



City of Hogansville  
**City Council**  
Regular Meeting Agenda  
**Monday, May 1, 2023**

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

Mayor: <b>Jake Ayers</b>	2025	City Manager: <b>Lisa E. Kelly</b>
Council Post 1: <b>Michael Taylor, Jr</b>	2025	City Clerk: <b>LeAnn Lehigh</b>
Council Post 2: <b>Matthew Morgan</b>	2025	City Attorney: <b>Alex Dixon</b>
Council Post 3: <b>Mandy Neese*</b>	2023	Chief of Police: <b>Jeffrey Sheppard</b>
Council Post 4: <b>Mark Ayers</b>	2023	
Council Post 5: <b>Toni Striblin</b>	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 May 1, 2023
2. Approval of Minutes: Regular Meeting April 17, 2023

**Presentation**

1. Callaway Middle School Greenpower Race Team

**New Business**

1. Resolution – MGAG Voting Delegate
2. Bid Award – Royal Theater

**City Manager's Report**

**Chief of Police Report**

**Council Member Reports**

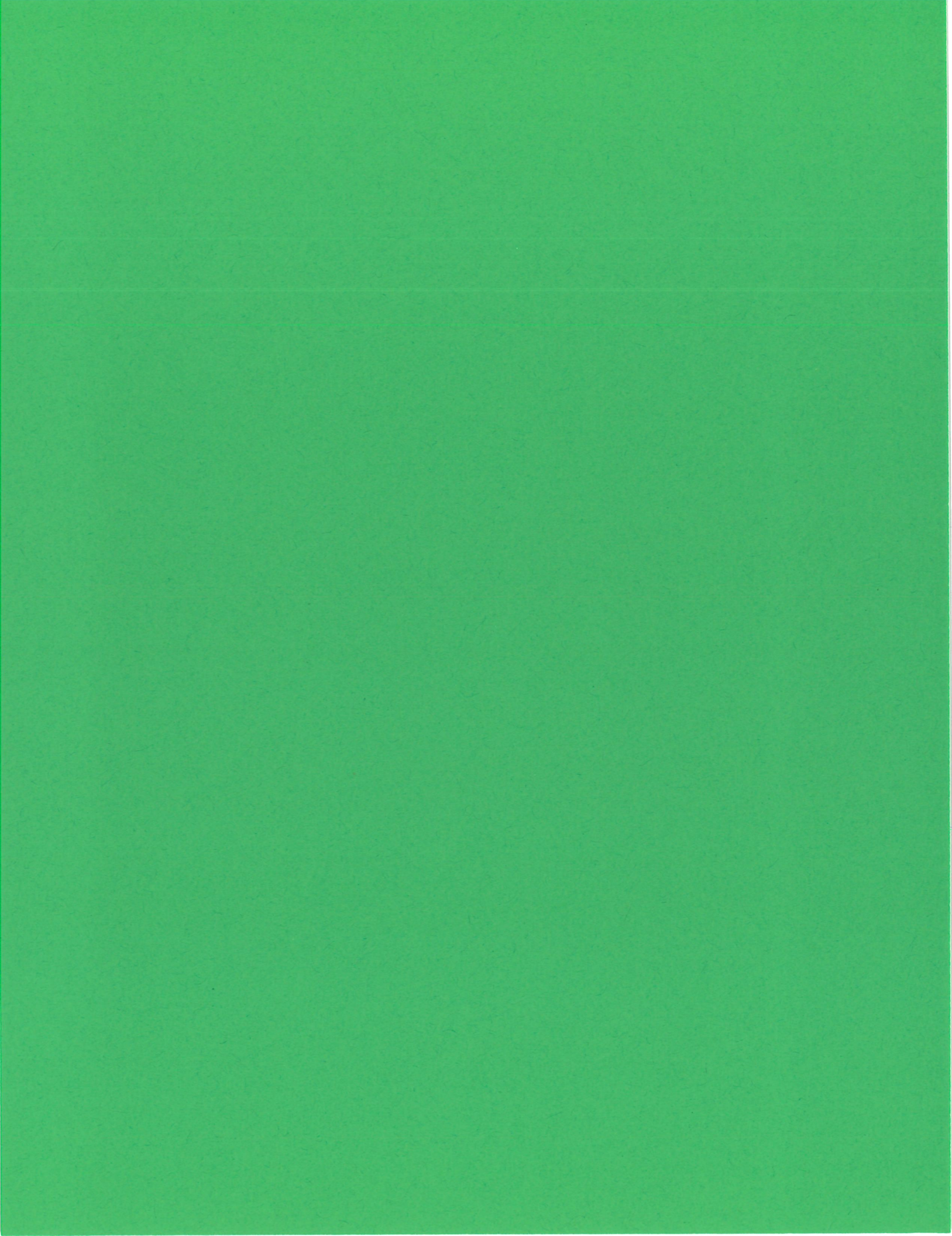
1. Council Member Taylor
2. Council Member Morgan
3. Council Member Neese
4. Council Member Ayers
5. Council Member Striblin

**Mayor's Report**

**Adjourn**

**Upcoming Dates & Events**

- May 15, 2023 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall
- May 16, 2023 – 6:30 pm | Meeting of the Historic Preservation Commission at Hogansville City Hall
- May 18, 2023 – 6:00 pm | Meeting of the Hogansville Planning & Zoning Commission at Hogansville City Hall
- May 20, 2023 – 5:00 pm | HGVL Alive After Five – Downtown Hogansville





04/17/2023

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

### Regular Meeting

**Call to Order:** Mayor Jake Ayers called the meeting to order at 7:01 pm. Present were Council Member Michael Taylor, Jr., Council Member Matthew Morgan, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Toni Striblin. Also present were Community Development Director Lynne Miller, City Clerk LeAnn Lehigh, Police Chief Jeffrey Sheppard, and City Attorney Alex Dixon. City Manager Lisa Kelly was not present at tonight's meeting.

Council Member Morgan gave the invocation and Mayor Ayers led the Pledge of Allegiance.

### CONSENT AGENDA

**Motion:** Council Member Neese moved to approve the Consent Agenda. The motion was seconded by Council Member Ayers.

**Motion Carries 5-0**

### PRESENTATION

#### **1. Charon Prophet – Elevations Youth Center**

Charon Prophet addressed the Council about the Elevations of 5 Cs of Prophet Youth Center located at Hogansville Elementary School. He said that the after-school program has helped kids bring up their grades and helps with social skills. They will have a 5-week summer program this year for ages 5-14 and will have the older kids mentoring and tutoring the younger kids. The City budgets funds for the program each year and he would like the program to continue receiving the funding.

#### **2. Employee Service Award – Detective Shane Williams – 5 Years**

Police Chief Jeffrey Sheppard honored Detective Shane Williams on his five years of service to the City of Hogansville Police Department.

#### **3. K-9 Certification – Officer Conrad Guillot**

Police Chief Jeffrey Sheppard awarded Officer Guillot for his K-9 Certification. Officer Guillot has worked hard with his K9, who is very strong willed.

### NEW BUSINESS

#### **1. Final Plat Approval – Jones Crossing**

**Motion:** A motion was made by Council Member Neese to approve the final plat for the Jones Crossing Subdivision, as recommended by the Hogansville Planning & Zoning Commission. The motion was seconded by Council Member Ayers.

