CITY COUNCIL MEETING & PUBLIC HEARING
MARCH 3, 2025

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE TO THE FLAG

4. WORK SESSION ITEMS

A. North Point Development Framework Plan – Presentation by Starr Whitehouse

5. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 2/24/2025)
Consideration of approval of the City Council meeting minutes from the meeting of February 24, 2025.

6. PUBLIC HEARING

A. Announcement of Public Hearing Procedures

B. Request For Proposals 25-10 Protest of Award: Applied Research Associates, Inc.
Consideration of an appeal of the Finance Director's written decision of Applied Research Associates, Inc.'s Protest of Award under RFP 25-103.

7. NEW BUSINESS

A. Task Order: Fiscal Year 2025 Stormwater Pipe Lining Services (Spincast)
Consideration of approval of a task order to Utility Asset Management, Inc. in the amount of $564,687.50 for pipe lining services, under the City's On-Call Stormwater Pipe Lining Services contract and with authorization for the Mayor to execute all necessary documents.

B. Memorandum of Understanding: Gwinnett Technical College Police Department
Consideration of approval of a Memorandum of Understanding between The Technical College System of Georgia by and on behalf of Gwinnett Technical College and the City of Alpharetta, and with authorization for the Mayor to execute all necessary documents.

C. Agreement between the City of Alpharetta and ZKTeco for Union Hill Overflow Parking
Consideration of approval of an agreement between the City of Alpharetta and ZKTeco for parking during permitted events at Union Hill Park and with authorization for the Mayor to execute all necessary documents.

D. Premises Usage Agreement: Alpharetta First Methodist Church for 2025 Taste of Alpharetta Parking
Consideration of approval of a Premises Usage Agreement between the City of Alpharetta and Alpharetta First Methodist Church, Inc., permitting the use of the Cumming Street Parking Lot for the 2025 Taste of Alpharetta and with authorization for the Mayor to execute all necessary documents.

E. Invitation to Bid 25-007: Mayfield Road Property Demolition and Approval of Intergovernmental Agreement with the City of Milton
Consideration to award a contract for Invitation To Bid 25-007 to Eagle Demolition and Environmental for the Mayfield Road Property Demolition at an amount not to exceed $110,109.00 and with authorization for the Mayor to execute all necessary documents, including the IGA with the City of Milton.

F. Resolution: Support of Brookside Multi-Use Trail and Funding Opportunities
Consideration of adoption of a Resolution in support of the application to pursue funding the Brookside Multi-Use Trail Project, directing the City Administrator to pursue partnerships, grant opportunities, and Federal Congressionally Directed Spending, and with authorization for the Mayor to execute all necessary documents.

8. PUBLIC COMMENT

9. REPORTS

10. EXECUTIVE SESSION (IF NECESSARY)

11. EXECUTIVE SESSION ITEMS TO BE VOTED UPON, IF NECESSARY

A. Option Agreement: 13450 Cogburn Road, Milton, Georgia
Consideration of approval and acceptance of an Option to Purchase Right of Way for land along 13450 Cogburn Road, Milton, Georgia for the Big Creek Greenway between the City of Milton and the City of Alpharetta and with authorization for the Mayor to execute all necessary documents.

12. ADJOURNMENT

STAFF REPORT

Department: Community & Economic Development
Submitted By: George Doyle
Meeting Date: March 3, 2025

AGENDA ITEM:

North Point Development Framework Plan – Presentation by Starr Whitehouse

STAFF RECOMMENDATION:

Presentation for informational purposes and feedback.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

For the last 8 months, the consultant team of Starr Whitehouse has been working with stakeholders in the North Point area and City Staff to develop the North Point Development Framework plan. The purpose of the North Point Development Framework plan is to build on the recommendations of the North Point LCI and North Point Creative Placemaking Plan by providing a framework of public streets, public space, trails, and green infrastructure to guide high-value, sustainable redevelopment of auto-centric properties in the North Point area. The Plan will help ensure that redevelopment within the North Point District aligns with community-based plans and vision for a walkable, mixed-use district and will provide actionable guidance that aligns public policy, regulatory tools, public capital investment, and private investment.

ALTERNATIVES:

ATTACHMENTS:

1. 250303 NPDF_Final Report
2. 250303 NPDF_Workshop Presentation

THE CITY OF ALPHARETTA GEORGIA

North Point Development Framework

Final Report

February 2025

Prepared for:

Department of Community Development

Lead Consultant:

STARR WHITEHOUSE Landscape Architects and Planners PLLC

Subconsultants:

utile

TOOLE DESIGN

Columbia Engineering

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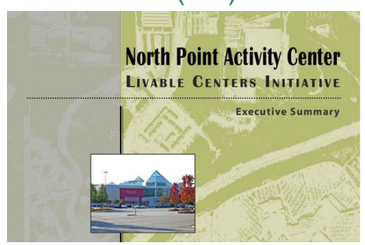
Previous Studies

EXECUTIVE SUMMARY

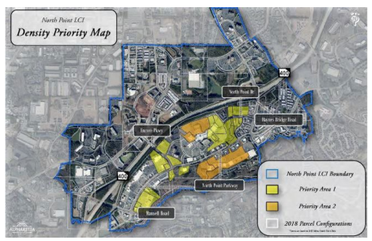
This study adds to nearly two decades of planning and design within the North Point District. It adapts many of the initial goals identified in the 2008 LCI study for the next thirty years with the goal of creating a walkable, mixed-use district organized around a system of trails and dynamic open spaces.

2008 — LIVABLE CENTERS INITIATIVE (LCI) STUDY



2017 — LIVABLE CENTERS INITIATIVE (LCI) STUDY UPDATE

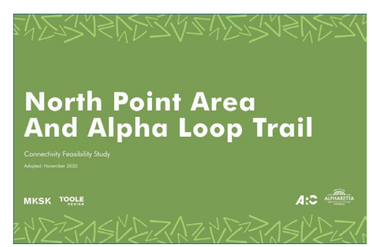
2018 — NORTH POINT DISTRICT OVERLAY



2019 — NORTH POINT CREATIVE PLACEMAKING PLAN

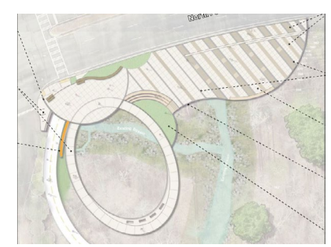
2020 — NORTH POINT OVERLAY ECODISTRICT DESIGN GUIDELINES

2020 — NORTH POINT AREA & ALPHA LOOP TRAIL CONNECTIVITY FEASIBILITY STUDY



2022 — NORTH POINT PARKWAY STREETSCAPE ENHANCEMENTS & COMPLETE STREET UPGRADES (GDOT PI #0017814)

2024 — ENCORE GREENWAY & GATEWAY PARK



2024 — STATE ROUTE 400 (GA-400) EXPRESS LANES PROJECT (GDOT PI #0001757) & GA-400 STATION AREA PLANS (MARTA PROJECT)

2024 — NORTH POINT ALPHA LINK TRAIL (GDOT PI #0019211)

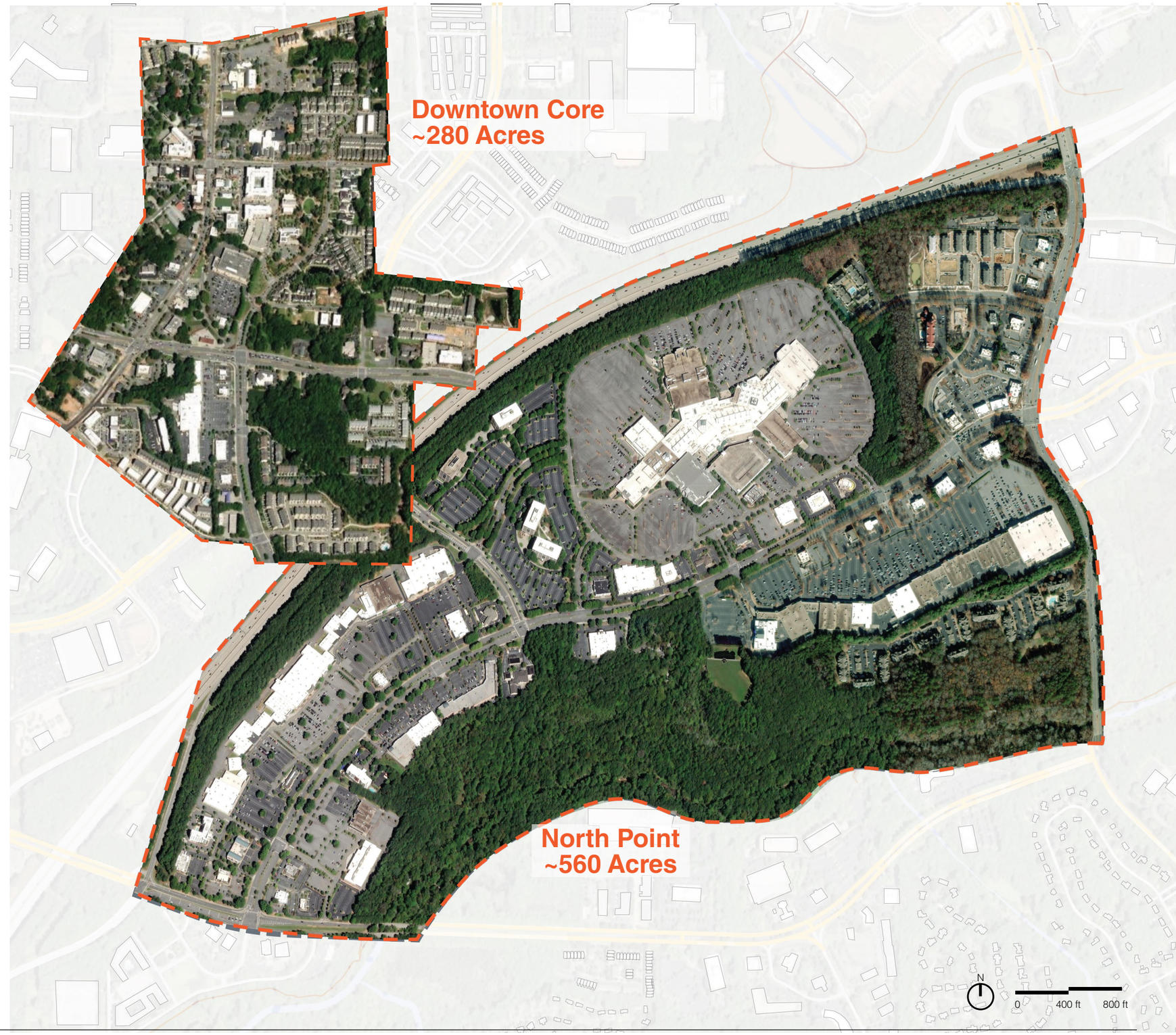
2025 — WE ARE HERE — NORTH POINT DEVELOPMENT FRAMEWORK

The Challenge

EXECUTIVE SUMMARY

Scale and Fiscal Impact

A walkable, human-scaled district at the scale of North Point has the potential to create significant economic growth, but also significant fiscal impacts. For context, North Point is twice as big as the Downtown District.



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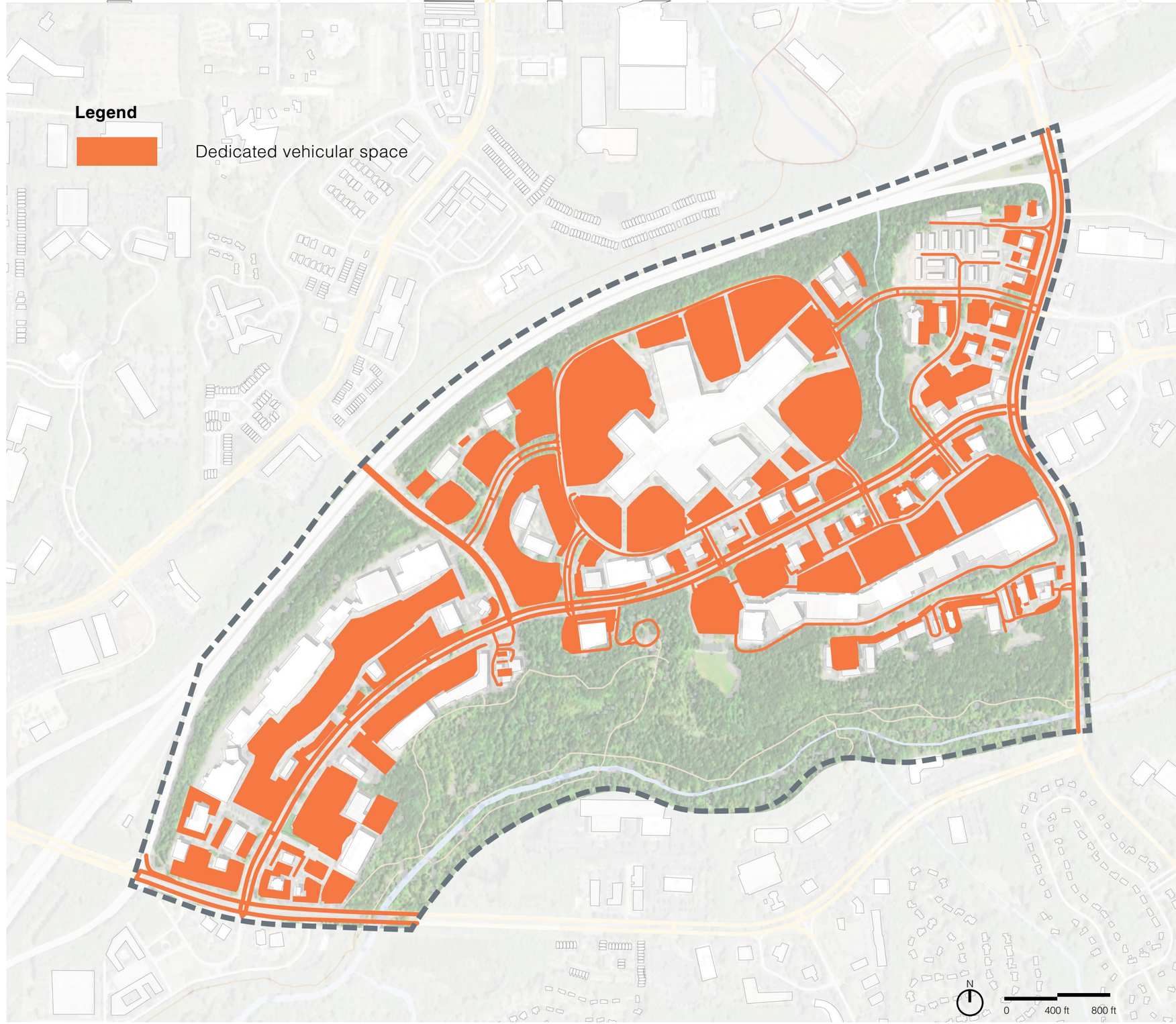
Cars Dominate the District

A significant amount of the developed land is dedicated to the automobile. Inverting the human:car ratio will help build community, enhance climate resilience, and spur economic growth.



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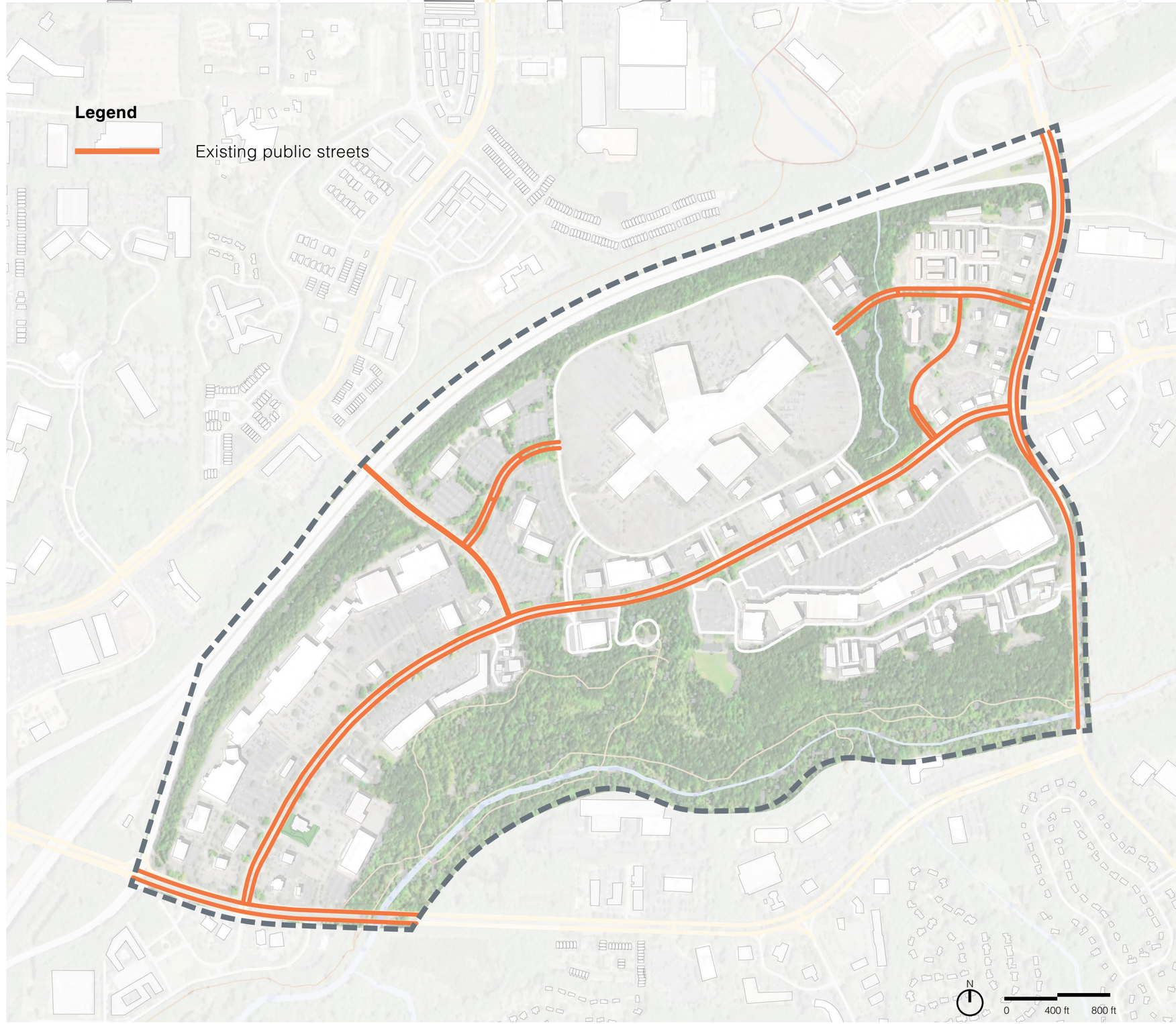
Limited Public Street Network

Limited streets result in very few activated edge conditions and more concentrated traffic loads. By increasing street frontages, more and different types of uses will be encouraged while traffic and congestion can be spread out across the district.



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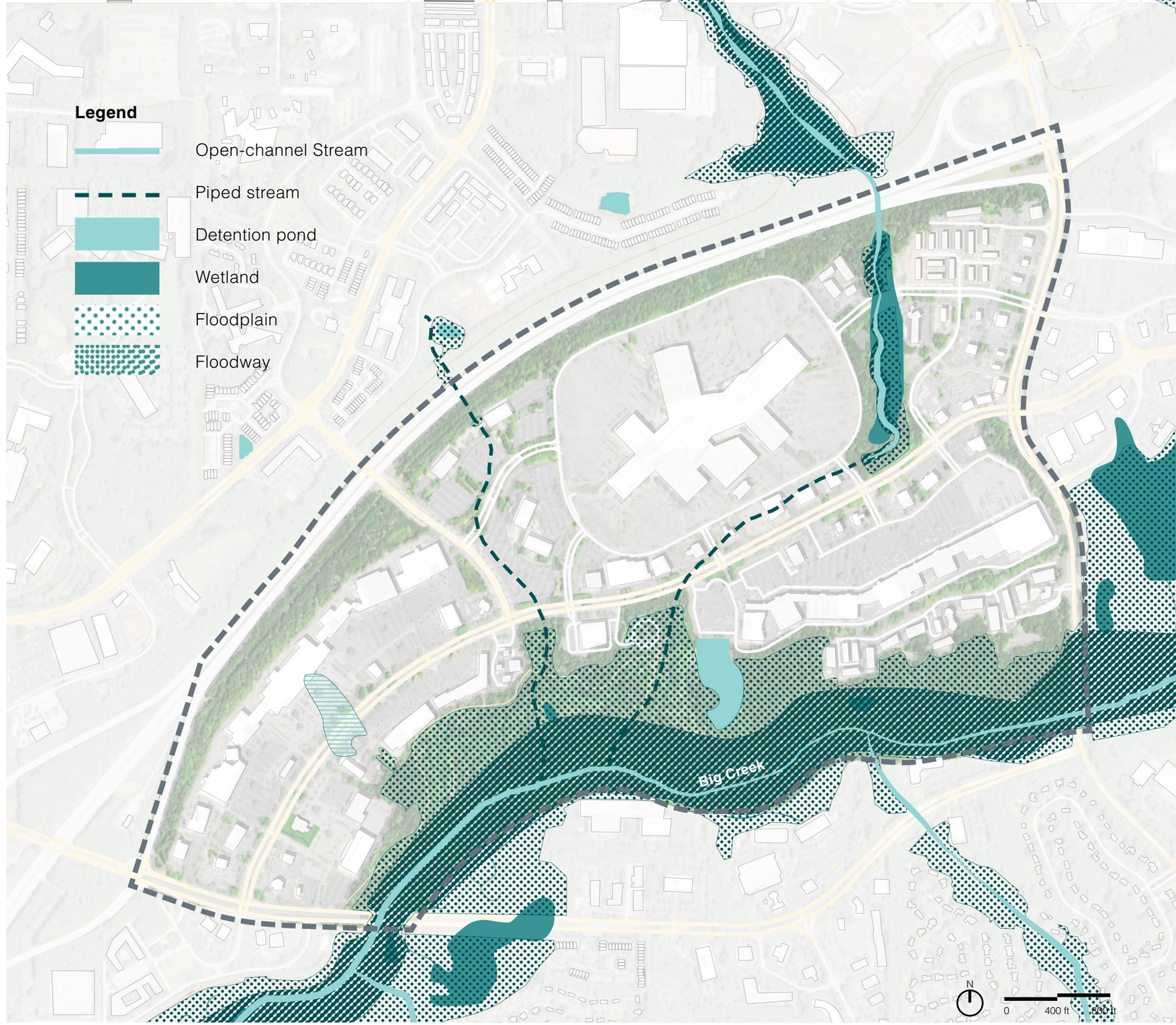
Immense Natural Resources Nearby

Historic development patterns did not embrace the district's proximity to Big Creek. The future of North Point will integrate this important natural and recreational resource and catalyze its redevelopment.



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The Vision

EXECUTIVE SUMMARY

This study endeavors to **create a green, walkable, and vibrant North Point District** over the next 30 years.

It **reorients the district towards Big Creek and the Greenway**, leveraging these important recreational and environmental resources as the centerpiece of North Point's future.

It incentivizes human-scale development, and **sets new standards for converting vehicular landscapes to fine-grained urban realms**.

It **encourages private investment** by demonstrating what is possible, and **guides public policy** by outlining a road map for implementation.

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01

Existing Land Use

Tenant Index

EXISTING LAND USE

The existing tenants were mapped. There is a tenant mix that is characteristic of suburban strip mall developments. Many tenants are large retail chains, including big box superstores, department stores, off-price retailers, and restaurants. There are also office spaces and some hotels. There is no typical grocery store within the district limits.

Because this study considers a thirty year horizon, no additional tenant analysis was deemed necessary. However, in discussions with various land owners and property managers during the stakeholder engagement phase, it was discovered that the marketability of existing retail spaces is highly variable across the district. The mall is no longer negotiating new leases and is currently being considered for a transformational redevelopment. The collection of parcels across North Point Parkway from the mall are experiencing a strong tenant market as retailers look for alternatives to the mall. Landowners to the south of Encore Parkway are not experiencing the same level of interest and there is active infill occuring within these parcels.

Active Development Projects

EXISTING LAND USE

A. Ecco Park

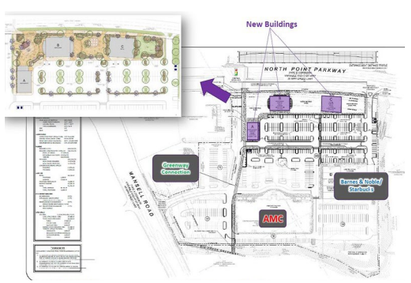
B. Original Chop Shop

C. Maru

D. North Point Parkway Redesign

E. Encore Commons

F. Encore Gateway Park



G1. Brixmor

G2. Copper's Hawk

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Property Owners

EXISTING LAND USE

There are almost fifty property owners within the district. Smaller, mixed-use parcels are located along the edges of the district, along Haynes Bridge Road and Mansell Road. Three land owners occupy a majority of the remaining parcels and form large aggregations.

Brixmor Property Group owns Mansell Crossing, located north and south of North Point Parkway between Mansell Road and Encore Parkway. A mix of large and small retailers lease these properties, such as TJ Maxx, Studio Movie Grill, and some boutique shops like Gretchen's Hallmark Shop.

Colliers owns North Point Market Center, located south of North Point Parkway between Encore Parkway and Haynes Bridge Road. This is home to large retail chains like Total Wine, Target, and Old Navy.

The North Point Mall and adjacent properties occupy the largest acreage of land in the district. Several redevelopments have been explored at the mall site over the last decade, including one that is in development currently. The future of the mall site will impact the character and use of the entire district.

01. Bre/Esa P Portfolio LLC
02. Haynes Rock LLC
03. Yim Bang Sik & Shook Ja
04. BFC Properties Inc Et AL
05. Greene Hogg Np I LLC
06. Pran Haynes Bridge LLC
07. D&D Investment Associates Lllp
08. Alpha Land Partners LLC
09. Bre Lq Properties LLC
10. Ansley Investment Partners L P
11. GM North Point Two LLC
12. BP Northpoint LLC
13. Bri 1870 North Point LLC
14. GRBK North Point LLC
15. HPTMI II Properties Trust
16. Reep Rtl Npm GA LLC
17. Dillard Department Stores Inc
18. Cole Cp Alpharetta GA LLC
19. Swann Investments L P
20. Palm J LLC
21. Sun Trust Bank Atl
22. Alpha Regions Partners LLC
23. Hubert Prop Lllp
24. Hollywood Camarillo Partners LP
25. Alpha Z-Boy Partners, LLC
26. Wachovia Bank Of Georgia
27. Von Maur Inc
28. Mansell Crossing LLC Et AL
29. Centro Watt Operating
30. Cwop Two Mansell Verizon LLC
31. SMGA LLC
32. Mansell Plaza LLC
33. Tony S Sports Grill Inc
34. Mansell North Point LLC
35. Family Investment Group LLC
36. Arc Cafe USA 001 LLC
37. 7800 North Point Pkwy LLC
38. The Original Georgia Family Company Inc
39. JK North Point LLC
40. Wiggins W B Jr
41. Greater Atlanta Hotel LLC
42. Thomas L M Jr
43. Blue Ventures LLC
44. City Of Alpharetta
45. Alpha Land Partners LLC
46. NPMC Retail Lc
47. Dayton Hudson Corp
48. GSIC II North Point LLC

Underlying Zoning

EXISTING LAND USE

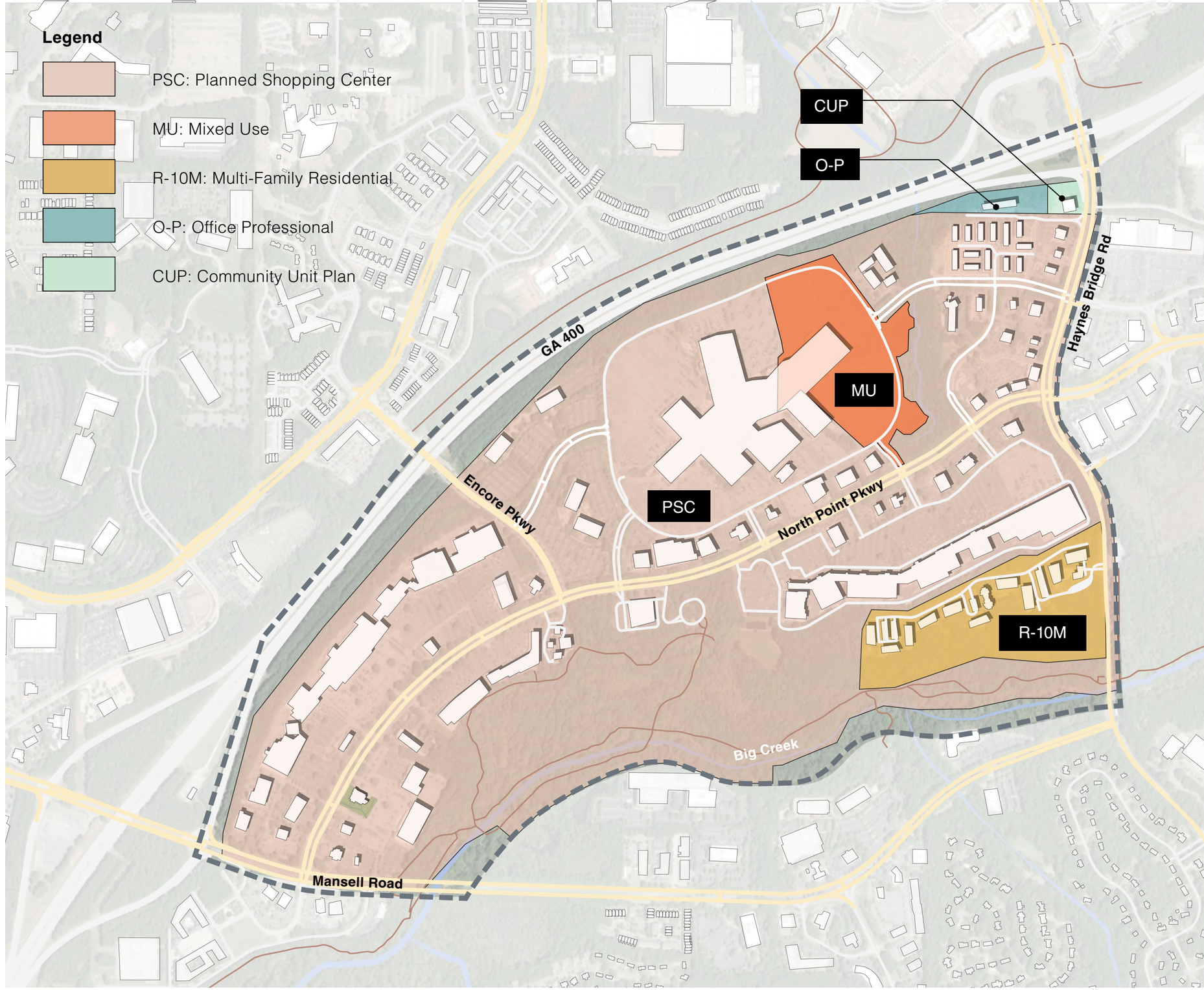
PSC: Planned Shopping Center
- Conditional Principal Uses (City Council Permit)
  - Residential: 8 units / acre max.
  - Business uses
- Min. Lot Area: 10 acres
- Max. Principal Building Coverage: 40%
- Max. Building Height: 40 ft

MU: Mixed Use
- Conditional Uses
  - Residential: 8 units / acre max., at least 25% mix
  - Commercial: at least 10% mix
  - Open space: at least 10% area as civic space & min. 1 acre of open space / 100 population from resi. uses
  - Office/Institutional: at least 25% mix
- Min. Lot Area: 25 acres (overlay allows for much smaller lot sizes)
- Max. Impervious Area: 80%
- Subject to Development Standards within MU master plan

R-10M: Multiple Family Residential
- Multi-family Residential By Right
- Max. Density: 10 units / acre
- Max. Building Height: 35 ft

O-P: Office Professional
- Office, B&B, Parks by right
- Min. Lot Area: 30,000 sf
- Max. Principal Building Coverage: 40%
- Max. Building Height: 40 ft

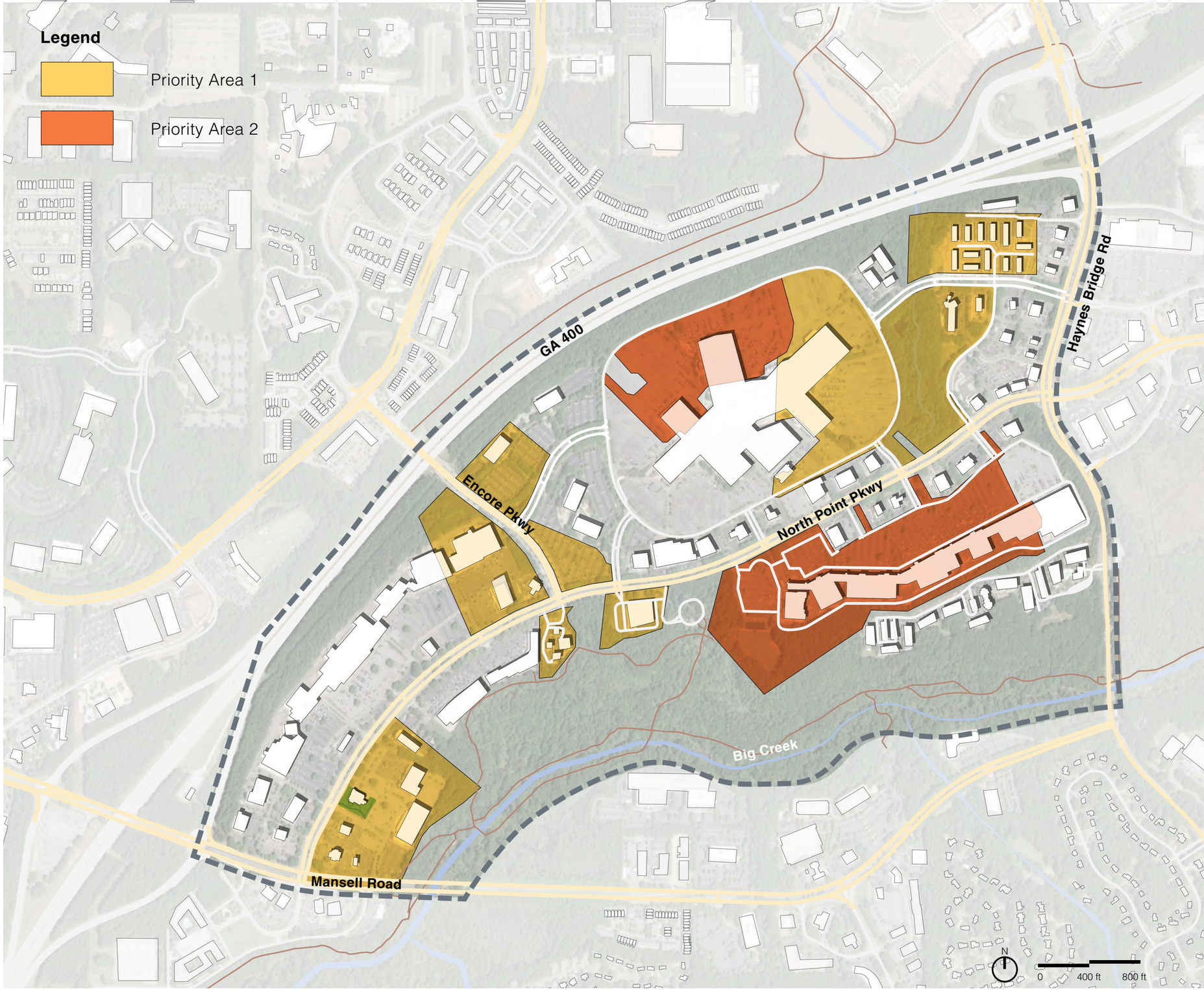
CUP: Community Unit Plan
- Conditional Uses:
  - For-sale Residential: at least 25% detached resi., at most 20% attached resi.
  - For-rent Residential: at most 20% mix.
  - Commercial: at most 10% mix
  - Open Space: at least 15% area
  - Office / light industrial: at most 25% mix



District Overlay

EXISTING LAND USE

- **The entire study area falls under the North Point Overlay district**
  - Residential Density
  - Site Regulations
- **No change to use provisions**
  - Section 2.10.2.A.: Uses must be in accordance with the underlying zoning district.
- **Residential Density**
  - Section 2.10.2.B.: When a site is located in a Priority Area 1 or Priority Area 2 of the North Point LCI, as shown in the map to the right, City Council may authorize residential density over what the underlying district allows by conditional use. The area subject to the conditional use requests shall conform to both the minimum acreage requirements of the underlying district and any previously approved master plans, as amended, as applicable.



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District Overlay

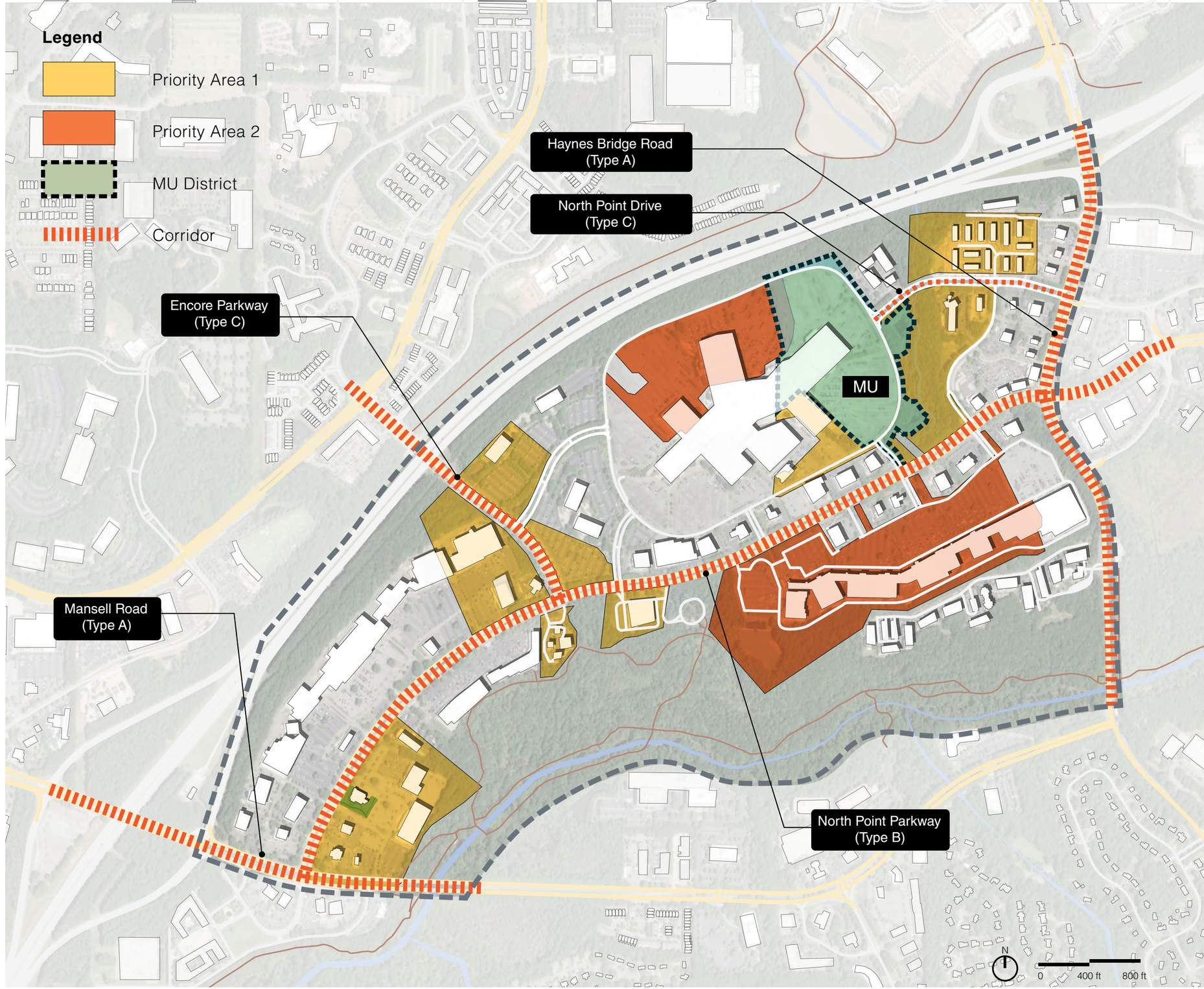
EXISTING LAND USE

Corridor Types within Study Area

- Type A Corridors
  - Haynes Bridge Road
  - Mansell Road
- Type B Corridors
  - North Point Parkway
- Type C Corridors
  - Encore Parkway
  - North Point Drive
  - Existing or proposed internal streets
- Type D Corridors
  - Proposed internal streets created within existing parking lots

Site Regulations

- Site design standards
  - Building setbacks minimums and maximums
  - Building height minimums
  - Surface parking lot configurations
- Streetscape standards
  - Sidewalk and planter width minimums
  - Pedestrian light & tree spacing maximums
- Provisions for MU district
  - Lot size minimums: 2,500 sf for-sale detached resi.; 900 sf for townhouse
  - Greater building heights may be authorized for non-residential uses



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02

Street Network

Existing Conditions

STREET NETWORK

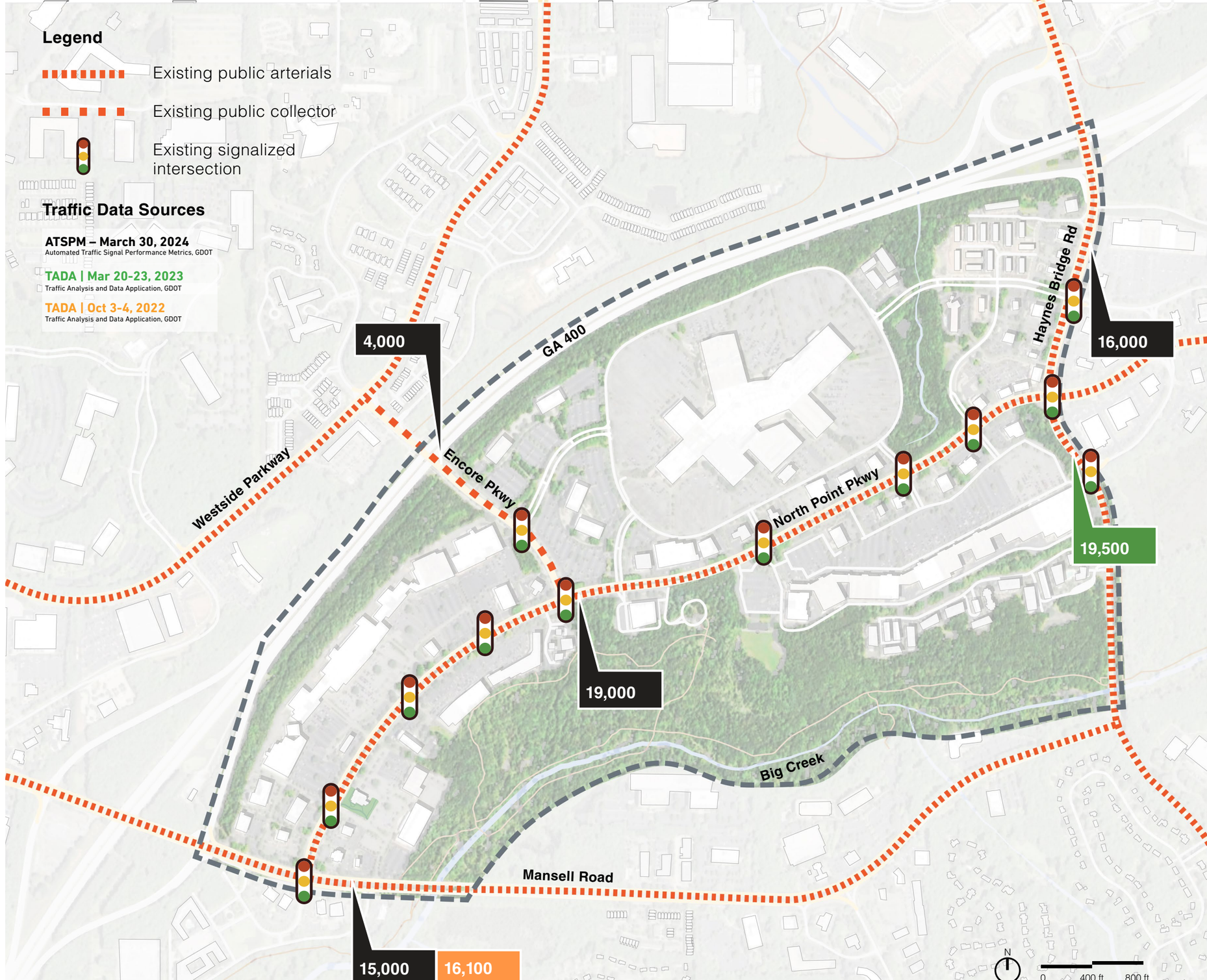
The North Point District is isolated from its context by GA 400 on the west and Big Creek on the east. Limited connectivity into and out of the district concentrates traffic onto the existing public streets. As redevelopment occurs and density increases, those streets are expected to be overwhelmed in their current configuration.

Rather than widening existing roadways to accommodate vehicular movement, the Framework Plan aims to:

1. Increase redundancy in the street network to increase capacity and provide alternative routes.

2. Reduce car dependency by increasing access to future transit (MARTA BRT) and designing for safe pedestrian, bicycle, and micro-mobility access.

3. Catalyze redevelopment that provides everyday amenities and services for its residents within walking and biking distance to reduce vehicular demand during peak times (ie, co-working space, grocery store, daycare, entertainment, etc)



District Connections

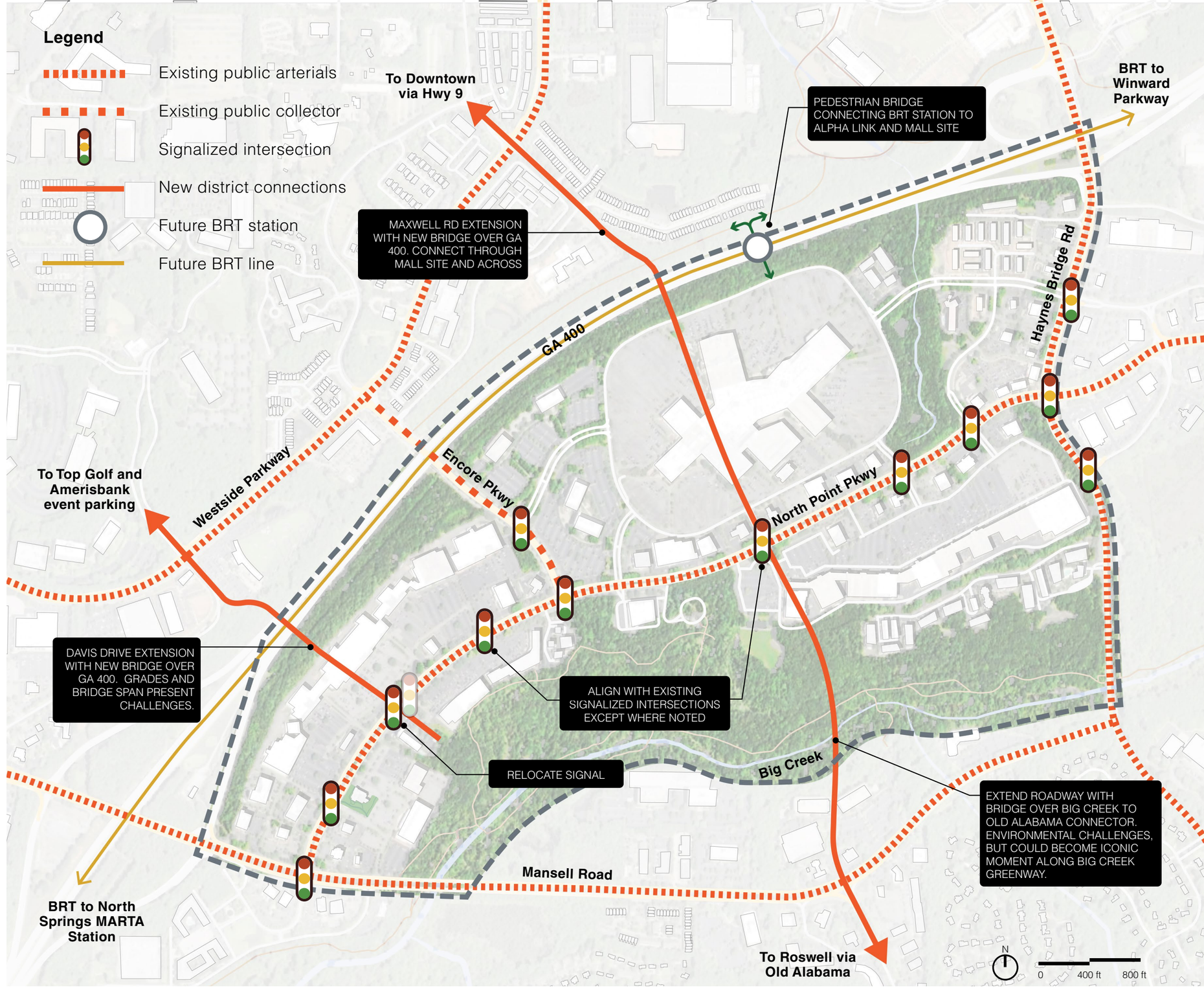
STREET NETWORK

The first step in improving connectivity is increasing the connections into and out of the district.

Two potential road extensions to the west at Davis Drive and Maxwell Road have been identified. The Maxwell Road extension was also identified in the BRT Station Area Plan produced by Link 400 and MARTA. Each connection will require a new vehicular bridge across GA 400. Despite the complexity, each provide important connections that integrate North Point with important cultural and entertainment destinations, job centers, mid-high density housing, and Downtown Alpharetta. In addition, they will better connect all of Alpharetta to Big Creek and the greenway.

This study embraces the introduction of the BRT along GA 400 and considers a connection to the proposed North Point Station. A pedestrian bridge that connects the station to the Alpha Link on the west and the North Point Mall site on the east will provide regional access to the district as well as pedestrian and bicycle access between North Point and the Downtown district via the Alpha Loop.

A fourth connection is considered across Big Creek. By continuing the Maxwell Road extension to the southeast, an important connection can be made between North Point and the single family neighborhoods of east Alpharetta and Roswell beyond. As the mall redevelops and density of use increases, this connection will help alleviate congestion on GA 400 and Haynes Bridge.



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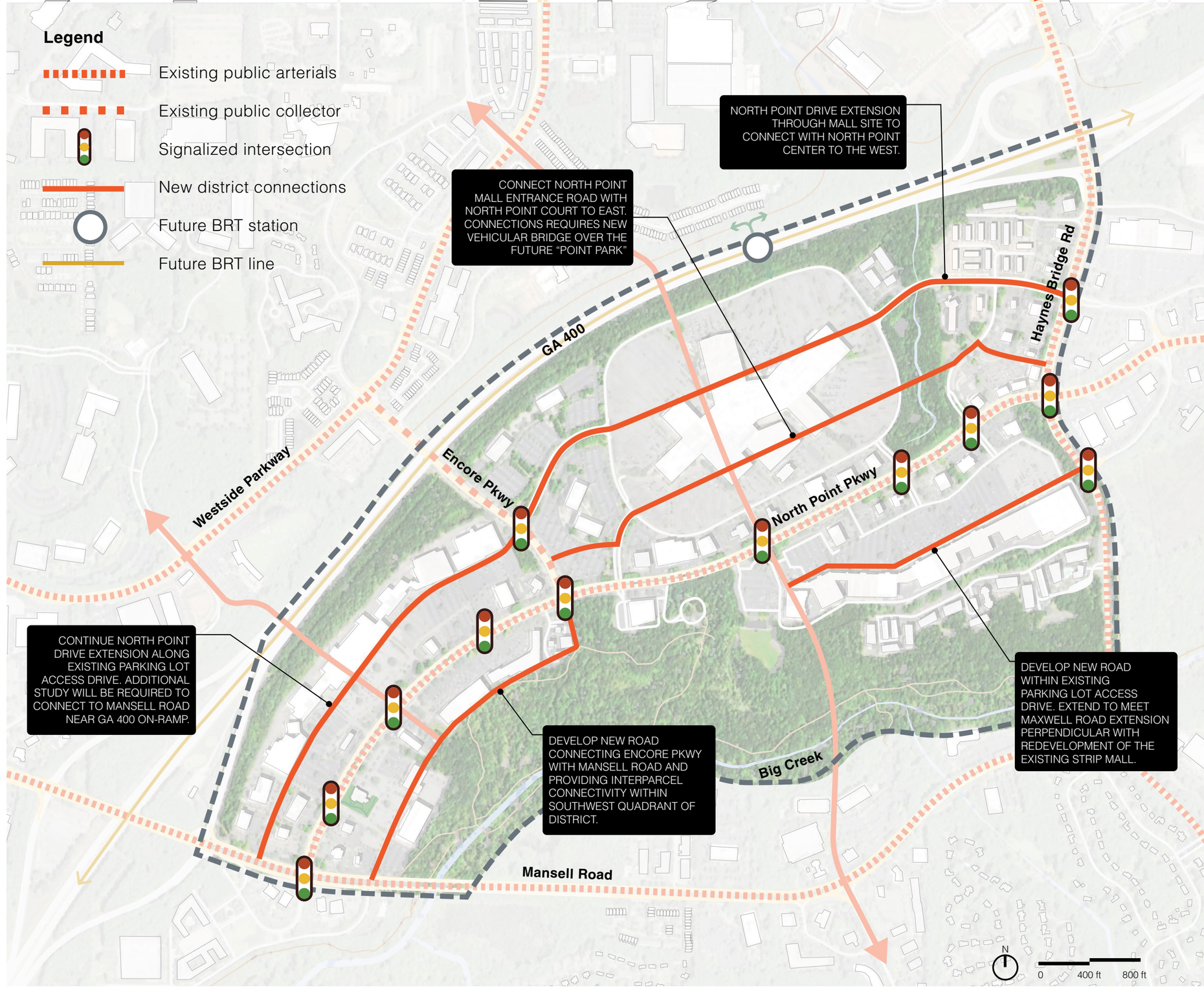
Parallel Connections

STREET NETWORK

Within the district, all vehicular traffic is concentrated on North Point Parkway, placing a significant burden for carrying traffic loads. In addition, it is the only existing frontage within the district, greatly limiting the types, use, and form of redevelopment that can occur.

A series of new parallel connections spanning from Haynes Bridge to Mansell are proposed that will:

1. Alleviate congestion on North Point Parkway by providing much needed redundancy in the street network.
2. Create new development edges that will support more human-scaled, mixed-use developments.
3. Increase pedestrian and bicycle connectivity/safety with 12'-0" wide shared-use paths, planted buffers that can support green infrastructure, and on-street parking that will provide a buffer between the vehicular and pedestrian realms.



Cross Connections

STREET NETWORK

To interconnect the parallel connections and “bridge” North Point Parkway, a series of cross-connections are proposed that align with existing signalized intersections and utilize existing parking access drives.

The cross-connections establish a gridded framework of developable “superblocks” that are compatible with existing parcel boundaries.

They also better connect the entire district with Big Creek and the greenway, embracing this important recreational and natural resource that can catalyze redevelopment. New trail connections are proposed at the terminus of all cross connections. These “trailheads” are spaced at an approximate 5-minute walk interval so the greenway is easily accessible from anywhere within the district.

Each of the cross-connections, like the parallel connections, will be designed with 12’-0” wide shared-use paths, planting buffers that support green infrastructure and street trees, and parallel parking for buffering the pedestrian and vehicular realms.

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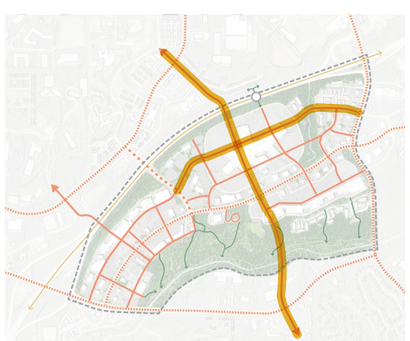
Street Typologies

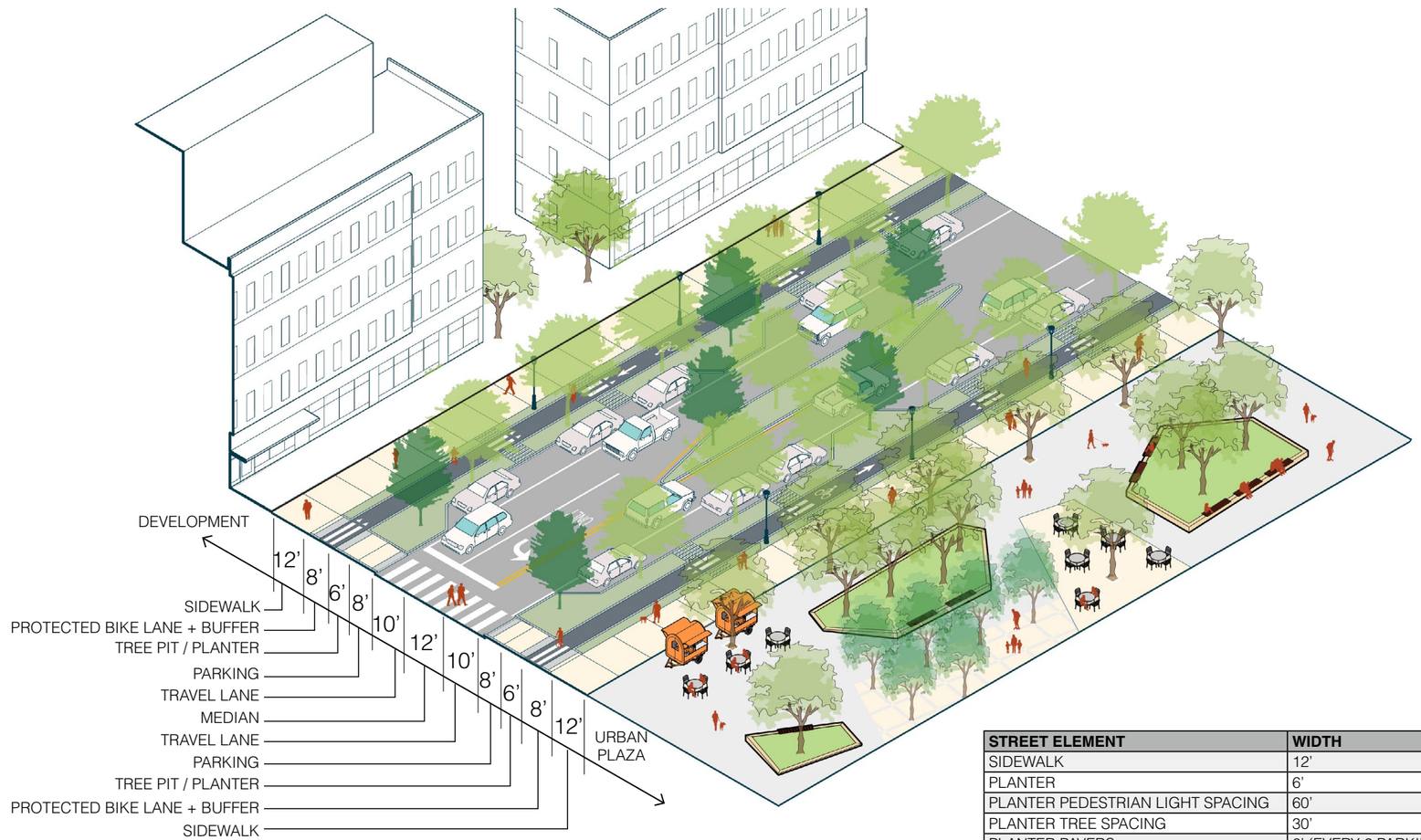
STREET NETWORK

Boulevards are wide streets, measuring 100 feet across, that play a crucial role in connecting major roads to different parts of the district. They are designed to handle both traffic flow and local access, particularly in areas with dense development, such as mixed-use or commercial zones. Positioned at key intersections and access points, boulevards help ease traffic congestion beyond the district by providing multiple entry and exit routes. These streets have one lane of traffic in each direction, with a central median that acts as a turn lane at important intersections. Boulevards are also designed for pedestrians and cyclists, featuring on-street parking, wide sidewalks, protected bike lanes, pedestrian lighting, and canopy trees, creating a comfortable and efficient transportation environment for all users.



KEY PLAN

BOULEVARD | 100’ WIDTH



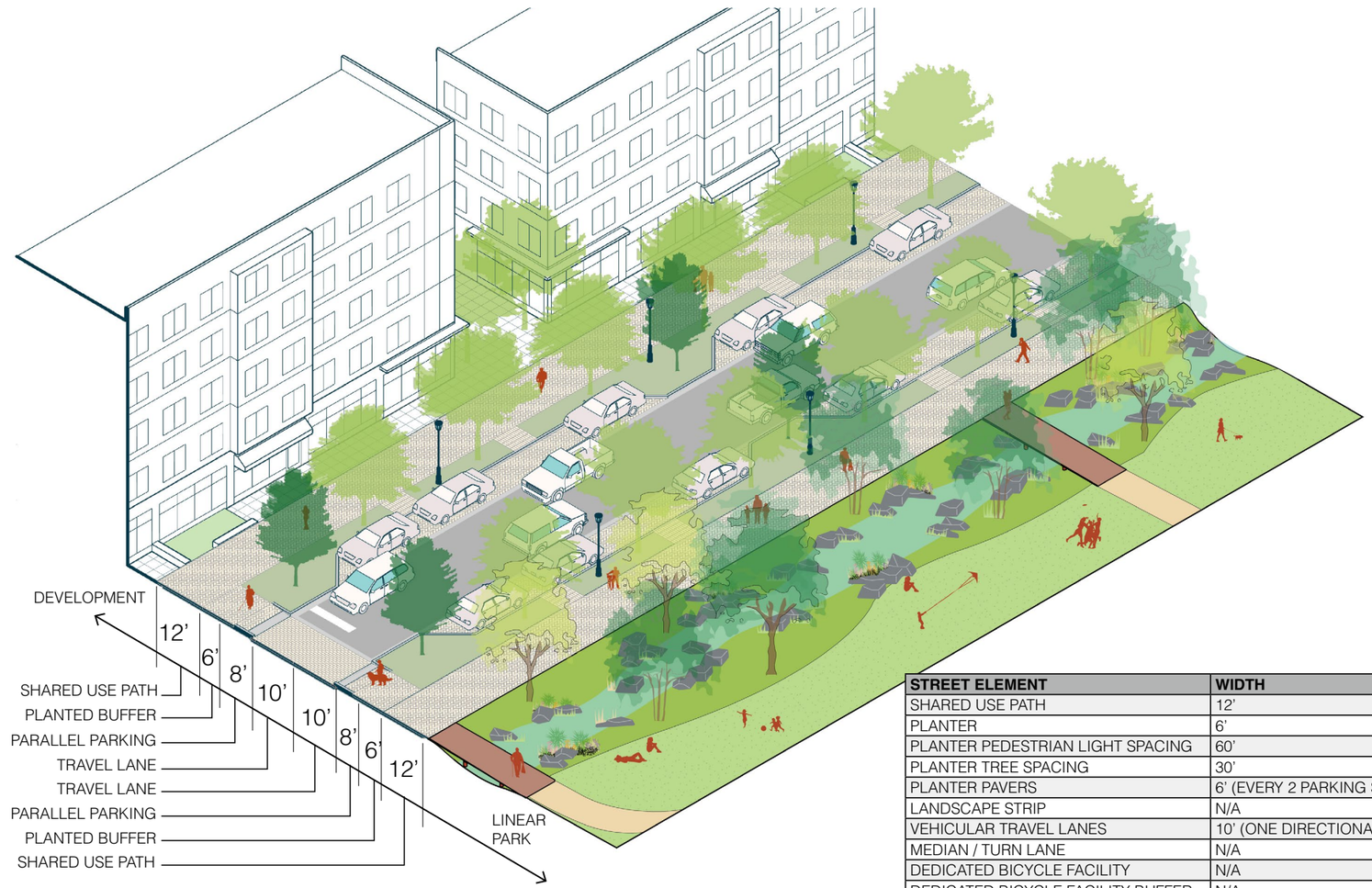
STREET ELEMENT	WIDTH
SIDEWALK	12’
PLANTER	6’
PLANTER PEDESTRIAN LIGHT SPACING	60’
PLANTER TREE SPACING	30’
PLANTER PAVERS	6’ (EVERY 2 PARKING SPACES)
LANDSCAPE STRIP	N/A
VEHICULAR TRAVEL LANES	10’ (ONE DIRECTIONAL)
MEDIAN / TURN LANE	12’
DEDICATED BICYCLE FACILITY	5’ (ONE DIRECTIONAL)
DEDICATED BICYCLE FACILITY BUFFER	3’
ON-STREET PARKING	8’
ON-STREET PARKING TREE SPACING	EVERY 4 SPACES
ON-STREET PARKING BULBOUT	AT ALL CORNERS

Street Typologies

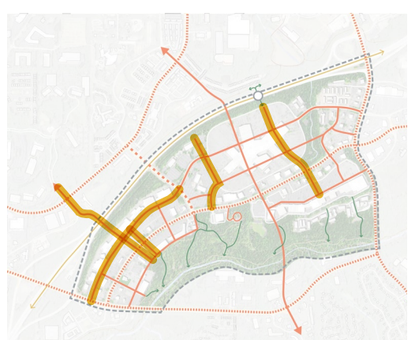
STREET NETWORK

Signature streets are 72 feet wide and are designed with a strong focus on pedestrian-friendly spaces. While they still accommodate vehicular traffic, their primary function is to prioritize walkability and provide a safe, comfortable, and inviting environment for people. Signature streets connect important open spaces and small-scale commercial areas, serving mainly as access routes. They feature one lane of traffic in each direction, along with on-street parking, canopy trees, pedestrian lighting, and shared-use paths, ensuring that both pedestrians and cyclists have a pleasant experience while moving through the area.

SIGNATURE | 72’ WIDTH



STREET ELEMENT	WIDTH
SHARED USE PATH	12’
PLANTER	6’
PLANTER PEDESTRIAN LIGHT SPACING	60’
PLANTER TREE SPACING	30’
PLANTER PAVERS	6’ (EVERY 2 PARKING SPACES)
LANDSCAPE STRIP	N/A
VEHICULAR TRAVEL LANES	10’ (ONE DIRECTIONAL)
MEDIAN / TURN LANE	N/A
DEDICATED BICYCLE FACILITY	N/A
DEDICATED BICYCLE FACILITY BUFFER	N/A
ON-STREET PARKING	8’
ON-STREET PARKING TREE SPACING	EVERY 4 SPACES
ON-STREET PARKING BULBOUT	AT ALL CORNERS



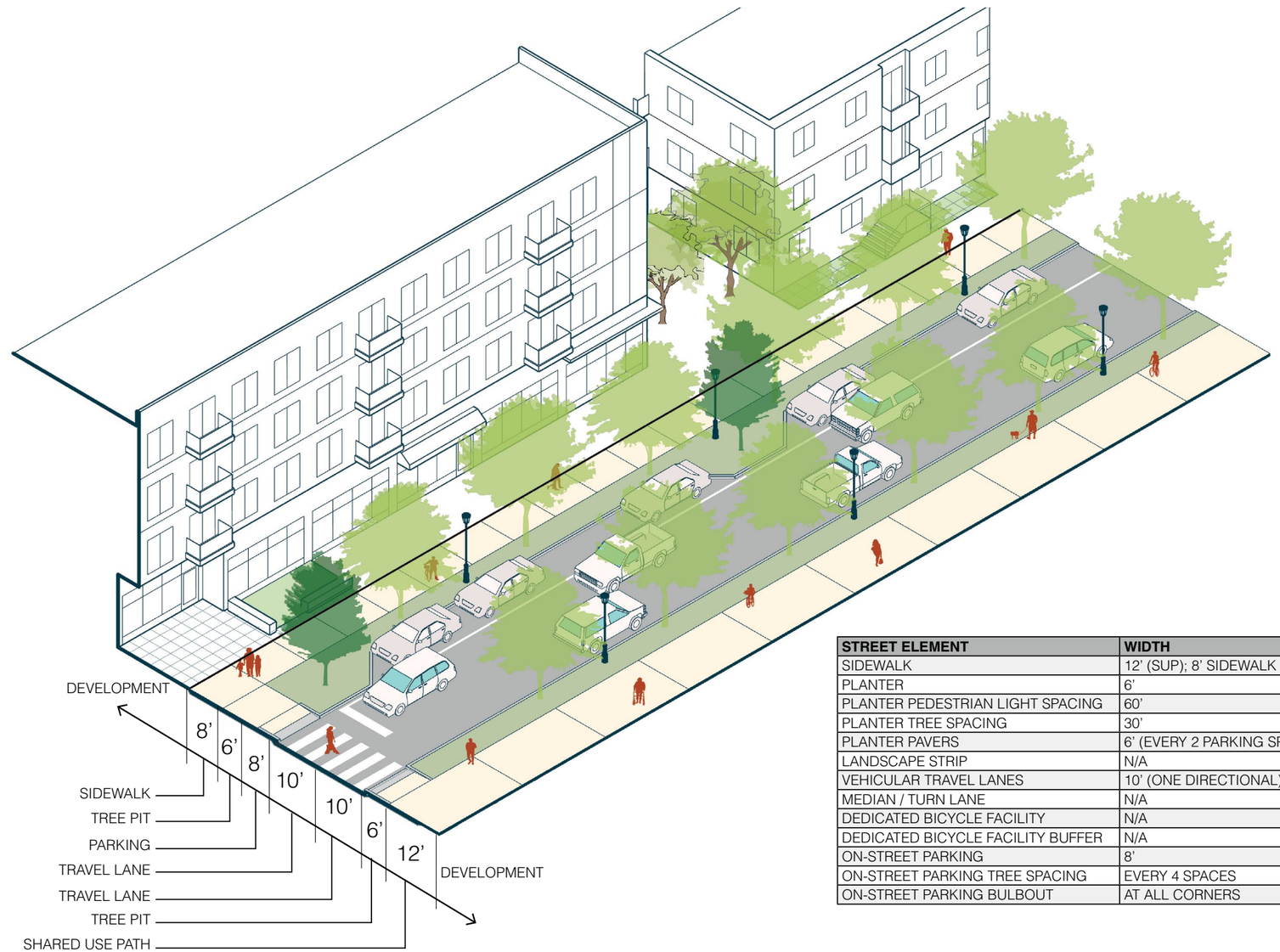
KEY PLAN

Street Typologies

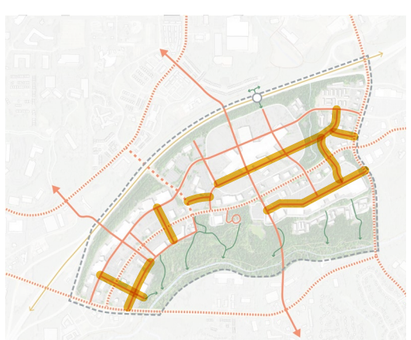
STREET NETWORK

Typical streets are 60 feet wide and serve as the primary street type within the district, designed to provide access to commercial, mixed-use, and residential areas. These streets are calm, neighborhood-oriented streets that are found throughout the district, offering a safe and convenient route for local traffic. Typical streets feature one lane of traffic in each direction, with on-street parking on one side. They are designed with canopy trees, pedestrian lighting, and sidewalks to enhance the pedestrian experience. Additionally, shared-use paths are included to support low-stress bicycling, making these streets accessible and comfortable for all users.

TYPICAL | 60’ WIDTH



STREET ELEMENT	WIDTH
SIDEWALK	12’ (SUP); 8’ SIDEWALK
PLANTER	6’
PLANTER PEDESTRIAN LIGHT SPACING	60’
PLANTER TREE SPACING	30’
PLANTER PAVERS	6’ (EVERY 2 PARKING SPACES)
LANDSCAPE STRIP	N/A
VEHICULAR TRAVEL LANES	10’ (ONE DIRECTIONAL)
MEDIAN / TURN LANE	N/A
DEDICATED BICYCLE FACILITY	N/A
DEDICATED BICYCLE FACILITY BUFFER	N/A
ON-STREET PARKING	8’
ON-STREET PARKING TREE SPACING	EVERY 4 SPACES
ON-STREET PARKING BULBOUT	AT ALL CORNERS



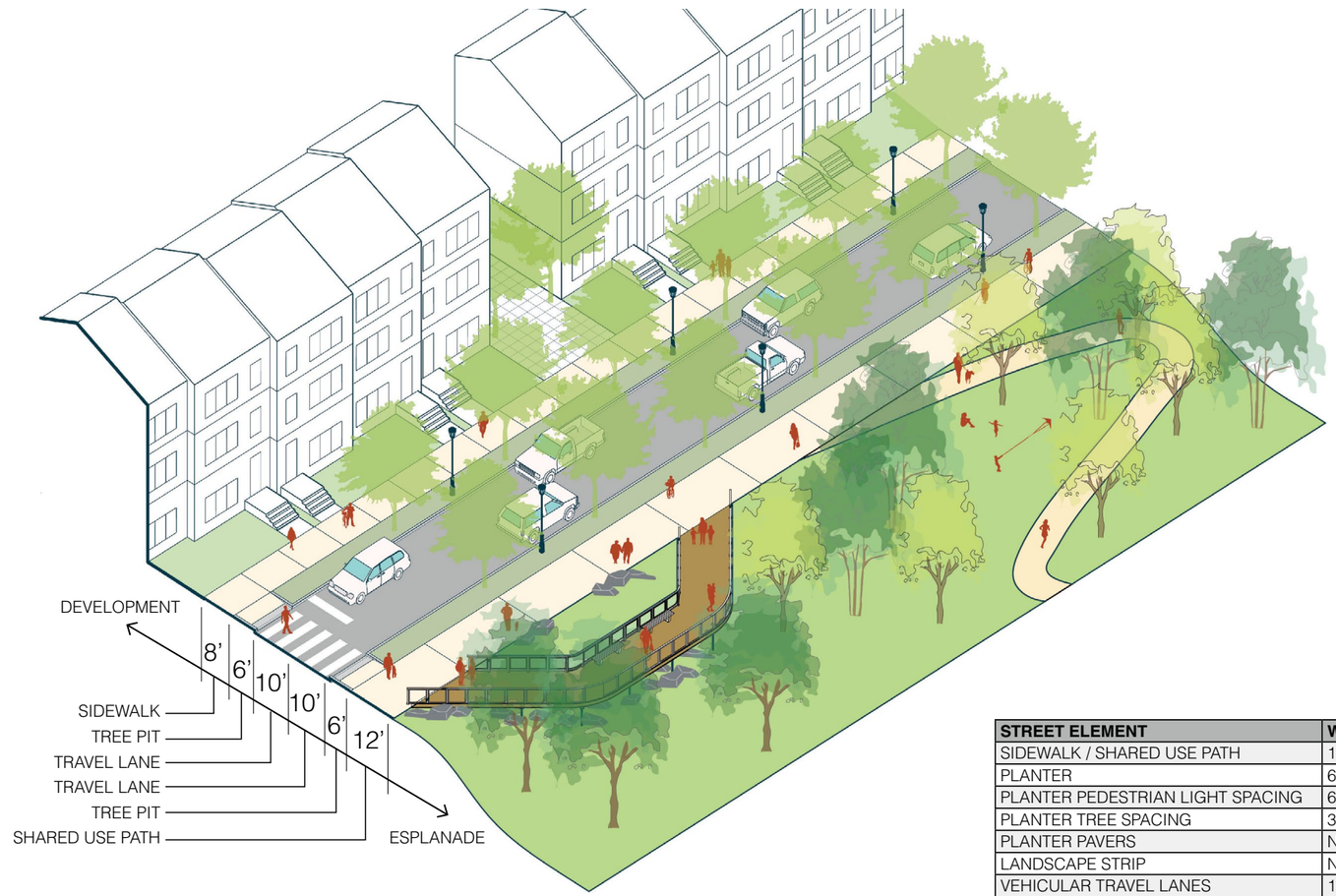
KEY PLAN

Street Typologies

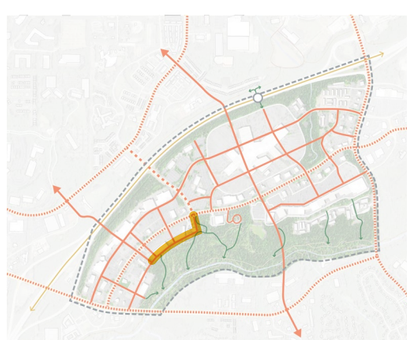
STREET NETWORK

Esplanades are 52-foot-wide streets designed to create a calm, peaceful environment that encourages access to nearby trail systems and natural features of the district, such as the Big Creek trail. Their narrower width and the inclusion of a shared-use path make these streets ideal for people looking to connect with nature, offering both a view and access to surrounding green spaces. Strategically running parallel to natural areas, esplanades feature one travel lane in each direction, canopy trees, pedestrian lighting, and a sidewalk along the developed side of the street. On the nature side, a shared-use path allows pedestrians and cyclists to enjoy easy access to the trails, enhancing the overall experience of being in a natural, serene setting.

