



City of Hogansville
City Council
Regular Meeting Agenda

Monday, July 17, 2023 – 7:00 pm

*Meeting will be held at Hogansville City Hall,
111 High Street, Hogansville, GA 30230*

Mayor: <i>Jake Ayers</i>	2025	City Manager: <i>Lisa E. Kelly</i>
Council Post 1: <i>Michael Taylor, Jr</i>	2025	Assistant City Manager: <i>Niles Ford</i>
Council Post 2: <i>Matthew Morgan</i>	2025	City Attorney: <i>Alex Dixon</i>
Council Post 3: <i>Mandy Neese*</i>	2023	Chief of Police: <i>Jeffrey Sheppard</i>
Council Post 4: <i>Mark Ayers</i>	2023	City Clerk: <i>LeAnn Lehigh</i>
Council Post 5: <i>Toni Striblin</i>	2023	* Mayor Pro-Tem

Regular Meeting – 7:00 pm

1. Call to Order – Mayor Jake Ayers
2. Invocation & Pledge

Consent Agenda

All items listed under the Consent Agenda are considered to be routine in nature and will be approved by one blanket motion.

1. Approval of Agenda: Regular Meeting July 17, 2023
2. Approval of Minutes: Public Hearing 10am June 20, 2023
3. Approval of Minutes: Public Hearing 7pm June 20, 2023
4. Approval of Minutes: Regular Meeting June 20, 2023
5. Approval of Minutes: Work Session Meeting June 20, 2023

New Business

1. Construction Manager Bid Award
2. Development Agreement – Huntcliff & Shallow Creek Subdivisions

City Manager's Report

Chief of Police Report

Council Member Reports

1. Council Member Taylor
2. Council Member Morgan
3. Council Member Neese
4. Council Member Ayers
5. Council Member Striblin

Mayor's Report

Adjourn

Upcoming Dates & Events

- July 18, 2023 – 11:00 am-12:00 pm | Salvation Army Call-in Day for Utility Assistance
- July 18, 2023 – 6:30 pm | Meeting of the Historic Preservation Commission at Hogansville City Hall
- July 20, 2023 – 6:00 pm | Meeting of the Planning & Zoning Commission at Hogansville City Hall
- July 25, 2023 – 6:30 pm | Meeting of the Downtown Development Authority at Hogansville City Hall
- August 7, 2023 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall



Public Hearing – June 20, 2023 – 10:00 am

Public Hearing held at Hogansville City Hall, 111 High Street, Hogansville GA 30230

Public Hearing – Public Hearing to hear citizen comments on the City's proposed 2023-2024 City of Hogansville budget.

Present were Mayor Ayers and Council Members Matthew Morgan, Mark Ayers and Toni Striblin. Also present were City Manager Lisa Kelly, Assistant City Manager Niles Ford, Police Chief Jeff Sheppard and City Attorney Alex Dixon. Council Members Michael Taylor and Mandy Neese were not present.

Mayor Jake Ayers called the public hearing to order at 10:00 am and invited comments from the public. As there were no public comments, Mayor Ayers closed the public hearing at 10:03 am.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lynne Miller".

Lynne Miller, AICP
Planning & Development Director



Public Hearing – June 20, 2023 – 7:00 pm

Public Hearing held at Hogansville City Hall, 111 High Street, Hogansville GA 30230

Public Hearing – Public Hearing to hear citizen comments on the City's proposed 2023-2024 City of Hogansville budget.

Present were Mayor Ayers and Council Members Michael Taylor, Matthew Morgan, Mandy Neese, Mark Ayers and Toni Striblin. Also present were City Manager Lisa Kelly, Assistant City Manager Niles Ford, Planning & Development Director Lynne Miller, Police Chief Jeff Sheppard, PD Sergeant James Vincent and City Attorney Alex Dixon.

Mayor Jake Ayers called the public hearing to order at 7:00 pm and invited comments from the public.

Mr. Willie Cameron addressed the Mayor and Council, asking that the budget pay some attention to the city's west side.

There being no additional comments from the public, Mayor Ayers closed the public hearing at 7:04 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lynne Miller".

Lynne Miller, AICP
Planning & Development Director



Regular Meeting – June 20, 2023

Meeting held at Hogansville City Hall, 111 High Street, Hogansville GA 30230

Call to Order, Invocation and Pledge: Mayor Jake Ayers called the meeting to order at 7:04 pm. Present were Mayor Ayers and Council Members Michael Taylor, Matthew Morgan, Mandy Neese, Mark Ayers and Toni Striblin. Also present were City Manager Lisa Kelly, Assistant City Manager Niles Ford, Planning & Development Director Lynne Miller, Police Chief Jeff Sheppard, PD Sergeant James Vincent and City Attorney Alex Dixon. An invocation by Mayor Ayers and pledge of allegiance followed the call to order.

Consent Agenda

Motion: Mandy Neese moved that Item No. 3 – CDBG Change Order – be struck from the meeting agenda. Michael Taylor seconded the motion.

Discussion: None.

Roll Call Vote: Neese (Yea), Taylor (Yea), Morgan (Yea), M. Ayers (Yea), Striblin (Yea)

Motion Passed: 5-0.

Motion: Mandy Neese moved that the Consent Agenda for the 6-20-23 regular meeting be approved, including: (1) Agenda for this 6-20-23 regular meeting as amended, (2) Minutes of the two public hearings (UDO and Budget) and for the work session and regular meeting held 6-5-23. Mark Ayers seconded the motion.

Discussion: None.

Roll Call Vote: Neese (Yea), M. Ayers (Yea), Taylor (Yea), Morgan (Yea), Striblin (Yea)

Motion Passed: 5-0.

Presentation

1. Employee Service Award – Michele Hollis

City Manager Lisa Kelly, Assistant City Manager Niles Ford, and Police Chief Jeff Sheppard presented Police Department Administrator Michele Hollis with a 16-year employee service award.

2. Employee Service Award – Daniel Johnson

City Manager Lisa Kelly and Assistant City Manager Niles Ford presented Public Works employee Daniel Johnson with a 6-year employee service award.

Mayor and Council thanked Ms. Hollis and Mr. Johnson each for their dedication and above-and-beyond services to the City.

New Business

1. Adoption of the 2023/2024 Budget

a) Funding of line item: 001-00611-594 Intrgvmtl – Youth Centers

Motion: Mandy Neese moved that the amount budgeted for each of the two after-school centers – Elevations Youth Center and Pioneer Youth – be increased from \$20,000 to \$25,000.

Discussion: None.

Roll Call Vote: Neese (Yea), M. Ayers (Yea), Taylor (Yea), Morgan (Recused), Striblin (Recused)

Motion Passed: 3-0

b) Budget Adoption.

Motion: Mandy Neese moved the City's 2023-2024 Budget be adopted as presented. Mark Ayers seconded the motion.

Discussion: None.

Roll Call Vote: Neese (Yea), M. Ayers (Yea), Taylor (Yea), Morgan (Yea), Striblin (Yea)

Motion Passed: 5-0

2. Resolution – Booster Pump Station Bid Award

Motion: Mandy Neese moved the City tentatively award construction of the booster pump station to the low bidder, C. Geiger Construction Company of Macon in the amount of \$717,322 with Alternate One and not constructing the ground storage tank at this time; this contract being contingent on the selected bidder meeting DBE/MBE/WBE Compliance requirements. Toni Striblin seconded the motion.

Discussion: City Manager Lisa Kelly explained that a new 6-inch waterline from LaGrange has been constructed up Bass Cross Road. The proposed Booster Pump Station would help resolve ongoing pressure problems throughout the city.

Roll Call Vote: Neese (Yea), Striblin (Yea), Taylor (Yea), Morgan (Yea), M. Ayers (Yea)

Motion Passed: 5-0

3. Approval of Pepperball Policy

Motion: Mandy Neese moved the City adopt the Hogansville Police Department's proposed Pepperball Policy. Mark Ayers seconded the motion.

Discussion: Sergeant James Vincent showed the Council a pepperball spray gun, which can send non-lethal pepper balls that explode on contact from 125 feet, versus tasers that require 25 feet proximity. The gun has a bright yellow barrel that helps distinguish it from a rifle or taser. All PD officers will be trained in use of the pepperball guns.

Roll Call Vote: Neese (Yea), M. Ayers (Yea), Taylor (Yea), Morgan (Yea), Striblin (Yea).

Motion Passed: 5-0

Adjourn

Motion: Mandy Neese moved that the meeting be adjourned. Michael Taylor seconded the motion.

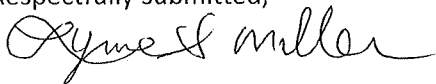
Discussion: None.

Roll Call Vote: Neese (Yea), Taylor (Yea), Morgan (Yea) and M. Ayers (Yea), Striblin (Yea)

Motion Passed: 5-0.

Mayor Jake Ayers adjourned the meeting at 7:49 pm.

Respectfully submitted,



Lynne Miller, AICP, Planning & Development Director



Work Session – June 20, 2023 – 5:30 pm

Work Session held at Hogansville City Hall, 111 High Street, Hogansville GA 30230

Work Session Meeting

Call to Order: Mayor Jake Ayers called the Work Session to order at 5:30 pm. Present were Mayor Ayers and Council Members Michael Taylor, Matthew Morgan, Mandy Neese, Mark Ayers and Toni Striblin. Also present were City Manager Lisa Kelly, Assistant City Manager Niles Ford, Police Chief Jeff Sheppard, PD Sergeant James Vincent, City Attorney Alex Dixon and Planning & Development Director Lynne Miller.

Discussion Items

1. EPA Requirement for Lead and Galvanized Water Line Replacements

Greg Ashworth of Turnipseed Engineers spoke to the group about the Environmental Protection Agency's LCRR – Lead and Copper Rule Revision – currently being drafted. The final rule is expected to require every water system operator in the U.S. to inventory all water lines 2" diameter and under, both on the operator's side and customer-owned side of the meter, and then replace all lead and galvanized pipes with plastic. Water providers will have until October 2024 to complete the inventories and 10 years to make all waterline replacements. The City of Hogansville has approximately 1,910 service lines but can exempt 337 of these that have been installed since 1990 for new homes. For the remaining lines, the inventory will typically require 2 holes to be drilled in yards to test for lead and galvanized metal piping. City staff can be alert to the inventory requirement whenever repairing or replacing waterlines. Beyond that, the City will (1) develop public information for this program, (2) coordinate testing and line replacements with existing Community Development Block Grants if timely and feasible, (3) stay tuned for the final ruling, and (4) look for grants from EPA or others to help with the required waterline replacement costs.

2. Bass Cross Road Booster Pump Station Bids

Greg Ashworth presented construction bids opened May 4, 2023 for a Booster Pump Station and Ground Storage Tank at Bass Cross Road. The Booster Pump Station low bidder was C. Geiger Construction at \$717,332. The low bidder for the Ground Storage Tank was Sol Construction at \$1,498,460. Turnipseed is recommending C. Geiger for the Booster Pump Station, at \$717,332. But because the low bid for the Ground Storage Tank exceeds budget, Turnipseed is recommending that the City not move forward with the Ground Storage Tank at this time.

The new Booster Pump Station will improve water pressure problems in Hogansville and allow approximately 1,600 new homes to locate in the city over the next 10 years, Mr. Turnipseed said. The proposed Ground Storage Tank would enable additional homes on top of that. If the City decided to construct both the pump station and storage tank, the cost would exceed available funds by more than \$500,000. The Ground Storage Tank can be constructed later if City decides, Mr. Turnipseed said. City Council can revisit water system needs as time goes on and the city grows.

3. Proposed Community Development Block Grant Change Order

Greg Ashworth presented a proposed change order to Crawford Grading's construction contract for the ongoing 2021 CDBG, which is improving the water system in the City's West Side. The change order would require Crawford, as it moves along the streets, to replace 95 waterlines from the water meters to the houses (the property owners' waterlines) to meet the anticipated EPA requirement to do so. This would cost approximately \$68,000 above Crawford's current contract price. Mr. Ashworth said that an additional 10-13 homes in the CDBG target area have been constructed since 1990 and would therefore already have newer, compliant waterlines.