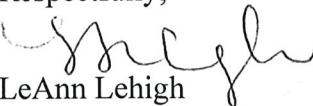
**Discussion:** None

**Motion Passes – 5-0**

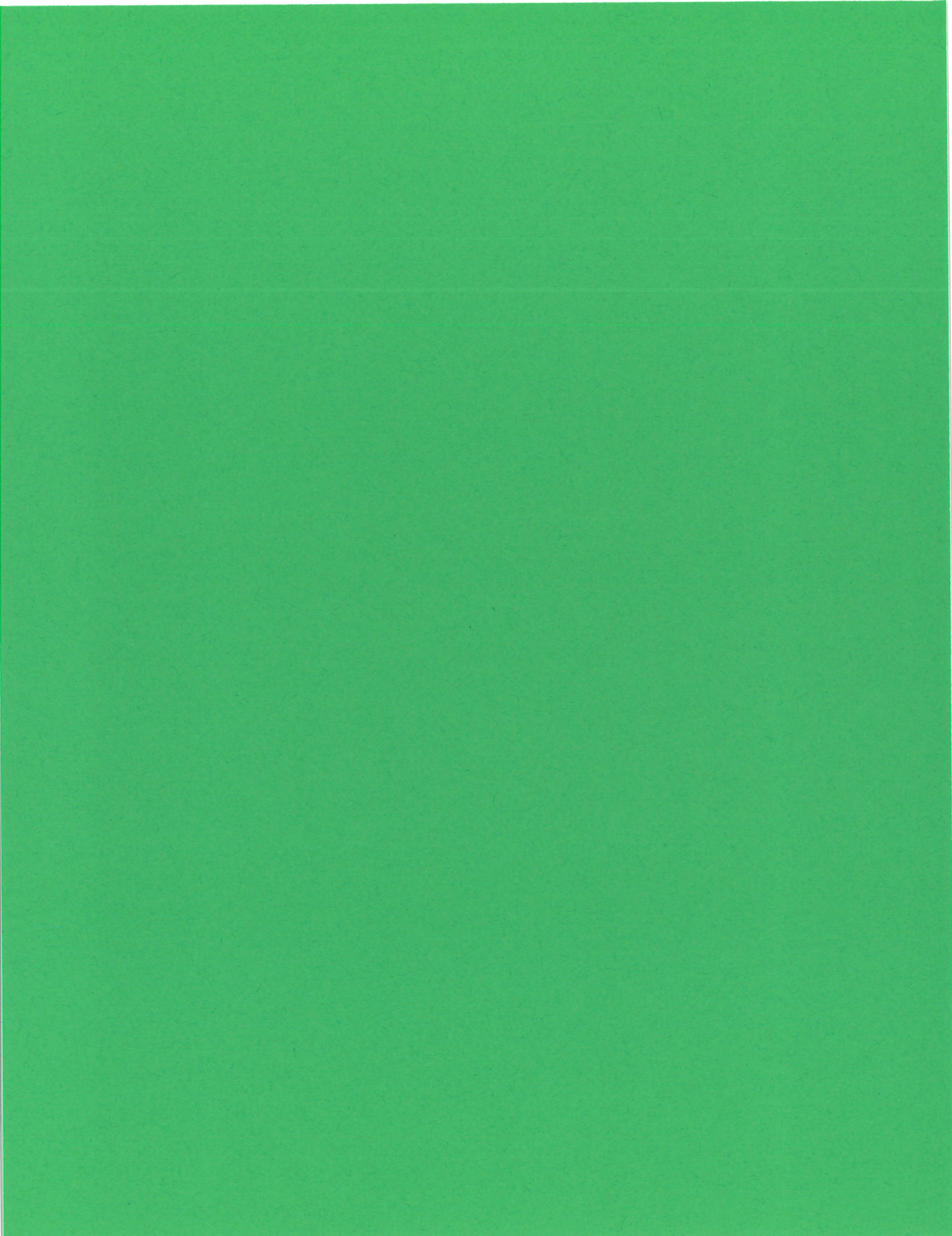
### ADJOURNMENT

On a motion made by Council Member Ayers and duly seconded, Mayor Jake Ayers adjourned the meeting at 7:37 pm.

Respectfully,

  
LeAnn Lehigh  
City Clerk

April 17, 2023





**A RESOLUTION**

**BE IT RESOLVED** by the Mayor and City Council of the City of Hogansville that Mayor Jacob Ayers is hereby appointed to serve as this City's voting delegate on the Municipal Gas Authority of Georgia's Election Committee, with authority to cast all votes to which this City is entitled. City Manager Lisa Kelly is appointed as alternate voting delegate.

This the 1st day of May, 2023.

**CITY OF HOGANVILLE**

\_\_\_\_\_  
Jacob Ayers, Mayor

\_\_\_\_\_  
Councilmember

\_\_\_\_\_  
Councilmember

ATTEST:

\_\_\_\_\_  
City Clerk

[SEAL]

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TO: Municipal Gas Authority of Georgia Members

FROM: Bill Hatcher, Election Committee Chairman

DATE: April 20, 2023

RE: **Second Notice - 2023 Municipal Gas Authority of Georgia Annual Election**

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This is the **second** notice that the 2023 Gas Authority Annual Election will be held on **Friday, May 5, 2023 at 10:30 a.m.** in conjunction with the Gas Authority 2023 Annual Membership Meeting in the Ballroom at The King & Prince Beach and Golf Resort - St. Simons Island, Georgia. Member voting delegates that are unable to attend the in-person meeting will have the opportunity to participate remotely, with details to follow.

Three board terms are expiring at the Annual Membership Meeting, positions currently held by Buddy Duke, Chuck Shaheen and Ken Usry.

**If your delegate or alternate has changed** from those named on the attached list, **or if no delegate or alternate is listed** for your City, a **certified** copy of a resolution naming a delegate and an alternate should be delivered, **on or before Tuesday, May 2, 2023**, to the following address:

Peter K. Floyd, Esq.  
Alston & Bird LLP  
One Atlantic Center  
1201 West Peachtree Street  
Atlanta, Georgia 30309-3424  
[Peter.floyd@alston.com](mailto:Peter.floyd@alston.com)

A sample resolution is attached for your convenience. **Please check the attached delegate list to verify that your City's voting delegate and alternate are current.**

The statute provides that nominations are taken live at the Election Committee meeting. If you would like to nominate a person to one of the open positions, please have your delegate or alternate participate in the meeting prepared to do so. You are also welcome to contact other Election Committee members (other Members' voting delegates) to advise them of your planned nominations in advance of the election.

As you know, we need 67% of the weighted vote for a quorum. **Please be sure that your delegate will participate at the meeting.** And, please remember that each delegate may represent only one city. Therefore, each city must appoint a separate delegate to the Election Committee.