ESPLANADE | 52’ WIDTH



STREET ELEMENT	WIDTH
SIDEWALK / SHARED USE PATH	12’ (SUP); 8’ SIDEWALK
PLANTER	6’
PLANTER PEDESTRIAN LIGHT SPACING	60’
PLANTER TREE SPACING	30’
PLANTER PAVERS	N/A
LANDSCAPE STRIP	N/A
VEHICULAR TRAVEL LANES	10’ (ONE DIRECTIONAL)
MEDIAN / TURN LANE	N/A
DEDICATED BICYCLE FACILITY	N/A
DEDICATED BICYCLE FACILITY BUFFER	N/A
ON-STREET PARKING	N/A
ON-STREET PARKING TREE SPACING	N/A
ON-STREET PARKING BULBOUT	N/A



KEY PLAN

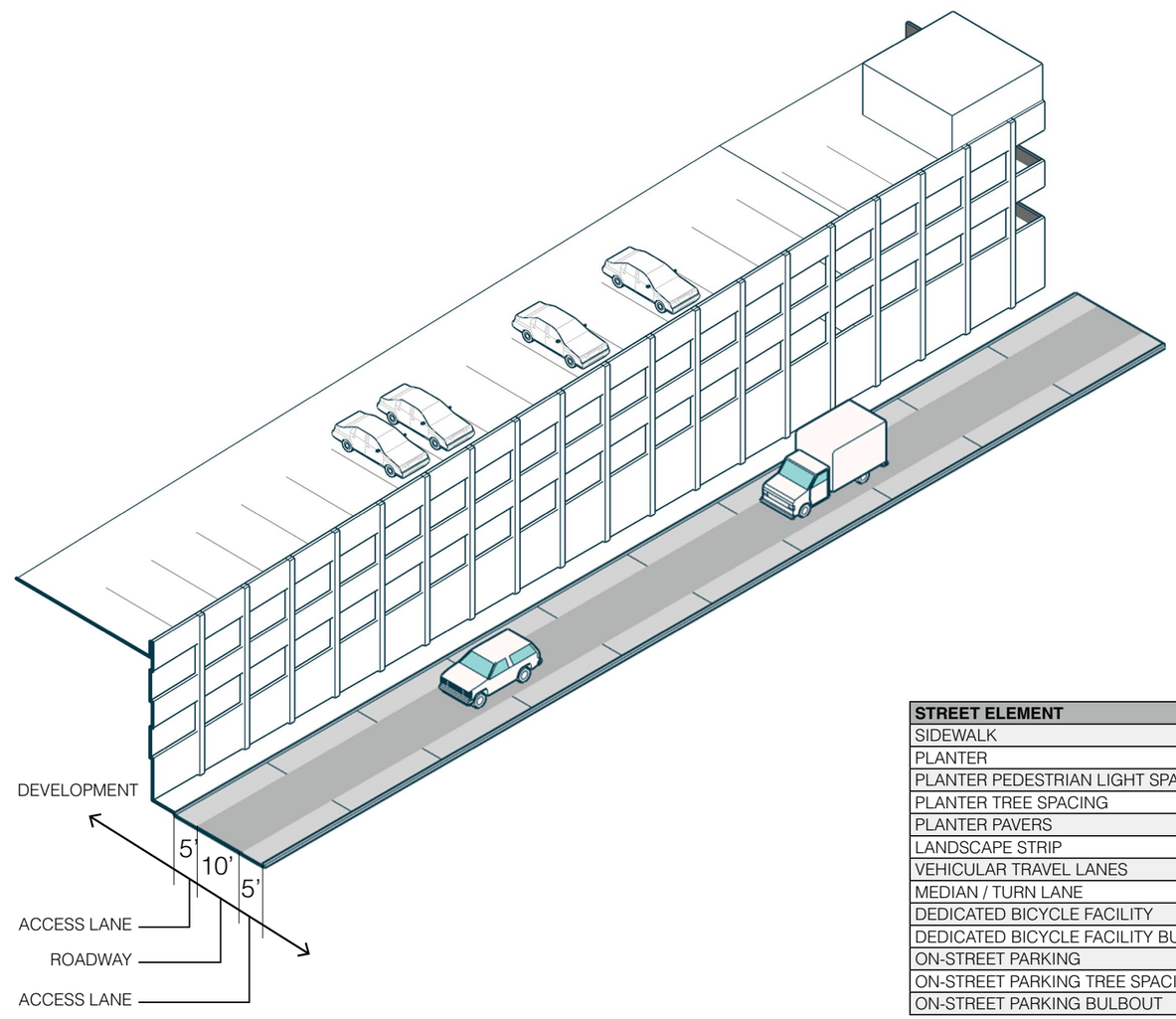
Street Typologies

STREET NETWORK

The district includes two types of alleys: service alleys and pedestrian alleys.

Service alleys play a crucial role in separating service needs from typical street traffic, contributing to a more comfortable and pleasant environment. These 20-foot-wide access roads within a development allow delivery and service trucks to reach back entrances and utility locations of buildings, reducing the need for curb cuts and driveways along the main streets. By minimizing these conflict points, service alleys help create a safer space for pedestrians and cyclists. Depending on the specific needs of the area, service alleys can be configured as one- or two-way and are often constructed from concrete rather than asphalt. Though designed primarily for vehicular access, the width of these alleys also accommodates emergency vehicles, ensuring accessibility while keeping the alley narrow and unobtrusive.

SERVICE ALLEY | 20’ WIDTH



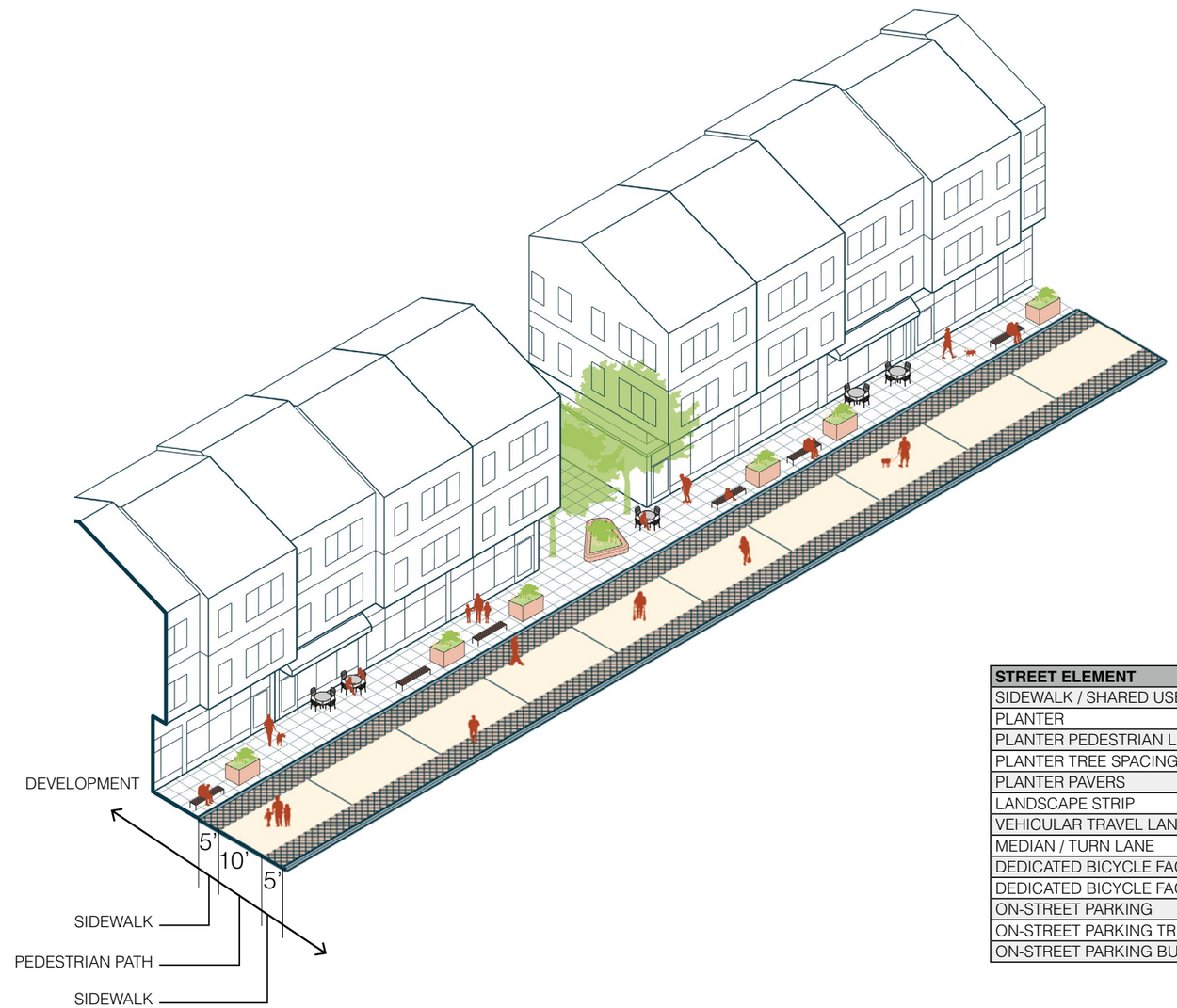
STREET ELEMENT	WIDTH
SIDEWALK	N/A
PLANTER	N/A
PLANTER PEDESTRIAN LIGHT SPACING	N/A
PLANTER TREE SPACING	N/A
PLANTER PAVERS	N/A
LANDSCAPE STRIP	N/A
VEHICULAR TRAVEL LANES	20’ TOTAL
MEDIAN / TURN LANE	N/A
DEDICATED BICYCLE FACILITY	N/A
DEDICATED BICYCLE FACILITY BUFFER	N/A
ON-STREET PARKING	N/A
ON-STREET PARKING TREE SPACING	N/A
ON-STREET PARKING BULBOUT	N/A

Street Typologies

STREET NETWORK

Pedestrian alleys, on the other hand, are narrow, tranquil pathways designed exclusively for pedestrians, typically situated between buildings within a block. These alleys provide additional connections where traditional streets may not be suitable but where pedestrian access is still needed, often in low to medium-density residential or mixed-use areas. With a width of 20 feet, pedestrian alleys feature a 10-foot center sidewalk flanked by 5-foot buffer zones on each side, ensuring clear separation from surrounding structures. Constructed from pedestrian-friendly materials like concrete or decorative pavers, these alleys create a distinct environment separate from service alleys. While they are primarily for pedestrian use, the width allows for emergency vehicle access if necessary, maintaining safety while preserving a calm, pedestrian-only atmosphere.

PEDESTRIAN ALLEY | 20' WIDTH.



STREET ELEMENT	WIDTH
SIDEWALK / SHARED USE PATH	10' TOTAL
PLANTER	5' PAVED STRIP
PLANTER PEDESTRIAN LIGHT SPACING	N/A
PLANTER TREE SPACING	N/A
PLANTER PAVERS	N/A
LANDSCAPE STRIP	N/A
VEHICULAR TRAVEL LANES	N/A
MEDIAN / TURN LANE	N/A
DEDICATED BICYCLE FACILITY	N/A
DEDICATED BICYCLE FACILITY BUFFER	N/A
ON-STREET PARKING	N/A
ON-STREET PARKING TREE SPACING	N/A
ON-STREET PARKING BULBOUT	N/A

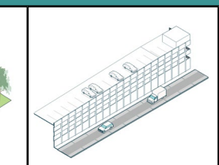
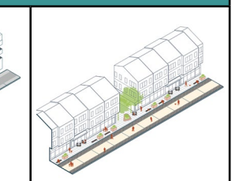
Streetscape Standards

STREET NETWORK

All streetscape types described can be utilized in any future development within the North Point District. The standards should be followed when designing and building new streets and developments. The variety of streetscape types allow for variation in adjacent development density and character while maintaining the overall goal of pedestrian, vehicular, and bicycle connectivity within the district.

The chart to the right lists all streetscape types described and their technical requirements, along with adjacent building setbacks, building heights, and parking requirements.

STREETSCAPE STANDARDS

						
	BOULEVARD STREET	SIGNATURE STREET	TYPICAL STREET	ESPLANADE STREET	SERVICE ALLEY	PEDESTRIAN ALLEY
Sidewalk / Shared Use Path	12’	12’	8’ sidewalk; 12’ SUP	8’ sidewalk; 12’ SUP	N/A	10’ total
Planter	6’	6’	6’	6’	N/A	5’ paved strip
Pedestrian Light Spacing	60’	60’	60’	60’	N/A	N/A
Tree Spacing	30’	30’	30’	30’	N/A	N/A
Planter Paving	6’ every 2 parking spaces	6’ every 2 parking spaces	6’ every 2 parking spaces	N/A	N/A	N/A
Vehicular Travel Lanes	10’ in each direction	10’ in each direction	10’ in each direction	10’ in each direction	20’ total	N/A
Median / Turn Lane	12’	N/A	N/A	N/A	N/A	N/A
Dedicated Bike Facility	5’	N/A	N/A	N/A	N/A	N/A
Dedicated Bike Facility Buffer	3’	N/A	N/A	N/A	N/A	N/A
On-Street Parking	8’	8’	8’	N/A	N/A	N/A
On-Street Parking Tree Spacing	every 4 spaces	every 4 spaces	every 4 spaces	N/A	N/A	N/A
On-Street Parking Bulbout	at all corners	at all corners	at all corners	N/A	N/A	N/A

SITE DESIGN STANDARDS

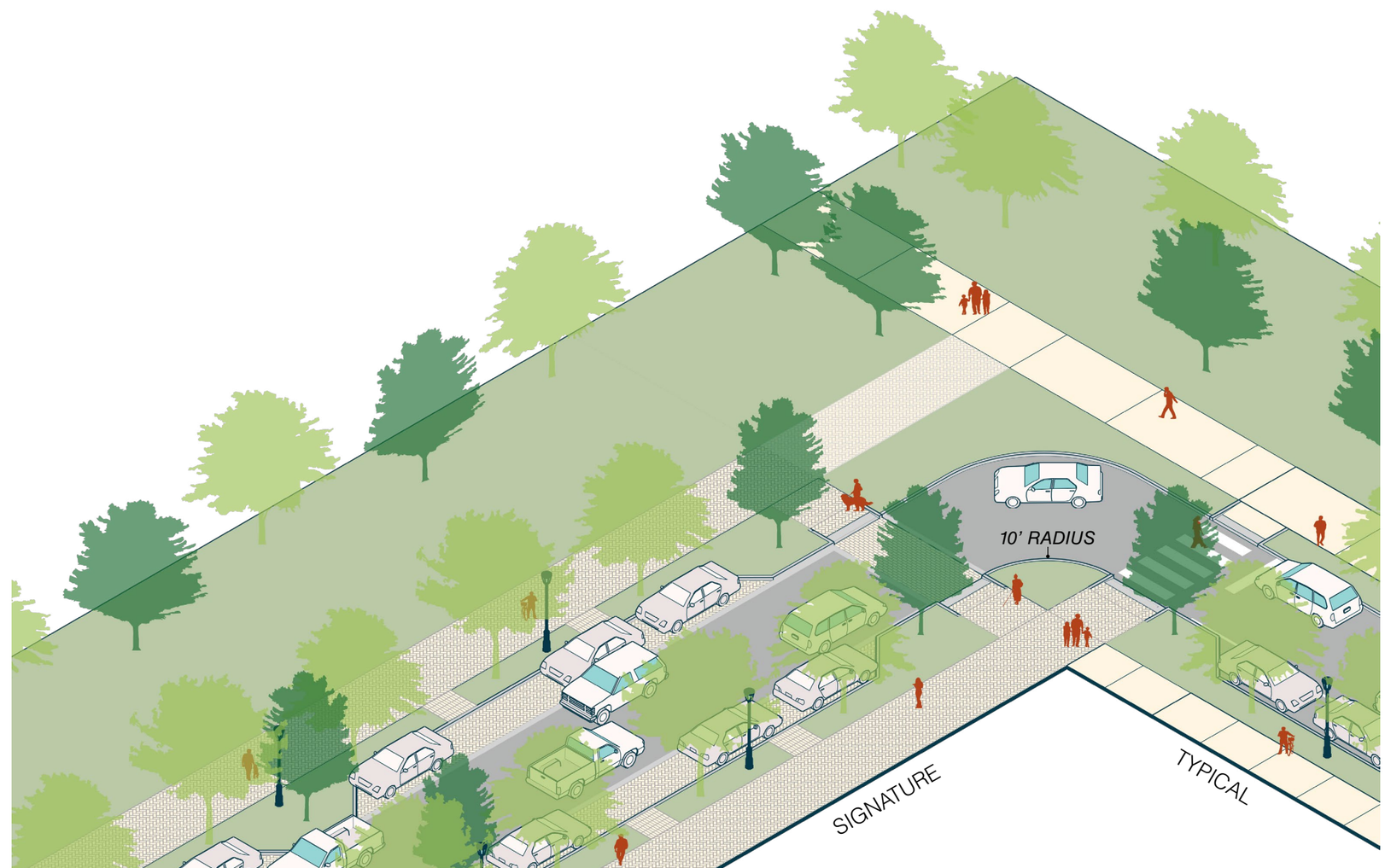
	BOULEVARD STREET	SIGNATURE STREET	TYPICAL STREET	ESPLANADE STREET	SERVICE ALLEY	PEDESTRIAN ALLEY
Building Setback	20’ min., 30’ max.	10’ min., 20’ max.	10’ min., 20’ max.	10’ min., 20’ max.	No minimum	10’ min.
Building Height	7 stories max.	4 stories max.	4 stories max.	4 stories max.	N/A	3 stories max.
Surface Parking Lots	Must be behind or beside primary buildings. No parking or driveway parallel to the roadway may be between primary buildings and a public street.				N/A	N/A

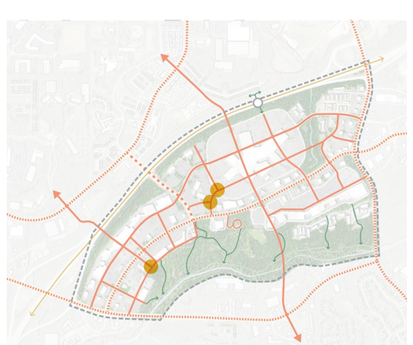
Intersection Typologies

STREET NETWORK

Signature streets serve to connect pedestrians to key activity centers. In this example, a signature street leads to an open space and integrates with the open space's trail and circulation network. Higher-quality surface materials, such as concrete pavers, distinguish signature streets from other street types in the district. The pavers placed along the sidewalks emphasize the human-scale design of the street and reduce the amount of asphalt. This material choice is carried through the crosswalk and parking lane, with a concrete edge delineating vehicular travel lanes and encouraging slower vehicle speeds. A curb radius of 10 feet reinforces this street as a low-speed space for vehicles and enhances pedestrian safety at crossings.

SIGNATURE STREET INTERSECTION AT OPEN SPACE





KEY PLAN

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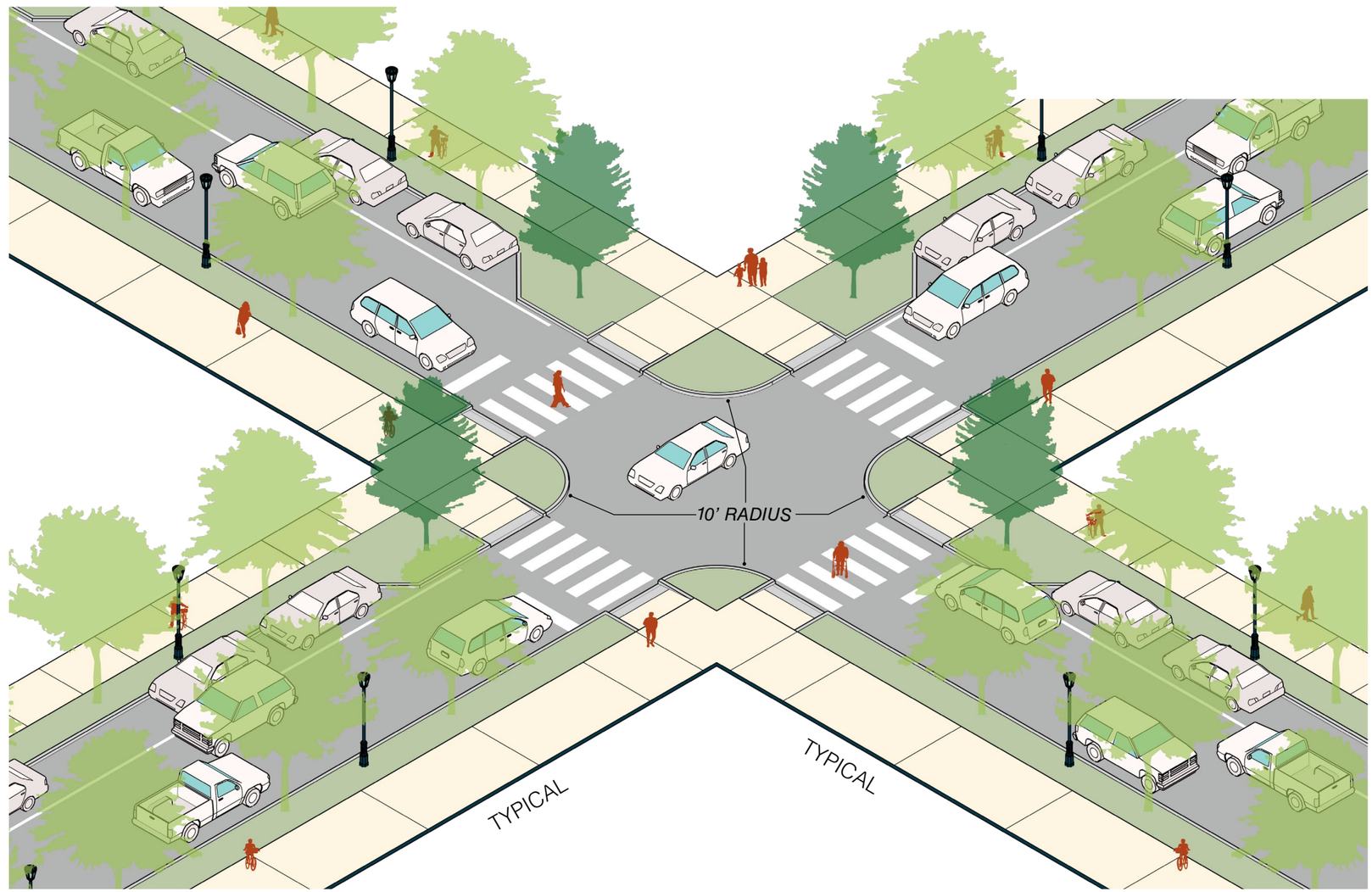
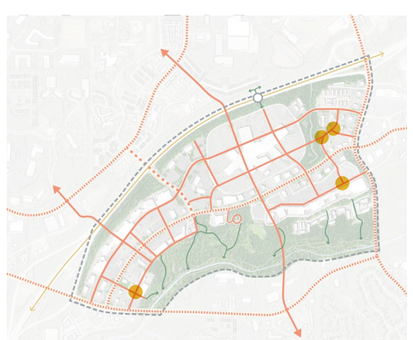
Intersection Typologies

STREET NETWORK

The intersection of two typical streets is most appropriate in neighborhood-scale areas of the district, with a focus on accessibility for all users. A curb radius of 10 feet reinforces this street as a low-speed space for vehicles and enhances pedestrian safety at crossings. As with other street types, bulb-outs are placed at the corners to daylight the crosswalk, which are positioned behind the curb radii to provide more accessible crossings for people with disabilities.

TYPICAL STREET INTERSECTION



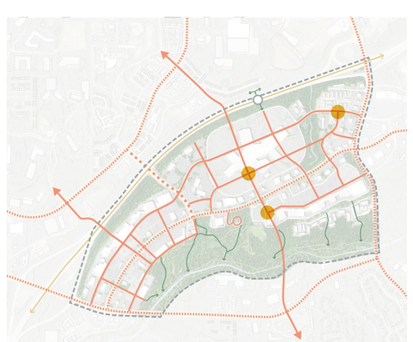


KEY PLAN

Intersection Typologies

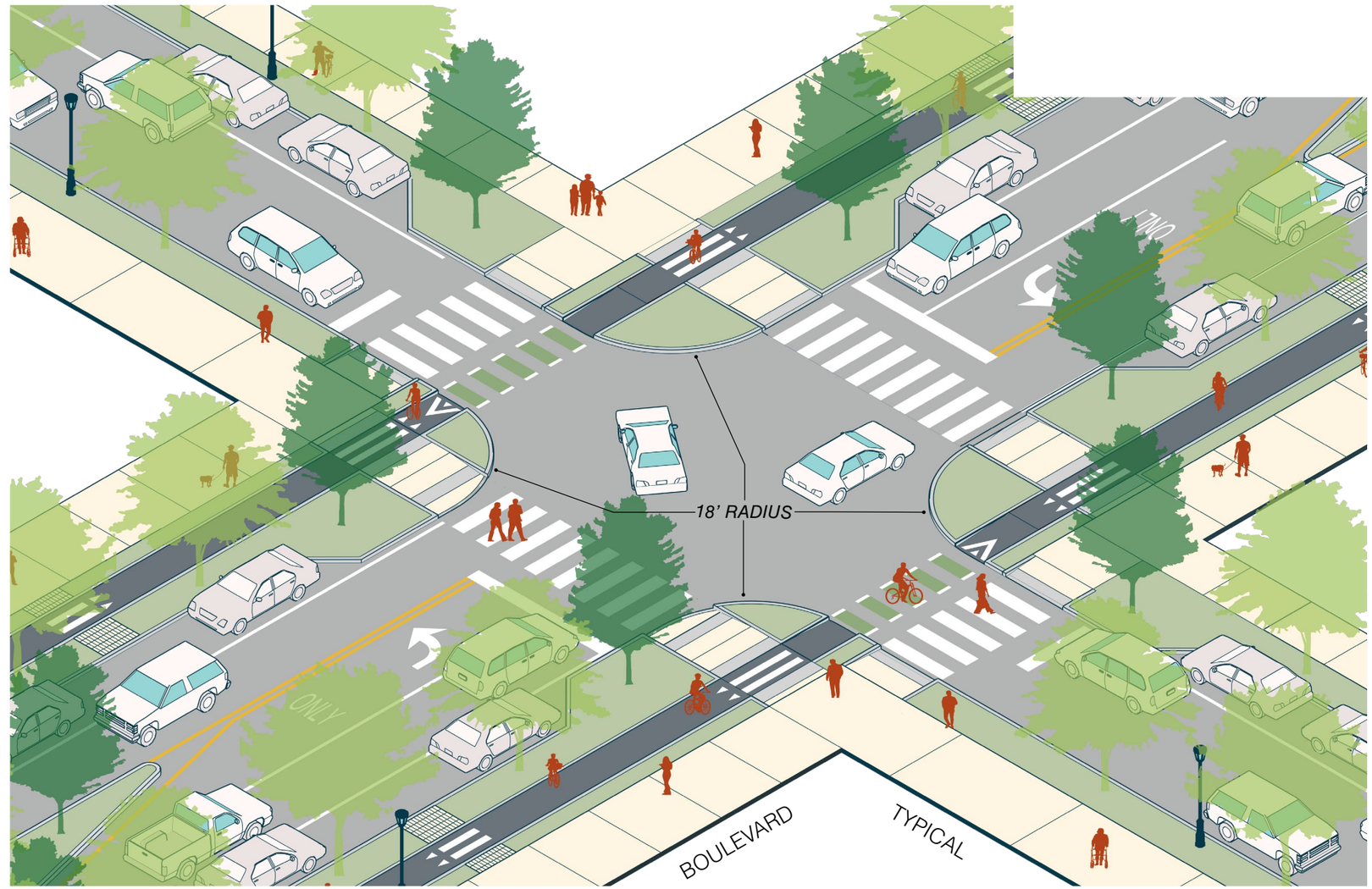
STREET NETWORK

The intersection between a typical street and a boulevard is the largest and most complex intersection within the district. At this intersection, left turn lanes and dedicated bicycle facilities are incorporated, in addition to the typical pedestrian and vehicular travel patterns. The crosswalk has two phases: the first provides a safe crossing for pedestrians across the bike lane, while the second allows pedestrians to safely cross three lanes of vehicular traffic. As with other intersections in the district, crosswalks and ramps should be perpendicular to vehicular travel lanes and positioned behind the curb radius for safety. The curb radius is set at 18 feet to accommodate higher volumes of vehicular traffic while maintaining a safe turning speed. Bulb-outs are also included to improve driver visibility of pedestrians crossing the street.



KEY PLAN

TYPICAL STREET INTERSECTION AT BOULEVARD



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03

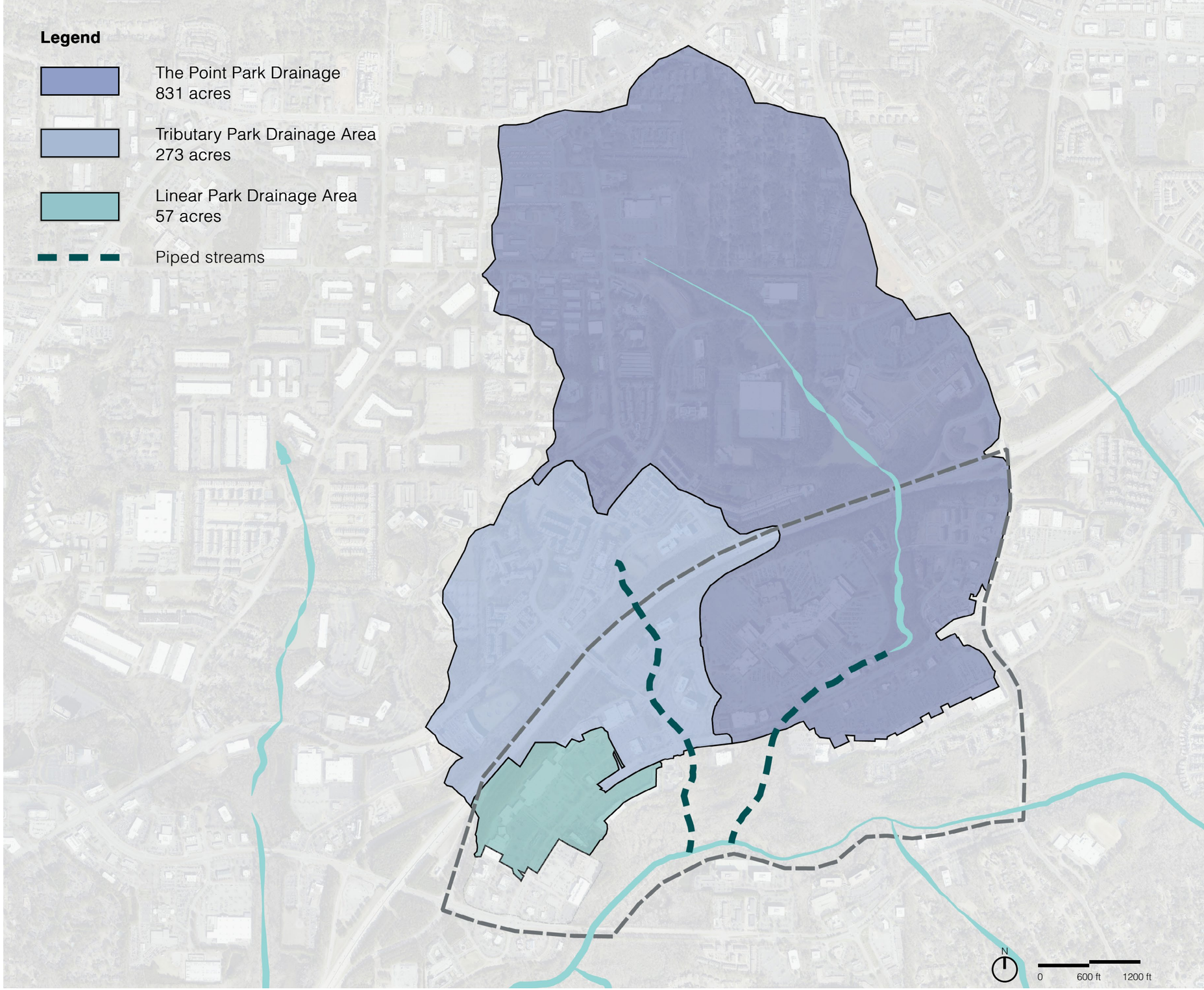
Open Space

Historic Tributaries

OPEN SPACE

During the initial development of the project area, two tributaries to Big Creek (Tributaries 8 and 9) were redirected into underground pipes and culverts to maximize the buildable space on the site. As a result, the current drainage patterns follow the historic routes of these tributaries.

The proposed open space network is designed to restore the alignment of these original streams, enabling surface connections and daylighting of the waterways. This approach not only helps reduce runoff and improve water quality but also creates valuable habitats and enhances the overall aesthetic of the area.



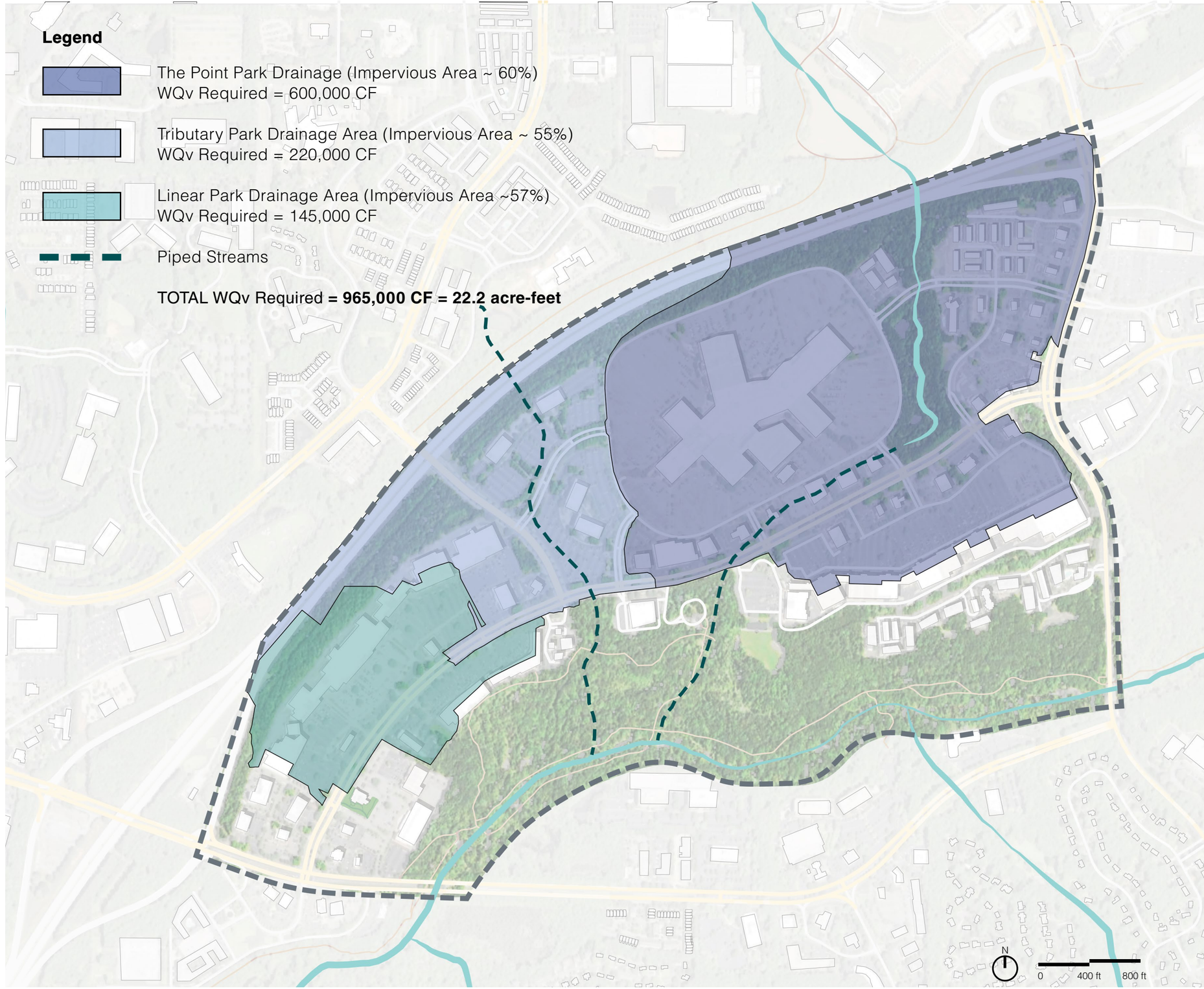
Water Quality Volume

OPEN SPACE

The majority of rainfall typically occurs in small events, making the management of the water quality volume (WQv) an effective, cost-efficient way to minimize overall pollutant discharge. In the City of Alpharetta, current standards mandate the capture and retention of the first 1.0 inch of rainfall, or the capture and treatment of the first 1.2 inches when retention is not feasible. For this analysis, the water quality volume was based on the 1.2-inch standard.

The required water quality volume was calculated for each tributary area, taking into account the proposed character area typologies and open space layouts. With an average impervious area ranging from 55% to 60% of the redeveloped area, the total water quality volume required is approximately 22.2 acre-feet (35,750 CY).

The required water quality volume can be met throughout the development area by implementing a green corridor street network and an open space/park network.

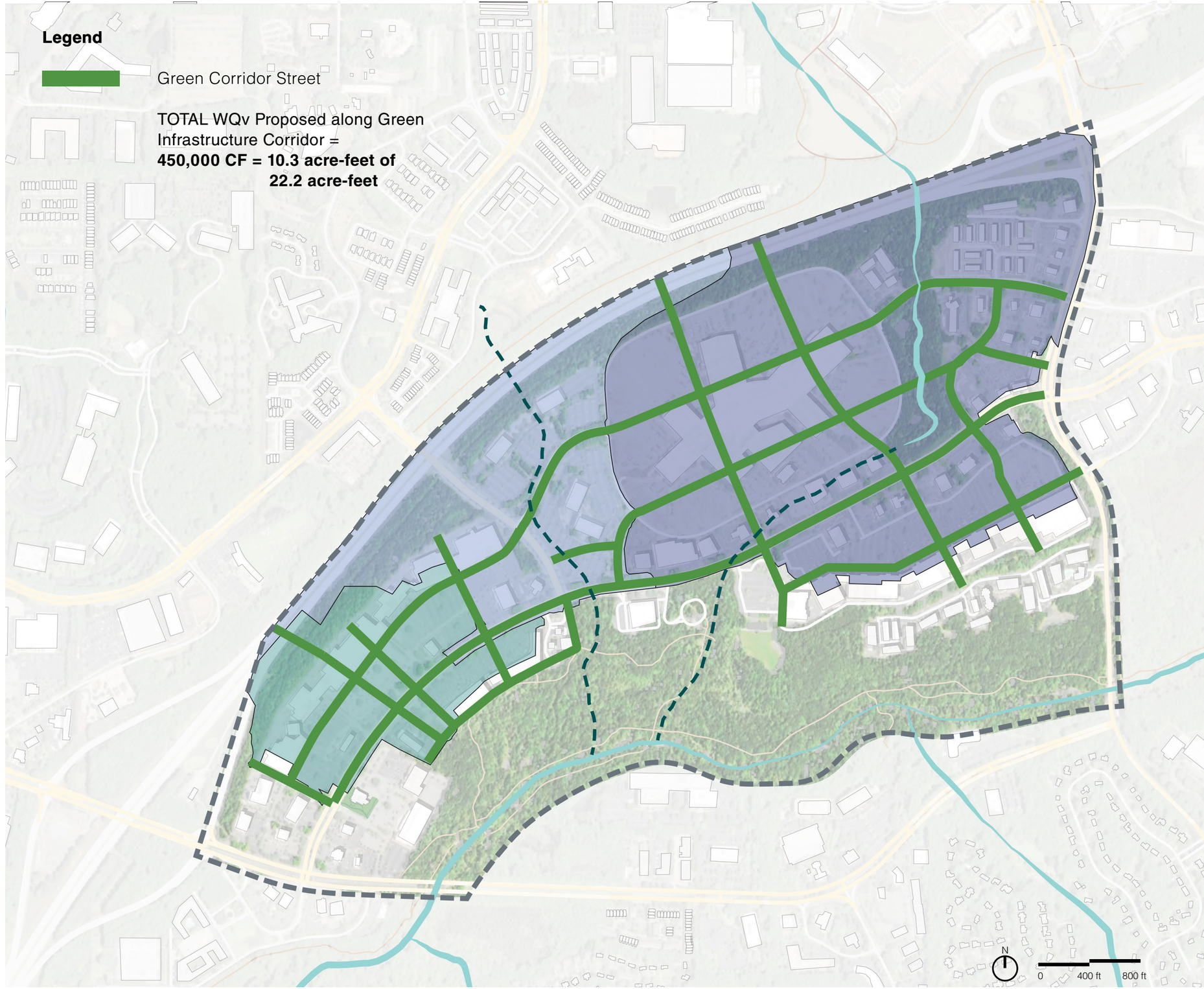


Water Quality Volume

OPEN SPACE

In the green corridor street network, bioswales and tree boxes will contribute to meeting the required water quality volume. A tree box measuring 5 feet by 5 feet, with a maximum water depth of 12 inches and a soil media depth of 3 feet, can store and treat up to 1.6 cubic yards of water. When spaced 25 feet apart, each 1,000-foot segment of roadway could accommodate 80 tree boxes, providing over 125 cubic yards of water storage.

In addition, urban bioswales, with a maximum water depth of 12 inches, soil media depths of 3 feet, and a standard width of 4 feet, can store 0.26 cubic yards of water per linear foot. For each 1,000-foot segment of roadway with bioswales, more than 515 cubic yards of water can be stored and treated. Extrapolated across the proposed street network, over 45% of the required water quality volume will be provided within the right-of-way area.



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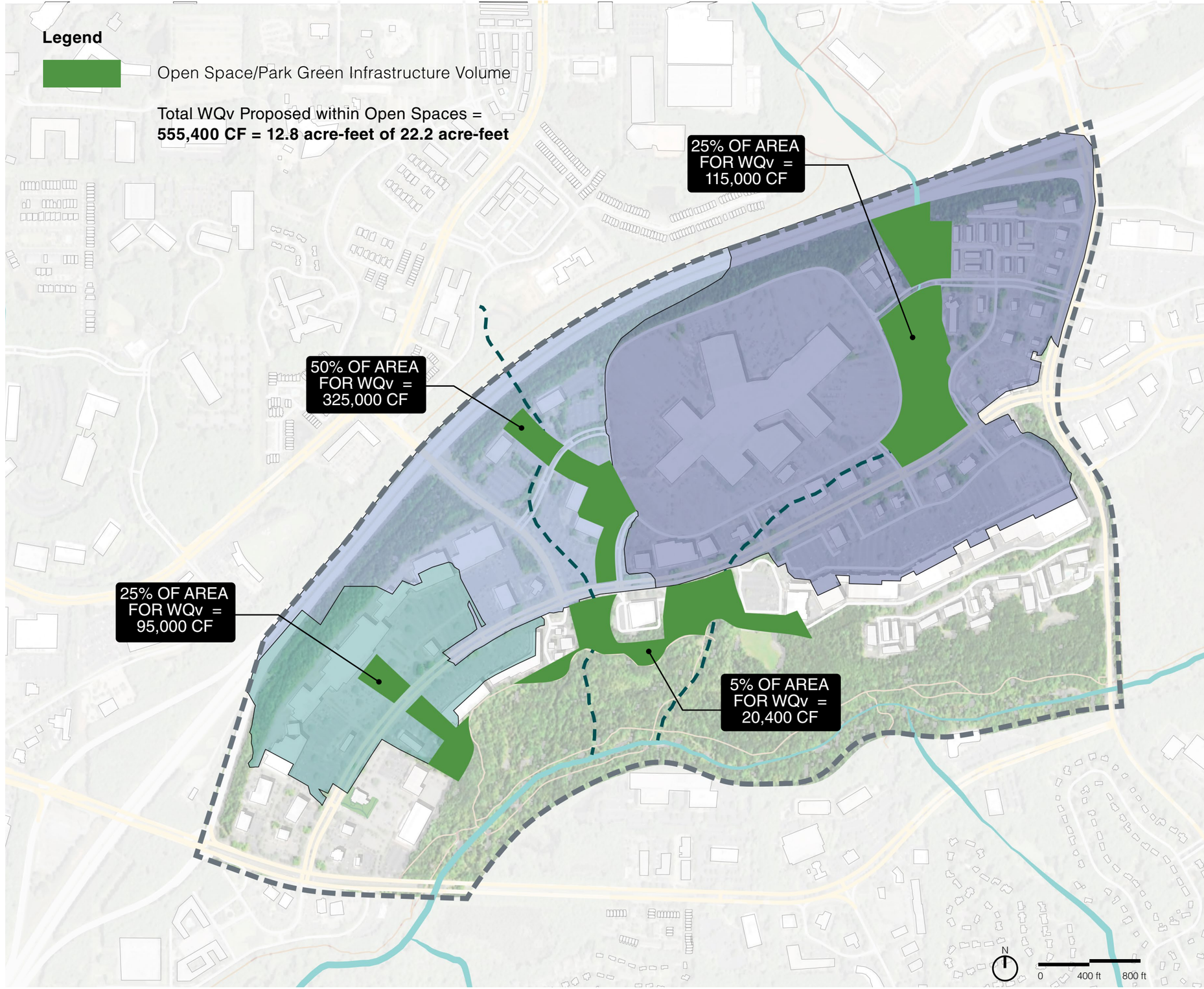
Water Quality Volume

OPEN SPACE

The remaining water quality volume will be addressed within the open space/ park network through a series of green infrastructure practices. Assuming a maximum water depth of 2.5 feet for each practice, approximately 9.4 acres of space can provide 12.8 acre-feet of water quality volume. This equates to roughly 21% of the overall proposed open space area.

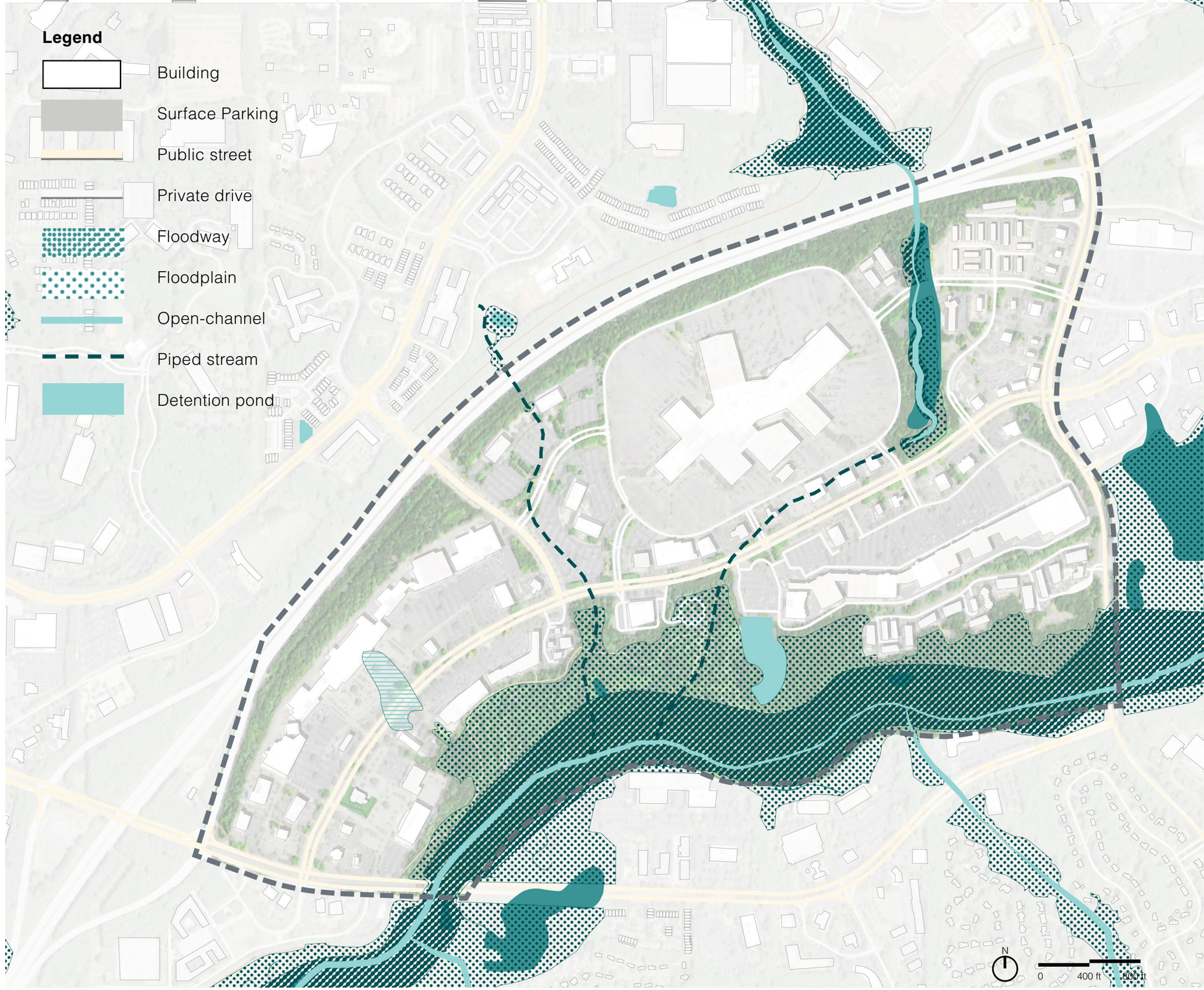
The proposed green corridor streets and open space provide a total of 1,005,400 CF (23.1 acre-feet) of water quality volume. This is greater than the required water quality volume of 965,000 CF (22.1 acre-feet).



Existing Conditions

OPEN SPACE NETWORK

Highlighting the historic drainage patterns across the district reveals an opportunity to provide public open space. The character of the Big Creek Greenway extends into the district's development zone with new park spaces. Reconnecting piped streams presents the opportunity for a dynamic open space and pedestrian connectivity.



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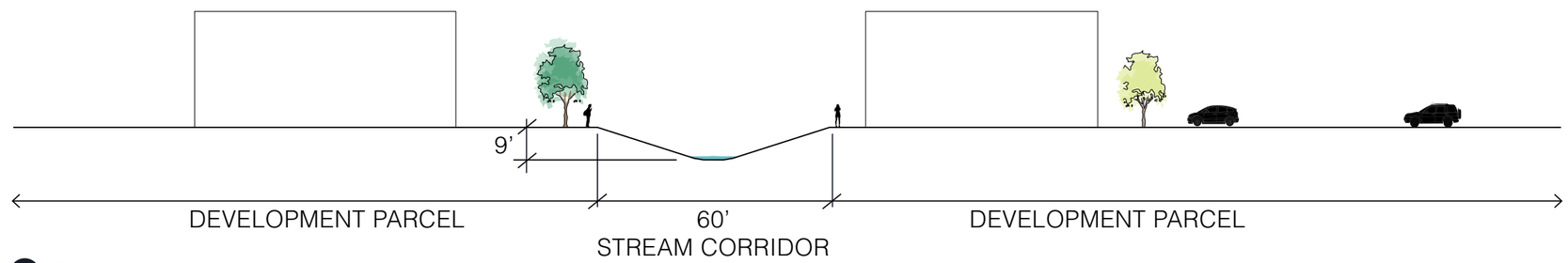
Stream Daylighting

OPEN SPACE

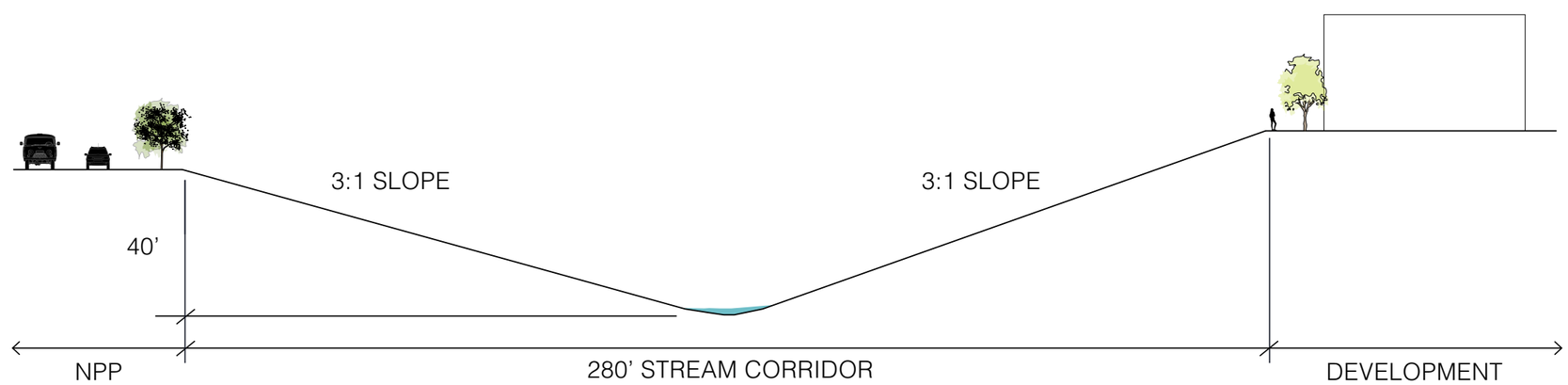
Two tributaries that are piped could be daylit, providing an opportunity for open space and connectivity.

Tributary 1, along Encore Parkway, is piped nine feet below the existing grade. To maintain shallow slopes along the stream, a corridor sixty feet wide would be required to daylight this stream. These requirements create a unique opportunity for public open space. The slope can be treated with various solutions to create both ecological and pedestrian activity.



1 Tributary 1

Tributary 2, north of North Point Parkway, is piped forty feet below the existing grade. To maintain a three to one slope along the stream edges, two hundred and eighty feet is required for the stream corridor. This is not feasible given the width required and the adjacent land uses and building footprints.



2 Tributary 2

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Parks / Amenity Areas

OPEN SPACE NETWORK

A series of parks dot the district and provide enhanced open space programming to attract activity to the district, create new edge conditions that can catalyze redevelopment, and break-up the massive scale of the district with places for congregation and recreation.

The result is a network of open spaces accessible within a 5 minute walk from any point in the district. The open spaces anchor sub-districts, or neighborhoods, upon which redevelopment will be catalyzed, providing more and better connections from the district to Big Creek.

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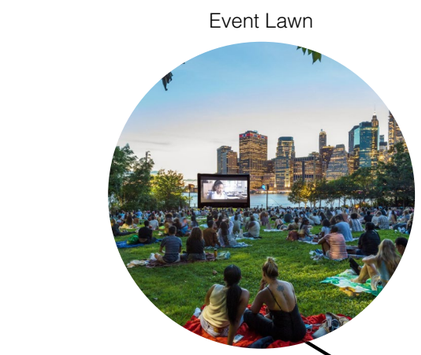
Linear Park

OPEN SPACE NETWORK

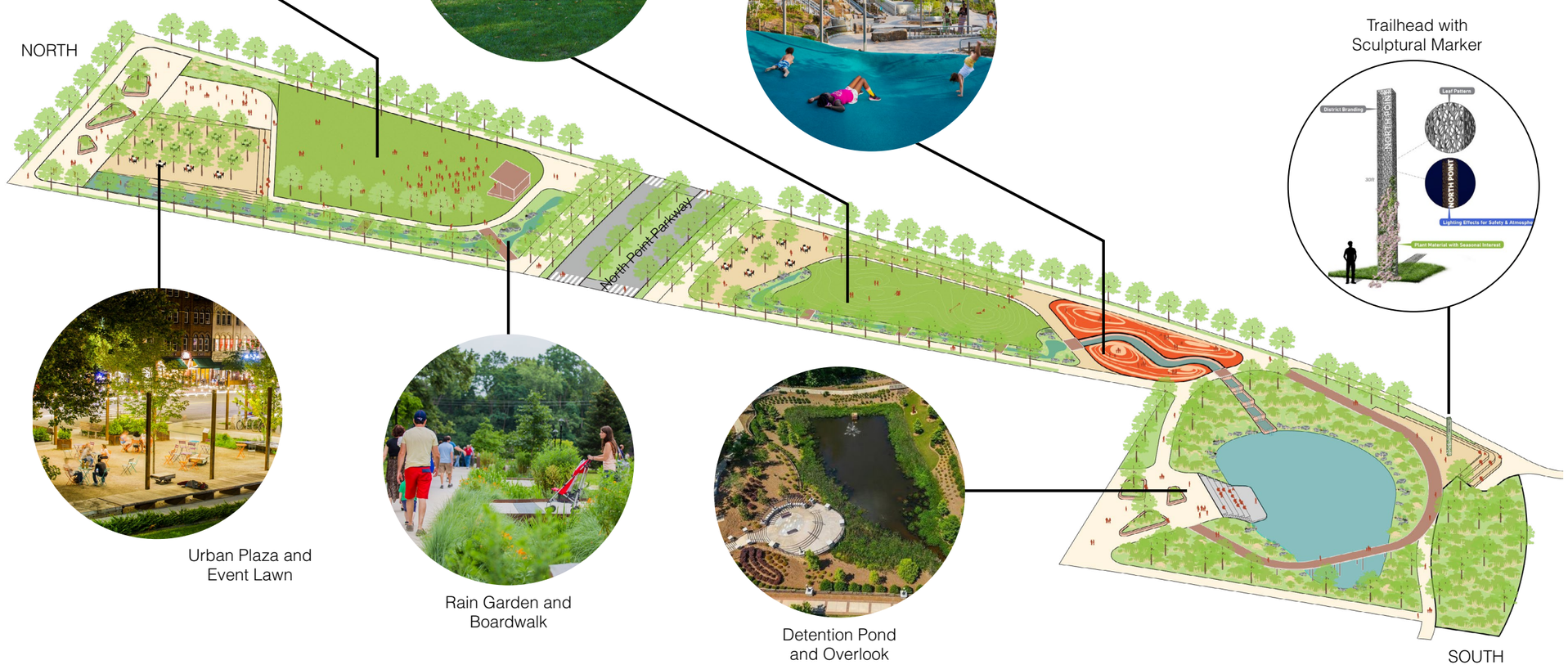
The linear park is designed to provide open space to the adjacent commercial, residential, and cultural uses. To the north facing the cultural anchor, an urban plaza, bosque, and large event lawn provides opportunity for social gatherings, concerts, and cultural events. Safe crossings at North Point Parkway connect visitors to the large passive lawn for lounge and play, and adventure playground for children. The park is lined with rain gardens, collecting and managing stormwater with native plantings. The stormwater filters through the gardens to a large detention basin, also collecting water from the surrounding impervious areas. The detention basin becomes a public feature, with an overlook and trail loop, connecting pedestrians to the larger Big Creek greenway system.



Event Lawn

Passive Lawn

Adventure / Nature Play



Urban Plaza and Event Lawn

Rain Garden and Boardwalk

Detention Pond and Overlook

Trailhead with Sculptural Marker

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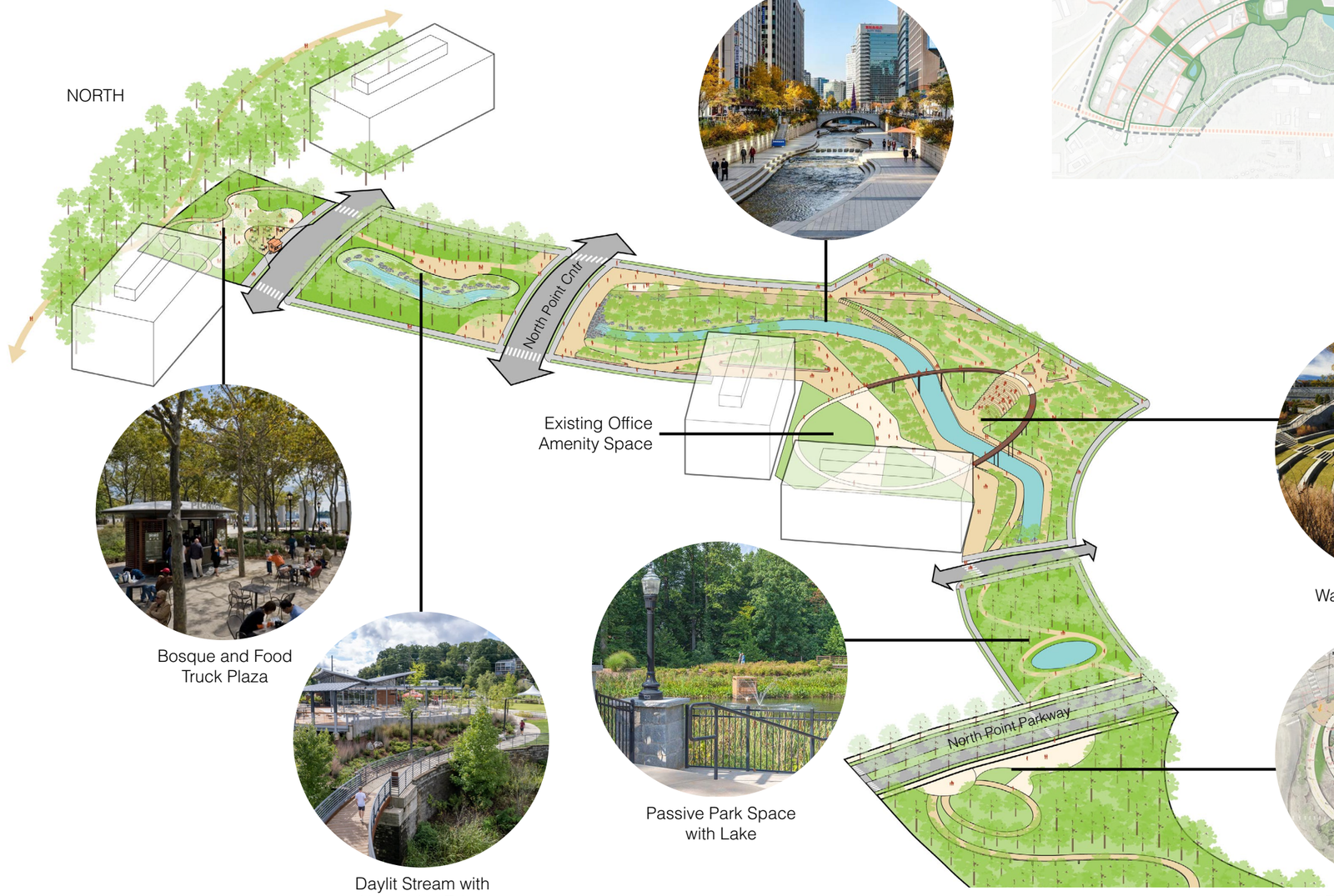
Tributary Park

OPEN SPACE NETWORK

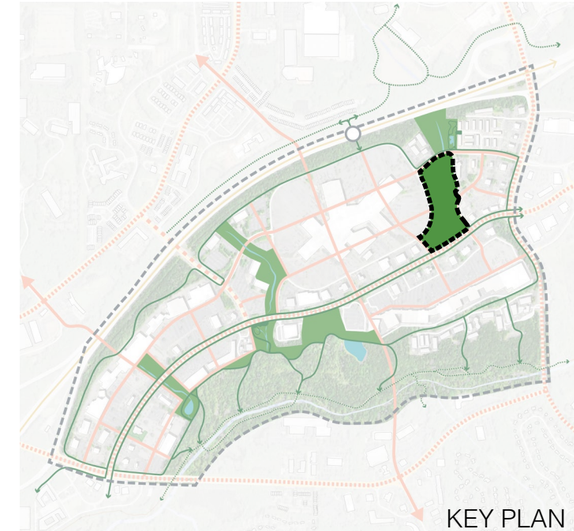
The tributary park transforms a piped stream into an open space asset. The daylit stream flows down the center of the park, collecting into a detention pond at the south end. The stream edges are designed with both hard and soft solutions; paved areas where pedestrians can access the water's edge and steeper vegetated slopes where visitors remain on an elevated overlook. An amphitheater provides seating and views to the waterfront, while connecting to the existing office buildings and amenity space. A bosque and social space is proposed at the northern end of the park, providing space for food trucks and vendors. From the southern end of the park, pedestrians can cross safely over North Point Parkway and connect to the proposed Encore Greenway Park and the Big Creek Greenway.



The Point Park

OPEN SPACE NETWORK

The Point Park, designed by Site Solutions, is a “17-acre recessed open space park and stormwater detention area. The park features a Canopy Walk that starts at street grade and traverses the recessed tree canopy, an Amphitheater, steel structured Overlook, a fishing Boardwalk, picnic pavilions, open space and trails. Careful attention has been paid to wetlands restoration, art integration, inclusivity, ADA issues, and programmable spaces that are flexible with community needs. A 600 linear foot pedestrian bridge spans the park, linking the new housing and commercial core with the development parcels on the park’s other side, plus transit stops on North Point Parkway and trails that link it to the Big Creek Greenway.”



The Point Park, Site Solutions

Trails

OPEN SPACE NETWORK

As an additional overlay to the street network, a system of new trails is proposed that circumscribe the district and connect with the planned Alpha Link to the north and the Big Creek Greenway to the south.

The trail system consists of the following:

1. GA 400 Trail
2. North Point Shared Use Path
3. Esplanade

A series of typical conditions have been identified along this trail system and they are explored in greater detail on the next slides.

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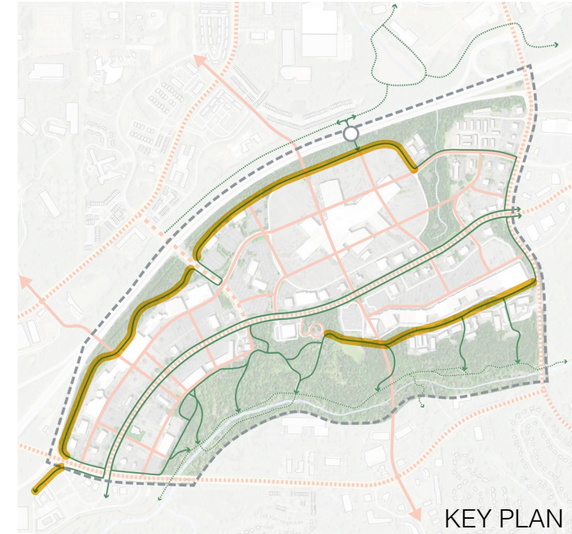
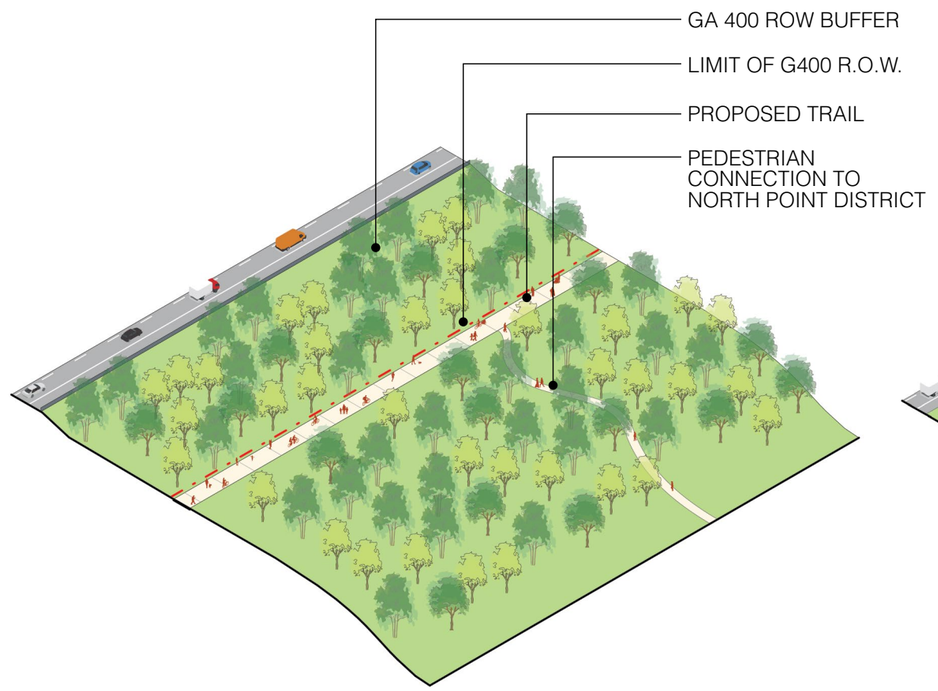
Trail Typologies

OPEN SPACE NETWORK

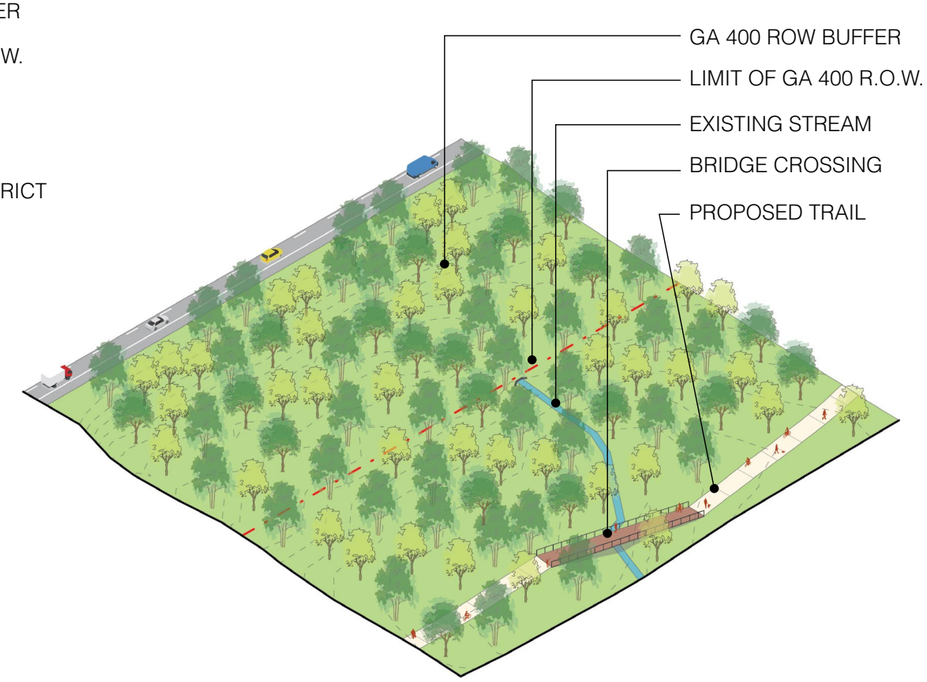
GA 400 Trail
Formalizing the existing mulch trail that runs between the district and GA 400 will provide a dedicated pedestrian and bicycle route the length of the district. This trail works in tandem with the parallel connections and establishes a new edge condition by which residential and retail development can back up to.

In most conditions, the trail will run along the existing highway buffer, outside the R.O.W. boundary. In some locations, perennial and intermittent streams cross the proposed trail route. Pedestrian bridges are proposed to create a continuous trail over the streams.





