, a home for the Historical Society, City Offices, and a Visitor's Center. With this, the City was able to add additional funds and begin the rehabilitation with a budget of \$ 510,000.00.

The Exterior work includes restoration of the building to its pre-1940's appearance as well as routine repairs to rotted wood; replacement of windows; and replication of wood detailing. The largest portion of exterior work is the re-building of the original gable roof with large overhangs and brackets (as seen in the rendering below).

The structure is being made to be handicap accessible with ramps and platforms reflecting the former cargo docks and ramps.

The interior work consisted of the removal of layers of added finishes, exposed electrical wiring, and fixtures as well as the provision of handicap facilities. The original wood ceilings will be restored and new flooring will be installed to match the original flooring that was removed during renovations.



Braselton Town Hall

Braselton, Georgia



Completely restored to house Town Hall, the W.H. Braselton Home has been nominated for the top Restoration Award by the Georgia Trust for Historic Preservation. The house was originally constructed in 1909 and is a beautiful example of the Neo-Classical Style of Architecture. The structure is now completely handicap accessible and has new Mechanical, Electrical, and Plumbing systems throughout.



Owner Contact: Mr. Burke Walker, Historic Preservation Planner
NORTHEAST GEORGIA REGIONAL DEVELOPMENT CENTER 706-369-5650
Construction Duration: Fourteen Months Budget: \$600,000.00

1904 Monroe High School

“Church Street School”

Monroe, Georgia

This Historic served as the Monroe High School from 1904 until around 1940 when a new school was built directly across the street. However, unlike its successor, the school escaped demolition through a series of changes in ownership and continual streaks of luck.

The building later served as the Junior High and then Senior Center until it was closed in the 1970's. It sat vacant for nearly twenty years until the City of Monroe took



interest in it and exchanged some city property for the structure.



The rehabilitation work was performed in two stages due to the available funding.

The first phase was the structural stabilization and exterior restoration. The thin brick piers between the windows on the rear of the building were damaged and missing causing the entire roof to be on the verge of collapsing.



All of the building systems were removed and new HVAC, Plumbing, and Electrical systems installed in a manner such that they were not visible. Lighting was installed to match the remaining original fixtures and all of the

plaster walls and stair treads were retained and repaired.

All of the historic spaces were maintained, including the second floor Auditorium in the center of the building. The building is being used for offices, City Court, local theater, and community use rooms. The total cost of the project was \$ 1.1 million which was all paid by the City of Monroe through municipal bonds voted on by the citizens.



Glascok County Intermodal Surface Transportation Efficiency Act of 1991

Gibson, Georgia



This transportation enhancement program was established to beautify the two main streets in town that contained the downtown businesses, hotels, restaurants, and government buildings. It was also to provide a Welcome Center for the City and County in one of the grand old homes in need of restoration (At left after restoration).

The historic environment surrounding the courthouse imposed specific design criteria

for the improvement of the square. The following design goals for the project were addressed: to improve pedestrian circulation with the Accessibility Act, provide a community gathering location, improve the green space and landscaping, and to improve the infrastructure for the automobile. The infrastructure improvements included storm drainage, parking, curbs and gutters, utility relocation, and paving and stripping.



New Streetscapes, landscaping, and structures.



Historic Courthouse and Grounds Restoration

The project was developed with the hard work from the Courthouse committee of Monroe, the Historic Preservation Department of Georgia, Georgia Department of Transportation, and Carter Watkins Associates Architects, Inc. The project was completed on time and within budget.



New Landscaping, Streetscapes, and crosswalks

HOSCHTON DEPOT

Hoschton, Georgia



This Historic depot was built in the 1920's. Although it no longer serves the citizens of Hoschton as a transportation hub, the building provides all of the citizens with a central location in which to hold special events.

The recent historically-sensitive renovation to the structure was funded through an GDOT ISTEAA grant obtained by the City. With this grant, many long-needed exterior repairs were made and the interior of the Depot was restored and handicap facilities added.

The building's two waiting rooms remain intact and house a Lobby and Office. The Ticket office area now provides a handicap accessible bathroom and a small Kitchen. The Cargo room now serves as a large multi-purpose room. The entire facility is now heated and cooled and is equipped with new plumbing and electrical service in order to serve the City of Hoschton for many years to come. The exterior of the building was originally stained brick with pencilled joints. The restoration simulated this finish with a paint and pencilled finish.

Shutters were re-hung on the existing hinge brackets, the storefronts were reconstructed and period awnings added.

The 1914 Peoples Bank

Winder, Georgia



celebrate "Homecoming Day" in August that no longer exist. The Mayor Theater in background, at the corner of Broad and

This Historic Bank with its Ground Level Two-story Lobby was building in Downtown Winder on Broad Street in 1914. (See early photo at left).

However, like many historic downtown buildings, the structure was stripped of its historic elements and covered with concrete lattice. In addition, all of the historic windows were removed and replaced with thin plate glass behind the lattice. (See 1960's renovation in 2005 photo at right).



In 2005, the third generation bank president went against his family's wishes and decided to restore the building to its original appearance. Although the new windows were not exactly as the Architect had specified, all of the ornamental exterior elements were replicated and restored to the building's exterior. The building now stands as a handsome landmark in the Downtown Winder District. (see picture below taken nearing completion).