4. 2023/2024 Proposed City Budget.

City Manager Lisa Kelly noted that she has received a request to add \$5,000 to the proposed \$20,000 contributions budgeted for each of the two after-school youth programs in Hogansville (Pioneer Youth and Elevations) and is also proposing an additional \$25,000 for security improvements to the City Hall reception area.

Mayor Ayers adjourned this Work Session at 6:51 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lynne Miller". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Lynne Miller, AICP
Planning & Development Director

Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Matthew Morgan, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Toni Striblin, Post 5



Lisa Kelly, City Manager
Alex Dixon, City Attorney
111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

CITY OF HOGANSVILLE, GEORGIA REQUEST FOR QUALIFICATIONS AND PROPOSALS TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES

The City of Hogansville is seeking qualifications and proposals from qualified construction companies to provide construction management services on a task order basis. The selected contractor will be offered a one-year contract. Upon mutual written agreement, the City and selected Contractor may extend this contract for an additional year, up to a maximum of four additional years.

The contract will be issued for an indefinite amount of as-needed task orders. The maximum of all task orders issued, including all relevant change orders, shall not exceed \$1,500,000 per yearly contract.

Both performance and payment bonds will be required in an amount equal to 100% for any task order over \$100,000 but may also be required for any other task orders at the sole discretion of the City.

Task orders under this contract will not include routine work that can be accomplished by existing City Public Works staff, nor building inspections performed by the City's contracted building inspector.

Scope of Services

Scope of services may vary from project to project. Projects may consist of, but may not be limited to, certain renovations and related building repair and maintenance work for the various City of Hogansville properties. No actual work may be contracted between the City and contractor unless a project-specific task order is issued by the City and signed by City and Contractor. The Contractor will be responsible for completion of all construction set forth in each task order with adherence to project price, schedule, and all other terms and conditions.

- a. Consultation. Advise City on cost, schedule, delivery method and selection of materials, building systems and equipment for each project. Provide recommendations on constructability, availability of materials and labor, time requirements for procurement; installation and construction; prefabrication; and factors related to construction including but not limited to costs of alternative designs or materials, preliminary budgets and possible cost reductions.
- b. Design Services. Hire and manage an architect or engineer for design services as needed.
- c. Budget and Scope Development. Develop project scopes and construction budgets for each task order.
- d. Contractor and Subcontractor Pre-Qualification. Pre-qualify all contractors and subcontractors to ensure that each has adequate insurance including General Liability, Auto and Workers Compensation, and appropriate staffing and resources to perform their trades.

- e. Projects over \$100,000. For all projects exceeding \$100,000, secure competitive bids for relevant trades. Prepare a scope for each trade on each project; solicit and evaluate bids for scope and price, and make recommendations to the City Manager. Construction Manager shall be allowed to submit bids as needed on trades it performs. Require bonds for any subcontract over \$250,000.
- f. Projects under \$100,000. On smaller projects that do not exceed \$100,000, the Construction Manager shall be allowed to self-perform those projects using its own forces supplemented by other trades such as electrical, mechanical and roofing as needed.
- g. Cost plus Fee for a Guaranteed Maximum Price (GMP). For all capital improvement projects greater than \$100,000, if the City requires a GMP, the Construction Manager shall secure competitive bids to produce the GMP plus Construction Manager's fee percentage.
- h. Project Records. Each task order shall be set up as a single project unless the City requires otherwise. Accounting shall be kept for each project independently of any other project. All information and materials shall become City property and subject to Georgia Open Records law.
- i. Project Schedule. For each task order, prepare a project schedule, incorporating the schedule of any architect and/or engineer the Construction Manager secures for the project. Present the schedule to the City Manager for approval.
- j. Progress Meetings. Organize progress meetings with City. Submit written reports to the City Manager monthly or otherwise if agreed to by the City Manager and Construction Manager, showing estimated percentages of completion.

Proposal Content

Please address the following questions in your proposal.

- 1) Firm's History and Resources. Briefly describe your firm, number of employees, number of years in business, business location(s), and disciplines available to this project.
- 2) Key Personnel. List the key personnel to be assigned to this project, their qualifications, and the role(s) each would perform.
- 3) Relevant Experience. Briefly describe at least three projects with similar scopes. For each, note dates of performance and whether the project is ongoing. Provide a client reference for each, including name, email address, and phone number
- 4) Proposed Fee. List your proposed not-to-exceed fees for this project, including labor, travel, copy costs, etc. Please list your proposed fee structure for task orders that are:
 - \$50,000 or less
 - \$50,001 – \$99,999
 - \$100,000 and over
 - Guaranteed Maximum (Not-to-Exceed) Priced projects over \$100,000.

Proposers should submit three unbound copies of their qualifications/proposal packages in a sealed envelope, on or before 2 pm on June 21, 2023 to:

City of Hogansville
111 High Street
Hogansville, GA 30230
ATTN: Construction Management Proposal

The City of Hogansville reserves the right to waive irregularities or reject all bids. Contract will be awarded to the firm judged most responsive and qualified, with proposed fees included as a consideration.



Construction Management Proposal

City of Hogansville | 111 High Street | Hogansville, Georgia 30230

Presented 6/21/2023



PRINCIPLE
CONSTRUCTION

51 NEW HUTCHINSON MILL ROAD
LAGRANGE, GEORGIA 30240

Contact

Leon Moody
M. 706.333.7788
O. 706.407.2525
lmoody@principleco.com



June 21, 2023

Mrs. Lisa Kelly
City Manager
City of Hogansville
111 High Street
Hogansville, GA 30230

RE: Construction Management Services Proposal

Dear Lisa:

We are pleased to submit our proposal to provide On-Call Services. We have several clients who we consistently work for and others who have On-Call Services that we are contracted with. So this structure is not new to us.

Our goal is to be an extension of your staff regarding design and construction in Hogansville. We excel at planning, budgeting, writing scopes, working with designers, pricing, and we have a large subcontractor following.

Thank you for this opportunity. Hopefully we will be able to continue working together and can iron out this program and have a win-win for all going forward. As always, we are available to meet or answer any questions you have at any time. My mobile is 706.333.7788.

Yours truly,

PRINCIPLE CONSTRUCTION

A handwritten signature in black ink, appearing to read "Leon Moody", written in a cursive style.

Leon Moody
President & CEO

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- H. Drug-Free Workforce
- I. Disciplines Available for this Project

PART TWO—KEY PERSONNEL

- A. Personnel assigned, their qualifications and roles

PART THREE—RELEVANT EXPERIENCE

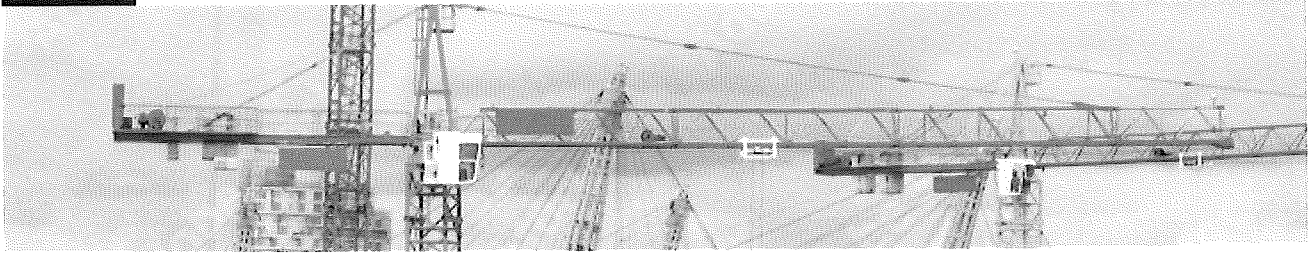
- A. Describe three projects with similar scopes

PART FOUR— PROPOSED FEE



1

FIRM OVERVIEW



B. History

Principle Construction is a group of diverse people with varying backgrounds, leadership qualities, and a common goal to serve all clients. Leon Moody founded the company in 2013 along with partners Paul Posey and Jay Johnson. The Commercial Group was formed in LaGrange and shortly after the Restoration Group was formed in Columbus. Leon and Jay focus on commercial projects and Paul focuses on Restoration. Today the three partners work together to continue to grow the company. They encourage creative thinking and problem solving. All jobs are different and require attention to detail and daily oversight. Our common goal is to support our preconstruction, estimating, project management, site supervision, and accounting groups so that they all may be successful and in turn produce quality projects within the set schedule and budget. This is why we are different.

C. Ownership

Principle is a Georgia based LLC.

The Owners are:

Leon Moody	53%
Paul Posey	17%
Jay Johnson	16%
Investors	14%

D. Years in Business

10 Years

E. Business Locations

Corporate Office:

51 New Hutchinson Mill Road
LaGrange, GA 30240

Principle Restoration:

2518 Hamilton Road
Columbus, GA 31904

F. Licenses / Tax ID

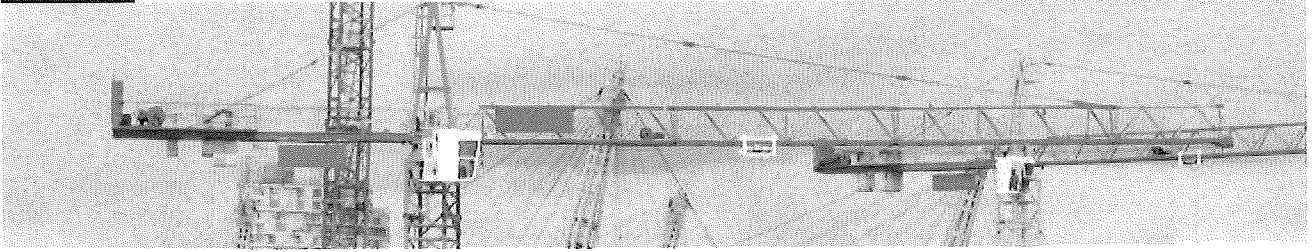
Georgia	GCC0004282
Alabama	49521
Tax ID #	46-4006122

G. Safety

Safety Program—Safety is a non-negotiable mindset at Principle. Our Superintendents are OSHA trained and part of their job is to communicate safe job practices on a weekly basis through toolbox talks and daily as they oversee the jobsite. Our goal is to have NO LOST TIME ACCIDENTS.

H. Drug-Free Workplace

Principle is a Drug-Free Workplace as certified by The State Board of Workers Compensation. All employees are drug tested when hired and randomly throughout their employment.



I. Disciplines Available

On smaller projects Principle will self perform what makes sense from a budget perspective and subcontract certain trades. We make the decision on whether to self perform or sub out various trades based on when the project needs to be completed, cost, and availability of subcontractors.

We often self perform the following:

- Concrete and form work
- Rough Carpentry
- Doors and Hardware
- Finishes

Our subcontractor database provides the following trades:

- Sitework
- Concrete
- Masonry
- Structural Steel Framing
- Wood and Plastics
- Thermal and Moisture Protection
- Doors and Windows
- Finishes
- Specialties
- Furnishings
- Mechanical
- Electrical

Design:

If a project requires architectural or structural drawings we can assist by hiring the designer to work directly for us or the City can hire them.

Budgeting:

We can budget any project to allow the City to set aside monies for specific projects.

Scope Development:

We can develop scopes for each project to be used for budgeting and bidding.

Our Goal is to become an extension of your staff and provide professional design and construction services.