Also, attached is a list showing the distribution of votes for your information along with a form to be completed by each Member indicating its intent to send a delegate to the Election to help us with planning the meeting and gathering a quorum. Please contact Peter Floyd at (404) 881-7810 or [peter.floyd@alston.com](mailto:peter.floyd@alston.com) or me at (912) 764-3525 with any questions.

cc: Mr. Arthur C. Corbin and Gas Authority Board Members

MUNICIPAL GAS AUTHORITY OF GEORGIA  
DISTRIBUTION OF VOTES FOR 2023  
ELECTION BY AUTHORITY GEORGIA MEMBERS

MEMBER	STANDARD VOTES	TOTAL MCF PIPELINE CAPACITY	% OF TOTAL	NUMBER OF VOTES	MCF GAS PURCHASED	% OF TOTAL	NUMBER OF VOTES	TOTAL NUMBER OF VOTES
Adairsville	1.000	4,610	1.28%	0.847	931,883	2.12%	1.402	3.249
Adel	1.000	1,095	0.30%	0.201	175,338	0.40%	0.264	1.465
Albany	1.000	16,817	4.68%	3.090	1,923,845	4.39%	2.894	6.984
Americus	1.000	2,578	0.72%	0.474	218,966	0.50%	0.329	1.803
Andersonville	1.000	62	0.02%	0.011	1,666	0.00%	0.003	1.014
Ashburn	1.000	502	0.14%	0.092	76,800	0.18%	0.116	1.208
Bainbridge	1.000	1,260	0.35%	0.232	226,320	0.52%	0.340	1.572
Blakely	1.000	884	0.25%	0.162	156,926	0.36%	0.236	1.398
Bowman	1.000	180	0.05%	0.033	9,908	0.02%	0.015	1.048
Buford	1.000	57,820	16.10%	10.625	3,587,844	8.18%	5.398	17.023
Byron	1.000	1,499	0.42%	0.275	274,978	0.63%	0.414	1.689
Cairo	1.000	1,251	0.35%	0.230	117,250	0.27%	0.176	1.406
Camilla	1.000	2,676	0.75%	0.492	502,797	1.15%	0.756	2.248
Claxton	1.000	1,023	0.28%	0.188	270,631	0.62%	0.407	1.595
Cochran	1.000	4,704	1.31%	0.864	636,378	1.45%	0.957	2.821
Colquitt	1.000	140	0.04%	0.026	36,436	0.08%	0.055	1.081
Commerce	1.000	8,960	2.49%	1.647	1,371,415	3.13%	2.063	4.710
Covington	1.000	13,253	3.69%	2.435	2,251,351	5.13%	3.387	6.822
Dawson	1.000	1,252	0.35%	0.230	280,546	0.64%	0.422	1.652
Decatur County	1.000	249	0.07%	0.046	92,841	0.21%	0.140	1.186
Doerun	1.000	250	0.07%	0.046	43,723	0.10%	0.066	1.112
Donalsonville	1.000	250	0.07%	0.046	66,606	0.15%	0.100	1.146
Douglas	1.000	4,079	1.14%	0.750	803,589	1.83%	1.209	2.959
Dublin	1.000	8,904	2.48%	1.636	3,187,842	7.27%	4.796	7.432
Eatonton	1.000	3,031	0.84%	0.557	120,607	0.27%	0.181	1.738
Edison	1.000	250	0.07%	0.046	33,072	0.08%	0.050	1.096
Elberton	1.000	4,740	1.32%	0.871	362,238	0.83%	0.545	2.416
Fitzgerald	1.000	3,159	0.88%	0.581	826,619	1.88%	1.244	2.825
Fort Valley	1.000	4,490	1.25%	0.825	536,368	1.22%	0.807	2.632
Grantville	1.000	518	0.14%	0.095	29,956	0.07%	0.045	1.140
Greensboro	1.000	3,615	1.01%	0.664	823,047	1.88%	1.238	2.902
Hartwell	1.000	5,463	1.52%	1.004	617,235	1.41%	0.929	2.933
Hawkinsville	1.000	6,012	1.67%	1.105	1,217,760	2.78%	1.832	3.937
Hogansville	1.000	1,599	0.45%	0.294	101,169	0.23%	0.152	1.446
LaFayette	1.000	3,229	0.90%	0.593	249,985	0.57%	0.376	1.969
Lawrenceville	1.000	66,743	18.58%	12.265	4,246,197	9.68%	6.388	19.653
Louisville	1.000	1,062	0.30%	0.195	104,979	0.24%	0.158	1.353
Lumpkin	1.000	164	0.05%	0.030	17,215	0.04%	0.026	1.056
Madison	1.000	3,963	1.10%	0.728	361,726	0.82%	0.544	2.272
Millen	1.000	2,179	0.61%	0.400	355,008	0.81%	0.534	1.934
Monroe	1.000	5,084	1.42%	0.934	357,258	0.81%	0.537	2.471
Monticello	1.000	1,290	0.36%	0.237	67,356	0.15%	0.101	1.338
Moultrie	1.000	2,202	0.61%	0.405	305,746	0.70%	0.460	1.865
Nashville	1.000	986	0.27%	0.181	209,726	0.48%	0.316	1.497
Pelham	1.000	483	0.13%	0.089	33,693	0.08%	0.051	1.140
Perry	1.000	7,745	2.16%	1.423	1,005,634	2.29%	1.513	3.936
Quilman	1.000	865	0.24%	0.159	110,403	0.25%	0.166	1.325
Royston	1.000	4,045	1.13%	0.743	276,717	0.63%	0.416	2.159
Social Circle	1.000	4,073	1.13%	0.748	654,091	1.49%	0.984	2.732
Sparta	1.000	722	0.20%	0.133	65,441	0.15%	0.098	1.231
Statesboro	1.000	3,519	0.98%	0.647	533,208	1.22%	0.802	2.449
Sugar Hill	1.000	14,792	4.12%	2.718	847,194	1.93%	1.275	4.993
Summerville	1.000	5,713	1.59%	1.050	687,007	1.57%	1.034	3.084
Sylvania	1.000	975	0.27%	0.179	721,258	1.64%	1.085	2.264
Sylvester	1.000	1,027	0.29%	0.189	60,887	0.14%	0.092	1.281
Thomasville	1.000	3,016	0.84%	0.554	453,803	1.03%	0.683	2.237
Thomson	1.000	3,462	0.96%	0.636	1,177,068	2.68%	1.771	3.407
Tifton	1.000	3,238	0.90%	0.595	566,150	1.29%	0.852	2.447
Toccoa	1.000	10,535	2.93%	1.936	1,307,802	2.98%	1.968	4.904
Trion	1.000	3,035	0.85%	0.558	794,879	1.81%	1.196	2.754
Union Point	1.000	226	0.06%	0.042	96,760	0.22%	0.146	1.188
Vienna	1.000	838	0.23%	0.154	151,138	0.34%	0.227	1.381
Warner Robins	1.000	23,479	6.54%	4.316	4,721,768	10.76%	7.104	12.420
Waynesboro	1.000	1,819	0.51%	0.334	124,156	0.28%	0.187	1.521
West Point	1.000	2,001	0.56%	0.368	119,283	0.27%	0.179	1.547
Winder	1.000	9,472	2.64%	1.741	1,171,605	2.67%	1.763	4.504
<b>TOTALS</b>	<b>66.000</b>	<b>359,157</b>	<b>100.00%</b>	<b>66.000</b>	<b>43,869,091</b>	<b>100.00%</b>	<b>66.000</b>	<b>198.000</b>

NOTES TO VOTE SCHEDULE:

Balance fractional shares: Total MCF Pipeline Capacity Column (E): Added .001 to Warner Robins to adjust rounding for Mid State Energy Allocation  
Purchases Votes Column (F): Added 0.0001 to Warner Robins to adjust rounding for Mid State Energy Allocation

Definitions: MCF Demand: Firm services to the citygate, including one-part capacity, peaking services, delivered supply, and seasonal capacity purchased or (sold)

MCF Purchased: Gas volumes purchased by a city from the Authority for resale to its customers; excludes enduser transportation volumes.