TYPICAL

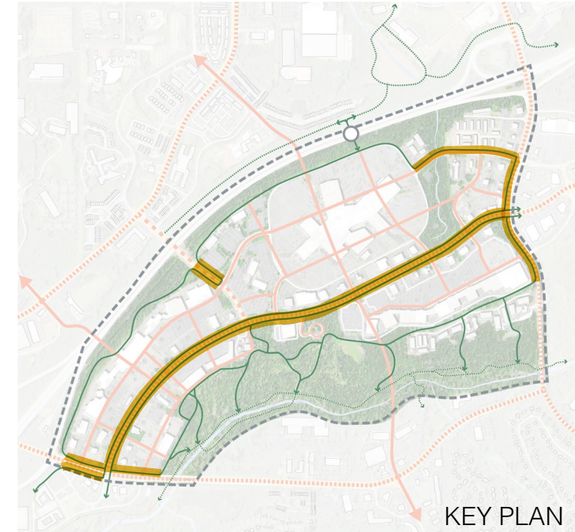


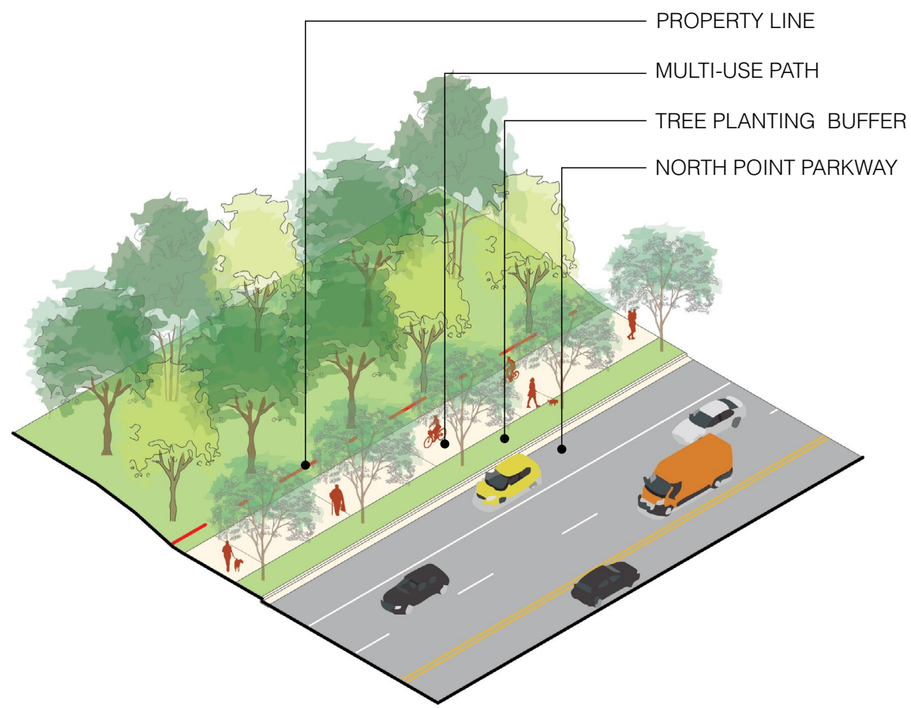
AT STREAM CROSSING

Trail Typologies

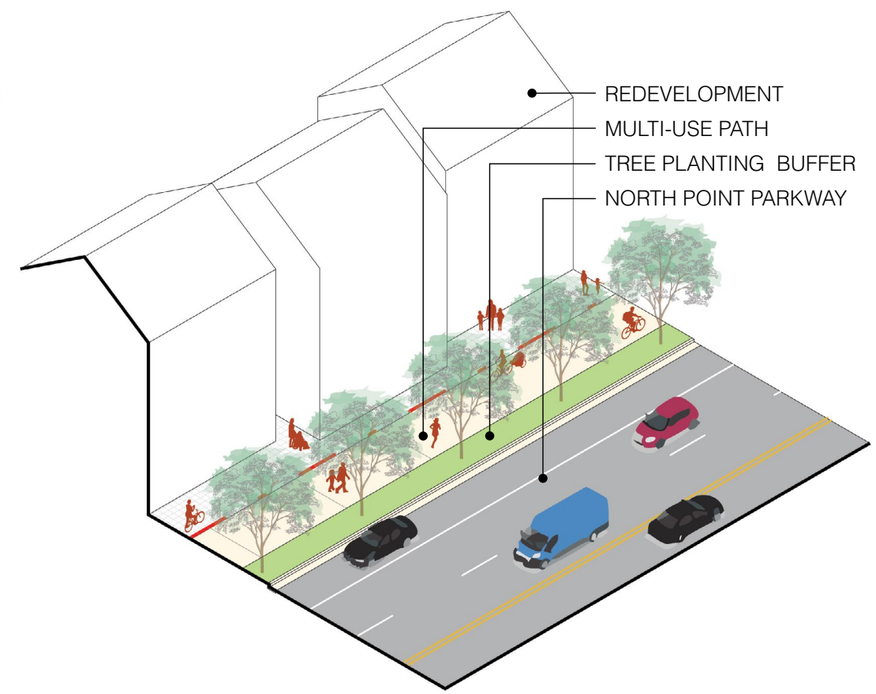
OPEN SPACE NETWORK

North Point Shared Use Path
Being developed under the North Point Parkway redesign, 12’-0” wide shared use paths will run the length of North Point Parkway on both sides of the street to provide a pedestrian/bicycle spine for the district. The path system will run adjacent to both natural areas and existing and proposed development.





AT NATURAL AREA

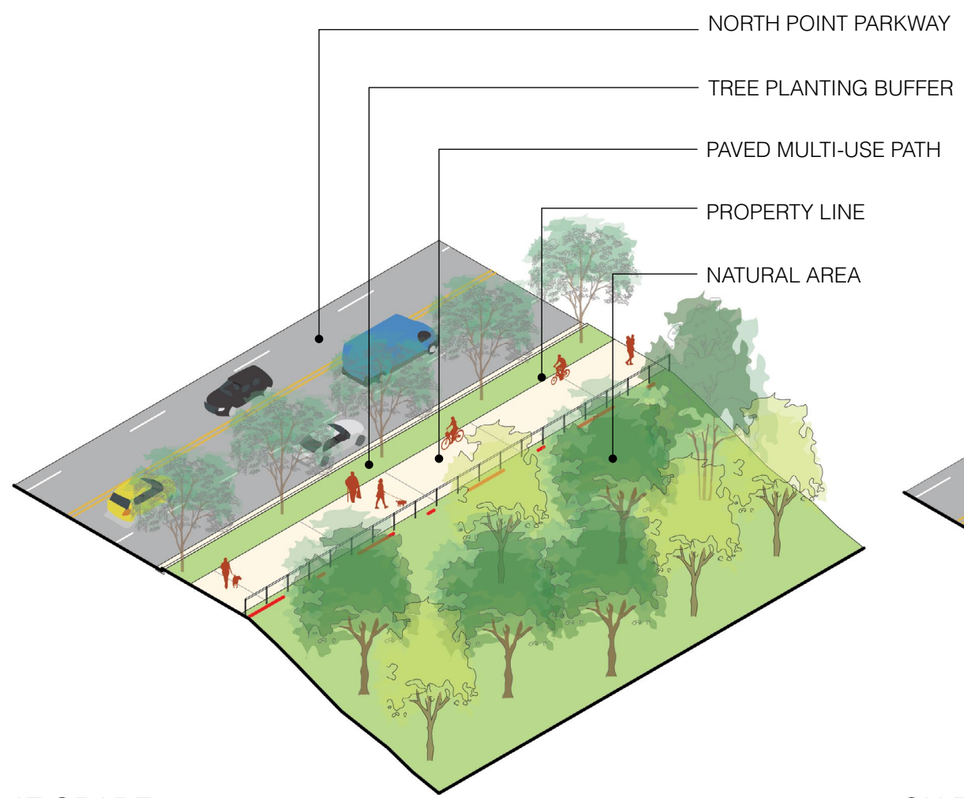


AT DEVELOPMENT EDGE

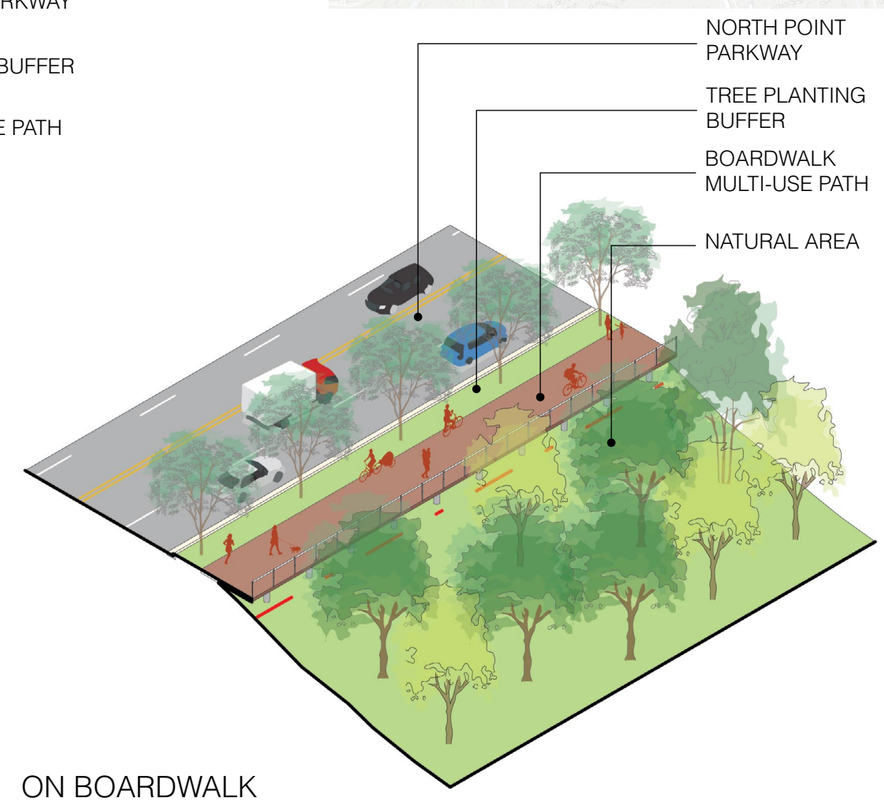
Trail Typologies

OPEN SPACE NETWORK

Esplanade
A continuous trail along the top of the Big Creek floodplain, the Esplanade provides interconnection between existing and proposed parks/open spaces, and an important connection from Big Creek Greenway to all portions of the district. The esplanade paths are multi-use, for both pedestrian and bicycle use. They provide views into the Big Creek natural area and encourage use of the greenway system.



AT GRADE



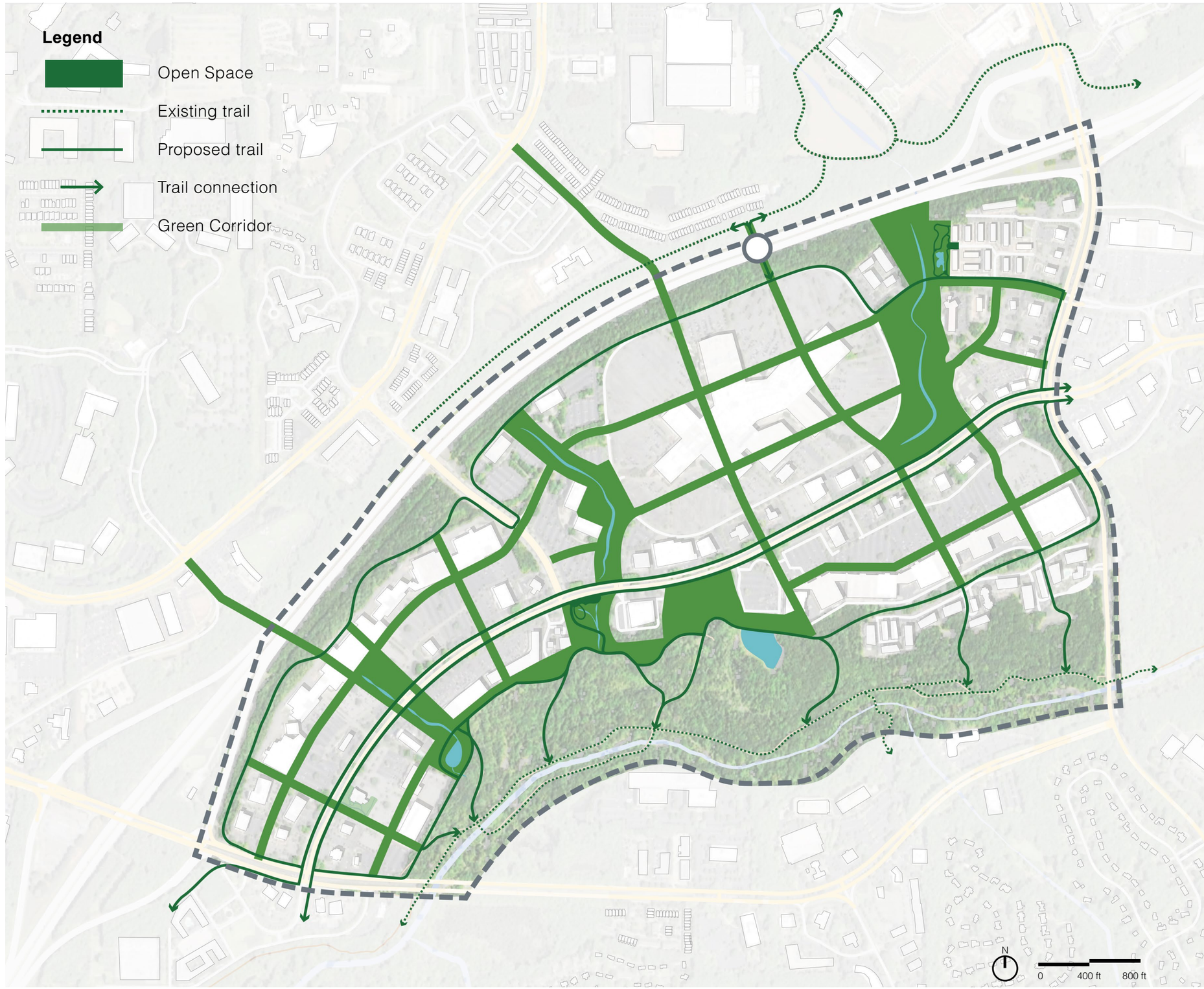
ON BOARDWALK

Green Grid

OPEN SPACE NETWORK

A series of green corridors overlay with new and existing streets, incorporating enhanced pedestrian and bicycle infrastructure, green infrastructure, and street trees.

Expanding these connections creates a network of open space amenities that can be accessed via multiple modes of travel. The open spaces anchor sub-districts, or neighborhoods, upon which redevelopment will be catalyzed. Each of the expanded open spaces includes a direct connection to Big Creek and the Greenway.



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04

Redevelopment Scenarios

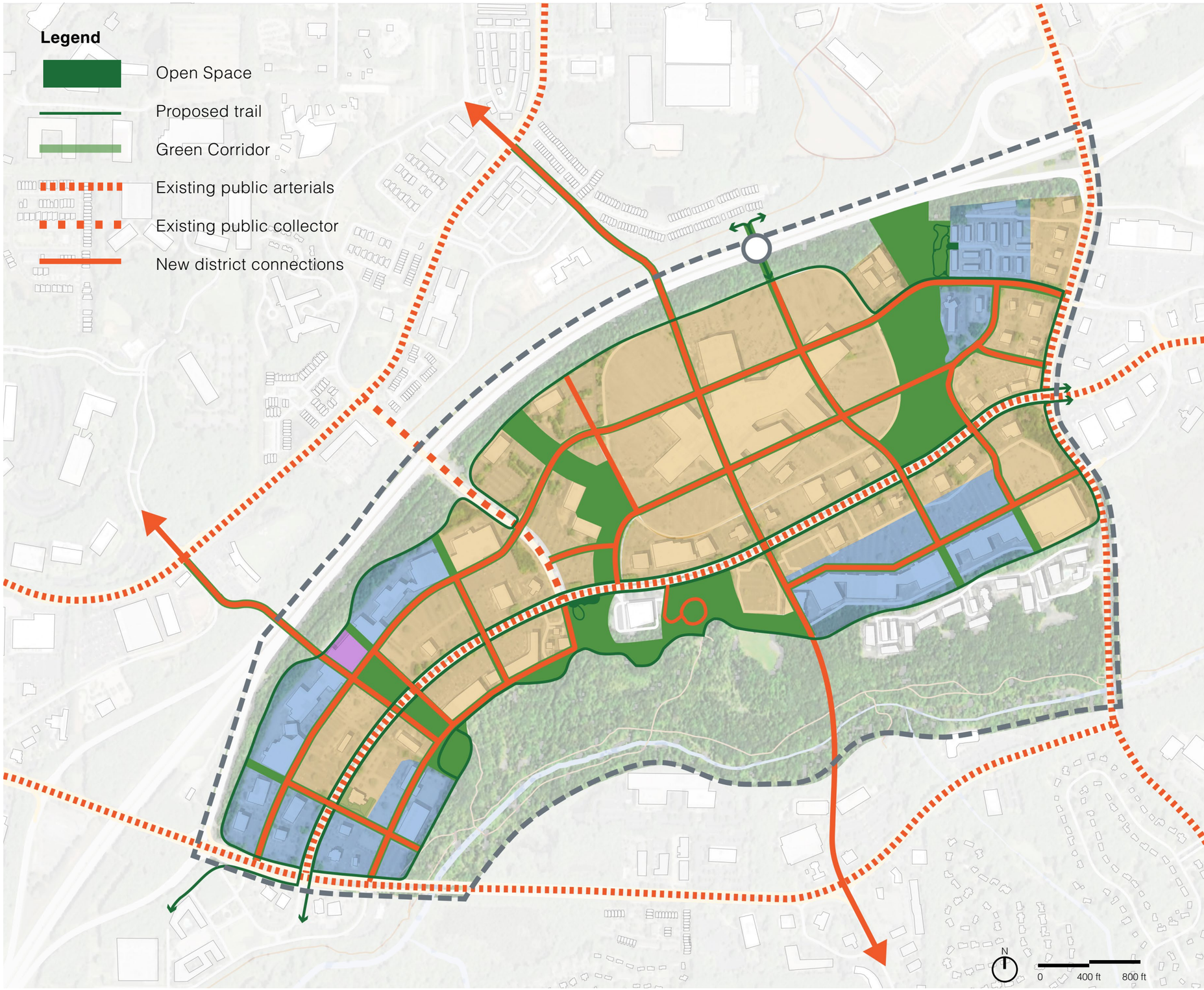
Character Areas

REDEVELOPMENT SCENARIOS

Two character areas were explored to test optimal building typologies and densities across the district. A prototypical block size was assigned to each character area. These block sizes were chosen based on site planning considerations and development feasibility. Each block type was used to explore a range of prototypical residential and commercial typologies, which informed two focus area studies explored later in the this framework plan.

In addition to the character areas, an opportunity for a Cultural/Institutional land use was identified.

- **A** Mid-High Density Commercial/ Residential with catalyst open spaces
- **B** Low-Mid Density Residential with Retail
- Cultural / Institutional
- Mall redevelopment by other - anchor campus



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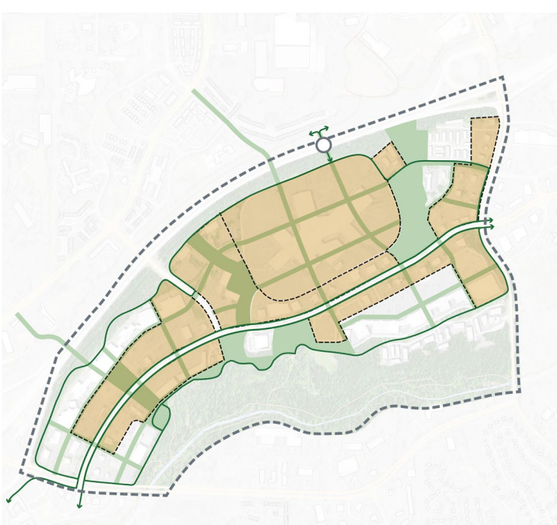
Character Area A: Block Configuration

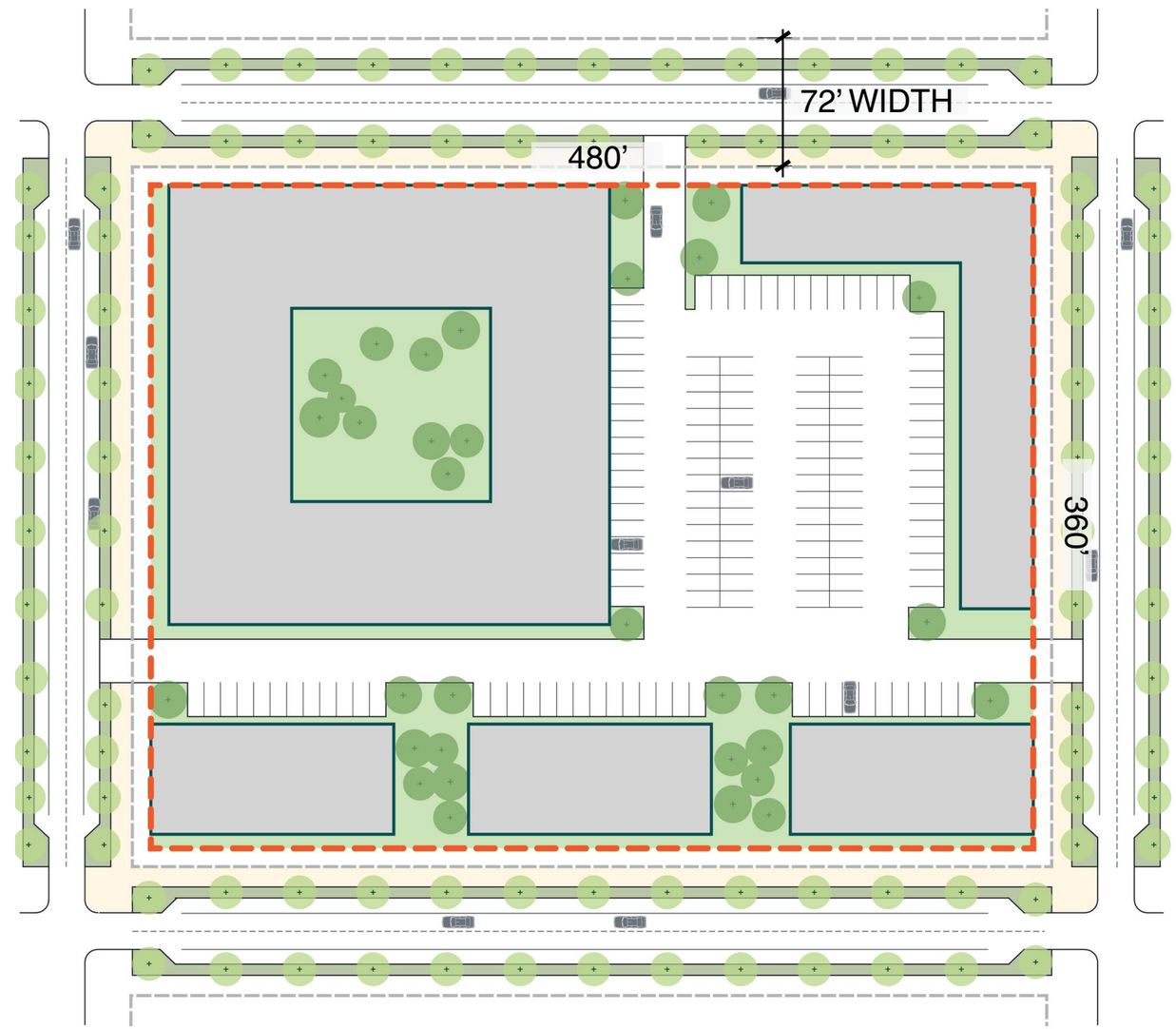
REDEVELOPMET SCENARIOS

Block Type A
At 360’ x 480’, Block Type A is the larger of the two proposed block sizes. This Block Type accommodates a higher density of residential and commercial buildings. This block type can support a single large building or multiple smaller developments, divided by alleys or driveways. Its size also allows for more extensive parking options, such as parking podiums or wrap-around parking structures with efficient layouts.



KEY PLAN

BLOCK TYPE A | 480’ X 360’



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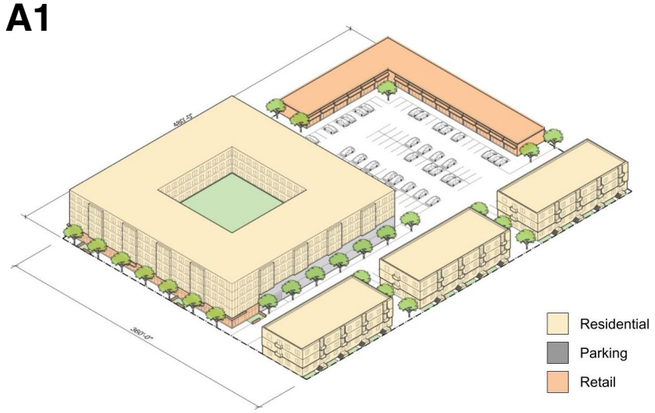
Character Area A: Typologies

REDEVELOPMENT SCENARIOS

Block Type A can support various mixes of larger residential and commercial building typologies. Potential residential uses range from medium-scale residential buildings to larger wrap-around mixed-use buildings with upper-level residential units. The block size can also support larger office or lab buildings. Retail is integrated either at the ground level of mixed-use developments or as standalone street-facing buildings. Parking options tested include surface parking, parking podiums, wrap-around garages, and standalone parking structures.

A1

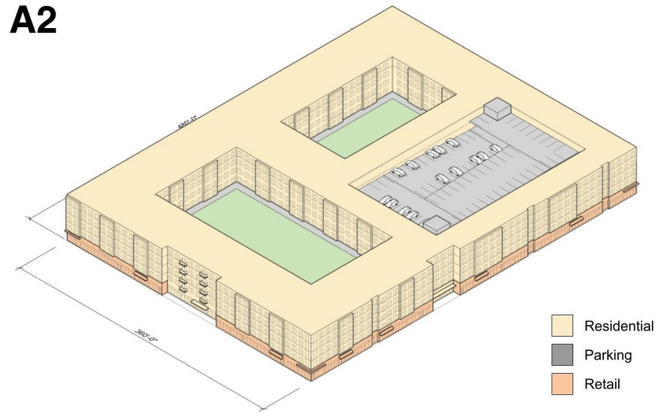


Building Typologies:

- 3 over 2 Mixed-Use Residential: 3 levels of residential with two-level podium with retail and parking
- 3-story, 24-unit residential
- Standalone retail center

MEDIUM-SCALE MIXED-USE RESIDENTIAL DEVELOPEMENT PRECEDENT: ALPHARETTA LOFTS

A2

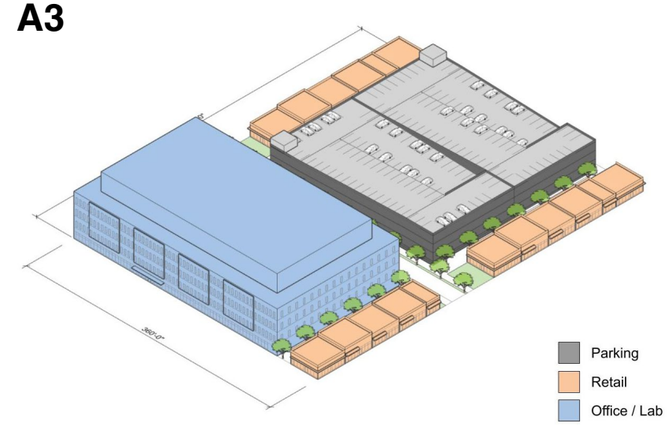


Building Typologies:

- Mixed-Use Residential with parking garage: 4 levels of residential, ground level retail and parking, and an additional 5-level parking garage.

WRAP-AROUND MIXED-USE RESIDENTIAL DEVELOPMENT PRECEDENT: VERANDA AVALON

A3



Building Typologies:

- 4-story office / laboratory
- Standalone retail
- Standalone 4-story parking garage

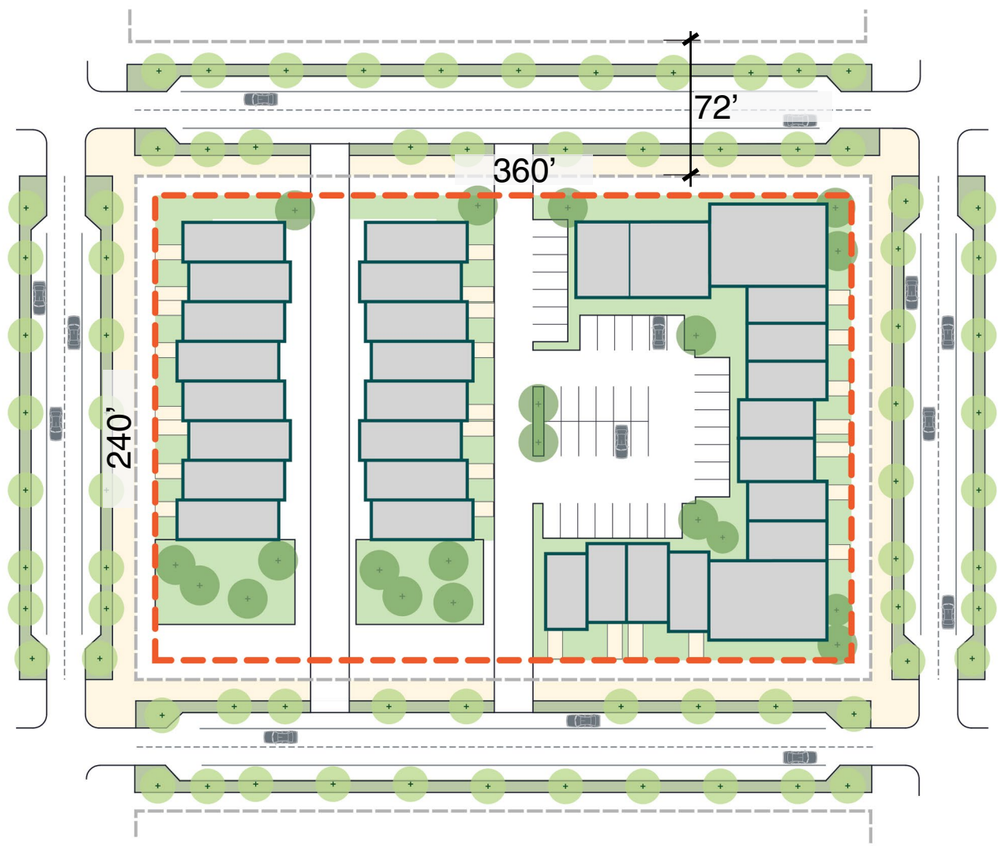
OFFICE/LABORATORY DEVELOPMENT PRECEDENT: DATA SCAN BUILDING, ALPHARETTA TOWN CENTER

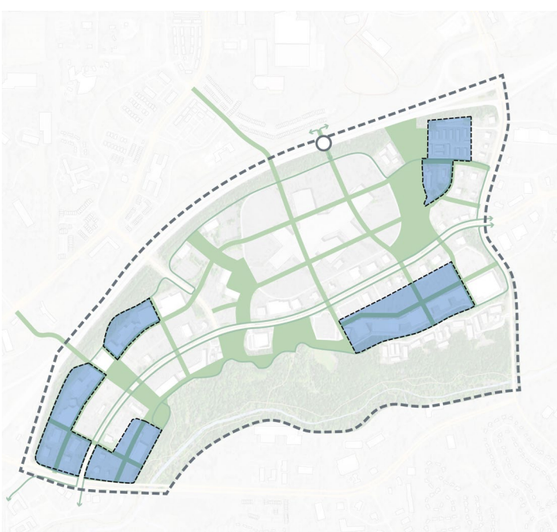
Character Area B: Block Configurations

REDEVELOPMENT SCENARIOS

Block Type B
At 240’ x 360’, Block Type B is half the size of Block Type A and intended for a more intimate mix of smaller-scale uses. This Block Type can also be subdivided into clusters using alleys or driveways. Parking solutions for this scale typically include surface parking or smaller attached garages.

BLOCK TYPE B | 360’ X 240’





KEY PLAN

Character Area B: Typologies

REDEVELOPMENT SCENARIOS

Block Type B is suitable for smaller-scale buildings and lower densities. Potential residential typologies include townhomes, walk-ups, and residential buildings. Retail uses can be incorporated within the ground-level spaces of walk-up buildings. Surface parking or smaller attached garages are the most viable parking configurations for these lower-density uses.

B1

Building Typologies:
- 3-story townhomes with attached garage

B2

Building Typologies:
- 3-story townhomes with attached garage
- 2-over-2 stacked townhomes / walk-ups
- 2-over-1: 2 levels of residential over ground-level retail

B3

Building Typologies:
- 3-story, 24 unit residential
- 2-over-2 stacked townhomes / walk-ups
- 2-over-1: 2 levels of residential over ground-level retail

TOWNHOME DEVELOPMENT PRECEDENT: ECCO PARK

2-OVER-2 STACKED TOWNHOME DEVELOPMENT PRECEDENT: THE HATHAWAY

3-STORY CONDO DEVELOPMENT PRECEDENT: 81 THOMPSON STREET

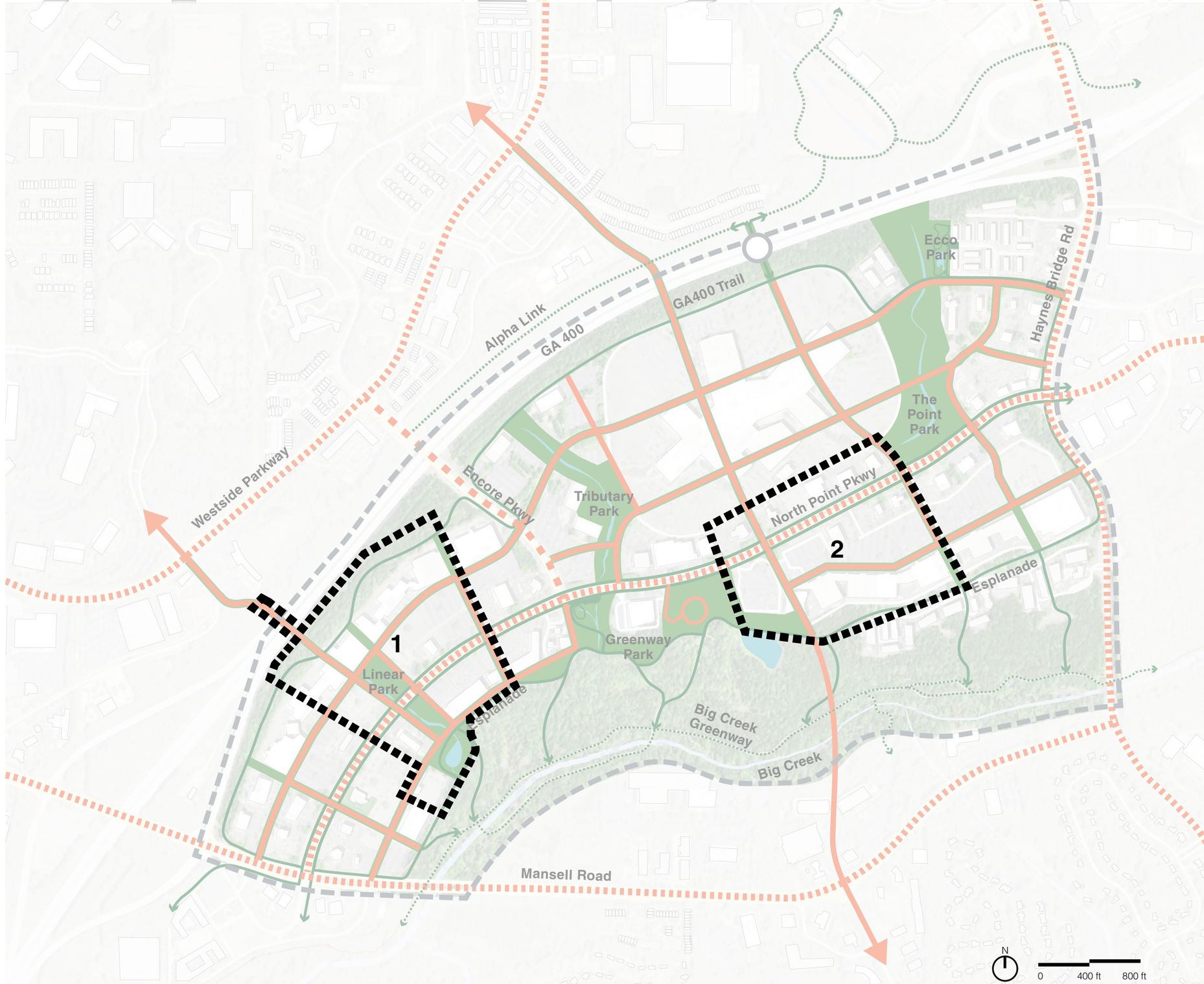
Focus Areas

REDEVELOPMENT TEST-FITS

Focus areas were identified to explore an incremental redevelopment approach for the District, demonstrating how the development typologies identified in the block-scale test-fits could contribute to the envisioned open space and street network connectivity. These studies focus on two existing strip shopping centers within the District, illustrating how redevelopment or infill developments could take place in phases while maintaining visibility, access, and parking for the remaining tenants.

1. Mansell Crossing

2. North Point Market Center



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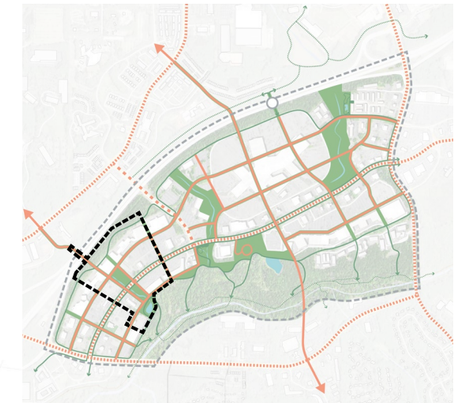
Mansell Crossing

REDEVELOPMENT TEST-FITS

The first study area encompasses a significant portion of Mansell Crossing, a strip shopping center that spans North Point Parkway, alongside several adjacent parcels including a hotel and North Point Village, a similar strip shopping center. This study area was selected to reconceptualize the area around the proposed Linear Park, spanning from the GA 400 trail on the north to the Big Creek Greenway on the south. The development test-fits explore how redevelopment might respond to the dynamic edge conditions of the Linear Park and reinforce the proposed cross-district connectivity concepts, while subsidizing future infrastructure improvements needed to realize the overall vision for the neighborhood.

The existing tenant spaces within Mansell Crossing are significantly set back from the North Point Parkway, separated by a large parking lot. With over six parking spaces provided per 1,000 sf of retail space, far exceeding the parking ratio required by zoning, there is an opportunity for both infill development on portions of the parking lot and broader redevelopment prospects.

EXISTING CONDITIONS



KEY PLAN

Mansell Crossing

REDEVELOPMENT TEST-FITS

The first phase of redevelopment focuses on the area near the northern half of Linear Park, a major open space amenity creating dynamic street edges to catalyze pedestrian-friendly developments. Redevelopment parcels are chosen to align with the open space and street connectivity network concepts while minimizing the impacts on remaining tenants from the perspectives of visibility and access.

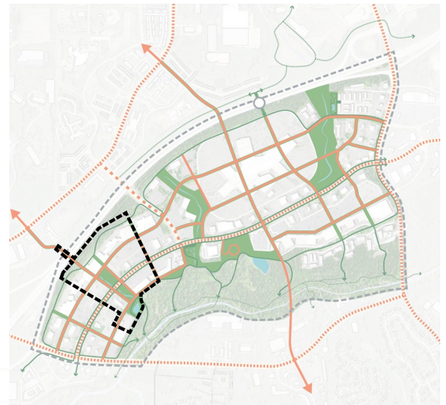
A potential configuration features retail kiosks flanking Linear Park on the east and west sides, and a multi-story cultural anchor, such as a movie theater, capping the north side of the park. The parallel street a block north of North Point Parkway is lined with various retail typologies to extend the pedestrian shopping experience.

This retail hub is complemented by a mix of residential uses. Higher-density developments, such as 3-over-2 buildings, are envisioned on parcels abutting North Point Parkway and Linear Park, whereas smaller-scale townhomes and walk-ups are suitable further from North Point Parkway, along streets with less vehicular traffic.

Residential parking is integrated within the street blocks of the developments, either as surface parking lots or parking podiums. Retail visitor parking is centralized in a standalone parking structure located behind the cultural anchor.

Davis Drive, a key north-south roadway extension across GA 400, could be partially funded through these developments.

INCREMENTAL DEVELOPMENT PHASE 1



KEY PLAN

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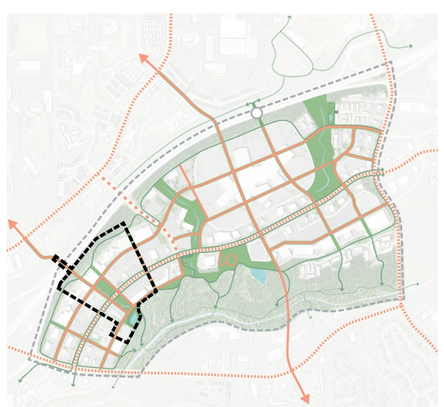
Mansell Crossing

REDEVELOPMENT TEST-FITS

The second phase of redevelopment completes the southern half of Linear Park, unlocking the development potential of the adjacent blocks on the east and west sides. Higher-density developments such as 3-over-2 and 4-over-2 buildings are suitable for these street blocks abutting North Point Parkway. The development scales and heights step down closer to the park, continuing the line of small retail kiosks along the park edges.

INCREMENTAL DEVELOPMENT PHASE 2



KEY PLAN

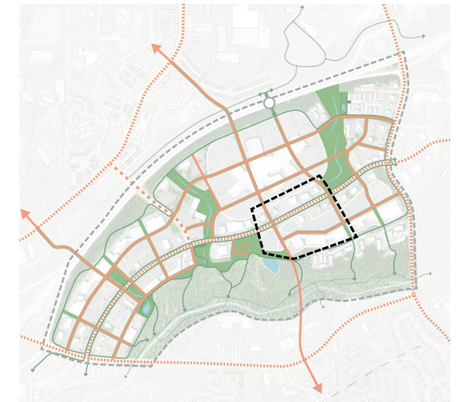
North Point Market Center

REDEVELOPMENT TEST-FITS

The second study area focuses on the western portion of North Point Market Center abutting Big Creek Greenway and the parcels across North Point Parkway from the strip shopping center. The test-fits similarly illustrate how phased redevelopment could integrate with the proposed open space concepts for Big Creek Greenway while shaping roadway connections through the North Point Mall site to the north and across Big Creek to the south.

Similar to Mansell Crossing, North Point Market Center is characterized by significant setbacks from the street. Tenant spaces are separated from North Point Parkway by a large parking lot, which provides over 6 spaces per 1,000 sf retail space. This presents opportunities for both infill development on portions of the parking lot and redevelopment.

EXISTING CONDITIONS



KEY PLAN

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North Point Market Center

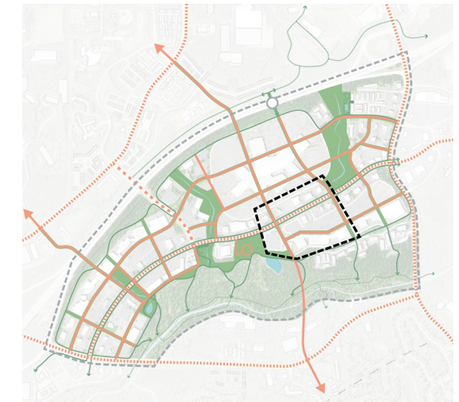
REDEVELOPMENT TEST-FITS

The first phase of incremental development focuses on redevelopment north of North Point Parkway and infill development within North Point Market Center.

The two parcels north of North Point Parkway provide high redevelopment potential, leveraging the improved streetscape of the Parkway as well as the catalytic anchor development planned within the North Point Mall site. These parcels can support developments of various scales depending on the sizes of the parcelized areas. A potential higher-density use is a wrap-around mixed-use development with residential units on the upper levels and a two-story podium, and a potential smaller-scale use is a standalone restaurant. These developments should be aligned to reinforce the Maxwell Road Extension concept to provide a key vehicular connection between North Point District and neighboring areas.

Within North Point Market Center, the first phase focuses on infill development that maintains access and visibility for existing tenants. Out parcels along North Point Parkway can support smaller-scale standalone retail shops and restaurants to reinforce the vision for a more walkable North Point Parkway and extend pedestrian-friendly frontages toward Big Creek Greenway.

INCREMENTAL DEVELOPMENT PHASE 1



KEY PLAN

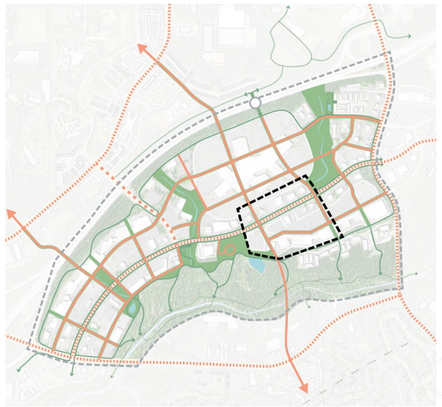
North Point Market Center

REDEVELOPMENT TEST-FITS

INCREMENTAL DEVELOPMENT PHASE 2

The second phase of redevelopment completes the Maxwell Road Extension across Big Creek. This entails redeveloping the tenant spaces currently occupied by Dave and Buster's and Panera Bread, accommodating a denser mixed-use development with residential units on the upper levels, and parking and retail on the ground level.

The realignment of Maxwell Road provides opportunities for a more transformative open space amenity linking the new development with Big Creek Greenway. This quadrant of the study area can be further activated by adding rows of retail and restaurant uses to the street block facing the new open space.



KEY PLAN

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Parking Requirements

REDEVELOPMENT SCENARIOS

To enhance walkability for the North Point District while maintaining market feasibility, the design team referenced parking ratios from Alpharetta's Downtown Overlay District, the City's densest walkable area. These ratios informed the parking assumptions for North Point used for focus area redevelopment scenarios:

Residential
1.5 parking spaces per unit

Commercial, including retail and restaurants
1 space per 500 sf of floor area

Office
3 spaces per 1,000 sf of floor area

Use	Parking Space Ratio
Residential Activities	
Dwelling, 'For-Sale,' Attached	Min. 1 per bedroom (up to 2 bedrooms), plus 0.15 visitor space per unit
Dwelling, 'For-Sale,' Detached	Min. 1 per bedroom (up to 2 bedrooms), plus 0.15 visitor space per unit
Dwelling, 'For-Rent"	Min. 1 per bedroom (up to 2 bedrooms), plus 0.15 visitor space per unit
Business Uses	
Bank, Savings & Loan, Mortgage Company	Min. 3 per 1,000 sf
Day Care Center	Min. 1 per 400 sf, plus stacking for 6 cars on the lot
Funeral Home (with no cemetery or mausoleum)	Min. 1 per 4 seats in chapel or parlor, plus sufficient space to park or store all company vehicles
Medical, dental and optical offices	Min. 3 per 1,000 sf
Professional and business offices not otherwise specifically enumerated	Min. 3 per 1,000 sf
Auto, truck and mobile home sales, outdoor equipment and machinery sales, commercial nurseries	Min. 3 per 1,000 sf of showroom, sales office or other conditioned space
Restaurant	Min. 1 per 500 sf
Retail businesses, not otherwise specifically enumerated	Min. 1 per 500 sf
Theaters, night clubs and other such places of public assembly	Min. 1 per 4 seats, plus 1 (employee space) per 10 seats
Service and repair establishments not otherwise specifically enumerated	Min. 3 per 1,000 sf, excluding storage
Service Station, Automotive	Min. 2 per fueling station, pus 1 per 250 sf of retail
Technology Centers/Data Processing Centers	Min. 1 per 500 sf of unmanned areas and min. 1 per 300 sf of manned areas

PARKING RATIOS FOR DOWNTOWN OVERLAY ZONE
(FROM THE ALPHARETTA UNIFIED DEVELOPMENT CODE)

05

Conclusion

Framework Plan

CONCLUSION

The North Point Development Framework Plan (pictured on the right) provides a long-term vision for the future of the North Point District.

A grid of proposed streets utilizing existing signalized intersections and parking lot access roads is overlaid across the district to create a series of “superblocks” that can be subdivided into walkable sub-districts as redevelopment occurs. Three of these connections extend beyond the district boundary to integrate with the regional transportation network, thereby increasing access into and out of the district.

A network of trails and parks are layered into the district. The trails leverage and expand upon the existing Big Creek Greenway to improve access to this important regional asset while interconnecting the district with an active transportation network. A series of dynamic park spaces anchor each of the sub-districts, revealing and repairing the pre-development character of the hydrologic systems and acting as catalysts for mixed-use development.

The remaining “white space” is left to the imagination of the private landowners and development community. To aid landowners and developers as they embark on redevelopment, this study offers a series of development typologies ranging from low-mid density residential to mid-density mixed-use and office. A series of phased test fits are included to show how each of the component parts might be integrated to redefine North Point as a green, walkable, mixed-use district that sets a new standard for converting vehicular landscapes to fine-grained urban realms.

THE CITY OF ALPHARETTA GEORGIA

North Point Development Framework

Final Report

February 2025

Prepared for:

Department of Community Development

Lead Consultant:

STARR WHITEHOUSE Landscape Architects and Planners PLLC

Subconsultants:

utile

TOOLE DESIGN

Columbia Engineering

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The Vision

EXECUTIVE SUMMARY

This study endeavors to **create a green, walkable, and vibrant North Point District** over the next 30 years.

It **reorients the district towards Big Creek and the Greenway**, leveraging these important recreational and environmental resources as the centerpiece of North Point's future.

It incentivizes human-scale development, and **sets new standards for converting vehicular landscapes to fine-grained urban realms**.

It **encourages private investment** by demonstrating what is possible, and **guides public policy** by outlining a road map for implementation.

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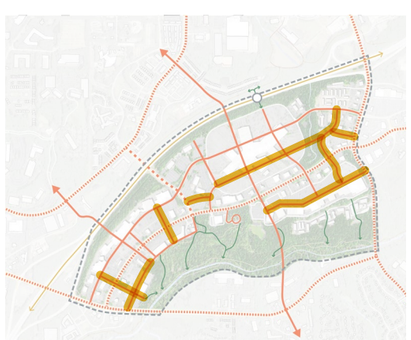
Street Typologies

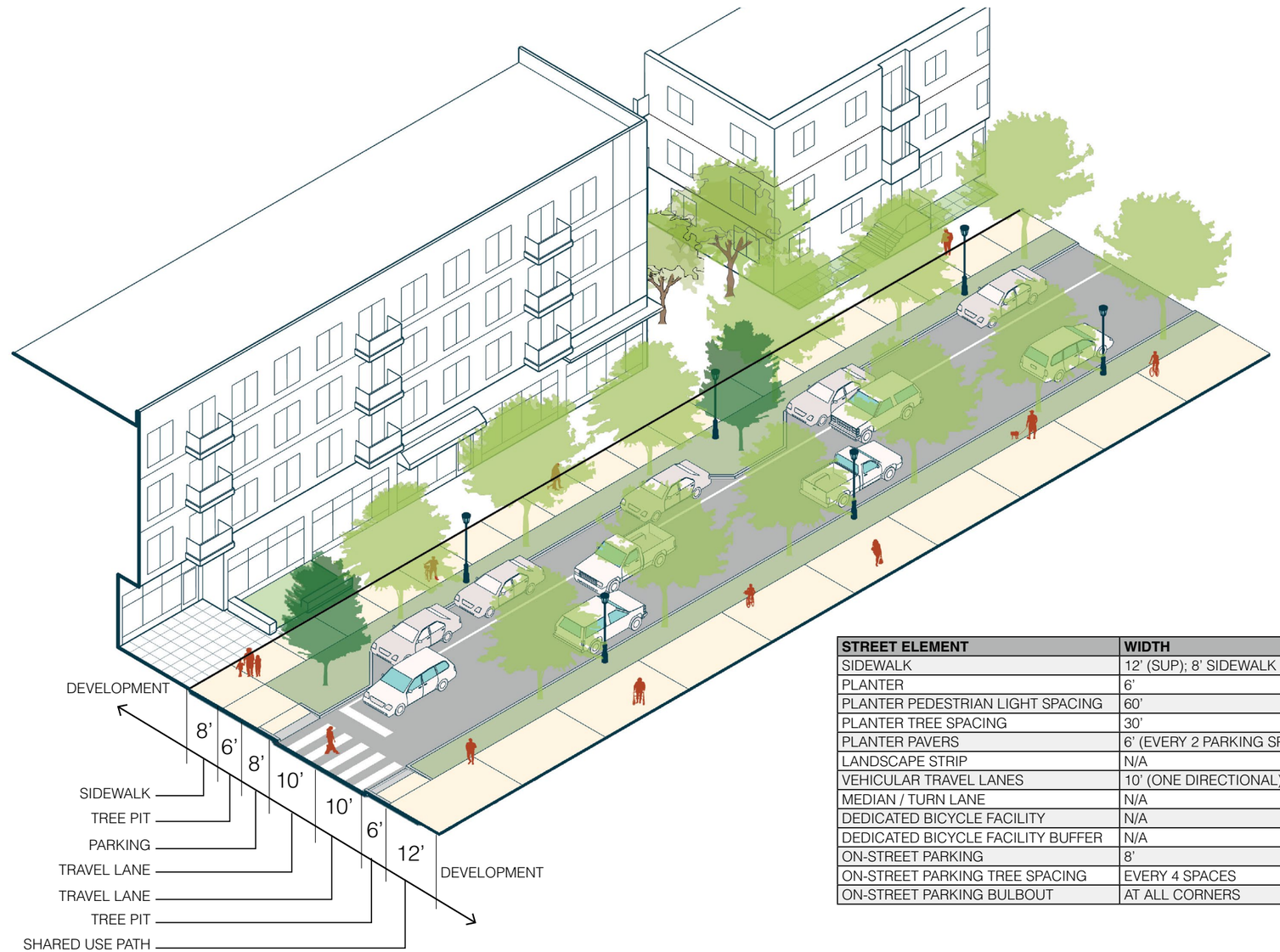
STREET NETWORK

Typical streets are 60 feet wide and serve as the primary street type within the district, designed to provide access to commercial, mixed-use, and residential areas. These streets are calm, neighborhood-oriented streets that are found throughout the district, offering a safe and convenient route for local traffic. Typical streets feature one lane of traffic in each direction, with on-street parking on one side. They are designed with canopy trees, pedestrian lighting, and sidewalks to enhance the pedestrian experience. Additionally, shared-use paths are included to support low-stress bicycling, making these streets accessible and comfortable for all users.



KEY PLAN

TYPICAL | 60’ WIDTH



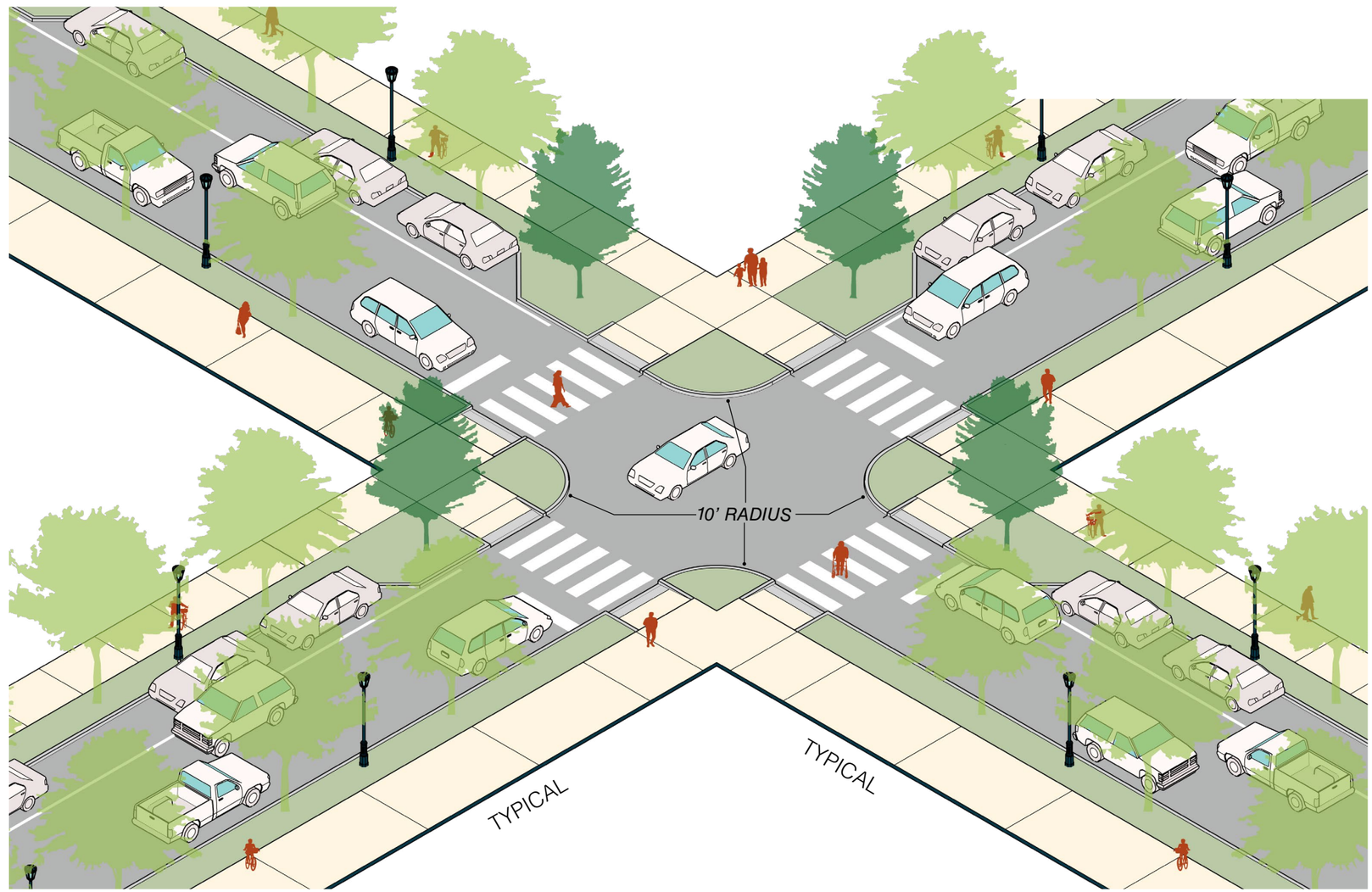
STREET ELEMENT	WIDTH
SIDEWALK	12’ (SUP); 8’ SIDEWALK
PLANTER	6’
PLANTER PEDESTRIAN LIGHT SPACING	60’
PLANTER TREE SPACING	30’
PLANTER PAVERS	6’ (EVERY 2 PARKING SPACES)
LANDSCAPE STRIP	N/A
VEHICULAR TRAVEL LANES	10’ (ONE DIRECTIONAL)
MEDIAN / TURN LANE	N/A
DEDICATED BICYCLE FACILITY	N/A
DEDICATED BICYCLE FACILITY BUFFER	N/A
ON-STREET PARKING	8’
ON-STREET PARKING TREE SPACING	EVERY 4 SPACES
ON-STREET PARKING BULBOUT	AT ALL CORNERS

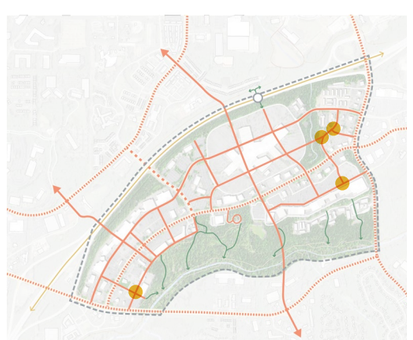
Intersection Typologies

STREET NETWORK

The intersection of two typical streets is most appropriate in neighborhood-scale areas of the district, with a focus on accessibility for all users. A curb radius of 10 feet reinforces this street as a low-speed space for vehicles and enhances pedestrian safety at crossings. As with other street types, bulb-outs are placed at the corners to daylight the crosswalk, which are positioned behind the curb radii to provide more accessible crossings for people with disabilities.

TYPICAL STREET INTERSECTION





KEY PLAN

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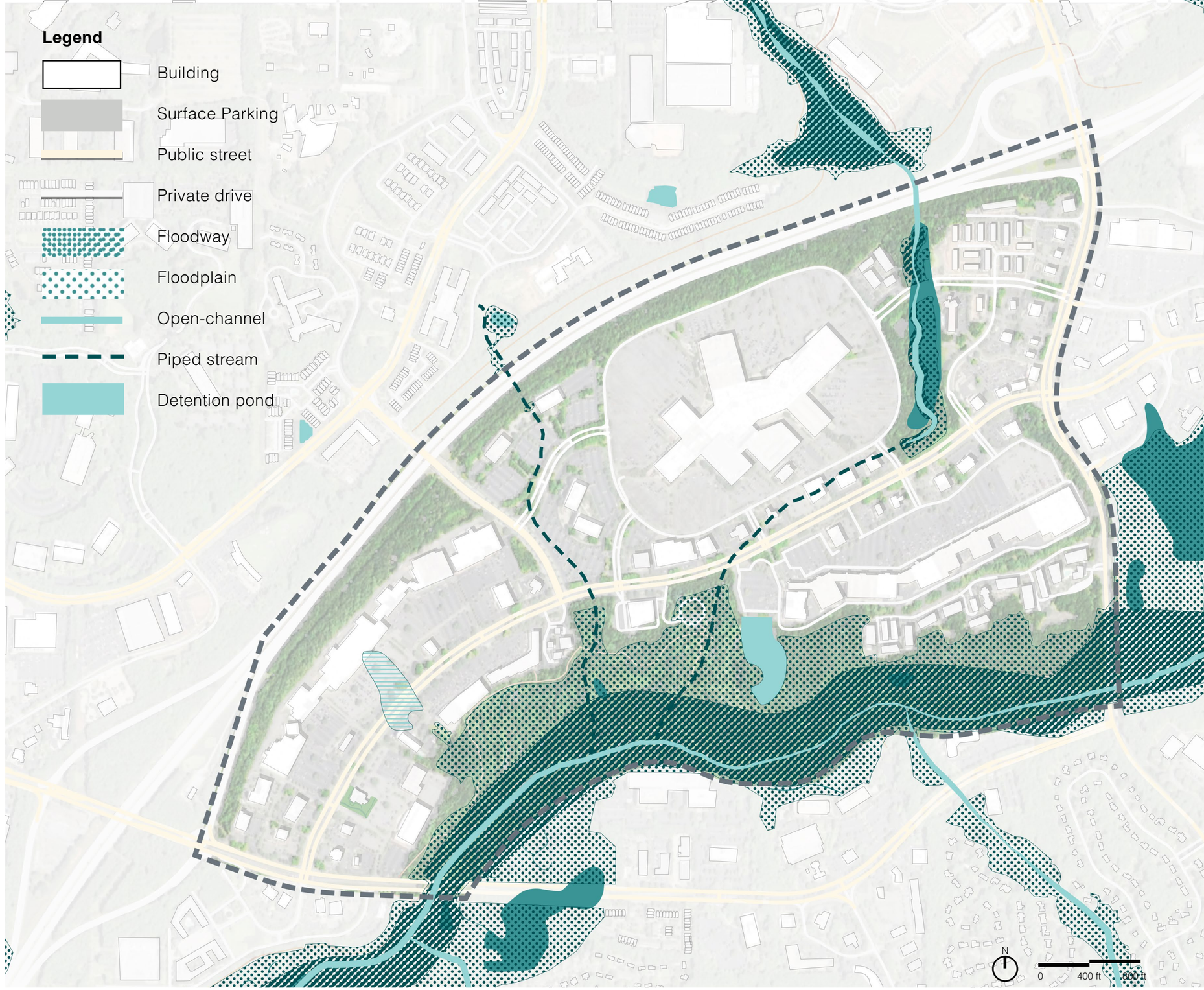
Existing Conditions

OPEN SPACE NETWORK

Highlighting the historic drainage patterns across the district reveals an opportunity to provide public open space. The character of the Big Creek Greenway extends into the district's development zone with new park spaces. Reconnecting piped streams presents the opportunity for a dynamic open space and pedestrian connectivity.



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Parks / Amenity Areas

OPEN SPACE NETWORK

A series of parks dot the district and provide enhanced open space programming to attract activity to the district, create new edge conditions that can catalyze redevelopment, and break-up the massive scale of the district with places for congregation and recreation.

The result is a network of open spaces accessible within a 5 minute walk from any point in the district. The open spaces anchor sub-districts, or neighborhoods, upon which redevelopment will be catalyzed, providing more and better connections from the district to Big Creek.

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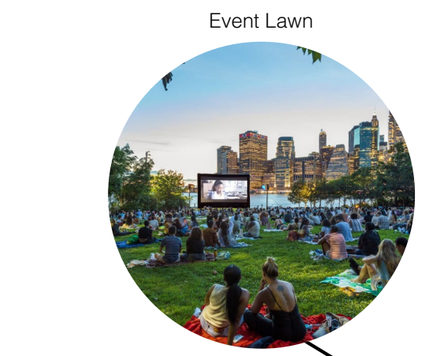
Linear Park

OPEN SPACE NETWORK

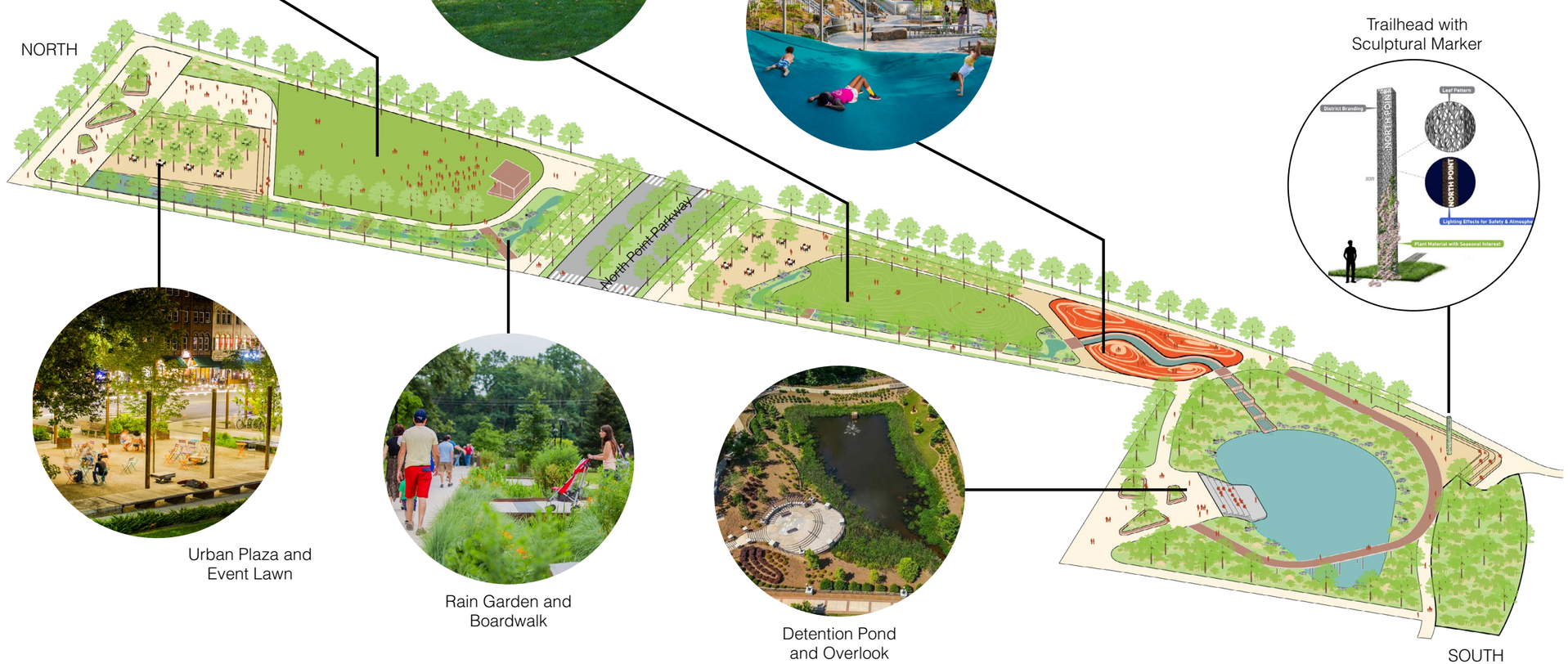
The linear park is designed to provide open space to the adjacent commercial, residential, and cultural uses. To the north facing the cultural anchor, an urban plaza, bosque, and large event lawn provides opportunity for social gatherings, concerts, and cultural events. Safe crossings at North Point Parkway connect visitors to the large passive lawn for lounge and play, and adventure playground for children. The park is lined with rain gardens, collecting and managing stormwater with native plantings. The stormwater filters through the gardens to a large detention basin, also collecting water from the surrounding impervious areas. The detention basin becomes a public feature, with an overlook and trail loop, connecting pedestrians to the larger Big Creek greenway system.



Event Lawn

Passive Lawn

Adventure / Nature Play



Urban Plaza and Event Lawn

Rain Garden and Boardwalk

Detention Pond and Overlook

Trailhead with Sculptural Marker

KEY PLAN

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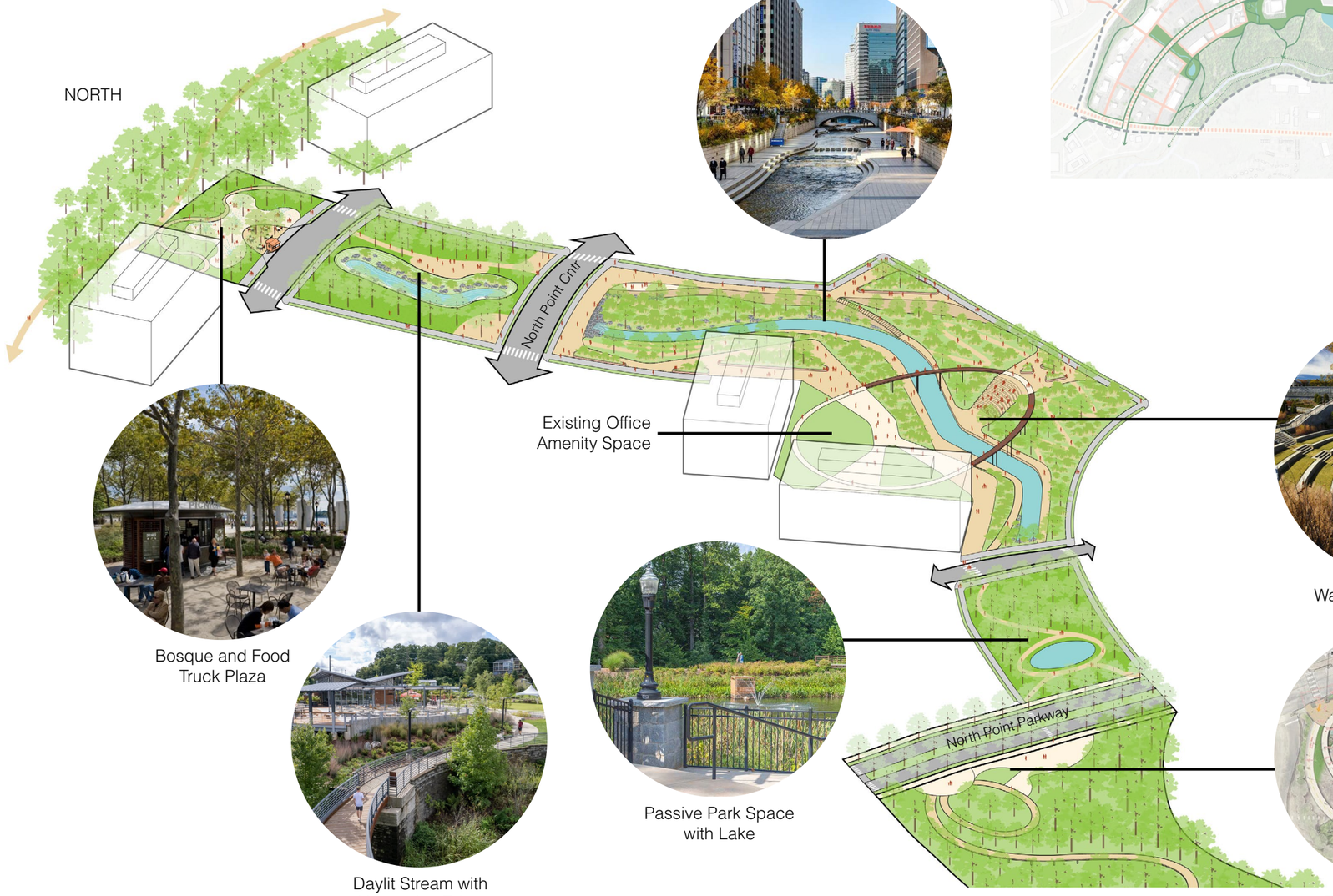
Tributary Park

OPEN SPACE NETWORK

The tributary park transforms a piped stream into an open space asset. The daylit stream flows down the center of the park, collecting into a detention pond at the south end. The stream edges are designed with both hard and soft solutions; paved areas where pedestrians can access the water's edge and steeper vegetated slopes where visitors remain on an elevated overlook. An amphitheater provides seating and views to the waterfront, while connecting to the existing office buildings and amenity space. A bosque and social space is proposed at the northern end of the park, providing space for food trucks and vendors. From the southern end of the park, pedestrians can cross safely over North Point Parkway and connect to the proposed Encore Greenway Park and the Big Creek Greenway.



Character Areas

REDEVELOPMENT SCENARIOS

Two character areas were explored to test optimal building typologies and densities across the district. A prototypical block size was assigned to each character area. These block sizes were chosen based on site planning considerations and development feasibility. Each block type was used to explore a range of prototypical residential and commercial typologies, which informed two focus area studies explored later in the this framework plan.