2

KEY PERSONNEL



PRINCIPLE CONSTRUCTION

CONSTRUCTION MANAGEMENT TEAM



Leon Moody
Project Executive
Years in Industry: 34



Joseph Alise
Project Manager
Years in Industry: 12



Brent Conrad
Estimating
Years in Industry: 37



Ashley Mirseyedi
Accounting
Years in Industry: 15



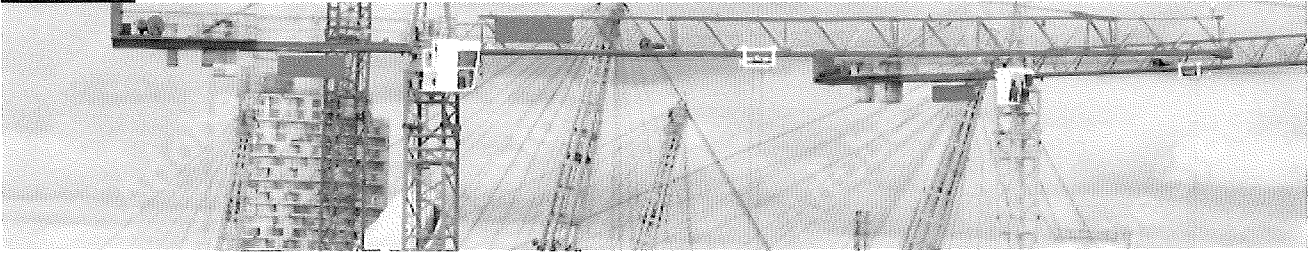
Superintendents
Carpenters
Laborers



Subcontractors
Suppliers
Vendors

2

KEY PERSONNEL



We propose to have the following construction managers work together on the Construction Management Program. We may from time to time add personnel such as a Superintendent as needed.

Project Executive:	Leon Moody
Project Manager:	Joseph Alise
Cost Estimator:	Brent Conrad, LEED Green
Jobsite Accounting:	Ashley Mirseyedi

QUALIFICATIONS OF OUR MANAGEMENT TEAM

Leon Moody, President & CEO, has 34 years in the construction industry in a management role and on many municipal projects. He will conduct internal weekly meetings with the Principle Project Manager and Estimator about projects in planning and in construction. Leon will always be available to City staff for consultation and to meet to discuss any project.

Joseph Alise, Project Manager, has a hands on management style and has worked in the field and in the office. He recently led the team to build the new Lemur and Aviary Exhibits as well as the tornado cleanup at the Wild Animal Safari in Pine Mountain. He was PM on the Elegant Occasions Event Center in Hogansville. He is currently working on the SunSouth John Deere dealership in Columbus. He is OSHA 30 Hour Certified.

Brent Conrad, Sr. Estimator, has over 35 years of Estimating, Project Management, and Superintendent experience on a variety of large and small projects. He currently serves as Sr. Estimator and is involved in every project during the budgeting and pricing phase. Brent is OSHA 30 Hour Certified.

Ashley Mirseyedi, Jobsite Accountant, is also the Principle Office Manager for the LaGrange office. She assists in managing project costs utilizing the latest technologies and works with the Project Manager to produce project reporting. She also leads the accounting team to produce pay requests, sub contracts, insurance requirements, accounts receivable and accounts payable.

Principle Superintendents: Whenever onsite supervision is needed we will provide a qualified Superintendent to manage the daily activities. All of our Superintendents are OSHA 30 Hour Certified and have additional certifications.

3

RELEVANT EXPERIENCE

Meriwether County, GA Construction Management Program

MAJOR PROJECTS:

1. COVE ROAD FIRE STATION
2. DURAND FIRE STATION
3. GREENVILLE FIRE STATION (Headquarters)
4. LONE OAK FIRE STATION
5. LUTHERSVILLE FIRE STATION
6. ODESSADALE FIRE STATION
7. WOODBURY FIRE STATION
8. DFACS BUILDING RESTORATION: After water damage
9. HEALTH DEPARTMENT RESTORATION: After water damage

The scope of #'s 1-7 involved hiring an architect, preconstruction services during design, developing bid packages, bidding and scoping all bids, soliciting subcontractors to bid, evaluating bids, recommending successful qualified subcontractors, and managing construction activities.

#'s 8 and 9 involved removal of contents, conducting drying of the building, replacing ceiling tile, drywall, flooring, trim, and painting. Then moving all furniture back into each office.

#10 involved repairing the roof to prevent continuous leaking that had been occurring for years. Internal repairs were also made.

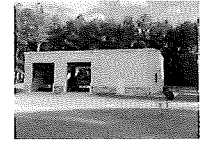
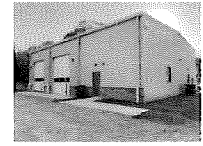
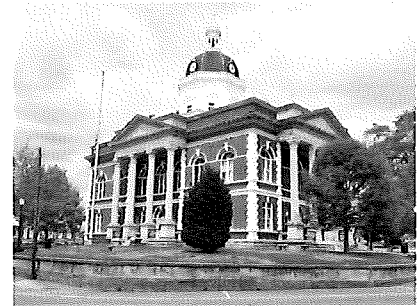
Tieron Gay

Meriwether County Commissioners

Tel 706.672.3461 work

Tel 770.301.2385 mobile

Email t.gay@meriwethercountyga.gov



3

RELEVANT EXPERIENCE

Columbus Consolidated Government Columbus, GA

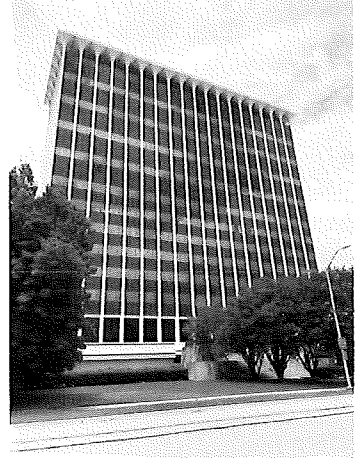
MAJOR ON-CALL PROJECTS:

1. GOVERNMENT CENTER: 5 Floor Renovation due to water damage
2. GOVERNMENT CENTER LIFE SAFETY: 13 Floor Life Safety Project to replace entire life safety system
3. PUBLIC WORKS BUILDING A: Planned, foundations, pre-engineered building delivered.
4. CHARGING GENERATOR STATIONS AT FIVE ELECTRIC BUS STATIONS:
In Planning Stage

The scope of #'s 1 & 2 involved renovating the water damaged floors and adding a new fire suppression system in the entire building. This project exceeded \$4 million in costs.

#3 was awarded, preconstruction services were conducted, the building was ordered and delivered and foundations had begun and the Owner put the project on hold.

#4 is currently in process of pricing and planning. It involves new charging stations at five bus stations to power the buildings and all electric busses.



Ryan Pruitt

Columbus Consolidated Government

Tel 706.225.3959 work

Tel 706.570.8307 mobile

Email rpruett@columbusga.org

3

RELEVANT EXPERIENCE

Fokker Services LaGrange, GA

MAJOR CM PROJECTS:

1. OFFICE RENOVATION: 20,000 SF Renovation
2. WAREHOUSE: 11,000 SF New Construction
3. TEST CELL: In Progress; Completion 12/15/2023
4. SOLAR FARM: In Planning; Start 10/1/2023

#1 involved budgeting and value engineering the design to get the project into budget. Then Principle moved half the office into the other side, renovating the first 10,000 SF side, then moved the entire office to the newly renovated side and renovated the other 10,000 SF side.

#2 Principle hired and managed design and built a new 11,000 SF warehouse next to the existing facility and added a connector to prevent the existing 55,000 SF facility from having to add a sprinkler system.

#3 is in process and is a new Test Cell inside the existing facility

#4 is in planning and begins in two months. This Solar Farm project consisting of solar panels on top of the existing facility and adding covered parking with solar panels on top. This project will power the entire facility and will provide enough extra power to sell excess power back to the grid. This is part of a Federal Government Green Initiative.

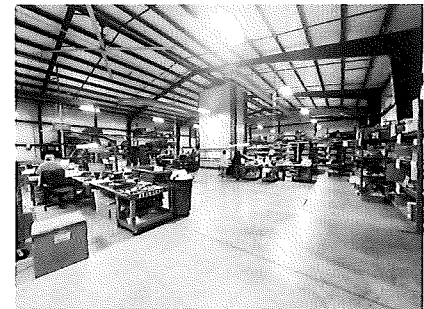
Jeff Matthews

Fokker Services

Tel 706.812.0888 Work

Tel 404.473.9531 Mobile

Email jeff.Matthews@us.fokker.com



4**PROPOSED
FEE**

<u>CATEGORY</u>	<u>HOME OFFICE OVERHEAD AND FEE</u>
\$50,000 or less	18%
\$50,000—\$99,000	15%
\$100,000 and over	12% negotiable
GMP over \$100,000	12% negotiable

- Home office overhead and fee includes Upper Management, Project Management, Accounting, Insurances and Fee
- Job costs not included above shall include:
 - Site Supervision (when needed)
 - Permits
 - Field Equipment
 - Project Signage
 - Temporary Fences
 - Portable Toilets
 - Jobsite Computers
 - Temporary Water
 - Gas & Electrical Power during construction
 - Temporary Heat
 - Temporary Wiring and Lights
 - Equipment Rental & Fuel
 - Small Tools
 - Safety Costs
 - Daily Cleanup and Final Clean
 - Dumpster Rental



SHERIDAN
CONSTRUCTION

STATEMENT OF QUALIFICATIONS

**TASK ORDER CONTRACTOR SERVICES
FOR HOGANSVILLE, GEORGIA**

06.21.2023

Prepared for:

City of Hogansville, Georgia
111 High Street
Hogansville, GA 30230

Sheridan Construction

1572 Schofield Street
Macon, GA 31201

P: 478.743.1578

F: 478.746.0437

sheridanconstruction.com

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CITY HALL

ROYAL



Main Office:
1572 Schofield Street
Macon, GA 31201
Phone (478) 743-1578

West Georgia Office:
314 Greenville Street
LaGrange, GA 30241
Phone (706) 837-0407

www.sheridanconstruction.com

June 20, 2023

City of Hogansville
111 High Street
Hogansville, GA 30230

RE: Task Order Services for the City of Hogansville

Dear City of Hogansville:

Please accept this letter as a sincere expression of our interest in providing General Contractor Task Order Services for the City of Hogansville. Our firm has valuable task order experience with many organizations, and we will bring many strengths to the City of Hogansville. We enjoy the variety of projects that are generated through a task order contract and have the resources to respond quickly and with a plan.

Our history with a task order contract began with The Boeing Company in 1989. This was a continuous task order at an occupied facility for twenty-five years until the operation closed. The annual revenue of this task order ran between \$500,000 and \$3,000,000 per year. One of our recent task order contracts is with the University of Georgia for \$5,000,000 per year.

The team presented is confident about delivering solutions to each project that crosses our desk as we have extensive renovation experience with many types of projects. We will advise the city on costs, schedule, delivery methods, selection of materials, building systems, and equipment for each project. We will provide recommendations on constructability, availability of materials, labor, time requirements for procurement, installation and construction, prefabrication, and factors related to construction including but not limited to costs of alternative designs or materials, preliminary budgets, and possible cost reductions through valued engineering.

We understand the need for fast-tracked and phased work to minimize disruptions. You can trust that we will serve all involved with excellence, integrity, and quality in every aspect of the design and construction process, giving you peace of mind with our lifetime warranty on workmanship for all projects. We are bonded up to \$200,000,000 for projects as well as carrying adequate insurance on all projects.

It would be an honor and privilege to serve and partner with the City of Hogansville. Thank you for reviewing the information provided.

Sincerely,

A handwritten signature in cursive script that reads "Christy Kovac".