Other notes: Union Point split with Greensboro based on sales data furnished by Tri County Natural Gas

**MEMBERS  
MUNICIPAL GAS AUTHORITY  
MEMBERSHIP ELECTION COMMITTEE  
(Last Revised April 17, 2023)**

<b>MEMBER SYSTEM</b>	<b>ELECTION COMMITTEE REPRESENTATIVE</b>	<b>ELECTION COMMITTEE ALTERNATE</b>
<b>Adairsville</b>	Steve Smith	Caleb Martin
<b>Adel</b>	Luther L. Duke III	L. Mark Barber
<b>Albany</b>	Jim Deal	Ryshari Burley
<b>Americus</b>	David Wooden	Darrell King
<b>Andersonville</b>		
<b>Ashburn</b>	Joseph Adam Lavender	Demario Byrd
<b>Bainbridge</b>	Chris Hobby	Bo Ladner
<b>Blakely</b>	Thomas Tye/Melinda Crook	Melinda Crook
<b>Bowman</b>	Roberta Rice	Loyd Ivester
<b>Buford</b>	Phillip Beard	Bryan Kerlin & Daren Perkins
<b>Byron</b>	Michael L. Chidester	Tiffany Bibb
<b>Cairo</b>	Rod Prince	Chris Addleton
<b>Camilla</b>	Steve Sykes	Mike Atkinson
<b>Claxton</b>	Terry Branch	Diane Parker
<b>Cochran</b>	Gary Ates	Jimmy Jones
<b>Colquitt</b>	Cory J. Thomas	Craig Tully
<b>Commerce</b>	Keith Burchett	James Wascher
<b>Covington</b>	Mike Jewell	Tres Thomas
<b>Dawson</b>	William Tracy Hester	Joseph Carter
<b>Decatur County</b>	Alan Thomas	Pete Stephens
<b>Doerun</b>	Eddie Harp	Mike Blair
<b>Donalsonville</b>	Mitzy Moye	Ronald Johnson
<b>Douglas</b>	Tony Paulk	Charles Davis
<b>Dublin</b>	Matthew Bradshaw	Joshua Powell & Joshua Kight
<b>Eatonton</b>	Gary M. Sanders	Alvin Butts
<b>Edison</b>	Walt Pierce	Reeves Lane
<b>Elberton</b>	R. Daniel Graves	Lanier Dunn
<b>Fitzgerald</b>	Jeff Lewis	Robert Levenson
<b>Fort Valley<sup>i</sup></b>	Current: Alre' Horton	Current: Clay Walker
<b>Grantville</b>	Doug Jewell	Ruby Hines
<b>Greensboro</b>	Cory Williams	Larry Postell
<b>Hawkinsville<sup>ii</sup></b>	Current: Tim Young	Current: Ken Clark

<sup>i</sup> Appointed by title (Chairman and General Manager).

<sup>ii</sup> Appointed by title (City Manager and City Commission Chairman).



<b>MEMBER SYSTEM</b>	<b>ELECTION COMMITTEE REPRESENTATIVE</b>	<b>ELECTION COMMITTEE ALTERNATE</b>
<b>Hartwell</b>	Jon Herschell	Audie Laviolette
<b>Hogansville</b>	Jacob Ayers	Jonathan H. Lynn
<b>LaFayette</b>	Phillip A. Arnold	David Hamilton
<b>Lawrenceville</b>	Todd Hardigree	Barry Mock
<b>Louisville</b>	Richard T. Sapp	Jenny Smith
<b>Lumpkin</b>	Anne Holloway	Willie Clark
<b>Madison</b>	John Klimm	David Nunn
<b>Millen</b>	Jeff Brantley	John Thomas
<b>Monroe</b>	John S. Howard	Rodney Middlebrooks
<b>Monticello</b>		
<b>Moultrie</b>	Elvira Gibson	Marvin Mobley
<b>Nashville</b>	Peter Schultz	Michael Richbourg
<b>Pelham</b>	James T. Eubanks	Craig M. Bennett
<b>Perry</b>	Willie King	Randall Walker
<b>Quitman</b>	Raphel Maddox	Zinda McDaniel
<b>Royston</b>	Tonya Allen	Travis Quarles
<b>Social Circle<sup>iii</sup></b>	Current: Paul Schlageter	Current: Eric Taylor
<b>Sparta</b>	R. Allen Haywood	Tim Griffin
<b>Statesboro</b>	Steve Hotchkiss	Frank Parker
<b>Sugar Hill</b>	Paul Radford	Troy Besseche
<b>Summerville</b>	Deed Price	Herbert Cordle, Jr.
<b>Sylvania</b>	Stacy Mathis	Preston Dees
<b>Sylvester</b>	Tyree McGee.	Kendra Wise
<b>Thomasville</b>	Todd Mobley	Sheryl Sealy
<b>Thomson</b>	Rodney Dunaway	Kenneth Usry
<b>Tifton</b>	Julie B. Smith	Pete Pyrzenski
<b>Toccoa</b>	Harry Scott	David Austin
<b>Trion</b>	Mike Hughes	Lanny Thomas
<b>Union Point</b>	Lanier Rhodes	James "Jimmy" Scott
<b>Vienna</b>	Jeff Priest	Michael Bowens
<b>Warner Robins</b>	LaRhonda Patrick	Montie Walters
<b>Waynesboro</b>	Jerry Coalson & Valerie Kirkland	Everett Rhodes
<b>West Point</b>	Ed Moon	Sammy Inman
<b>Winder</b>	Roger Wilhelm	Thomas Taylor

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<sup>iii</sup> Appointed by title (Utilities Director and City Manager).

CITY COUNCIL  
Mayor Jake Ayers  
Michael Taylor, Jr., Post 1  
Mathew 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

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## COUNCIL ACTION FORM

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**MEETING DATE:** April 17, 2023

**SUBMITTED BY:** Lynne Miller *LSM*

**AGENDA TITLE:** Contractor Selection for Royal Theater Rehabilitation

**CLASSIFICATION** (City Attorney must approve all ordinances, resolutions and contracts as to form)

Ordinance (No. \_\_\_\_)

Contract

Information Only

Public Hearing

Resolution (No. \_\_\_\_)

Ceremonial

Discussion/Action

Other

**BACKGROUND** (Includes description, background, and justification)

On April 11, 2023 bids were opened for the Royal Theater rehabilitation project. Contractors submitted their base bids, which included everything but the film and AV technology. They also individually priced 10 alternates (such as spire, balcony buildout, marquee), which would reduce the base bid if deleted from the scope of work. Headley Construction of Newnan had a base (full scope) bid of \$3,923,000 and a limited scope bid \$3,641,500 if all 10 alternates were removed. Principal Construction of LaGrange had a base bid of \$2,240,000 and a limited scope bid of \$1,982,225 if all 10 alternates were removed. City cash on hand for this project = \$823,233.29, + \$750,000 EDA grant that is approved = **\$1,573,223.29**. We're awaiting word on a grant (Paul Bruhn) that could give us \$700,000, but that grant announcement has been postponed until early summer. The \$750,000 EDA grant has a start deadline of June 2023.

**BUDGETING & FINANCIAL IMPACT** (Includes project costs and funding sources)

See above.

**STAFF RECOMMENDATION** (Include possible options for consideration)

Could we please discuss at a Council Work Session on May 1?