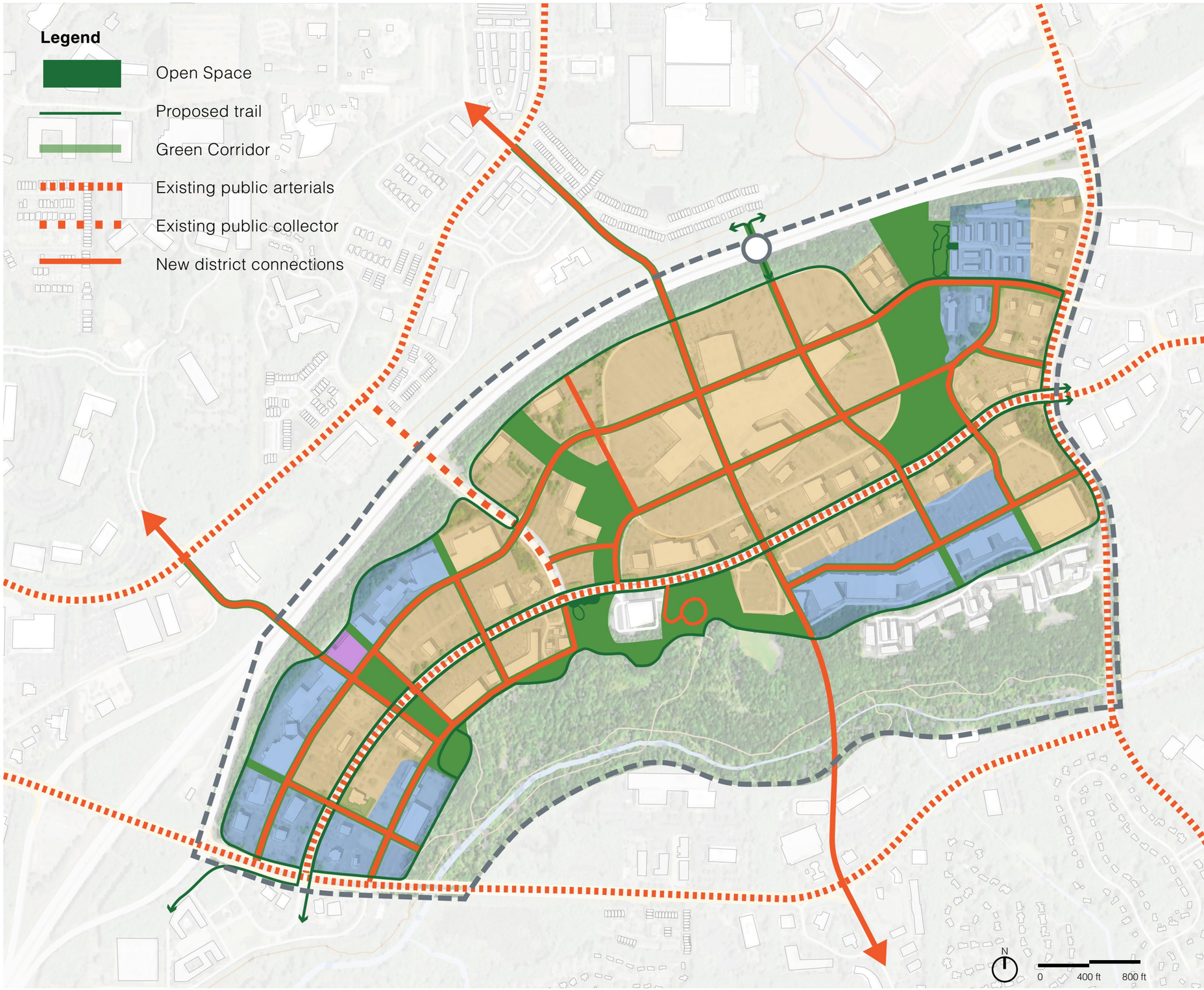
In addition to the character areas, an opportunity for a Cultural/Institutional land use was identified.

A Mid-High Density Commercial/ Residential with catalyst open spaces

B Low-Mid Density Residential with Retail

Cultural / Institutional

Mall redevelopment by other - anchor campus

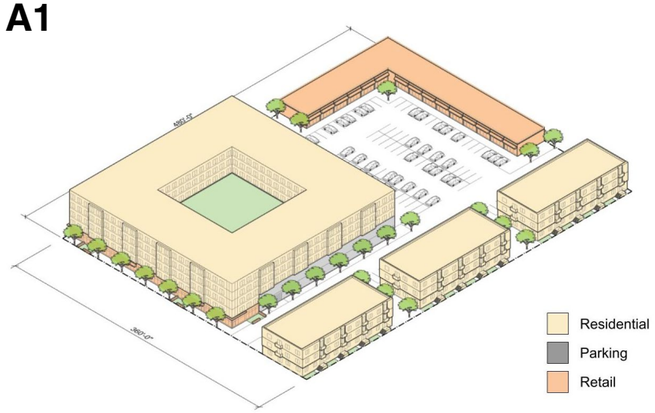


Character Area A: Typologies

REDEVELOPMENT SCENARIOS

Block Type A can support various mixes of larger residential and commercial building typologies. Potential residential uses range from medium-scale residential buildings to larger wrap-around mixed-use buildings with upper-level residential units. The block size can also support larger office or lab buildings. Retail is integrated either at the ground level of mixed-use developments or as standalone street-facing buildings. Parking options tested include surface parking, parking podiums, wrap-around garages, and standalone parking structures.

A1

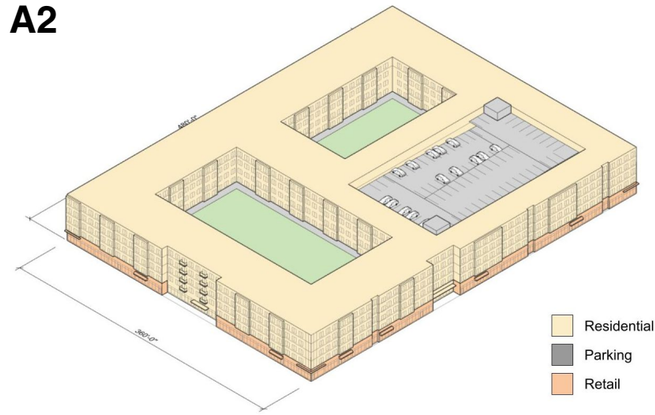


Building Typologies:

- 3 over 2 Mixed-Use Residential: 3 levels of residential with two-level podium with retail and parking
- 3-story, 24-unit residential
- Standalone retail center

MEDIUM-SCALE MIXED-USE RESIDENTIAL DEVELOPEMENT PRECEDENT: ALPHARETTA LOFTS

A2

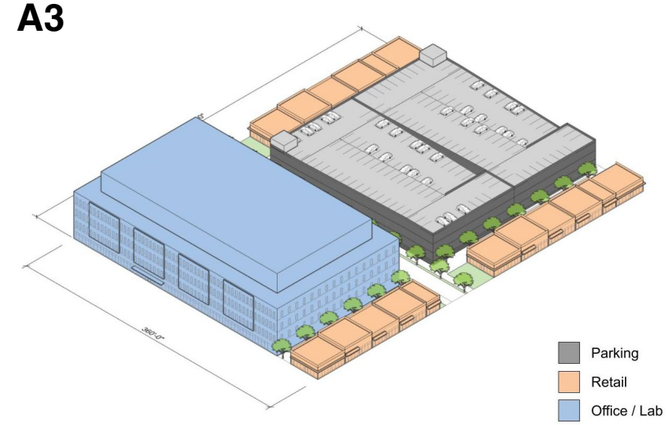


Building Typologies:

- Mixed-Use Residential with parking garage: 4 levels of residential, ground level retail and parking, and an additional 5-level parking garage.

WRAP-AROUND MIXED-USE RESIDENTIAL DEVELOPMENT PRECEDENT: VERANDA AVALON

A3



Building Typologies:

- 4-story office / laboratory
- Standalone retail
- Standalone 4-story parking garage

OFFICE/LABORATORY DEVELOPMENT PRECEDENT: DATA SCAN BUILDING, ALPHARETTA TOWN CENTER

Character Area B: Typologies

REDEVELOPMENT SCENARIOS

Block Type B is suitable for smaller-scale buildings and lower densities. Potential residential typologies include townhomes, walk-ups, and residential buildings. Retail uses can be incorporated within the ground-level spaces of walk-up buildings. Surface parking or smaller attached garages are the most viable parking configurations for these lower-density uses.

B1

Building Typologies:
- 3-story townhomes with attached garage

TOWNHOME DEVELOPMENT PRECEDENT: ECCO PARK

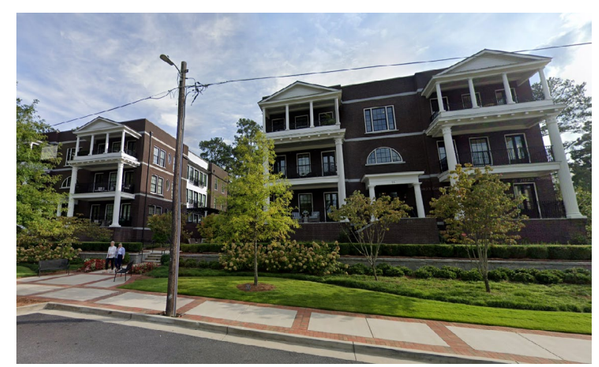
B2

Building Typologies:
- 3-story townhomes with attached garage
- 2-over-2 stacked townhomes / walk-ups
- 2-over-1: 2 levels of residential over ground-level retail

2-OVER-2 STACKED TOWNHOME DEVELOPMENT PRECEDENT: THE HATHAWAY

B3

Building Typologies:
- 3-story, 24 unit residential
- 2-over-2 stacked townhomes / walk-ups
- 2-over-1: 2 levels of residential over ground-level retail



3-STORY CONDO DEVELOPMENT PRECEDENT: 81 THOMPSON STREET

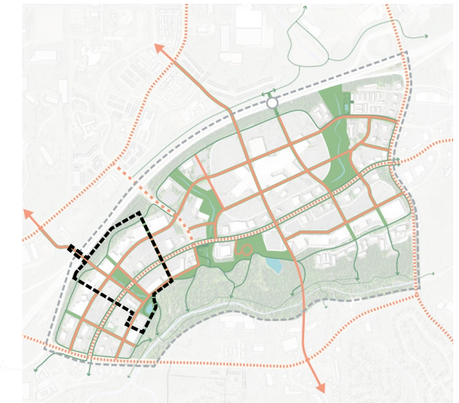
Mansell Crossing

REDEVELOPMENT TEST-FITS

The first study area encompasses a significant portion of Mansell Crossing, a strip shopping center that spans North Point Parkway, alongside several adjacent parcels including a hotel and North Point Village, a similar strip shopping center. This study area was selected to reconceptualize the area around the proposed Linear Park, spanning from the GA 400 trail on the north to the Big Creek Greenway on the south. The development test-fits explore how redevelopment might respond to the dynamic edge conditions of the Linear Park and reinforce the proposed cross-district connectivity concepts, while subsidizing future infrastructure improvements needed to realize the overall vision for the neighborhood.

The existing tenant spaces within Mansell Crossing are significantly set back from the North Point Parkway, separated by a large parking lot. With over six parking spaces provided per 1,000 sf of retail space, far exceeding the parking ratio required by zoning, there is an opportunity for both infill development on portions of the parking lot and broader redevelopment prospects.

EXISTING CONDITIONS



KEY PLAN

Mansell Crossing

REDEVELOPMENT TEST-FITS

The first phase of redevelopment focuses on the area near the northern half of Linear Park, a major open space amenity creating dynamic street edges to catalyze pedestrian-friendly developments. Redevelopment parcels are chosen to align with the open space and street connectivity network concepts while minimizing the impacts on remaining tenants from the perspectives of visibility and access.

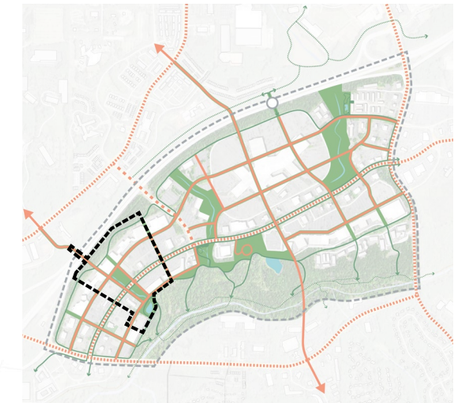
A potential configuration features retail kiosks flanking Linear Park on the east and west sides, and a multi-story cultural anchor, such as a movie theater, capping the north side of the park. The parallel street a block north of North Point Parkway is lined with various retail typologies to extend the pedestrian shopping experience.

This retail hub is complemented by a mix of residential uses. Higher-density developments, such as 3-over-2 buildings, are envisioned on parcels abutting North Point Parkway and Linear Park, whereas smaller-scale townhomes and walk-ups are suitable further from North Point Parkway, along streets with less vehicular traffic.

Residential parking is integrated within the street blocks of the developments, either as surface parking lots or parking podiums. Retail visitor parking is centralized in a standalone parking structure located behind the cultural anchor.

Davis Drive, a key north-south roadway extension across GA 400, could be partially funded through these developments.

INCREMENTAL DEVELOPMENT PHASE 1



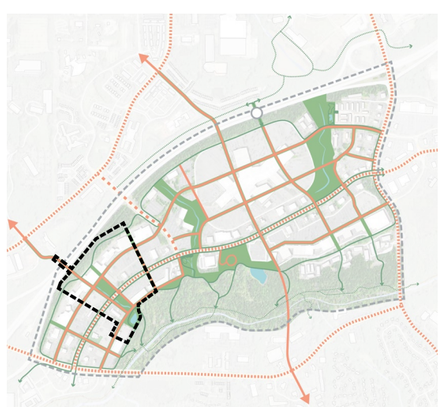
KEY PLAN

Mansell Crossing

REDEVELOPMENT TEST-FITS

The second phase of redevelopment completes the southern half of Linear Park, unlocking the development potential of the adjacent blocks on the east and west sides. Higher-density developments such as 3-over-2 and 4-over-2 buildings are suitable for these street blocks abutting North Point Parkway. The development scales and heights step down closer to the park, continuing the line of small retail kiosks along the park edges.

INCREMENTAL DEVELOPMENT PHASE 2



KEY PLAN

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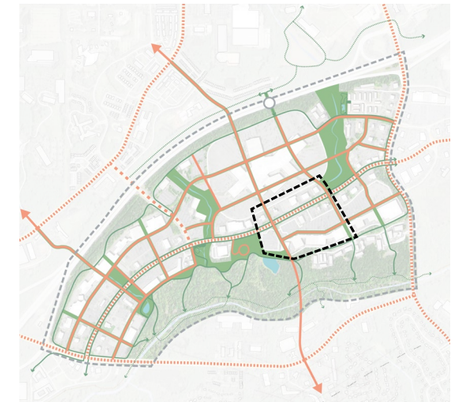
North Point Market Center

REDEVELOPMENT TEST-FITS

The second study area focuses on the western portion of North Point Market Center abutting Big Creek Greenway and the parcels across North Point Parkway from the strip shopping center. The test-fits similarly illustrate how phased redevelopment could integrate with the proposed open space concepts for Big Creek Greenway while shaping roadway connections through the North Point Mall site to the north and across Big Creek to the south.

Similar to Mansell Crossing, North Point Market Center is characterized by significant setbacks from the street. Tenant spaces are separated from North Point Parkway by a large parking lot, which provides over 6 spaces per 1,000 sf retail space. This presents opportunities for both infill development on portions of the parking lot and redevelopment.

EXISTING CONDITIONS



KEY PLAN

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North Point Market Center

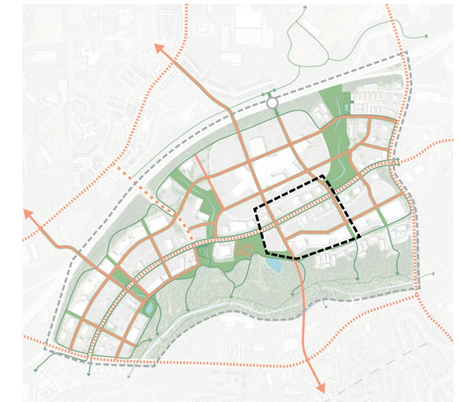
REDEVELOPMENT TEST-FITS

The first phase of incremental development focuses on redevelopment north of North Point Parkway and infill development within North Point Market Center.

The two parcels north of North Point Parkway provide high redevelopment potential, leveraging the improved streetscape of the Parkway as well as the catalytic anchor development planned within the North Point Mall site. These parcels can support developments of various scales depending on the sizes of the parcelized areas. A potential higher-density use is a wrap-around mixed-use development with residential units on the upper levels and a two-story podium, and a potential smaller-scale use is a standalone restaurant. These developments should be aligned to reinforce the Maxwell Road Extension concept to provide a key vehicular connection between North Point District and neighboring areas.

Within North Point Market Center, the first phase focuses on infill development that maintains access and visibility for existing tenants. Out parcels along North Point Parkway can support smaller-scale standalone retail shops and restaurants to reinforce the vision for a more walkable North Point Parkway and extend pedestrian-friendly frontages toward Big Creek Greenway.

INCREMENTAL DEVELOPMENT PHASE 1



KEY PLAN

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North Point Market Center

REDEVELOPMENT TEST-FITS

INCREMENTAL DEVELOPMENT PHASE 2

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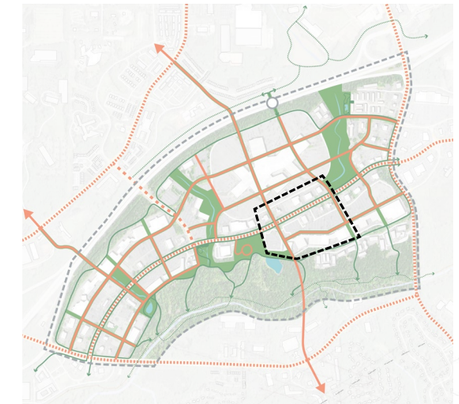

KEY PLAN

Framework Plan

CONCLUSION

The North Point Development Framework Plan (pictured on the right) provides a long-term vision for the future of the North Point District.

A grid of proposed streets utilizing existing signalized intersections and parking lot access roads is overlaid across the district to create a series of “superblocks” that can be subdivided into walkable sub-districts as redevelopment occurs. Three of these connections extend beyond the district boundary to integrate with the regional transportation network, thereby increasing access into and out of the district.

A network of trails and parks are layered into the district. The trails leverage and expand upon the existing Big Creek Greenway to improve access to this important regional asset while interconnecting the district with an active transportation network. A series of dynamic park spaces anchor each of the sub-districts, revealing and repairing the pre-development character of the hydrologic systems and acting as catalysts for mixed-use development.

The remaining “white space” is left to the imagination of the private landowners and development community. To aid landowners and developers as they embark on redevelopment, this study offers a series of development typologies ranging from low-mid density residential to mid-density mixed-use and office. A series of phased test fits are included to show how each of the component parts might be integrated to redefine North Point as a green, walkable, mixed-use district that sets a new standard for converting vehicular landscapes to fine-grained urban realms.

STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: March 3, 2025

AGENDA ITEM:

City Council Meeting Minutes (Meeting of 2/24/2025)
Consideration of approval of the City Council meeting minutes from the meeting of February 24, 2025.

STAFF RECOMMENDATION:

Approve, as part of the consent agenda, the minutes from the February 24, 2025 City Council Meeting at 6:30 p.m.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

City Clerk, Lauren Shapiro, prepared a synopsis of the pertinent information that occurred during the City Council meeting onFebruary 24, 2025 at 6:30 pm.

ALTERNATIVES:

Do not approve the City Council Meeting minutes as part of the Consent Agenda.

ATTACHMENTS:

1. CC Minutes 2.24.2025

City Council Meeting & Public Hearing
FEBRUARY 24, 2025
UNOFFICIAL MINUTES
Office of the City Clerk

ALPHARETTA CITY HALL
COUNCIL CHAMBERS | 2 PARK PLAZA | 6:30 PM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. This is not an official record of the Alpharetta City Council Meeting proceedings. Meetings are recorded and available for review at https://www.youtube.com/user/alpharettagov.

1. CALL TO ORDER
   - Mayor Gilvin called the meeting to order at 6:30 p.m.
2. ROLL CALL
   - Council Members
     - Mayor Jim Gilvin
     - Donald F. Mitchell
     - Brian Will
     - John Hipes
     - Fergal M. Brady
     - Douglas J. DeRito
   - Council Members Absent
     - Mayor Pro Tem Dan Merkel
   - Staff
     - Chris Lagerbloom, City Administrator
     - Molly Esswein, City Attorney
     - Lauren Shapiro, City Clerk
     - Charlie Jewell, Director of Economic Development
     - John Robison, Director of Public Safety
     - Kathi Cook, Director of Community Development
     - Morgan Rodgers, Director of Recreation, Parks, and Cultural Services
     - Pete Sewczwicz, Director of Public Works
     - Tom Harris, Director of Finance
     - Deanna McKay, Public Communication & Engagement Coordinator

- Michael Woodman, Planning and Development Services Manager
- Suzanne Swain, Community Services Manager

3. PLEDGE TO THE FLAG

4. BOARDS & COMMISSIONS

A. Recreation Commission Appointment by Mayor Gilvin at the request of Council Member Hipes

- Mayor Gilvin announced the appointment of Cameron Kline to the Recreation Commission, at the recommendation of Council Member Hipes.

B. Swearing in of New Recreation Commissioner

- Mayor Gilvin swore in Cameron Kline to serve the Recreation Commission.

5. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 1/27/2025)

Consideration of approval of the City Council meeting minutes from the meeting of January 27, 2025.

B. City Council Meeting Minutes (Meeting of 2/10/2025)

Consideration of approval of the City Council meeting minutes from the meeting of February 10, 2025.

C. Warranty Deed: Thompson Street Right of Way

Consideration of approval of the acceptance of the Thompson Street right of way dedication related to Park Walke Phase 1 Subdivision and with authorization for the Mayor to execute all necessary documents.

D. Financial Management Report (Month Ending December 31, 2024)

Consideration of approval of the Financial Management Report for the month ending December 31, 2024.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member DeRito offered a motion to approve the Consent Agenda.

- Council Member Will seconded the motion.
- The motion was approved (5-0-1; with Council Member Mitchell in abstention).

6. PUBLIC HEARING

A. Announcement of Public Hearing Procedures

- City Attorney, Molly Esswein, announced the City's Public Hearing Procedures.

B. MP-25-03/CU-25-04 Lotus Animal Hospital / Oxford Green MP Pod A

Consideration of a master plan amendment and conditional use to allow a 'Animal Hospital, Small Animals (Veterinarian)' business in the Windward Square shopping center. A master plan amendment is requested to add 'Animal Hospital, Small Animal (Veterinarian)' to the Oxford Green Master Plan Tract A and a conditional use and a conditional use is requested to allow 'Animal Hospital, Small Animal (Veterinarian)' for Lotus Animal Hospital. The property is located at 5215 Windward Parkway, Suite B2 and is legally described as being located in Land Lots 1120 & 1121, 2nd District, 2nd Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- The applicant, Alissa Stephens, DVM, is requesting a master plan amendment and conditional use to allow an 'Animal Hospital, Small Animals' for Lotus Animal Hospital in a 2,761 square foot suite within an existing shopping center. A master plan amendment is requested to add 'Animal Hospital, Small Animals' to the Oxford Green Master Plan Tract A and a conditional use is requested to allow 'Animal Hospital, Small Animal' for Lotus Animal Hospital. The subject property is located at 5215 Windward Parkway, Suite B2 in the Windward Square shopping center.
- This item was considered at the February 6, 2025 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval subject to Staff's recommended conditions (vote 6-0).
- Staff is recommending that Mayor and Council approve MP-25-02/CU-25-04 Lotus Animal Hospital/Oxford Green MP Tract A, subject to the following conditions:
    1. 'Animal Hospital, Small Animals' shall be added as a conditional use in the Oxford Green Master Plan Tract A.
    2. 'Animal Hospital, Small Animals' shall be added as a conditional use at 5215 Windward Parkway, Suite B2 and limited to no more than 2,761 square feet.
    3. Conditional use approval shall be limited to Lotus Animal Hospital; no additional 'Animal Hospital, Small Animals' businesses or subleasing shall be permitted in the approved space.
    4. Business shall be permitted to operate Monday – Sunday 8:00 AM – 6:00 PM.
    5. Boarding of animals shall be limited to short-term care incidental to the hospital use.
    6. A pet waste station with waste bags and trash shall be installed in the pet relief area. The business shall be responsible to maintain the pet relief area and waste station, including daily removal of trash and regular cleaning and replenishing of waste bags.
    7. As submitted by the applicant, interior tenant improvements shall include noise attenuation measures.

8. Mobile resources supporting the business, such as a mobile MRI or X-ray, shall not be visible from the public right-of-way.

- The property is zoned O-I (Office-Institutional) subject to the Oxford Green Master Plan Tract A. Surrounding properties are zoned O-I. City of Milton is located to the east, Georgia Banking Company is located to the south, Costco is located to the west and Bank of America is located to the north. The comprehensive land use plan designation of the property is 'Commercial', which supports the applicant's proposal.
- The Windward Square shopping center is a 1.38-acre property developed with a one (1) story, 11,270 square foot building. A variety of businesses operate in the center, including Verizon, Willow Orthodontics, Heavenly Pet Spa, Eye Level Learning Center, and Bombay BBQ Co. The applicant's business is proposed in Suite B2 of the shopping center.
- UDC Section 1.4.2 defines 'Animal Hospital, Small Animals' as, "A place where dogs, cats, birds or other animals normally kept as household pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use." The use is permitted by-right in the LI (Light Industrial) district and as a conditional use in the AG (Agriculture), CUP (Community Unit Plan), C-1 (Neighborhood Commercial), C-2 (General Commercial), O-I (Office-Institutional) and PSC (Planned Shopping Center) districts.
- According to the application, Lotus Animal Hospital is a new boutique veterinary clinic providing personalized care for pets, including cats and dogs. The business does not provide boarding services and overnight stays will be limited to pets under observation after surgery or other treatment. Hours of operation will be Monday – Sunday from 8:00 AM to 6:00 PM. The applicant estimates the business will include six (6) employees. Noise attenuation measures are proposed within the proposed suite. Clinic staff and customers will have access to a pet relief area located at the rear of the building, which will be maintained by the business.
- There are eleven (11) animal hospitals operating or approved in the City. The applicant's business would be approximately 2,000' away from the nearest animal hospital, which is EasyVet Clinic at 12850 Highway 9.
- Staff estimates that the 2,761 square foot animal hospital would generate nine (9) AM Peak Hour trips and six (6) PM Peak Hour trips.
- The Citizen Participation Plan report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
- The Community Zoning Information Meeting was held on January 8, 2024. There were no public comments.
- Staff has reviewed the applicant's proposal against the review criteria for a master plan amendment and conditional use. The proposed use would be compatible with

surrounding uses and other locations for this business type, which are similarly situated along commercial corridors. If approved, it is recommended that conditions be established that regulate and limit any expansion of the business.

- Dr. Alissa Stephens (, came forward to speak on behalf of this application.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Hipes offered a motion to approve MP-25-02/CU-25-04 Lotus Animal Hospital/Oxford Green MP Tract A, subject to the following conditions:

1. 'Animal Hospital, Small Animals' shall be added as a conditional use in the Oxford Green Master Plan Tract A.
2. 'Animal Hospital, Small Animals' shall be added as a conditional use at 5215 Windward Parkway, Suite B2 and limited to no more than 2,761 square feet.
3. Conditional use approval shall be limited to Lotus Animal Hospital; no additional 'Animal Hospital, Small Animals' businesses or subleasing shall be permitted in the approved space.
4. Business shall be permitted to operate Monday – Sunday 8:00 AM – 6:00 PM.
5. Boarding of animals shall be limited to short-term care incidental to the hospital use.
6. A pet waste station with waste bags and trash shall be installed in the pet relief area. The business shall be responsible to maintain the pet relief area and waste station, including daily removal of trash and regular cleaning and replenishing of waste bags.
7. As submitted by the applicant, interior tenant improvements shall include noise attenuation measures.
8. Mobile resources supporting the business, such as a mobile MRI or X-ray, shall not be visible from the public right-of-way.

- Council Member DeRito seconded the motion.
- The motion was approved (6-0).

C. MP-25-01/CU-25-05 Fulton Science Academy/Cousins Westside MP Pod R

Consideration of a master plan amendment and conditional use to allow a 'School, Academic' to re-use an existing office building on a 4.48-acre property in the North Point Overlay. A master plan amendment is requested to add 'School, Academic' to the Cousins Westside Master Plan Pod R and a conditional use is requested to allow 'School, Academic' for Fulton Science Academy. The property is located at 8995 Westside Parkway and is legally described as being located in Land Lot 691, 1st District, 2nd Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- The applicant, Fulton Science Academy, is requesting a master plan amendment and conditional use to allow an existing two (2) story office building to be re-used for pre-K and elementary school with an overall enrollment of 600 students on 4.48-acres in the North Point Overlay. The Fulton Science Academy main campus operates a pre-K through 12th grade private school at 3035 Fanfare Way. A master plan amendment is requested to add 'School, Academic' as a permitted use to the Cousins Westside Master Plan Pod R and a conditional use is requested to allow 'School, Academic' for Fulton Science Academy. The subject property is located at 8995 Westside Parkway, at the signalized intersection of Westside Parkway and Hembree Road.
- This item was considered at the February 6, 2025 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval subject to Staff's recommended conditions (vote 6-0).
- Staff is recommending that Mayor and Council approve MP-25-01/CU-25-05 Fulton Science Academy/Cousins Westside MP Pod R, subject to the following conditions:

    1. School, Academic' shall be listed as a permitted use in the Cousins Westside Master Plan Pod R.
    2. 'School, Academic' shall be added as a permitted use at 8995 Westside Parkway and limited to no more than the area within the existing building, which is approximately 53,110 gross square feet.
    3. Conditional use approval shall be limited to Fulton Science Academy; no additional 'School, Academic' uses or subleasing shall be permitted in the approved space.
    4. School shall be in session Monday – Friday with drop-off beginning at approximately 7:00 AM and pick-up beginning at approximately 3:00 PM. Staff will arrive before 7:00 AM and leave after 3:00 PM. Aftercare programs, clubs, parent teacher nights, meet and greets, or other normal after school programs will occur when school is not in session. FSA shall have flexibility in modifying the daily schedule based on the needs of the FSA community.
    5. Site shall be developed substantially similar to the site plan labeled Exhibit A – Site Plan. Site shall be limited to 'School, Academic' use for pre-K and elementary school, except that the 2nd floor of the building may be used for a professional office. School enrollment shall not exceed 300 students until such time that the 2nd floor office tenant ceases operation, upon which school enrollment may be increased to no more than 600 students.
    6. Exterior modifications to the building or site shall be consistent with the North Point Overlay Unified Development Code regulations and the North Point Design Guidelines, subject to final approval by Staff and DRB. Primary colors shall not be

used on the exterior of the building or site, including on awnings, canopies, signage, and playground equipment.

7. To safely accommodate entering vehicular movements at the signalized intersection's left turn lane along Morrison Parkway, the existing left turn lane storage and taper lengths of 110' and 85', respectfully, shall be restriped to 210' storage and 50' taper lengths, as approved by Staff.

8. A pick-up and drop-off circulation plan and traffic management plan shall be approved by the City at LDP, or prior to a Certificate of Occupancy if no LDP, and may deviate from the circulation pattern currently proposed on the site plan, labeled Exhibit A. Fulton Science Academy shall provide personnel at the intersection(s) of the easement access road and the pick-up/drop off lane to direct traffic. Fulton Science Academy shall install a stop sign at both the eastbound and westbound approaches to the intersection of the easement access road and the pick-up/drop off lane, where the "FSA STAFF POSITION TO MAINTAIN EASEMENT ACCESS" call-out is depicted on the site plan, labeled Exhibit A. If traffic problems from the school are observed, the school shall implement corrective measures which may include phased arrival and dismissal schedule times, stationing a police officer in the vicinity and/or improving signalized intersection timing plans, as approved by Staff.

9. Temporary traffic control devices, such as safety cones or other like devices, shall be placed and removed at the beginning and end of each pick-up and drop-off timeframe. Permanent traffic control devices shall be inconspicuous as viewed from the public right-of-way, as approved by DRB.

10. Wayfinding signage shall be provided throughout the site to direct entering/exiting vehicles through the proposed pick-up/drop-off circulation lane, as approved by Staff.

11. To properly accommodate exiting vehicular movements at the signalized intersection, pick-up and drop-off location shall be adjusted to provide a minimum 200' of exiting stacking distance, as approved by Staff.

12. EcoDistrict measures shall be similar to the description and exhibit provided in the applicant, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with the proposed EcoDistrict measures. Conditional EcoDistrict measures based on needed improvements and upgrades may not be implemented until such time that a need or upgrade is identified by the property owner.

13. Property owner shall assess site landscaping and replace missing, dead or dying landscape material, with final approval by DRB.

14. Property owner shall make reasonable efforts to save trees in the areas labeled 'Play Area' on the site plan, including altering the play area layout to work around and save trees, as approved by Staff.

15. Playground area(s) shall be heavily screened from the public right-of-way, with final approval by DRB.

16. All previous master plan regulations and conditions of zoning shall remain in effect.

- The 4.48-acre property is zoned CUP (Community Unit Plan) and is subject to the Cousins Westside Master Plan Pod R. Surrounding properties are zoned CUP to the north, west and south, and LI (Light Industrial) to the east. Firefly subdivision is located to the north, an undeveloped commercial property is located to the west, 9005 Westside Parkway office building is located to the south, and Honda is located to the east.

- The 220-acre Cousins Westside Master Plan was approved in 2003 and includes a horizontal mix of uses, including residential, office, retail/restaurant, senior living, education, community center, and performing arts. Permitted uses and development regulations are established for each pod within the master plan. The Fulton Science Academy main campus is located in Pod O within the same master plan. Pod R allows Office as the primary use and Community Center as the secondary use.

- Fulton Science Academy has their main campus on a nearby property located at 3035 Fanfare Way, which is approximately 1,800' south of the subject property. The private school current offers pre-K through 12th grade classes at the main campus with an overall enrollment of 935 students. The main campus is current under construction related to an expansion of the school's athletic program which will include four (4) tennis courts, a soccer field, field house and concessions and parking. The applicant proposes a phased approach to converting the office building to a school, with the school sharing the building with an existing office tenant, MiLend, to remain on the 2nd floor of the building until 2028.

- The submitted site plan depicts re-use of the existing two (2) story, 53,110 square foot office building for a school. Access to the site will continue from two (2) existing curb cuts on Westside Parkway, including the main entrance at the signalized intersection of Westside Parkway and Hembree Road. A pick-up/drop-off canopy is depicted along the frontage of the existing office building. The site plan depicts entry stacking for approximately 59 cars, as well as exit stacking of four (4) cars at the signalized intersection and thirteen (13) cars at the right-in/right-out driveway. The stacking queue winds through the existing parking lot, except for the center north-south drive aisle which has a shared access easement for the two (2) office buildings to the south.

- The site plan depicts removal of thirteen (13) parking spaces on the north side of the building, leaving approximately 197 parking spaces to serve the school and 2nd floor office tenant. As shown in the parking requirement table below, the City's Unified Development Code (UDC) requires 131 parking spaces in Phase 1 where the existing

office user remains on the 2nd floor and the school uses the 1st floor. Once the school expands to the entire building, 48 parking spaces will be required.

- It appears that the only trees that could be impacted by the applicant's proposal are the trees in and around the proposed play areas, which are located on the north and east sides of the building. The existing stormwater pond at the rear of the building will remain in its current configuration. A play area consisting of a deck overhanging the stormwater pond is proposed at the rear of the building. However, the City's stormwater regulations would not permit the play deck to overhang the stormwater pond.
- The applicant's proposal does not trigger compliance with North Point open space or EcoDistrict measures. However, the applicant proposes to convert existing parking on the north side of the building to open space for a play area, as well as commitments to several EcoDistrict measures, including Building Energy Efficiency, Bio-retention, Building Water Efficiency, Heat Island Reduction, Transportation Demand Management, Pervious Pavement, Sustainable Landscaping, and Alternative Transportation. Some of the EcoDistrict measure commitments made by the applicant are conditional based on whether certain upgrades are needed.
- The applicant submitted a traffic study and trip generation report. The trip generation estimates that an elementary school with an initial enrollment of 300 students (Phase 1) would generate 292 AM Peak Hour trips, 183 School Dismissal Peak Hour trips, and 78 PM Peak Hour trips. In Phase 2, it is estimated that 625 AM Peak Hour trips, 361 School Dismissal Peak Hour trips, and 156 PM Peak Hour trips would be generated by an elementary school with an enrollment of 600 students.
- The applicant provided a pick-up and drop-off circulation plan, as well as commitments to provide traffic control devices and station school personnel in the parking lot to assist with traffic management. Staff believes that the circulation plan provides more than sufficient entering stacking length. However, it is recommended that the plan be adjusted to provide a minimum 200' of exiting stacking length at the signalized intersection.
- The traffic study concludes that all study intersections will continue to operate at an acceptable level of service in the AM, School Dismissal and PM peak hours. The study recommends that the existing access configuration of the two (2) site driveways remains the same.
- The Citizen Participation Plan report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
- The Community Zoning Information Meeting was held on January 8, 2025. There were no public comments.
- Jim Winer (1075 Brady Avenue, Atlanta, Georgia 30318) came forward to speak on behalf of this application.

- Abdul Amer (traffic engineer for the applicant) came forward to speak on behalf of this application.

PUBLIC COMMENT

IN OPPOSITION

- Amy Hennick (410 Briars Bend, Alpharetta, GA 30004)
- Siddarth Krishnan (240 Fieldstone Path, Alpharetta, GA 30005)

❖ Council Member Will offered a motion to defer MP-25-01/CU-25-05 Fulton Science Academy/Cousins Westside MP Pod R until March 24, 2025 and request that they work with staff to work on a traffic plan.

  - Council Member Mitchell seconded the motion.
  - The motion was approved (5-1; with Council Member DeRito in opposition).
    - During the motion, Council Member Will also requested that the city's traffic engineer and fire marshal attend the Council meeting.

D. CU-25-06 Activate Games Alpharetta/Windward MP Pod 4

Consideration of a conditional use to allow an interactive gaming business in an existing building. A conditional use is requested to allow 'Recreation Facilities, Indoor' for Activate Games Alpharetta. The property is located at 3020 Windward Plaza and is legally described as being located in Land Lots 1107 & 1108, 2nd District, 1st Section, Fulton County, Georgia.

- Director of Community Development Services Manager, Kathi Cook, came forward to present this item.
- The applicant, Dylan Tighe, is requesting a conditional use to allow 'Recreation Facilities, Indoor' in a 10,965 square foot existing building for Activate Games Alpharetta. The building was formerly occupied by CVS and is currently vacant. According to the application, Activate Games is a new form of active entertainment gaming experience blending fitness with re-playable custom games. The subject property is located at 3020 Windward Plaza at the northeast corner of Windward Plaza and Windward Parkway.
- This item was considered at the February 6, 2025 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval subject to Staff's recommended conditions (vote 6-0).
- Staff is recommending that Mayor and Council approve CU-25-06 Activate Games Alpharetta/Windward MP Pod 4, subject to the following conditions:

  1. 'Recreation Facilities, Indoor' shall be added as a conditional use at 3020 Windward Plaza and limited to no more than 10,965 square feet.

2. Conditional use approval shall be limited to Activate Games; no additional 'Recreation Facilities, Indoor' use or subleasing shall be permitted within the approved space.
3. 'Recreation Facilities, Indoor' shall be limited to an indoor active entertainment gaming business.
4. Hours of operation shall be Monday – Sunday 9:00 AM – 11:00 PM.
5. Applicant shall assess site landscaping and replace any missing, dead, or dying landscape material, as approved by Staff. The area to be assessed shall consist of the approximately 1.5-acre property associated with the building at 3020 Windward Plaza.
6. Existing shrubs around the base of the 2 monument signs shall be removed and replaced with decorative planting beds, as approved by Staff.
7. Landscaping along the east and west sides of the property shall be cleaned up to reflect a well-manicured condition, as approved by Staff.
8. Existing shrubs along Windward Parkway shall be removed and replaced with a row of shrubs to screen the detention pond. Natural grasses shall be planted between the row of shrubs and back of sidewalk, as approved by Staff.
9. Dumpster enclosure and back of house area on the east side of the building shall have updated (replaced where needed and painted) wooden gates, as approved by Staff.
10. Existing retaining walls shall be pressure washed and fencing shall be repaired or replaced where needed, as approved by Staff.

- The property is zoned CUP (Community Unit Plan) subject to the Windward Master Plan Pod 4, which is designated Commercial. The property is developed with a strip shopping center (The Terraces at Windward) and two (2) out buildings, including the former CVS building. Surrounding properties are zoned CUP and subject to the Windward Master Plan. Windward Fairways office complex is located to the south and west, a two (2) story office building is located to the north, The Terraces at Windward is located to the east, and a one (1) story retail building is located to the south. The comprehensive land use plan designation of the property is 'Commercial', which supports the applicant's proposal.
- The property is located in the Windward Parkway & Highway 9 Livable Centers Initiative (LCI), which was recently updated in 2024. While the LCI does not identify specific projects or development concepts related to the subject property, the Windward Parkway streetscape design recommends natural grasses along the streetscape and extending through the front building setback in order to keep with the agrarian heritage of the City. In 2023, an Urban Land Institute (ULI) Technical Assistance Panel (TAP) report was prepared for the Windward Tech District. The report focused on the Windward Plaza commercial node and included a set of recommendations related to

repositioning the area's underutilized commercial corridor and office campuses. Branding and placemaking were identified as strategies for drawing in visitors and raising the visibility of the area, with the report recommending that a public art program be established for the area.

- According to the application, Activate Games is a new form of active entertainment gaming experience blending fitness with re-playable custom games. The business offers interactive challenges, gaming options, and amenities that promote physical fitness and social interaction among customers. The business has several locations around the world including an existing location in Atlanta at 4540 Roswell Road, Suite A, Atlanta, GA 30342. Hours of operation are proposed to be Monday – Sunday 9:00 AM – 11:00 PM. The applicant anticipates approximately fifteen (15) to twenty (20) employees.
- Activate Games proposes to re-use the former CVS building which is 10,965 square feet and located in the northwest corner of The Terraces at Windward shopping center. The applicant does not propose any changes to the site or building. There are approximately 546 parking spaces on the property. Unified Development Code (UDC) parking requirements for the shopping center and the applicant's proposed use are a total of 312 spaces. The applicant's proposal is supported by a sufficient amount of parking.
- Staff estimates that the proposed use will generate approximately nine (9) AM Peak Hour trips and thirteen (13) PM Peak Hour trips.
- The Citizen Participation Plam report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no public comments were received.
- The Community Zoning Information Meeting was held on January 8, 2025. There were no public comments.
- Chase Torgerson (Representing Activate Games) came forward to speak on behalf of this application.

PUBLIC HEARING

- There were no public comments.

❖ Council Member Hipes offered a motion to approve CU-25-06 Activate Games Alpharetta/Windward MP Pod 4, subject to the following conditions:

1. 'Recreation Facilities, Indoor' shall be added as a conditional use at 3020 Windward Plaza and limited to no more than 10,965 square feet.
2. Conditional use approval shall be limited to Activate Games; no additional 'Recreation Facilities, Indoor' use or subleasing shall be permitted within the approved space.
3. 'Recreation Facilities, Indoor' shall be limited to an indoor active entertainment gaming business.

4. Hours of operation shall be Monday – Sunday 9:00 AM – 11:00 PM.
5. Applicant shall assess site landscaping and replace any missing, dead, or dying landscape material, as approved by Staff. The area to be assessed shall consist of the approximately 1.5-acre property associated with the building at 3020 Windward Plaza.
6. Existing shrubs around the base of the 2 monument signs shall be removed and replaced with decorative planting beds, as approved by Staff.
7. Landscaping along the east and west sides of the property shall be cleaned up to reflect a well-manicured condition, as approved by Staff.
8. Existing shrubs along Windward Parkway shall be removed and replaced with a row of shrubs to screen the detention pond. Natural grasses shall be planted between the row of shrubs and back of sidewalk, as approved by Staff.
9. Dumpster enclosure and back of house area on the east side of the building shall have updated (replaced where needed and painted) wooden gates, as approved by Staff.
10. Existing retaining walls shall be pressure washed and fencing shall be repaired or replaced where needed, as approved by Staff.

- Council Member Brady seconded the motion.
- The motion was approved unanimously (6-0).

E. CLUP-24-05/Z-24-17/PH-24-20 Mayfair at Haynes Bridge

Consideration of a comprehensive land use plan amendment, rezoning, change of conditions, and public hearing to allow for a 2nd phase of a residential development including 10 single-family detached homes on 1.53 acres in the Downtown. A comprehensive land use plan amendment is requested from Medium Density Residential to High Density Residential and a rezoning is requested from O-I (Office-Institutional) to DT-R (Downtown Residential). Changes to conditions of zoning is requested for the adjoining 2.83-acre property (Phase 1) approved for a single-family residential subdivision. A public hearing is requested to bring the subject property into the Downtown Overlay. The property is located at 0 Norcross Street and is legally described as being located in Land Lot 747, 1st District, 2nd Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- The applicant, Mayfair Residential, LLC, is requesting a comprehensive land use plan amendment, rezoning, change of conditions, and public hearing to allow for a 2nd phase of a residential development including an additional ten (10) 'For-Sale' single-family detached homes on 1.53 acres. Phase 1 of the development was approved for ten (10) single-family detached homes, four (4) semi-detached homes, and five (5) townhomes on 2.84 acres. A comprehensive land use plan amendment is requested

from 'Medium Density Residential' to 'Downtown Residential Density', as well as a request to bring the property into the Downtown Overlay. A rezoning is requested from O-I (Office-Institutional) to DT-R (Downtown Mixed-Use). Changes to conditions of zoning related to Phase 1 of the development are requested. The subject property is located at 340, 350 & 360 Jon Scott Drive, 0 Haynes Bridge Road, and 0 Norcross Road at the southwest corner of Haynes Bridge Road and Devore Road.

- This request was considered at the February 6, 2025 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval subject to Staff's recommended conditions (vote 6-0).
- Staff is recommending that Mayor and City Council approve CLUP-24-05/Z-24-17/PH-24-20 MAYFAIR AT HAYNES BRIDGE, subject to the following conditions:

    1. Approximately 4.37 acres shall be rezoned to DT-R and developed substantially similar to site plan prepared by Paradigm, revised 12/20/24, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
    2. Architecture and materials shall be developed substantially similar to the renderings prepared by Lew Oliver, labeled Exhibit A, subject to final approval by the Downtown Consultant and DRB. Homes shall have 4-sided architecture, materials and details.
    3. Density on the 4.37-acre property shall not exceed 6.17 dwelling units per acre and shall be limited to 'For-Sale' single-family detached homes, as depicted on the site plan prepared by Paradigm, revised 12/20/24.
    4. Developer shall provide a Downtown focal point feature at the southwest corner of Haynes Bridge Road and Devore Road, with final approval by the Cultural Arts Commission and installation prior to the 1st CO. The HOA shall be responsible for regular maintenance of the focal point feature.
    5. Developer shall provide decorative entrance landscaping (ornamental tree, shrubs and flowering planting bed) at the southeast and southwest corners of Devore Road and Jon Scott Drive, as approved by Staff. The HOA shall be responsible for regular maintenance of the entrance landscaping.
    6. Location of development signage shall be limited to the project entrance on Jon Scott Drive.
    7. Minimum 20' planted buffer shall be provided along the south property line where the property abuts 11681 Haynes Bridge Road, as depicted on the site plan prepared by Paradigm, revised 12/20/24. Buffer shall be planted with a mix of evergreen trees and shrubs of varying heights. Existing trees within the buffer identified to be in 'Good' condition shall be saved unless removal is necessary for the construction of the underground detention facility, as approved by Staff.

8. Minimum 10′ planted buffer shall be provided where the property abuts 370, 380, 390 & 400 Jon Scott Drive, as approved by Staff. Buffer shall be planted with a mix of evergreen trees and shrubs of varying heights. Existing trees within the buffer identified to be in 'Good' condition shall be saved, except where adjacent to the proposed underground stormwater facility, as approved by Staff.

9. New streets and alleys shall be constructed as depicted on the site plan prepared by Paradigm, revised 12/20/24, with final approval by Staff.

10. Developer shall improve the Jon Scott Drive streetscape as follows: minimum 6′ planter planted with street trees, 6′ concrete sidewalk, and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.

11. Developer shall improve the Devore Road streetscape as follows: minimum 4′ planter (existing 2′ planter to be expanded by 2′ into the existing sidewalk with tree grate to accommodate street trees) planted with street trees, 8′ concrete sidewalk, and decorative pedestrian lighting, with final approval by Staff and construction completed prior to the 1st CO. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.

12. Developer shall construct a 12′ concrete, accessible multi-use trail (Alpha Loop) through the Haynes Bridge Road right-of-way as depicted on site plan prepared by Paradigm, revised 12/20/24, with final alignment, design and materials approved by Staff and construction completed prior to the 1st CO. Alpha Loop shall include lighting (pedestrian and bollards), landscaping, hardscape and amenities. Shade trees shall be planted between Haynes Bridge Road and the Alpha Loop. Wayfinding signage shall be provided at key location(s) along the Alpha Loop, as approved by Staff. Alpha Loop improvements constructed by the developer in excess of Downtown sidewalk requirements shall be eligible for impact fee credits, as approved by Staff.

13. Developer shall remove the existing sidewalk along Haynes Bridge Road. The planter along Haynes Bridge Road (area between the road and Alpha Loop) shall be planted with street trees and shrubs, as approved by Staff.

14. Landscape strips along Haynes Bridge Road, Devore Road and Jon Scott Drive shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by Staff.

15. Project entrance shall include a decorative paver entrance (min. 20′ deep with concrete banding on each end), landscaping and low wall, as approved by Staff.

16. Front yards shall be framed with a decorative low wall, metal fencing or hedge with columns, as approved by Staff.

17. Amenity areas shall be developed with a park-like setting with decorative landscaping, hardscape, low walls and seating, as approved by Staff.

18. Creeping vines shall be planted to cover retaining walls and low walls, as approved by Staff.

19. Trees shall be saved in the area labeled Open Space/Tree Save #1, as depicted on the landscape plan prepared by Frawley Associates, LLC, dated 4/6/2022, with final approval by Staff. Tree grouping of Oaks and Magnolias located at the southeast corner of Devore Road and Jon Scott Drive shall be saved, as approved by Staff. Tree save areas shall be thinned out, cleaned up and re-planted, as approved by Staff.

20. Stormwater management facilities may be placed underground within the proposed private street turnaround, with final approval by Staff. Facilities shall be indicated on the recorded plat, clearly describing the underground facilities, their function, purpose, ownership, and granting access for inspection, maintenance and repair rights to the HOA and the City of Alpharetta. These facilities and associated maintenance responsibilities shall also be included in the recorded covenants with all costs to be borne by the HOA and Homeowners of the subdivision. The detention facility access and maintenance easement can extend into the landscape buffer, as necessary. The HOA is responsible for replacing any landscape material damaged or removed due to maintenance access to the detention facility.

21. Fences and walls visible from the public right-of-way shall be decorative and shall compliment the architecture of the dwelling, as approved by Staff.

22. Unfinished wood fences and decks shall not be visible from the street.

23. HVAC and similar equipment shall not be visible from the public right-of-way.

24. Garbage pickup shall be from within the development.

25. No more than 10% of the residential units shall be permitted to be rented (long-term and short-term rentals), as recorded in the HOA's declarations and covenants.

26. The conditions above shall replace conditions of zoning related to file# CLUP-21-06/Z-21-10/PH-21-20/V-22-04 Alcovy Haynes Bridge Road & Jon Scott Drive.

- Barry Dunlop (Paradigm Engineering, 903 Bombay Lane, Roswell, GA 30076) came forward to speak on behalf of this application.
- Jason Joseph (6260 Avalon Blvd., Alpharetta, GA 30009) came forward to speak on behalf of this application.

❖ Council Member Hipes offered a motion to approve CU-25-06 Activate Games Alpharetta/Windward MP Pod 4, subject to the following conditions:

1. Approximately 4.37 acres shall be rezoned to DT-R and developed substantially similar to site plan prepared by Paradigm, revised 12/20/24, except for

modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.

2. Architecture and materials shall be developed substantially similar to the renderings prepared by Lew Oliver, labeled Exhibit A, subject to final approval by the Downtown Consultant and DRB. Homes shall have 4-sided architecture, materials and details.
3. Density on the 4.37-acre property shall not exceed 6.17 dwelling units per acre and shall be limited to 'For-Sale' single-family detached homes, as depicted on the site plan prepared by Paradigm, revised 12/20/24.
4. Developer shall provide a Downtown focal point feature at the southwest corner of Haynes Bridge Road and Devore Road, with final approval by the Cultural Arts Commission and installation prior to the 1st CO. The HOA shall be responsible for regular maintenance of the focal point feature.
5. Developer shall provide decorative entrance landscaping (ornamental tree, shrubs and flowering planting bed) at the southeast and southwest corners of Devore Road and Jon Scott Drive, as approved by Staff. The HOA shall be responsible for regular maintenance of the entrance landscaping.
6. Location of development signage shall be limited to the project entrance on Jon Scott Drive.
7. Minimum 20' planted buffer shall be provided along the south property line where the property abuts 11681 Haynes Bridge Road, as depicted on the site plan prepared by Paradigm, revised 12/20/24. Buffer shall be planted with a mix of evergreen trees and shrubs of varying heights. Existing trees within the buffer identified to be in 'Good' condition shall be saved unless removal is necessary for the construction of the underground detention facility, as approved by Staff.
8. Minimum 10' planted buffer shall be provided where the property abuts 370, 380, 390 & 400 Jon Scott Drive, as approved by Staff. Buffer shall be planted with a mix of evergreen trees and shrubs of varying heights. Existing trees within the buffer identified to be in 'Good' condition shall be saved, except where adjacent to the proposed underground stormwater facility, as approved by Staff.
9. New streets and alleys shall be constructed as depicted on the site plan prepared by Paradigm, revised 12/20/24, with final approval by Staff.
10. Developer shall improve the Jon Scott Drive streetscape as follows: minimum 6' planter planted with street trees, 6' concrete sidewalk, and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.

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13. Developer shall remove the existing sidewalk along Haynes Bridge Road. The planter along Haynes Bridge Road (area between the road and Alpha Loop) shall be planted with street trees and shrubs, as approved by Staff.

14. Landscape strips along Haynes Bridge Road, Devore Road and Jon Scott Drive shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by Staff.

15. Project entrance shall include a decorative paver entrance (min. 20′ deep with concrete banding on each end), landscaping and low wall, as approved by Staff.

16. Front yards shall be framed with a decorative low wall, metal fencing or hedge with columns, as approved by Staff.

17. Amenity areas shall be developed with a park-like setting with decorative landscaping, hardscape, low walls and seating, as approved by Staff.

18. Creeping vines shall be planted to cover retaining walls and low walls, as approved by Staff.

19. Trees shall be saved in the area labeled Open Space/Tree Save #1, as depicted on the landscape plan prepared by Frawley Associates, LLC, dated 4/6/2022, with final approval by Staff. Tree grouping of Oaks and Magnolias located at the southeast corner of Devore Road and Jon Scott Drive shall be saved, as approved by Staff. Tree save areas shall be thinned out, cleaned up and re-planted, as approved by Staff.

20. Stormwater management facilities may be placed underground within the proposed private street turnaround, with final approval by Staff. Facilities shall be indicated on the recorded plat, clearly describing the underground facilities, their function, purpose, ownership, and granting access for inspection, maintenance and repair rights to the HOA and the City of Alpharetta. These facilities and associated maintenance responsibilities shall also be included in the recorded covenants with all costs to be borne by the HOA and Homeowners of the subdivision. The detention facility access and maintenance easement can extend into the landscape buffer, as necessary. The HOA is responsible for replacing any landscape material damaged or removed due to maintenance access to the detention facility.
21. Fences and walls visible from the public right-of-way shall be decorative and shall compliment the architecture of the dwelling, as approved by Staff.
22. Unfinished wood fences and decks shall not be visible from the street.
23. HVAC and similar equipment shall not be visible from the public right-of-way.
24. Garbage pickup shall be from within the development.
25. No more than 10% of the residential units shall be permitted to be rented (long-term and short-term rentals), as recorded in the HOA's declarations and covenants.
26. The conditions above shall replace conditions of zoning related to file# CLUP-21-06/Z-21-10/PH-21-20/V-22-04 Alcovy Haynes Bridge Road & Jon Scott Drive.
27. The applicant will provide at least 8 elevations, all subject to DRB for approval.

- Council Member Mitchell seconded the motion.
- The motion was approved unanimously (6-0).

7. NEW BUSINESS

A. Memorandum of Understanding: Johns Creek and City of Alpharetta Parks Renewal

Consideration of approval of the renewal of a Memorandum of Understanding with the City of Johns Creek for Parks Without Borders.

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present this item.
- The cities of Alpharetta and Johns Creek offer exceptional recreation programs and, throughout the years, have each experienced a high level of citizen engagement in recreational youth softball, baseball, soccer, and lacrosse. As resident participation continued to grow, eventually exceeding either city's bandwidth, the adjoining cities discovered that sharing certain programs and facilities would permit both cities to meet the increased demand.
- Formalized as the "Parks Without Borders" Memorandum of Understanding (MOU), the agreement permits residents in either city to enjoy the neighboring city's recreational

youth softball, baseball, soccer, and lacrosse programs as the respective city's resident rates, provided space is available. Residents of each city would have priority to register for their city's programs, after which residents of the other city will have priority. Lastly, an open registration period for non-Alpharetta and non-Johns Creek residents will begin. Additionally, the MOU has permitted full-time employees of each partner city and their immediate family members living in the same household to be considered residents fo the city in which they are employed, granting access to youth softball, baseball, soccer, and lacrosse programs at the respective city's resident rates. It is important to note the MOU is limited to the recreational sports programs only and does not include travel programs.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Hipes offered a motion to approve the renewal of a Memorandum of Understanding with the City of Johns Creek for Parks Without Borders and for the Mayor to execute all necessary documents.

  - Council Member DeRito seconded the motion.
  - The motion was approved unanimously (6-0).

B. Request For Proposals 25-105: Park Wayfinding and General Signage

Consideration to approve the award of a contract for RFP 25-105 for Parks Wayfinding and General Signage to Roswell Signs LLC (dba Signarama of Roswell) and with authorization for the Mayor to execute all necessary documents.

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff recommends Roswell Signs LLC (dba Signarama of Roswell) for this RFP.
- The award of this Request-for-Proposals (RFP) is for a full-service sign vendor to produce, construct, and install park signage specified in the City's Wayfinding and Sign Replacement Initiative for our parks. This contract will be a continuation of the park signage plan which is to complete updating the regulatory and informational signage along the Greenway as well as updating the park rules signs to reflect the current city's park rules ordinance. In addition, the on-call contract will also be utilized to complete general signage replacement and installation such as for playground guidelines, amenity identification and general information in city parks.
- To update the current park signage to its new logo and branding initiative, the City of Alpharetta adopted a parks wayfinding and sign guide in 2017 to reflect these changes.
- The intent of this contract is to complete the remaining park wayfinding phases. In addition, City Council adopted a new park rule ordinance which charged the Recreation, Parks and Cultural Services director to post the updated ordinance in all existing and new parks within the city. Capital funding has been requested for that

directive along with the completion of the wayfinding plan. Once these bulk tasks are completed, funding for parks signage updates and replacement will be planned through the annual operating budget.

- The Department of Recreation, Parks and Cultural Services, with guidance from the Finance Department, prepared RFP 25-105 which was issued on October 24, 2024.
- RFP 25-105 was advertised through the City's e-procurement site (Bonfire) as well as the Georgia Procurement Registry and resulted in over 796 vendor invites and 42 document takers. RFP 25-105 responses were received on November 21, 2024, and included proposals from three (3) firms.
- An example of each sign with its specifications was presented for pricing in the scope of work. Vendors priced these specifications to include the production and installation of each example. The cost is reflective of the total cost for each sign example. The selected vendor will be required to use this pricing once a specific sign is ordered per terms of the contract. The funding of the signage will be through a combination of available capital and operating funds.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Hipes offered a motion to approve the award of a contract for RFP 25-105 for Parks Wayfinding and General Signage to Roswell Signs LLC (dba Signarama of Roswell) and authorize the Mayor to execute all necessary documents.

  - Council Member Will seconded the motion.
  - The motion was approved unanimously (6-0).

C. Ordinance: Fiscal year 2025 Mid-Year Budget Amendment

SECOND READING

The first reading of this item occurred during the February 10, 2025 City Council meeting.

Consideration of an Ordinance to adopt a Mid-Year Fiscal 2025 Budget for certain funds of the City of Alpharetta, Georgia, appropriating the amounts shown in each budget as expenditures, adopting the item of revenue anticipation, prohibiting expenditures to exceed appropriations, and prohibiting expenditures to exceed actual funding available.

- City Attorney, Molly Esswein, read the ordinance title aloud.
- Director of Finance, Tom Harris, came forward to present this item.
- There have been no changes to this item since the First Reading.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Brady offered a motion to adopt a Mid-Year Fiscal 2025 Budget for certain funds of the City of Alpharetta, Georgia, appropriating the amounts shown in

each budget as expenditures, adopting the item of revenue anticipation, prohibiting expenditures to exceed appropriations, and prohibiting expenditures to exceed actual funding available.

- Council Member DeRito seconded the motion.
- The motion was approved unanimously (6-0).

D. Contract Approval: RightSite Telehealth for Fire

Consideration of approval of a contract with RightSite Health Physicians PLLC to provide Telehealth EMS Services for Alpharetta Fire & EMS and with authorization for the Mayor to execute all necessary documents.

- Director of Public Safety, John Robison, came forward to present this item.
- Alpharetta Department of Public Safety would like to partner with Right Site Health to provide on-scene telehealth services. Currently, our response model is one-size-fits-all, regardless of patient acuity. This often leads to our personnel responding to low-acuity calls that do not require a visit to the emergency department. However, due to limited options, our citizens are frequently transported, incurring a hefty ambulance fee, for an issue that could be handled in the home with little and sometimes no charge. Additionally, these low-acuity calls can rapidly deplete the number of ambulances in our area, making them unavailable for high-acuity emergencies.
- Right Site Health gives our responders the option of allowing our citizens instant access to an ER Telehealth Doctor and Patient Navigator who can possibly handle these lower acuity patients. The program is voluntary, meaning our citizens are given the option to use Telehealth only after a medical assessment on scene by responders and additional questions via the Patient Navigator and ED Doctor, and they can refuse this service and request transport if they choose. Patients must meet specific criteria for the Telehealth option, and any emergent findings will disqualify a patient from even activating this program.
- Another area we believe Right Site Telehealth could enhance the services we provide would be in our Community Paramedic program, My Watch Alpharetta. The Right Site Doctors have the ability to order prescription refills, arrange transportation to physician offices and many other services that our citizens need.
- When we researched telehealth services, we found Right Site to be the only service that would not charge the municipality to access their program. Additionally, Right Site Medical only charges the patient's insurance and will not charge the uninsured. Grady EMS, Sandy Springs Fire Dept, and Milton Fire Dept all use Right Site, and when speaking with the EMS Chiefs in those departments, they were very satisfied with the program. I believe this will give us another tool to serve our citizens and help lessen the strain on our 911 system.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Will offered a motion to approve a contract with RightSite Health Physicians PLLC to provide Telehealth EMS Services for Alpharetta Fire & EMS and authorize the Mayor to execute all necessary documents.

  - Council Member Brady seconded the motion.
  - The motion was approved (6-0).

8. PUBLIC COMMENT

The following individuals came forward to speak out against the renovation of Alpharetta Business "The Cooler" from ice skating rink to pickleball.

- Natasha Cary (11890 Wexford Club Drive, Roswell, GA 30075)
- Michelle Scherer (145 Parkside Close, Alpharetta, GA 30022)
- Christina Loncto (740 Old Saddle Lane, Alpharetta, GA 30004)
- Joshua Schafer (394 Charles Place, Roswell, GA 30075)

9. REPORTS

- Mayor Gilvin reported that he is sympathetic towards the proposed change at The Cooler, but the City and the City Council do not have the ability to do what you are asking us to do.

10. EXECUTIVE SESSION (IF NECESSARY)

- There was not an executive session.

11. ADJOURNMENT

❖ Council Member Mitchell offered a motion to adjourn the meeting.

  - Council Member Brady seconded the motion.
  - The motion was approved unanimously (6-0).

- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 9:33 p.m.

Respectfully submitted,

Lauren Shapiro

Lauren Shapiro, City Clerk

STAFF REPORT

Department: Administration
Submitted By: Molly Esswein
Meeting Date: March 3, 2025

AGENDA ITEM:

Request For Proposals 25-10 Protest of Award: Applied Research Associates, Inc.
Consideration of an appeal of the Finance Director's written decision of Applied Research Associates, Inc.'s Protest of Award under RFP 25-103.

STAFF RECOMMENDATION:

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

This item is a public hearing to appeal to the City Council the Finance Director's written decision of Applied Research Associates, Inc.'s (ARA) Protest of Award under RFP 25-103. The public hearing is only to consider the interpretation of timeliness regarding ARA's protest and subsequent decision of the Finance Director.

ALTERNATIVES:

ATTACHMENTS:

1. ARA Protest Letter
2. ARA Alpharetta Appeal (RFP 25-103)
3. RFP 25-103 ARA Protest - Response 12-30-2024

RHPH Ruda Hirschfeld Papera & Hoffman

Danny Seelos
dseelos@rhph.com
404-467-2287

To: Beth,
RECEIVED DEC 20 2024
@ 1:45pm
By: Lauri Moore

December 20, 2024

Mr. Thomas G. Harris, Finance Director
The City of Alpharetta
2 Park Plaza
City Hall (2nd Floor)
Alpharetta, GA 30009

*****VIA HAND DELIVERY*****

Re: Applied Research Associates, Inc. Protest of Award under RFP 25-103 and Request for Stay of the Subject Procurement

PROTEST OF AWARD AND REQUEST FOR STAY

Dear Mr. Harris:

This law firm represents Applied Research Associates, Inc. ("ARA") and we have been asked to contact you regarding the City's procurement under RFP 25-103 (the "Procurement").

In accordance with Section N of the Alpharetta Procurement Policy ("Procurement Policy"), ARA hereby respectfully protests the City of Alpharetta's ("the City") award of a contract for pavement analysis services to Spencer Consulting Group, LLC ("Spencer") under Request for Proposals 25-103 ("the RFP")[1] and the City's evaluation and scoring of both Spencer and BYE UAS Inc., d/b/a Silent Falcon UAS Technologies ("Silent Falcon") under the RFP. Pursuant to Section III.N.3 of the Procurement Policy, ARA also respectfully requests that the Procurement be stayed pending "a final decision by the Finance Director (or City Council, if appealed)."

As discussed in more detail below, the grounds for this protest are that the City deviated from the RFP when it failed to disqualify the proposals from Spencer and Silent Falcon on the basis they

[1] The RFP Scope of Work & Proposal Submission is attached as Exhibit A.

were incomplete and non-responsive because their proposals do not address how either would take all of the required measurements and perform the assessment of roughness, a material aspect of the RFP. For these reasons, and as further explained below, ARA respectfully submits that: (i) the City's award to Spencer is not in accordance with the RFP or the Procurement Policy[2] and must be set aside; (ii) the proposals of both Spencer and Silent Falcon must be disqualified and thrown out of the competition; and (iii) the City must follow the RFP requirements and award the contract under the RFP to ARA, whose proposal offers the best value of any eligible proposal.

FACTS

The Procurement

On September 6, 2024, the City released the RFP to "create a city road rating program." To that end, the RFP required proposals to address 15 identified areas, including the ability to conduct infrastructure inventory and mapping based on the Pavement Conditions Index ("PCI")[3] and a Pavement Condition Survey, as well as various other roadway-related projects. As relevant here, the RFP Scope of Work also required proposals to collect relevant data and assess specific types of pavement distresses:

> Pavement distresses collected shall include but not be limited to alligator cracking, longitudinal cracking, transverse cracking, edge cracking, patching (including utility cuts), potholes, roughness, and rutting.

Exhibit A, at 4 (emphasis added). The RFP Scope of Work also required proposals to include a Statement of Qualification identifying the key team members and providing references.[4]

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[2] The Procurement Policy is attached as Exhibit B.

[3] Given the importance of accuracy and consistency of pavement condition assessments over time, the City properly required the PCI approach and recognized the benefits obtained through the use of acceptable industry standards. If vendors are not held to meeting the accepted standards, there is no way for the City to reasonably evaluate competing proposals or to switch vendors in the future and have confidence that all their pavement condition results are comparable.

[4] Exhibit A, at 7.

The proposals were to be evaluated out of 100 possible points, as follows:[5]

Evaluation Criteria	Maximum Points
Statement of Qualifications, Project Team, References	20
Technical Proposal, Project Approach	30
Cost Proposal	50
Total Maximum point score	***100***

The RFP established a no communication period beginning on September 6, 2024 and a proposal submission date of October 3, 2024.[6]

Accepted industry Standards

The RFP makes clear that the Review Team will consider accepted industry standards to evaluate the proposals.[7] In its Q&A responses, the City expressly confirmed ASTM D-6433 to be acceptable.[8] This standard was developed by the American Society for Testing and Materials ("ASTM"), one of the world's largest international standards developing organizations.[9] ASTM D-6433 describes the proper method for determining "road … pavement condition through visual surveys" using the PCI method.[10] The PCI represents a well-established and accepted method for quantifying pavement conditions, including some of those identified in the RFP: deterioration caused by loading, environmental factors, construction deficiencies; cracks; rutting; and weathering of the pavement surface.[11]

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[5] *Id.* at 2.

[6] *Id.* at 1.

[7] *Id.* at 2.

[8] Clarifications at 2, attached as Exhibit C.

[9] ASTM International, *Detailed Overview*, https://www.astm.org/about/overview/detailed-overview.html (last visited Dec. 18, 2024).

[10] ASTM D-6433-20, *Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys*, at 1 §1.1, attached as Exhibit D.

[11] *Id.* at 1, §2.1.6.

Importantly, however, the PCI cannot measure structural capacity or provide a direct measurement of roughness. As explained in ASTM D-6433-20, "[t]he PCI cannot measure structural capacity ***nor does it provide direct measurement of*** skid resistance or ***roughness***." [12] Instead, to calculate roughness, the ASTM standard is to use the International Roughness Index (IRI).[13] This method, used by the Federal Highway Administration, relies on longitudinal profile measurements to estimate the road roughness.[14] These measurements must be taken from a line or path followed by the tire of a road vehicle – known as a wheel track.[15] They can be collected from one wheel track or two[16] and are taken by a profile-measuring vehicle equipped with the necessary technology.[17]

Proposals

The City received a total of six proposals, including proposals from Spencer, Silent Falcon, and ARA.[18]

In response to the RPF, Spencer proposed to provide PCI scores by using "manual inspections, 360-degree video cameras, and GPS locators" mounted to a vehicle to detect distresses.[19] Spencer's proposal touts its technology as meeting " the stringent mapping requirements of platforms

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[12] *Id.* at 2, §4.1.

[13] ASTM E-1926, *Standard Practice for Computing International Roughness Index of Roads from Longitudinal Profile Measurements*, at 1, attached as Exhibit E.

[14] *Id.* at 2, §4.1.

[15] *Id., at* §4.2 ("Longitudinal profile measurements for one wheel track are transformed mathematically by a computer program and accumulated to obtain the IRI.").

[16] *Id.* "When profiles are measured simultaneously for both traveled wheel tracks, then the [IRI] is considered to be a better measure of road surface roughness than the IRI for either wheel track." ASTM E-1926 at 5.2.2.

[17] ASTM E-950, at 1-2, attached as Exhibit F. The proper method to conduct these measurements can be found at ATSM E-1364, attached as Exhibit G:

> 3.1 Measures of surface elevation are obtained at constant intervals along a line on a travelled surface to define a longitudinal profile. The line used for the profile is called a wheeltrack, a path followed by the tire of a road vehicle. The measured numbers are recorded and entered into a computer for graphical display and analysis. The profile points are used as input to a computational algorithm that produces a summary roughness index.

[18] *See* the Scoring Summary, attached as Exhibit H.

[19] Spencer Proposal, at 4, attached as Exhibit I.

like Google Street View."[20] Its proposal explains Spencer will take video using a camera mounted on top of a vehicle and then convert those images into data.[21] Spencer's proposal mentions ASTM D-6433,[22] but it nowhere mentions "roughness" or the IRI. Nor does it describe how its methodology would determine the roughness of the pavement being imaged in accordance with the established ASTM standards, methods, and protocols.

Instead of using a road vehicle in compliance with the relevant standard, Silent Falcon proposed to fly drones 200 feet above the road surface to collect data that will be converted into "high resolution 1.5mm digital twins". However, it is unclear what this statement means or how it relates to the established standards for pavement analysis.[23] Silent Falcon also claims it will use "GenAI" to process the information but does not offer more than a cursory and conclusory description of the process and method to be used.[24] In addition, its proposal claims, without evidence, that this approach will result in a 100 percent complete data set of infrastructure.[25] Silent Falcon also claims its system and team "can provide 100 percent comprehensive ASTM standards on all infrastructure, including IRI and ANY assessment related standard," but its proposal does not explain how its procedures will meet the established ASTM standards that do not contemplate the use of images from a high-flying drone.[26]

In contrast, and in compliance with the relevant standard, ARA's proposal includes a detailed plan to use specially designed imaging vans from Pathway Services with 3D pavement imaging sensors, transducers, panoramic Right of Way cameras, 360 degree cameras, and a high-definition LIDAR system. ARA's proposal also clearly states that the data collected will be used to calculate PCI and IRI,

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[20] *Id* at 4.

[21] *Id.*, at 4.

[22] *Id.* at 3 (restating the RFP requirements and promising to deliver "overall PCI scores, geolocation, type, and severity of pavement distresses per ASTM D6433") and 5 (referring to "computer vision models" that can "accuratelydetect and classify distress types and severities from roadway images" and promising to calculate PCI scores per ASTM D6433 standards).

[23] Silent Falcon Proposal, at 1, attached as Exhibit J.

[24] *Id.*

[25] *Id.*

[26] *Id.* (emphasis in original).

both of which are necessary to meet the RFP requirements. It also describes how the data collected will be analyzed under a two-step procedure to determine the pavement distress rating.

The City notified the six bidders on October 17, 2024, of the scoring summary and Spencer's award. *See* Chart below. Interestingly, Spencer and Silent Falcon submitted cost proposals of $69,235.00 and $82,761.00, respectively, while the remaining four bidders cost proposals averaged $387,969.02. *Id.*

ALPHARETTA

25-103 - Pavement Analysis
Scoring Summary

Supplier	Total / 100 pts	B - Group 2 Technical / 30 pts	C - Group 3 Qualifications / 20 pts	D - Group 4 Cost Proposal / 50 pts
Spencer Consulting Group, LLC	83.75	23.25	10.5	50 ($69,235.00)
Bye UAS Inc. dba Silent Falcon UAS Technologies	73.33	18	13.5	41.83 ($82,761.00)
Applied Research Associates, Inc.	49.57	24.75	17	7.821 ($442,600.00)
Infrastructure Consulting Group, LLC	39.78	18.75	11	10.03 ($345,200.00)
Timmons Group	37.51	15.75	13	8.762 ($395,080.00)
Runway Consulting, LLC	29.63	12.75	7.5	9.382 ($368,996.08)

Generated on Oct 17, 2024 10:42 AM EDT - Beth Rucker
Page 1 of 1

As the above scoring summary shows, ARA received the highest technical score based on the RFP's Statement of Work, and by far the highest score on non-cost factors.