**The Jasper County Courthouse
Restoration and Addition**

This project included the analysis of existing offices, site planning and providing an addition to the Historic structure that was compatible and functional. The addition doubled the size of the current facility and will house the second Superior Court Court Room, Judicial Chambers, Tax Assessor, Tax Commissioner, Planning and Zoning, and the Board of Commissioners. The project is under construction at this time and will be complete

in January 2003.



The Walton County Courthouse

The comprehensive Restoration of this Historic structure began in 1993 and was completed in 1995. Upon completion of the Restorations, the

building received the highest award given by the Georgia Trust for Historic Preservation - "Outstanding Restoration Award".



The Historic 1921 Candler County Courthouse

The project was partially funded by a Georgia Heritage 2000 grant with the remainder being paid by the Board of Commissioners on the part of the citizens of Candler County. The restored 1921 Courthouse will continue to be used for the Courts as well as for the Clerk of the Superior Court; the Tax Assessor's Office; the Tax Commissioners office; and the

Probate Court.



The Historic Johnson County Courthouse

The Rehabilitation of this Courthouse included the restoration of all original ceilings where possible; the restoration of the Courtroom and Balcony; integration of complete central heating and air conditioning; restoration of

the pressed tin ceilings in the courtroom and probate office; provision of all new electrical systems; provision of new handicap accessible plumbing systems; installation of an elevator and extensive exterior work.



The Historic Putnam County Courthouse

Completed in 2006, the Historic Putnam County Courthouse project involved twin, symmetrical additions to the structure to

enable the County to provide space for all County offices and stay in the center of Eatonton. The \$ 4.2 million dollar project was completed on time and within budget and provide Putnam County with useable and attractive space in one facility on the large square.



The Historic 1879/1936 Telfair County Courthouse

Severely damaged by fire in 1935, the Telfair County Courthouse was rebuilt and re-dedicated in 1936. Since then, maintenance and minor changes have been made and the Courthouse is suffering from aging systems and a lack of useable space. The current restoration of the structure will provide completely new systems throughout and function, attractive space for all departments.

1905 Pike County Courthouse

Zebulon, Georgia

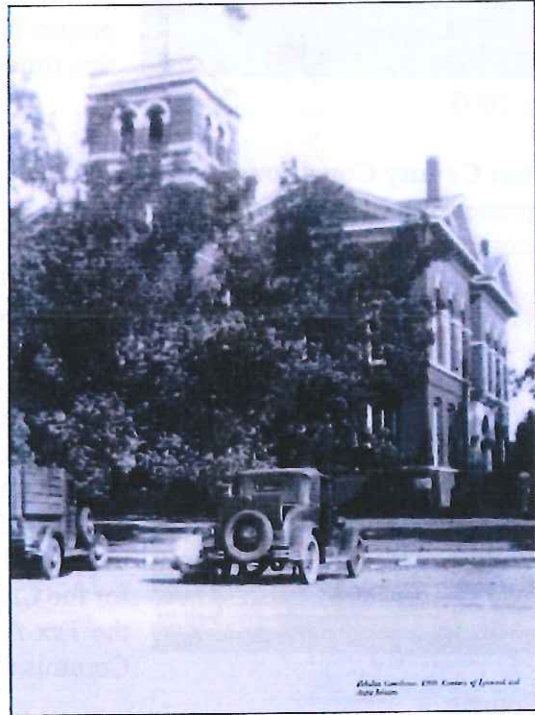
This Historic Pike County Courthouse has gone through many tribulations in its 100 year history.

The building was completed in 1905 with its original tower located at the center of the large roof. (See photo below) The roof structure soon began showing signs of stress and the County decided to remove the tower from the roof and build a new, large tower at the front of the courthouse. The new tower was designed by the famous Courthouse Architecture firm of Bruce and Morgan and augmented the structure with its massive brick tower, clock tower, and dome. (See photo at right).



The structure was dealt a blow in 1936 when a hurricane nearly destroyed the new tower (see photo below right). The tower was rebuilt by funds raised by the County citizens but was much shorter than

its predecessor and contained a much smaller clock tower and dome.



The Pike County Courthouse has been very well maintained over the years with very few major changes to the building's interior or exterior. The recent Historic Structures report documented all of the original and existing elements of the building along with the changes over the years. In addition, the report analyzed all systems, code issues, future uses, and costs associated with restoring the structure. The Board of Commissioners is currently pursuing Sales Tax funding for the project.



THE HISTORIC 1883 WALTON COUNTY COURTHOUSE

Monroe, Georgia



The comprehensive Restoration of this Historic Structure began in 1993 and was completed in 1995. Upon Completion of the Restorations, the building received the highest award given by the Georgia Trust for Historic Preservation - "Outstanding Restoration Award".

The project included removing barriers that closed off original hallways and stairs; removing two story office spaces built into the original Court Room; reconstruction of original balcony; restoration of all plaster walls, wood floors, wood ceilings; and integration of current technology in Heating and Air Conditioning, Plumbing, Electrical, Fire alarm, Security, Sound, and all other systems.