**Bid Opening - Royal Theater Rehabilitation - City of Hogansville - 111 High Street, Hogansville GA 30230 - April 11, 2023 - 3 pm**

<b>Bidder's Name and Address</b>		
<b>Principal Construction</b>		
<b>LaGrange, GA 30240</b>		
<u>Item</u>	<u>Alternate Number</u>	<u>Bid, \$</u>
Bid bond (check if included) <input checked="" type="checkbox"/>		
Base bid		<b>\$2,240,000</b>
Alternate 1 - Eliminate Spire from Scope	1	\$87,250
Alternate 2 - Remove decorative metal canopy from Scope	2	\$5,000
Alternate 3 - Change meeting room doors 109, 110A and 111 from Type D to Type E	3	\$10,000
Alternate 4 - Eliminate balcony work except for mechanical, electrical, and plumbing roughs-in, work in projector room, work at sound and lighting control booth, ceiling and face of lower balcony knee wall facing the stage	4	\$14,000
Alternate 5 - Eliminate construction of Stair 113/207 except for mechanical, electrical and plumbing rough-ins	5	\$3,500
Alternate 6 - Eliminate carpet runners	6	\$24,000
Alternate 7 - Eliminate exterior stair door at 114 A	7	\$8,500
Alternate 8 - Eliminate the sealing of exterior clay brick masonry and stucco	8	\$35,525
Alternate 9 - Eliminate vertical Royal Sign except for electrical rough-ins	9	\$38,000
Alternate 10 - Eliminate marquee and letterboard	10	\$32,000
Total, Alternates 1 through 10		\$257,775
Net total, Base Bid minus Alternates		<b>\$1,982,225</b>
<b>Bidder's Name and Address</b>		
<b>Headley Construction</b>		
<b>Newnan GA 30263</b>		
<u>Item</u>	<u>Alternate Number</u>	<u>Bid, \$</u>
Bid bond (check if included) <input checked="" type="checkbox"/>		
Base bid		<b>\$3,923,000</b>
Alternate 1 - Eliminate Spire from Scope	1	\$70,000
Alternate 2 - Remove decorative metal canopy from Scope	2	\$7,000
Alternate 3 - Change meeting room doors 109, 110A and 111 from Type D to Type E	3	\$7,500
Alternate 4 - Eliminate balcony work except for mechanical, electrical, and plumbing roughs-in, work in projector room, work at sound and lighting control booth, ceiling and face of lower balcony knee wall facing the stage	4	\$89,000
Alternate 5 - Eliminate construction of Stair 113/207 except for mechanical, electrical and plumbing rough-ins	5	\$6,500
Alternate 6 - Eliminate carpet runners	6	\$2,500
Alternate 7 - Eliminate exterior stair door at 114 A	7	\$23,000
Alternate 8 - Eliminate the sealing of exterior clay brick masonry and stucco	8	\$30,000
Alternate 9 - Eliminate vertical Royal Sign except for electrical rough-ins	9	\$34,000
Alternate 10 - Eliminate marquee and letterboard	10	\$12,000
Total, Alternates 1 through 10		\$281,500
Net total, Base Bid minus Alternates		<b>\$3,641,500</b>

<b>Royal Theater Costs and Funds -- Apr 25, 2023</b>			
<u>Expenses to Date</u>			
<u>Amount</u>	<u>For</u>	<u>Vendor</u>	<u>Notes</u>
\$87,350.00	Royal Roof	Roof Depot	
\$200,000.00	Selective Demo & Asbestos Removal	SESI	
\$5,445.00	Lead Based Paint Plan	Env Assoc, Roswell	
\$155,298.80	Theater seats	Southern Furniture Group	
\$140,000.00	Construction Phase Architectural Svcs	Dunwody-Beeland Architects	Not yet paid
\$17,318.62	Arch Svcs - Pre-Bid Phase	Dunwody-Beeland Architects	
\$102,500.00	Plans & Specs	Carter-Watkins Architects	
<b>\$707,912.42</b>			
<b>\$2,240,000.00</b>	Theater Rehabilitation w/o film, AV	Principal Construction, LaGrange	Not yet awarded
<b>\$2,947,912.42</b>	Total Expense with construction contract		w/o film, AV
<u>Funding Sources</u>			
\$700,000.00	2013-2018 SPLOST		
\$200,000.00	USDA		
\$23,000.00	GDNR - Historic Preservation Fund		
\$75,000.00	GA Arts Council		
\$51,250.00	Fox Theater Institute		
\$250,000.00	Callaway		
\$750,000.00	EDA	Approved, not yet spent	
<b>\$ 2,049,250.00</b>	Total Grants, Funds to date		
<b>\$ 1,573,223.29</b>	Royal Theater funds on hand or approved		

**Royal Theater - Sources and Uses of Funds - April 26, 2023**

**Sources**

U.S. Department of Commerce, Economic Development Administration, American Rescue Plan Act for Tourism, Travel and Outdoor Recreation (2022)	\$750,000.00
Special Project Local Option Sales Tax (SPLOST) collected 2013-2018 for Royal Theater: Funds remaining from original \$700,000 *	\$573,233.29
Callaway Foundation 2019 grant	\$250,000.00
<b>Needed</b>	<b>\$830,000.00</b>
<b>Total</b>	<b>\$2,403,233.29</b>

**USES**

Construction Contract, Principal Construction, 4-11-2023, using 1-31-2023 Royal Theater Plans by Dunwody/Beeland Architects	\$2,240,000.00
Dunwody/Beeland Architects' services during construction	\$140,000.00
Film, AV Systems Design	\$23,233.29
<b>Total</b>	<b>\$2,403,233.29</b>

\* Total SPLOST for theater = \$700,000, but some already spent on new roof, theater seating, selective demolition, asbestos removal, other.

# BID FORM

## THE ROYAL THEATER

### Project Location: Hogansville, GA

The undersigned CONTRACTOR, having examined these documents, and having full knowledge of the condition under which the work described herein must be performed, hereby proposes that she/he will fulfill the obligations contain herein in accordance with all instructions, terms, conditions, and specifications set forth; and that she/he will furnish all required products/services and pay all incidental costs in strict conformity with these documents for the stated prices as payment in full.

Base Bid \$ 2,240,000

Included and attached is a Bid Bond in the amount of not less than 5% of the base bid. Also included in the amount above is the sum of \$ 5% for providing a Performance and Payment Bond for 100% of the total base bid. Same shall be provided by a surety corporation licensed in the State of Georgia and a certified Power of attorney shall be attached.

Alternates (if any). Amounts are to be indicated as an increase (+) or decrease (-) in the cost column.

Alternate 1:	- \$ <u>87,250.00</u>
Alternate 2:	- \$ <u>5,000.00</u>
Alternate 3:	- \$ <u>10,000.00</u>
Alternate 4:	- \$ <u>14,000.00</u>
Alternate <del>5</del> :	- \$ <u>3,500.00</u>
Alternate 6:	- \$ <u>24,000.00</u>
Alternate 7:	- \$ <u>8,500.00</u>
Alternate 8:	- \$ <u>35,525.00</u>
Alternate 9:	- \$ <u>38,000.00</u>
Alternate 10:	- \$ <u>32,000.00</u>

Submitting Firm: PRINCIPLE CONSTRUCTION WEST GEORGIA, LLC

Address: 51 NEW HUTCHINSON MILL ROAD, LaGRANGE, GEORGIA 30240

Name and Title of Authorized Representative (print/type): LEON MOODY

Authorized Signature: 

(Signature: When signed, this bid is legal and binding to the Gordon County and acknowledges that ALL Specifications, Terms and Conditions and/or instructions to Bidders have been read and understood).