This protest is proper and timely, as it is being hand-delivered to Thomas G. Harris, the Finance Director for the City of Alpharetta, at the Alpharetta City Hall on Friday, December 20, 2024, within seven days of learning of the City's failure to disqualify both Spencer and Silent Falcon in accordance with the RFP. *See* Procurement Policy, Section N.

DISCUSSION

The Procurement Policy requires the City to use a formal procurement process for any purchase valued in excess of $50,000.[27] Here, the City properly opted to use a Request for Proposals, under which the award must be "made to the ***responsive*** and responsible vendor whose proposal is determined to provide the best value to the City based on evaluation criteria provided in the solicitation document (cost is not the primary criteria)."[28] In order to be considered a "responsive vendor," a vendor must submit a RFP proposal "which conforms in all material respects with all requirements, specifications, terms, and conditions contained therein."[29]

Furthermore, the Procurement Policy requires a proposal to be disqualified if "[t]he proposal is incomplete in any material aspect as determined by the Procurement Official (e.g. found non-responsive)."[30]

A. The City should have disqualified both Spencer and Silent Falcon and found their proposals incomplete and non-responsive for failing to discuss roughness or address how they would determine roughness as expressly required by the RFP.

The purpose of this RFP was to award a contract "to provide the necessary services to create a city road rating program" that would collect field measurements and use them to assess pavement conditions.[31] Among the specific requirements the RFP listed is the ability to conduct a Pavement Condition Survey and "provide a PCI score for every segment of the City's street network."[32] One of the types of pavement distress the RFP explicitly required vendors to assess—a material aspect of the RFP--is ***roughness***, which cannot be measured by PCI but instead must be determined using the IRI approach.[33]

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[27] Procurement Policy §III.C, Exhibit B, at 13.

[28] *Id.*, §I.D.14, at 7 (emphasis added).

[29] *Id.*, §I.D.16, at 7.

[30] *Id.*, §III.C.2.o, at 18.

[31] Exhibit A, at 2-3.

[32] *Id.* at 3-4.

[33] *Id.* at 4.

The relevant standard[34] states that the accepted standard test protocol for IRI "consists of a vehicle equipped with the necessary transducers, computing, and recording equipment to measure and record elevation profile of the traveled surface."[35] This vehicle must be "***driven in the wheel tracks or in the correct lateral location over the section of traveled surface to be profiled.***"[36] In addition, the vehicle must be large enough to accommodate all the equipment without major structural modifications.[37]

1. *Spencer's proposal fails to mentions "roughness" or the IRI and does not describe how its methodology would determine the roughness of the pavement being imaged in accordance with the established ASTM standards, methods, and protocols, as required by the RFP.*

As noted above, Spencer proposed to provide PCI scores by using "manual inspections, 360-degree video cameras, and GPS locators" mounted to a vehicle to detect distresses.[38] Oddly, Spencer also claims its technology will "meet the stringent mapping requirements of platforms like Google Street View."[39] The purpose of Google Street View is incongruous with the goals of the City in the RFP, as Google Street View is "intended to enhance your experience" and "[help] preview and explore places nearby" and is akin to a photography or cartography practice.[40] While Google Street View might help make sure the vehicle in question is traveling on the correct streets, it has nothing at all to do with the pavement conditions of those roadways. The RFP requires a much more comprehensive and reliable scientific collection and analysis procedure than Spencer proposes.

Here, by focusing exclusively on the collection of data for PCI, Spencer's proposal utterly fails to consider or address the evaluation of roughness, one of the pavement conditions the RFP specifically requires to be assessed. Nowhere does Spencer's proposal even mention roughness or IRI, the accepted industry standard for determining the roughness of pavement.

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[34] ASTM E-950, Standard Test Method for Measuring the Longitudinal Profile of Traveled Surfaces with an Accelerometer Established Inertial Profiling.

[35] *Id.* at §4.1, Exhibit F at 2.

[36] *Id.* at §4.3 (emphasis added).

[37] *Id.* at §6.2.

[38] Spencer Proposal, at 4, attached as Exhibit I.

[39] *Id.* at 4.

[40] Policy, Google Maps Street View, https://www.google.com/streetview/policy/ (last visited Dec. 18, 2024)

Because it does not address this material aspect of the RFP, Spencer's proposal is incomplete and non-responsive and, therefore, must be disqualified from eligibility for award. ARA respectfully submits that the City's failure to disqualify Spencer on these grounds is unreasonable, arbitrary, and capricious and must be remedied.

2. *Silent Falcon's proposal fails to mention "roughness" or the IRI and does not describe how its proposed methodology would determine the roughness of the pavement being imaged in accordance with the established ASTM standards, methods, and protocols.*

As noted above, Silent Falcon proposes to collect all its data using a drone system flying 200 feet above the roadway and asserts, without any evidentiary basis, that this approach will "provide 100% comprehensive ASTM standards on all infrastructure including IRI and ANY assessment related standard."[41] However, even if the imaging and computing capabilities of its system are actually as described in its proposal (something about which the City must trust blindly), Silent Falcon's proposal ignores the fact that applicable standard for determining roughness, ASTM E-950, requires measurements taken with a profile-measuring vehicle "***driven*** *... over the section of traveled surface to be profiled.*"[42] Thus, the standards describe visual measurements taken, at most, two feet from the surface of the pavement being assessed (as an example, ARA uses lasers embedded in the vehicle's bumber). In contrast, Silent Falcon proposes to take measurements from 100 times further away (200 feet in the air) using an unmanned aerial aircraft that is inherently less stable than a truck driven on the road. In the absence of supporting evidence (Silent Falcon's proposal offers none)[43], it is unreasonable to give credence to the claim that such a methodology will provide more accurate measurements than the truck-mounted approach contemplated by the applicable industry standards, much less than it would "provide 100 percent comprehensive ASTM standards on all infrastructure including IRI and ANY assessment related standard."[44]

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[41] Exhibit J at 1 (emphasis in original).

[42] E-950 at 4.3, Exhibit F at 2.

[43] For example, even the (airport-related) references listed in Silent Falcon's Statement of Qualifications fail to report on the accuracy of its methodology. See Exhibit J, Statement of Qualifications, at 5. The first reference states that the data collected in what appears to have been an FAA development contract "would be compared" to baseline data, but it does not describe the outcome of that comparison. *Id.* The second does not even claim that any comparison or other assessment of accuracy was made. *Id.* The third reference merely claims that Silent Falcon scanned three airports. *Id.* Surely if evidence-based claims of its system's accuracy existed, Silent Falcon would have shared them in its proposal. That none were forthcoming renders unreasonable any inference or assumption by the City that the proposed technology actually works.

[44] *Id.*, Technical Proposal, at 1.

Because of this fundamental difference in approach that is at odds with that contemplated by the standard for IRI data collection, it is impossible for Silent Falcon to be able to meet the applicable ASTM standards for measuring roughness using IRI. The ASTM standards simply do not contemplate aerial data collection like what Silent Falcon proposes. In addition, Silent Falcon does not and cannot point to any ASTM or other accepted industry standard or methodology to take the required measurements with aerial mapping.

This failure to credibly address the determination of roughness as required by the RFP renders Silent Falcon's proposal incomplete and nonresponsive and it, therefore, must be disqualified from eligibility for award. ARA respectfully submits that the City's failure to disqualify Silent Falcon on these grounds is unreasonable, arbitrary, and capricious and must be remedied.

3. The City's improper evaluation of the proposals of Spencer and Silent Falcon have prejudiced ARA by denying it the contract award under the terms of the RFP.

Failure to evaluate Spencer's and Silent Falcon's proposals in accordance with the Procurement Policy caused ARA substantial prejudice by preventing it from being the awardee. The failure to remedy that error now would improperly extend the prejudice by awarding the contract to an ineligible vendor.

CONCLUSION

For all the foregoing reasons, the City should issue a stay of the Procurement, sustain this protest, disqualify both Spencer's and Silent Falcon's proposals for failing to address material aspects of the RFP, cancel the contract award to Spencer, and award the contract instead to ARA, the remaining eligible offeror whose proposal offers the best value under the RFP requirements and evaluation criteria.

Respectfully Yours,

Danny Seelos

Danny Seelos

DTS/dts
Enclosures

Ce: Ms. Beth Rucker/City of Alpharetta (to BRucker@alpharetta.ga.us)
Eric Whytsell/Stinson (to eric.whytsell@stinson.com)
Bailey McGowan/Stinson (to bailey.mcgowan@stinson.com)
Joel Arogeti/RHPH (to jarogeti@rhphllp.com)

RHPH Ruda Hirschfeld Papera & Hoffman

Danny Seelos
dseelos@rhph.com
404-467-2287

January 6, 2025

City Council for the City of Alpharetta
c/o Mr. Thomas G. Harris, Finance Director
2 Park Plaza
City Hall (2nd Floor)
Alpharetta, GA 30009

*****VIA HAND DELIVERY*****

Re: Appeal of Rejection of Applied Research Associates, Inc. Protest of Award under RFP 25-103 and Request for Stay of the Subject Procurement

APPEAL OF DECISION AND REQUEST FOR STAY

Dear Mr. Harris:

As you know, this law firm represents Applied Research Associates, Inc. ("ARA") with regards to its Protest of Award under RFP 25-103 delivered to the City of Alpharetta (the "City") on December 20, 2024 (the "Protest"), and we are writing to writing to appeal the rejection of ARA's Protest communicated in your letter dated December 30, 2024 (the "Rejection"). Under the Procurement Policy for the City of Alpharetta, Georgia (the "Procurement Policy"), "[t]he Finance Director's decision may be appealed in writing to City Council within seven calendar days after the date of the Finance Director's written decision."[1] Accordingly, this appeal is timely because it is being filed today, and is, therefore, filed within seven calendar days after the Finance Director's written decision.

[1] Previously submitted as Exhibit B attached to the Protest, at Article III, Section N, incorporated herein.

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Suite 800
Atlanta, Georgia 30342
(404) 237-4100

909 Rose Avenue
Suite 400
Bethesda, Maryland 20852
(301) 966-3660

www.rhphllp.com

According to the Rejection, ARA's Protest was denied as untimely because ARA "knew or should have known the facts giving rise to its protest was November 25, 2024", three days after the date the Notice of Award to Spencer Consulting Group, LLC ("Notice of Award") was uploaded to the City's Bonfire Procurement Portal ("Bonfire")[2], as that date was the very earliest ARA could possibly obtain relevant procurement documents via an Open Records Act request made the same day the Notice of Appeal was posted to Bonfire. However, as explained in more detail below, nothing in the procurement materials provided to the RFP offerors or on the Bonfire site itself indicated that award announcements for the RFP would be made solely through Bonfire, much less that RFP offerors had to check Bonfire daily for award announcements or otherwise go without news of them. Nor is there any requirement in the Procurement Policy or elsewhere that an unsuccessful RFP offeror submit an Open Records Act request the same day a notice of award is posted to Bonfire or even the same day the offeror learns it is not the awardee. Imposing these new, unsupported requirements to determine the timeliness of ARA's protest filing is manifestly unreasonable and inconsistent with fundamental due process.

Here, ARA requested additional information immediately upon learning of the Notice of Award, and then ARA filed its Protest within the required seven business days of learning "the facts giving rise to its protest." Those facts, which the Procurement Policy requires to be included in any protest, were not and could not be known to ARA until December 13, 2024, when ARA received the proposals from the other RFP offerors in response to ARA's Open Records Act request. Thus, ARA's Protest submitted on December 20, 2024, was timely filed. For this reason, ARA respectfully requests the City reverse the rejection of ARA's Protest, stay this Procurement pending this appeal as required by the Procurement Policy, and consider ARA's Protest on the merits, as detailed there.

FACTS[3]

Because it had not heard from the City regarding the award, ARA emailed Ms. Beth Rucker on December 6, 2024, asking for an update on the status of the RFP.[4] Ms. Rucker responded on

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[2] While the Rejection claims the date was November 25, 2025, ARA understands this to be a typo and has updated the date to reflect 2024.

[3] ARA incorporates herein the facts from its Protest dated December 20, 2024, and does not repeat them herein.

[4] ARA email attached hereto as Exhibit K. Notably, Ms. Rucker did not mention the contract was awarded on November 20, 2024.

December 9, 2024, notifying ARA that Spencer Consulting Group, LLC ("Spencer") had won and attaching the Scoring Summary to her response.[5] ARA then filed its Open Records Request that same day, December 9, 2024, requesting the bid proposals of the two higher-rated contractors, Spencer and BYE UAS Inc., d/b/a Silent Falcon UAS Technologies ("Silent Falcon").

The City responded to that request by providing ARA with the bid proposals from Spencer and Silent Falcon (the "Proposals") on December 13, 2024.[6] ARA then timely filed its Protest on December 20, 2024, seven calendar days after it received the Proposals—which is the only way ARA knew or should have known of the facts giving rise to its Protest.[7] Nevertheless, the City issued its Rejection of ARA's Protest on December 30, 2024, solely on the basis of the Protest's timeliness.

DISCUSSION

The Procurement Manual states a protest must be filed "within seven calendar days of the first date that the aggrieved party knew or should have known of the facts giving rise to the protest."[8] In the Rejection, the City argues that ARA knew or should have known of the facts giving rise to its Protest on November 25, 2024, because that was three business days from the Notice of Award being uploaded to Bonfire.[9] However, the City's argument attempts to impose a number of burdens on ARA that have no basis in the available documentation or communications between the parties, including that: (i) ARA was required to check Bonfire daily for an award announcement; (ii) ARA must have seen the award announcement on the first day it was posted on Bonfire; and (iii) ARA was required to submit an Open Records Act request the same day it saw the award posting. According to the City, had ARA met these new requirements, the City would have timely complied with the Open Records Act and provided the relevant information within three business days, on November 25, 2024. These three newly imposed requirements and the City's false assumption of its timely

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[5] Previously submitted as Exhibit H attached to the Protest, incorporated herein.

[6] It is unclear why the City took four business days to respond instead of the required three, but this delay undercuts the City's claim that ARA should have known the relevant facts within three business days of the initial notice of award.

[7] Exhibit B attached to the Protest, at Article III, Section N.2.

[8] *Id.* (emphasis added).

[9] Rejection at 2.

compliance with the Open Records Act do not, however, provide a reasonable basis for determining the timeliness of ARA's protest.

Nothing in the RFP, in the Procurement Policy, or on the City's procurement webpage requires offerors to check for procurement results daily after submitting a proposal. Nevertheless, the Rejection attempts to justify the rejection of ARA's Protest by claiming the City uses Bonfire to provide "project details, important events, supporting documentation, and award notices."[10] However, how the City uses Bonfire is not particularly relevant. Instead, the reasonableness of City's current position depends on what it told ARA and other offerors about how Bonfire would be used.

Unfortunately, the City never communicated this new purported requirement that the offerors for the RFP monitor Bonfire and that the date of posting to Bonfire would be the date used to determine timeliness of any protests. Instead, the RFP merely says that Bonfire will be used to provide documents, upload submission documents, and for contractors to submit questions or comments.[11] The RFP does not, however, indicate that Bonfire will be used for award notices, and the RFP does not otherwise explain how the award notice will be communicated.[12] Additionally, the Procurement Policy does not mention Bonfire at all, and the City's procurement webpage merely notes that the status of Purchasing Opportunities can be accessed through Bonfire.[13] This is a far cry from requiring offerors to log onto Bonfire every day for updates.

Under Georgia law, "[a] fundamental requirement of due process in any proceeding which is to be accorded finality is notice that is reasonably calculated to inform interested parties of an impending hearing and afford them an opportunity to present their objections." Threatt v. Threatt, 860 S.E.2d 883, 885 (Ga. Ct. App. 2021). Because offerors for the RFP were nowhere told award announcements would only be made via Bonfire, an after-the-fact requirement that they check Bonfire on a daily basis for such announcements is unreasonable and cannot provide the basis for determining protest timeliness. Furthermore, without a requirement to check Bonfire daily, any attempt to provide notice via Bonfire is not reasonably calculated to inform interested parties such as ARA, and the notion

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[10] Rejection at 1.

[11] Previously submitted as Exhibit A attached to the Protest, at 1, 5, incorporated herein.

[12] *Id.*

[13] Procurement Information, *City of Alpharetta,* located at https://www.alpharetta.ga.us/government/departments/finance/procurement-information (last visited Jan. 2, 2025).

that ARA should have known about the award on the first day it was posted is similarly unreasonable and certainly does not foreclose ARA's reasonable belief that the City would communicate directly with all offerors concerning the award notice.

Furthermore, there is no requirement that an unsuccessful offeror immediately submit an Open Records Act request seeking procurement-related documents from the City upon learning of the award decision. The City's post hoc imposition of one here to define the "should have known" time as three days after award notice is manifestly unreasonable.

The City's argument essentially boils down to its contention that ARA should have known to check Bonfire every day for the award notice because the City would not communicate it in any other way. According to the City, a protest can only be timely if the protester learns of the award on the first day it is posted on Bonfire and then immediately submits an Open Records Act request, timely receives the documents sought, and then files the protest within seven days of such receipt. In other words, the City's decision essentially rewrites its own Procurement Policy. Instead of providing protests are due "within seven calendar days of the first date that the aggrieved party knew or should have known of the facts giving rise to the protest,"[14] the City's version would make protests due "within seven calendar days of the third business day after the posting of the award notice on Bonfire." If the latter time period accurately defines the protest deadline, the Procurement Policy should clearly say so. It does not.

ARA respectfully submits that the City's position is unreasonable given the facts and circumstances here. In the absence of clear direction to the contrary from the City in its RFP, Procurement Policy, and procurement webpage, it was entirely reasonable for ARA to wait for award notification communicated directly by the City and, upon receiving none within a reasonable amount of time, to reach out to the City directly to ask about the award. That is precisely what happened here. Upon learning of the award decision, ARA immediately sought relevant procurement records from the City. ARA then timely filed its Protest within seven days of its receipt of those records, which for the first time provided the facts giving rise to its Protest by making clear the City's deviation from the RFP by failing to disqualify Spencer and Silent Falcon's proposals. There is, therefore, simply no reasonable basis for the City to reject ARA's Protest in this matter due to a lack of timeliness.

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[14] Exhibit B attached to the Protest at Article III, Section N.2.

In addition, in the Rejection the City has denied ARA's request that the City stay this Procurement. However, the Procurement Policy states that upon protest, a procurement "***shall*** be stayed until a final decision by the Finance Director (or City Council, if ***appealed***)."[15] As detailed above, ARA's Protest was timely, and a stay of this Procurement should have been imposed upon the filing of that Protest. Regardless, this appeal is being timely submitted within seven calendar days of the Rejection communicated in the December 30, 2024, written decision, and, therefore, the City ***must*** issue a stay pending the outcome of this appeal.[16]

CONCLUSION

For all the foregoing reasons, the City should issue a stay of the Procurement pending this appeal, reverse its decision to reject ARA's Protest as untimely, consider ARA's Protest on the merits, disqualify both Spencer's and Silent Falcon's proposals for failing to address material aspects of the RFP, cancel the contract award to Spencer, and award the contract instead to ARA, the remaining eligible offeror whose proposal offers the best value under the RFP requirements and evaluation criteria.

Respectfully Yours,

Danny Seelos

Danny Seelos

DTS/dts
Enclosures

Ce: Ms. Beth Rucker/City of Alpharetta (to BRucker@alpharetta.ga.us)
Mayor Jim Gilvin/City of Alpharetta (to jgilvin@alpharetta.ga.us)
Councilman Donald Mitchell/City of Alpharetta (to dmitchell@alpharetta.ga.us)
Councilman Brian Will/City of Alpharetta (to bwill@alpharetta.ga.us)
Councilman Douglas J. DeRito/City of Alpharetta (to dderito@alpharetta.ga.us)
Councilman John Hipes/City of Alpharetta (to jhipes@alpharetta.ga.us)

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[15] Exhibit B attached to the Protest at Article III, Section N.3. (emphasis added).

[16] *Id.*

Councilman Fergal M. Brady/City of Alpharetta (to fbrady@alpharetta.ga.us)
Councilman Dan Merkel/City of Alpharetta (to dmerkel@alpharetta.ga.us)
Eric Whytsell/Stinson (to eric.whytsell@stinson.com)
Bailey McGowan/Stinson (to bailey.mcgowan@stinson.com)
Joel Arogeti/RHPH (to jarogeti@rhphllp.com)

Exhibit K

From: Rucker, Beth <BRucker@alpharetta.ga.us>
Sent: Monday, December 9, 2024 10:25 AM
To: Gary Brennan <gbrennan@ara.com>
Cc: Salil Gokhale <sgokhale@ara.com>; Jennifer Mitchaner <jmitchaner@ara.com>
Subject: RE: RFP Number: 25-103 - PAVEMENT ANALYSIS

Hi Gary,

Due to cost being lower than expected, the highest scoring firm was awarded a PO for year 1 and year 3 from the scope of work. I have attached the scoring sheet for your review.

Thank you,

Beth Rucker, **CPPB**
Budget & Procurement Coordinator
City of Alpharetta
Finance Department
2 Park Plaza
City Hall (2nd Floor) | Alpharetta GA, 30009
o: (678) 297-6058 f: (678) 297-6063

From: Gary Brennan <gbrennan@ara.com>
Sent: Friday, December 6, 2024 3:27 PM
To: Purchasing <Purchasing@alpharetta.ga.us>
Cc: Salil Gokhale <sgokhale@ara.com>; Jennifer Mitchaner <jmitchaner@ara.com>
Subject: RFP Number: 25-103 - PAVEMENT ANALYSIS

Mrs. Rucker,

Would it be possible to receive an update on the status of the referenced City of Alpharetta solicitation?

Thank you in advance for your assistance.

Sincerely,

Gary W. Brennan
Staff Proposal Analyst
Applied Research Associates, Inc.
Transportation and Infrastructure Sector
100 Trade Centre Drive, Suite 200
Champaign, IL 61820-7233
T: 217.356.4500 | F: 217.356.3088
www.ara.com

THE CITY OF ALPHARETTA GEORGIA

2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

December 30, 2024

VIA CERTIFIED MAIL AND EMAIL

Ruda Hirschfield Papera & Hoffman LLP
c/o Danny Seelos
5555 Glenridge Connector, Suite 800
Atlanta, Georgia 30342
dseelos@rhph.com

Re: Applied Research Associates, Inc. Protest of Award under RFP 25-103 and Request for Stay of the Subject Procurement

Dear Mr. Seelos:

On December 20, 2024, Applied Research Associates, Inc. ("ARA") filed its Protest of Award under RFP 25-103 and Request for Stay with my office, the City's Finance Department. Pursuant to the Procurement Policy for the City of Alpharetta, Georgia ("Procurement Policy"), any proposer who is aggrieved in connection with a Request for Proposals ("RFP") may protest such procurement. However, Article III, Section N of the Procurement Policy provides that a protest "shall be submitted to the Finance Director within seven calendar days of the first date that the aggrieved party knew or should have known of the facts giving rise to the protest." As further explained below, ARA's protest was not timely filed.

On November 20, 2024, the Notice of Award to Spencer Consulting Group, LLC ("Spencer") was uploaded into the City's Bonfire Procurement Portal, which the City uses to facilitate its formal procurement process. The City's Bonfire Procurement Portal specifically provides project details, important events, supporting documentation, and award notices.

When the City receives a public records request under Georgia's Open Records Act *O.C.G.A. § 50-18-70 et seq.*, the City is generally required to respond to the requestor within three (3) business days. However, O.C.G.A. § 50-18-72(a)(10) provides an exception to public disclosure for records that are related to "[p]ending, rejected, or deferred sealed bids or sealed proposals and detailed cost estimates related thereto

MAYOR
JIM GILVIN

MAYOR PRO TEM
DAN MERKEL

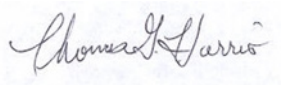
COUNCIL MEMBERS
FERGAL M. BRADY
DOUGLAS J. DERITO
JOHN HIPES
DONALD F. MITCHELL
BRIAN WILL

CITY ADMINISTRATOR
CHRIS LAGERBLOOM

until such time as the final award of the contract is made, the project is terminated or abandoned, or the agency in possession of the records takes a public vote regarding the sealed bid or sealed proposal, whichever comes first." Therefore, the first date that ARA knew or should have known the facts giving rise to its protest was November 25, 2025 (i.e., 3 business days removed from the published Notice of Award). Pursuant to the Procurement Policy, ARA's opportunity to protest the subject procurement expired seven (7) calendar days thereafter (i.e., December 2, 2024).

On December 9, 2024, nineteen (19) days removed from the Notice of Award, ARA submitted a public records request to the City. Notably, ARA's records request came after the City executed the subject contract with Spencer. ARA's protest was delivered seventeen (17) days after the protest period expired and is therefore untimely. Accordingly, the City rejects your demand to set aside the award to Spencer.

Sincerely,



Thomas G. Harris, CPA
Director of Finance

Ce: Joshua Jones, Associate Attorney, Jarrard & Davis, LLP
Jeffrey Strickland, Partner, Jarrard & Davis, LLP
Molly Esswein, Partner, Jarrard & Davis, LLP
Lauren Shapiro, City Clerk

STAFF REPORT

Department: Public Works
Submitted By: Dennis Roland
Meeting Date: March 3, 2025

AGENDA ITEM:

Task Order: Fiscal Year 2025 Stormwater Pipe Lining Services (Spincast)
Consideration of approval of a task order to Utility Asset Management, Inc. in the amount of $564,687.50 for pipe lining services, under the City's On-Call Stormwater Pipe Lining Services contract and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve a task order for the award of funds in an amount not to exceed $564,687.90 to Utility Asset Management, Inc. for stormwater pipe lining through the City, pursuant to the August 18th, 2021 On-Call Storm Pipe Lining Services Contract by and between Utility Asset Management, Inc. and the City of Alpharetta, and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES
FISCAL IMPACT: YES
INCLUDED IN CURRENT FY CPTL BUDGET: YES
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST: $564,687.90
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
SW Pipe and Structure R&M / 30241100541430C1308	$564,687.90

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	$0.00

ITEM DESCRIPTION:

The life expectancy for corrugated metal pipes (CMP) is approximately 25 years. Due to the age of much of the City's stormwater infrastructure, many of our pipes have met or exceeded their life expectancy and are in need of repair.

During routine inspections of the City's stormwater pipe conveyance infrastructure, the condition of the pipes is evaluated and ranked. Based on that ranking, work orders are entered into the Public Works Asset Management System for repairs. City-maintained pipes and structures are inspected on a 5-year cycle.

Pipe maintenance falls into two categories; full replacement and repairs in place. When pipes are in need of repair but are not to the point of complete failure or replacement, the City has a unique opportunity of extending pipe life expectancy through trenchless lining of the pipe. The trenchless system of lining pipes has been recognized as being the most efficient and cost-effective way of making repairs while minimizing the impact on our residents, roads, and parking lots.

On March 15th, 2021, the City approved two 5-year pipe lining contracts, one with IPR Southeast and a second with Utility Asset Management (UAM). Each contract is for a specific variation of pipe lining. A contract was formally executed with Utility Asset Management, Inc. on August 18, 2021, for On Call Pipe Lining Services throughout the City of Alpharetta. UAM primarily handles pipes 36" in diameter and bigger, utilizing a centrifugal spin-cast

application of cementitious materials, while IPR Southeast handles pipes less than 36" by means of Cured In Place Pipe (CIPP). The contracts allow the City to follow up our inspections by making the necessary repairs prior to the pipe reaching failure. Pricing was received and scored as part of the RFP process. The other component was technical knowledge. Utlizing the vendors' submitted pricing, below is a breakdown of what cost would be from each vendor that submitted utilizing the pipe sizes, lengths, and locations for spincast pipe lining.

Utility Asset Management, Inc.	$ 564,687.90
Coastal Gunite Construction, LLC	$ 649,034.27
IPR Southeast, LLC	$ 855,765.75
Vortex Services, LLC	$ 1,333,489.50

Included in each of the line item costs above is a factor of 5% to cover bonds, insurance, and point repairs to pipes before lining occurs. The point repairs are necessary since every pipe is not inspected between the time of the initial inspection and when work occurs. Without accomplishing the point repairs before lining, the lining material would not last as long and additional maintenance will need to occur sooner than planned. Adding the 5% to the line item bid brings UAM's cost to $564,687.90. The other vendor pricing has been adjusted by this factor as well. UAM, while selected based on multiple criteria for which cost was one factor, is the low-cost provider and the City's contract has insulated our operations from the large cost growth being experienced by many in this industry.

The City currently has over 200 pipe lining work orders in the queue. Most of the pipes that have been identified meet the criteria necessary for repairs through the contract UAM. The award of this funding will provide for pipe lining throughout the City on some of our most critical pipes. We anticipate that this funding will cover 1800 linear feet of pipe lining. The attached work order list identifies the pipes to be lined by UAM.

ALTERNATIVES:

1. Do not award funding to contractor under contract and go out to bid.
2. Do not award funding for the trenchless rehabilitation of storm pipes as outlined.
3. Recommend or approve a different/smaller amount of funding to go towards trenchless rehabilitation of storm pipes.

ATTACHMENTS:

1. Council Agenda Docs Combined

WORK ORDER ID	DESCRIPTION	WO ADDRESS	Structure ID	Shape.STLength()	Pipe Span (ft)	Pipe Material	Repair Cost
146993	Storm Pipe Repair	Lake Shore Landing	30821	61.47032127	4	Plain Concrete	$ 15,616.00
146294	Storm Pipe Repair	Walnut Creek	32756	31.2221537	5	Plain Corrugated Metal Pipe	$ 10,137.00
125326	Storm Pipe Repair	Kimball Trace	37373	55.24441791	4	Coated Corrugated Metal Pipe	$ 14,080.00
125326	Storm Pipe Repair	Kimball Trace	37417	109.2239241	3	Reinforced Concrete Pipe	$ 21,037.00
125326	Storm Pipe Repair	Kimball Trace	37421	75.09567408	3	Coated Corrugated Metal Pipe	$ 14,475.00
125326	Storm Pipe Repair	Kimball Trace	37425	111.119535	3	Coated Corrugated Metal Pipe	$ 21,423.00
125326	Storm Pipe Repair	Kimball Trace	37429	94.1238288	3	Reinforced Concrete Pipe	$ 18,142.00
125782	Storm Pipe Repair	North Point Parkway	38492	10.96285213	4	Reinforced Concrete Pipe	$ 2,816.00
159403	Storm Pipe Repair	Park Bridge	39722	338.4525579	6	Coated Corrugated Metal Pipe	$ 132,496.00
159403	Storm Pipe Repair	Park Bridge	39726	231.0048413	6	Coated Corrugated Metal Pipe	$ 90,552.00
156129	Storm Pipe Repair	Johnny Herron Way	42059	365.9226085	4	Plain Corrugated Metal Pipe	$ 93,696.00
125782	Storm Pipe Repair	North Point Parkway	47542	127.8990223	4	Coated Corrugated Metal Pipe	$ 32,768.00
144819	Storm Pipe Repair	1525 Morrison Parkway	50447	89.03635931	6	Coated Corrugated Metal Pipe	$ 35,280.00
144819	Storm Pipe Repair	1525 Morrison Parkway	50448	87.06695933	6	Coated Corrugated Metal Pipe	$ 35,280.00
112146	Storm Pipe Repair	Brierfield Road	30015	157.4153804	2	Plain Corrugated Metal Pipe	
112146	Storm Pipe Repair	Brierfield Road	30028	40.49507267	2.5	Coated Corrugated Metal Pipe	
112146	Storm Pipe Repair	Brierfield Road	30036	45.13705147	1.5	Coated Corrugated Metal Pipe	
158117	Storm Pipe Repair	Briars Bend	30083	39.47473686	1.5	Plain Corrugated Metal Pipe	
150804	Storm Pipe Repair	Lake Windward Drive	30085	98.58797665	1.5	Plain Corrugated Metal Pipe	
150581	Storm Pipe Repair	Wildwood Court	30106	148.9229932	2	Plain Corrugated Metal Pipe	
150557	Storm Pipe Repair	Chesnut Court	30132	66.73515032	1.5	Plain Corrugated Metal Pipe	
28964	Storm Pipe Repair	Chestnut Court	30136	62.14073313	1.5	Plain Corrugated Metal Pipe	
150558	Storm Pipe Repair	Pin Oak Lane	30143	143.6878296	1.5	Plain Corrugated Metal Pipe	
1456	Storm Pipe Repair	Briers Creek Drive	30147	32.76730013	1.5	Coated Corrugated Metal Pipe	
150579	Storm Pipe Repair	Willow Tree Way	30149	29.14130255	1.5	Plain Corrugated Metal Pipe	
150582	Storm Pipe Repair	Willow Tree Way	30152	134.3519311	1.5	Plain Corrugated Metal Pipe	
29031	Storm Pipe Repair	Willow Tree Way	30159	83.74403172	1.5	Plain Corrugated Metal Pipe	
29031	Storm Pipe Repair	Willow Tree Way	30163	49.50431194	1.5	Plain Corrugated Metal Pipe	
17223	Storm Pipe Repair	Briers Chute	30168	38.12300504	2	Coated Corrugated Metal Pipe	
150814	Storm Pipe Repair	Spinnaker Lane	30271	31.52142709	1.5	Plain Corrugated Metal Pipe	
150814	Storm Pipe Repair	Spinnaker Lane	30275	84.53011224	1.5	Plain Corrugated Metal Pipe	
150820	Storm Pipe Repair	Clipper Bay Drive	30308	321.2797382	1.5	Plain Corrugated Metal Pipe	
137033	Storm Pipe Repair	330 Dashing Wave Lane	30312	34.69074174	2	Plain Corrugated Metal Pipe	
137033	Storm Pipe Repair	330 Dashing Wave Lane	30315	182.2742378	2	Plain Corrugated Metal Pipe	
158017	Storm Pipe Repair	Chelsey Lane	30333	136.8740647	2	Plain Corrugated Metal Pipe	
150820	Storm Pipe Repair	Clipper Bay Drive	30335	21.79306451	1.5	Plain Corrugated Metal Pipe	
150820	Storm Pipe Repair	Clipper Bay Drive	30339	27.94476601	2	Plain Corrugated Metal Pipe	
158017	Storm Pipe Repair	Chelsey Lane	30341	92.23773904	2	Plain Corrugated Metal Pipe	
150820	Storm Pipe Repair	Clipper Bay Drive	30343	105.5755614	2	Plain Corrugated Metal Pipe	
158014	Storm Pipe Repair	Chelsea Court	30345	127.5998509	1.5	Plain Corrugated Metal Pipe	
1976	Storm Pipe Repair	CHANTILLY DRIVE	30362	89.41231451	1.5	Plain Corrugated Metal Pipe	
150824	Storm Pipe Repair	Clipper Bay Drive	30368	28.05548203	1.5	Plain Corrugated Metal Pipe	
110857	Storm Pipe Repair	Chantilly Drive	30370	96.04759659	1.5	Plain Corrugated Metal Pipe	
150824	Storm Pipe Repair	Clipper Bay Drive	30372	201.8710084	1.5	Plain Corrugated Metal Pipe	
158330	Storm Pipe Repair	Chantilly Drive	30385	443.8697936	1.5	Plain Corrugated Metal Pipe	
150465	Storm Pipe Repair	Lake Windward Drive	30398	33.8450899	1.5	Plain Corrugated Metal Pipe	
150464	Storm Pipe Repair	Lake Windward Drive	30412	34.18125504	1.5	Plain Corrugated Metal Pipe	
150457	Storm Pipe Repair	Lake Windward Landing	30471	95.34284663	2.5	Plain Corrugated Metal Pipe	
157658	Storm Pipe Repair	Saint Michelle Court	30477	183.4180075	2.5	Coated Corrugated Metal Pipe	
157658	Storm Pipe Repair	Saint Michelle Court	30481	326.9198502	3	Coated Corrugated Metal Pipe	
157658	Storm Pipe Repair	Saint Michelle Court	30488	136.8789003	1.5	Plain Corrugated Metal Pipe	
157658	Storm Pipe Repair	Saint Michelle Court	30496	229.9307906	2.5	Coated Corrugated Metal Pipe	
150417	Storm Pipe Repair	Harbour Ridge Drive	30509	43.67213459	3	Plain Corrugated Metal Pipe	
150418	Storm Pipe Repair	Harbour Ridge Drive	30517	23.46808012	3	Plain Corrugated Metal Pipe	
2002	Storm Pipe Repair	Sherry Drive	30673	33.17351035	1.5	Plain Corrugated Metal Pipe	
2002	Storm Pipe Repair	Sherry Drive	30677	66.73560325	1.5	Plain Corrugated Metal Pipe	
150456	Storm Pipe Repair	Creek Ridge Crossing	30682	107.3232687	1.5	Coated Corrugated Metal Pipe	
150460	Storm Pipe Repair	Lake Windward Drive	30696	29.56825214	1.5	Plain Corrugated Metal Pipe	
158547	Storm Pipe Repair	Tracy Court	30709	40.06924106	1.5	Plain Corrugated Metal Pipe	
150360	Storm Pipe Repair	Longcreek Pointe	30745	54.54998666	1.5	Plain Corrugated Metal Pipe	
150359	Storm Pipe Repair	Lake Windward Drive	30749	61.59862533	1.5	Plain Corrugated Metal Pipe	
150322	Storm Pipe Repair	Lake Windward Drive	30763	77.37484282	1.5	Plain Corrugated Metal Pipe	
150323	Storm Pipe Repair	Longcreek Pointe	30767	31.46975176	1.5	Plain Corrugated Metal Pipe	
150358	Storm Pipe Repair	Longcreek Pointe	30785	13.10582065	2.5	Plain Corrugated Metal Pipe	
147009	Storm Pipe Repair	Clubhouse Drive	30791	27.79775442	2	Plain Corrugated Metal Pipe	
147010	Storm Pipe Repair	Clubhouse Drive	30795	26.9963994	2.5	Plain Corrugated Metal Pipe	
136625	Storm Pipe Repair	Marka Lane	30815	288.1325619	2	Coated Corrugated Metal Pipe	
136625	Storm Pipe Repair	Marka Lane	30819	150.9446714	3	Coated Corrugated Metal Pipe	

Cost Per Unit Pricing =	**$ 537,798.00**
5% For Bonds,Insurance,Unforseen Repairs, & Structure Sealing	**$ 26,889.90**
Fy 2025 Task Order 1 Total =	**$ 564,687.90**

136625	Storm Pipe Repair	Marka Lane	30823	31.3985976	3	Coated Corrugated Metal Pipe
136625	Storm Pipe Repair	Marka Lane	30827	120.6821216	2.5	Coated Corrugated Metal Pipe
136625	Storm Pipe Repair	Marka Lane	30831	113.7039973	2	Coated Corrugated Metal Pipe
146994	Storm Pipe Repair	Lake Shore Links	30833	129.2824223	4.5	Plain Corrugated Metal Pipe
136625	Storm Pipe Repair	Marka Lane	30835	64.28421503	3.5	Coated Corrugated Metal Pipe
146996	Storm Pipe Repair	Lake Shore Links	30855	46.94817041	4.5	Plain Corrugated Metal Pipe
145113	Storm Pipe Repair	2115 Lake Shore Landing	30865	61.08679216	2	CIPP
145113	Storm Pipe Repair	2115 Lake Shore Landing	30869	22.20018258	2	CIPP
146980	Storm Pipe Repair	Lake Shore Landing	30893	128.5244278	2.5	Plain Corrugated Metal Pipe
146981	Storm Pipe Repair	Lake Shore Landing	30896	53.47018985	2.5	Plain Corrugated Metal Pipe
146950	Storm Pipe Repair	Lake Shore Landing	30906	26.17758804	1.5	Plain Corrugated Metal Pipe
28694	Storm Pipe Repair	Clubhouse Drive	30931	8.282972338	3	Plain Corrugated Metal Pipe
28694	Storm Pipe Repair	Clubhouse Drive	30935	70.78247771	3	Plain Corrugated Metal Pipe
28696	Storm Pipe Repair	Clubhouse Drive	30946	65.76497952	3	Plain Corrugated Metal Pipe
30624	Storm Pipe Repair	Clubhouse Drive	30952	24.64484508	3	Plain Corrugated Metal Pipe
150311	Storm Pipe Repair	Clubhouse Drive	30959	50.33317006	1.5	Plain Corrugated Metal Pipe
150320	Storm Pipe Repair	Windward Parkway	30967	106.6344946	1.5	Plain Corrugated Metal Pipe
146518	Storm Pipe Repair	Windward Parkway	30974	98.84888556	1.5	Plain Corrugated Metal Pipe
150319	Storm Pipe Repair	Windward Parkway	30978	90.11005696	1.5	Plain Corrugated Metal Pipe
150321	Storm Pipe Repair	Windward Parkway	30981	9.153020379	1.5	Plain Corrugated Metal Pipe
150318	Storm Pipe Repair	Windward Parkway	30996	60.97794761	2	Plain Corrugated Metal Pipe
150317	Storm Pipe Repair	Windward Parkway	31000	169.9406385	2	Plain Corrugated Metal Pipe
134790	Storm Pipe Repair	Singletree Trace	31099	189.7240953	5.5	Coated Corrugated Metal Pipe
146888	Storm Pipe Repair	Bent Creek Crossing	31120	29.62858098	2	Plain Concrete
146907	Storm Pipe Repair	Bent Creek Manor	31136	191.6746897	2.5	Plain Corrugated Metal Pipe
146910	Storm Pipe Repair	Bent Creek Manor	31143	121.4258391	2	Plain Corrugated Metal Pipe
146887	Storm Pipe Repair	Bent Creek Terrace	31169	210.8551104	1.5	Plain Corrugated Metal Pipe
36709	Storm Pipe Repair	Malbrough Drive	31183	163.6025296	2	Plain Corrugated Metal Pipe
36709	Storm Pipe Repair	Malbrough Drive	31187	78.09264423	2	Coated Corrugated Metal Pipe
133882	Storm Pipe Repair	Orchard Farm Lane	31228	32.62771966	1.5	Coated Corrugated Metal Pipe
133881	Storm Pipe Repair	North Farm Drive	31232	117.7454577	1.5	Coated Corrugated Metal Pipe
133881	Storm Pipe Repair	North Farm Drive	31236	74.60504369	3	Coated Corrugated Metal Pipe
133881	Storm Pipe Repair	North Farm Drive	31240	26.08331196	1.5	Coated Corrugated Metal Pipe
146938	Storm Pipe Repair	Bent Creek Manor	31246	234.813598	2.5	Plain Concrete
146940	Storm Pipe Repair	Bent Creek Manor	31254	78.18053078	2.5	Plain Corrugated Metal Pipe
134571	Storm Pipe Repair	North Farm Drive	31284	30.86713975	1.5	Coated Corrugated Metal Pipe
146794	Storm Pipe Repair	Clubhouse Drive	31304	56.04158085	1.5	Plain Corrugated Metal Pipe
146808	Storm Pipe Repair	Clubhouse Drive	31308	23.04458182	2	Plain Concrete
146809	Storm Pipe Repair	Clubhouse Drive	31315	64.34310603	2	Plain Concrete
149570	Storm Pipe Repair	Newport Bay Drive	31399	62.9911795	2	Plain Corrugated Metal Pipe
149574	Storm Pipe Repair	Newport Bay Passage	31423	64.33656123	3	Plain Corrugated Metal Pipe
149584	Storm Pipe Repair	Newport Heights	31487	39.29235618	2.5	Plain Corrugated Metal Pipe
149585	Storm Pipe Repair	Newport Bay Drive	31495	127.7016592	2.5	Plain Corrugated Metal Pipe
149586	Storm Pipe Repair	Newport Bay Drive	31498	28.2160476	3	Plain Corrugated Metal Pipe
149706	Storm Pipe Repair	Newport Bay Drive	31578	68.00132095	1.5	Plain Corrugated Metal Pipe
149546	Storm Pipe Repair	Newport Bay Passage	31605	9.837971321	1.5	Plain Corrugated Metal Pipe
149545	Storm Pipe Repair	Landings Chase	31619	173.4828644	1.5	Plain Corrugated Metal Pipe
149543	Storm Pipe Repair	Linkside Hollow	31630	205.0930722	3	Plain Corrugated Metal Pipe
149535	Storm Pipe Repair	Linkside Hollow	31634	119.677142	3	Plain Corrugated Metal Pipe
137427	Storm Pipe Repair	Veranda Court	31689	52.3142226	1.5	Plain Corrugated Metal Pipe
150802	Storm Pipe Repair	Clubhouse Drive	31699	192.5780574	1.5	Plain Corrugated Metal Pipe
149708	Storm Pipe Repair	Landings Court	31779	238.7149467	1.5	Plain Corrugated Metal Pipe
149709	Storm Pipe Repair	Landings Cour	31783	26.94404137	1.5	Plain Corrugated Metal Pipe
149711	Storm Pipe Repair	Landings Overlook	31793	32.50771234	1.5	Plain Corrugated Metal Pipe
156664	Storm Pipe Repair	165 Greenmont circle	31798	147.2974242	3	Reinforced Concrete Pipe
149712	Storm Pipe Repair	Caney Creek Landing	31811	263.8223738	1.5	Plain Corrugated Metal Pipe
137444	Storm Pipe Repair	Greenmont Walk	31854	155.8570556	1.5	CIPP
137444	Storm Pipe Repair	Greenmont Walk	31858	53.01195088	1.5	CIPP
146528	Storm Pipe Repair	Compass Pointe Crossing	31868	232.5848402	1.5	Reinforced Concrete Pipe
146524	Storm Pipe Repair	Windward Parkway	31875	137.6005761	3.5	Plain Corrugated Metal Pipe
146522	Storm Pipe Repair	Windward Parkway	31879	52.74667863	3.5	Plain Corrugated Metal Pipe
146519	Storm Pipe Repair	Windward Parkway	31886	96.09361303	1.5	Plain Corrugated Metal Pipe
146369	Storm Pipe Repair	Admiral Court	31949	82.229991	1.5	Plain Corrugated Metal Pipe
146369	Storm Pipe Repair	Admiral Court	31953	42.44233557	1.5	Plain Corrugated Metal Pipe
146352	Storm Pipe Repair	Admiral Crossing	31962	24.24011409	1.5	Reinforced Concrete Pipe
38691	Storm Pipe Repair	Dennis Drive	32075	48.07910263	2.5	Coated Corrugated Metal Pipe
146301	Storm Pipe Repair	Graystone Crossing	32093	37.10802931	2	Plain Corrugated Metal Pipe
137348	Storm Pipe Repair	Birch Ridge Court	32108	136.8365019	2.5	Coated Corrugated Metal Pipe
137350	Storm Pipe Repair	Birch Ridge Drive	32129	123.8785082	1.5	Coated Corrugated Metal Pipe

146332	Storm Pipe Repair	Graystone Crossing	32135	18.64766718	2.5	Plain Corrugated Metal Pipe
137371	Storm Pipe Repair	Birch Hollow Drive	32161	164.7317251	1.5	Coated Corrugated Metal Pipe
137371	Storm Pipe Repair	Birch Hollow Drive	32165	29.51866038	2.5	Coated Corrugated Metal Pipe
112743	Storm Pipe Repair	Mid Broadwell Road	32187	32.34043572	1.5	Reinforced Concrete Pipe
112742	Storm Pipe Repair	Mid Broadwell Road	32191	38.3454089	1.5	Coated Corrugated Metal Pipe
145573	Storm Pipe Repair	Wynridge Crossing	32217	150.0422555	3	Plain Corrugated Metal Pipe
145642	Storm Pipe Repair	Wynridge Crossing	32315	4.221476757	2	Plain Corrugated Metal Pipe
4758	Storm Pipe Repair	Sydney Walk	32338	60.81795127	1.5	Coated Corrugated Metal Pipe
4758	Storm Pipe Repair	Sydney Walk	32342	48.00205902	1.5	Coated Corrugated Metal Pipe
25831	Storm Pipe Repair	Chasewood Trail	32416	81.60135124	3	Plain Corrugated Metal Pipe
146253	Storm Pipe Repair	Walnut Creek Drive	32456	27.18584373	2.5	Plain Corrugated Metal Pipe
146117	Storm Pipe Repair	Chasewood Trail	32481	189.2307945	1.5	Reinforced Concrete Pipe
115405	Storm Pipe Repair	Pine Grove Drive	32502	120.0674391	1	Plain Corrugated Metal Pipe
145989	Storm Pipe Repair	Windward Parkway	32526	18.22366954	3	Plain Corrugated Metal Pipe
145973	Storm Pipe Repair	Tidewater Way	33020	86.86183127	2	Plain Corrugated Metal Pipe
145974	Storm Pipe Repair	Tidewater Way	33024	33.16807052	2	Plain Corrugated Metal Pipe
145976	Storm Pipe Repair	Tidewater Way	33058	101.6076855	2.5	Plain Corrugated Metal Pipe
145985	Storm Pipe Repair	Tidewater Way	33068	17.94170541	1.5	Plain Corrugated Metal Pipe
27296	Storm Pipe Repair	Hamptons Run	33106	6.693424012	1.5	Plain Corrugated Metal Pipe
146546	Storm Pipe Repair	Hamptons Crossing	33132	90.42274207	2	Plain Corrugated Metal Pipe
146549	Storm Pipe Repair	Gleneagles Pointe	33138	112.4312878	3	Plain Corrugated Metal Pipe
146557	Storm Pipe Repair	Gleneagles Pointe	33157	37.61816928	1.5	Reinforced Concrete Pipe
146692	Storm Pipe Repair	Gleneagles Pointe	33161	113.7757754	3.5	Plain Corrugated Metal Pipe
146695	Storm Pipe Repair	Gleneagles Pointe	33165	60.51439692	3.5	Plain Corrugated Metal Pipe
146694	Storm Pipe Repair	Gleneagles Pointe	33169	14.21124982	3.5	Plain Corrugated Metal Pipe
150270	Storm Pipe Repair	Oak Tree Hollow	33202	45.16988788	1.5	Plain Corrugated Metal Pipe
157026	Storm Pipe Repair	Cogburn Ridge Road	33211	29.38667529	1.5	Reinforced Concrete Pipe
157032	Storm Pipe Repair	Cogburn Ridge Road	33215	81.61240747	1.5	Plain Corrugated Metal Pipe
113325	Storm Pipe Repair	Cogburn Ridge Road	33248	44.90097535	1.5	Reinforced Concrete Pipe
156392	Storm Pipe Repair	Traywick Chase	33280	61.44251105	4	Reinforced Concrete Pipe
146534	Storm Pipe Repair	Park Glenn Drive	33411	92.43239677	4.5	Plain Corrugated Metal Pipe
156256	Storm Pipe Repair	Aiden Park	33416	82.89107996	2.5	Plain Corrugated Metal Pipe
146529	Storm Pipe Repair	Amberlilly Drive	33421	188.066663	1.5	Plain Corrugated Metal Pipe
146536	Storm Pipe Repair	Bittercress Court	33461	114.4934135	1.5	Coated Corrugated Metal Pipe
29904	Storm Pipe Repair	Southlake Drive	33473	20.84578068	1.5	Plain Corrugated Metal Pipe
150287	Storm Pipe Repair	Lakewind Court	33484	161.7308136	2	Plain Corrugated Metal Pipe
150299	Storm Pipe Repair	Lakewind Way	33495	71.91886804	1.5	Plain Corrugated Metal Pipe
150300	Storm Pipe Repair	Lakewind Court	33503	98.6084892	2	Plain Corrugated Metal Pipe
150284	Storm Pipe Repair	Lakewind Way	33524	25.84416859	3	Plain Corrugated Metal Pipe
150285	Storm Pipe Repair	Lakewind Way	33528	39.60081865	3	Plain Corrugated Metal Pipe
150281	Storm Pipe Repair	Lakewind Way	33546	28.08432222	2	Plain Corrugated Metal Pipe
150282	Storm Pipe Repair	Lakewind Way	33550	142.0668145	2	Plain Corrugated Metal Pipe
150283	Storm Pipe Repair	Lakewind Way	33554	32.45494976	2	Plain Corrugated Metal Pipe
150274	Storm Pipe Repair	Woodlake Court	33559	56.32225999	1.5	Plain Corrugated Metal Pipe
156692	Storm Pipe Repair	Rhodes Creek Court	33561	76.43969645	1.5	Coated Corrugated Metal Pipe
150276	Storm Pipe Repair	Woodlake Court	33570	46.29173616	1.5	Plain Corrugated Metal Pipe
150279	Storm Pipe Repair	Woodlake Court	33574	139.1182883	1.5	Plain Corrugated Metal Pipe
150280	Storm Pipe Repair	Woodlake Court	33578	48.75557589	1.5	Plain Corrugated Metal Pipe
30601	Storm Pipe Repair	Southlake Drive	33587	26.31087659	1.5	CIPP
30601	Storm Pipe Repair	Southlake Drive	33591	363.8604851	1.5	CIPP
30601	Storm Pipe Repair	Southlake Drive	33595	39.80335386	1.5	CIPP
29926	Storm Pipe Repair	Southlake Drive	33598	93.9817542	1.5	Plain Corrugated Metal Pipe
149948	Storm Pipe Repair	Southlake Drive	33601	39.07760297	1.5	Plain Corrugated Metal Pipe
149838	Storm Pipe Repair	Stonehaven Lane	33621	141.8349784	2	Coated Corrugated Metal Pipe
149750	Storm Pipe Repair	Gannett Nook	33695	11.01201009	2	Coated Corrugated Metal Pipe
149818	Storm Pipe Repair	Bannerhorn Run	33702	33.87218572	1.5	Reinforced Concrete Pipe
149819	Storm Pipe Repair	Bannerhorn Run	33714	90.28023527	2	Plain Corrugated Metal Pipe
149782	Storm Pipe Repair	Bannerhorn Run	33755	34.69695867	2	Reinforced Concrete Pipe
149824	Storm Pipe Repair	Courageous Wake	33823	6.403578776	1.5	Plain Corrugated Metal Pipe
15836	Storm Pipe Repair	Henderson Parkway	33852	43.15266077	2	CIPP
114965	Storm Pipe Repair	Henderson Parkway	33861	28.37065261	2	Plain Corrugated Metal Pipe
149854	Storm Pipe Repair	Intrepid Cut	33886	102.4618516	2.5	CIPP
149852	Storm Pipe Repair	Intrepid Cut	33889	78.68763656	2	CIPP
149855	Storm Pipe Repair	Intrepid Cut	33893	29.23077921	2.5	CIPP
149871	Storm Pipe Repair	Ranger Passage	33903	43.46622667	1.5	Plain Corrugated Metal Pipe
115812	Storm Pipe Repair	North Main Street	33905	43.35004675	3	Reinforced Concrete Pipe
150835	Storm Pipe Repair	Southlake Court	33910	183.4411056	1.5	Plain Corrugated Metal Pipe
150084	Storm Pipe Repair	Schooners Ridge	33943	14.82549337	1.5	Plain Corrugated Metal Pipe
150085	Storm Pipe Repair	Schooner Ridge	33946	54.60044962	1.5	Plain Corrugated Metal Pipe

150086	Storm Pipe Repair	Schooner Ridge	33950	146.5171688	1.5	Plain Corrugated Metal Pipe
150087	Storm Pipe Repair	Schooner Ridge	33952	57.91359162	1.5	Plain Corrugated Metal Pipe
150088	Storm Pipe Repair	Schooner Ridge	33954	39.36230899	1.5	Plain Corrugated Metal Pipe
150082	Storm Pipe Repair	Schooner Ridge	33965	187.1575214	1.5	Plain Corrugated Metal Pipe
150083	Storm Pipe Repair	Schooner Ridge	33969	20.00208481	1.5	Plain Corrugated Metal Pipe
150080	Storm Pipe Repair	Schooner Ridge	33988	196.7291326	1.5	Plain Corrugated Metal Pipe
150050	Storm Pipe Repair	Copper Circle	33999	123.603728	1.5	Plain Corrugated Metal Pipe
150051	Storm Pipe Repair	Copper Circle	34003	190.1001947	1.5	Plain Corrugated Metal Pipe
149946	Storm Pipe Repair	Copper Circle	34006	47.66508885	1.5	Plain Corrugated Metal Pipe
149850	Storm Pipe Repair	Southlake Drive	34027	18.2349231	1.5	Plain Corrugated Metal Pipe
149851	Storm Pipe Repair	Southlake Drive	34041	27.55208386	1.5	CIPP
150521	Storm Pipe Repair	Maid Marion Close	34074	92.66620936	2	Plain Corrugated Metal Pipe
150522	Storm Pipe Repair	Maid Marion Close	34081	23.27870714	1.5	Plain Corrugated Metal Pipe
150523	Storm Pipe Repair	Maid Marion Close	34085	84.6027592	1.5	Plain Corrugated Metal Pipe
150524	Storm Pipe Repair	Maid Marion Close	34091	121.1593574	1.5	Plain Corrugated Metal Pipe
150544	Storm Pipe Repair	Maid Marion Close	34105	29.46217096	1.5	Plain Corrugated Metal Pipe
150544	Storm Pipe Repair	Maid Marion Close	34109	185.4928368	1.5	Plain Corrugated Metal Pipe
150546	Storm Pipe Repair	Friar Court	34130	98.53784	1.5	Plain Corrugated Metal Pipe
150547	Storm Pipe Repair	Maid Marion Close	34137	26.66298182	1.5	Plain Corrugated Metal Pipe
150548	Storm Pipe Repair	Maid Marion Close	34141	72.64706342	1.5	Plain Corrugated Metal Pipe
150548	Storm Pipe Repair	Maid Marion Close	34145	69.40305604	1.5	Plain Corrugated Metal Pipe
150554	Storm Pipe Repair	Nottingham Court	34151	105.4443362	1.5	Plain Corrugated Metal Pipe
121810	Storm Pipe Repair	Timberline Place	34176	73.90598126	2.5	Coated Corrugated Metal Pipe
121786	Storm Pipe Repair	Webb Bridge Way	34191	96.98787465	1.5	Reinforced Concrete Pipe
125903	Storm Pipe Repair	Old Milton Parkway	34237	28.78017285	1.5	Coated Corrugated Metal Pipe
125904	Storm Pipe Repair	Waters Ferry Way	34283	24.47154499	3	Coated Corrugated Metal Pipe
150624	Storm Pipe Repair	Alderman Drive	34635	48.81242849	1.5	Coated Corrugated Metal Pipe
150625	Storm Pipe Repair	Nobel Court	34645	23.67855631	3	Coated Corrugated Metal Pipe
150627	Storm Pipe Repair	Alderman Court	34683	91.37586031	2	Coated Corrugated Metal Pipe
150631	Storm Pipe Repair	Alderman Drive	34705	61.04507559	1.5	Plain Corrugated Metal Pipe
150632	Storm Pipe Repair	Alderman Drive	34709	34.28134792	2	Plain Corrugated Metal Pipe
150629	Storm Pipe Repair	Alderman Drive	34720	76.03338645	2	Plain Corrugated Metal Pipe
150793	Storm Pipe Repair	Market Place	34858	52.96978974	1.5	Plain Corrugated Metal Pipe
150794	Storm Pipe Repair	Market Place	34862	17.34445714	1.5	Plain Corrugated Metal Pipe
124191	Storm Pipe Repair	Haynes Bridge and Lakeview	34872	405.7424762	1.5	Reinforced Concrete Pipe
150796	Storm Pipe Repair	Market Place	34929	79.40949098	1.5	Plain Corrugated Metal Pipe
150799	Storm Pipe Repair	Market Place	34958	98.509216	1.5	Plain Corrugated Metal Pipe
150800	Storm Pipe Repair	Market Place	34962	52.2221656	2	Plain Corrugated Metal Pipe
125943	Storm Pipe Repair	North Point Court	34964	27.29201958	1.5	Coated Corrugated Metal Pipe
150797	Storm Pipe Repair	Windward Parkway	34966	114.1725688	2	Plain Corrugated Metal Pipe
150787	Storm Pipe Repair	Windward Parkway	35016	9.155421772	1.5	Coated Corrugated Metal Pipe
150786	Storm Pipe Repair	Windward Parkway	35019	300.2165429	1.5	Coated Corrugated Metal Pipe
150788	Storm Pipe Repair	Windward Parkway	35023	92.92138243	1.5	Coated Corrugated Metal Pipe
150785	Storm Pipe Repair	Windward Parkway	35027	13.41927226	1.5	Coated Corrugated Metal Pipe
150784	Storm Pipe Repair	Windward Parkway	35030	247.9936811	1.5	Plain Corrugated Metal Pipe
150789	Storm Pipe Repair	Windward Parkway	35034	61.47748635	1.5	Coated Corrugated Metal Pipe
150783	Storm Pipe Repair	Windward Parkway	35038	6.222811105	1.5	Coated Corrugated Metal Pipe
150782	Storm Pipe Repair	Windward Parkway	35042	34.7238821	1.5	Coated Corrugated Metal Pipe
150790	Storm Pipe Repair	Windward Parkway	35049	61.85660831	1.5	Reinforced Concrete Pipe
150791	Storm Pipe Repair	Windward Parkway	35075	92.95708048	1.5	Plain Corrugated Metal Pipe
150792	Storm Pipe Repair	Windward Parkway	35079	164.6084913	1.5	Plain Corrugated Metal Pipe
150779	Storm Pipe Repair	Windward Parkway	35083	57.75684026	1.5	Plain Corrugated Metal Pipe
150778	Storm Pipe Repair	Windward Parkway	35094	90.82111841	1.5	Plain Corrugated Metal Pipe
30504	Storm Pipe Repair	Windward Parkway	35104	49.07285849	1.5	Plain Corrugated Metal Pipe
30504	Storm Pipe Repair	Windward Parkway	35108	36.69520675	1.5	Plain Corrugated Metal Pipe
150642	Storm Pipe Repair	Marconi Drive	35192	50.91830803	2.5	Plain Corrugated Metal Pipe
150771	Storm Pipe Repair	Windward Parkway	35202	86.3551	1.5	Plain Corrugated Metal Pipe
150773	Storm Pipe Repair	Windward Parkway	35205	59.34749969	1.5	Plain Corrugated Metal Pipe
150646	Storm Pipe Repair	North Point Parkway	35262	38.63201035	1.5	Coated Corrugated Metal Pipe
150645	Storm Pipe Repair	North Point Parkway	35266	203.138197	1.5	Coated Corrugated Metal Pipe
150643	Storm Pipe Repair	North Point Parkway	35280	107.449174	1.5	Plain Corrugated Metal Pipe
150644	Storm Pipe Repair	North Point Parkway	35284	313.3437177	1.5	Plain Corrugated Metal Pipe
150679	Storm Pipe Repair	North Point Parkway	35292	82.02560915	1.5	Plain Corrugated Metal Pipe
150680	Storm Pipe Repair	North Point Parkway	35295	86.79835759	1.5	Plain Corrugated Metal Pipe
105764	Storm Pipe Repair	Haynes Forest Drive	35320	33.6935326	1.5	Coated Corrugated Metal Pipe
105764	Storm Pipe Repair	Haynes Forest Drive	35324	19.70544043	2	Coated Corrugated Metal Pipe
125580	Storm Pipe Repair	North Point Parkway	35494	48.37005237	3	Coated Corrugated Metal Pipe
125572	Storm Pipe Repair	Preston Ridge Road	35545	87.95919844	2	Coated Corrugated Metal Pipe
7947	Storm Pipe Repair	Preston Ridge Road	35614	36.19668946	1.5	Plain Concrete

123587	Storm Pipe Repair	Park Brooke Trace	35686	102.8578169	2	Coated Corrugated Metal Pipe
115357	Storm Pipe Repair	N Main Street	35692	50.96673991	2	Reinforced Concrete Pipe
115359	Storm Pipe Repair	N Main Street	35696	30.5744696	2	Reinforced Concrete Pipe
123587	Storm Pipe Repair	Park Brooke Trace	35698	36.64070302	2	Plain Corrugated Metal Pipe
125584	Storm Pipe Repair	North Point Parkway	35754	93.08979861	1.5	Coated Corrugated Metal Pipe
125585	Storm Pipe Repair	North Point Parkway	35762	30.96762458	3	Coated Corrugated Metal Pipe
125587	Storm Pipe Repair	North Point Parkway	35777	77.22718405	2.5	Coated Corrugated Metal Pipe
125588	Storm Pipe Repair	North Point Parkway	35780	28.48179809	2.5	Coated Corrugated Metal Pipe
123433	Storm Pipe Repair	Forest Path Lane	35837	101.575509	4	Coated Corrugated Metal Pipe
123432	Storm Pipe Repair	Forest Path Lane	35865	29.45284556	3	Coated Corrugated Metal Pipe
123437	Storm Pipe Repair	Park Brooke Trace	35910	155.44532	3	Plain Corrugated Metal Pipe
125766	Storm Pipe Repair	Great Oaks Way	35929	49.18929169	4.5	Reinforced Concrete Pipe
125593	Storm Pipe Repair	Alexander Drive	36274	122.3790198	4	Reinforced Concrete Pipe
122341	Storm Pipe Repair	Webb Bridge Road	36344	231.3862967	1.5	Reinforced Concrete Pipe
125938	Storm Pipe Repair	North Point Parkway	36528	123.3035953	1.5	Coated Corrugated Metal Pipe
125935	Storm Pipe Repair	North Point Parkway	36604	30.35773211	3.5	Coated Corrugated Metal Pipe
125936	Storm Pipe Repair	North Point Parkway	36631	125.3216997	2.5	Coated Corrugated Metal Pipe
125964	Storm Pipe Repair	Haynes Bridge Road	36639	33.59997323	2	Coated Corrugated Metal Pipe
125937	Storm Pipe Repair	North Point Parkway	36641	34.52924545	2	Coated Corrugated Metal Pipe
125963	Storm Pipe Repair	North Point Parkway	36647	213.6940842	1.5	Coated Corrugated Metal Pipe
39996	Storm Pipe Repair	Wills Road	36948	147.5673213	2	Reinforced Concrete Pipe
125907	Storm Pipe Repair	Kimball Bridge Road	37087	81.47992865	1.5	Reinforced Concrete Pipe
49636	Storm Pipe Repair	Gunter Court	37137	76.14692812	3	Coated Corrugated Metal Pipe
125968	Storm Pipe Repair	North Point Drive	37438	225.7763437	3	Reinforced Concrete Pipe
7160	Storm Pipe Repair	Boxgrove Road	37671	22.28174038	2	Coated Corrugated Metal Pipe
125961	Storm Pipe Repair	North Point Parkway	37939	26.55175286	1.5	Plain Corrugated Metal Pipe
7889	Storm Pipe Repair	Grey Abbey Drive	38127	43.03955594	2.5	Coated Corrugated Metal Pipe
124647	Storm Pipe Repair	Great Rissington Way	38326	110.6109492	1.5	Coated Corrugated Metal Pipe
122526	Storm Pipe Repair	Autumn Sage Drive	38328	29.30678048	1.5	Coated Corrugated Metal Pipe
124647	Storm Pipe Repair	Great Rissington Way	38330	32.97634702	1.5	Coated Corrugated Metal Pipe
122526	Storm Pipe Repair	Autumn Sage Drive	38332	107.9291336	1.5	Coated Corrugated Metal Pipe
122526	Storm Pipe Repair	Autumn Sage Drive	38335	37.03611335	1.5	Coated Corrugated Metal Pipe
124543	Storm Pipe Repair	Longstone Landing	38375	54.83085051	2.5	Coated Corrugated Metal Pipe
124543	Storm Pipe Repair	Longstone Landing	38378	44.47500593	2.5	Coated Corrugated Metal Pipe
124543	Storm Pipe Repair	Longstone Landing	38382	24.5321383	2.5	Coated Corrugated Metal Pipe
6949	Storm Pipe Repair	May Apple Drive	38554	19.38920813	1.5	Coated Corrugated Metal Pipe
6956	Storm Pipe Repair	Park Bridge Parkway	38615	136.8040657	2.5	Coated Corrugated Metal Pipe
6961	Storm Pipe Repair	Gromwell Drive	38632	84.79401107	1.5	Coated Corrugated Metal Pipe
6961	Storm Pipe Repair	Gromwell Drive	38635	11.76558563	2	Coated Corrugated Metal Pipe
122461	Storm Pipe Repair	Sundew Drive	38673	31.63814403	1.5	Coated Corrugated Metal Pipe
122462	Storm Pipe Repair	Sundew Drive	38677	41.75733783	1.5	Coated Corrugated Metal Pipe
122342	Storm Pipe Repair	Sundew Court	38685	32.70838939	1.5	Coated Corrugated Metal Pipe
124680	Storm Pipe Repair	Barnesley Lane	38702	296.8847468	1.5	CIPP
125718	Storm Pipe Repair	North Point Parkway	38779	61.68260225	2	CIPP
115881	Storm Pipe Repair	Cumming Street	38781	10.52412294	2	Plain Corrugated Metal Pipe
150867	Storm Pipe Repair	Westchester Way	38816	64.9444531	3	Plain Corrugated Metal Pipe
16309	Storm Pipe Repair	Cumming Street	38818	308.456351	2.5	Plain Corrugated Metal Pipe
42167	Storm Pipe Repair	Karen Drive	38825	48.69105463	1.5	CIPP
150886	Storm Pipe Repair	Southlake Drive	38859	57.01098113	1.5	Plain Corrugated Metal Pipe
150889	Storm Pipe Repair	Southlake Drive	38865	60.74863076	1.5	Plain Corrugated Metal Pipe
150891	Storm Pipe Repair	Flying Scot Way	38872	53.5365872	1.5	Plain Corrugated Metal Pipe
150891	Storm Pipe Repair	Flying Scot Way	38876	32.91205735	2	Plain Corrugated Metal Pipe
150892	Storm Pipe Repair	Flying Scot Way	38879	41.5503706	2	Plain Corrugated Metal Pipe
123040	Storm Pipe Repair	Webb Bridge Road	38922	22.04482689	2	Reinforced Concrete Pipe
41106	Storm Pipe Repair	Sims Industrial Boulevard	38936	7.470085432	1.5	Coated Corrugated Metal Pipe
41105	Storm Pipe Repair	Sims Industrial Boulevard	38940	162.9792807	1.5	Coated Corrugated Metal Pipe
150606	Storm Pipe Repair	Webb Bridge Road	38946	60.93617449	1.5	Plain Corrugated Metal Pipe
150605	Storm Pipe Repair	Lake Windward Drive	38951	60.34252292	2	Coated Corrugated Metal Pipe
123048	Storm Pipe Repair	Lake Windward Drive	38959	66.22940542	2	Plain Corrugated Metal Pipe
41206	Storm Pipe Repair	Hembree Road	38979	43.10540754	3	Reinforced Concrete Pipe
150827	Storm Pipe Repair	Cutty Sark Way	38987	24.33693955	2	Plain Corrugated Metal Pipe
150828	Storm Pipe Repair	Cutty Sark Way	38991	109.9700247	2	Plain Corrugated Metal Pipe
150829	Storm Pipe Repair	Southlake Drive	38998	21.52812274	2	Plain Corrugated Metal Pipe
150830	Storm Pipe Repair	Southlake Drive	39002	15.03669897	2	Plain Corrugated Metal Pipe
150831	Storm Pipe Repair	Cutty Sark Way	39016	86.24096926	2	Plain Corrugated Metal Pipe
150833	Storm Pipe Repair	Southlake Drive	39024	17.51218818	2	Plain Corrugated Metal Pipe
150834	Storm Pipe Repair	Southlake Drive	39028	219.526918	1.5	Plain Corrugated Metal Pipe
150832	Storm Pipe Repair	Schooner Ridge	39032	24.20041495	1.5	Coated Corrugated Metal Pipe
150203	Storm Pipe Repair	Seven Seas Court	39080	30.79503306	1.5	Plain Corrugated Metal Pipe