To the left is the before photo of the courtroom and below and left are the after pictures of the Courtroom. The Project won a Georgia Trust Award for Historic Preservation Excellence.



1939 Waycross Center

Newnan, Georgia

The restoration of the 1939 Waycross City Auditorium was completed in September 2013 and won the Georgia Trust for Historic Preservation Award for Excellence in Rehabilitation.

The facility had served as a Gymnasium until 2010 when a new, larger constructed was constructed out of the downtown area.



Photo at left is a "Before" image.

The City of Waycross determined that the best use for the historic structure would be for the Community Theater and performing arts.



The restoration work included extensive reworking of the historic elements of the building and preservation of all extant features.

The facility houses a catering Kitchen, facility office, Concessions, Restrooms, and all back stage areas including Green Rooms, Dressing areas and stage access.

CITY OF ZEBULON GEORGIA CITY HALL AND POLICE STATION

Zebulon, Georgia

The City of Zebulon budgeted City Funds, CDBG, and SPLOST monies, along with USDA funding to provide the opportunity for the complete renovation of their old school building for City Hall and the City's Police Station.



The photos at left and below are prior to work beginning.



The project encompasses the total renovation of the 10,000 square foot facility and contains New City Hall Offices, A Council Meeting Room, Police Station with Holding Areas and Offices, and an enclosed Sallyport Area.



The photo at left is after the new roof had gone on and prior to the new window installation. The work also included the construction of a new, pitched roof over the old flat roof which had leaked for many years.

All of the interior school corridors have been retained while the classroom areas have been designed into suites for the City Hall functions and the Police Station

functions.

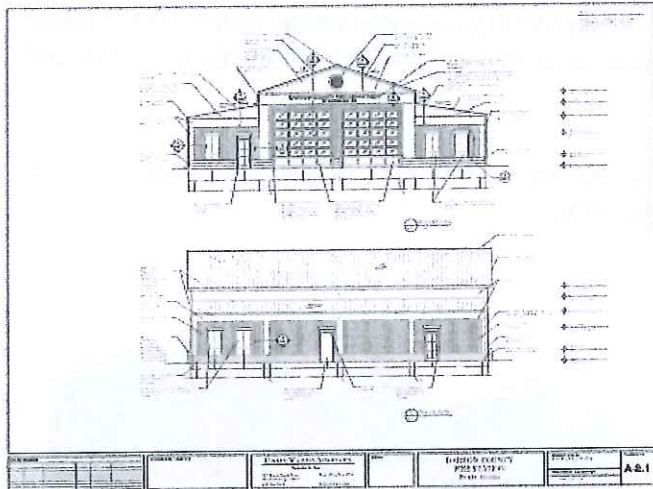
The Project is currently under construction and is on time and within budget.

The photo at right shows the new roof and new windows in a portion of the building that is to house the City of Zebulon Police Station.



BARROW COUNTY, GEORGIA TWO-BAY AND THREE-BAY FIRE STATIONS

Winder, Georgia

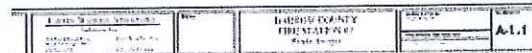
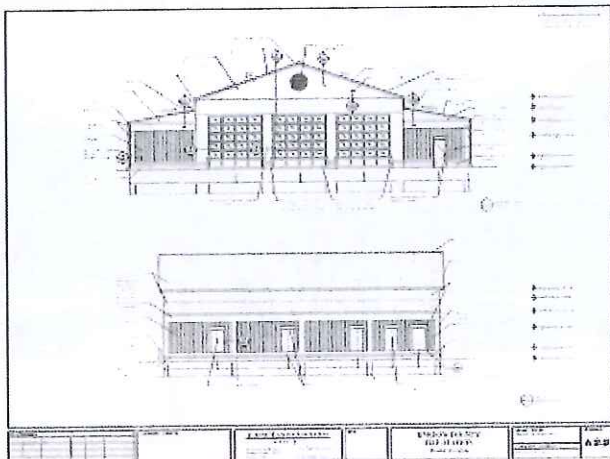
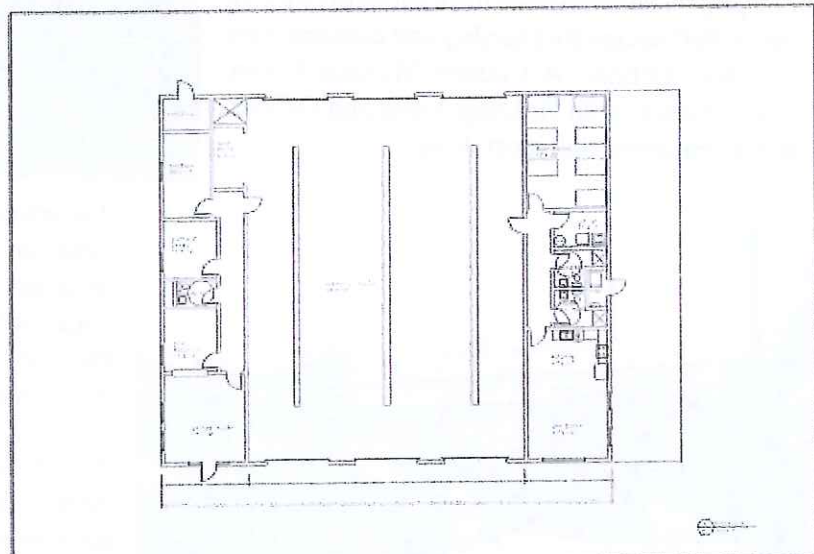


As part of Barrow County's desire to improve the Fire Protection coverage throughout the rapidly growing County, four two and three bay fire stations were built in various locations which had previously lacked coverage.