Date: APRIL 7, 2023

Email: lmoody@principleco.com

**FIRM PRICING** - Prices submitted on this bid form are firm through (minimum 60 days).

Initial below for Acknowledgement of Addenda (if any)

LM Addendum #1 LM Addendum #2 LM Addendum #3 LM Addendum #4

This project (EDA Investment No. 04-79-07695) will be partially funded with Federal funds from the United States Department of Commerce, Economic Development Administration and therefore is subject to the Federal laws and regulations associated with that program. | Contractors are hereby notified that they are encouraged, to the greatest extent practicable, to purchase American-made equipment and products with funding provided under this award.

# Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

## Bid Bond

### CONTRACTOR:

(Name, legal status and address)

Principle Construction West Georgia, LLC 605 Highway 169 North, Suite 800  
51 New Hutchinson Mill Road  
LaGrange, GA 30240

### OWNER:

(Name, legal status and address)

City of Hogansville, Other  
400 East Main Street  
Hogansville, GA 30230

### SURETY:

(Name, legal status and principal place of business)

Atlantic Specialty Insurance Company  
Plymouth, MN 55441  
Mailing Address for Notices  
One Tower Square Suite 1470  
Southfield, MI 48076

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

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

**BOND AMOUNT:** 5% Five Percent of Amount Bid

### PROJECT:

(Name, location or address, and Project number, if any)

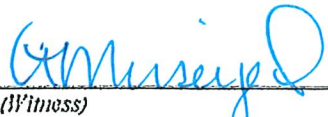
The Royal Theater 400 East Main Street, Hogansville, GA 30230

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 3rd day of April, 2023.

  
\_\_\_\_\_  
(Witness)

Principle Construction West Georgia, LLC  
(Principal) \_\_\_\_\_ (Seal)

By:   
\_\_\_\_\_  
(Title) Leon Moody President

  
\_\_\_\_\_  
(Witness) Jennifer B. Gullett

Atlantic Specialty Insurance Company  
(Surety) \_\_\_\_\_ (Seal)

By:   
\_\_\_\_\_  
(Title) Tiffany Soko, Attorney-in-Fact





Power of Attorney

Surety Bond No: Bid Bond

Principal: Principle Construction West Georgia, LLC
Obligee: City of Hogansville, Other

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: Tiffany Soko, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: sixty million dollars (\$60,000,000) and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

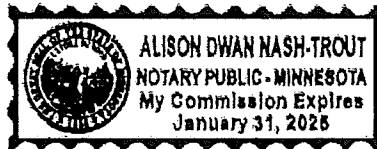
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this fifth day of March, 2020.

STATE OF MINNESOTA
HENNEPIN COUNTY



By [Signature]
Paul J. Brehm, Senior Vice President

On this fifth day of March, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



[Signature]
Notary Public

I, the undersigned, Assistant Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 3rd day of April, 2023.



[Signature]
Christopher V. Jerry, Secretary





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
4/5/2023

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

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

<b>PRODUCER</b> J SMITH LANIER & COMPANY OF COLUMBUS 200 BROOKSTONE CENTRE PKWY STE 118  COLUMBUS GA 31904-4565		<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): 706-324-6671 FAX (A/C, No): E-MAIL ADDRESS:	
<b>INSURED</b> PRINCIPLE CONSTRUCTION WEST GEORGIA LLC 51 NEW HUTCHINSON MILL RD  LAGRANGE GA 30240-8488		<b>INSURER(S) AFFORDING COVERAGE</b>	
		INSURER A: SELECTIVE INS CO OF THE SOUTHEAST NAIC # 39926	
		INSURER B: SELECTIVE INS CO OF AMERICA 12572	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:	X		S 2252109	12/4/2022	12/4/2023	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
							MED EXP (Any one person)	\$ 15,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 3,000,000
							PRODUCTS - COMP/OP AGG	\$ 3,000,000
								\$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	X		S 2252109	12/4/2022	12/4/2023	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ ZERO			S 2252109	12/4/2022	12/4/2023	EACH OCCURRENCE	\$ 10,000,000
							AGGREGATE	\$ 10,000,000
								\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WC 9030951	12/4/2022	12/4/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

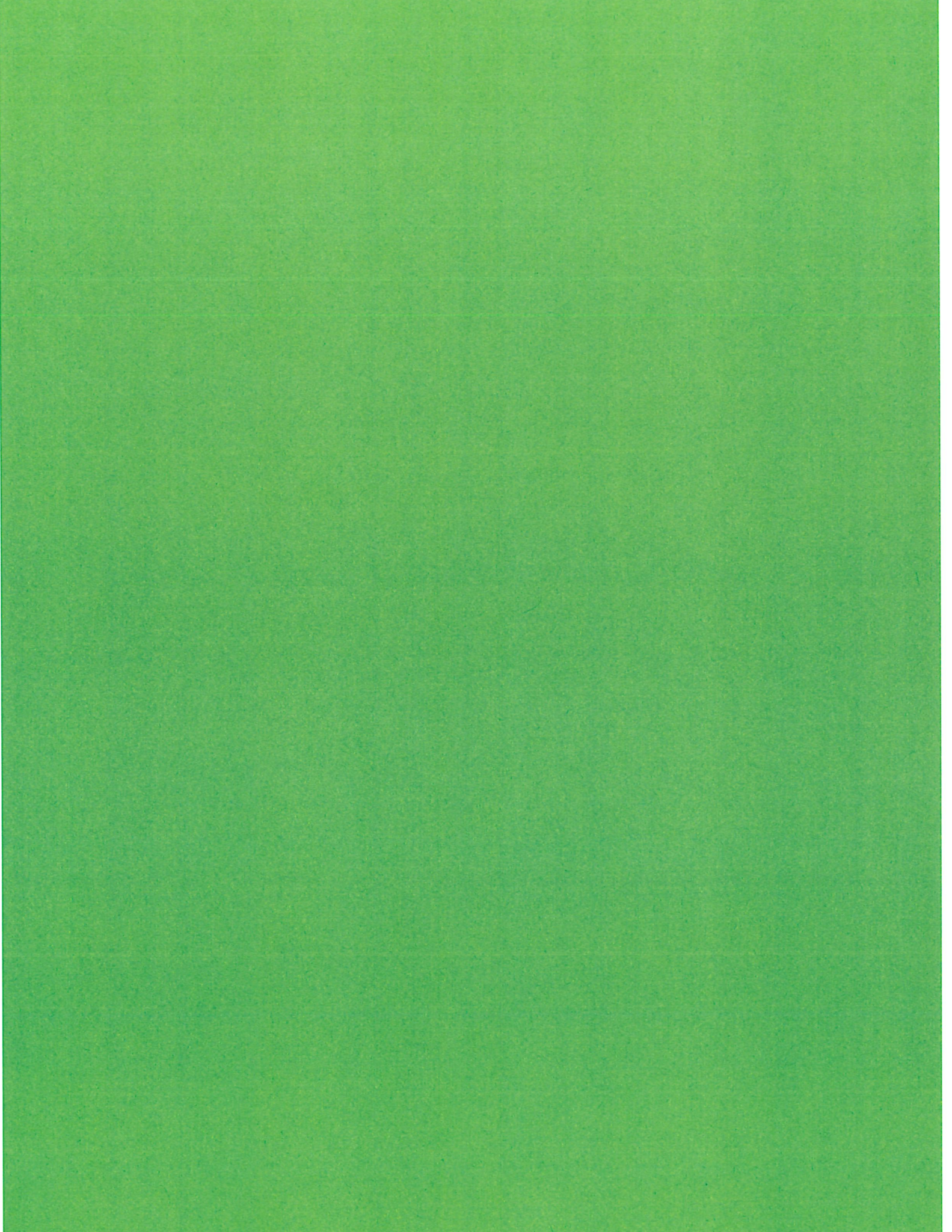
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

This Certificate of Liability Insurance was created by Selective on behalf of the agent.