41989	Storm Pipe Repair	Westside Parkway	39090	8.56268933	2.5	Reinforced Concrete Pipe
150203	Storm Pipe Repair	Seven Seas Court	39092	149.5353732	1.5	Plain Corrugated Metal Pipe
150165	Storm Pipe Repair	Clipper Court	39114	105.7499663	1.5	Plain Corrugated Metal Pipe
150143	Storm Pipe Repair	Schooner Ridge	39133	29.18666652	1.5	Plain Corrugated Metal Pipe
30598	Storm Pipe Repair	Webb Bridge Road	39167	35.7919192	2	Reinforced Concrete Pipe
125093	Storm Pipe Repair	Kia Drive	39194	75.76926575	2	Reinforced Concrete Pipe
125094	Storm Pipe Repair	Kia Drive	39197	115.2291373	3	Coated Corrugated Metal Pipe
125094	Storm Pipe Repair	Kia Drive	39201	90.91676502	3	Coated Corrugated Metal Pipe
36709	Storm Pipe Repair	Malbrough Drive	39409	108.0702791	2	Coated Corrugated Metal Pipe
36709	Storm Pipe Repair	Malbrough Drive	39412	60.20370887	2	Coated Corrugated Metal Pipe
133881	Storm Pipe Repair	North Farm Drive	39416	131.6223557	3	Coated Corrugated Metal Pipe
133881	Storm Pipe Repair	North Farm Drive	39420	159.9956606	3	Coated Corrugated Metal Pipe
155567	Storm Pipe Repair	Essex Court	39642	48.04575847	2	Plain Corrugated Metal Pipe
40015	Storm Pipe Repair	Arrowood Court	39871	90.87094428	1.5	
40015	Storm Pipe Repair	Arrowood Court	39875	41.75959013	1.5	Reinforced Concrete Pipe
40078	Storm Pipe Repair	Arrowood Lane	39879	158.8700134	1.5	Coated Corrugated Metal Pipe
40015	Storm Pipe Repair	Arrowood Court	39882	23.59524639	1.5	Reinforced Concrete Pipe
40078	Storm Pipe Repair	Arrowood Lane	39886	81.89971095	1.5	Plain Corrugated Metal Pipe
123770	Storm Pipe Repair	Brookline Drive	39893	57.27860745	4	Spincast
40014	Storm Pipe Repair	Arrowwood Court	39905	16.01771365	1.5	Plain Corrugated Metal Pipe
40013	Storm Pipe Repair	Arrowwood Court	39909	55.72277109	3	Plain Corrugated Metal Pipe
105764	Storm Pipe Repair	Haynes Forest Drive	40058	115.2163437	2.5	Coated Corrugated Metal Pipe
105764	Storm Pipe Repair	Haynes Forest Drive	40062	29.43883802	3	Coated Corrugated Metal Pipe
150908	Storm Pipe Repair	Webb Bridge Road	40098	50.00674783	1.5	Reinforced Concrete Pipe
157326	Storm Pipe Repair	Newcastle Drive	40525	19.43607053	2.5	Coated Corrugated Metal Pipe
125725	Storm Pipe Repair	Between 355 and 365 New Castle Drive	40529	12.35431689	4	Spincast
157323	Storm Pipe Repair	Newcastle Drive	40534	49.31536466	2	Coated Corrugated Metal Pipe
157312	Storm Pipe Repair	Newcastle Drive	40542	38.75548793	1.5	Coated Corrugated Metal Pipe
114083	Storm Pipe Repair	Dunster Court	40605	158.1468775	2	Coated Corrugated Metal Pipe
114083	Storm Pipe Repair	Dunster Court	40607	23.85194191	2	Coated Corrugated Metal Pipe
159024	Storm Pipe Repair	Oak Falls Drive	40652	105.0747125	2	Coated Corrugated Metal Pipe
112060	Storm Pipe Repair	Providence Place Way	40674	59.40589085	1.5	CIPP
112060	Storm Pipe Repair	Providence Place Way	40678	18.802104	3	Spincast
114640	Storm Pipe Repair	Innovation Way	40741	68.18190627	1.5	Plain Corrugated Metal Pipe
114641	Storm Pipe Repair	Innovation Way	40743	19.76093478	1.5	Plain Corrugated Metal Pipe
113535	Storm Pipe Repair	Windward Parkway	40759	48.50194027	1.5	Reinforced Concrete Pipe
17698	Storm Pipe Repair	Westside Parkway	40765	23.24510151	4.5	Reinforced Concrete Pipe
46724	Storm Pipe Repair	Pine Vista Boulevard	40946	196.0881151	2	Coated Corrugated Metal Pipe
46724	Storm Pipe Repair	Pine Vista Boulevard	40948	114.8141967	2	Coated Corrugated Metal Pipe
46724	Storm Pipe Repair	Pine Vista Boulevard	40950	136.9037546	2	Coated Corrugated Metal Pipe
135028	Storm Pipe Repair	Spring Place Lane	41078	117.8483511	2	Reinforced Concrete Pipe
37954	Storm Pipe Repair	Brookmill Point	41107	21.96066458	2	Coated Corrugated Metal Pipe
137274	Storm Pipe Repair	Watermill Falls	41137	180.4799944	1.5	Coated Corrugated Metal Pipe
114643	Storm Pipe Repair	Windward Parkway	41171	70.87790003	1.5	Reinforced Concrete Pipe
137351	Storm Pipe Repair	Harris Road	41311	243.5963066	1.5	Coated Corrugated Metal Pipe
40111	Storm Pipe Repair	Upper Hembree Road	41343	270.7713659	1.5	Coated Corrugated Metal Pipe
115132	Storm Pipe Repair	Windward Parkway	41470	50.8589126	3	Reinforced Concrete Pipe
115571	Storm Pipe Repair	Windward Parkway	41501	36.04126799	1.5	Reinforced Concrete Pipe
30226	Storm Pipe Repair	Webb Bridge Park	41721	23.73970959	1.5	Reinforced Concrete Pipe
30354	Storm Pipe Repair	Webb Bridge Park	41736	21.70973745	1.5	HDPE
30381	Storm Pipe Repair	Webb Bridge Park	41751	25.18533827	1.5	HDPE
30425	Storm Pipe Repair	Webb Bridge Park	41763	114.3585791	1.5	Coated Corrugated Metal Pipe
30297	Storm Pipe Repair	Webb Bridge Park	41767	15.53887272	1.5	Plastic
156077	Storm Pipe Repair	Johnny Herron Way	41949	65.00660535	1.5	Plain Corrugated Metal Pipe
156079	Storm Pipe Repair	Johnny Herron Way	41953	132.1899224	2	Plain Corrugated Metal Pipe
156079	Storm Pipe Repair	Johnny Herron Way	41955	181.3540842	2	Plain Corrugated Metal Pipe
156079	Storm Pipe Repair	Johnny Herron Way	41957	216.6949046	1.5	Plain Corrugated Metal Pipe
156094	Storm Pipe Repair	Johnny Herron Way	42039	33.87657075	1.5	Plain Corrugated Metal Pipe
113530	Storm Pipe Repair	North Park	42043	63.4028236	1.5	Plain Corrugated Metal Pipe
156094	Storm Pipe Repair	Johnny Herron Way	42045	29.3216837	1.5	Plain Corrugated Metal Pipe
156127	Storm Pipe Repair	Johnny Herron Way	42052	57.37610468	1.5	Coated Corrugated Metal Pipe
113506	Storm Pipe Repair	North Park	42077	45.10511618	1.5	HDPE
149156	Storm Pipe Repair	Huntington Trace Lane	42221	255.9863911	2.5	Plain Corrugated Metal Pipe
149155	Storm Pipe Repair	Huntington Trace Lane	42226	188.4366736	1.5	Plain Corrugated Metal Pipe
149179	Storm Pipe Repair	Huntington Trace Lane	42232	34.52240093	1.5	Reinforced Concrete Pipe
147050	Storm Pipe Repair	Cannonero Drive	42261	53.52978008	2.5	Plain Corrugated Metal Pipe
147051	Storm Pipe Repair	Cannonero Drive	42265	45.6554205	3.5	Plain Corrugated Metal Pipe
147306	Storm Pipe Repair	Cannonero Drive	42267	79.65683731	3.5	Reinforced Concrete Pipe
125445	Storm Pipe Repair	Webb Bridge Road	42376	26.89144932	2	Plain Corrugated Metal Pipe

123052	Storm Pipe Repair	Webb Bridge Road	42389	64.74574565	2	Reinforced Concrete Pipe
150471	Storm Pipe Repair	Thornbury Way	42395	49.33637805	2	Plain Corrugated Metal Pipe
150520	Storm Pipe Repair	Stonebury Drive	42415	38.65096012	2	Plain Corrugated Metal Pipe
30340	Storm Pipe Repair	Stonebury Drive	42439	132.4393107	2.5	Plain Corrugated Metal Pipe
150467	Storm Pipe Repair	Fox Road	42454	22.87428143	1.5	Coated Corrugated Metal Pipe
150469	Storm Pipe Repair	Thornbury View	42464	27.30783538	1.5	Plain Corrugated Metal Pipe
150468	Storm Pipe Repair	Fox Road	42470	47.52732344	1.5	Plain Corrugated Metal Pipe
149227	Storm Pipe Repair	Derby Chase Court	42512	33.8013292	1.5	Plain Corrugated Metal Pipe
149358	Storm Pipe Repair	Leeward Run Drive	42535	123.2866217	1.5	Plain Corrugated Metal Pipe
137504	Storm Pipe Repair	WIllshire Glen	42596	89.88825705	3	CIPP
115480	Storm Pipe Repair	Milton Avenue	42649	101.6417789	1.5	Coated Corrugated Metal Pipe
18436	Storm Pipe Repair	Milton Avenue	42652	78.12777176	2.5	Reinforced Concrete Pipe
114790	Storm Pipe Repair	Kenneth Drive	42924	140.9028375	5	Coated Corrugated Metal Pipe
112761	Storm Pipe Repair	Mid Broadwell Road	42997	45.42744156	1.5	Reinforced Concrete Pipe
112918	Storm Pipe Repair	Milton Avenue	43002	21.83699268	1.5	Plain Concrete
112628	Storm Pipe Repair	Broadwell Oaks Drive	43114	103.5134181	3	CIPP
112628	Storm Pipe Repair	Broadwell Oaks Drive	43125	138.2950262	3	Coated Corrugated Metal Pipe
112630	Storm Pipe Repair	Broadwell Oaks Drive	43129	121.5890664	3	Coated Corrugated Metal Pipe
126121	Storm Pipe Repair	1330 Mayfield Manor Dr	43190	32.40545995	1.5	Reinforced Concrete Pipe
126121	Storm Pipe Repair	1330 Mayfield Manor Dr	43192	119.4917392	2	Plain Corrugated Metal Pipe
18390	Storm Pipe Repair	Meadow Drive	43337	55.48967199	1.5	Plain Concrete
114949	Storm Pipe Repair	Canton Street	43613	41.37872248	1.5	Plain Corrugated Metal Pipe
114952	Storm Pipe Repair	Canton Street	43615	31.85748186	2	Plain Corrugated Metal Pipe
114954	Storm Pipe Repair	Canton Street	43617	22.61653147	2	Plain Corrugated Metal Pipe
137272	Storm Pipe Repair	189 Lantern Ridge Court	43714	71.21225899	2.5	Coated Corrugated Metal Pipe
137272	Storm Pipe Repair	189 Lantern Ridge Court	43716	170.4021143	2.5	Coated Corrugated Metal Pipe
137272	Storm Pipe Repair	189 Lantern Ridge Court	43718	38.74147272	2	Coated Corrugated Metal Pipe
17059	Storm Pipe Repair	Mayfield Road	44468	13.94966139	1.5	Reinforced Concrete Pipe
114168	Storm Pipe Repair	Providence Road	44482	27.35755419	1.5	Reinforced Concrete Pipe
114056	Storm Pipe Repair	Mayfield Road	44585	43.19380276	1.5	Reinforced Concrete Pipe
17470	Storm Pipe Repair	Mayfield Road	44599	24.0719189	1.5	Reinforced Concrete Pipe
114155	Storm Pipe Repair	Bates Road	44616	113.576274	2	Reinforced Concrete Pipe
146637	Storm Pipe Repair	Highland Glen Court	45026	106.579163	2.5	Plain Corrugated Metal Pipe
146850	Storm Pipe Repair	Leeward Walk Circle	45036	131.2449686	3	Plain Corrugated Metal Pipe
146851	Storm Pipe Repair	Leeward Walk Lane	45038	192.4653107	3	Plain Corrugated Metal Pipe
146641	Storm Pipe Repair	Leeward Walk Circle	45042	77.8122178	3.5	Coated Corrugated Metal Pipe
146652	Storm Pipe Repair	Leeward Walk Circle	45048	34.91784693	3	Coated Corrugated Metal Pipe
146650	Storm Pipe Repair	Leeward Walk Circle	45060	81.74689332	3.5	Coated Corrugated Metal Pipe
146814	Storm Pipe Repair	Leeward Walk Circle	45074	26.22466202	2.5	CIPP
149277	Storm Pipe Repair	Redbud Drive	45160	33.80916002	3.5	Reinforced Concrete Pipe
146854	Storm Pipe Repair	Douglas Road	45210	18.55043094	4	Plain Corrugated Metal Pipe
146853	Storm Pipe Repair	Douglas Road	45213	187.4542764	3.5	Reinforced Concrete Pipe
114820	Storm Pipe Repair	Winthrope Chase Drive	45253	9.939284583	2.5	Reinforced Concrete Pipe
157081	Storm Pipe Repair	Cogburn Park	45293	22.56464136	1	Plain Corrugated Metal Pipe
113007	Storm Pipe Repair	Augeron Court	45339	171.6595101	2.5	Reinforced Concrete Pipe
50135	Storm Pipe Repair	3303 Long Island Creek Court	45567	112.1576395	1.5	Coated Corrugated Metal Pipe
49201	Storm Pipe Repair	Milton Park Drive	45771	41.73916779	1.5	Reinforced Concrete Pipe
49201	Storm Pipe Repair	Milton Park Drive	45773	49.85062614	2.5	Coated Corrugated Metal Pipe
49201	Storm Pipe Repair	Milton Park Drive	45775	86.68394664	2.5	Coated Corrugated Metal Pipe
49201	Storm Pipe Repair	Milton Park Drive	45777	74.16665324	2.5	Coated Corrugated Metal Pipe
122836	Storm Pipe Repair	Big Creek Court	46267	30.97114124	1.5	Plain Corrugated Metal Pipe
29493	Storm Pipe Repair	Dryden Road	46348	108.4482388	2.5	HDPE
125536	Storm Pipe Repair	Morris Road	46405	31.59339969	3	Reinforced Concrete Pipe
150751	Storm Pipe Repair	Webb Bridge Road	46425	71.64933295	2.5	Reinforced Concrete Pipe
125535	Storm Pipe Repair	Webb Bridge Road	46438	198.0383972	1.5	Reinforced Concrete Pipe
150767	Storm Pipe Repair	Morris Road	46482	46.50057406	1.5	Plain Concrete
150892	Storm Pipe Repair	Flying Scot Way	46608	130.713793	2	Plain Corrugated Metal Pipe
29719	Storm Pipe Repair	Flying Scot Way	46610	30.42679009	2	Coated Corrugated Metal Pipe
39997	Storm Pipe Repair	Wills Road	46652	32.78691611	2	Coated Corrugated Metal Pipe
42183	Storm Pipe Repair	Equestrian Park	46707	80.31347249	1.25	Plain Corrugated Metal Pipe
37020	Storm Pipe Repair	Wills Park	46796	534.9554426	2	Reinforced Concrete Pipe
5035	Storm Pipe Repair	Lantern Ridge Court	46883	235.8308579	3	Plain Corrugated Metal Pipe
158597	Storm Pipe Repair	Sherry Drive	46944	80.70429797	6	Aluminized Steel
18421	Storm Pipe Repair	Broadwell Oaks Drive	47011	150.4678927	3	Coated Corrugated Metal Pipe
39104	Storm Pipe Repair	Wills Park	47020	29.90127383	1.25	Reinforced Concrete Pipe
17970	Storm Pipe Repair	Lantern Ridge Court	47158	31.08628114	1.5	Coated Corrugated Metal Pipe
115735	Storm Pipe Repair	Academy Street	47412	56.45867476	1.5	Coated Corrugated Metal Pipe
125942	Storm Pipe Repair	North Point Court	47581	31.34049198	3.5	Coated Corrugated Metal Pipe
125970	Storm Pipe Repair	Georgia Lane	47783	102.1516186	3.5	Reinforced Concrete Pipe

125969	Storm Pipe Repair	Georgia Lane	47785	75.5750839	4	Reinforced Concrete Pipe
125971	Storm Pipe Repair	Georgia Lane	47787	42.06951812	4	Reinforced Concrete Pipe
111949	Storm Pipe Repair	Wendy Hill Drive	48066	176.6891224	1.5	Coated Corrugated Metal Pipe
111949	Storm Pipe Repair	Wendy Hill Drive	48068	61.63820346	1.5	Coated Corrugated Metal Pipe
137272	Storm Pipe Repair	189 Lantern Ridge Court	48071	96.67690882	2	Coated Corrugated Metal Pipe
115237	Storm Pipe Repair	Canton Street	48188	96.22452854	2	Plain Corrugated Metal Pipe
115865	Storm Pipe Repair	Canton Street	48192	19.12430558	1.5	Plain Corrugated Metal Pipe
114966	Storm Pipe Repair	Henderson Parkway	48214	75.39867753	2	Coated Corrugated Metal Pipe
115837	Storm Pipe Repair	Cold Creek Drive	48263	17.7101463	2	Coated Corrugated Metal Pipe
135027	Storm Pipe Repair	Mae Lane	48327	30.97490436	3	Coated Corrugated Metal Pipe
41965	Storm Pipe Repair	Police Headquarters	48395	48.53823854	2.5	Coated Corrugated Metal Pipe
41966	Storm Pipe Repair	Police Headquarters	48397	23.58055286	2.5	Coated Corrugated Metal Pipe
41971	Storm Pipe Repair	police headquarters	48403	86.18443998	1.5	Coated Corrugated Metal Pipe
41960	Storm Pipe Repair	Old Milton Parkway	48566	83.27151854	1.5	Reinforced Concrete Pipe
125868	Storm Pipe Repair	Old Milton Parkway	48619	94.70556438	1.5	Coated Corrugated Metal Pipe
126034	Storm Pipe Repair	Old Milton Parkway	48650	71.98785328	3	Coated Corrugated Metal Pipe
125869	Storm Pipe Repair	Old Milton Parkway	48653	74.17835214	1.5	Coated Corrugated Metal Pipe
147308	Storm Pipe Repair	Yasha Court	50254	290.5254839	1.5	Coated Corrugated Metal Pipe
147309	Storm Pipe Repair	Javad Lane	50255	62.66935869	2	Coated Corrugated Metal Pipe
147327	Storm Pipe Repair	Yasha Court	50257	28.33921066	2	Coated Corrugated Metal Pipe
147328	Storm Pipe Repair	Yasha Court	50258	38.22948932	2.5	Coated Corrugated Metal Pipe
159030	Storm Pipe Repair	Henley Way	50395	86.41354086	1.5	Reinforced Concrete Pipe
159032	Storm Pipe Repair	Henley Way	50397	176.1908185	2.5	Reinforced Concrete Pipe
159034	Storm Pipe Repair	Henley Way	50399	30.47579169	2.5	Coated Corrugated Metal Pipe
145233	Storm Pipe Repair	Academt st @ Plymouth Ln	50419	124.8017844		Reinforced Concrete Pipe
145233	Storm Pipe Repair	Academt st @ Plymouth Ln	50420	139.3641167		Plain Corrugated Metal Pipe

FY 2025 Spincast Pipe Lining Task Order 1 Bid Tabulation

The unit prices provided below were submitted during the RFP 21-112 process by the vendors shown below.

The amounts provided in this section a actual quantities for the task order.				Utility Asset Management, Inc.		IPR Southeast, LLC		Coastal Gunite Construction, LLC		Vortex Services, LLC	
				Cost per unit pricing	$ 537,798.00	Cost per unit pricing	$ 815,015.00	Cost per unit pricing	$ 618,127.88	Cost per unit pricing	$ 1,269,990.00
				5% for Bonds, Insurance, Unforeseen Repairs, & Structure Sealing	$ 26,889.90	5% for Bonds, Insurance, Unforeseen Repairs, & Structure Sealing	$ 40,750.75	5% for Bonds, Insurance, Unforeseen Repairs, & Structure Sealing	$ 30,906.39	5% for Bonds, Insurance, Unforeseen Repairs, & Structure Sealing	$ 63,499.50
				Total Cost	$ 564,687.90	Total Cost	$ 855,765.75	Total Cost	$ 649,034.27	Total Cost	$ 1,333,489.50
ITEM #	Description	Amount	Unit	Unit Price	Price	Unit Price	Price	Unit Price	Price	Unit Price	Price
	Lining Requirements										
	Spin Cast Lining										
	Includes Pre & Post TV & typical point repairs during lining										
	Includes Cleaning (less than 25% full)										
1	30" Centrifugal Spin- 1.5 Thickness		LF	$ 165.00	$ -	$ 225.00	$ -	$ 172.50	$ -	$ 475.00	$ -
2	36" Centrifugal Spin - 1.5 Thickness	389	LF	$ 193.00	$ 75,077.00	$ 255.00	$ 99,195.00	$ 195.50	$ 76,049.50	$ 570.00	$ 221,730.00
3	42" Centrifugal Spin - 1.5 Thickness		LF	$ 226.00	$ -	$ 285.00	$ -	$ 230.00	$ -	$ 615.00	$ -
4	48" Centrifugal Spin - 1.5 Thickness	621	LF	$ 256.00	$ 158,976.00	$ 345.00	$ 214,245.00	$ 264.50	$ 164,254.50	$ 650.00	$ 403,650.00
5	54" Centrifugal Spin - 1.5 Thickness		LF	$ 291.00	$ -	$ 385.00	$ -	$ 414.00	$ -	$ 760.00	$ -
6	60" Centrifugal Spin - 1.5 Thickness	31	LF	$ 327.00	$ 10,137.00	$ 475.00	$ 14,725.00	$ 448.50	$ 13,903.50	$ 740.00	$ 22,940.00
7	66" Centrifugal Spin - 1.5 Thickness		LF	$ 357.00	$ -	$ 585.00	$ -	$ 470.35	$ -	$ 790.00	$ -
8	72" Centrifugal Spin - 1.5 Thickness	749	LF	$ 392.00	$ 293,608.00	$ 650.00	$ 486,850.00	$ 485.88	$ 363,920.38	$ 830.00	$ 621,670.00
9	Add Cost Per 0.5 Thickness - 30"		LF	$ 34.00	$ -	$ 10.50	$ -	$ 0.12	$ -	$ 77.00	$ -
10	Add Cost Per 0.5 Thickness - 36"		LF	$ 43.00	$ -	$ 10.50	$ -	$ 0.12	$ -	$ 87.00	$ -
11	Add Cost Per 0.5 Thickness - 42"		LF	$ 54.00	$ -	$ 12.60	$ -	$ 0.12	$ -	$ 92.00	$ -
12	Add Cost Per 0.5 Thickness - 48"		LF	$ 65.00	$ -	$ 15.75	$ -	$ 0.12	$ -	$ 103.00	$ -
13	Add Cost Per 0.5 Thickness - 54"		LF	$ 76.00	$ -	$ 63.00	$ -	$ 0.12	$ -	$ 120.00	$ -
14	Add Cost Per 0.5 Thickness - 60"		LF	$ 89.00	$ -	$ 73.50	$ -	$ 0.12	$ -	$ 130.00	$ -
15	Add Cost Per 0.5 Thickness - 66"		LF	$ 102.00	$ -	$ 162.75	$ -	$ 0.12	$ -	$ 175.00	$ -
16	Add Cost Per 0.5 Thickness - 72"		LF	$ 117.00	$ -	$ 168.00	$ -	$ 0.12	$ -	$ 190.00	$ -
	Spin Cast Lining										
	Includes Pre & Post TV & typical point repairs during lining										
	Includes Cleaning (greater than 25% full)										
17	30" Centrifugal Spin- 1.5 Thickness		LF	$ 188.00	$ -	$ 230.00	$ -	$ 186.88	$ -	$ 480.00	$ -
18	36" Centrifugal Spin - 1.5 Thickness		LF	$ 221.00	$ -	$ 260.00	$ -	$ 212.75	$ -	$ 575.00	$ -
19	42" Centrifugal Spin - 1.5 Thickness		LF	$ 259.00	$ -	$ 290.00	$ -	$ 247.25	$ -	$ 620.00	$ -
20	48" Centrifugal Spin - 1.5 Thickness		LF	$ 294.00	$ -	$ 350.00	$ -	$ 287.50	$ -	$ 660.00	$ -

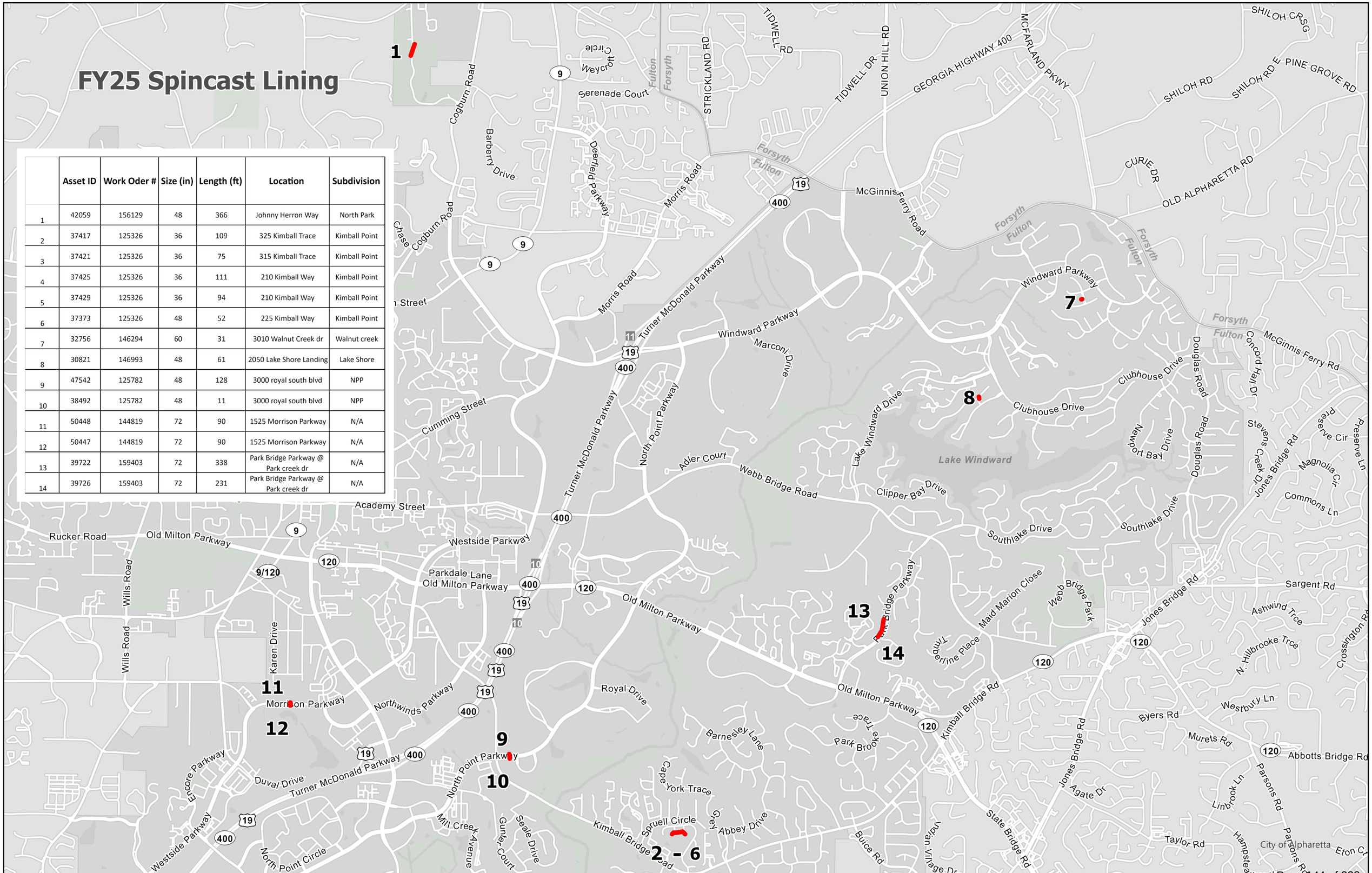
21	54" Centrifugal Spin - 1.5 Thickness		LF	$ 330.00	$ -	$ 390.00	$ -	$ 442.75	$ -	$ 770.00	$ -
22	60" Centrifugal Spin - 1.5 Thickness		LF	$ 370.00	$ -	$ 480.00	$ -	$ 477.25	$ -	$ 750.00	$ -
23	66" Centrifugal Spin - 1.5 Thickness		LF	$ 404.00	$ -	$ 590.00	$ -	$ 500.25	$ -	$ 805.00	$ -
24	72" Centrifugal Spin - 1.5 Thickness		LF	$ 442.00	$ -	$ 655.00	$ -	$ 523.25	$ -	$ 845.00	$ -
25	Add Cost Per 0.5 Thickness - 30"		LF	$ 34.00	$ -	$ 10.50	$ -	$ 0.12	$ -	$ 77.00	$ -
26	Add Cost Per 0.5 Thickness - 36"		LF	$ 43.00	$ -	$ 10.50	$ -	$ 0.12	$ -	$ 87.00	$ -
27	Add Cost Per 0.5 Thickness - 42"		LF	$ 54.00	$ -	$ 12.60	$ -	$ 0.12	$ -	$ 92.00	$ -
28	Add Cost Per 0.5 Thickness - 48"		LF	$ 65.00	$ -	$ 15.75	$ -	$ 0.12	$ -	$ 103.00	$ -
29	Add Cost Per 0.5 Thickness - 54"		LF	$ 76.00	$ -	$ 63.00	$ -	$ 0.12	$ -	$ 120.00	$ -
30	Add Cost Per 0.5 Thickness - 60"		LF	$ 89.00	$ -	$ 73.50	$ -	$ 0.12	$ -	$ 130.00	$ -
31	Add Cost Per 0.5 Thickness - 66"		LF	$ 102.00	$ -	$ 162.75	$ -	$ 0.12	$ -	$ 175.00	$ -
32	Add Cost Per 0.5 Thickness - 72"		LF	$ 117.00	$ -	$ 168.00	$ -	$ 0.12	$ -	$ 190.00	$ -
	Spin Cast Lining for Drainage Boxes										
33	48" Drainage box		VF	$ 115.00	$ -	$ 300.00	$ -	$ 138.00	$ -	$ 600.00	$ -
34	60" Drainage box		VF	$ 135.00	$ -	$ 400.00	$ -	$ 161.00	$ -	$ 715.00	$ -
35	72" Drainage box		VF	$ 178.00	$ -	$ 500.00	$ -	$ 184.00	$ -	$ 800.00	$ -
	Precast Headwalls (per Alpharetta Std 232)										
36	Precast Headwall for 18" Pipe		EA	$ 3,700.00	$ -	$ 675.00	$ -	$ 2,500.00	$ -	$ 2,500.00	$ -
37	Precast Headwall for 24" Pipe		EA	$ 4,300.00	$ -	$ 725.00	$ -	$ 2,575.00	$ -	$ 3,000.00	$ -
38	Precast Headwall for 30" Pipe		EA	$ 4,900.00	$ -	$ 1,105.00	$ -	$ 2,575.00	$ -	$ 3,500.00	$ -
39	Precast Headwall for 36" Pipe		EA	$ 5,900.00	$ -	$ 1,500.00	$ -	$ 3,000.00	$ -	$ 4,000.00	$ -
40	Precast Headwall for 42" Pipe		EA	$ 6,900.00	$ -	$ 1,890.00	$ -	$ 3,000.00	$ -	$ 4,500.00	$ -
41	Precast Headwall for 48" Pipe		EA	$ 7,500.00	$ -	$ 2,055.00	$ -	$ 3,000.00	$ -	$ 5,000.00	$ -
	Cast-In_Place Concrete Headwall										
42	Cast-n-Place Conc HW-GDOT Det 1125		CY	$ 500.00	$ -	$ 1,000.00	$ -	$ 600.00	$ -	$ 1,200.00	$ -
	Rubble Masonry HW										
43	Rubble Headwall for 18" Pipe		EA	$ 4,000.00	$ -	$ 1,945.00	$ -	$ 750.00	$ -	$ 1,000.00	$ -
44	Rubble Headwall for 24" Pipe		EA	$ 4,700.00	$ -	$ 2,225.00	$ -	$ 800.00	$ -	$ 1,250.00	$ -
45	Rubble Headwall for 30" Pipe		EA	$ 5,500.00	$ -	$ 2,335.00	$ -	$ 850.00	$ -	$ 1,500.00	$ -
46	Rubble Headwall for 36" Pipe		EA	$ 6,700.00	$ -	$ 3,225.00	$ -	$ 1,000.00	$ -	$ 1,750.00	$ -
	Miscellaneous Items										
47	Stone #57		Ton	$ 76.00	$ -	$ 55.00	$ -	$ 92.00	$ -	$ 150.00	$ -
48	Surge Stone		Ton	$ 68.00	$ -	$ 57.00	$ -	$ 92.00	$ -	$ 150.00	$ -
49	No.3's and 4's Stone		Ton	$ 76.00	$ -	$ 60.00	$ -	$ 92.00	$ -	$ 150.00	$ -
50	Reset Existing Headwall		EA	$ 5,600.00	$ -	$ 500.00	$ -	$ 1,150.00	$ -	$ 2,000.00	$ -
51	3000psi Concrete		CY	$ 320.00	$ -	$ 445.00	$ -	$ 690.00	$ -	$ 600.00	$ -
52	Flowable Fill		CY	$ 300.00	$ -	$ 315.00	$ -	$ 517.50	$ -	$ 800.00	$ -

NOTES	
	All unit prices shall include but not be limited to all mobilization, labor, equipment and materials necessary to perform the work. In addition, unit prices for pipe lining shall include typical point repairs, pre and post CCTV, and cleaning (less than 25% full & greater than 25%).

	Lump sum items will be determined on a project by project basis and include but not be limited to erosion control, landscaping, traffic control, special internal and external point repairs, pumping operations, ground penetrating radar and pressure grouting. These items will be included with proposals prior to each purchase order for lining projects.

FY25 Spincast Lining

	Asset ID	Work Oder #	Size (in)	Length (ft)	Location	Subdivision
1	42059	156129	48	366	Johnny Herron Way	North Park
2	37417	125326	36	109	325 Kimball Trace	Kimball Point
3	37421	125326	36	75	315 Kimball Trace	Kimball Point
4	37425	125326	36	111	210 Kimball Way	Kimball Point
5	37429	125326	36	94	210 Kimball Way	Kimball Point
6	37373	125326	48	52	225 Kimball Way	Kimball Point
7	32756	146294	60	31	3010 Walnut Creek dr	Walnut creek
8	30821	146993	48	61	2050 Lake Shore Landing	Lake Shore
9	47542	125782	48	128	3000 royal south blvd	NPP
10	38492	125782	48	11	3000 royal south blvd	NPP
11	50448	144819	72	90	1525 Morrison Parkway	N/A
12	50447	144819	72	90	1525 Morrison Parkway	N/A
13	39722	159403	72	338	Park Bridge Parkway @ Park creek dr	N/A
14	39726	159403	72	231	Park Bridge Parkway @ Park creek dr	N/A



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CITY OF ALPHARETTA
STANDARD CONTRACT FOR SERVICES

This Contract for Services for the City of Alpharetta is made and entered into and is effective upon execution, by and between **Utility Asset Management, Inc**., a Georgia corporation with its principal office located at 2025 US Highway 41 South, Perry, GA 31069 (the "Contractor") and the **City of Alpharetta, Georgia**, a municipal corporation of the State of Georgia (the "City").

1. Contract Documents. The Contract Documents consist of this Contract, the City's Request for Proposal dated May 20, 2021 (the "RFP"), including any addenda thereto, and the Contractor's Proposal dated June 17, 2021 (the "Proposal"), all of which collectively are incorporated herein by reference (collectively, the "Contract Documents"). In the event of any conflict in the Contract Documents, the provisions and requirements set forth in this Contract will govern; provided however, to the extent any of Contractor's obligations or duties set forth in the Proposal exceed the requirements provided within the RFP or this Contract, or the City finds any of the terms set forth in the Proposal more desirable, the terms set forth in the Proposal will control. Subject to the foregoing, if a conflict between the language in the RFP and the Proposal, the language in the former will govern.

2. Scope of Services. The Contractor's duties and scope of services are specifically set forth in the RFP (the "Work") and, in general, include the following: **ON-CALL STORM PIPE LINING SERVICES.** Work required under this contract shall include furnishing materials, qualified labor, equipment, etc. for trenchless rehabilitation of 12-inch through 120-inch diameter storm water drainage pipes. Work shall further include, but not be limited to, lining storm pipe using the Spin-Casting method, traffic control, TV inspection and cleaning of pipe, structure rehabilitation and/or replacement, rip-rap placement, erosion control measures, landscaping and permanent grassing, road and driveway restoration, and all materials necessary to install the above**.** No baseline amount of work is guaranteed with this contract. All work is within the City of Alpharetta, Georgia.

3. Contract Prices. As finally awarded by the City, the City will pay Contractor in accordance with the unit prices/rates set forth in Contractor's Rate Sheet, which is attached hereto and incorporated herein as **Exhibit "A,"** for Contractor's performance of Work.

4. This price includes the full development and provision of all deliverables as specified in the RFP and Proposal, as further supplemented or modified by the City's requirements. The City will process approved payment requests under this project to the Contractor. Payment to sub-contractors and suppliers is the responsibility of the Contractor. The City will not entertain any other payment arrangements.

   Invoices must be sent to:

   City of Alpharetta
   Public Works Department
   1790 Hembree Rd
   Roswell, GA 30009
   Attn: Matt Malone

   Payments may be made in the manner and on the periodic basis agreed to by the City prior to the commencement of the Work. Upon completion of the Work or, if agreed to by the City, upon completion of certain portions thereof, the Contractor must send an invoice detailing the appropriate charges as currently allowed. Upon receipt of Contractor's invoice and following inspections and confirmation of the performance of the subject portion of the Work, the City will make payment. Upon receipt of Contractor's final invoice and following final inspection and final acceptance of the Work, the City will make final payment. Subject to the withholding of any amounts due to the City as further set forth herein, all such invoices will be paid within forty-five

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(45) days by the City unless any items thereon are questioned, in which event payment will be withheld pending verification of the amount claimed and the validity of the claim. The Contractor will provide complete cooperation during any such investigation. No price adjustments will be made during the term or any extension of this Contract except upon mutual consent of the parties. Notwithstanding any other provision of this Contract, and without prejudice to any of City's other rights and remedies, City will have the right at any time or times to deduct and withhold from any payment for services that may become due under this Contract, such amount or amounts as may reasonably appear necessary to compensate the City for any portion of the Work that is defective, damaged, flawed, unsuitable, non-conforming or incomplete. Acceptance of final payment will constitute a waiver of all claims against the City by the Contractor except for those claims previously made in writing against the City by the Contractor, pending at the time of final payment, and identified in writing by the Contractor as unsettled at the time of its request for final payment.

5. Commencement of Work; Time for Performance.

(a) Commencement of Work. The Contractor must not proceed to perform the Work until on or after the date of execution of this contract, and as requested by task order.

(b) Time for Performance. Contractor's time for performance of each part of the Work will be set forth in the subject task order.

(c) Time is of the Essence. All limitations of time in this Contract are of the essence.

6. Term.

The Contract is for a term of five (5) years starting upon execution, and ending five (5) years later, as further provided for in the Contract and in accordance with O.C.G.A. § 36-60-13.
The term of the Contract may be extended by the City, with the written consent of the Contractor, for such added period as may be necessary or advantageous to the City.

The Contract price(s) and/or rates for the above-stated contract term will remain as offered in the Contractor's proposal cost submission and accepted/awarded by the City Council. Any contract extension beyond the above-stated contract term will be based on the same terms and conditions as the original term.

For any such renewal term commencing after the first two (2) years of this Contract, prices may be increased by the lesser of three percent (3%) or the Consumer Price Index factor (US City Average – All Items; most recent month). Contractor must provide the City with the subsequent prices or rates for any renewal term, if different from the then existing prices or rates, at least ninety (90) days prior to the expiration of the then existing term. Subsequent prices or rates are guaranteed for a minimum of twelve (12) months.

For any automatic renewal of the contract required pursuant to O.C.G.A. § 36-60-13, notice of intent to not renew will be given to the Contractor in writing by the City, no less than thirty (30) days before the expiration date of the initial term of the contract.

7. Termination. This Contract may be terminated prior to the term ending by either party in the event of substantial failure or default of the other party to fulfill its obligations under this Contract. Prior to such termination, the non-defaulting party must give notice to the defaulting party of the failure or default. Such party will have fifteen (15) days from the date of the notice to cure the default or failure if such default or failure is capable of being cured. Upon failure to cure the default or failure within fifteen (15) days, or if such failure or default is not capable of being cured, the non-defaulting party may terminate the Contract effective immediately upon the provision of written notice as provided in Section 15 (*Notices*). The Contract may also be terminated prior to term by the City for City's convenience upon the provision of not less than fourteen (14) days written notice to the

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Contractor. In the event of such termination, the Contractor will be compensated for services performed prior to termination. Such amount will be paid by the City upon the Contractor's delivering or otherwise making available to the City, all data, drawings, specifications, reports, estimates, summaries and other information and materials as may have been accumulated by the Contractor in performing the services included in this Contract, whether completed or in progress. All unperformed obligations incurred by Contractor prior to such date will survive termination of this Contract.

8. Representations and Warranties. Contractor represents and warrants that: (a) Contractor has full power and authority to perform its obligations hereunder and to deliver the products and services set forth in the Contract Documents to the City without the consent of any other person or entity, and the products and services must be delivered free and clear of any lien, encumbrance, security interest or other claim, of whatever nature; (b) Contractor must comply with all applicable statutes, rules, regulations and requirements of any governmental agency or authority, whether now or hereafter enacted, in performing its obligations hereunder, and the products and services must comply with all such statutes, rules, regulations and requirements in effect at the time of delivery to and acceptance by the City; (c) Contractor must perform its obligations hereunder in a good, professional and workman-like manner, and in strict accordance with City's specifications and the terms of this Contract; (d) All services performed by the Contractor under this Contract must be conducted in a manner consistent with the level of care and skill ordinarily exercised by other members of Contractor's profession or trade currently practicing in the same locality under similar conditions; and (e) Contractor, in the performance of its duties under this Contract, including but not limited to, its dealings with property owners, developers, contractors, consultants, architects and any local, state or federal governmental agency or political subdivision, will owe its primary duty of loyalty to the City.

9. Licenses, Registrations, Certifications and Permits. The Contractor will be responsible for obtaining and keeping in a valid status, all licenses, registrations, certifications and permits necessary to perform the Work as required by law. Contractor represents to the City that the Contractor and its employees are properly licensed and/or registered within the State of Georgia for the performance of the services required herein, provided such licensure and/or registration is required by applicable law. Contractor will supply copies of any such licenses, certifications or permits to the City upon request.

10. Insurance.

(a) Insurance Generally. Contractor must obtain and must continuously keep during the term of this Contract insurance of the kind and in the minimum amounts as specified in the RFP, as follows:

i. Statutory Worker's Compensation and Employers Liability Insurance in the minimum amount of Five Hundred Thousand Dollars ($500,000) or as required by applicable law, whichever is greater, for all employees and other persons as may be required by Georgia law. If Contractor is self-insured, Contractor must additionally provide the City with a certificate from the Georgia Board of Workers' Compensation stating that the Contractor qualifies to pay its own workers' compensation claims.

ii. Comprehensive General Liability insurance with minimum combined single limits of One Million Dollars ($1,000,000) per occurrence and in the aggregate. The policy must apply to all premises and all operations of the Contractor. The policy must include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. Further, the policy must be endorsed to provide "all risks" coverage. The policy must

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contain a severability of interests' provision. Coverage must be provided on an "occurrence" basis as opposed to a "claims made" basis. Such insurance must be endorsed to name the City, and its elected officials, officers, employees and agents, as additional insured parties.

iii. Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury of not less than One Million Dollars ($1,000,000) per occurrence and property damage of not less than One Hundred Thousand Dollars ($100,000) per occurrence with respect to each of the Contractor's owned, hired and non-owned vehicles assigned to or used in performance of the Work. The policy must have a severability of interests' provision. Such insurance coverage must extend to all of Contractor's subcontractors. Such coverage must include all automotive equipment used in the performance of the Contract, both on and off any work site, and such coverage must include non-ownership and hired cars (vehicles and equipment) coverage. Such insurance must be endorsed to name the City, and its elected officials, officers, employees and agents, as additional insured parties.

iv. Umbrella/Excess Liability insurance with minimum combined single limits of One Million Dollars ($1,000,000) per occurrence and in the aggregate. Such policy must supply the same coverage set forth in the Comprehensive General Liability insurance policy. Such insurance must be endorsed to name the City, and its elected officials, officers, employees and agents as additional insured parties.

(b) Requirements of Insurance.

i. Insurance must be procured and maintained with insurers with an A- or better rating as determined by Best's Key Rating Guide. All insurance must be continuously kept covering all liability, claims, demands, and other obligations assumed by the Contractor.

ii. No policy of insurance will contain any exclusion for bodily injury or property damage arising from completed operations.

iii. Every policy of insurance must provide that the City will receive notice no less than thirty (30) calendar days prior to any cancellation, termination, or a material change in such policy.

iv. Proof of required insurance must be maintained in all equipment and motor vehicles insured in accordance with the provisions of this Contract.

v. Contractor will ensure that any and all policies of insurance procured hereunder will provide for a waiver of subrogation against the City, and Contractor waives any claim against the City arising in contract or tort which is covered by its insurance hereunder.

(c) Failure to Obtain or Maintain Insurance. The Contractor's failure to obtain and

continuously maintain policies of insurance in accordance with this Section and its subsections will not limit, prevent, preclude, excuse, or modify any liability, claims, demands, or other obligations of the Contractor arising from performance or non-performance of this Contract. Failure on the part of the Contractor to obtain and to continuously maintain policies providing the required coverage, conditions, restrictions, notices, and minimum limits will constitute a material breach of this Contract upon which the City may immediately terminate this Contract without advance notice.

(d) Insurance Certificates. Contractor must provide proof of such insurance to the City contemporaneously with the execution of this Contract. Prior to commencement of the Work, Contractor must submit to the City certificates of insurance for all required insurance. Insurance limits, term of insurance, insured parties, and other information sufficient to

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demonstrate conformance with this Section and its subsections must be indicated on each certificate of insurance. Acceptance of a certificate or proof of insurance does not constitute approval or agreement by the City that the insurance requirements have been satisfied.

(e) Other Insurance. Contractor must maintain such other types and/or amounts of insurance as reasonably required by the City from time to time.

11. Indemnification. Contractor will, to the fullest extent permitted by law, indemnify and hold harmless the City, including its elected officials, officers, employees, and agents, from and against any and all claims, demands, losses, liabilities, suits, actions, costs, expenses (including expenses of litigation and attorneys' fees) and damages ("Claims") of any type or nature, including, but not limited to, Claims for injury to person or property, arising out of or related to any error, omission, willful misconduct, negligent act, or breach of this Contract by Contractor, or any of its officers, agents, employees or subcontractors, in the performance of this Contract; provided, however, that this indemnification obligation will not apply to any Claims arising from the sole negligence of the City. Nothing in this Section or this Contract will be deemed to constitute a waiver of the City's sovereign immunity, create rights in any third party, or create any third-party beneficiaries.

12. Subcontractors and Contractor Personnel.

(a) No Subcontractors. No subcontractor or consultant will be retained by Contractor to perform services under this Contract without the prior written consent of the City, except for those subcontractors previously identified in the Proposal.

(b) Subcontractor Requirements. Administration of any approved subcontractor will be the Contractor's responsibility and all subcontracts must require each subcontractor to be bound by all pertinent portions of this Contract and to assume all applicable obligations and responsibilities which the Contractor by this Contract assumes toward the City. In particular, and not by way of limitation, all indemnification and insurance provisions will be fully binding upon any subcontractor providing a portion of the services, for all intents and purposes as if said subcontractor were a party to this Contract.

(c) Key Staff. Where Contractor has specifically identified certain personnel in the Proposal for the performance of certain portions of the Work (such personnel hereinafter referred to as "Key Staff"), Contractor will assign and furnish such Key Staff to perform the respective tasks and responsibilities as set forth in the Proposal. Contractor agrees not to transfer or reassign any member of its Key Staff or the respective tasks or responsibilities of a member of Key Staff without the prior written consent of the City, except for the following reasons, as applicable:

(i) Situations where a member of Key Staff requests a transfer from his or her respective employer in order to accept a promotion or special assignment, which has been offered to him or her by such employer based upon his or her special education, qualifications or career path;

(ii) Disciplinary reasons;

(iii) Failure of the member of Key Staff to perform his or her respective tasks or responsibilities; or

(iv) At the request of the member of Key Staff.

In the event Contractor permanently transfers or reassigns a member of Key Staff or the respective tasks or responsibilities of a member of Key Staff for any of the foregoing reasons, Contractor will provide the City Administrator with prompt written notice of such transfer or reassignment and explain the basis of the transfer or reassignment. In the event of a vacancy in the position of any member of Key Staff, Contractor agrees to cooperate with the

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City in providing a replacement and make selection of a replacement without undue delay, in good faith, and in the best interests of the City.

Further, the City will have the right, utilizing an objective standard based on current and past performance of the subject Work, to require Contractor to reassign the tasks and/or responsibilities of any member of Key Staff to a different representative of Contractor. Contractor agrees to permanently transfer the tasks and responsibilities of any member of Key Staff as soon as reasonably possible upon notification by the City Administrator.

13. Independent Contractor. The Contractor will always be acting as an independent contractor and not be considered or deemed to be an agent, employee, joint venture or partner of the City. Contractor will have no authority to contract for or bind City in any manner. Contractor will have and maintain the responsibility for and control of the rendition of the Work, the discipline of its employees, and other matters incident to the performance of the Work (services, duties and responsibilities as described and contemplated herein). Notwithstanding any other provision(s) of this Contract to the contrary, no employee or subcontractor of Contractor will be considered an "employee" of the City during the performance of this Contract (the term "employee" will have the same meaning as provided in IRS Publication No. 15 (2014)(Circular E).

14. Conflict of Interest. The Contractor represents that it has not, within two (2) years preceding the execution of this Contract, made or agreed to make any valuable gift whether in the form of service, loan, thing, or promise to any person (including any member of such person's immediate family), having the duty to recommend, the right to vote upon, or any other direct influence on the selection of the Contractor to provide products and services to the City. This provision will not apply to legal campaign contributions, provided that such contributions have been disclosed in Contractor's response to the City's RFP.

15. Ownership of Work Product. In the event Contractor prepares, pursuant to the performance of this Contract, any drawings, plans, studies, reports, specifications, other documents (the "Work Product"), the City will be deemed the owner of the original of all such Work Product, and all statutory and common law rights with respect to such Work Product will accrue to the City, provided the City has paid for the services in full.

16. Notices. All contractual notices and communications under this Contract will be considered sufficient if given by certified mail or statutory overnight mail with return receipt requested, or hand delivered:

(a) If to the Contractor, at the following address:

Utility Asset Management, Inc.
2025 US Highway 41 South
Perry, GA 31069
Attention: Anita Clyne, President

(b) If to the City, at the following address:

City of Alpharetta
Public Works Department
1790 Hembree Rd
Roswell, GA 30009
Attention: Pete Sewczwicz, Director

(c) With a copy to:

C. Sam Thomas
Alpharetta City Attorney

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Bovis, Kyle, Burch & Medlin, LLC
200 Ashford Center North, Suite 500
Atlanta, GA 30338-2680

For the purposes of this Contract, the effective date of notice will be the date that the notice is placed in certified or statutory overnight mail or placed with a courier for hand delivery.

17. Public Records. Contractor understands that in accordance with O.C.G.A. § 50-18-70, *et seq.*, the public has a right of reasonable access to all public records of the City, subject to certain exceptions set forth therein or as otherwise provided by law, and agrees to allow access by the City to all documents subject to disclosure under applicable law. Contractor's willful failure or refusal to comply with the provisions of this Section will result in the immediate termination of this Contract by the City. Further, Contractor agrees to keep all public records in accordance with the City's records retention and disposal policies, O.C.G.A. § 50-18-92, *et seq.*, and the Georgia Administrative Code. Notwithstanding the foregoing, nothing contained herein will limit the Contractor's or the City's right to defend against disclosure of records alleged to be public.

18. Confidential Information.

(a) Access to Confidential Information. The Contractor's employees, agents and subcontractors may have access to confidential data or information maintained by the City to the extent necessary to carry out the Contractor's responsibilities under the Contract. The Contractor will presume that all information received pursuant to the Contract is confidential unless otherwise designated by the City. If it is reasonably likely the Contractor will have access to the City's confidential information, then:

i. The Contractor will provide to the City a written description of the Contractor's policies and procedures to safeguard confidential information;

ii. Policies of confidentiality will address, as appropriate, information conveyed in verbal, written, and electronic formats;

iii. The Contractor must designate one individual who will remain the responsible authority in charge of all data collected, used, or disseminated by the Contractor in connection with the performance of the Contract; and

iv. The Contractor must provide adequate supervision and training to its agents, employees, and subcontractors to ensure compliance with the terms of the Contract. The private or confidential data of the City will remain the property of the City at all times. In order to obtain access to certain data in order to perform certain portions of the Work, Contractor may be required to sign a nondisclosure agreement. Contractor understands and agrees that refusal or failure to sign such a nondisclosure agreement, if required, may result in termination of the Contract.

(b) No Dissemination of Confidential Data. No confidential data collected, maintained, or used in the course of performance of the Contract will be disseminated, unless otherwise required by law, without the written consent of the City, either during the period of the Contract or thereafter. Subject to Section 18 (*Rights in Proprietary Data*) hereof, as between the parties, any data supplied to or created by the Contractor will be considered the property of the City, and Contractor must return any and all data collected, maintained, created or used in the course of the performance of the Contract, in whatever form it is maintained, promptly at the request of the City.

(c) Subpoena. In the event that a subpoena or other legal process is served upon the Contractor for records containing confidential information, the Contractor will promptly notify the City and cooperate with the City in any lawful effort to protect the confidential information.

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(d) Reporting of Unauthorized Disclosure. The Contractor will immediately report to the City any unauthorized disclosure of confidential information.

(e) Survives Termination. The Contractor's confidentiality obligation under the Contract will survive termination of the Contract.

19. Rights in Proprietary Data; Intellectual Property; Nondisclosure and Confidentiality.

(a) Data of Contractor. The capitalized term "Proprietary Data" as used in this Section 18 will mean commercial proprietary written reports, studies, drawings, trademarks, specifications, designs, models, processes, systems, photographs, computer CADD discs, reports, plans, surveys, software, or other graphic, electronic, chemical or mechanical representations of the Contractor, and further includes Proprietary Data provided to Contractor by a third party pursuant to a non-disclosure agreement or covenant or which constitutes a trade secret pursuant to Georgia law. Proprietary Data does not include public records information compiled on the City's behalf for the purpose of performing the Work under this Contract or any written reports, studies, drawings, specifications, photographs, reports, surveys or other representations prepared by Contractor for the City in performance of the Work provided pursuant to this Contract.

(b) Rights in Data. As between the parties, all Proprietary Data will be the property of the Contractor. No title or ownership or any intellectual property or proprietary rights of Contractor, including licensed software code copyrights and licensed software documentation, are transferred to the City under this Contract. The City will have the limited right to use such Proprietary Data, without any additional payment to or approval by the Contractor, as necessary to provide for full use of the Work and project deliverables.

(c) Copyrights. No project deliverables developed or prepared in whole or in part under this Contract will be subject to copyright protection owned by a third party in the United States of America or other country. Contractor will not include in the project deliverables any copyrighted matter owned by a third party unless Contractor obtains the written approval of the City Administrator or designee and provides said City Administrator or designee with the written permission of the copyright owner allowing Contractor to use such copyrighted matter in the manner provided herein.

(d) Confidentiality. To the extent allowed by law, City will treat any information received under or through this Contract regarding Contractor's Intellectual Property, which Contractor has marked and identified as "Confidential Intellectual Property," in strictest confidence and will not disclose such information to third parties except where such information: (a) was part of the public domain when received, or becomes a part of the domain through no action or lack of action by City; (b) prior to disclosure was already in City's possession and not subject to an obligation of confidence imposed in another relationship; (c) subsequent to disclosure is obtained from a third party whom is lawfully in possession of such information and not subject to a contractual relationship to Contractor with respect to such information; (d) is in the form of a record which is otherwise subject to required disclosure as an open record under applicable Federal and state laws; or (e) is ordered to be disclosed by a court of competent jurisdiction. In regard to other Proprietary Data received under or through this Contract, the City will work with Contractor on implementing a process designed to protect proprietary and confidential information and keep any employee receiving such information from unauthorized publication and disclosure of such information. City agrees that access to and dissemination of such information will be limited to its employees having a need to know. City will continue to keep appropriate internal policies and procedures which in its judgment are reasonably sufficient to protect the confidential nature of such information.

(e) Limitation. Except as otherwise provided for herein, nothing in this Contract will be

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interpreted as granting any rights to the City under any pre-existing patent, copyright, know-how, or any other intellectual or proprietary rights of the Contractor.

20. Compliance with Illegal Immigration Reform and Enforcement Act:

E-Verify Program: The City is committed to compliance with Federal and State laws requiring the verification of newly hired employees to ensure they are lawfully entitled to work in the United States. As such, the City will not enter into a contract for the "physical performance of services" (as defined in O.C.G.A. § 13-10-90) unless the Contractor registers and participates in a federal work authorization program (E-Verify). The E-Verify affidavit or the secure identifiable document submitted by the Contractor will become part of the Contract Documents.

(a) Requirement to Participate in a Federal Work Authorization Program (E-Verify):

i. Pursuant to O.C.G.A. § 13-10-91, Contractor represents, warrants, acknowledges, and/or agrees that:

The Contractor has registered and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees;

Subcontractors will not enter into any contract with the Contractor for the physical performance of services within the State of Georgia unless such subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees; and

Sub-subcontractors will not enter into any contract with a subcontractor or sub-subcontractor for the physical performance of services within the State of Georgia unless such sub-subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees.

ii. As of the date of enactment of O.C.G.A. § 13-10-91, the applicable federal work authorization program is "E-Verify" (*https://e-verify.uscis.gov/enroll/StartPage.aspx?JS=YES*) operated by the United States Citizenship and Immigration Services Bureau of the United States Department of Homeland Security. Information and instructions regarding E-Verify program registration, corporate administrator registration, and designated agent registration can be found at that website address.

(b) Contractor, Subcontractor, and Sub-subcontractor Evidence of Compliance:

i. Contractor, if providing the physical performance of services under this contract, will comply with the requirements of O.C.G.A. § 13-10-91.

ii. Pursuant to O.C.G.A. § 13-10-91, in the event the Contractor employs or contracts with a subcontractor in connection with the covered contract, the Contractor will secure from such subcontractor attestation of the subcontractor's compliance with O.C.G.A. § 13-10-91 by the subcontractor's execution of the subcontractor affidavit, the form of which is included in Appendix B of the RFP, and will maintain a record of such attestation for inspection by the City at any time. Such subcontractor affidavit will become a part of the Contractor/subcontractor agreement. Further, it will be the duty of the Contractor to submit copies of all affidavits, drivers' licenses, and/or identification cards required pursuant to this Section, as applicable, to the City within five (5) business days of receipt.

iii. Pursuant to O.C.G.A. § 13-10-91, in the event the Contractor employs or contracts with a subcontractor that employs or contracts with any sub-subcontractor, the subcontractor will secure from such sub-subcontractor attestation of the sub-subcontractor's compliance with O.C.G.A. § 13-10-91 by the sub-subcontractor's execution of the sub-subcontractor affidavit, the form of which is included in Appendix B of the RFP, and maintain records of such attestation for inspection by the City at any time. Such sub-

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subcontractor affidavit will become a part of the subcontractor/sub-subcontractor agreement. Any subcontractor receiving an affidavit from a sub-subcontractor will forward notice to the Contractor of the receipt, within five (5) business days of receipt, of such affidavit. Further, it will be the duty of any sub-subcontractor to forward notice of receipt of any affidavit from a sub-subcontractor to the subcontractor or sub-subcontractor with whom such receiving sub-subcontractor has privity of contract. Any subcontractor receiving notice of receipt of an affidavit from any sub-subcontractor that has contracted with a sub-subcontractor will also forward, within five (5) business days of receipt, a copy of such notice to the Contractor.

iv. In lieu of the affidavit required by this Section, if Contractor, or any subcontractor or sub-subcontractor, as applicable, has no employees and does not hire or intend to hire employees for purposes of satisfying or completing the terms and conditions of the Contract (or the subcontractor's or sub-subcontractor's portion of work utilized to perform part of the Contract with the City), such party will instead provide a copy of his or her state issued driver's license or state issued identification card.

(c) The Contractor must comply with all other applicable requirements and provisions of O.C.G.A. § 13-10-91 and other applicable rules and regulations promulgated in relation thereto.

(d) All portions of contracts pertaining to compliance with O.C.G.A. § 13-10-91 and these rules, and any affidavit related hereto, will be open for public inspection in this State at reasonable times during normal business hours.

21. Miscellaneous.

(a) Compliance with Laws; No Discrimination. The Contractor, including any approved subcontractors, must, in performance of the Work, fully comply with all applicable federal, state, or local laws, rules, and regulations, including, but not limited to, Title VI of the Civil Rights Act of 1964 and its amendments, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. In performance of the Work, the Contractor will not discriminate against any person on the basis of race, color, religion, gender, national origin or ancestry, age, creed, marital status, physical or mental disability, or political ideas and will further ensure that Contractor's agents and/or subcontractors comply with same. Further, Contractor, its agents and subcontractors must affirmatively comply with all applicable provisions of federal, state and local equal employment laws and will not engage in or commit any discriminatory practice against any employee, applicant or person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot lawfully be used as a basis for the provision or denial of employment or service delivery.

(b) Governing Law. This Contract is executed and will be performed in the State of Georgia, and this Contract will be construed and enforced per the laws of the State of Georgia. Subject to Subsection (j) below (*Arbitration*), venue for any action arising out of this Contract will lie in the appropriate court of Fulton County, Georgia.

(c) Captions. Titles or captions of sections contained in this Contract are inserted only as a matter of convenience and for reference, and in no way define, limit, extend or prescribe the scope of this Contract or the intent of any provision.

(d) Electronic Signature. This Contract may be executed by electronic signature, and such signature will have the same validity and effect as a signature affixed by hand and will constitute an original for all purposes.

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(e) Severability. In the event that any provision hereof is held to be invalid or unenforceable, such provision will be severed from this Contract and will not affect the validity or enforceability of the remainder of this Contract.

(f) Entire Agreement. This Contract supersedes all prior discussions and agreements between the parties with respect to the matters contained herein and constitutes the sole and entire agreement between the parties.

(g) Persons Bound. This Contract will be binding upon and will inure to the benefit of the parties, their respective successors, successors in title, legal representatives, heirs and permitted assigns. This Contract may not be assigned by the Contractor without the prior written consent of the City.

(h) Amendment. No term or provision of this Contract may be amended, waived, supplemented, modified or terminated except by an instrument in writing signed by the party against whom the enforcement of the amendment, waiver, supplement, modification or termination is sought.

(i) Waiver. The City's failure or forbearance to enforce any term hereof will not be deemed to be a waiver of such right or claim, or any right of claim hereunder. Moreover, the City's waiver of any term hereof will not operate or be construed as a waiver of any subsequent breaches of the same or any other term.

(j) Arbitration. Any dispute arising out of this Contract will, at the option of the City of Alpharetta, be submitted to binding arbitration conducted in Atlanta, Georgia in accordance with the rules of the American Arbitration Association.

(k) Annual Appropriation and Renewal. Notwithstanding any other provision of this Contract, in compliance with the requirements of O.C.G.A. § 36-60-13 governing the terms and conditions of multiyear contracts, this Contract will be effective for a term commencing on upon contract execution, and terminating at midnight one year later (the "initial term"), without further obligation on the part of either party other than outstanding obligations incurred prior to the expiration of such term. Thereafter, in accordance with O.C.G.A. § 36-60-13 and subject to the further conditions provided in this Paragraph, this Contract will be automatically renewed for up to four (4) successive one (1) year terms (each one year term occurring after the initial term will be referred to as a "renewal term") unless the City delivers written notice of non-renewal to Contractor at least thirty (30) days prior to the expiration of the initial term. At the expiration of each renewal term, this Contract will be automatically renewed for an additional one (1) year term, unless the City furnishes Contractor written notice of its intent not to renew this Contract not less than thirty (30) days prior to the expiration of such renewal term. If written notice of non-renewal is given, this Contract will terminate upon expiration of the then existing term. For any such renewal term, prices may be increased by the lesser of three percent (3%) or the Consumer Price Index factor (US City Average – All Items; most recent month). Contractor will provide the City with the subsequent prices or rates for any renewal term, if different from the then existing prices or rates, at least ninety (90) days prior to the expiration of the then existing term. Subsequent prices or rates are guaranteed for a minimum of twelve (12) months. If written notice of non-renewal is given, this Contract will terminate upon expiration of the then existing term. Nothing stated herein will obligate the City to extend this Contract beyond the initial term or any renewal term. Further, this Contract will terminate absolutely and without further obligation of the City at the close of the fiscal year in which it was executed and at the close of each succeeding fiscal year if the City Council fails to appropriate funding for the Contract for any such succeeding fiscal year. Notwithstanding any other provision or provisions of this Contract, pursuant to O.C.G.A. § 36-60-13, this Contract will terminate

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immediately and absolutely if the City determines that adequate funds are not appropriated or granted or funds are de-appropriated such that the City cannot fulfill its obligations under the Contract, which determination is at the City's sole discretion and will be conclusive.

(l) Additional Terms of Contractor. The City will not be bound by any terms and conditions included in any Contractor invoice, packaging, catalog, brochure, technical data sheet, or other document which attempts to impose any condition in variance with or in addition to the terms and conditions contained herein.

(m) Presumptions and Interpretations. The parties further agree that should any provision of this Contract require interpretation or construction, the court, administrative body or other entity interpreting or construing this Contract will not apply a presumption that the provisions hereof will be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agents prepared same, it being agreed that all parties and/or their respective attorneys and agents have been fully afforded the opportunity to review all provisions of this Contract.

(n) No Third-Party Beneficiaries. Nothing contained in this Contract is intended to or will create a contractual relationship with, cause of action in favor of, or claim for relief for, any third party, including any agent, sub-consultant or sub-contractor of the Contractor. Absolutely no third-party beneficiaries are intended by this Contract. Any third-party receiving a benefit from this Contract is an incidental and unintended beneficiary only.

(o) No Waiver of Governmental Immunity. Nothing in this Contract will be construed to waive, limit, or otherwise modify any governmental or sovereign immunity that may be available by law to the City, its elected officials, officers, employees, contractors, or agents, or any other person acting on behalf of the City and, in particular, governmental or sovereign immunity afforded or available pursuant to Georgia Statutes.

(p) Publicity Provision. Contractor will not use any trademarks, service marks, or logos of the City without the City's express prior written consent. Contractor will not identify or make reference to the City in any advertising or other promotional modality regardless of its form without the express prior written consent of the City.

(q) Survival. Any and all provisions of this Contract creating obligations extending beyond the term of this Contract, including, without limitation, Contractor's warranty of products and labor and the indemnification provisions contained herein, will survive the expiration or termination of this Contract, regardless of the reason for such termination.

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CONTRACT NAME: STORM PIPE LINING SERVICES – SPIN-CAST
CONTRACT NO. 21-112B

IN WITNESS WHEREOF, the parties hereto have each caused this Contract to be executed and delivered by a duly authorized officer, agent, or official as of the date set forth below.

Executed 8/18/2021

CITY OF ALPHARETTA, GEORGIA

DocuSigned by:

By: _____
2DC5226B6FD44FB...
Jim Gilvin, Mayor

Approved as to Content:

DocuSigned by:
Pete Sewczwicz
BB2F6271FD59471...
Pete Sewczwicz
Director of Public Works

Approved as to form and legal sufficiency:

DocuSigned by:
Sam Thomas
45E7D1BEB43B492...
C. Sam Thomas, City Attorney

UTILITY ASSET MANAGEMENT, INC.

DocuSigned by:

By: Anita Clyne
2A48B8E09D2040E...
Anita Clyne, President

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EXHIBIT "A"

SPIN-CASTING PIPE LINING BID ITEMS

CITY OF ALPHARETTA FY22 Stormwater Pipe Lining

ITEM #	Description	Unit	Unit Price
	Lining Requirements		
	Spin Cast Lining		
	Includes Pre & Post TV & typical point repairs during lining		
	Includes Cleaning (less than 25% full)		
1	30" Centrifugal Spin- 1.5 Thickness	LF	$ 165.00
2	36" Centrifugal Spin - 1.5 Thickness	LF	$ 193.00
3	42" Centrifugal Spin - 1.5 Thickness	LF	$ 226.00
4	48" Centrifugal Spin - 1.5 Thickness	LF	$ 256.00
5	54" Centrifugal Spin - 1.5 Thickness	LF	$ 291.00
6	60" Centrifugal Spin - 1.5 Thickness	LF	$ 327.00
7	66" Centrifugal Spin - 1.5 Thickness	LF	$ 357.00
8	72" Centrifugal Spin - 1.5 Thickness	LF	$ 392.00
9	Add Cost Per 0.5 Thickness - 30"	LF	$ 34.00
10	Add Cost Per 0.5 Thickness - 36"	LF	$ 43.00
11	Add Cost Per 0.5 Thickness - 42"	LF	$ 54.00
12	Add Cost Per 0.5 Thickness - 48"	LF	$ 65.00
13	Add Cost Per 0.5 Thickness - 54"	LF	$ 76.00
14	Add Cost Per 0.5 Thickness - 60"	LF	$ 89.00
15	Add Cost Per 0.5 Thickness - 66"	LF	$ 102.00
16	Add Cost Per 0.5 Thickness - 72"	LF	$ 117.00

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	Spin Cast Lining		
	Includes Pre & Post TV & typical point repairs during lining		
	Includes Cleaning (greater than 25% full)		
17	30" Centrifugal Spin- 1.5 Thickness	LF	$ 188.00
18	36" Centrifugal Spin - 1.5 Thickness	LF	$ 221.00
19	42" Centrifugal Spin - 1.5 Thickness	LF	$ 259.00
20	48" Centrifugal Spin - 1.5 Thickness	LF	$ 294.00
21	54" Centrifugal Spin - 1.5 Thickness	LF	$ 330.00
22	60" Centrifugal Spin - 1.5 Thickness	LF	$ 370.00
23	66" Centrifugal Spin - 1.5 Thickness	LF	$ 404.00
24	72" Centrifugal Spin - 1.5 Thickness	LF	$ 442.00
25	Add Cost Per 0.5 Thickness - 30"	LF	$ 34.00
26	Add Cost Per 0.5 Thickness - 36"	LF	$ 43.00
27	Add Cost Per 0.5 Thickness - 42"	LF	$ 54.00
28	Add Cost Per 0.5 Thickness - 48"	LF	$ 65.00
29	Add Cost Per 0.5 Thickness - 54"	LF	$ 76.00
30	Add Cost Per 0.5 Thickness - 60"	LF	$ 89.00
31	Add Cost Per 0.5 Thickness - 66"	LF	$ 102.00
32	Add Cost Per 0.5 Thickness - 72"	LF	$ 117.00
	Spin Cast Lining for Drainage Boxes		
33	48" Drainage box	VF	$ 115.00
34	60" Drainage box	VF	$ 135.00
35	72" Drainage box	VF	$ 178.00

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	Precast Headwalls (per Alpharetta Std 232)		
36	Precast Headwall for 18" Pipe	EA	$ 3,700.00
37	Precast Headwall for 24" Pipe	EA	$ 4,300.00
38	Precast Headwall for 30" Pipe	EA	$ 4,900.00
39	Precast Headwall for 36" Pipe	EA	$ 5,900.00
40	Precast Headwall for 42" Pipe	EA	$ 6,900.00
41	Precast Headwall for 48" Pipe	EA	$ 7,500.00
	Cast-In_Place Concrete Headwall		
42	Cast-n-Place Conc HW-GDOT Det 1125	CY	$ 500.00
	Rubble Masonry HW		
43	Rubble Headwall for 18" Pipe	EA	$ 4,000.00
44	Rubble Headwall for 24" Pipe	EA	$ 4,700.00
45	Rubble Headwall for 30" Pipe	EA	$ 5,500.00
46	Rubble Headwall for 36" Pipe	EA	$ 6,700.00
	Miscellaneous Items		
47	Stone #57	Ton	$ 76.00
48	Surge Stone	Ton	$ 68.00
49	No.3's and 4's Stone	Ton	$ 76.00
50	Reset Existing Headwall	EA	$ 5,600.00
51	3000psi Concrete	CY	$ 320.00
52	Flowable Fill	CY	$ 300.00

	NOTES
	All unit prices shall include but not be limited to all mobilization, labor, equipment and materials necessary to perform the work. In addition, unit prices for pipe lining shall include typical point repairs, pre and post CCTV, and cleaning (less than 25% full & greater than 25%).
	Lump sum items will be determined on a project by project basis and include but not be limited to erosion control, landscaping, traffic control, special internal and external point repairs, pumping operations, ground penetrating radar and pressure grouting. These items will be included with proposals prior to each purchase order for lining projects.

STAFF REPORT

Department: Public Safety
Submitted By: Stephanie Cochran
Meeting Date: March 3, 2025

AGENDA ITEM:

Memorandum of Understanding: Gwinnett Technical College Police Department
Consideration of approval of a Memorandum of Understanding between The Technical College System of Georgia by and on behalf of Gwinnett Technical College and the City of Alpharetta, and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve the Memorandum of Understanding between The Technical College System of Georgia by and on behalf of Gwinnett Tecnhical College and the City authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: THERE IS NO COST TO THE CITY OF ALPHARETTA FOR THIS MUTUAL AID AGREEMENT.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

This Memorandum of Understanding (MOU) establishes a framework for cooperation between Gwinnett Technical College and the City of Alpharetta, allowing them to provide mutual law enforcement assistance during emergencies or criminal cases, as per Georgia law (O.C.G.A. § 36-69).

This MOU establishes a framework for mutual assistance between the parties and authorizes each party to render extraterritorial law enforcement assistance per O.C.G.A. § 36-69-3. In the conditions of assistance, the responding party evaluates the request and decides on the resources (personnel, equipment) it can provide. The senior officer from the requesting party will still oversee operations. The personnel provided through this MOU will have the same legal rights, powers, and protections as they would within their jurisdiction. However, assistance is voluntary, and the responding party can recall aid at any time. For training, both parties agree to participate in joint training exercises to ensure standard practices are followed. Each party is responsible for its property and equipment. Neither party will pay the other for services provided under this agreement, except in cases where damages are covered by state or federal aid. This MOU shall continue until (a) 50 years from the date of commencement or (b) complete termination. Any party may terminate this MOU for convenience by giving the other parties no less than thirty (30) days' written notice.

ALTERNATIVES:

Council could not approve the MOU with Gwinnett Technical College.

ATTACHMENTS:

1. MOU Alpharetta PD Gwinnett Tech

MEMORANDUM OF UNDERSTANDING
between
THE TECHNICAL COLLEGE SYSTEM OF GEORGIA
by and on behalf of
GWINNETT TECHNICAL COLLEGE
and
CITY OF ALPHARETTA, GEORGIA

This Memorandum of Understanding ("MOU") is effective as of the _____ day of _____, 2025, between the Technical College System of Georgia (hereinafter referred to as "TCSG") by and on behalf Gwinnett Technical College (hereinafter referred to as "Gwinnett Tech") and the City of Alpharetta, Georgia, a municipal corporation of the State of Georgia (hereinafter referred to as the "City") (each party referred to herein individually as a "Party" and collectively as the "Parties").

RECITALS

WHEREAS, TCSG supervises the State of Georgia's technical colleges, adult literacy programs, and a host of economic and workforce development programs; and

WHEREAS, Gwinnett Tech is a unit of TCSG and provides career-focused technical education and training in the region; and

WHEREAS, Gwinnett Tech operates an Alpharetta-North Fulton Campus located at 2875 Old Milton Parkway, Alpharetta, Georgia 30009, and a Lawrenceville Campus located at 5150 Sugarloaf Parkway, Lawrenceville, Georgia 30043 (hereinafter collectively referred to as the "Gwinnett Tech Campuses"); and

WHEREAS, the Gwinnett Tech Police Department provides security for the Gwinnett Tech Campuses; and

WHEREAS, the Parties have determined that it is to the mutual advantage and benefit of the Parties to render police services to each other under appropriate circumstances; and

WHEREAS, the Parties enter into this MOU for mutual aid pursuant to the 1983 Constitution of the State of Georgia, Article IX, Section II, Paragraph III and Article IX, Section III, Paragraph I, and the Official Code of Georgia Annotated O.C.G.A § 36-69-1, *et. seq*., the "Georgia Mutual Aid Act."