The Stations were designed out of split-face concrete block with metal roof to reduce maintenance and were based off of the same prototype and

adapted to each site in terms of the size and fit for a two-bay or three-bay station.

Each Station was a split plan with the Apparatus Room in the center and one side consisting of the Day Room, Restrooms, and Bunk room and the other side consisting of the Public Lobby, Dispatch, Chief's Office



and Building systems rooms. The center of the station was raised up to allow for fourteen foot tall overhead doors which could accommodate various types of firefighting vehicles. These glass doors also gave the public a view of the apparatus room and a sense of security by seeing the tankers and trucks inside.

BARTOW COUNTY YOUTH RECREATION CENTER

Cartersville, Georgia



The Bartow County Youth Facility was constructed in the Acworth area to serve the children in this rapidly growing portion of Bartow County.

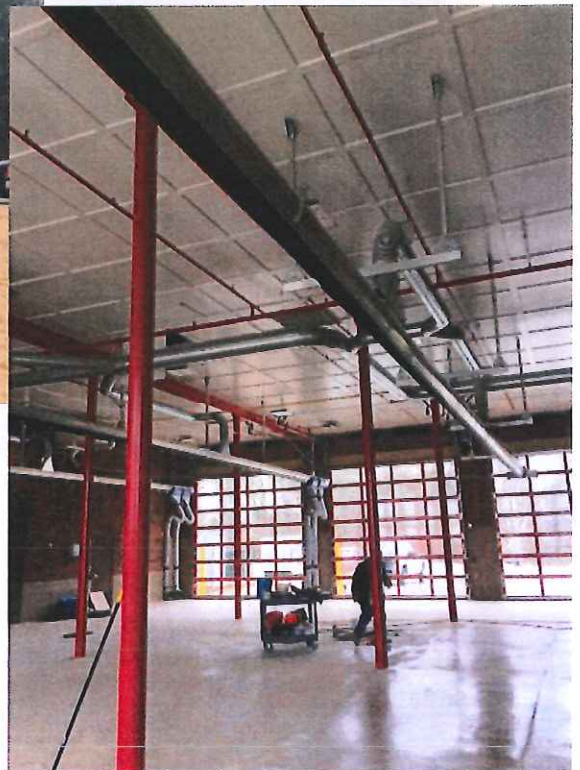
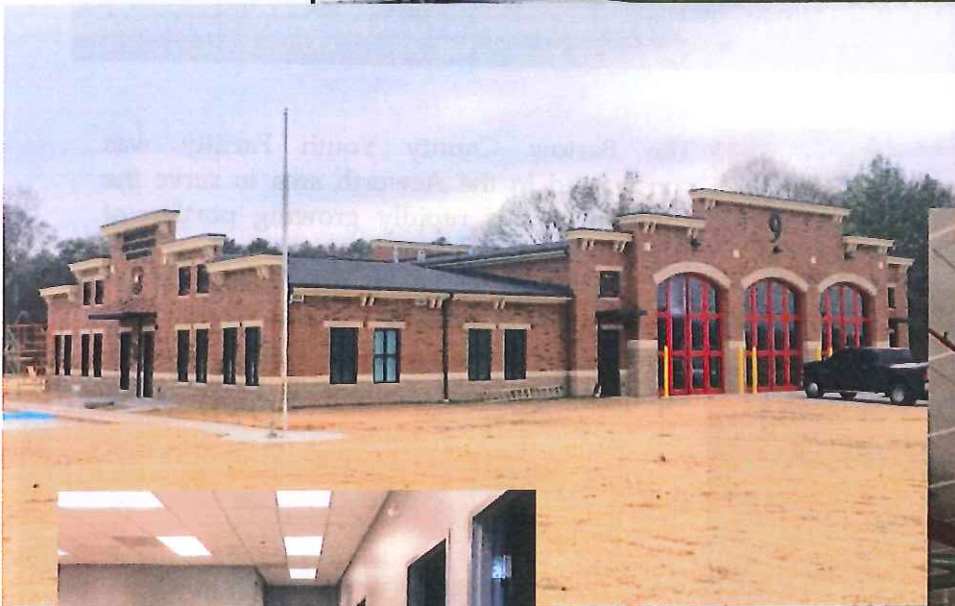
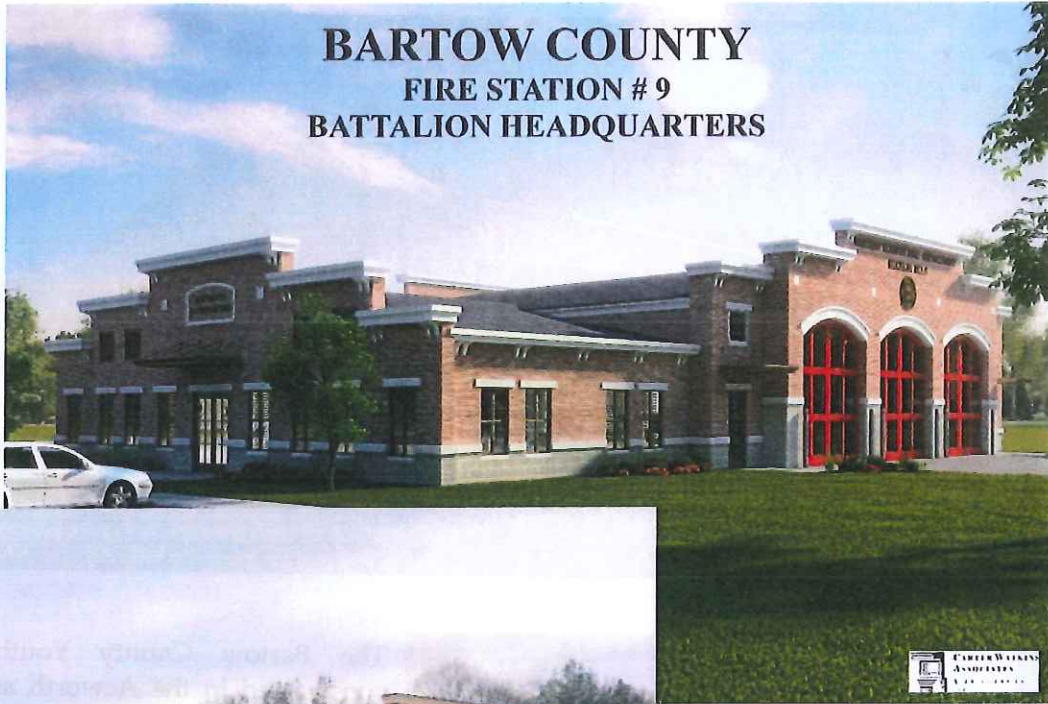
The Center features a Regulation-size Gymnasium, Classrooms, Game Rooms, Equipment Storage, Concessions, Public Lobby