CITY OF HOGANSVILLE is included as additional insured with respect to Automobile, General Liability as required by written contract or agreement.

<b>CERTIFICATE HOLDER</b> CITY OF HOGANSVILLE 111 HIGH STREET  Hogansville GA 30230	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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# BID FORM

## THE ROYAL THEATER

**Project Location: Hogansville, GA**

The undersigned CONTRACTOR, having examined these documents, and having full knowledge of the condition under which the work described herein must be performed, hereby proposes that she/he will fulfill the obligations contain herein in accordance with all instructions, terms, conditions, and specifications set forth; and that she/he will furnish all required products/services and pay all incidental costs in strict conformity with these documents for the stated prices as payment in full.

Base Bid \$ 3,923,000.00 Three Million Nine Hundred Twenty Three Thousand Dollars & 00/100\*\*\*

Included and attached is a Bid Bond in the amount of not less than 5% of the base bid. Also included in the amount above is the sum of \$37,938.00 for providing a Performance and Payment Bond for 100% of the total base bid. Same shall be provided by a surety corporation licensed in the State of Georgia and a certified Power of attorney shall be attached.

Alternates (if any). Amounts are to be indicated as an increase (+) or decrease (-) in the cost column.

Alternate 1:	\$ <u>-70,000.00</u>
Alternate 2:	\$ <u>-7,000.00</u>
Alternate 3:	\$ <u>-7,500.00</u>
Alternate 4:	\$ <u>-89,000.00</u>
Alternate 4:	\$ <u>-6,500.00</u>
Alternate 6:	\$ <u>-2,500.00</u>
Alternate 7:	\$ <u>-23,000.00</u>
Alternate 8:	\$ <u>-30,000.00</u>
Alternate 9:	\$ <u>-34,000.00</u>
Alternate 10:	\$ <u>-12,000.00</u>

Submitting Firm: Headley Construction Corporation

Address: 44 East Washington Street; Newnan, GA 30263

Name and Title of Authorized Representative (print/type): Christopher Gilliam, Vice President

Authorized Signature:  v.p.

(Signature-When signed, this bid is legal and binding to the Gordon County and acknowledges that All Specifications, Terms and Conditions and/or instructions to Bidders have been read and understood).

Date: April 11, 2023

Email: mitchheadley@headleyconstruction.com



**FIRM PRICING** - Prices submitted on this bid form are firm through (minimum 60 days)

Initial below for Acknowledgement of Addenda (if any)

X Addendum #1 X Addendum #2 X Addendum #3 X Addendum #4

This project (EDA Investment No. 04-79-07695) will be partially funded with Federal funds from the United States Department of Commerce, Economic Development Administration and therefore is subject to the Federal laws and regulations associated with that program. | Contractors are hereby notified that they are encouraged, to the greatest extent practicable, to purchase American-made equipment and products with funding provided under this award.

**Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1)**

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

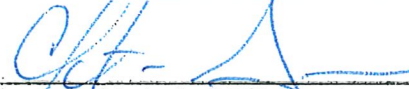
- a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;
- b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any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

177391  
Federal Work Authorization User Identification Number  
Headley Construction Corporation  
Name of Contractor  
City of Hogansville, Georgia, Other  
Name of Public Employer

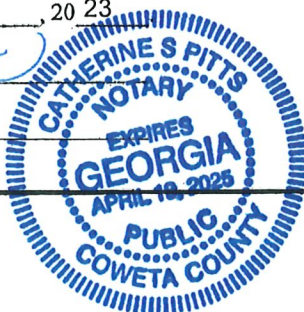
01-08-2009  
Date of Authorization  
Hogansville Royal Theater  
Name of Project

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

Executed on April, 11, 2023 in Newnan (city), Georgia (state).

  
Signature of Authorized Officer or Agent  
Christopher Gilliam, Vice President  
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME  
ON THIS THE 11 DAY OF April, 2023  
Catherine S. Pitts  
NOTARY PUBLIC  
My Commission Expires: April 19, 2025





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/20/2023

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

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

<b>PRODUCER</b> Yates, LLC 2800 Century Parkway NE Suite 300 Atlanta GA 30345-	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): 404-633-4321      FAX (A/C, No): 404-633-1312 E-MAIL ADDRESS: certs@yatesins.com	
	<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>
<b>INSURED</b> HEADCON-02 Headley Construction Corp 44 E Washington Street Newnan GA 30263-	<b>INSURER A:</b> Travelers Indemnity Company of America	25666
	<b>INSURER B:</b> Travelers Property Casualty Co of America	25674
	<b>INSURER C:</b> Great American Insurance Company of New York	22136
	<b>INSURER D:</b> Phoenix Insurance Company	25623
	<b>INSURER E:</b> Old Republic Insurance Company	24147
	<b>INSURER F:</b>	

**COVERAGES**      **CERTIFICATE NUMBER:** 91424017      **REVISION NUMBER:**

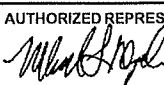
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS			
D	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			CO1L731315	8/1/2022	8/1/2023	EACH OCCURRENCE	\$ 1,000,000		
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000		
							MED EXP (Any one person)	\$ 15,000		
							PERSONAL & ADV INJURY	\$ 1,000,000		
							GENERAL AGGREGATE	\$ 2,000,000		
							PRODUCTS - COMP/OP AGG	\$ 2,000,000		
								\$		
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			8101L730644	8/1/2022	8/1/2023	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000		
							BODILY INJURY (Per person)	\$		
							BODILY INJURY (Per accident)	\$		
							PROPERTY DAMAGE (Per accident)	\$		
								\$		
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CUP1L764266	8/1/2022	8/1/2023	EACH OCCURRENCE	\$ 10,000,000		
							AGGREGATE	\$ 10,000,000		
								\$		
E	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below <table style="float: right;"> <tr><td>Y/N</td></tr> <tr><td><input checked="" type="checkbox"/> Y    N/A</td></tr> </table>	Y/N	<input checked="" type="checkbox"/> Y    N/A			MWC30091423	1/1/2023	1/1/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
Y/N										
<input checked="" type="checkbox"/> Y    N/A										
							E.L. EACH ACCIDENT	\$ 1,000,000		
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000		
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000		
C	Leased/Rented Equipment			MAC263726903	8/1/2022	8/1/2023	\$500 Ded	\$100,000		
C	Master Bldr Risk			MAC263726903	8/1/2022	8/1/2023	\$2,500 Ded	\$6,000,000		
C	Special Form			MAC263726903	8/1/2022	8/1/2023	Temp Location/Transit	\$100,000		

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Subject to policy terms, conditions, forms, and exclusions, the insurance coverages afforded by the policies above include the following when required by written contract for the certificate holder and/or entities listed below: Blanket Additional Insured in regards to General Liability for ongoing and completed operations, Automobile Liability, Umbrella Liability; Blanket Primary and Non-Contributory in regards to General Liability, Automobile Liability and Umbrella Liability; Blanket Waiver of Subrogation in regards to General Liability, Automobile Liability, Umbrella Liability and Workers Compensation; Per Project Aggregate applies to the General Liability.