NOW, THEREFORE, in consideration of the mutual promises made and of the benefits to flow from one to the other, the Parties hereunto agree as follows:

Article I – Mutual Aid

Section 1. The purpose of this MOU is to establish a framework for mutual assistance among the Parties and to authorize each Party to render extraterritorial law enforcement assistance in accordance with O.C.G.A. § 36-69-3. This MOU incorporates by reference standards contained in the Georgia Mutual Aid Act, including subsequent amendments thereto.

Section 2. In the event a Party needs assistance in a local emergency (as defined in O.C.G.A. § 36-69-2), in the prevention or detection of violations of any law, in the apprehension or arrest of any person who violates a criminal law of this state, or in any criminal case, a Party (the "Requesting Party") may request assistance from the other Party (each a "Responding Party"). The Responding Party shall promptly evaluate the situation and its available resources and inform the Requesting Party of the level of assistance it is willing and able to provide (if any), specifying, if possible, the specific equipment and personnel it will supply.

Section 3. Resource availability and level of response shall be determined in the sole discretion of the Responding Party. Aid actually provided may be recalled at the sole discretion of the Responding Party.

Section 4. Personnel who are furnished pursuant to this MOU will work under their own supervisors and with their own equipment to the extent possible.

Section 5. The senior officer of the Requesting Party shall be in command of the strategy, tactics, and overall direction of any operations undertaken on behalf of the Requesting Party. All orders or directions regarding the operations of the public safety officers and employees rendering assistance extraterritorially shall be relayed to the senior officer in command of each Responding Party.

Section 6. In accordance with O.C.G.A. § 36-69-4, personnel furnished by the Responding Party shall have the same powers, duties, rights, privileges, and immunities as if they were performing their duties in the political subdivision or on the campus of the institution in which they are normally employed.

Section 7. When mutually agreeable, the Parties will participate in joint training exercises to promote a basic standardization of operations and philosophy.

Section 8. The Parties shall ensure that all of their officers are properly trained and P.O.S.T. certified. If any officer participating under this agreement loses P.O.S.T. certification for any reason, the Party whose officer has lost the certification shall notify the other Party and the officer shall immediately be removed from any job duties associated with this MOU.

ARTICLE II – LIABILITY

Section 1. In accordance with O.C.G.A. § 36-69-8, and regardless of any orders or directions provided pursuant to Section 5, there is no special duty imposed by this MOU on any Responding

Party, or its respective agents and/or employees, to render assistance pursuant to this MOU, or to stay at the scene of a local emergency for any length of time.

Section 2. Nothing contained in this MOU shall be construed to create an employment or agency relationship between the agents and employees of the Requesting Party and the Responding Party; no agent or employee of a Party shall be deemed to be an employee or agent of the other Party because of any action or incident arising pursuant to this MOU.

Section 3. All damages to or loss of equipment or apparatus, and the expense of operating such equipment and apparatus, shall be the responsibility of the Party that owns such equipment or apparatus. However, when state or federal aid is provided to the Requesting Party in compensation for damages to equipment or apparatus that occurs during a natural disaster, a state of emergency, or any other similar incident, a portion of such aid shall be distributed to each Responding Party in proportion to its level of assistance provided. When the Requesting Party is applying for federal or state financial assistance during or after during a natural disaster, a state of emergency, or any other similar incident, to the extent permitted by law the Requesting Party shall also claim the eligible costs of the Responding Party and disburse reimbursement for such costs if awarded.

Section 4. Except as provided for in Section 3 above, and to the extent allowed by law, each Party releases the other Party from any and all liabilities, suits, claims, judgments, costs or demands for damage to its own property whether directly existing or indirectly arising out of the use of any vehicle, equipment or apparatus being used by the other Party during the provision of service pursuant to this MOU.

Section 5. Nothing contained in this MOU shall be construed to be a waiver of either. Party's sovereign immunity, any individual's qualified immunity, official immunity, or any other immunity or exemption from liability provided for by law.

ARTICLE III - COMPENSATION

Section 1. Except as provided in Article II, Section 3 above, no Party will be required to pay any compensation to the other Party under this MOU for services rendered pursuant to this MOU.

Section 2. The mutual advantage and protection afforded by this MOU is considered adequate consideration to all Parties.

Section 3. Each Party to this MOU shall comply with workers' compensation laws of the State of Georgia without any cost to the other Parties.

Section 4. Each Party shall pay the salaries, benefits, and all other compensation of its own personnel without cost to the other Parties.

ARTICLE IV – INJURIES TO PERSONNEL

Section 1. Any damage or other compensation that is required to be paid to any police department employee or agent by reason of his/her injury occurring while his/her services are being utilized pursuant to this MOU shall be the sole liability and responsibility of the Party regularly employing that person.

ARTICLE V – ADEQUATE COVERAGE FOR OWN JURISDICTION

Each Party is responsible for providing adequate equipment and manpower coverage for its own jurisdiction. Each Party's foremost responsibility is to its own citizens/students and any assistance provided pursuant to this MOU is at the Responding Party's risk of equipment and manpower shortages within its own jurisdiction.

ARTICLE VI – MISCELLANEOUS

Section 1. **Term**.

A. This MOU shall commence upon its approval and execution by each of the respective governing bodies of the Parties (as applicable) and shall continue until the earlier of: (a) 50 years from the date of commencement; or (b) complete termination pursuant to Paragraph B below.

B. Any Party may terminate this MOU for convenience by giving no less than thirty (30) days' written notice to the other Parties.

Section 2. **No Benefits to Third Parties**. This MOU shall not be construed as, or deemed to be, an agreement for the benefit of a third party, and no third party shall have any right of action hereunder for any cause whatsoever.

Section 3. **Administration**. The Parties shall be jointly responsible for administration of this MOU through their respective Chief of Police or Director of Public Safety (as applicable).

Section 4. **Construction**. Nothing in this MOU is intended to or shall be construed to modify the respective rights and obligations of the Parties under any other mutual aid agreement.

Section 5. **Entire Agreement**.

A. This MOU shall constitute the entire agreement between the Parties on the subject matter herein, and no modification thereof shall be binding unless evidenced by a subsequent signed written agreement.

B. This MOU shall be the sole instrument for the provision of mutual aid for emergency law enforcement services between the Parties pursuant to the Georgia Mutual Aid Act. This MOU is not intended to govern the provision of mutual assistance between the Parties

pursuant to any other authority under Georgia law, including without limitation the Georgia Emergency Management Act of 1981, O.C.G.A. § 38-3-1 *et seq*.

Section 6. **Severability**. In the event any part or provision of this MOU is held to be invalid or unenforceable, the remainder of this MOU shall not be affected thereby and shall continue in full force and effect.

Section 7. **Governing Law**. This MOU shall be governed in all respects as to the validity, construction, capacity, or otherwise, by the laws of the State of Georgia.

Section 8. **Nondiscrimination**. In accordance with Title VI of the Civil Rights Act, as amended, 42 U.S.C. § 2000d, section 303 of the Age Discrimination Act of 1975, as amended, 42 U.S.C. § 6102, section 202 of the Americans with Disabilities Act of 1990, 42 U.S.C. § 12132, and all other provisions of Federal law, the Parties agree that, during performance of this MOU, the Parties, for themselves, their assignees and successors in interest, will not discriminate against any employee or applicant for employment, any contractor, or any supplier because of race, color, creed, national origin, gender, age or disability. In addition, the Parties agree to comply with all applicable implementing regulations and shall include the provisions of this Section in every contract for services contemplated under this MOU.

Section 9. **Notices**. All required notices shall be given by first class mail or any other form of notice expressly authorized by a Party, except that any notice of termination shall be mailed via U.S. Mail, return receipt requested. Mailed notices shall be addressed to the parties at the following addresses:

If to the City of Alpharetta:

Alpharetta Department of Public Safety
Attn: Public Safety Chief John F. Robison
2565 Old Milton Parkway
Alpharetta, Georgia 30009
Email: jrobison@alpharetta.ga.us

With Copy to:

Jarrard & Davis, LLP
Attn: Molly Esswein
222 Webb Street
Cumming, Georgia 30040
Email: messwein@jarrard-davis.com

If to Gwinnett Technical College:

Gwinnett Technical College
Attn: Campus Police Chief Sandra Pryor
2875 Old Milton Parkway
Alpharetta, Georgia 30009
Email: spryor@gwinnetttech.edu

If to Technical College System of Georgia:

Commissioner's Office
Attn: Commissioner Greg Dozier
1800 Century Place N.E., Suite 400
Atlanta, Georgia 30345
Email: _____

Section 10. **Counterparts**. This MOU may be executed in several counterparts, each of which shall be an original, and all of which shall constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGES]

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

[CITY SEAL]

Approved as to substance:

By: _____
Chris Lagerbloom, City Administrator

Approved as to form:

By: _____
Molly Esswein, City Attorney

[SIGNATURES CONTINUE ON NEXT PAGE]

THE TECHNICAL COLLEGE SYSTEM OF GEORGIA

By: _____
Dr. Artesius Miller, TCSG State Board Chair

By: _____
Greg Dozier, TCSG Commissioner

GWINNETT TECHNICAL COLLEGE

By: _____
Dr. Glen C. Cannon, President

By: _____
Sandra D. Pryor, Chief of Police

STAFF REPORT

Department: Recreation, Parks & Cultural Services
Submitted By: Morgan Rodgers
Meeting Date: March 3, 2025

AGENDA ITEM:

Agreement between the City of Alpharetta and ZKTeco for Union Hill Overflow Parking
Consideration of approval of an agreement between the City of Alpharetta and ZKTeco for parking during permitted events at Union Hill Park and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve the agreement between the City of Alpharetta and ZKTeco for parking during permitted events at Union Hill Park and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

The covered arena at Union Hill Park has recently been upgraded to serve as the host for events and concerts. The limited parking at Union Hill Park hinders larger events from using the Park. Currently, there are 108 marked parking spaces at Union Hill Park.

Staff worked with the adjourning business, ZKTeco, to develop an agreement for the use of ZKTeco's parking for events that take place on weekends. ZKTeco has 75 parking spaces that could be used during scheduled events at Union Hill Park.

This agreement would be used during scheduled events that occur on Friday evenings, Saturdays or Sundays for permitted events only. This agreement would allow for a total of up to 500 people to be in attendance at an event.

ZKTeco is not asking for any monetary compensation for this agreement. The City would ensure that the event organizers comply with the terms of the agreement.

ALTERNATIVES:

Deny approval of the agreement and forego the opportunity to have additional parking at scheduled events at Union Hill Park.

ATTACHMENTS:

1. ZKTeco - COA Union Hill Parking Agreement - 2025

Premises Usage Agreement

This premises Usage Agreement ("Agreement") is entered into this ___ day of _____ 2025 by and between ZKTeco USA LLC ("Grantor") and the City of Alpharetta ("Grantee').

Scope of Permitted Use

Subject to the terms and conditions set forth below Grantor hereby grants Grantee a revocable right to use the Grantor's parking lot at 1600 Union Hill Road, Alpharetta, Georgia ("Premises") for the purpose of parking cars for scheduled events at Union Hill Park ("Permitted Use") Grantee's use of the Premises shall always be subject to the Rules and Regulations attached hereto and incorporated herein as Exhibit A.

Term of Agreement

This agreement shall begin from the date of signing and will terminate on December 31st, 2025.

Grantee shall be permitted to use the Premises for scheduled events on Fridays from 5:00 pm–11:00 pm, Saturdays from 9:00 am – 11:00 pm and Sundays from 9:00 am – 11:00 pm.

Grantee will provide Grantor a schedule of events that will utilize the Premises at least 30 days in advance of any usage.

Grantee will place vehicle barricades to ensure that the loading dock area directly behind the Grantor's building is not used during any scheduled event.

Either party shall have the right to terminate this Agreement and revoke the right of use at any time, for any reason, or for no reason, and terminate the Agreement upon 7 days advance notice of termination to the other party.

If the Agreement is terminated, the Grantee, at their expense, shall remove the walkway and plant appropriate landscaping within 30 days of termination.

Usage Fee and Deposit

Grantee shall pay Grantor a usage fee $0 per month.

Grantee shall pay Grantor a separate Security Deposit in the amount of $0 upon executing this Agreement.

Insurance

Grantee shall provide and keep in force during the term of this Agreement, for the benefit of Grantor or any other persons or entities designed by Grantor, comprehensive general liability insurance provide by a company selected by Grantee and satisfactory with Grantor for property damage and bodily injury, personal injury or death to one (1) or more persons, which insurance shall insure the interest of Grantor and Grantee and any designees of Grantor. Grante shall deliver certificates of such insurance to Grantor before using the Premises, and in any event, within 30 days after signing of this Agreement. All

such policies shall include a provision that Grantor shall receive at least thirty (30) days advance notice prior to material changes or cancellation thereof.

Delivery of Premises and Alterations

Grantee agrees to use the Premises in "as is" condition without any obligation of the Grantor to make any repairs, alterations, or modifications to the Premises. Grantee shall not make any or modifications to the Premises unless approved in advance by writing by Grantor.

Maintenance of Premises

Grantee shall be responsible for removal of trash and / or debris that is left after use of property. Grantee shall be responsible for storage of barricades, other equipment, or items needed during use of property unless expressed and approved within 30 days.

Grantee shall always during scheduled events at Union Hill Park keep and maintain the Premises neat, clean, free of debris and trash, and in good order and repair and in an attractive and clean condition and in accordance with the Rules and Regulations attached hereto and incorporated herein as Exhibit A. Grantee shall be liable to the Grantor for damage to the Premises resulting from Grantee's use of the Premises.

Assignment

Grantee shall not assign this Agreement, nor permit use of the Premises by anyone other than the Grantee and its contracted partner.

Indemnification

Grantee shall use the Premises at Grantee's sole risk. Grantee shall keep the Premises free of al liens and claims of lien that may arise from any act of omission on the part of the Grantee. Except for damages caused solely by Grantor's negligence, Grantee shall indemnify, defend, and hold harmless Grantor and Grantor's contactors, employees, agents, and invitees, from all claims, damages, or liabilities for injury to person or property, including, without limitations, reasonable attorney's fees which may arise out of Grantee's use of the Premises. Subject to foregoing, Grantee shall and does hereby release Grantor from and against any claims of any nature arising out of or related to Grantee's use of the Premises. This paragraph shall survive termination of this Agreement.

Entire Agreement

This Agreement contains the entire agreement between the parties, and all prior understanding and agreements between the parties are merged into this Agreement. This Agreement may be changed or modified only by a writing executed by the party against who enforcement thereof is sought.

Limited Right of Use

This Agreement grant a limited and specified personal right of use only. No other interest is granted or conveyed by this Agreement. This Agreement, and any act or omission by either party under this Agreement or in reliance upon this Agreement, does and shall not create or convey a partnership, joint venture, lease, easement, estate, or property interest between the parties. By entering into this Agreement and permitting your use of the Premise, Grantor does not in any way endorse Grantee's

organization. By entering into this Agreement and permitting your use of the Premises, Grantor does not grant Grantee permission to advertise your use od the Premises in any way.

Governing Law

This Agreement shall be governed by and construed in accordance with the laws of Georgia.

Time is of the Essence.

Time is of the essence of this Agreement.

ZKTeco USA LLC (Grantor)

By: _____
Scott Bohm, Director of Operations

Date: _____

The City of Alpharetta (Grantee)

By: _____
Jim Gilvin, Mayor

Date: _____

Approved as to Substance:

By: _____
Chris Lagerbloom, City Administrator

Approved as to Form:

By: _____
City Attorney

Exhibit A: Rules and Regulations

As a condition of this Agreement, Grantee shall prevent the following list of prohibited activities or uses of the Premises:

1. Use of Premises for any illegal purposes
2. Use which creates fire, explosive or environmental hazards.
3. Use which creates or permits a nuisance or trespass.
4. Use which produces, reproduces, or transmits any loud sounds or vibrations.
5. Smoking on the Premises.
6. Consumption of alcoholic beverages or controlled substances anywhere on the Premises.
7. Use or occupancy by any person under the age of 18 with adequate adult supervision.

STAFF REPORT

Department: Recreation, Parks & Cultural Services
Submitted By: Christine Young
Meeting Date: March 3, 2025

AGENDA ITEM:

Premises Usage Agreement: Alpharetta First Methodist Church for 2025 Taste of Alpharetta Parking
Consideration of approval of a Premises Usage Agreement between the City of Alpharetta and Alpharetta First Methodist Church, Inc., permitting the use of the Cumming Street Parking Lot for the 2025 Taste of Alpharetta and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve a Premises Usage Agreement between the City of Alpharetta and Alpharetta First Methodist Church, Inc., permitting the use of the Cumming Street Parking Lot for the 2025 Taste of Alpharetta and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

Background:
As in years past, the City of Alpharetta is requesting a usage agreement for the Alpharetta First Methodist Church parking lot located at 69 North Main Street, Alpharetta, GA for the annual Taste of Alpharetta event on May 8th, 2025, from 1:00 p.m. to 11:00 p.m. Due to the attendance of this event, additional parking, beyond existing public parking, is required to accommodate the attendees of the event.

There is no charge for the City to utilize this parking lot, unless additional clean up of the property is required, which will be billed at $30.00 per hour.

Recommendation Explanation:
Staff recommends approval of the premises usage agreement. If the Mayor and Council approve the agreement presented, Staff will proceed with issuing the document for signatures.

ALTERNATIVES:

Deny approval of the premises usage agreement and forego the opportunity for additional parking at Alpharetta First Methodist Church.

ATTACHMENTS:

1. Taste of Alpharetta 2025 AFUMC Premises Usage Agreement

PREMISES USAGE AGREEMENT

This Premises Usage Agreement ("Agreement") is entered into this 17th day of February 2025 by and between Alpharetta First Methodist Church, Inc. ("AM") and City of Alpharetta ("Grantee").

Scope of Permitted Use

Subject to the terms and conditions set forth below, AM hereby grants Grantee a revocable right to use the AM Premises which only includes the Cumming Street Parking Lot located at 69 North Main Street, Alpharetta, Georgia for the purpose of parking vehicles belonging to the vendors of Taste of Alpharetta ("Permitted Use"). Grantee's use of the Premises shall at all times be subject to the Rules and Regulations attached hereto and incorporated herein as Exhibit A.

Term of Agreement

Grantee shall be permitted to use the Cumming Street Lot on Thursday, May 8, 2025, commencing at 1 p.m. and ending at 11:00 p.m. Grantee agrees to clean the parking lot at the conclusion of the event so that it is returned to the same condition as when given usage.

Grantee acknowledges that AM uses the Premises at various dates and times for religious services, weddings, funerals, youth, administrative activities and related reasons, and AM may preempt Grantee's use of the Premises at any time and for any reason upon notice to Grantee.

Either party shall have the right to terminate this Agreement and revoke the right of use at any time, for any reason, or for no reason, and termination of the Agreement shall be effective upon on party providing notice of termination to the other.

Usage Fee and Deposit

Grantee shall pay AM a usage fee $0 prior to its use of the Premises ("Fee"). If Grantee is prevented from using the Premises in accordance with this Agreement, AM will refund any paid and unused Fee.

Grantee shall pay AM a separate Security Deposit in the amount of $0 upon executing this Agreement which will be applied toward any damage caused by Grantee's use of the Premises and any unapplied Security Deposit shall be refunded to Grantee.

Insurance

Grantee shall provide and keep in force during the term of this Agreement, for the benefit of AM or any other persons or entities designated by AM, comprehensive general liability insurance provided by a company selected by Grantee and satisfactory to AM, for property damage and bodily injury, personal injury or death to one (1) or more persons, which insurance shall insure the interests of AM and Grantee and any designees of AM. Grantee shall deliver certificates of such insurance to AM before using the Premises, and in any event, within 30 days after the signing of this Agreement. All such policies shall include a provision that AM shall receive at least thirty (30) days advance notice prior to material changes or cancellation thereof.

Delivery of Premises and Alterations

Grantee agrees to use of the Premises in "as is" condition without any obligation of AM to make any repairs, alterations, or modifications to the Premises. Grantee shall not make any alterations or modifications to the Premises unless approved in advance in writing by AM.

Maintenance of Premises

Grantee shall at all times keep and maintain the Premises and the furniture and equipment therein, neat, clean, free of debris and trash, and in good order and repair and in an attractive and clean condition and in accordance with the Rules and Regulations attached hereto and incorporated herein as Exhibit A. Grantee shall be liable to AM for damage to AM property resulting from Grantee's use of the Premises. If additional clean up is required by the Maintenance staff a fee of $30 per hour will be deducted from the security deposit.

Assignment

Grantee shall not assign this Agreement, nor permit use of the Premises by anyone other than Grantee.

Indemnification

Grantee shall use the Premises at Grantee's sole risk. Grantee shall keep the Premises free of all liens and claims of lien that may arise from any act or omission on the part of Grantee. Except for damages caused by AM's negligence, Grantee shall indemnify, defend and hold harmless AM, and AM's contractors, employees, agents and invitees, from all claims, damages, or liabilities for injury to persons or property, including, without limitation, reasonable attorney's fees which may arise out of Grantee's use of the Premises. Grantee shall and does hereby release AM from and against all claims of any nature arising out of or related to Grantee's use of the Premises. This paragraph shall survive termination of this Agreement.

Entire Agreement

This Agreement contains the entire agreement between the parties, and all prior understandings and agreements between the parties are merged into this Agreement. This Agreement may be changed or modified only by a writing executed by the party against whom enforcement thereof is sought.

Limited Right of Use

This Agreement grants a limited and specified personal right of use only. No other interest is granted or conveyed by this Agreement. This Agreement, and any act or omission by either party under this Agreement or in reliance upon this Agreement, does and shall not create or convey a partnership, joint venture, lease, easement, estate or property interest between the parties. By entering into this Agreement and permitting your use of the Premise, AM does not in any way endorse Grantee's organization. By entering into this Agreement and permitting your use of the Premise, AM does not grant Grantee permission to advertise your use of the Premises (or any related event) at AM church services, in church publications, in the church bulletin, on the church website, or on the AM signs.

Governing Law

This Agreement shall be governed by and construed in accordance with the laws of Georgia.

Time is of the Essence

Time is of the essence of this Agreement.

ALPHARETTA FIRST METHODIST CHURCH, INC. ("AM")

By:_____

Title:_____

Date:_____

CITY OF ALPHARETTA ("GRANTEE")

By:_____
Jim Gilvin, Mayor

Date:_____

APPROVED AS TO SUBSTANCE:

By:_____

APPROVED AS TO FORM:
JARRARD & DAIVS, LLP

By:_____

EXHIBIT A: RULES AND REGULATIONS

As a condition of this Agreement, Grantee shall prevent the following list of prohibited activities or uses of the Premises:

1. Use of the Premises for any illegal purpose.
2. Use which creates fire, explosive or environmental hazards.
3. Use which generates, stores, treats, disposes of, installs or otherwise causes or permits any Hazardous Substances to be brought upon or kept or used in or on the Premises.
4. Use which creates or permits a nuisance or trespass.
5. Use which produces, reproduces, or transmits any sounds or vibrations which may be heard, seen or experienced, or are audible or detectable, outside the Premises.
6. Use which produces, emanates, or transmits odors, fumes, dust or vapors which are detectable outside the Premises, or which are strong, unusual, offensive or otherwise objectionable.
7. Use or occupancy by any person under the age of 18 without adequate adult supervision.
8. Smoking in any building on the Premises.
9. Consumption of alcoholic beverages or controlled substances anywhere on the Premises.
10. Food or drink in the sanctuary or narthex (front entrance of sanctuary).
11. Moving or relocating any AM religious symbols, paintings, wall hangings, portraits, etc. from their existing location.
12. Use which, in the reasonable judgment of AM, impairs or adversely affects the character, reputation or appearance of the church or Premises.

As a condition of this Agreement, Grantee shall adhere to the following requirements for use of the Premises:

1. If any furniture or equipment of AM is moved or repositioned as a result of use by Grantee, then Grantee shall return all furniture and equipment back to its original location and position before it was moved.
2. Grantee shall reset the heat or air according to posted directions, turn off lights, and close the door when leaving a classroom.
3. Grantee shall leave rooms clean and ready for the next group.
4. Grantee is responsible for any damages to AM property.
5. In case of an emergency, call “911” and request assistance. Dial 9 for an outside line.
6. The undersigned shall immediately report any problems with AM equipment or facilities to the custodian if there is one on site and/or to the Maintenance Department at 678.867.7522.

GRANTEE:

By:_____

Title:_____

Date:_____

Please sign and return copy and Security Deposit to:
Alpharetta Methodist Church
C/O Laura Malek
Database and Scheduling Coordinator
69 N. Main Street
Alpharetta, GA 30004

Restaurants
Hotels
Things to do
Museums
Transit
Pharmacies
ATMs
Alpharetta First United Methodist
Alpharetta Pro Paving
Jennifer Davis with Berkshire Hathaway...
Anthem Industries
Belle Isle Dr
Alpharetta Christian Academy
First Baptist Church Of Alpharetta
East of Main by The Providence Group
Manning St
N Main St
Cricket Ln
Letchas Ln
9

STAFF REPORT

Department: Recreation, Parks & Cultural Services
Submitted By: Morgan Rodgers
Meeting Date: March 3, 2025

AGENDA ITEM:

Invitation to Bid 25-007: Mayfield Road Property Demolition and Approval of Intergovernmental Agreement with the City of Milton

Consideration to award a contract for Invitation To Bid 25-007 to Eagle Demolition and Environmental for the Mayfield Road Property Demolition at an amount not to exceed $110,109.00 and with authorization for the Mayor to execute all necessary documents, including the IGA with the City of Milton.

STAFF RECOMMENDATION:

Approve the award of a contract for Invitation To Bid 25-007 to Eagle Demolition and Environmental for the demolition of the Mayfield Road property in an amount not to exceed $110,109.00 and authorize the Mayor to execute all necessary documents, including the IGA with the City of Milton.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
30161150 541500 C2426	$110,109.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
City of Milton	$55,054.50

ITEM DESCRIPTION:

Background:

In 2017, the City of Alpharetta and the City of Milton entered a joint venture to acquire property located on Mayfield Road with the intent to develop a shared park that would celebrate the rich heritage of both communities. The purchase of the properties located at 1470, 1480, and 1490 Mayfield Road was finalized on October 31, 2017, with each city contributing 50% of the negotiated price. Since then, the City of Alpharetta has taken the lead in overseeing the property, with the City of Milton reimbursing 50% of any incurred upkeep costs.

Originally, the plan included the demolition of the structures on the property as part of the park's construction. However, the uncertainty brought on by the COVID-19 pandemic delayed the progress of the construction plan. While a consensus regarding the property's future development has yet to be reached, the structures have deteriorated and become a public nuisance. The three unoccupied houses, as well as twenty-two other structures, including barns and chicken coops, have been deemed unsafe and need to be demolished. Additionally, the site has attracted the homeless population, further compounding the public safety concerns.

In spring 2023, staff was tasked with obtaining a budgetary quote for the proper removal of all unsafe structures, including the necessary environmental requirements, such as the lawful removal of asbestos. In fall 2023, a site meeting took place between staff from both cities to discuss the scope of work. It was unanimously decided to proceed with the demolition, with the City of Alpharetta taking the lead in procuring design plans and securing the necessary permits. These permits were finalized in the fall of 2024.

Procurement Method:
The Invitation to Bid (ITB) procurement method was utilized for this project. This method solicits competitive bids based on a set of defined specifications and criteria. ITBs focus primarily on the cost factor, with the contract being awarded to the vendor offering the lowest compliant bid.

Procurement Process:
The Department of Recreation, Parks, and Cultural Services, in collaboration with the Finance Department, prepared ITB 25-007, which was issued on December 5, 2024. The bid was advertised on the City's e-procurement platform (Bonfire) and the Georgia Procurement Registry, resulting in 966 vendor invitations. Proposals were received until January 23, 2025, with 13 firms submitting bids.
The recommended vendor, Eagle Demolition and Environmental, has been selected following the evaluation of the submitted bids. Approval is sought for the award of this contract for the Mayfield Property demolition.

Procurement Evaluation:
Proposals for ITB 25-007 were evaluated on the following criteria (max 100 points):
Phase 1: Evaluation Criteria

- Cost Proposal (97 points)
- Local Vendor Preference (3 points)

Phase 2: Reference Checks
A minimum of three (3) references provided by the lowest bidder in their proposal and were evaluated on the criteria of a pass/fail.

Staff solicited and received feedback from a minimum three (3) references provided by the lowest bidder in their proposal. Two of the references were from local jurisdiction with all having comparable scopes of work. All references received were favorable.

Upon completion of the evaluations, the scoring resulted in the following rankings (top five firms are displayed):

	Phase 1 Evaluation Points (Max of 100)			Cost
Firm	**Criteria**	**Cost**	**Total**	**In $**
Eagle Demolition & Environmental	0	97	97	$110,109.00
Wrecking Corp of America, LLC	0	86.41	86.41	$123,604.74
SED Construction Texas, Inc.	0	84.08	84.08	$127,033.45
TOA, LLC	0	82.28	82.28	$129,807.00
Southern Demolition & Environmental	0	77.13	77.13	$138,471.50

Procurement Cost:
Vendors provided pricing on the removal of all specified structures and items (to include asbestos removal) outlined in the bid invitation with the lowest being $110,109.00. The City of Alpharetta has agreed to pay 50% of the cost of the project and the City of Milton has agreed to pay 50% of the cost of the project. To which, the City of Alpharetta's total cost will be $55,054.50. These funds have been allocated in the current capital budget.

This contract is dependent on the City of Milton obtaining approval to cover their 50% share of the demolition costs, as well as the IGA being approved and signed by the City of Milton's Mayor and Council.

ALTERNATIVES:

There are two alternatives to this recommendation:

1. Deny awarding the contract for ITB 25-007.
2. Reissue an Invitation to Bid for alternate companies.

ATTACHMENTS:

1. ITB 25-007 Mayfield Property Demo_Contract 02072025
2. ITB 25-007 Bid Tab
3. ITB 25-007 Vendor Submission
4. Mayfield Road IGA-Demolition Work - Final

CONTRACT AGREEMENT
MAYFIELD PROPERTY DEMOLITION
(INVITATION TO BID NO. 25-007)

THIS CONTRACT made by, and between, **CITY OF ALPHARETTA, GEORGIA**, a municipal corporation of the State of Georgia (hereinafter, the "CITY"), and **EAGLE DEMOLITION & ENVIRONMENTAL, INC.,** a Georgia corporation with its principal office located at 103 Folds Drive, Carrollton, GA 30117 (hereinafter, "CONTRACTOR").

1. Contract Documents. The Contract Documents consist of this Contract, the City's Invitation for Bids dated December 5, 2024 (the "ITB"), including any addenda thereto, and CONTRACTOR's Bid dated January 22, 2025 (the "Bid"), all of which collectively are incorporated herein by reference (collectively, the "Contract Documents"). In the event of any conflict in the Contract Documents, the provisions and requirements set forth in this Contract shall govern; provided however, to the extent any of Contractor's obligations or duties set forth in the Bid exceed the requirements provided within the ITB or this Contract, or the City finds any of the terms set forth in the Bid more desirable, the terms set forth in the Bid shall control. Subject to the foregoing, in the event of a conflict between the language in the ITB and the Bid, the language in the former shall govern.

2. Scope of Work. The CONTRACTOR'S duties and scope of work are specifically set forth in the ITB (the "Work") and, in general, include the following:

   MAYFIELD PROPERTY DEMOLITION includes, but is not limited to, the demolition and removal of the existing houses and associated structures (standing or torn down), pasture fencing, abatement services, erosion control measures, including backfilling, placement of topsoil, and permanent seeding, site clean-up, and stabilization for these (3) contiguous properties.

3. Contract Price. For CONTRACTOR'S performance and completion of the Work (as further described in the ITB), the CITY shall pay CONTRACTOR a fee in accordance with the unit costs established on CONTRACTOR'S Schedule of Items enclosed in the Bid and as finally awarded by the CITY for a total sum not to exceed **ONE HUNDRED TEN THOUSAND, ONE HUNDRED NINE DOLLARS AND ZERO CENTS. ($110,109.00)**.At CONTRACTOR's own cost and expense, CONTRACTOR shall furnish all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary or convenient to the successful completion of the Work and the carrying out of all duties and obligations in accordance with the Contract Documents.

4. Commencement of Work; Time for Performance; Delays.

   a. The CONTRACTOR shall promptly commence the Work with adequate force and equipment within ten (10) calendar days from receipt of Notice to Proceed, or as may be specified by Special Provision, continuously pursue the Work without interruption to completion, and fully complete the Work within thirty (30) days from the Notice to Proceed.

b. In the event of any delay which is not the fault or responsibility of CONTRACTOR or any supplier to CONTRACTOR, CONTRACTOR is entitled to additional days for performance of this Contract (not to exceed fifteen (15) days from the date of Final Completion set forth in this Contract). CONTRACTOR shall not be entitled to any additional money for any delay which it encounters. CONTRACTOR's sole remedy shall be to obtain an extension of time within which the Work is to be completed. Under no circumstances shall CONTRACTOR be entitled to assert any claim of entitlement against the CITY for actual or consequential damages resulting from delays.

5. Termination. Upon CONTRACTOR's breach of any material provision of this Contract which breach remains uncured after ten (10) days written notice of default, the CITY may terminate this Contract without liability for further payment of amounts due or to become due under this Contract. Termination shall be in addition to, and not in lieu of, any other remedies available to the CITY under this Contract or applicable law, including making of claims under CONTRACTOR's bonds. Upon the CITY's breach of any material provision of this Contract, which breach remains uncured after ten (10) days written notice of default, CONTRACTOR shall be entitled to terminate this Contract or pursue such other remedies, not inconsistent with this Contract, as it may have in law or equity. This Contract may also be terminated or suspended by the CITY for CITY's convenience upon not less than seven (7) days written notice to CONTRACTOR. In the event of such termination, CONTRACTOR shall be compensated for services performed through the date of termination, together with any reimbursable expenses then due. Any termination of this Contract by the CITY for an alleged default which is ultimately held unjustified shall automatically be deemed to be a termination for convenience. Upon termination, CONTRACTOR shall promptly discontinue all services, cancel as many outstanding obligations as possible, and not incur any new obligations, unless the notice directs otherwise.

6. Representations and Warranties. CONTRACTOR represents and warrants that:

a. CONTRACTOR has full power and authority to perform its obligations hereunder and to complete the Work set forth in the Contract Documents to the City without the consent of any other person or entity;

b. CONTRACTOR shall comply with all applicable statutes, rules, regulations and requirements of any governmental agency or authority, whether now or hereafter enacted, in performing its obligations hereunder;

c. CONTRACTOR shall perform its obligations hereunder in a good, professional and workman-like manner, and in strict accordance with the City's specifications and the terms of this Contract;

d. All Work performed by the CONTRACTOR under this Contract shall be conducted in a manner consistent with the level of care and skill ordinarily exercised by other members of CONTRACTOR'S profession or trade currently practicing in the same locality under similar conditions; and

e. CONTRACTOR, in the performance of its duties under this Contract, including but not limited to, its dealings with property owners, developers, contractors, consultants, architects and any local, state or federal governmental agency or political subdivision, shall owe its primary duty of loyalty to the City.

7. Compliance with Illegal Immigration Reform and Enforcement Act. This Contract was awarded and is contingent upon CONTRACTOR's compliance with O.C.G.A. § 13-10-91 and Chapter 300-10-1 of the Rules of the Georgia Department of Labor, and CONTRACTOR's certification to the CITY that it has registered and currently participates in the federal work authorization program to verify employment eligibility of all newly hired employees. Further, as part of any approved subcontracting agreement, CONTRACTOR has certified that any subcontractor entering into this Contract for the physical performance of services within this State is in compliance with O.C.G.A. § 13-10-91 and Chapter 300-10-1 of the Rules of the Georgia Department of Labor and has registered and currently participates in the federal work authorization program to verify employment eligibility of all newly hired employees. This Contract may be suspended or terminated if it is determined that CONTRACTOR has made a false certification or has violated such certification by failure to carry out this requirement.

8. Insurance Requirements. CONTRACTOR shall maintain the types and amounts of insurance set forth in ITB 25-007, and as otherwise reasonably required by the CITY from time to time. CONTRACTOR shall provide proof of such insurance to the CITY contemporaneously with the execution of this Contract, and as and when requested by the CITY during the term hereof. Acceptance of a certificate or proof of insurance does not constitute approval or agreement by the CITY that the insurance requirements have been satisfied.

9. Indemnification. CONTRACTOR shall indemnify and hold the CITY harmless from all claims, demands, losses, attorneys' fees and liabilities of any type or nature arising out of or related to CONTRACTOR's, or CONTRACTOR's agents', employees' or subcontractors', performance or non-performance of this Contract, including, but not limited to, claims for injury to person or property; provided, however, that this indemnification obligation shall not apply to claims arising from the sole negligence of the CITY or its employees. Nothing in this paragraph or this Contract shall be deemed to constitute a waiver of the CITY's sovereign immunity, create rights in any third party, or create any third-party beneficiaries.

10. Entire Agreement. The provisions of this Contract constitute the entire Contract between the parties, and all prior discussions and agreements are merged herein. This Contract is expressly intended to supersede all provisions of the Georgia Prompt Pay Act.

11. Arbitration. Any dispute arising in connection with the interpretation of this Contract, or the performance of any party under this Contract or any claim or dispute under this Contract or otherwise related to this Contract shall, at the sole option of the CITY, be referred to binding arbitration in Atlanta, Georgia in accordance with the Commercial Arbitration Rules of the American Arbitration Association.

12. Counterparts. This Contract may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall together constitute one (1) and the same instrument. This Contract may be executed by electronic signature, and such signature shall have the same validity and effect as a signature affixed by hand and shall constitute an original for all purposes.

IN WITNESS WHEREOF, the parties hereto have each caused this Contract to be executed and delivered by a duly authorized officer, agent or official as of the date set forth below.

Executed _____

CITY OF ALPHARETTA, GEORGIA

By: _____

Jim Gilvin, Mayor

Approved as to Content:

_____

Chris Lagerbloom, City Administrator

Approved as to form and Legal Sufficiency:

_____

City Attorney

EAGLE DEMOLITION AND ENVIRONMENTAL

By: _____

Vetia Holland, CEO

Attest:

By: _____

Chauncey Hill, CFO/Sr. Project Manager

25-007 - Mayfield Property Demolition
Scoring Summary

Active Submissions

Supplier	Total / 100 pts	B-1 - SOI / 97 pts
Eagle Demolition & Environmental	97	97 ($110,109.00)
Wrecking Corp of America, LLC	86.41	86.41 ($123,604.74)
SED Construction Texas Inc	84.08	84.08 ($127,033.45)
TOA, LLC	82.28	82.28 ($129,807.00)
Southern Demolition & Environmental	77.13	77.13 ($138,471.50)
Buckeye Land Management Inc.	73.46	73.46 ($145,392.08)

COMPLETE DEMOLITION SERVICES, LLC	70.08	70.08 ($152,400.00)
American Property Restoration,Inc	67.73	67.73 ($157,698.20)
Vertical-Earth-Inc	65.87	65.87 ($162,154.56)
Complete Site, LLC	36.81	36.81 ($290,115.00)
Couch Group LLC	36.18	33.18 ($321,935.73)
Southern Environmental Services Inc	33.4	33.4 ($319,782.30)
EnviroMasters	24.33	24.33 ($439,022.00)

Eagle Demolition & Environmental
103 Folds Drive, Carrollton, GA 30117
Office: (770) 836-0673 | Fax: (770) 838-7711 | bids@eagledemoenviro.com
POC: Chauncey Hill

CITY OF ALPHARETTA INVITATION TO BID (ITB)
ITB Number: 25-007
ITB Title: Mayfield Property Demolition

Corporate Information

Eagle Demolition & Environmental is a Georgia registered S-Corporation that was established in 2016 via acquisitioning from a former company (Resurgence Demolition & Environmental) with a wealth of twenty- five plus years of industry experience. CEO Vetia Holland joined forces with several other industry experts to form our current company. Our corporate office is located @ 103 Folds Dr. in Carrollton, GA. 30117. Personnel from this office will be directly involved with your project are as follows: Vetia Holland (CEO), James Potts (project manager), Orlandis Hill (estimator), James Guy (environmental mgr. asbestos/lead/mold), Josanny Davis (Corporate Sec.), and Conrad Jackson (construction/clean & close foreman). Upon full disclosure, there are no conflicts of interest or concerns affiliated with any of our staff directly or indirectly and/or with any members of your staff, and/or its affiliates. Our firm is a MBE & WOSB with federal certification, and we are also certified with the City of Atlanta as an SBE, FBE, MBE, & Section 3 (HUD) contracting firm. We also reach out to other SBE's, FBE's, & MBE's to prosper diverseness whenever possible.

❖ Vetia Holland--- 15+ years of experience in accounting, corporate management and business administration. CEO of Eagle Demolition & Environmental Inc., Vetia is knowledgeable in federal/state government contracts, EPD notifications, manifests, demo/recycling plans, affidavits; permits; etc.

❖ James Potts Jr.---15+ years of experience in demolition/wrecking; served as liaison of for Haz Whopper/confined space training for Kodak Camera Co. & its contractors; Demo/abatement of the old bowling alley on Mayson Turner. Worked with Debra Conner (former deputy dir. of Code Compliance) for The City of Atlanta & City Councilman Ivory Young; Worked in conjunction with The Dept. of Agriculture on the demo & handling of all Ag products @ Piggly Wiggly Supermarket in Tallapoosa GA. A devastating 5 alarm blaze engulfed the store leaving a total loss.

❖ Chauncey Hill --- 25+ years of experience in demolition/wrecking; Worked as a demo contractor for the City of Atlanta; Involved in the demolition/decommissioning of 250,000 sq. ft. auto parts manufacturer; The implementation of EPD regulations affecting demo/enviro practices with numerous major cities; Decommissioning of hazardous stack furnaces at Kodak Camera Co. worldwide headquarters in Rochester NY; Spear headed and completed the six story old Atl. Life Bldg. on Auburn Ave. due to the devastating tornado of 2008 that rocked the entire city. Worked along with the EPD, OSHA, The Dept. of Natural Resources, DOT & The City of Atlanta's Housing & Community Development Commissioner (James Shelby) to complete the hazardous and dangerous demolition & abatement of the site within an expedited time frame. The Bldg was deemed a threat to human health (health hazard) the day after the twister.; Worked in conjunction with The TSA, Homeland Security, Federal Aviation Authority, and The Hartsfield- Jackson airport security to dismantle, handle, transport, and safe keep (18) baggage x-ray scanning machines after the gov't prompted all airports to comply with the new equipment after 9-11.

❖ Josanny Davis----15+ years of experience in accounting & corporate management; Accounts payables/receivables; Josanny will primarily deal with invoicing, and handle any required submittals including but not limited to EPD notifications, manifests, demo/recycling plans, affidavits; permits; etc.

❖ Conrad Jackson --- 30+ years of experience in design & build. Clean/close foreman.

❖ James Guy--- 20+ years of experience in asbestos abatement and surveys. Lead coordinator for environmental work and field testing. Handles EPD notifications, air quality control, hazardous materials, lab reports and manifest. Liaison for federal/state and local municipalities.

❖ Charles Patterson --- 20+ years of experience in asbestos abatement and surveys. Lead coordinator for environmental work and field testing. Handles EPD notifications, air quality control, hazardous materials, lab reports and manifest. Liaison for federal/state and local municipalities.

❖ Synthia McClure --- 10+ years of experience in management and Accounts payables/receivables. Synthia will primarily deal with the day-to-day office activities, invoicing, and handle any required submittals including but not limited to manifests, demo/recycling plans, affidavits; permits; etc.

**The eight individuals will primarily deal with the daily operations of the project. However, other company representatives may be used on a limited basis if needed or required. **

Company History

Eagle Demolition & Environmental was established in 2016 via strategic acquisition from a former company with a wealth of 25 plus years of experience in the industry. Demolition & abatement is our mainstream: However, after identifying the need for additional deconstruction/construction attributes we were encouraged to become more diversified; hence the following areas of expertise were included in our portfolio:

- Land Clearing
- Grading
- Asbestos/Lead/Mold Abatement
- Disaster Relief
- Haz Mat Specialist
- Construction Site Clean-Up
- Hauling
- Implode/Explode
- Environmental testing/consulting

We have a combined pool of twenty- four (24) trained/licensed specialized associates with the capacity to execute contracts in the following categories: electrical, welding, carpentry, masonry, plumbing, soil & compaction testing, and total construction.

Many of our team members have further received Haz Whopper, OSHA, Confined Space, and Respirator Fit Test Training, and AHERA & asbestos certification.

We were awarded and successfully completed contracts for: Southwire, Kodak, Industrial Furnace, H.J. Russell Construction Company, Atlanta Public School System, Disaster Services, Inc., (DSI), Carroll County Board of Education, Community Action For Improvement (CAFI) Head Start Centers, Bell South, Dixie Sugar Co., Kingsford Charcoal Co., Brassfield & Gorrie Construction Co., Beverly Enterprises, and a host of others.

Logistically, we have performed work in 40 different states in the union and will be happy to satisfy you in any demographic region in the US.

Our services include, but are not limited to:

1. Asbestos, Lead, and Mold Testing & Removal
2. Lead and Mold Remediation
3. Demolition
4. Disaster Relief
5. Grading
6. Lake Construction and Restoration
7. Land Clearing
8. Roofing
9. Tree Removal
10. Hauling
11. Deconstruction
12. General Construction Services
13. UST/AST Removals

Proposed Team Approach

We are a full-service demolition/wrecking company specializing in total/selective demolition, asbestos/lead/mold testing & remediation, hauling, grading, & disaster relief. We plan to maximize the opportunity to recycle/reuse all applicable building material to make this project as green (LEED) as possible; Thus, eliminating refuse being land filled, and minimizing the impact to the environment. Our highly trained skilled workforce will use state of the art equipment such as our long reach excavator w/spray capability. This machine allows the operator to demolish the structure while water is being sprayed by a controlled method to keep dust and airborne particles to a minimum. This process eliminates the old method of a man using a hydrant hose and frees up our labor force to work on other important scopes. We plan to deconstruct/demo the structures in stages using acceptable industry methods pertaining to demolition starting with the roof structure, collapsing of the inner partitions then the outer load bearing walls and ending with the slab & footings. Our demolition will be timed and safe. We will provide a tentative time frame schedule prior to demolition and keep daily/weekly logs of progress so that we may ensure that your project is finished professionally and timely. Please refer to our enclosed service plan and statement of bidder's qualifications to satisfy your requested criteria.

Eagle Demolition & Environmental References

IHS, AZ (2024)
VANDERRIT POYER (928) 657-1581
VANDERRIT.POYER@WIHCC.ORG
75H701-24-C-00007 WINSLOW AND DILKON
HEALTH CARE FACILITY DEMOLITION/ABATEMENT

COBB COUNTY, GA (2024)
COBB COUNTY COURT HOUSE
DOUGLAS HENDRIX (770) 528-2585
DOUGLAS.HENDRIX@COBBCOUNTY.ORG
ABATEMENT OF COBB COUNTY COURT HOUSE
10 EAST PARK SQUARE

NPS - NC (2023)
GUILFORD NATIONAL PARK
GERALDINE LARSEN 470-367-8305
GERALDINE_LARSEN@NPS.GOV
140P5323R0049 GUILFORD COURTHOUSE NATIONAL MILITARY PARK DEMOLITION

FWS – CA (2023)
ANTHONY KUNTZ 907-786-3436
ANTHONY_KUNTZ@FWS.GOV
HOPPER MOUNTAIN BUILDING DEMOLITION

BEDFORD COUNTY SCHOOL SYSTEM – TN (2023)
DANIEL KLEINDIENST
KLEINDIENSTD@BEDFORDK12TN.NET
DEMOLITION AND REMOVAL OF HOUSE LOCATED AT 441 BELL BUCKLE-WARTRACE ROAD, BELL

USDA – OR (2023)
CYNTHIA ARMOUR 541-410-6720
CYNTHIA.ARMOUR@USDA.GOV
SELECTIVE DEMOLITION AND HAZARDOUS MATERIAL ABATEMENT

FORSYTH COUNTY GA (2023)
GREG BRIDGES OFFICE (770) 888-8872 X 2605
GEBRIDGES@FORSYTHCO.COM
DEMOLITION OF RESIDENCE AT 5650 TANGLEWOOD CIRCLE, CUMMING, GA 30041

GEORGIA DEPARTMENT OF TRANSPORTATION (2023-CURRENT)
ROLLEY FARRAR 404.631.1561
RFARRAR@DOT.GA.GOV
DEMOLITION OF MULTIPLE STRUCTURES

GEORGIA POWER (2021)
DRUCILA HENRY 770-606-6699
DEPENN@SOUTHERNCO.COM
GPC PLANT BOWEN DEMOLITION

CITY OF SOUTH FULTON (2021- CURRENT)
BRIAN MORRIS 470.809.7226
BRIAN.MORRIS@CITYOFSOUTHFULTONGA.GOV
DEMOLITION OF MULTIPLE PROPERTIES.

U.S. DEPARTMENT OF THE INTERIOR (2020)
VERONICA RODRIGUEZ 928-343-8266
VRODRIGUEZ@USBR.GOV
PURCHASE ORDER NO. 140R3019P0083
ASBESTOS CEMENT PIPE REMOVAL –242 LATERAL YUMA COUNTY

NAVY (2019)
HEATHER BORROR 301-342-8394
HEATHER.BORROR@NAVY.MIL
PURCHASE ORDER NO. N0042119P0559
DEMOLITION AND REMOVE THE R.F. SHIELDED ANECHOIC CHAMBER/LAB LOCATED AT NAVAL AIR STATION PATUXENT RIVER, MARYLAND

U.S. DEPARTMENT OF INTERIOR NPS (2019)
NICHOLAS M MURRAY 402-661-1698
NICHOLAS_M_MURRAY@NPS.GOV
PURCHASE ORDER NO. 140P6019C0011
ASBESTOS ABATEMENT OF HAYHURST HOUSE, NE

BUREAU OF RECLAMATION (2019)
SCOTT B. BELL 308-345-1039
SBELL@USBR.GOV
PURCHASE NO. 140R6019P0019
ASBESTOS REMOVAL IN MULTIPLE LOCATIONS IN KANSAS AND COLORADO

BUREAU OF RECLAMATION (2019)
WENDY NEW 406-247-7807
WNEW@USBR.GOV
PURCHASE NO. 140R6019P0020
ASBESTOS REMOVAL IN MULTIPLE LOCATIONS IN NEBRASKA

FWS (2019)
RAY FLETCHER 505-248-6443
RAY_FLETCHER@FWS.GOV
PURCHASE NO. 140F0218P0170
WILLIAMS CREEK FED BLDG DEMO

USDA FOREST SERVICE WESTERN ZONE CP (2018)
DAVID L. WATSON 602.225.5350
DAVID.L.WATSON@USDA.GOV
CONTRACT NO. 1294TZ18C0034
BIG SPRINGS POWER HOUSE ABATEMENT & DEMOLITION AT KAIBAB NATIONAL FOREST

USDA FOREST SERVICE WESTERN ZONE CP (2018)
RAYMOND G. HOLT 928-527-3524
RAYMOND.HOLT@USDA.GOV
CONTRACT NO. 1294TZ18C0035
MORMON LAKE LOOKOUT TOWER DEMOLITION IN FLAGSTAFF, AZ

USACE (FORTHWORTH DISTRICT) (2018)
819 TAYLOR ST. RM 2A17
FORT WORTH TX 76102
TERRANCE ANDERSON (817) 886-1046
REMEDIATION & REMOVAL OF WATER TANK IN JASPER, TX

NPS, SER - SOUTH MABO (2018)
40001 SR 9336
HOMESTEAD FL 33034
NOELLI MEDINA (305) 242-7792 DEBRIS REMOVAL (1000 CY)

NPS (2018)
YOSEMITE NATIONAL PARK
9015 LOST ARROW DRIVE
YOSEMITE NATIONAL PARK, CA 95389
JARA WOODARD (206) 220-4025
ASBESTOS ABATEMENT REMOVAL RESIDENT # 67

MACON-BIBB COUNTY (2017)
175 EMERY HWY
MACON, GA 31217
CASS HATCHER (478) 803-7753
ASBESTOS ABATEMENT AND REMOVAL OF BLIGHT STRUCTURES

FWS (2017)
500 GOLD AVE SW
ALBUQUERQUE, NM 87102
RAY FLETCHER 505-248-6443
DEMOLITION & ABATEMENT OF BLIGHT STRUCTURES.

BUREAU OF RECLAMATION MID-PACIFIC REGION DIVISION OF ACQUISTION SERVICES (2016)
2800 COTTAGE WAY, RM E-1815
SACRAMENTO, CA 95825
ROSANA YOUSEFGOARJI (916) 978-5004
VOYCE HOUSE DEMO & BIOLOGY TRAILER ABATEMENT (LOLETA, CA)

WAPA (2016)
806 WEST FIFTH
PIERRE, SD., 57501
CATHY HANSON (605) 353- 2644
DISMANTLE 3 LATTICE COMMUNICATION TOWERS (250 FT. HIGH)

FBI (2016)
935 PENNSYLVANIA AVE, NW
ROOM 6823
WASHINGTON, DC 20535
WILEY TAYLOR (732) 302-2913
OFFICE FURNITURE DEMOLITION

WAPA (2016)
PO BOX 6457
PHOENIX, AZ 85005
ART RUIZ (602) 605-2764
ABATEMENT OF 3 SUBSTATIONS

FWS (2016)
HUMBOLDT BAY NATIONAL WILDLIFE REFUGE
1020 RANCH RD
LOLETA CA 95551
NATHAN ELLYSON (503) 231-6227
DEMOLITION & ABATEMENT OF HAZARDOUS MATERIAL.

U.S ARMY CORPS OF ENGINEERS (2015)
502 8TH ST
HUNTINGTON, WV 25701
MARY NEWMAN (304) 399-5228
DEMOLITION OF TRACT 313 (GRUNDY VA)

US COAST GUARD NC (2015)
1664 WEEKSVILLE RD
ELIZABETH CITY NC 27909-5004
MARK CROLEY (252) 335 6569
LEAD BASE PAINT ABATEMENT BLDG'S. #35 & 49

MINOT AIR FORCE BASE (2015)
165 MISSLE AVE
MINOT AFB, ND 58705-5027
SGT SETH EASTMAN (701) 723-4841
ABATED AND INSTALLED NEW CARPET AND VINYL COVE BASE.

CITY OF ATLANTA (2008)
55 TRINITY AVE. SUITE 3450
JAMES SHELBY (404) 330-6000
(DEMO/ABATEMENT OLD ATLANTA LIFE INS. BLDG. ON AUBURN AVE. IN ATLANTA, GA) (DEMO/ABATEMENT OLD BOWLING ALLEY ON MAYSON
TURNER-BELTLINE DISTRICT) COUNCILMAN IVORY YOUNG DIST.

INTIER SEATING (2007)
3900 LEWIS DR.
NOVI, MI 48377
MARK DUNN (248) 567-4000
(DEMO/ABATEMENT 250,000 SQ. FT. FORMER AUTO PARTS MANUFACTURER/D&L IN CARROLLTON, GA)

ITB 25-007 Mayfield Property Demolition
Schedule of Items

Bidder Name: **EAGLE DEMOLITION & ENVIRONMENTAL**

Bidder Instructions:
Complete the Bidder's Name and Unit Prices for the highlighted fields. Refer to the plan set for the specifications associated with the line items. The extended price and grand total will auto-calculate. The bidder should verify the grand total prior to submission. Item numbers tie to Mayfield Demo Map 2.

Item #	Item Description	Quantity	Unit	Unit Price	Extended Price
1	Bonds and Insurance	1	LS	**3,724.00**	3,724.00
2	Erosion Control/Tree Save	1	LS	**2,000.00**	2,000.00
3	Removal of Debris and Material from property grounds	1	LS	**2,200.00**	2,200.00
4	Removal of Fencing from the property (wire, wood materials)	2000	LF	**2.00**	4,000.00
5	Removal of fallen Structures	8		**275.00**	2,200.00
	1470 Mayfield Road				
6	Asbestos and Lead Paint Abatement (House)	1		11,261.00	$ 11,261.00
7	Demolition and Clean-Up: Including, but not limited to, demolition of house w/attached structures and other identifed structures, backfilling, placement of topsoil and permanent seeding	5			
7-a	1 Story Brick and Frame	2230	SF	5.00	$ 11,150.00
7-b	Barn 1	1222	SF	4.75	$ 5,804.50
7-c	Barn 2	298	SF	4.50	$ 1,341.00
7-d	Transfer Trailer	410	SF	4.00	$ 1,640.00
7-e	Barn 3	824	SF	4.50	$ 3,708.00
	Total for 1470 Mayfield Road				$ 34,904.50
	1480 Mayfield Road				
8	Asbestos and Lead Paint Abatement (House)	1		640.00	$ 640.00
9	Demolition and Clean-Up: Including, but not limited to, demolition of house w/attached structures and other identifed structures, backfilling, placement of topsoil and permanent seeding	2			
9-a	1 Story Wood Frame	2985	SF	5.00	$ 14,925.00
9-b	Shop	1331	SF	4.50	$ 5,989.50
	Total for 1480 Mayfield Road				$ 21,554.50
	1490 Mayfield Road				
10	Asbestos and Lead Paint Abatement (House)	1		15,098.00	$ 15,098.00
11	Demolition and Clean-Up: Including, but not limited to, demolition of house w/attached structures and other identifed structures, backfilling, placement of topsoil and permanent seeding	5			
11-a	1 Story Brick w/Basement to include attached Structures	2403	SF	5.00	$ 12,015.00
11-b	Garage 1 (Carport)	415	SF	4.00	$ 1,660.00
11-c	Shop	1530	SF	4.50	$ 6,885.00
11-d	Shed	403	SF	4.00	$ 1,612.00
11-e	Garage 2 (Pole Barn)	564	SF	4.00	$ 2,256.00
	Total for 1490 Mayfield Road				$ 39,526.00

GRAND TOTAL $ 110,109.00

INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF MILTON, GEORGIA AND THE CITY OF ALPHARETTA, GEORGIA

THIS INTERGOVERNMENTAL AGREEMENT (hereinafter referred to as the "Agreement") is made as of this _____ day of _____, 2025, by and between the **CITY OF MILTON, GEORGIA**, a municipal corporation of the State of Georgia, acting by and through its governing authority, the Mayor and City Council (hereinafter referred to as "Milton") and the **CITY OF ALPHARETTA, GEORGIA**, a municipal corporation of the State of Georgia, acting by and through its governing authority, the Mayor and City Council (hereinafter referred to as "Alpharetta"), sometimes hereinafter referred to individually as a "Party" or collectively as the "Parties."

W I T N E S S E T H:

WHEREAS, the Parties desire to maintain a mutually beneficial, efficient and cooperative relationship that will promote the interests of the citizens of both Milton and Alpharetta; and

WHEREAS, the Parties co-own properties bearing the addresses 1470 Mayfield Road, Alpharetta, Georgia 30004, Tax Parcel No. 22-4480-1103-030-6, being approximately 5.39 acres ("1470 Mayfield"); 1480 Mayfield Road, Alpharetta, Georgia 30004, Tax Parcel No. 22-4480-1103-082-7, being approximately 2.03 acres ("1480 Mayfield"); and 1490 Mayfield Road, Alpharetta, Georgia 30004, Tax Parcel No. 22-4480-1103-081-9, being approximately 5.38 acres (1470 Mayfield, 1480 Mayfield, and 1490 Mayfield are hereinafter referred to as the "Subject Property"); and

WHEREAS, the Parties desire to demolish the structures on the Subject Property in order to address safety concerns with the deterioration of structures (the "Demolition"); and

WHEREAS, the Demolition shall consist of the demolition and removal of the existing houses and associated structures (standing or torn down), pasture fencing, abatement services, erosion control

measures, including backfilling, placement of topsoil, and permanent seeding, site clean-up, and stabilization for three contiguous properties (the "Demolition Services"); and

WHEREAS, Alpharetta seeks to enter into a contract agreement with Eagle Demolition & Environmental, Inc. for the Demolition Services (the "Demolition Contract"); and

WHEREAS, Alpharetta shall handle all permitting, inspections, and contract management for the Demolition Services;

WHEREAS, the total cost of the Demolition Services is One Hundred Ten Thousand, One Hundred Nine Dollars and Zero Cents ($110,109.00); and

WHEREAS, the Parties have agreed to equally split the cost of the Demolition Contract; and

WHEREAS, Alpharetta shall pay Eagle Demolition & Environmental, Inc. directly for Demolition Services; and

WHEREAS, Alpharetta shall invoice Milton for its half of the Demolition Services cost;

WHEREAS, Milton shall reimburse Alpharetta for its half of the Demolition Services cost within thirty (30) days of Alpharetta's receipt of the Demolition Contract invoice; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties hereto hereby agree as follows.

1. The Parties desire to equally split the Demolition Services cost of $110,109.00 in accordance with the underlying Demolition Contract with Eagle Demolition & Environmental, Inc. No additional costs shall be split without written agreement between the Parties.
2. Each Party warrants and represents that:
    a) It has the right, power and authority to enter into this Intergovernmental Agreement and to proceed with the Demolition of the Subject Property in accordance with the terms and conditions hereof.

b) It has good, marketable and insurable fee simple record title to the Subject Property.

3. This agreement shall be enforceable against and inure to the benefit of the successors and assigns of the parties.

IN WITNESS WHEREOF, Alpharetta and Milton have executed this Agreement the day and year first above written.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

Approved as to substance:

By: _____
Chris Lagerbloom, City Administrator

CITY OF MILTON, GEORGIA

_____
By: Steven Krokoff, City Manager

RATIFIED BY COUNCIL

_____
By: Peyton Jamison, Mayor

[CITY SEAL]

Attest:

Signature: _____
Tammy Lowit, City Clerk

EXHIBIT A

STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: March 3, 2025

AGENDA ITEM:

Resolution: Support of Brookside Multi-Use Trail and Funding Opportunities
Consideration of adoption of a Resolution in support of the application to pursue funding the Brookside Multi-Use Trail Project, directing the City Administrator to pursue partnerships, grant opportunities, and Federal Congressionally Directed Spending, and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Adopt a Resolution in support of the application to pursue funding the Brookside Multi-Use Trail Project, direct the City Administrator to pursue partnerships, grant opportunities, and Federal Congressionally Directed Spending, and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

On November 28, 2022, Mayor and City Council adopted Resolution 2160, which incorporated the Brookside Small Area Plan into the City's Horizon 2040 Comprehensive Plan.
If adopted, this resolution would be incorporated into a future application for federal funding and/or grant applications, as a letter of support for the Brookside Multi-Use Trail Project.

ALTERNATIVES:

Do not approve the resolution and forego potential funding opportunities.

ATTACHMENTS:

1. Resolution for Brookside Multi-Use Trail Project
2. 2160 - R - 2022-11-28 - Adoption of Brookside Small Area Plan

RESOLUTION NUMBER:

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA IN SUPPORT OF THE APPLICATION TO PURSUE FUNDING FOR THE BROOKSIDE MULTI-USE TRAIL PROJECT

WHEREAS, the Mayor and City Council adopted Resolution 2160 on November 28, 2022, which incorporated the Brookside Small Area Plan into the City's Horizon 2040 Comprehensive Plan; and

WHEREAS, the City of Alpharetta recognizes the importance of promoting health, recreational opportunities, and sustainable transportation options for its residents; and

WHEREAS, multi-use trails provide safe, accessible, and environmentally friendly pathways for walking, biking, and other non-motorized activities, benefiting individuals of all ages and abilities; and

WHEREAS, the development and connection of a multi-use trail system, specifically within the Brookside area would enhance connectivity between neighborhoods, parks, schools, businesses, and regional trail networks; and

WHEREAS, such trails contribute to economic vitality by attracting visitors, supporting local businesses, and increasing property values in adjacent areas; and

WHEREAS, the City of Alpharetta is committed to reducing traffic congestion, improving air quality through the encouragement of alternative transportation modes; and

WHEREAS, the proposed multi-use trail connection aligns with the City's Annual Action Plan, which prioritizes the expansion of recreational infrastructure and green spaces; and

WHEREAS, collaboration with federal partners will be essential to secure funding, design, and implement this trail connection effectively; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Alpharetta as follows:

- The City Council hereby expresses it full support for the development and implementation of the Brookside Multi-Use Trail Connection.

- The City Council directs the City Administrator to pursue partnerships, grant opportunities, and Federal Congressionally Directed Spending for the construction of the trail.

SO RESOLVED this 3rd day of March 2025.

CITY OF ALPHARETTA

By: _____

Jim Gilvin, Mayor

COUNCIL MEMBERS

_____

Mayor Pro Tem Dan Merkel

_____

Council Member Donald F. Mitchell

_____

Council Member Brian Will

_____

Council Member Douglas J. DeRito

_____

Council Member John Hipes

_____

Council Member Fergal M. Brady

(SEAL)

Attest:

_____

Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

_____

Molly Esswein City Attorney

THE CITY OF ALPHARETTA GEORGIA

RESOLUTION NO. 2160

A RESOLUTION OF THE CITY COUNCIL OF ALPHARETTA FOR THE ADOPTION OF THE BROOKSIDE SMALL AREA PLAN AND INCORPORATION INTO THE CITY OF ALPHARETTA HORIZON 2040 COMPREHENSIVE PLAN

WHEREAS, the community identified the Brookside/Old Milton Parkway area as a priority redevelopment opportunity in conjunction with the Horizon 2040 Comprehensive Plan; and

WHEREAS, the area has one of the highest office vacancy rates in the City; and

WHEREAS, the purpose of the study was to clarify the vision of the Brookside area, provide additional detail to the City of Alpharetta Comprehensive Plan, and offer recommendations that promote connectivity, walkability, and appropriate future redevelopment; and

WHEREAS, the City developed the Brookside Small Area Plan with input and feedback from the public, including commercial brokers, office tenants, Georgia State University and adjacent and nearby HOA's; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alpharetta hereby adopts the Brookside Small Area Plan and authorizes its incorporation into the City of Alpharetta Horizon 2040 Comprehensive Plan.

SO RESOLVED this 28th day of November, 2022.

CITY OF ALPHARETTA

By: _____

Jim Gilvin, Mayor

COUNCIL MEMBERS

_____

Mayor Pro Tem Merkel

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

Council Member Binder

Council Member DeRito

Council Member Hipes

Council Member Mitchell

Council Member Will

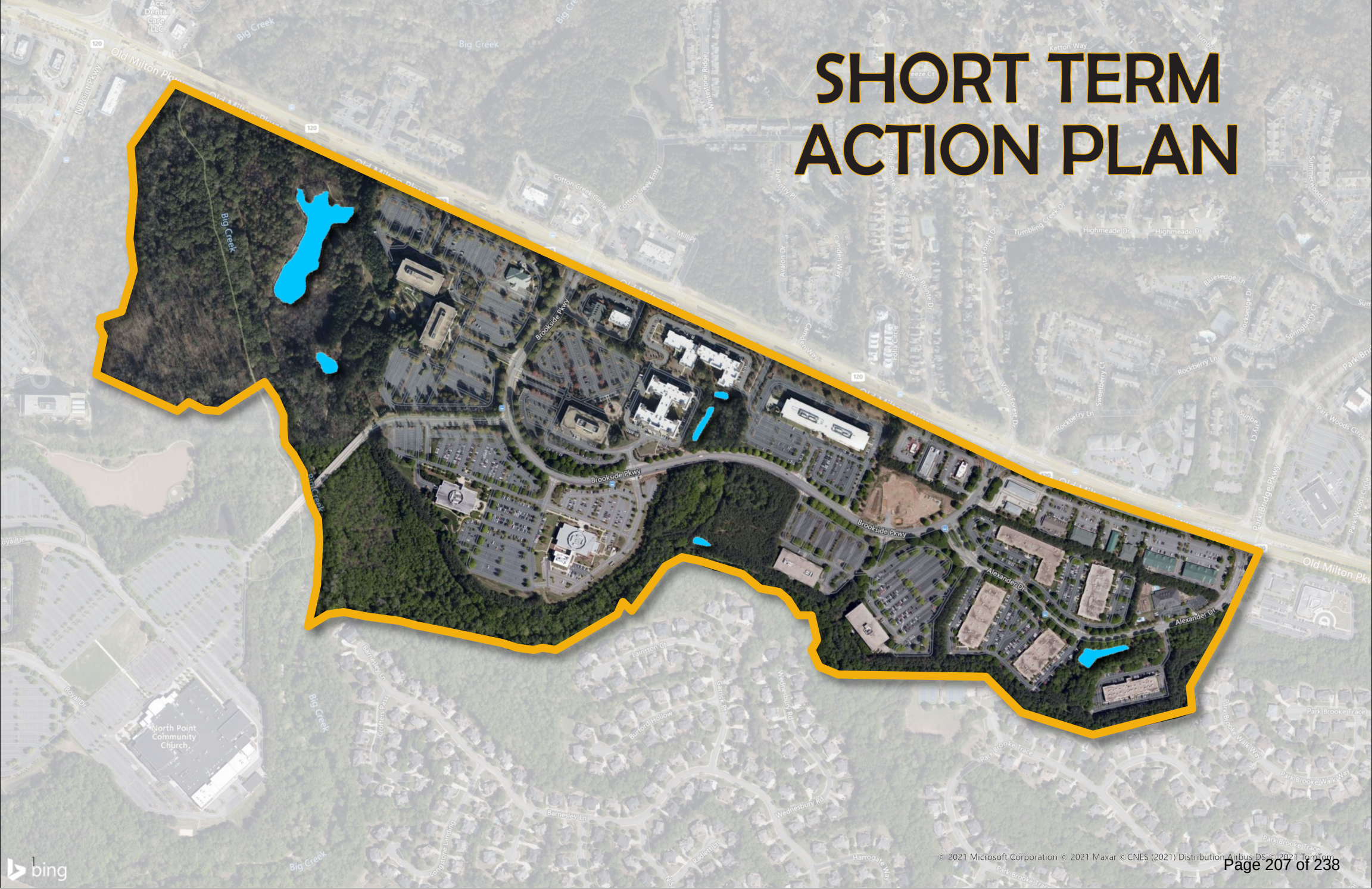
Attest:

Lauren Shapiro, City Clerk

Approved as to form and legal sufficiency:

City Attorney

SHORT TERM ACTION PLAN



BROOKSIDE
SMALL AREA PLAN

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PUBLIC OUTREACH PROCESS

The continuous feedback loop consisted primarily of frequent email correspondence with the major stakeholders and HOAs, with open invitation to bring forth ideas or weigh in on concepts as they were being developed. Multiple iterations of the work plan were shared between Fall 2021 and Spring 2022.

Summer 2021

ALPHARETTA GEORGIA — LISTENING SESSIONS WITH NEARBY HOMEOWNERS ASSOCIATIONS — Kimley»Horn

- PARK BROOKE
- GLEN ABBEY
- PENNEBROOKE

Fall 2021

ALPHARETTA GEORGIA — LISTENING SESSIONS WITH COMMERCIAL STAKEHOLDERS — Kimley»Horn

- HI-REZ STUDIOS
- GEORGIA STATE UNIVERSITY
- COMMERCIAL BROKERAGES

Winter 2021

ALPHARETTA GEORGIA — WORK SESSION, EXISTING CONDITIONS ANALYSIS & DEVELOPMENT OF DRAFT PLAN — Kimley»Horn

DISTRIBUTION OF DRAFT TO STAKEHOLDERS & HOAs

Spring 2022

ALPHARETTA GEORGIA — SITE VISIT/WALKAROUND WITH HI REZ STUDIOS & AGILENT TECHNOLOGIES TO ADDRESS CONCEPTS PRESENTED IN THE DRAFT

ALPHARETTA GEORGIA — IN-PERSON PRESENTATIONS OF PLAN TO BROKERAGES AND LAND OWNERS ACTIVE IN THE BROOKSIDE AREA IN ORDER TO GATHER ANY FINAL FEEDBACK BEFORE ADOPTION

A Glance Back to 20 Years Ago...

Much of what exists today at Brookside was either already built or under construction in the early 2000s, as in the image below from 2002. The Mansions Senior Living, Georgia State's 2nd building, and Zyka Restaurant are the only new projects that have come along in the last 15 years.