and Outdoor activity spaces. The facility was built on the County's 12-acre campus that also contains the Bartow County Resource Center which provides emergency clothing and services to those affected by natural disasters and other situations.



BARTOW COUNTY FIRE STATION # 9

Cartersville, Georgia



Completed in early 2017, this new Station will be the prototype for the Bartow County Fire Services.

DOUGLAS COUNTY ANIMAL SERVICES BUILDING

Douglasville, Georgia



Designed to blend with the Deer Lick Park environment and the adjacent residential area, the Animal Building, which is a large building, was broken down in scale but the use of inset gables, dormers, and façade patterning and ornamentation.



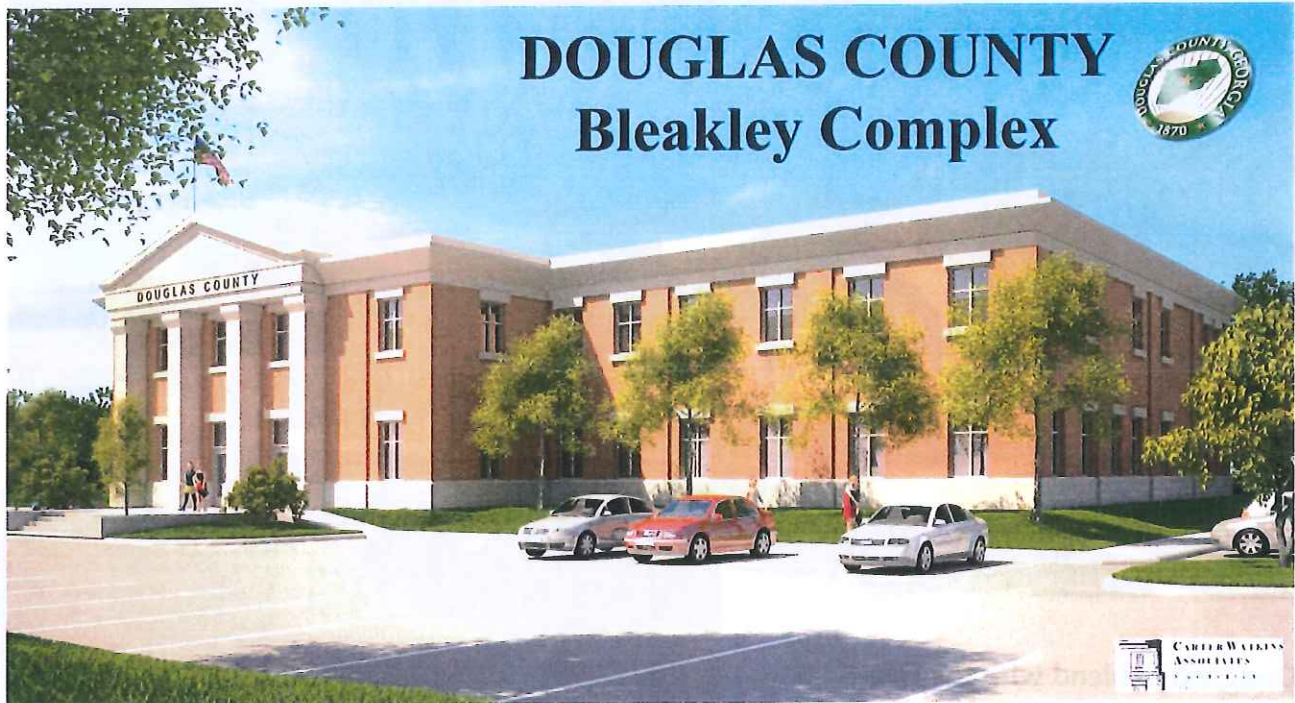
The building is 19, 500 square feet and was completed for a cost of just under \$4 million which included all of the equipment and kennels.