See Attached...

<b>CERTIFICATE HOLDER</b>  City of Hogansville, Other 400 East Main Street Hogansville GA 30230	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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**ADDITIONAL REMARKS SCHEDULE**

AGENCY Yates, LLC		NAMED INSURED Headley Construction Corp 44 E Washington Street Newnan GA 30263-	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

**ADDITIONAL REMARKS**

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,  
 FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

- FORMS:  
 CGD316 0219 - Xtend Endorsement for Contractors  
 CGD604 0219- Blanket Additional Insured - Automatic Status if Required by Written Contract (Contractors)  
 CGT100 0219 - Commercial General Liability Coverage Form  
 CGD211 0104 - Designated Project(s) General Aggregate Limit  
 CAT353 0215 - Business Auto Extension Endorsement  
 CAT499 0216 - Blanket Additional Insured - Primary and Non-Contributory with Other Insurance  
 EU0003 0818 - Schedule of Underlying Insurance  
 EU0001 0716 - Excess Follow-Form and Umbrella Liability Insurance  
 WC000313 (Ed. 4-84) - Waiver of Our right to Recover from Others Endorsement

Project: The Royal Theater - Rehabilitation of the 1937 Hogansville Royal Theater - 400 E Main Street, Hogansville, GA 30230

Entity: City of Hogansville



**STATE OF GEORGIA**

**BRAD RAFFENSPERGER, Secretary of State**  
State Licensing Board for Residential and General Contractors  
LICENSE NO. **GCCO000783**  
Headley Construction Corporation

44 East Washington Street  
Newnan GA 30263

Qualifying Agent: Mitchell Stewart Headley  
Qualifying Agent License NO: GCQA001020  
**General Contractor Company**

EXP DATE - 06/30/2024 Status: Active  
Issue Date: 04/25/2008

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

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

Headley Construction Corporation  
44 East Washington Street  
Newnan GA 30263



**STATE OF GEORGIA**  
**BRAD RAFFENSPERGER, Secretary of State**  
Georgia State Licensing Board for Residential and General Contractors  
License No. **GCCO000783**  
Headley Construction Corporation  
44 East Washington Street  
Newnan GA 30263  
Qualifying Agent: Mitchell Stewart Headley  
Qualifying Agent License NO: GCQA001020  
**General Contractor Company**  
EXP DATE - 06/30/2024 Status: Active  
Issue Date: 04/25/2008

# City of Newnan

25 LaGrange Street, Newnan, Georgia 30263  
P.O. Box 1193, Newnan, Georgia 30264

## Occupational Tax Certificate

### Headley Construction

Effective Date

**01/01/2022**

Expiration Date

**12/31/2022**

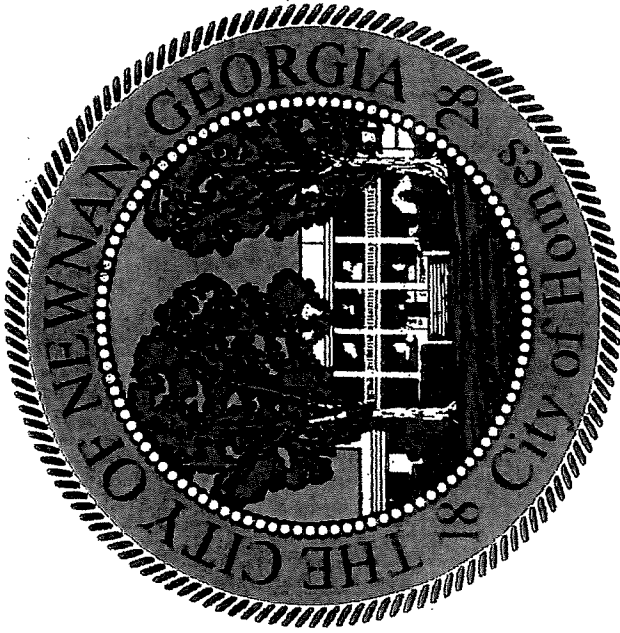
Certificate #

**A - 3657**

Business Location

\*

**Mitchell Headley - President  
44 E Washington Street  
Newnan, GA 30264**



This certificate must be posted  
in a conspicuous place.

This certificate entitles  
business to be conducted  
in conformity with and  
subject to the provisions of  
the Ordinances of the City  
of Newnan and the laws of  
the State of Georgia.

  
Finance Director

**2022**

**236220 Gen Cont Commercial**



# Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

## Bid Bond

### CONTRACTOR:

(Name, legal status and address)

Headley Construction Corporation  
P.O. Box 719  
Newnan, GA 30264

### SURETY:

(Name, legal status and principal place of business)

Travelers Casualty and Surety Company of America  
One Tower Square  
Hartford, CT 06183  
Mailing Address for Notices

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

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

### OWNER:

(Name, legal status and address)

City of Hogansville  
400 East Main Street  
Hogansville, GA 30230

**BOND AMOUNT:** 5% Five Percent of Amount Bid

### PROJECT:

(Name, location or address, and Project number, if any)


The Royal Theater, 400 East Main Street, Hogansville, GA 30230

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

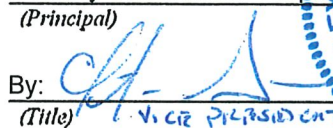
If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 7th day of April, 2023.

  
\_\_\_\_\_  
(Witness)

Headley Construction Corporation  
(Principal)

By:   
(Title)



  
\_\_\_\_\_  
(Witness) Sandra Lawrence

Travelers Casualty and Surety Company of America  
(Surety)

By:   
(Title) Kevin M. Neidert, Attorney-in-Fact





**Travelers Casualty and Surety Company of America  
Travelers Casualty and Surety Company  
St. Paul Fire and Marine Insurance Company  
Farmington Casualty Company**

**POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:** That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, St. Paul Fire and Marine Insurance Company, and Farmington Casualty Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint Kevin M. Neidert of Atlanta, GA, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge the following bond:

Surety Bond No.: Bid Bond  
OR

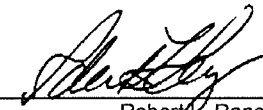
Principal: Headley Construction Corporation  
Obligee: City of Hogansville

Project Description: The Royal Theater, 400 East Main Street, Hogansville, GA 30230

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this 21st day of April, 2021.



State of Connecticut

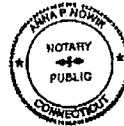
By:   
Robert L. Raney, Senior Vice President

City of Hartford ss.

On this the 21st day of April, 2021, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the 30th day of June, 2026



  
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

**RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

**FURTHER RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

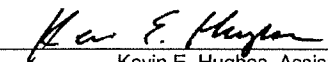
**FURTHER RESOLVED**, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

**FURTHER RESOLVED**, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 7th day of April, 2023.



  
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.  
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.