Christy Kovac
President/CEO

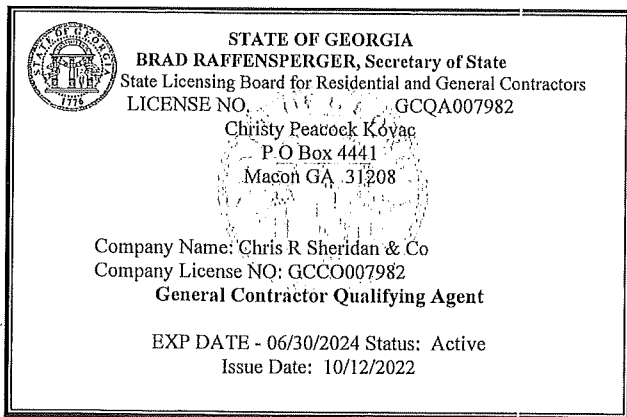
1.2: FIRM DESCRIPTION

Sheridan Construction is a full service General Contractor and Construction Manager providing construction services in Georgia since 1947. We are an ESOP company (Employee Stock Ownership Plan). We provide construction service in the hard bid and negotiated markets. Currently 70% of our contracts are Construction Management at-Risk.

1.3: BASIC COMPANY INFORMATION

- i. Chris R. Sheridan & Company dba Sheridan Construction
- ii. Main Office West Georgia Office
 1572 Schofield Street 314 Greenville Street
 Macon, GA 31201 LaGrange, Georgia 30241
- iii. Primary Contact: Christy Kovac
 ckovac@sheridanconstruction.com
- iv. Phone: (478) 743-1578 | Fax: (478) 746-0437
- v. Years In Business: 75
- vi. GC for State of Georgia: *See Below.*
- vii. Work Authorization Verification User ID: 212167 Date of Authorization: 12/1/2009

GEORGIA GENERAL CONTRACTOR LICENSE



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

CHRIS R. SHERIDAN & CO.
 a Domestic Profit Corporation

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 : 24615220
 Date Ine/Auth/Filed: 07/23/1947
 Jurisdiction : Georgia
 Print Date : 02/27/2023
 Form Number : 211



Brad Raffensperger
 Brad Raffensperger
 Secretary of State

1.4: FORM OF OWNERSHIP

Sheridan Construction is a corporation formed in the State of Georgia on July 23, 1947.

1.5: HISTORY AND GROWTH OF FIRM

Chris R. Sheridan, Sr. founded Chris R. Sheridan & Co. in 1947. The company has been operating continuously as a General Contractor since 1947 with all of our work being in Georgia. The company is a 100% Employee Stock Ownership Plan (ESOP).

Sheridan Construction is one of the oldest and most experienced general contractors in the state of Georgia.

We have successfully completed all types of work including new construction and renovation work of educational, institutional, healthcare, financial, religious and industrial facilities. We pride ourselves in having one of the largest repeat lists of clients in Georgia—some being multi-generational. We believe this stems from our company’s mission to serve our clients, community and employees with excellence, integrity and quality in every aspect of the construction process.

1.6: FIRM’S LITIGATION HISTORY

Sheridan Construction has never been involved in any litigation with an Owner and/or Architect.

1.7: FIRM’S FAILURE TO COMPLETE AWARDED WORK HISTORY

Sheridan Construction and/or a member thereof has never been removed from a contract or failed to complete a contract.

1.8: REFERENCES

#1

Name of Project: Middle Georgia State University Task Order

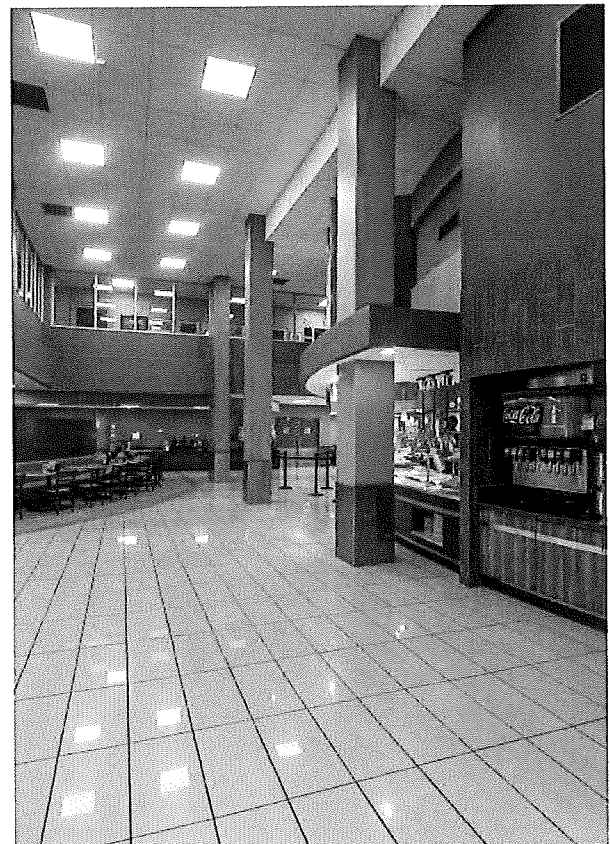
Location: Macon and Cochran, GA

Service Dates: Active Contract

Description: We were awarded the Task Order Contract with Middle Georgia State University in early 2017. We provide cost estimates and cost evaluation, value engineering recommendations, design analysis, constructability reviews, and technical input on methods of construction, materials, details, and subcontractor bidding packages. We have provided construction services to the maximum allowable annual amount since the contract award.

Owner Reference:

David Sims | 478.471.2780 or 478.757.2259
 Assistant Vice President of Facilities
 Middle Georgia State University
 100 University Parkway | Macon GA 31206
 david.sims@mga.edu



FIRM DESCRIPTION AND RESOURCES

#2

Name of Project: Georgia College & State University Housing Turnover Task Order

Location: Milledgeville, GA

Service Dates: Active Contract

Description: We were awarded the Housing Turnover Task Order Contract with Georgia College and State University in 2018. This task order involves fast-track housing renovations over the summers. Our first project consisted of renovation work on two student apartment buildings during the 2018 summer school break. Work involved providing new AC systems to 33 units in one apartment building as well as painting and final clean up. We also painted and performed final clean up on 42 units in the second apartment building. All work was completed on time and within budget.

Owner reference:

Coby Dixon | 478.445.7007

Project Manager, Facilities Planning

Georgia College and State University

231 W. Hancock Street | Milledgeville, GA 31061

coby.dixon@gcsu.edu

#3

Name of Project: Mercer University Projects

Location: Macon and Atlanta, GA

Service Dates: Active and Current Projects

Description: Sheridan Construction has been partnering with Mercer University since the 1970s. We have completed a wide range of projects including new construction, renovations, large-scale hardscape projects, and athletic facilities. We are involved from the beginning working with the design team, and we provide pricing throughout the process to make sure that their budgets are maintained. We also develop and maintain all project schedules to stay on target with every project. The projects vary in size from \$150,000 to \$40,000,000.

Owner Reference:

Russell Vullo | 478.301.2409

Associate Vice President of Facilities

Mercer University

1937 College Drive | Macon, GA 31201

vullo_ra@mercer.edu



1.9: DISCLOSURE STATEMENT

We at Sheridan Construction shall make every effort to avoid even the appearance of a conflict of interest or any impropriety in our selection for this project and the negotiation and performance of any resulting contract. We affirm that we do not have a conflict of interest or potential conflict of interest as defined as any action, decision, or recommendation by a person acting in a capacity as a public official, the effect of which is or could be to the private monetary or financial benefit or detriment of the person, the person's relative, or any business with which the person or a relative of the person is associated. The potential conflict of interest is viewed from the perspective of a reasonable person who has knowledge of the relevant facts.

Chris R. Sheridan & Company dba Sheridan Construction

Name of Firm

Chris R. Sheridan
Authorized Signature

President/CEO
Title of Authorized Signature

June 21, 2023
Date

1.10: OFFICE SUBMITTING QUALIFICATIONS

The City of Hogansville, Georgia Task Order Contractor Services projects will be managed by Sheridan Construction's West Georgia office located at 314 Greenville Street, LaGrange, Georgia. Our office is approximately 12.8 miles from the city.

1.11: FINANCIAL RESPONSIBILITY

- i. Gross Billings for the Past 3 Years:
2022: \$60,300,000 2021: \$55,100,000 2020: \$51,865,828
- ii. Insurance Company & Agent Contact Information:

<p>Insurance Agent: Jim Bass 478.477.0506 McGriff Insurance Services, Inc. 4951 Forsyth Road, 1st Floor Macon, GA 31210</p>	<p>Insurance Company: McGriff Insurance Services, Inc. 4951 Forsyth Road, 1st Floor Macon, GA 31210</p>
---	---
- iii. Bonding Company & Agent Contact Information:

<p>Bonding Agent: Brian Hughes 770.337.1615 Yates Insurance Agency 2800 Century Park NE, Suite 300 Atlanta, GA 30345</p>	<p>Bonding Company: Mike Suchan 800.685.4604 Westfield Insurance Company 3505 Koger Boulevard Duluth, GA 30096</p>
---	---
- iv. Bonding Capability: Sheridan Construction has sufficient bonding capacity for single projects in the \$50,000,000 range with an aggregate work program in the \$100,000,000 range. (We will provide letter upon request, if needed.)
- v. Negotiated Work in Past 3 Years: Average 70%
- vi. Firm's Current Assets / Current Liabilities Ratio: *(See Appendix 3 for our signed affidavit.)*
2022: 1.64 2021: 2.15 2020: 2.38 2019: 2.04 2018: 1.65

I certify that on behalf of Sheridan Construction all of the above provided information is true and accurate.

Chris R. Sheridan & Company dba Sheridan Construction

Name of Firm

Chris R. Sheridan
Authorized Signature

President/CEO
Title of Authorized Signature

June 21, 2023
Date

1.12: PERSONNEL CAPABILITY

Office Staff:

- 1 President/CEO
- 1 Chief Financial Officer
- 1 Executive Director of Operations
- 1 Preconstruction Manager
- 1 Director of Business Development & Marketing
- 1 Human Resource Manager
- 2 Project Directors
- 7 Project Managers
- 5 Preconstruction Estimators
- 1 Senior Project Engineer
- 3 Project Engineers
- 4 Administrative Assistants
- 1 Receptionist
- 1 Warehouse Manager

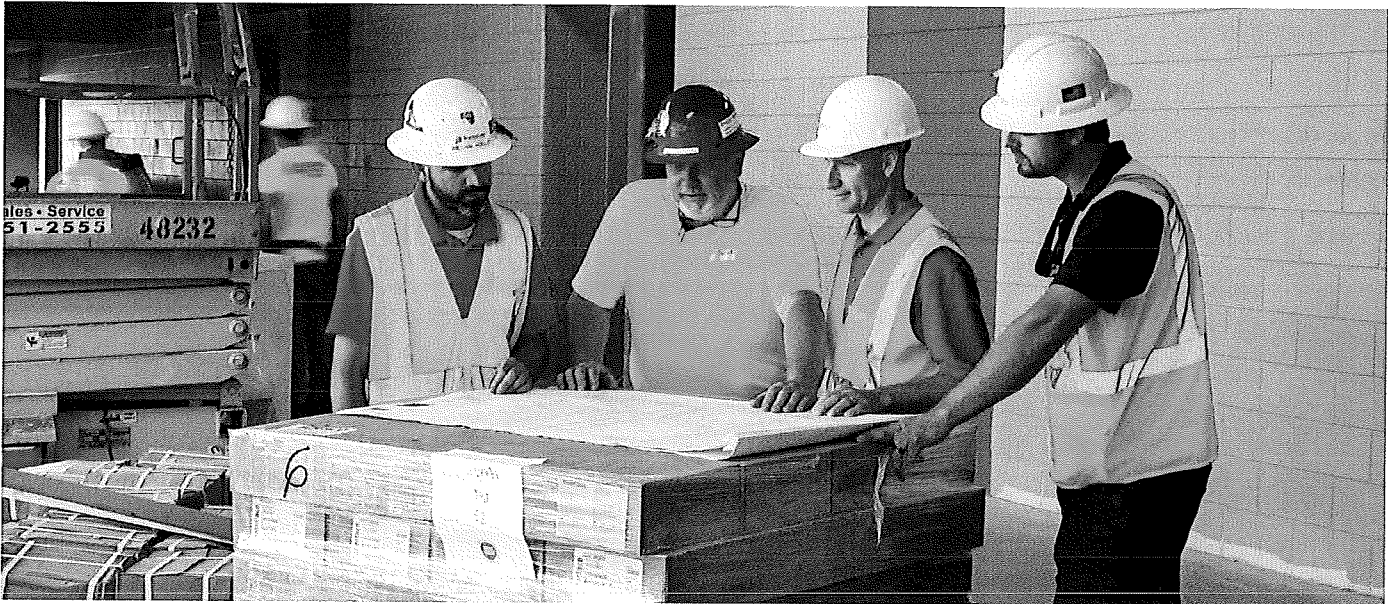
- 1 Senior Marketing Specialist
- 1 Business Development Associate
- 1 Accounts Payable Manager
- 1 Controller
- 1 Human Resources Manager