The facility has gathered attention around the State for its simplistic plan and efficient layout with a focus being on the animals from the time someone walks in the front door.



**DOUGLAS COUNTY
ADMINISTRATION ANNEX
Douglasville, Georgia**



The new Douglas County Administration Annex will be housed in the former Bleakley RV building on Fairburn Road.

The building will house the Tax Commissioner, Tax Assessor, and GIS Department in it's 22,000 square feet. A new front entry provides space for an Elevator, Open Stairway, and Public Restrooms on each floor.



Above is the building prior to work beginning.

At right is the building in early December 2017.

The project came in at \$ 3.4 million and is currently under construction.



The City of Monroe City Hall Monroe, Georgia



This 45,000 square foot facility was bid with the low bid being within the budget of \$3.6 million. The classical design of the three story brick building blends with the adjacent structures in the Monroe Downtown Historic District.



The site work includes almost two acres of articulate landscaping, drives, a large fountain and pedestrian park area. The site will also incorporate a large amount of green space along the border with the residential street immediately to the North.



The building houses an Auditorium, Board Room, Offices, Teller line, marketing offices, Emergency outage center, Computer operations, and a Television Studio and offices.

The full 15,000 square foot basement provides space for the Emergency operations and Computer Center.

The building also provides for after hours use of the Auditorium which has a separate secured entrance and facilities.



NEWTON COUNTY PHYSICAL AND MENTAL HEALTH CENTER

Covington, Georgia



The Newton County Board of Commissioners was awarded a Community Development Block Grant (CDBG) to partially enable the construction of a new Physical and Mental Health Facility. The remainder of funding for this facility was from a Special Purpose Local Option Sales Tax passed by the Citizens of Newton County for

this project. The building is a 20,000 square foot facility located in the eastern portion of Covington and houses the two separate departments under one roof.

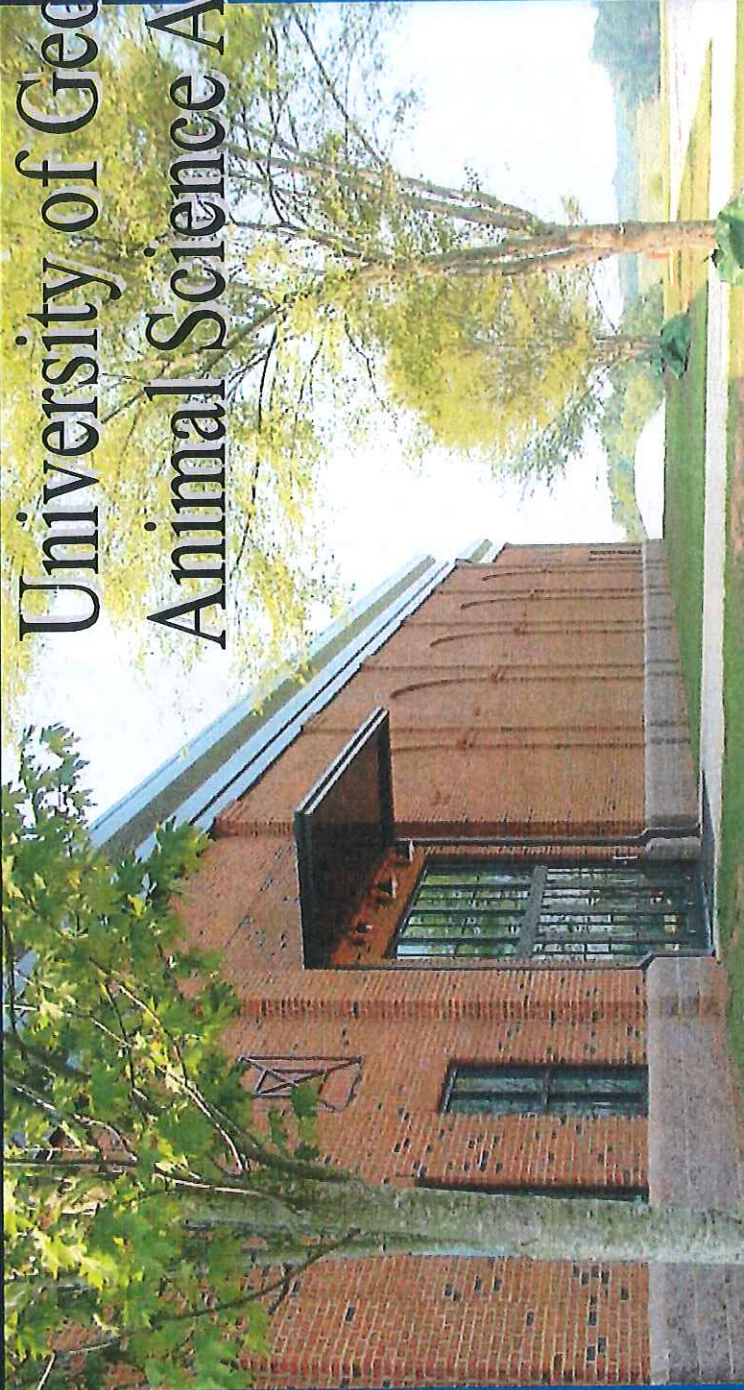
The Health Department portion of the building



houses nine exam rooms, a laboratory, hearing and vision testing facilities, pediatric care, and prenatal and family planning services.

The Mental Health portion of the building houses twenty eight counselors offices as well as group rooms for after hours meetings and supporting services. The facility was completed in September 2002.

University of Georgia Animal Science Arena



WALTON COUNTY GOVERNMENT BUILDING

Monroe, Georgia

The Walton County Government Building was completed in budget and on time.

The building is 4 stories, 160,000 s.f. and was funded through the County's SPLOST fund at a total cost of \$ 15 million. The structure will house all County Offices and will provide the Judiciary with four large Superior Court Rooms, a 250 person Jury Assembly Room, and Judges' Chambers for the four Judges. In addition, the structure provides for a 200 person Board of Commissioners' meeting room within their top floor suite.



The lower level provides enclosed Sallyports for the Sheriff's vehicles and separate prisoner corridors and elevators that allow no interaction between prisoners and the public.



The entry floor provides space for the Tax Assessor, Tax Commissioner, Probate Court, and Magistrate Court.

The Second Floor houses the Superior Courts and Juvenile Court. The Third Floor consists of the Board of Commissioners suite, Clerk of Courts, including a 6,000 s.f. land records rooms, 4,000 s.f. civil vault, and 2,000 s.f. archive vault. The District Attorney's office is also located on the third floor.

WALTON COUNTY BOARD OF EDUCATION ADMINISTRATION BUILDING

Monroe, Georgia

The New Walton County Board of Education Administration Building was completed on time and in budget. The building is 36,000 s.f. and houses all of the central operations for the Walton County Board of Education including Superintendent's Office, Facilities, Transportation, Human Resources, Procurement, Curriculum; Technology; and Special Education.

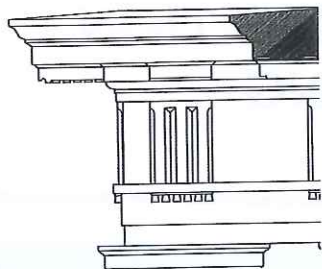


In addition, the structure houses two Large Training Rooms and two Small Training Rooms which are used for computer training courses as well as other programs for Teachers and Staff. The facility also houses the new Board Room located off of the First Floor Atrium area. The facility is a Neo-Classical design and is part of an overall Master Plan for the



102 acre campus which will include a new High School and infrastructure.





**CARTER WATKINS
ASSOCIATES
ARCHITECTS,
INC.**

**PROFESSIONAL SERVICES OFFERED
CITY OF HOGANSVILLE
HISTORIC 1937 ROYAL THEATER**

Carter Watkins Associates proposes to provide the following services for the Project and can easily accomplish all of these tasks well in advance of the deadline:

- Work closely with City on all aspects of the project including scope, timeline, requirements, etc.
- Documentation of all aspects of existing facilities, equipment, and use.
- Review of all prospective activities in order to define new facility use properly
- Assistance with obtaining Grants for the project.
- Analysis of Code requirement upgrades required.
- All required meetings with the City Council and all Public Hearings
- Presentations for City Council and Public Hearings
- Provision of a design(s) for the facility with appropriate spaces, circulation, waiting, etc.
- Documentation of timelines for proposed project.
- Concise Construction documents for bidding that provide detailed information in order to AVOID ANY CHANGE ORDERS during the project.
- Preparation and Advertisement of Bid Documents in all plan rooms and on Architect's FTP site for ease of distribution and availability to all bidders and sub-contractors.
- Review of Bids with the City of Hogansville in order to determine best bidder Frequent job-site visits in order to ensure work is being performed per the documents and to avoid any contractor claims for extra money. Several visits per week.