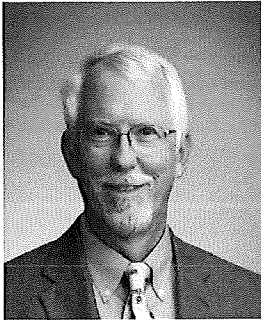
Field Staff:

- 13 Superintendents
- 2 Assistant Superintendents
- 8 Field Workers

The lead key staff proposed for the Hogansville, Georgia Task Order Contract Services projects from Sheridan Construction is as follows:

Name:	Role on Project:
Tom Rogers	Project Executive
Caleb Hutchinson	Project Director
Larry Scarborough	Project Manager
Mark Webb	Superintendent

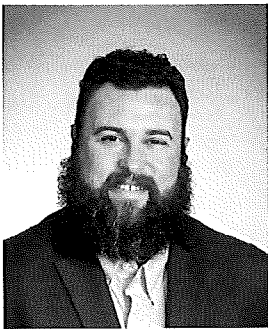




TOM ROGERS
Project Executive

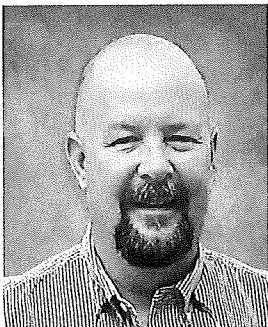
Tom serves as Executive Director of Operations at Sheridan Construction and has worked in the industry since 1981. A member of the Sheridan Construction team since 1990, his construction projects have included new construction and renovations for commercial, healthcare, religious, and industrial clients.

Tom will provide leadership & direction for all aspects of construction throughout your project as he supports the team and will be the team's primary point of contact for daily communication and will ensure all expectations are met regarding project safety, cost, quality, and schedule. His goal is to ensure the team maintains excellent communication, performance, and value throughout the Hogansville, Georgia Task Order Contract Services projects and deliver a high-quality product to a satisfied customer.



CALEG HUTCHINSON
Project Director

Caleb will serve as Project Director. He has worked in the construction industry since 2007 in both superintendent and project manager roles. He takes great pride in maintaining excellent communication, performance and value throughout his projects. Caleb will serve as the team's main point of contact throughout the Hogansville, Georgia Task Order Contract Services projects.



LARRY SCARBOROUGH
Project Manager

Larry is as Project Manager and Field Operations Manager for Sheridan Construction's West Georgia office. With 28 years of construction industry experience, his projects have included K-12, commercial, industrial, historical and residential builds. Larry will serve as Project Manager for the Hogansville, Georgia Task Order Contract Services projects, working to ensure all expectations are met regarding project safety, cost, quality and schedule.



MARK WEB
Superintendent Candidate

Mark is a skilled Superintendent offering 25+ years of experience leading communication and operations to complete multimillion dollar commercial and residential projects. He is an efficient problem-solver that keep projects on time and on budget.

1.13: FIRM’S RELEVANT PROJECT EXPERIENCE

#1	Name of Project:	Middle Georgia State University Task Order Contract	
	Location:	Macon, GA	
	Service Dates:	May 2017 – Current Contract	
	Height:	2-Stories	Construction Cost: \$650,000/fiscal year
	Project Size:	Various	Site Area: Interior Renovation
	Delivery Method:	Task Order Services	

Description & Services Provided:

Under our current task order contract with Middle Georgia State University, we have completed several projects and have several projects on-going. All projects have had a variation of demolition, concrete work, casework, several different types of flooring, painting, wall coverings, and MEP. For example, one of the completed projects under this Task Order involved interior alterations to the first and second floors of the Campus Support Services building on the Macon Campus. This project was broken into three phases, starting with the second floor renovation, which consisted of the demolition of existing rooms and build-out of several new rooms with different electrical and HVAC requirements for the IT department. The first floor renovation was done in two phases to maintain Security Command Center operations in the building. First phase involved demolition of existing rooms and build-out of new administrative offices and locker rooms for the staff. Second phase involved demolition of existing rooms and build-out of a new training area, bathroom, lobby, bullpen, armory and reception desk for the Command Center.

Other completed projects under this Task Order include:

- Jones Building – Human Resource Office Suite Renovation
- Professional Science Center – Interior Finishes Upgrade

Performance versus Owner Expectations:

We have completed all projects with all buildings occupied and classes in session. Projects have been scheduled to avoid any major interruptions during the work day and class schedules. We have turned over all projects within the requested timeline for the school’s needs. All projects have stayed on schedule and under budget.

Owner Reference:

Laura Gay | 478.471.5373
Director of Facilities Administration
Middle Georgia State University
100 University Parkway
Macon, GA 31206
laura.gay@mga.edu

Design Professional Reference:

Brannen Park | 478.972.9329
Dunwody Beeland
300 Mulberry Street
Macon, GA 31201
bpark@dunwodybeeland.com



FIRM DESCRIPTION AND RESOURCES

#2	Name of Project:	Georgia College and State University General Task Order Contract		
	Location:	231 W. Hancock Street Milledgeville, GA 31061		
	Service Dates:	Active Contract		
	Height:	Varies	Construction Cost:	\$1,500,000
	Project Size:	Varies	Structural System:	Concrete, Masonry
	Delivery Method:	CM At-Risk	Site Area:	As needed construction

Description & Services Provided:

The general task order contract with Georgia College and State University calls for renovations and MEP replacements. As part of this contract, we recently replaced existing boilers with more energy-efficient boilers in Kilpatrick Hall. We are currently performing an HVAC replacement in Porter Hall, along with architectural improvements and exterior modifications as part of this contract.

Performance versus Owner Expectations:

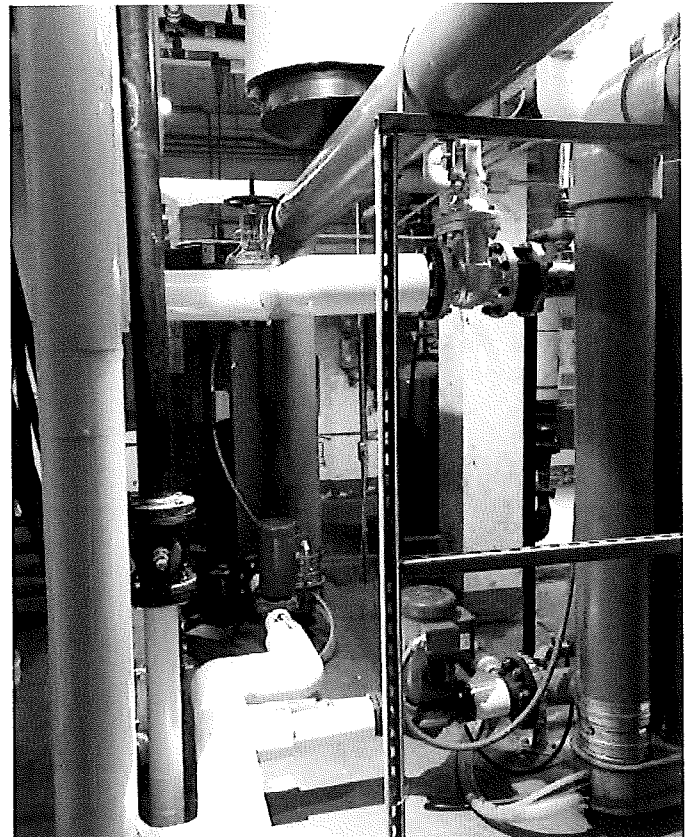
The Kilpatrick Hall project was completed on schedule and within budget.

Owner Reference:

Coby Dixon | 478.445.7007
Project Manager, Facilities Planning
Georgia College and State University
231 W. Hancock Street | Milledgeville, GA 31061
coby.dixon@gcsu.edu

Design Professional Reference:

As Selected



#3 **Name of Project:** Georgia College & State University Housing Turnover Task Order
Location: 120 West Campus Drive | Milledgeville, GA 31061
Service Dates: Active Contract
Height: 4-Stories
Project Size: 172,000 SF
Delivery Method: Task Order Services
Construction Cost: \$650,000/fiscal year
Structural System: Wood Construction
Site Area: Interior Renovation

Description & Services Provided:

We were awarded the Housing Turnover Task Order Contract with Georgia College and State University in 2018. This task order involves fast-track housing renovations over the summers. Our first project consisted of renovation work on two student apartment buildings during the 2018 summer school break. Work involved providing new AC systems to 33 units in one apartment building as well as painting and final clean up. We also painted and performed final clean up on 42 units in the second apartment building.

Performance versus Owner Expectations:

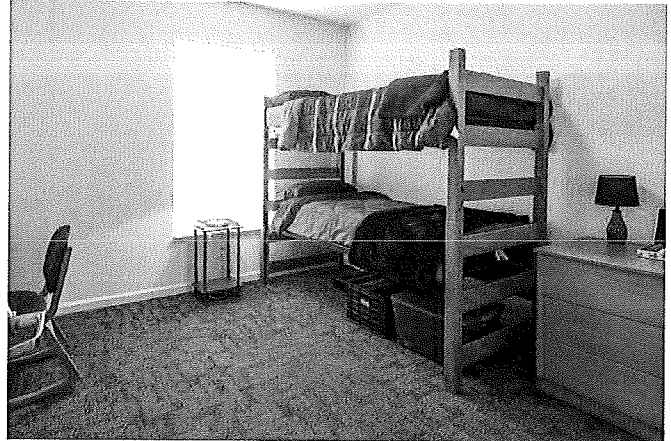
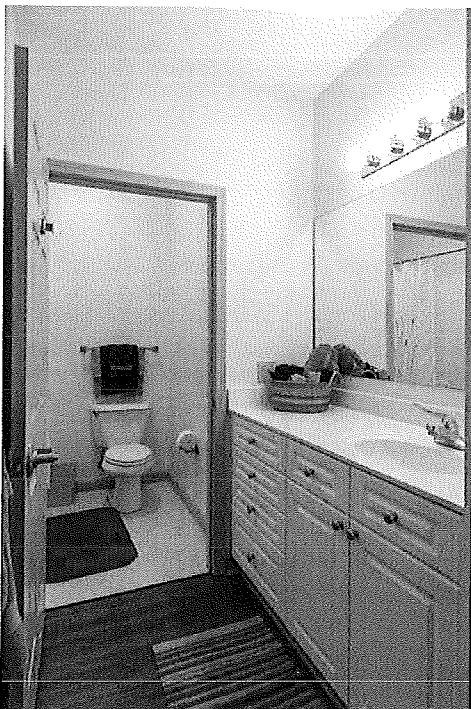
All work was completed on time and within budget.

Owner reference:

Coby Dixon | 478.445.7007
 Project Manager, Facilities Planning
 Georgia College and State University
 231 W. Hancock Street | Milledgeville, GA 31061
 coby.dixon@gcsu.edu

Design Professional reference:

N/A



#4 **Name of Project:** Mercer University Chick-Fil-A Renovations for Aramark
Location: 1400 Coleman Avenue | Macon, GA 31207
Service Dates: June – July 2016
Height: 1-Story
Project Size: 1,200 SF
Delivery Method: CM At-Risk
Construction Cost: \$393,556
Structural System: Steel Frame
Site Area: Interior Renovation

Description & Services Provided:

The renovation involved relocating the existing University Center Chick-Fil-A to an adjacent food court space previously occupied by a different retail food operation. The project included replacing all existing equipment, counters and finishes. The MEP systems were modified to accommodate the new layout.

Performance versus Owner Expectations:

The project was scheduled to be completed during the summer break and was completed on time.

Owner reference:

Janet Walker | 901.846.5667
 Aramark Services, Inc.
 136 Magnolia Trace
 Milner, GA 30257
 walker-janet@aramark.com

Design Professional reference:

Keith Price | 678.398.7744
 Calbert Design Group, LLC (previously KTP Architecture)
 2950 Cherokee Street NW, Suite 600
 Kennesaw, GA 30144
 kprice@ktparch.com



#5 **Name of Project:** Boeing Company Task Order Services
Location: Macon, GA (2 Manufacturing Plants)
Service Dates: 1989 – 2017
Height: 1-Story
Project Size: 325,000 SF

Description & Services Provided:

We have provided Task Order Construction Services, including Design/Build Services, on projects ranging from building additions and office renovations to equipment foundation and painting since 1989. The contract was renegotiated every 3-5 years with revenues between \$500,000 and \$3,000,000 annually.

Performance versus Owner Expectations:

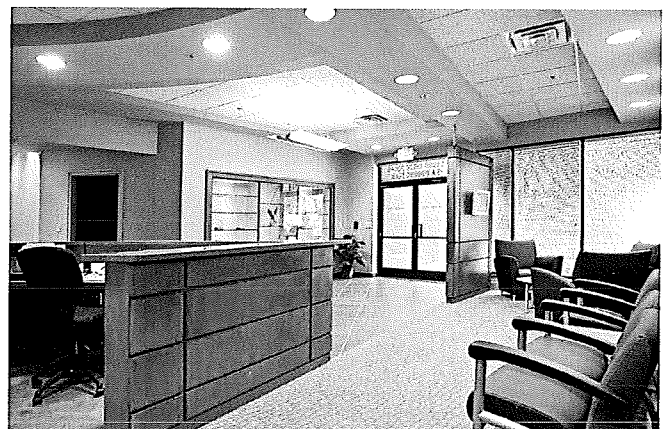
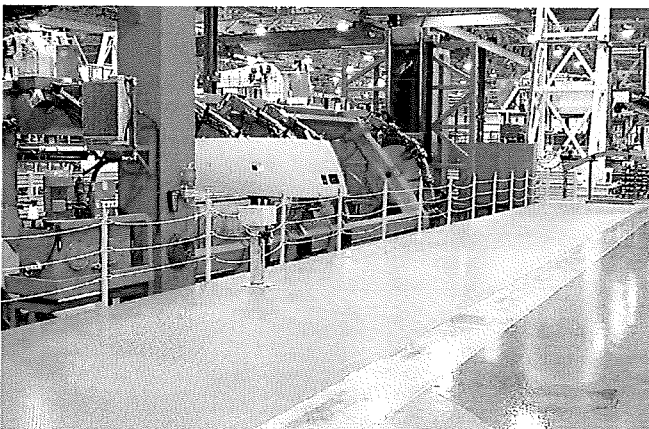
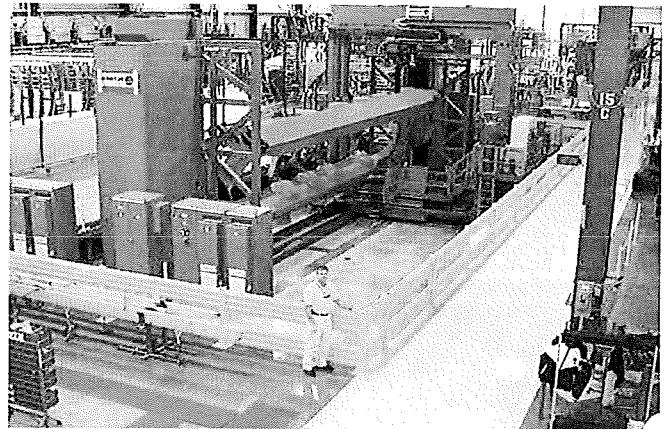
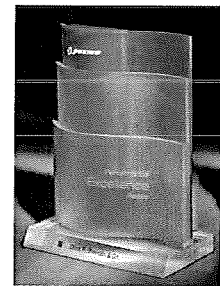
We have always performed on time and exceeded the Owners' needs. We have won four (4) **Boeing Performance Excellence Awards** for our service.

Owner reference:

Brian Cravey | 321.593.6569
 Senior Manager / Operations Support
 The Boeing Company
 7600 Industrial Highway
 Macon, GA 31206
 brian.e.cravey@boeing.com

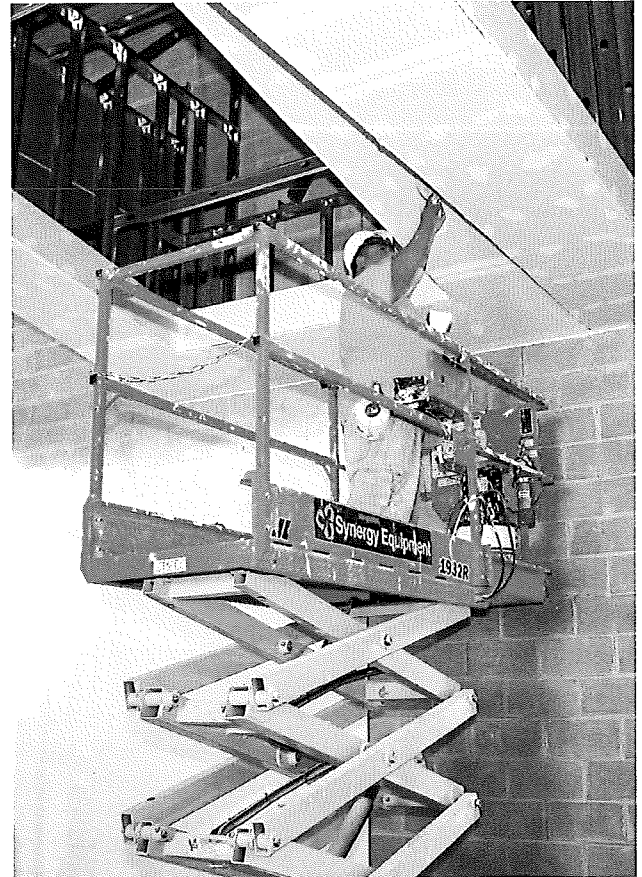
Design Professional reference:

N/A



1.14: SAFETY INFORMATION

Job site safety is first in everything that Sheridan Construction does. We not only train our crews to plan safety into their daily routines, we train them how as well. We plan our work to eliminate or reduce hazardous processes or exposures. Wherever it is not possible to completely eliminate a hazard, our personnel are provided with personal protective equipment (PPE) and are trained in its proper use. Safety rules and processes are strictly enforced. Only personnel directly involved with the project are allowed inside the security fence. Hardhats and other appropriate PPE will be required by anyone inside the work area. (See Appendix for our EMR Letter.)



1.15: STATEMENT OF FIRM'S SPECIAL CAPABILITIES WITH TASK ORDER SERVICES

Special services and differential items offered by Sheridan Construction relevant to task order services:

CONSTRUCTION RENOVATION EXPERTS

Sheridan Construction has successfully completed many task order projects for higher educational, governmental, and commercial clients. We believe this experience sets us apart from other contractors on the Task Order Services project. We have worked with numerous designers and have access to all industry disciplines when needed.

AWARD WINNING RENOVATIONS

Several of our renovation projects have won Build Georgia awards and Georgia Trust for Historic Preservation awards. Our superintendents have extensive knowledge in renovation projects that sets them apart from most contractors. To be a strong renovation contractor, you need to understand the requirements and to look beyond what can be seen on the surface. Our knowledge has given us the ability to look at lessons learned on previous renovation projects and apply that knowledge to the project we are estimating. This includes looking at existing slab conditions and at possible water intrusions in areas that could affect the project.

OWNER-OCCUPIED BUSINESSES

Over 80 percent of our construction is performed on owner-occupied businesses, including higher education, K-12, and healthcare campuses. We have an extensive list of best practices and protocols for working on owner-occupied campuses. Our employees are trained to be respectful to staff and visitors at all times. We do not allow any clothing with obscene language or graphics, and harassment or offensive behavior of any kind is not tolerated. Anyone violating these policies will be removed from the job site immediately.

SAFETY FOCUSED

Public safety is a top priority for us on every project. Over 80 percent of our work in the last five years has been in owner-occupied buildings, on healthcare campuses, downtown areas or educational campuses. Accessibility for persons with disabilities and personal needs is always an important part of every project's logistical plan. This is especially important when dealing with public safety in and around our construction job sites. Ramps and other safety barriers are used to make sure persons with disabilities and special needs are kept safe at all times. Our employees are trained to recognize dangers to ensure the work site is secure and safe for the public. We are committed to safety on the job site and our safety program regularly includes: weekly job site safety meetings, a copy of the company safety program in every field office, job site safety training via the Associated General Contractors, and a safety compliance review from the Georgia Institute of Technology.

ENVIRONMENTALLY CONSCIOUS

We also believe in protecting the environment during construction. We follow all the EPA and EPD requirements to ensure we do not contaminate the State waterways and to reduce dust. In addition, we work hard each day to incorporate LEED principles of construction into all of our projects by recycling demolished materials as much as possible.

ONSCREEN TAKEOFF

Sheridan Construction utilizes OnScreen Takeoff, which allows the trade contractor bidding process to be faster, more reliable, and remain in budget. It enhances communication among all personnel involved in the planning and estimating process of a project. By having quicker and more accurate takeoffs, along with the ability to share the information electronically, issues about material quantities can be discussed and resolved in a fraction of the time, allowing for a very successful project.

WE HAVE THE RESOURCES

Sheridan Construction has developed a large list of qualified and experienced local trade contractors during our 75 years in business. We work to select the most qualified bidders and actively solicit bids from local minority- and women-owned businesses on every job where the owner does not provide us with a list of preferred trade contractors. We continually update our database of minority contractors using resources such as the Associated General Contractors, local Chambers of Commerce and word of mouth from our bonding company and scheduling consultant. In some instances, we break bid packages down into smaller pieces so that the work is more attractive to small-business and minority-owned trade contractors.

WE ARE AVAILABLE

We believe our current workload and location in LaGrange, Georgia is beneficial to the city of Hogansville. Our office is located 12.8 miles from the job site and we are always available to meet at your convenience.

SCHEDULING EXPERT

Sheridan Construction has utilized the expertise of a scheduling consultant since 1994.

EMPLOYEE-OWNED. CUSTOMER-DRIVEN.

Sheridan Construction is a 100 percent Employee Stock Ownership Plan (ESOP) company, with 22 percent being minority-owned. Each and everyone of our employees has a responsibility first to the client and then to the partners in our projects. Together, we strive to produce the best quality work possible.

CLOSE-OUT PROFESSIONALS.

Sheridan Construction's close-out procedures have earned high marks from several Design Professionals, the Georgia Board of Regents, and GSFIC Project Managers.

LIFETIME WARRANTY ON WORKMANSHIP

Sheridan Construction has one of the most extensive warranty programs in Georgia. It is our policy that if any warranty item occurs due to poor workmanship, we will repair it at **no cost** to the owner. There is no expiration date on this commitment to quality.

ON-STAFF RESOURCES

Sheridan Construction has an in-house **Field Engineer** for as-built drawings and reviews. We also have a registered **Structural Engineer** on-staff available to review possible engineering issues and construction methods during the preconstruction process. Our on-staff certified **Asbestos Inspector** is available to sample suspected asbestos material for testing, allowing us to take samples immediately without waiting on a third party testing facility.