SCHEMATIC DESIGN SERVICES

COMPLIANCE WITH ALL PROGRAM REQUIREMENTS

Review of all existing aspects of the Structure and Site
Incorporation ADA, Life Safety, and Hogansville Code Requirements
Coordination of Owner Supplied Information
Architectural Design
Structural Design
Civil Design and Sidewalk improvements
Materials Research and Specifications
Project Phasing and Development Scheduling

**THIS COMPLETED PACKAGE WILL BE SUBMITTED TO THE OWNER FOR REVIEW
PRIOR TO PROCEEDING WITH THE NEXT PHASE.**

DESIGN DEVELOPMENT SERVICES

Development/Review of Code Requirements with Owner and Agencies
Civil and Structural Coordination
Incorporation of all approved aspects and features
Material Research and Specifications

**THIS COMPLETED PACKAGE WILL BE SUBMITTED TO THE OWNER FOR REVIEW
PRIOR TO PROCEEDING WITH THE NEXT PHASE.**

CONSTRUCTION DOCUMENT SERVICES

Disciplines Coordination and Document Checking
Agency Consulting Review/Approval
Complete Design Documentation
Execution of Complete Construction Documents
Approval of Bid Documents by all Agencies

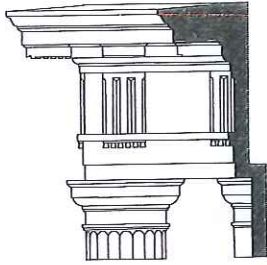
**THIS COMPLETED PACKAGE WILL BE SUBMITTED TO THE OWNER FOR REVIEW
PRIOR TO PROCEEDING WITH BIDDING.**

BIDDING OR NEGOTIATING SERVICES

Bidding Materials
Bidding Negotiation
Issuance of any necessary Addenda
Analysis of Alternates/Substitutions
Bid Evaluation with Owner
Preparation of Construction Contract Agreements

CONSTRUCTION CONTRACT ADMINISTRATION SERVICES

Review of proposed scheduling and phasing
Office Construction Administration
Construction Field Observation
Change Orders/Directives
Project Closeout
Warranty Review with Owner
Follow-up on the project for at least one year



CARTER WATKINS ASSOCIATES ARCHITECTS, INC.

Historic 1937 Royal Theater PROJECT SCHEDULE

A note regarding the schedule is that Carter Watkins Associates will gladly adjust (lengthen) portions of the schedule if needed to accommodate applications for Grants as well as implementation of grant funds.

Phase I – Pre-design Services (4 weeks) SEPTEMBER 2018

Meet with Owner to outline scope prior to meeting with any other designated Department personnel. Collect all project data and conduct surveys etc. and analyze existing prototypical facilities.
Incorporate all survey information and requirements in order to develop Schematic Design, floor plans and site plan for review by the Owner.

Phase II – Schematic Design Phasing Plan (4 weeks) OCTOBER 2018

Distribute all information to project consultants and review project requirements.
Incorporate all Schematic Design items, Building Systems and review proposed system with the Owner.
Integrate comments in Schematic Plan, Design Development Documents and Phasing.

Phase III – Schematic Design (2 weeks) NOVEMBER 1 - 15

Put all Schematic Design, Building Plans and Phasing into place with all existing information
Develop Schematic Design Package and submit for Owner Review

Phase IV – Detailed Design Phase I (6 weeks) NOVEMBER 15 – DECEMBER 31

Construction Document and systems coordination
Production of Concise Bid Documents
Finalize Bid document for Owner Review/Code Review

Phase V – Permitting/Regulatory Coordination (2 weeks)

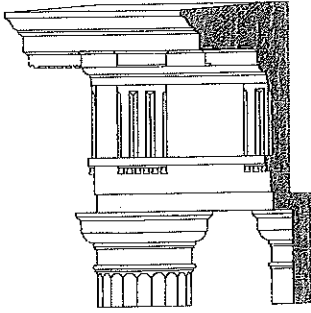
Meet with Code Office and all permitting agencies to review Bid Documents
Incorporate all comments and submit for Permitting

Phase VI – Construction JANUARY 15, 2019 – AUGUST 15, 2019

Begin Construction

Facility Move-in SEPTEMBER 01, 2019

Carter Watkins Associates will work closely with the Owner, and the Agencies to ensure compliance with the above project schedule. Joe Watkins will be the Quality Control/Project Schedule coordinator and will ensure conformance with the schedule by planning for each milestone date well in advance with all agencies and the Owner.



CARTER WATKINS
ASSOCIATES
ARCHITECTS, INC.

FEE PROPOSAL

HISTORIC 1937 ROYAL THEATER
City of Hogansville

Carter Watkins Associates Architects has been successfully performing work for Historic Preservation and Municipal projects since 1993 and has an outstanding record of successful project completions for various types of projects. We believe in providing cost-effective services and maintaining the Owner's budget at all time.

FEE INFORMATION

PROPOSED FEE: The proposed fee for the complete project would be \$ 99,500.00 based on the current scope and budget.

The proposed fee includes all aspects of work needed to provide services to the City of Hogansville with a complete, effective, cost-efficient, design; complete concise Bid Documents; Bidding Services; and Construction Observation. Should the scope or budget change, the proposed fee would be 6% of the construction cost.

Reimbursable expenses: There will be no reimbursable or any other miscellaneous charges (i.e. Travel, Computer time, etc.) with the exception of printing.

Additional Services: There will be no **Additional Services** fees charged. Carter Watkins will provide **all work necessary** to ensure that the documents are thorough and concise. Our work will include all Project Meetings, Presentation Boards, Public Meetings, Budget Meetings, travel, computer, etc.