11-MONTH WALK-THROUGH

Sheridan Construction performs an 11-month walk-through as a value-added service to all of our owners. Your Project Manager will contact you 11 months from completion date to schedule the walk-through and address any necessary issues so all items will be resolved before the one-year warranty expires.

90-DAY ACCOUNT REVIEW

Sheridan Construction performs an account review 90-days following the completion of your project. During this review, we discuss any lessons learned during your project and address any concerns you may have.



APPENDICES

APPENDIX 1: CURRENT RATIO AFFIDAVIT



Main Office:
1572 Schofield Street
Macon, GA 31201
Phone (478) 743-1578

West Georgia Office:
314 Greenville Street
LaGrange, GA 30241
Phone (706) 837-0407

www.sheridanconstruction.com

January 17, 2023

Sheridan Construction's Current Ratio

It is worth noting that currently Sheridan Construction has not outstanding debt. The resulting Current Ratio for the past five years is as follows.

- December 31, 2018 – 1.65
- December 31, 2019 – 2.04
- December 31, 2020 – 2.38
- December 31, 2021 – 2.15
- December 31, 2022 – 1.64

I affirm that the information above is accurate to the best of my knowledge and belief.

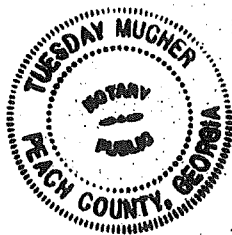
Shea V. Smith, CPA
CFO

1/17/2023
Date

Subscribed and sworn to before me this 17th day of January 2023.

Notary Public Tuesday Mueher

My Commission Expires: March 24, 2026



APPENDIX 2: EMR



February 27, 2023

Christy Kovac
 Chris R. Sheridan & Co. dba Sheridan Construction
 P. O. Box 4441
 Macon, GA 31208-4441

RE:	Experience Modification for:	Chris R. Sheridan & Co. dba Sheridan Construction
	CompTrust Member Number:	WC42
	Policy Number:	MWC 300871 23

To whom it may concern,

Per your request, Chris R. Sheridan & Co. dba Sheridan Construction Experience Modification Ratings for Workers' Compensation policies written through Old Republic Insurance Company/CompTrust AGC MCIC for the current year and prior three years are as follows.

Effective 1/1/23	1.13
Effective 1/1/22	1.08
Effective 1/1/21	1.05
Effective 1/1/20	0.83

Please do not hesitate to contact us should you need any further information. We appreciate your continued support of CompTrustAGC MCIC.

Sincerely,

Pat Wilhite

Director of Underwriting
 Direct: 678-298-1889
 pwilhite@ctmcic.com

cc: Leslie Brooks
 McGriff Insurance Services - Macon
 P.O. Box 28530
 Macon, GA 31221-8530



Main Office:
1572 Schofield Street
Macon, GA 31201
Phone (478) 743-1578

West Georgia Office:
314 Greenville Street
LaGrange, GA 30241
Phone (706) 837-0407

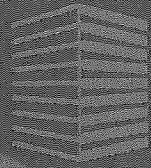
www.sheridanconstruction.com

City of Hogansville
Task Order Contractor Services

Fee Proposal
6/27/2023

Project Fee

15%	Project(s) \$50,000 or less
12%	Project(s) \$50,001 - \$99,999
10%	Project(s) \$100,000 and over
8%	Guaranteed Maximum (Not-to-Exceed) Priced projects over \$100,000



SHERIDAN

CONSTRUCTION

HOGANVILLE

Christy Kovac
ckovac@sheridanconstruction.com

1572 Schofield Street
Macon, GA 31201
P: 478.743.1578
F: 478.746.0437

Lisa Kelly

From: Kaylynn Link <klink@sheridanconstruction.com>
Sent: Thursday, July 6, 2023 11:07 AM
To: Lisa Kelly
Cc: Lynne Miller; LeAnn Lehigh
Subject: RE: Bid Notice - Construction Management Services Hogansville

Lisa,

I sent these scenarios/questions to our Preconstruction team who put together the pricing/fees for the proposal. For scenarios 1 & 2, as long as the total project cost does not exceed \$50,000.00, then the fee will be 15%. For scenario 3, the fee would be 10%.

Please let me know should you have any additional questions and I will be happy to help.

Thanks,

Kaylynn Link
Marketing Coordinator
West GA Division
O: (706) 837-0407
C: (706) 881-1933
314 Greenville Street, LaGrange, GA 30241



Connect with us at:



From: Lisa Kelly
Sent: Thursday, June 29, 2023 1:44 PM
To: Kaylynn Link <klink@sheridanconstruction.com>
Cc: Lynne Miller <lynne.miller@cityofhogansville.org>; LeAnn Lehigh <LeAnn.Lehigh@cityofhogansville.org>
Subject: RE: Bid Notice - Construction Management Services Hogansville

Hi Kaylynn,

It was good talking with you earlier.

The City had two responsive bidders for Construction Management Services and my hope is to have the item in front of Council on July 17th for a decision.

I do have a couple of questions and want to clarify what that means regarding the percentages provided in the proposal. Here's the scenarios...

- One of our projects will be to pressure wash the sidewalks for 1,000' in every direction of the intersection of Hwy 29 & Hwy 54.
- Another priority project is to pressure wash and water seal the existing wooden tower trail board walk and outdoor classroom. The wood portion is approximately 350 linear feet.
- The first project we would want to begin is the City Annex building in which we currently have exactly a \$100k budget.

Can you confirm the percentages for each of these projects would be respectively 15% for scenarios 1 & 2, and 10% for scenario 3?

In fairness to all bidders, we have asked the same questions to all bidding parties.

I look forward to hearing back soon.

Thank you,

Lisa Kelly

Lisa E. Kelly, City Manager

City of Hogansville

706-637-8629 ext. 101



From: Kaylynn Link <klink@sheridanconstruction.com>

Sent: Thursday, June 29, 2023 1:08 PM

To: Lisa Kelly <lisa.kelly@cityofhogansville.org>

Subject: RE: Bid Notice - Construction Management Services Hogansville

Hi Lisa!

Just touching base regarding the bid for Construction Management Services. When do you anticipate there being a decision made?

Thanks,

Kaylynn Link

Marketing Coordinator

West GA Division

O: (706) 837-0407

C: (706) 881-1933

314 Greenville Street, LaGrange, GA 30241



Connect with us at:



From: Lisa Kelly

Sent: Wednesday, May 17, 2023 5:08 PM

To: Kaylynn Link <klink@sheridanconstruction.com>

Subject: Bid Notice - Construction Management Services Hogansville

Hi Kaylynn,

Please see attached invitation to bid for Hogansville Construction Management Services.

Thank you,
Lisa Kelly

Lisa E. Kelly, City Manager
City of Hogansville
706-637-8629 ext. 101



Lisa Kelly

From: Leon Moody <lmoody@principleco.com>
Sent: Friday, July 14, 2023 3:53 PM
To: Lisa Kelly
Subject: RE: Bid Notice - Construction Management Services Hogansville

Lisa,

Our answers are below in blue.

I do have a couple of questions and want to clarify what that means regarding the percentages provided in the proposal. Here's the scenarios...

- One of our projects will be to pressure wash the sidewalks for 1,000' in every direction of the intersection of Hwy 29 & Hwy 54. Our fee % would be 5% for a project like this. Anytime we are facilitating getting a single subcontractor to a job for you we won't charge you much at all.
- Another priority project is to pressure wash and water seal the existing wooden tower trail board walk and outdoor classroom. The wood portion is approximately 350 linear feet. 5% only
- The first project we would want to begin is the City Annex building in which we currently have exactly a \$100k budget. 10% confirmed

Can you confirm the percentages for each of these projects would be respectively 15% for scenarios 1 & 2, and 10% for scenario 3? The first two scenarios are 5% and the third is 10%.

Thanks so much. We are hopeful to be able to work with you and be a good partner.

-Leon

Leon Moody

President & CEO
mobile 706.333.7788 | office 706.407.2525
www.PrincipleCo.com | LAGRANGE | COLUMBUS



From: Lisa Kelly <lisa.kelly@cityofhogansville.org>
Sent: Friday, July 14, 2023 1:13 PM
To: Leon Moody <lmoody@principleco.com>
Subject: RE: Bid Notice - Construction Management Services Hogansville

Hi Leon,

It was good talking with you earlier. Hope you're doing well.

The City had two responsive bidders for Construction Management Services and my hope is to have the item in front of Council on July 17th for a decision.

I do have a couple of questions and want to clarify what that means regarding the percentages provided in the proposal. Here's the scenarios...

- One of our projects will be to pressure wash the sidewalks for 1,000' in every direction of the intersection of Hwy 29 & Hwy 54.
- Another priority project is to pressure wash and water seal the existing wooden tower trail board walk and outdoor classroom. The wood portion is approximately 350 linear feet.
- The first project we would want to begin is the City Annex building in which we currently have exactly a \$100k budget.

Can you confirm the percentages for each of these projects would be respectively 15% for scenarios 1 & 2, and 10% for scenario 3?

In fairness to all bidders, we have asked the same questions to all bidding parties.

I look forward to hearing back soon.

Thank you,

Lisa Kelly

Lisa E. Kelly, City Manager

City of Hogansville

706-637-8629 ext. 101



STATE OF GEORGIA

COUNTY OF TROUP

WATER & SEWER LINE

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into effective as of the _____ day of _____, 2023 ("Effective Date"), by and between SHALLOW CREEK HOGANSVILLE LLC a Georgia Limited Liability Company ("SHALLOW CREEK") & HUNTCLIFF HOGANSVILLE LLC a Georgia Limited Liability Company ("HUNTCLIFF") and THE CITY OF HOGANSVILLE, a Georgia Municipal Corporation ("HOGANSVILLE") (each a "Party" and collectively the "Parties").

RECITALS

WHEREAS, SHALLOW CREEK owns that certain tract or parcel of land described on exhibit "A" said exhibit being attached hereto and incorporated herein by reference.

WHEREAS FURTHER, HUNTCLIFF intends to purchase that certain tract or parcel of land described on exhibit "B" said exhibit being attached hereto and incorporated herein by reference.

WHEREAS FURTHER, SHALLOW CREEK & HUNTCLIFF desire to develop the above referenced parcels into 150 residential subdivisions lots hereinafter "lots".

WHEREAS FURTHER, HOGANSVILLE desires that the above referenced parcels be developed into 150 subdivision lots and be connected to the HOGANSVILLE water and sewer system

WHEREAS FURTHER, it has been determined that the Public Sewer system of HOGANSVILLE does not currently have the capacity to serve the additional 150 lots. HOGANSVILLE does not have the funds to replace the sewer outfall lines to create enough capacity for sewer to serve both of these developments.

WHEREAS FURTHER, SHALLOW CREEK & HUNTCLIFF have proposed installing the sewer main necessary to serve the additional lots. A proposed contract to perform this work is attached hereto as exhibit "C" and incorporated herein by reference. In consideration for this installation HOGANSVILLE shall waive all water taps fees (\$2,500.00 per lot) and all sewer tap fees (\$3,500.00 per lot). HOGANSVILLE agrees that the total amount of fees to be waived is \$900,000.00 HOGANSVILLE further agrees that once this agreement is signed that SHALLOW CREEK & HUNTCLIFF shall be issued land disturbance permits to begin work on the above referenced development of 150 lots.

NOW, THEREFORE, for and in consideration of the mutual covenants and promises set forth herein, and for other good and valuable consideration, the Parties hereto agree as follows:

ARTICLE 1
ISSUANCE OF LAND DISTURBANCE PERMITS, BUILDING PERMITS AND
CERTIFICATES OF OCCUPANCY

As soon as all other requirements necessary for issuance of land disturbance permits have been met and this agreement is executed by all parties, HOGANSVILLE shall issue the Land Disturbance Permits that are necessary to start the above reference developments.

SHALLOW CREEK & HUNTCLIFF may elect to develop the 2 developments in multiple phases and HOGANSVILLE shall approve and record plats when requested if a phase is complete. All parties agree that some of the lots may be completed and sold prior to the completion of the entire sewer line. HOGANSVILLE agrees to provide HUNTCLIFF & SHALLOW CREEK with final designed plans for the sewer line upgrade/replacement of the Northern section within 60 days of execution of this agreement and the Southern section upgrade/replacement within 6 months of execution of this agreement.

All Parties agree that once the North Section of the sewer line is replaced up to Eighty (80) lots will be allowed to be final platted once all city final plat requirements have been met. All Parties agree that once the Southern section upgrade/replacement line is replaced the remaining 70 lots will be allowed to be final platted once all city final plat requirements have been met. HUNTCLIFF & SHALLOW CREEK understand that no lots will be platted until the Northern section upgrade/replacement is completed.

HOGANSVILLE agrees to provide HUNTCLIFF & SHALLOW CREEK a letter at final plat of each development that water and sewer taps are waived for each of the developments for up to 150 lots.

ARTICLE 2
DISPUTE RESOLUTION

2.1 Exclusive Process. Except as specifically provided herein, any dispute arising under or in connection with this Agreement shall be resolved as provided in this Article 2.

2.2 Negotiation. In the event of a dispute, the Parties shall first attempt to resolve the dispute by negotiations between the Parties. The Parties shall attempt in good faith to resolve any dispute and shall meet on at least three (3) separate occasions in such attempt.

2.3 Arbitration. If the dispute has not been resolved within sixty (60) days from the time that either Party requests a meeting to resolve the dispute, either Party, by written notice to the other, may initiate binding arbitration. Except as provided herein, any arbitration shall be conducted in accordance with the Commercial Arbitration Rules of the American Arbitration

Association (or similar rules of a similar organization if the American Arbitration Association should not then exist). Such arbitration shall be conducted by a panel of three (3) arbitrators, with one chosen by each of the Parties and the third chosen by the two (2) arbitrators chosen by the Parties. The arbitrators must not have been directly or indirectly employed by or done work for either Party within the five years prior to the date the arbitration is initiated. To the extent the rules and practices of the American Arbitration Association or the terms of this Article are in conflict with Georgia law, the terms of Georgia law shall prevail.

24 Expenses. Each Party shall bear the compensation of its respective Party-appointed arbitrator, own counsel, witnesses, consultants and employees. All other expenses of the arbitration, including the expenses of the third arbitrator, shall be equally divided.

25 Confidentiality. All disputes resolved pursuant to this Article 2 shall be confidential in nature.

ARTICLE 3 REPRESENTATIONS AND WARRANTIES

3.1_ Representations of SHALLOW CREEK & HUNTCLIFF. As of the date of execution of this Agreement, SHALLOW CREEK & HUNTCLIFF_Represent and warrant that:

- (a) it is an entity subject to the procedures and substantive provisions of the United States Bankruptcy Code applicable to U.S. businesses generally;
- (b) there are no bankruptcy proceedings pending or, to its knowledge, threatened against it;
- (c) there are no legal proceedings that would be reasonably likely to materially adversely affect its ability to perform this Agreement;
- (d) it has knowledge and experience in financial matters and in the residential development industry that enable it to evaluate the merits and risks of this Agreement and it is capable of assuming such risks; and

32 Continuing Representations. SHALLOW CREEK & HUNTCLIFF_represent, warrant and covenant that the following are materially true and correct:

- (a) it is duly organized, validly existing and in good standing under the laws of the state of Georgia;
- (b) it has all requisite power to own, operate and carry on its business as contemplated by this Agreement;
- (c) the execution, delivery and performance of this Agreement and any other documentation it is required to deliver under this Agreement are within its powers, have been duly authorized by all necessary action and do not violate any

of the terms or conditions in its governing documents, any contract or other agreement to which it is a party or any law applicable to it;

- (d) the individual(s) executing and delivering this Agreement and any other documentation required to be delivered under this Agreement are duly empowered and authorized to do so at the time of such execution and delivery; and
- (e) this Agreement constitutes such Party's binding obligation enforceable against it in accordance with the terms thereof, subject to any equitable defenses.

3.3 Representations of HOGANSVILLE. As of the date of execution of this Agreement, HOGANSVILLE _Represents and warrant that

- (a) the execution, delivery and performance of this Agreement and any other documentation it is required to deliver under this Agreement are within its powers, have been duly authorized by all necessary action (including but not limited to approval by the Mayor and city Council) and do not violate any of the terms or conditions in its governing documents, any contract or other agreement to which it is a party or any law applicable to it;
- (b) the individual(s) executing and delivering this Agreement and any other documentation required to be delivered under this Agreement are duly empowered and authorized to do so at the time of such execution and delivery; and
- (c) this Agreement constitutes such Party's binding obligation enforceable against it in accordance with the terms thereof, subject to any equitable defenses.
- (d) there are no legal proceedings that would be reasonably likely to materially adversely affect its ability to perform this Agreement;

ARTICLE 4 MISCELLANEOUS PROVISIONS

4.1 Assignment. SHALLOW CREEK & HUNTCLIFF shall have the right to assign or transfer any of their rights under this Agreement, in whole or in part, to any person or any business entity at any time without the prior written consent of HOGANSVILLE. HOGANSVILLE agrees to work in good faith with SHALLOW CREEK & HUNTCLIFF to assist SHALLOW CREEK & HUNTCLIFF in any lending transactions arranged by SHALLOW CREEK & HUNTCLIFF, including providing any lender of SHALLOW CREEK & HUNTCLIFF with estoppel letters, where appropriate.

4.2 Termination. Neither Party shall have the right to terminate this Agreement without the advance written consent of the other Party.

4.3 Default. All parties shall have such remedies for the default of the other Party hereto as may be provided at law or in equity following written notice of such default and failure to cure same within thirty days.

4.4 Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the permitted successors and assigns of the Parties.

4.5 No Partnership. Nothing in this Agreement shall be treated as creating a partnership or joint venture between either of the Parties under the laws of any applicable jurisdiction and, except as specifically provided in this Agreement, no Party may act or have any authority to act as agent of or in any way bind or commit another Party to any obligation.

4.6 No Third Party Beneficiary. Nothing in this Agreement shall be construed to create any duty, obligation or liability of either Party to any person or entity not a Party to this Agreement.

4.7 Time of Essence: No Waiver.

Time is of the essence of this Agreement.

4.8 Amendment. This Agreement may be amended, changed, modified or altered, provided that such amendment, change, modification or alteration shall be in writing and signed by all Parties hereto.

4.9 Notices. All notices under this Agreement shall be given in writing and shall be deemed sufficient if hand delivered, sent by facsimile transmission or sent by registered or certified U.S. Mail, postage prepaid thereon, addressed as follows:

To: Shallow Creek Hogansville LLC
& Huntcliff Hogansville LLC
ATTN: Chad Caldwell
1226 Highway 16 East
Newnan, Georgia 30263

Copy to: Lawson, Beck & Sandlin, LLC
Attn: Gary Lawson
1125 Commerce Drive, Suite 300
Peachtree City, Georgia 30269
Telephone Number: 770-486-8949
Facsimile Number: 770-486-8950

To: The City of Hogansville

The designation of the person to be notified or the address of said person may be changed at any time by similar notice. Any notice sent in compliance with the requirements of this Section shall be deemed received on the earlier to occur of (i) the date such notice is actually received by the Party or Parties to whom such notice is addressed, or (ii) the seventh (7th) Business Day following the date such notice is deposited in the United States Post Office or any other official depository of the United States mail.

4.10 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

4.11 Headings. All titles, subjects, headings, articles and section titles and similar items are provided for the purpose of reference and convenience and are not intended to affect the meaning of the contents or scope of this Agreement.

4.12 Governing Law. The validity, interpretation and performance of this Agreement and each of its provisions shall be governed by the laws of the State of Georgia (without giving effect to the principles of conflict of laws).

4.13 Severability. In the event that any of the terms, covenants or conditions of this Agreement, its Exhibits, or the application of any such term, covenant, or condition shall be held invalid by any court or administrative body having jurisdiction, it is the intention of the Parties

that in lieu of each such term, covenant or condition that is invalid, there be added as part of this Agreement, a term, covenant, or condition as similar in terms as possible to such invalid term, covenant or condition that is deemed valid by such court or administrative body. The remainder of this Agreement shall not be affected thereby and shall remain in full force and effect.

4.14 Further Assurances. If any Party reasonably determines or is reasonably advised that any further instruments or any other things are necessary or desirable to carry out the terms of this Agreement, the other Party shall execute and deliver all such instruments and assurances and do all things reasonably necessary and proper to carry out the terms of this Agreement.

IN WITNESS WHEREOF, The Parties hereto have caused this Development Agreement to be executed in their respective names effective as of the date and year first above written.

SHALLOW CREEK HOGANSVILLE LLC

By: _____
Chad Caldwell, Manager

Unofficial Witness

Notary Public

HUNTCLIFF HOGANSVILLE LLC

Unofficial Witness

By: _____
Chad Caldwell, Manager

Notary Public

The City of Hogansville

Unofficial Witness

By: _____
_____, Mayor

Notary Public

By: _____
_____, _____

EXHBIT "A"

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING, AND BEING IN LAND LOTS 8 AND 9 OF THE 12TH LAND DISTRICT OF TROUP COUNTY, CITY OF HOGANSVILLE, GEORGIA, CONSISTING OF 45.370 ACRES AS SHOWN ON PLAT OF SURVEY FOR PALACE PROPERTIES, LLC, MADE BY J. F. HIGGINS LAND SURVEYING, PC, REGISTERED LAND SURVEYOR, AS RECORDED IN PLAT BOOK 67, PAGE 62, OFFICE OF THE CLERK, TROUP COUNTY, GEORGIA SUPERIOR COURT, REFERENCE TO WHICH PLACE IS HEREBY MADE FOR A MORE PARTICULAR AND ACCURATE DESCRIPTION OF THE PROPERTY CONVEYED HEREIN.

LESS AND EXCEPT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 8 AND 9 OF THE 12TH LAND DISTRICT, TROUP COUNTY, GEORGIA, BEING LOTS 2, 21, 22, 24, 26, 30, 31, 32, 35, 41, 42, 43, 51, AND 52, SHALLOW CREEK SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 20D, PAGES 63-64, TROUP COUNTY, GEORGIA RECORDS, REFERENCE TO WHICH PLAT IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

FURTHER LESS AND EXCEPT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 8 AND 9 OF THE 12TH DISTRICT OF TROUP COUNTY, GEORGIA, BEING THAT CERTAIN ROAD RIGHT-OF-WAY KNOWN AS "SHALLOW CREEK LANE 50' R/W", "TJ'S TRAIL 50' R/W", "STEVIE STREET 50' R/W", AND "DUSTY'S ROAD 50' R/W" AS SHOWN ON FINAL PLAT OF SHALLOW CREEK SUBDIVISION, PHASE ONE, AS PER PLAT RECORDED IN PLAT BOOK 20D, PAGES 63-64, RECORDS OF TROUP COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

Exhibit "B"

All that lot, tract, or parcel of land situate lying and being in Hogansville, Land Lots 10, 11, 22 and 23 of the 12th Land District, Troup County, Georgia, being known and designated as Tract AC-2 21.798 acres 949,514 Sq. Ft. as said tract is shown upon a map or plat entitled "JHJ Villages at Huntcliff, LLC, RCB Villages at Huntcliff, LLC located in Land Lots 10, 11, 22 & 23, 12th Land District, Hogansville, Troup County, Georgia" prepared by Stothard Surveying, Inc. under Surveyors Certification dated of January 13, 2022 and recorded in Plat Book 82, Page 185 in the Office of the Clerk of the Superior Court of Troup County, Georgia, to which reference is made for a more specific location and dimensions of said tract

Exhibit "C"