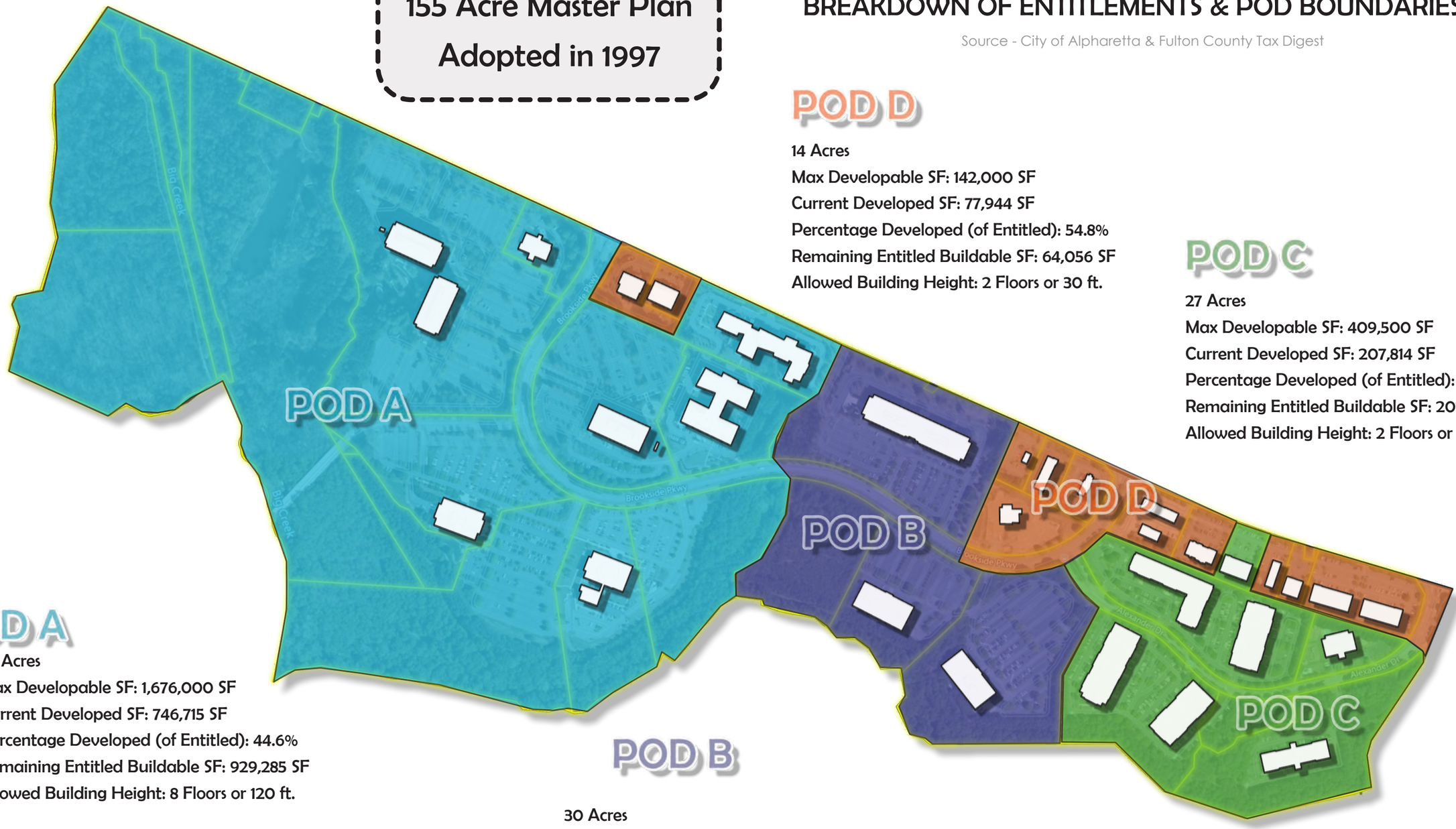
EXISTING CONDITIONS

BROOKSIDE MASTER PLAN

BREAKDOWN OF ENTITLEMENTS & POD BOUNDARIES

Source - City of Alpharetta & Fulton County Tax Digest

155 Acre Master Plan
Adopted in 1997



POD D

14 Acres
Max Developable SF: 142,000 SF
Current Developed SF: 77,944 SF
Percentage Developed (of Entitled): 54.8%
Remaining Entitled Buildable SF: 64,056 SF
Allowed Building Height: 2 Floors or 30 ft.

POD C

27 Acres
Max Developable SF: 409,500 SF
Current Developed SF: 207,814 SF
Percentage Developed (of Entitled): 50.7%
Remaining Entitled Buildable SF: 201,686 SF
Allowed Building Height: 2 Floors or 30 ft.

POD A

84 Acres
Max Developable SF: 1,676,000 SF
Current Developed SF: 746,715 SF
Percentage Developed (of Entitled): 44.6%
Remaining Entitled Buildable SF: 929,285 SF
Allowed Building Height: 8 Floors or 120 ft.

POD B

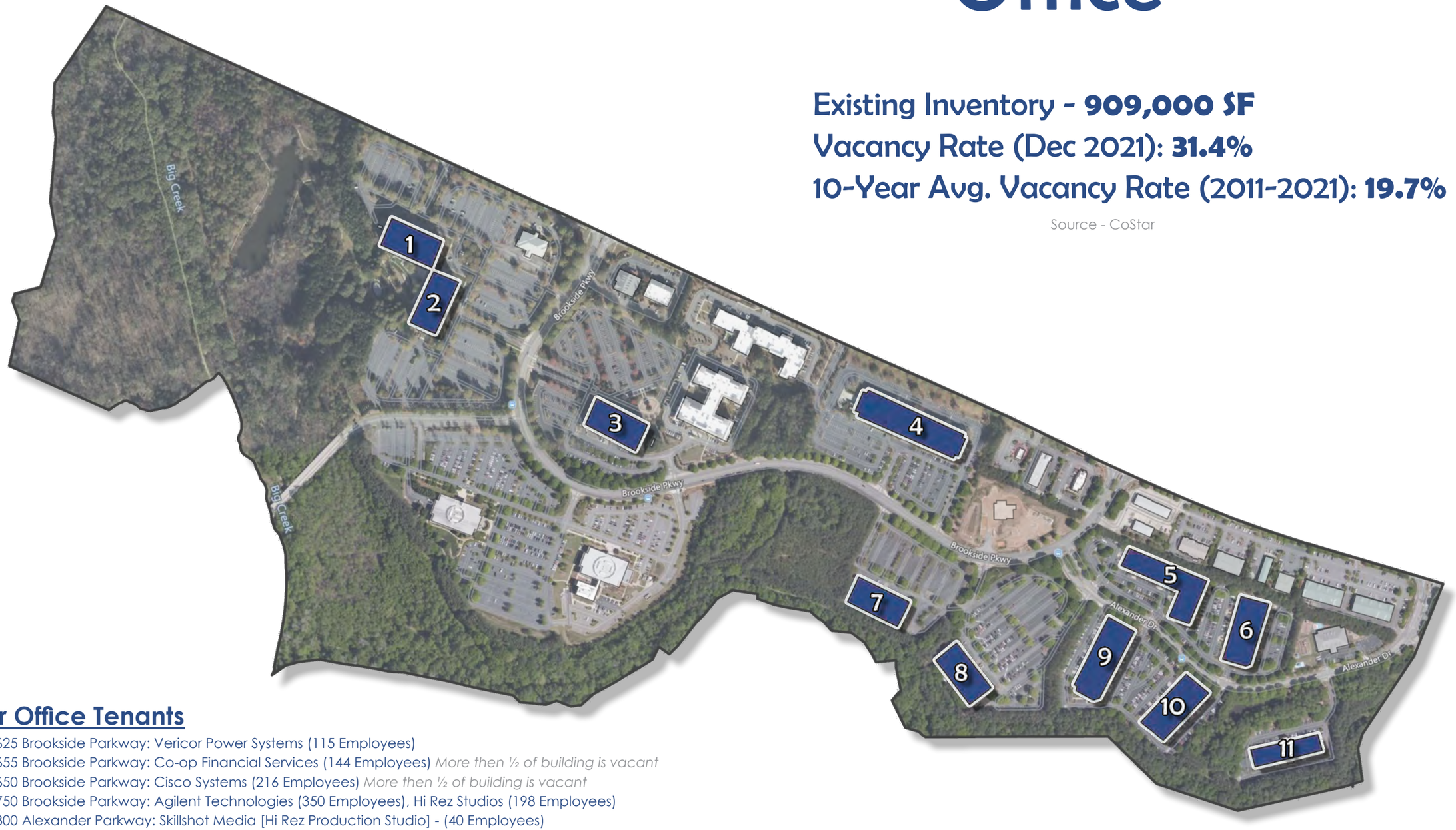
30 Acres
Current Developed SF: 278,761 SF
Allowed Building Height: 6 Floors or 90 ft.

EXISTING CONDITIONS

Office

Existing Inventory - **909,000 SF**
Vacancy Rate (Dec 2021): **31.4%**
10-Year Avg. Vacancy Rate (2011-2021): **19.7%**

Source - CoStar



Major Office Tenants

1. 3625 Brookside Parkway: Vericor Power Systems (115 Employees)
2. 3655 Brookside Parkway: Co-op Financial Services (144 Employees) *More then ½ of building is vacant*
3. 3650 Brookside Parkway: Cisco Systems (216 Employees) *More then ½ of building is vacant*
4. 3750 Brookside Parkway: Agilent Technologies (350 Employees), Hi Rez Studios (198 Employees)
5. 4300 Alexander Parkway: Skillshot Media [Hi Rez Production Studio] - (40 Employees)
6. 4400 Alexander Drive: *Building is completely vacant (36,000 SF)*
7. 3905 Brookside Parkway: Atlanta Women's Health Group (62 Employees)
8. 3925 Brookside Parkway: Prophecy Games (110 Employees), AmTrust Financial (120 Employees)
9. 4325 Alexander Drive: Aptean Enterprise Software (165 Employees)
10. 4425 Alexander Drive: KaVo Kerr (8 Employees)
11. 4625 Alexander Drive: A dozen smaller tech/finance companies (None more than 12 Employees)

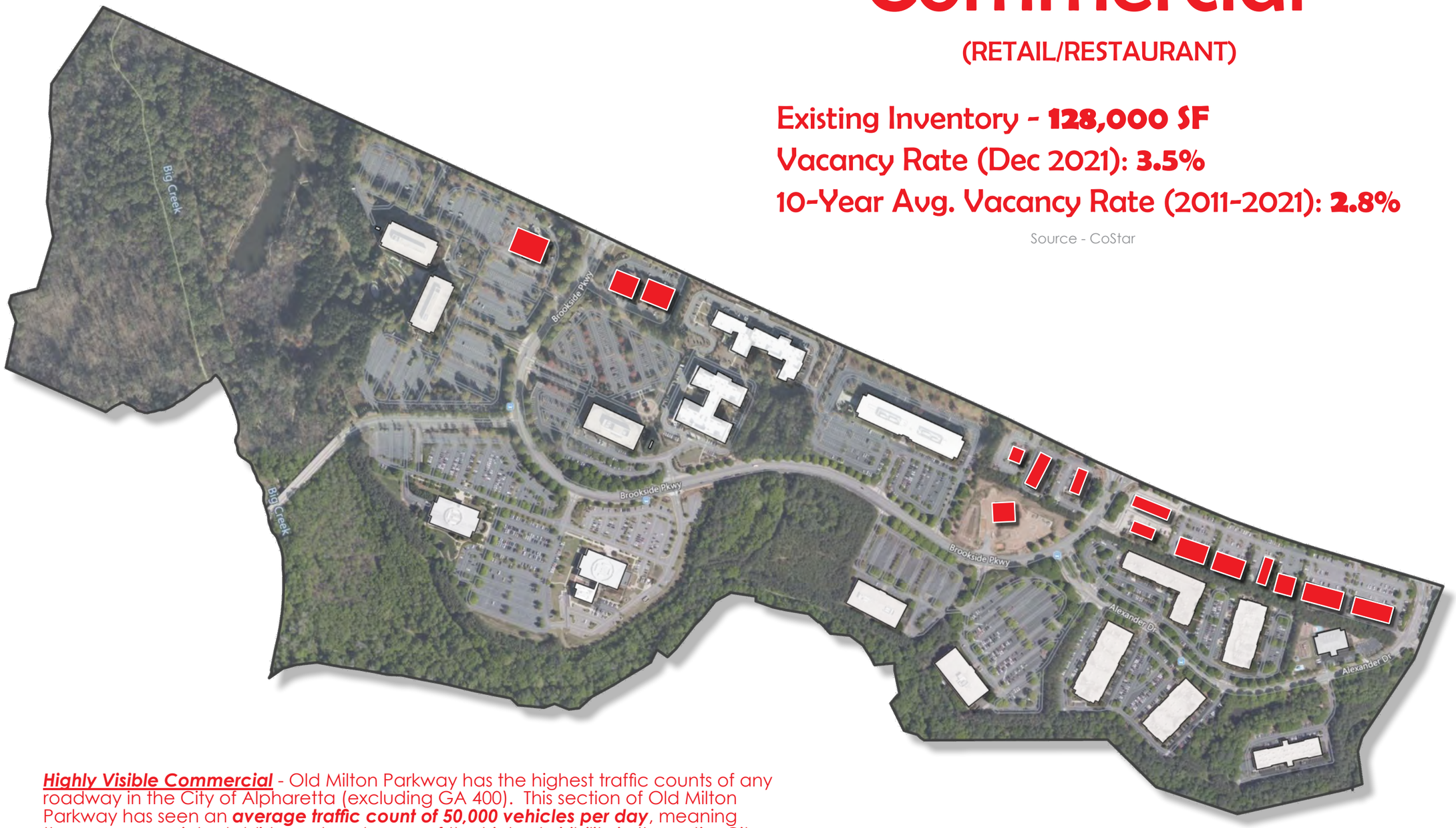
EXISTING CONDITIONS

Commercial

(RETAIL/RESTAURANT)

Existing Inventory - **128,000 SF**
Vacancy Rate (Dec 2021): **3.5%**
10-Year Avg. Vacancy Rate (2011-2021): **2.8%**

Source - CoStar



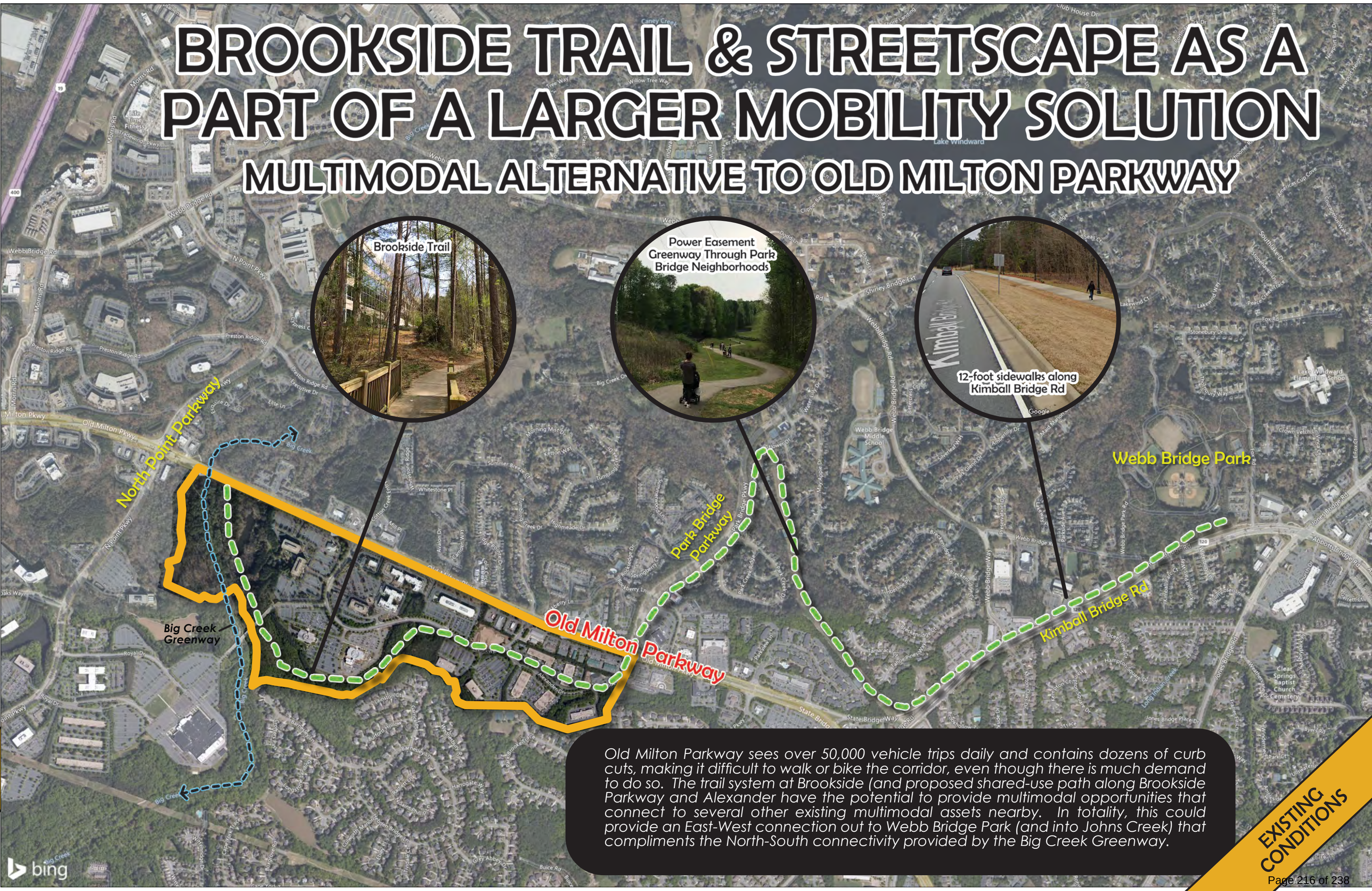
Highly Visible Commercial - Old Milton Parkway has the highest traffic counts of any roadway in the City of Alpharetta (excluding GA 400). This section of Old Milton Parkway has seen an ***average traffic count of 50,000 vehicles per day***, meaning these commercial establishments get some of the highest visibility in the entire City. This is one reason for very low vacancy rates, both currently and historically.

BROOKSIDE TRAIL

EXISTING CONDITIONS

BROOKSIDE TRAIL & STREETSCAPE AS A PART OF A LARGER MOBILITY SOLUTION

MULTIMODAL ALTERNATIVE TO OLD MILTON PARKWAY



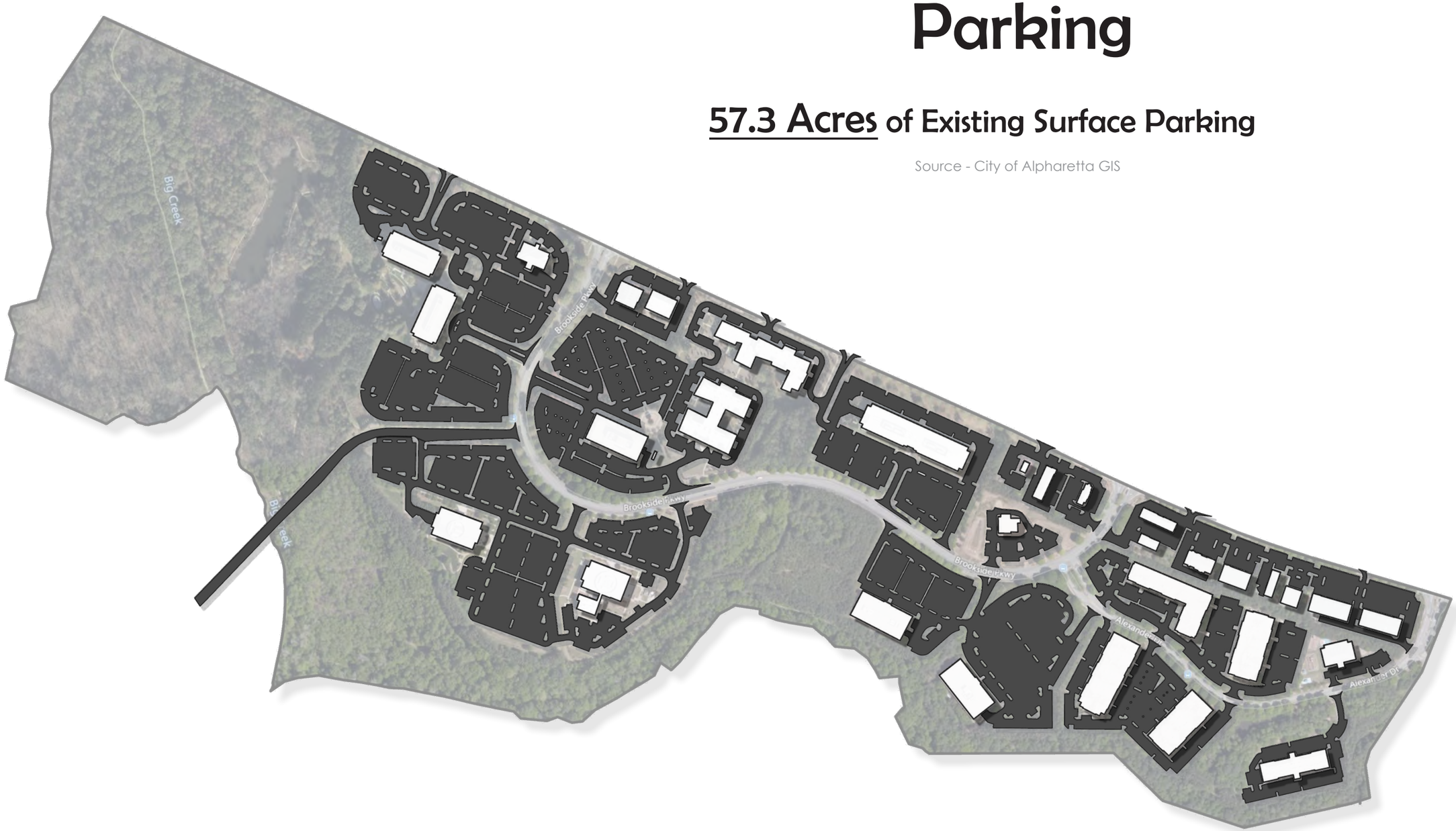
Old Milton Parkway sees over 50,000 vehicle trips daily and contains dozens of curb cuts, making it difficult to walk or bike the corridor, even though there is much demand to do so. The trail system at Brookside (and proposed shared-use path along Brookside Parkway and Alexander have the potential to provide multimodal opportunities that connect to several other existing multimodal assets nearby. In totality, this could provide an East-West connection out to Webb Bridge Park (and into Johns Creek) that compliments the North-South connectivity provided by the Big Creek Greenway.

EXISTING CONDITIONS

Parking

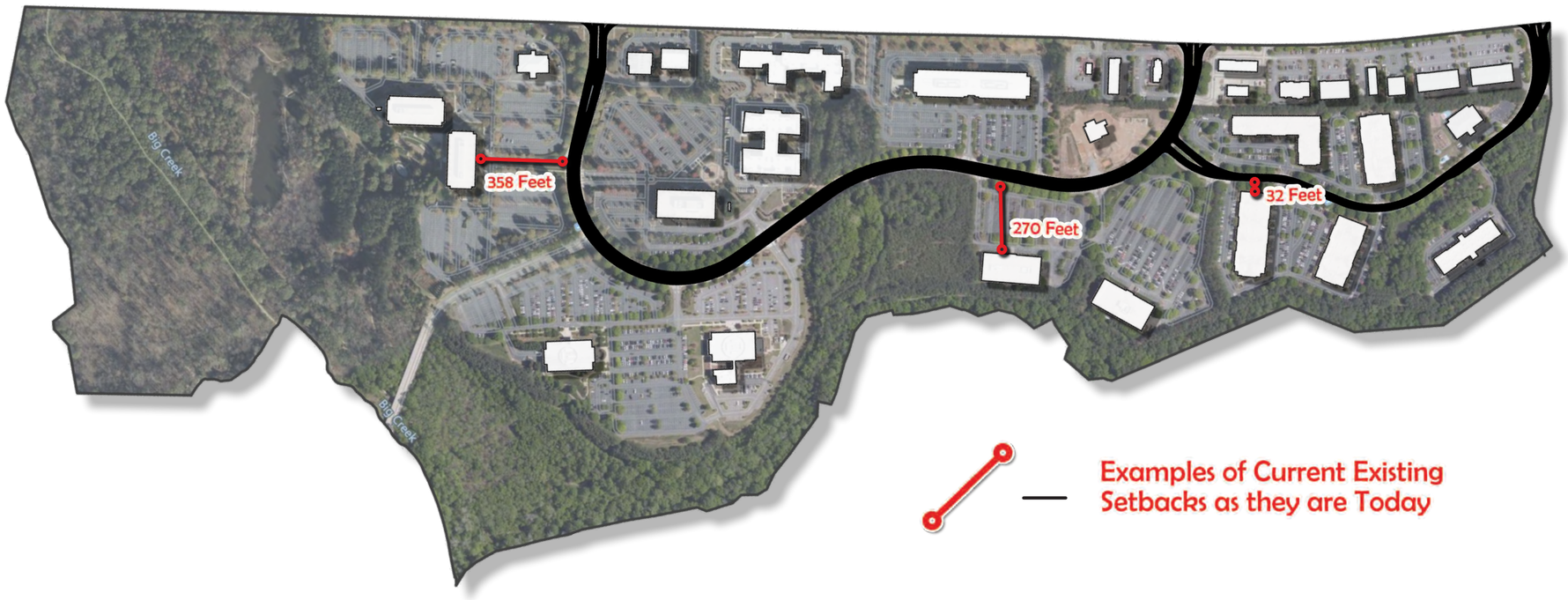
57.3 Acres of Existing Surface Parking

Source - City of Alpharetta GIS



EXISTING CONDITIONS

Setbacks



Building Setbacks Requirements from Street

Existing

Old Milton Pkwy: 65'

Brookside Pkwy & Alexander Pkwy: 30' minimum (no maximum)

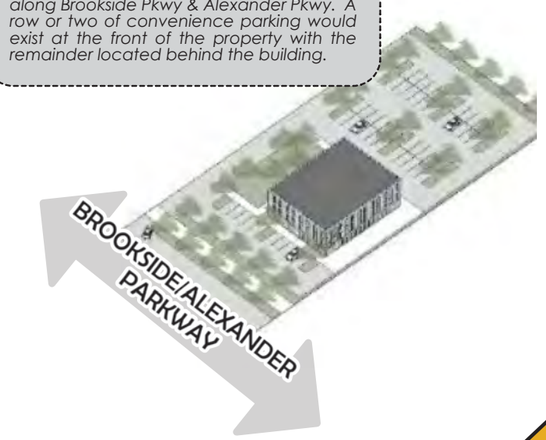
**Per the Brookside Master Plan*

Proposed (for New Buildings)

Old Milton Pkwy: 65'

Brookside Pkwy & Alexander Pkwy: 20' minimum and 100' maximum

Visual example of what new buildings closer to the street's edge could look like along Brookside Pkwy & Alexander Pkwy. A row or two of convenience parking would exist at the front of the property with the remainder located behind the building.

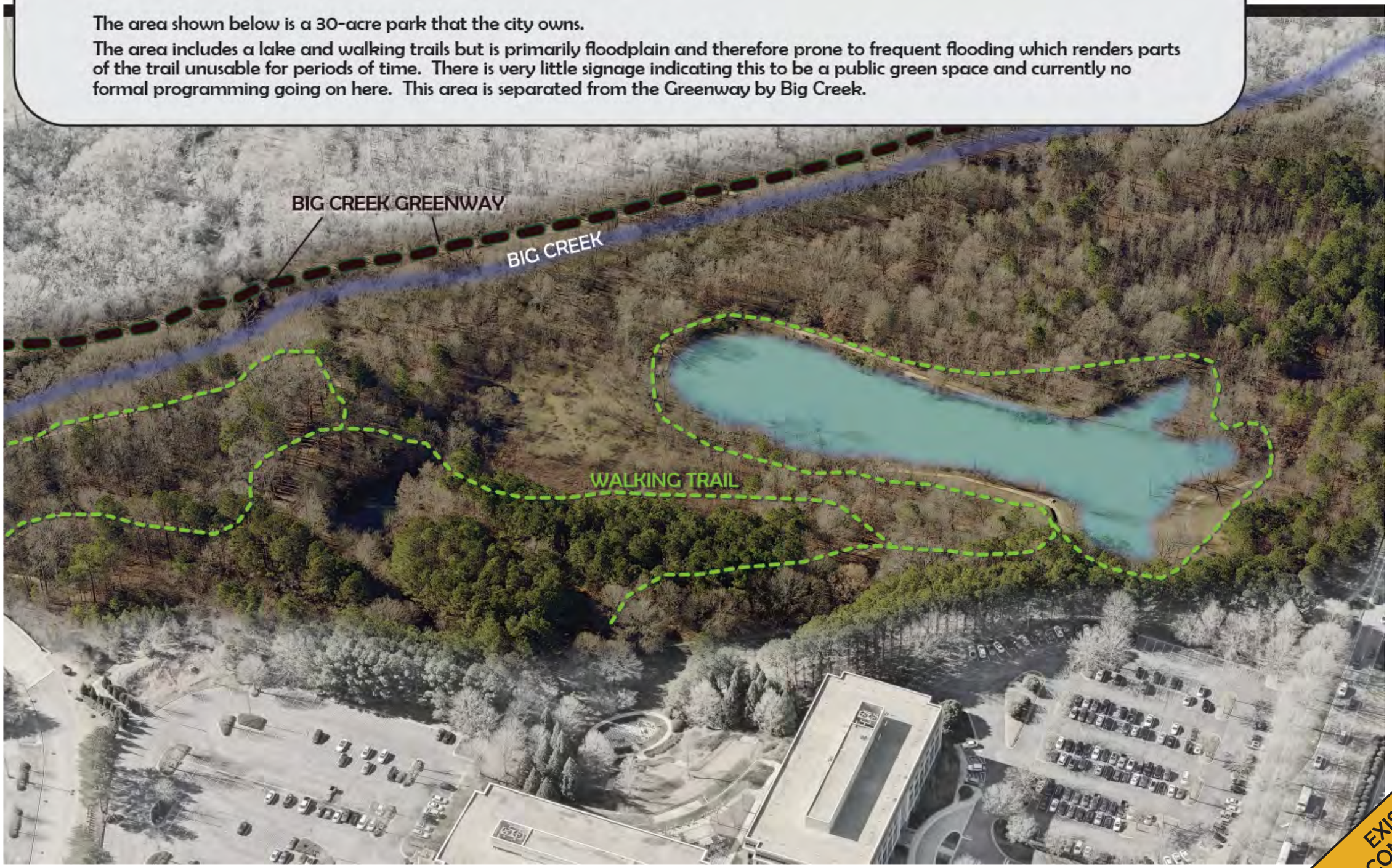


EXISTING CONDITIONS

BROOKSIDE PARK

The area shown below is a 30-acre park that the city owns.

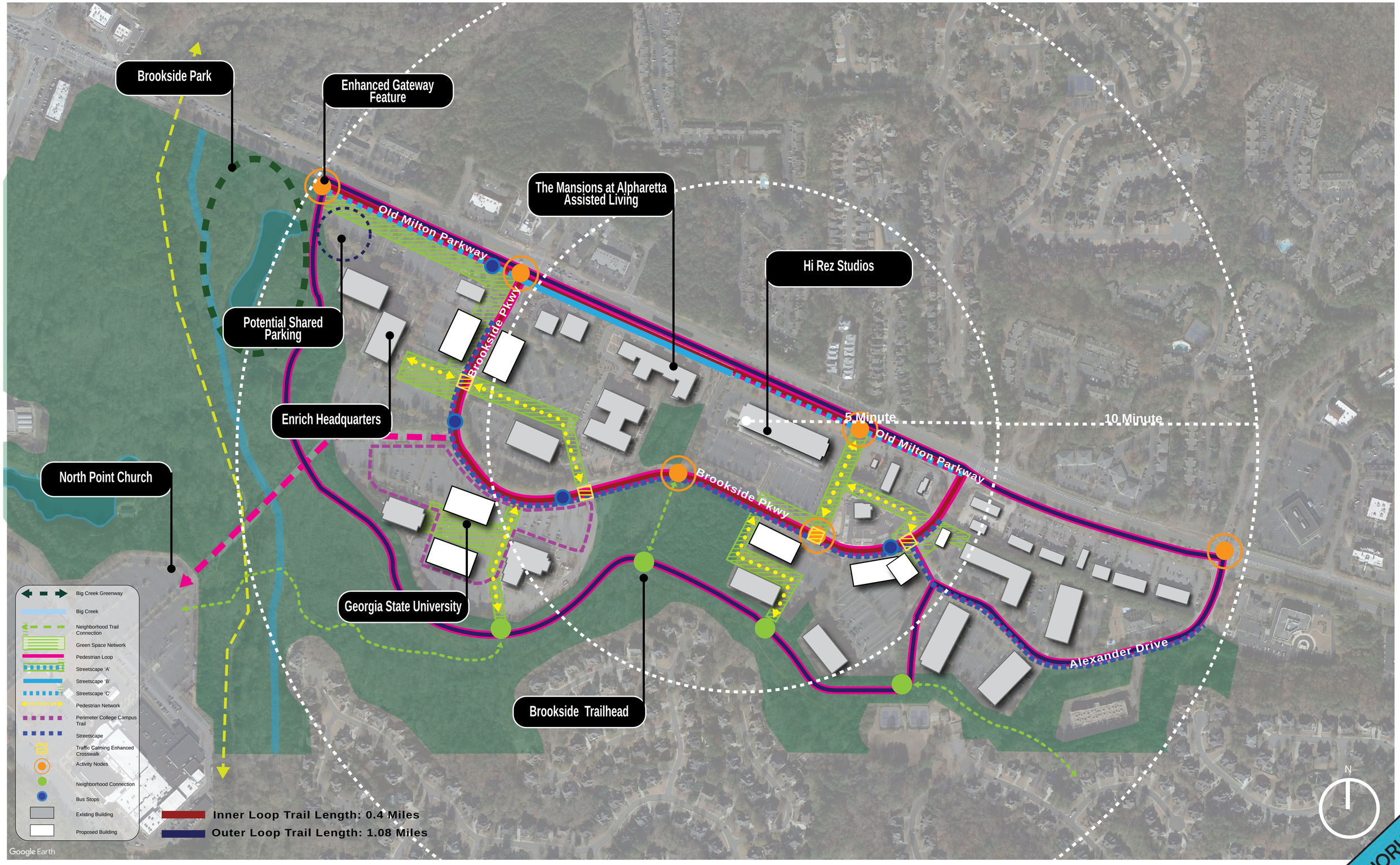
The area includes a lake and walking trails but is primarily floodplain and therefore prone to frequent flooding which renders parts of the trail unusable for periods of time. There is very little signage indicating this to be a public green space and currently no formal programming going on here. This area is separated from the Greenway by Big Creek.



EXISTING CONDITIONS

Brookside Framework Plan

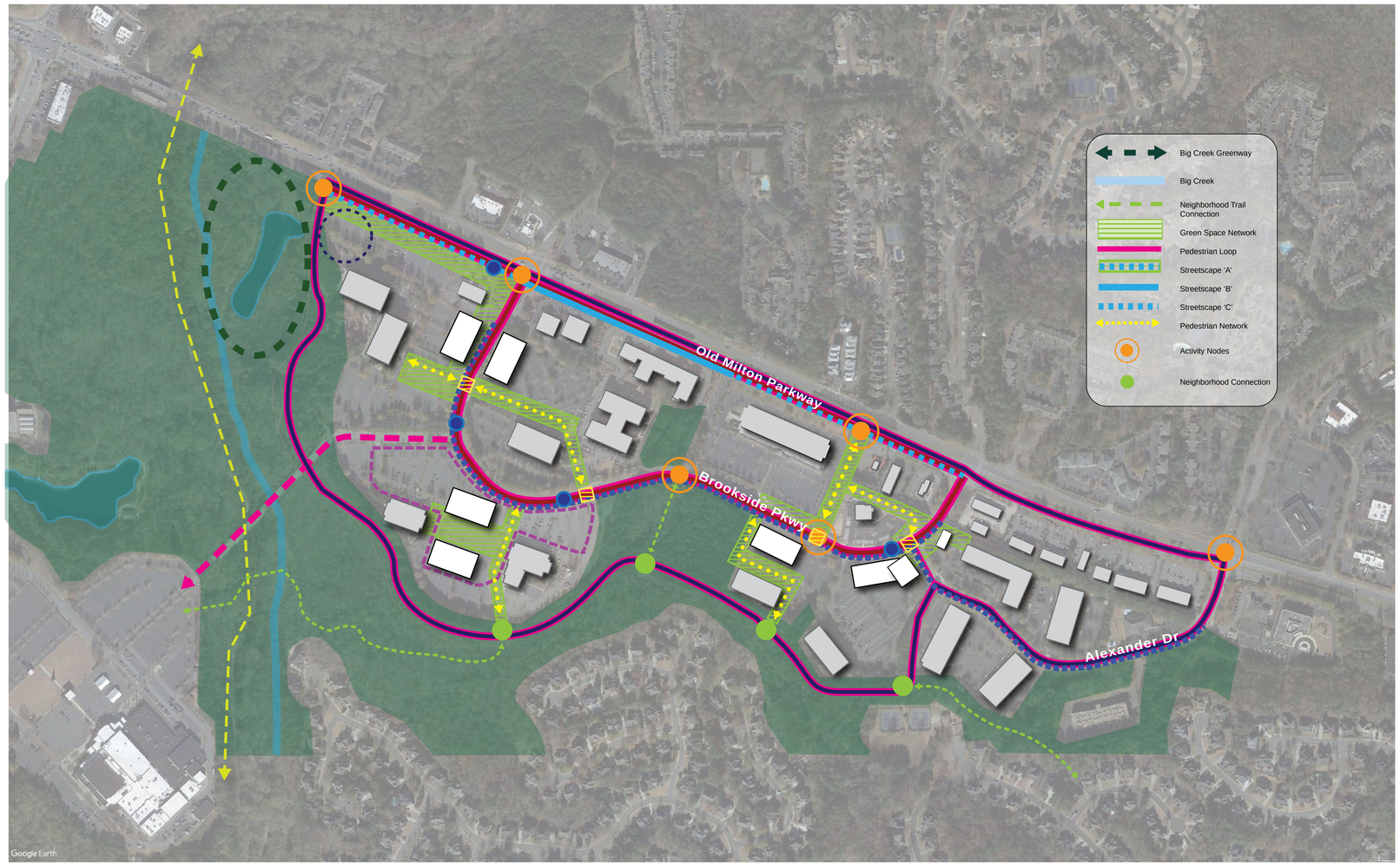
Alpharetta, Georgia



FRAMEWORK PLAN

Brookside Opportunities

Alpharetta, Georgia



Brookside Opportunities

Pedestrian Loop System

- Provide better access to Brookside Park to connect to the Big Creek regional trail network
- Create an enhanced trail network throughout Brookside Park and Brookside Commercial area to create an interconnected pedestrian network by enhancing the streetscape, promoting a better pedestrian and bike experience

Open Space Network

- Partner with land owners to develop an open space network through parking areas to connect buildings and create opportunities for programs and placemaking

Intersection Enhancements

- Implement "high-visibility" crosswalks at Brookside Parkway and Old Milton Parkway intersections to promote pedestrian safety and walkability

Traffic Calming

- Provide traffic calming strategies along Brookside Parkway to slow traffic and facilitate a safer pedestrian experience, and enhance pedestrian crossing at intersections

Placemaking

- Provide landmarks at important intersections and nodes of activity to promote community identity and better wayfinding
- Implement signage and lighting throughout development to orient users, increasing accessibility to trails and improving safety

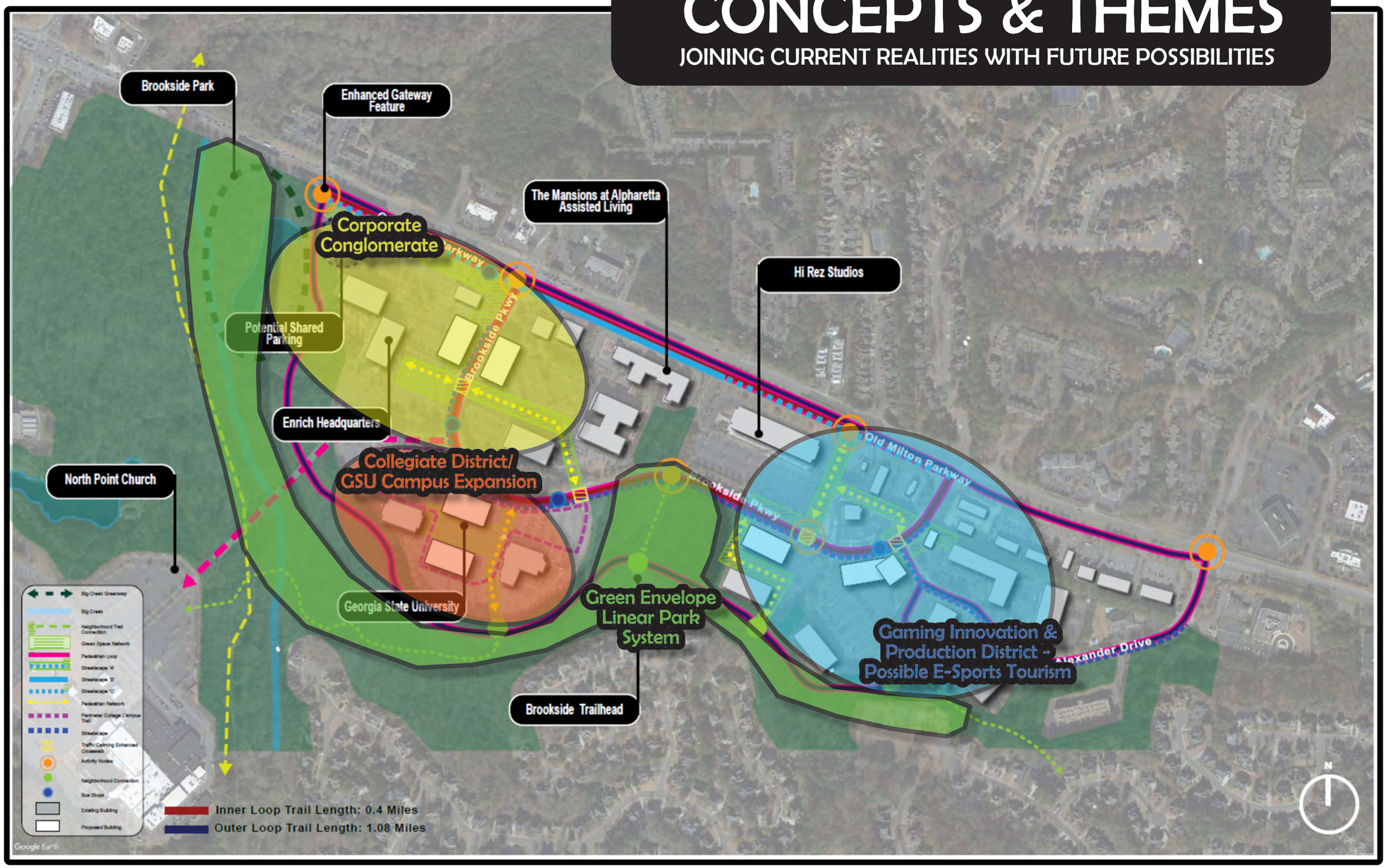
Development Opportunities

- Partner with Brookside land owners and businesses on development opportunities within parking lots and undeveloped areas to front roadways and create a more pedestrian oriented environment
- Consider an outdoor space or pavillion at the intersection of Brookside Parkway and Alexander Drive to provide opportunities for staging outdoor events

FRAMEWORK PLAN

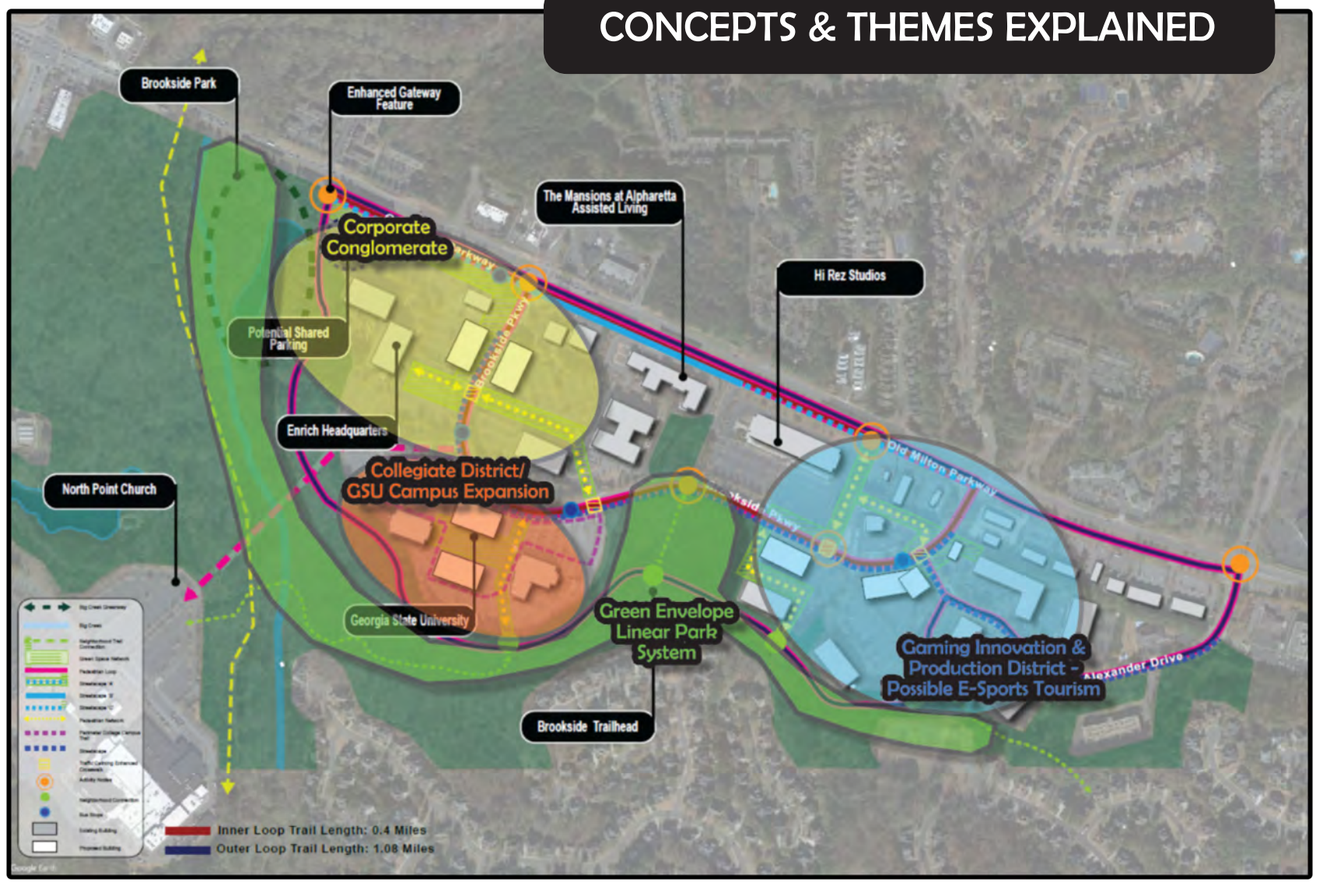
CONCEPTS & THEMES

JOINING CURRENT REALITIES WITH FUTURE POSSIBILITIES



FRAMEWORK PLAN

CONCEPTS & THEMES EXPLAINED



Corporate Conglomerate

This is the area where the existing Class A office space is. This also has the most seamless and direct connection to Brookside Park and Brookside Trail, which could be a big draw for corporate workers who need visible and convenient connections to use such amenities. The office buildings at 3625 and 3655 Brookside Parkway have recently invested in outdoor amenity spaces that further blend together the corporate setting with the natural environment of the park and trail. This area has the highest vacancy rates in the district, which combined with deep building setbacks and large empty parking lots, presents a good amount of space that be activated by future investment. Additional buildings as you enter Brookside Parkway and connecting green spaces may add the spatial synergy needed to spark a revived corporate campus feel that possesses an energized liveliness.

Collegiate District/GSU Campus Expansion

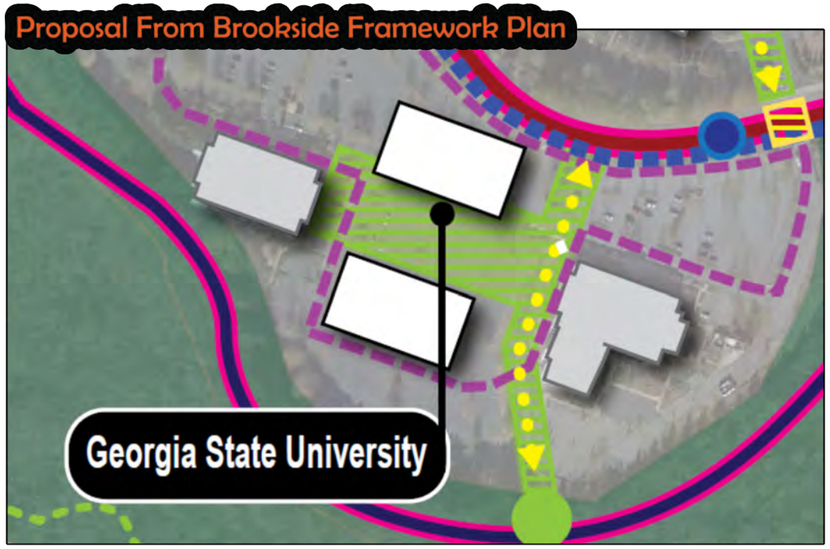
The current setup of this campus is very much a commuter destination where students are either in the classroom or are leaving the campus. Two buildings exist that currently provide mainly associates degree classes Monday-Thursday from 10am-2pm. Outside of that time window the campus sees very little use. The spatial environment of some of the nicest college campus' typically involve a campus lawn or plaza that acts as a invigorating study location, social gathering point, and engaging civic space for students and teachers alike. The current proposal envisions creation of such a space with additional buildings (and hopefully prompting additional GSU offerings at the Alpharetta campus). The Alpharetta-John's Creek area also has a strong pipeline of dual-enrolled high school students that could find great benefit in a physical space in this collegiate district to study and gather with other students who are also dual-enrolled. A new building could have a porch/canopy with outdoor study spaces overlooking the central green/plaza.

Gaming Innovation & Production District - Possible E-Sports Tourism

Through stakeholder interviews and research, an existing cluster of video gaming companies occupy space in this area, most notable Hi-Rez Studios, who rent space at 3750 Brookside Parkway for game development while using 4300 Alexander Parkway as a production studio for live E-Sports events. Hi-Rez flies in various teams of competitors and houses them in nearby hotels (sometimes for months) while they are competing at the studio. They have also had numerous occasions where fans of their games want to visit their studio (even on Honeymoons). These occurrences hint at a possible appetite for tourism venues that could benefit and further enhance the synergy of the district. This could include an outdoor pavilion with occasional events or even a hotel tailored for the gaming community. 4400 Alexander Drive is a completely vacant class B office building (the same type of building Hi-Rez uses for its production studio) which could be marketed as a unique indoor space flexible to the needs of the gaming community. A few years ago a loose partnership existed between the computer science program at GSU and the gaming companies up the street from them. This partnership connected computer science students to the real world environment of video game production. Prophecy Games is another game development company with over 100 employees and they currently lease space in the 3925 Brookside Parkway building. Most employees at these companies now work remotely, but with some investments into the physical space in the office district, and enhanced mobility and green space, there seems to be an appetite to possibly return, especially with the existing synergy that exists.

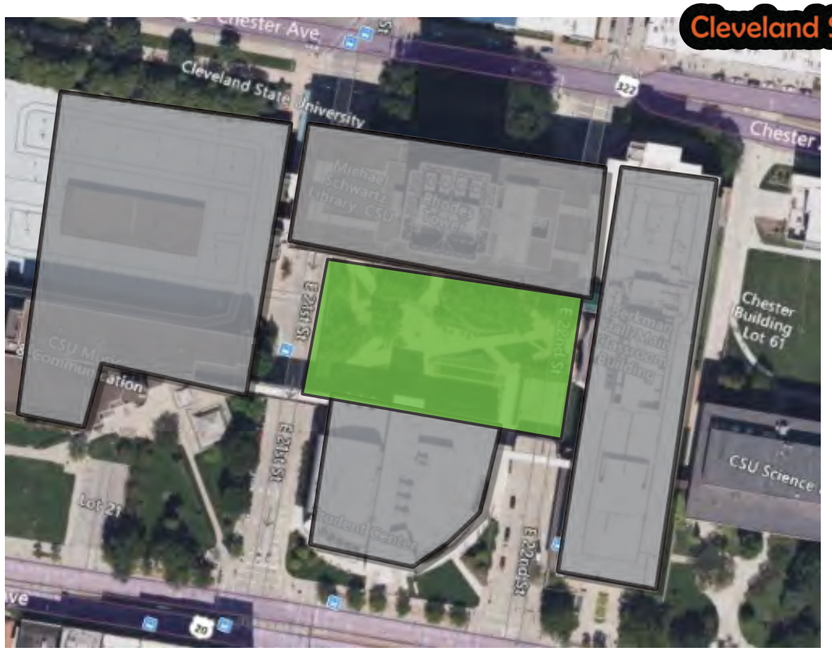
Green Envelope - Linear Park System

Over 2 miles of very natural trails are hidden from view in much the same manner that the Big Creek Greenway subtlety winds through the North Point district. Many people don't know this Brookside Trail exists, partly because they are out of sight with little to signage, but also because a good bit of the trail network is on private property without regular maintenance. The paved path is also only 5 feet in width making it very difficult for bikers or multiple people walking together. There are existing connections up to Brookside Parkway, the GSU campus, and a few other office buildings, and these provide a "respite into nature" for those wishing to step away from the office or classroom for a bit. Better trail-heads and formalized trail maintenance agreements would be a good first step, with more long-range goals entailing with trail widening and parkland enhancements, which would drive up value and usability throughout the entire area.



CURRENT CAMPUS ATMOSPHERE

FUTURE CAMPUS ATMOSPHERE



The geometric configuration of Cleveland State's central plaza is bounded by 4 buildings and shows a very active plaza space in between them all. The Brookside Framework plan shows a similar configuration, with two additional buildings that could create a central plaza space (replacing surface parking) if added to the two GSU buildings that currently exist. Even if two buildings are never added here, there is still opportunity for a connecting plaza between the two existing buildings, with the Cortex Innovation District serving as a good example of replacing surface parking with a linear plaza (see above and on the following page).

INSPIRATION IMAGERY FOR POTENTIAL OF THE

COLLEGIATE DISTRICT

Brookside Placemaking

Alpharetta, Georgia

Outdoor Flex Space

Nature Trails

Food Trucks

Public art

Outdoor Seating

Gateway Signage

Outdoor Workspace

Bike Lanes

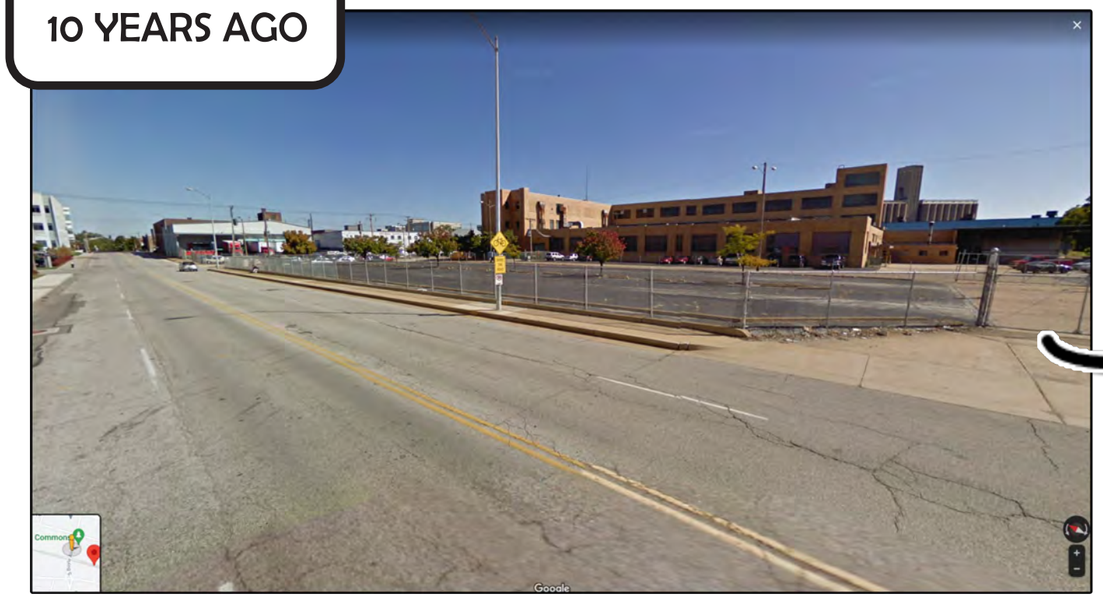
Organized Play

FRAMEWORK PLAN

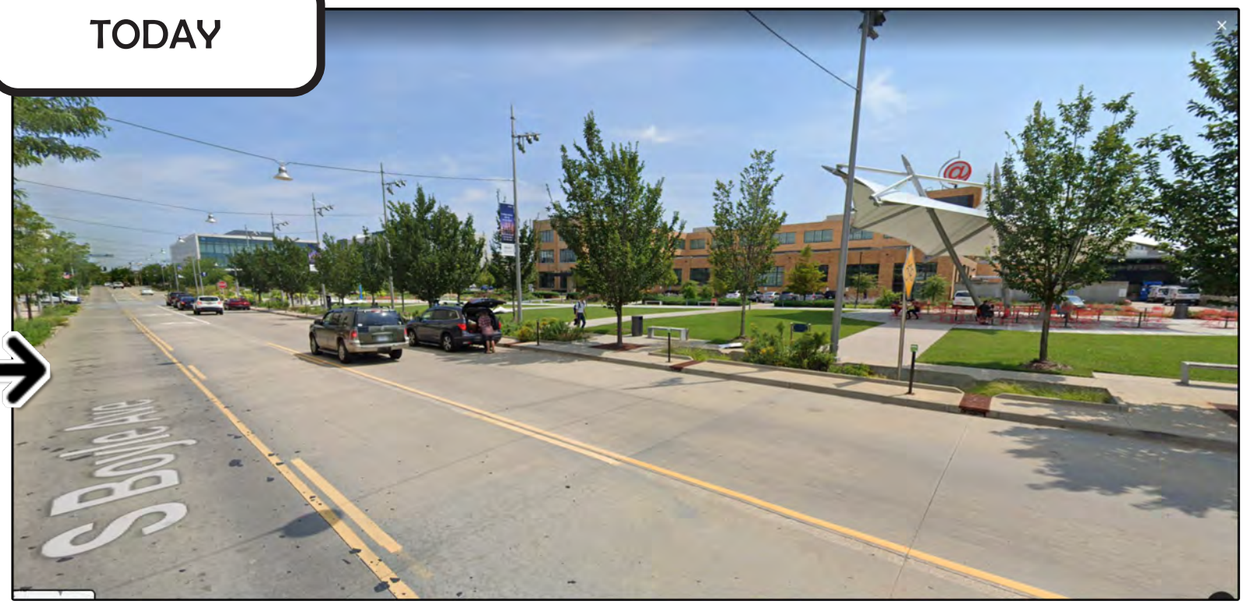
PARKING LOT to PLAZA

**The Cortex Innovation District in Saint Louis, Missouri, offers a good glimpse into second generation reuse of surface parking lots, all while keeping many existing buildings while peppering in new construction.*

10 YEARS AGO



TODAY

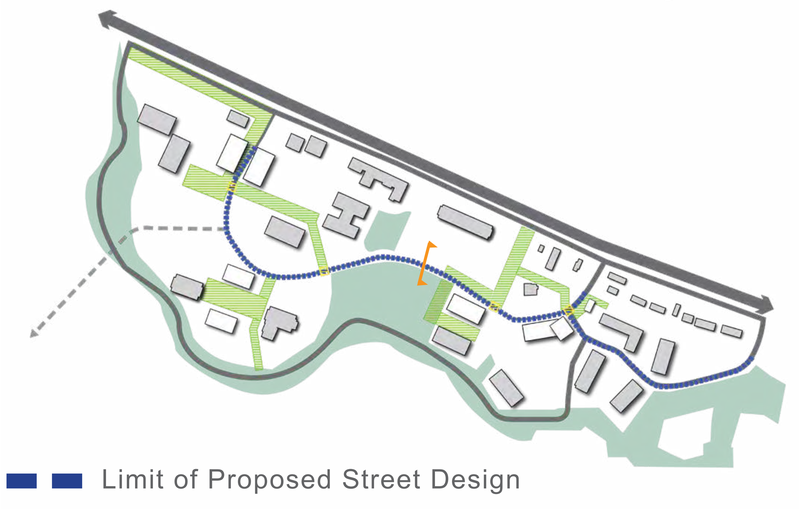


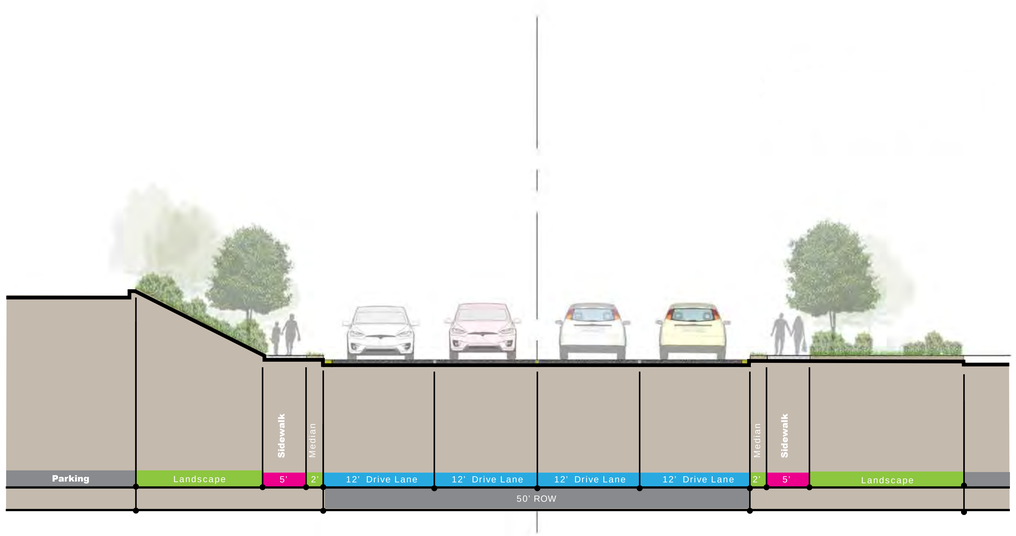
FRAMEWORK PLAN

Brookside Streetscape

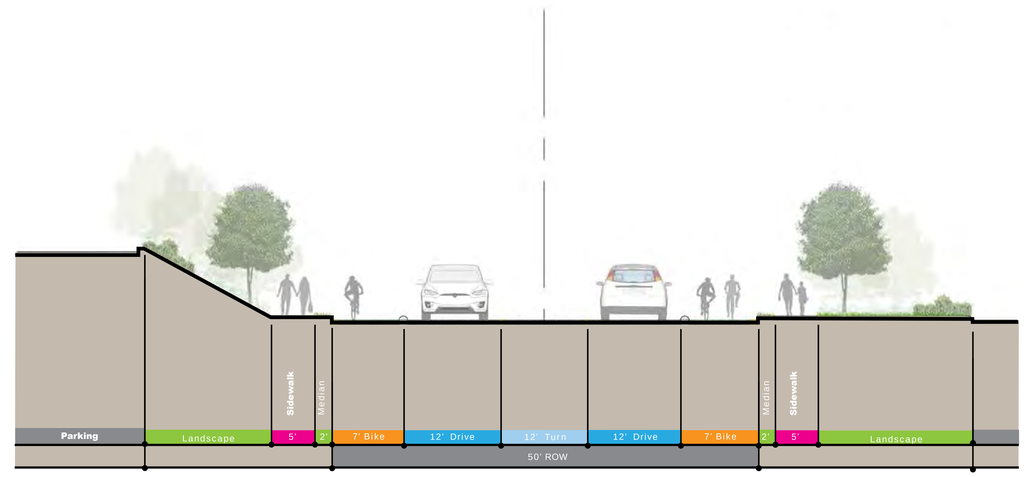
Alpharetta, Georgia

Brookside Parkway

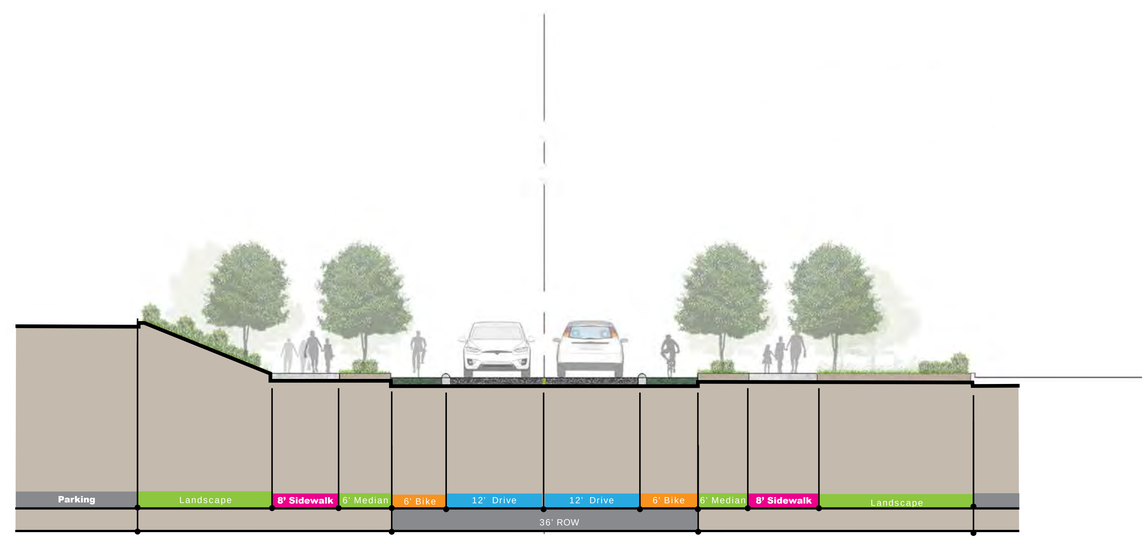




Street Section
Existing Condition



Proposed Street Section
Phase 1: Restriping



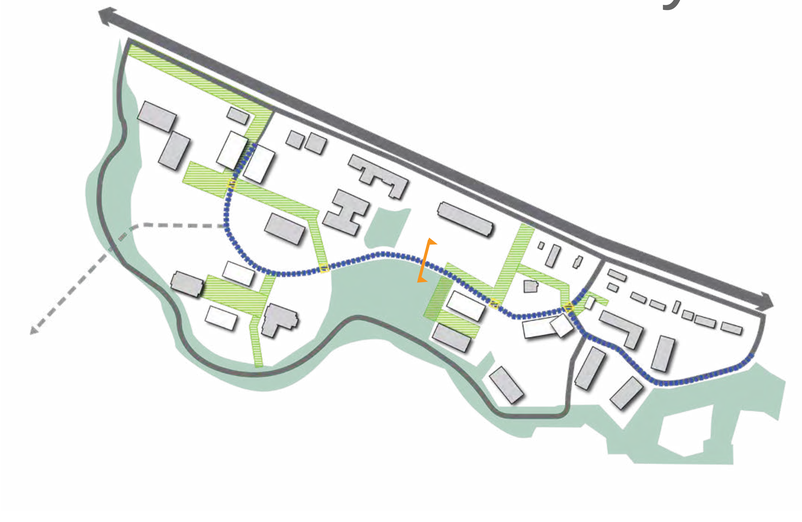
Proposed Street Section
Phase 2: Redesign

FRAMEWORK PLAN

Brookside Streetscape

Alpharetta, Georgia

Brookside Parkway



Existing Condition

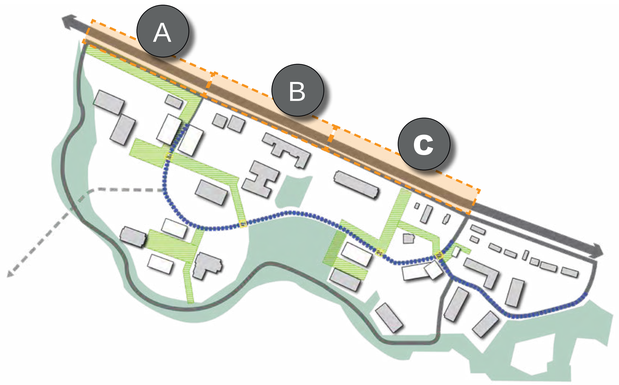
Proposed Street Section

FRAMEWORK PLAN

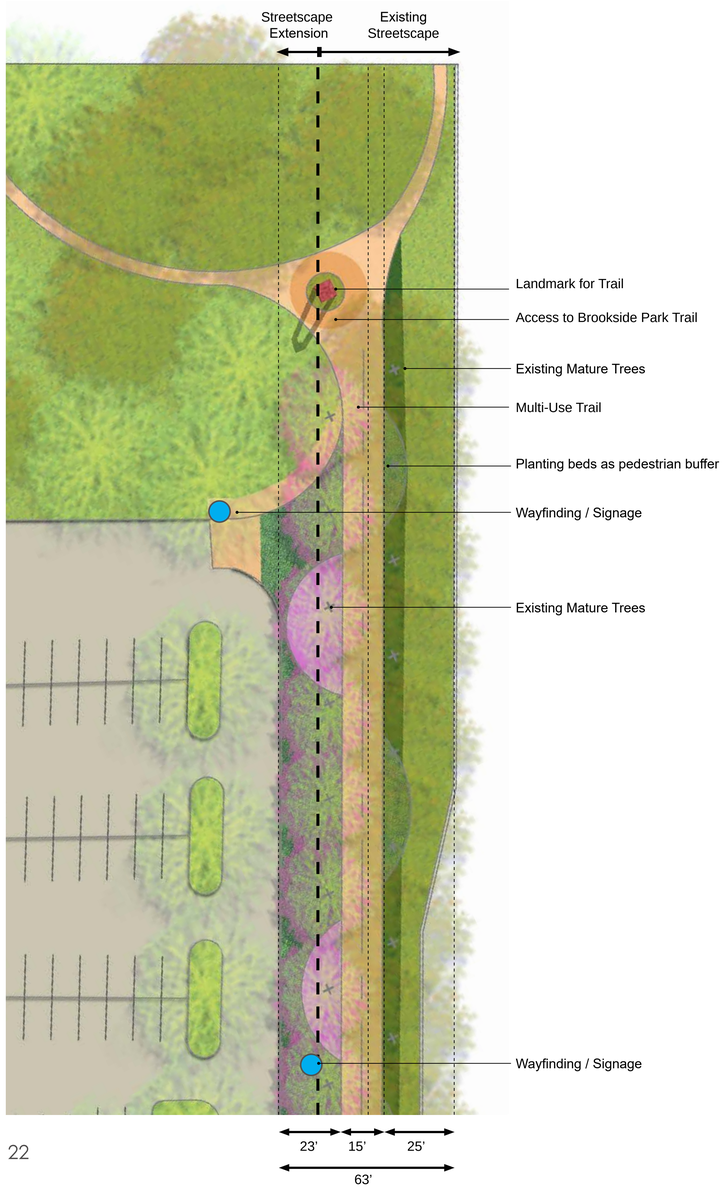
Brookside Streetscape

Alpharetta, Georgia

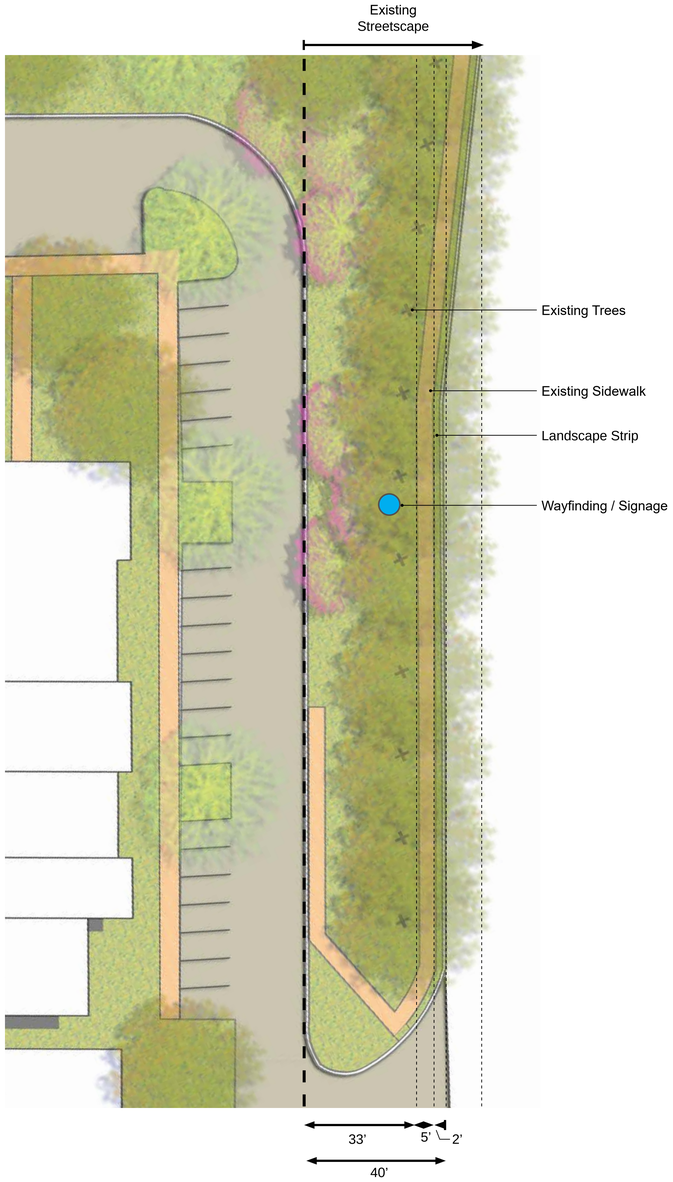
Old Milton Parkway



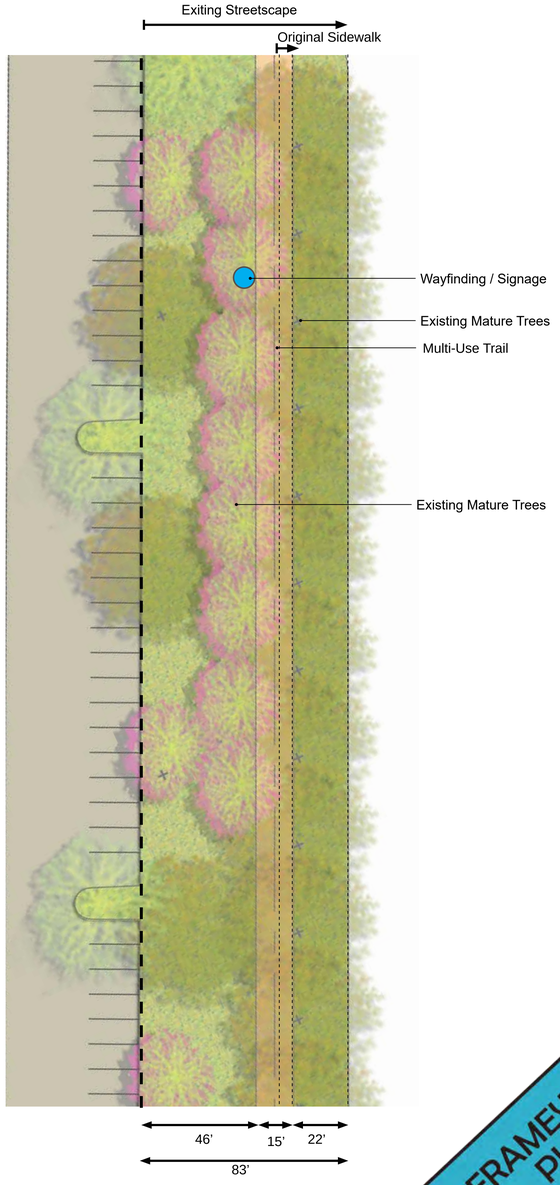
Streetscape ‘A’



Streetscape ‘B’



Streetscape ‘C’

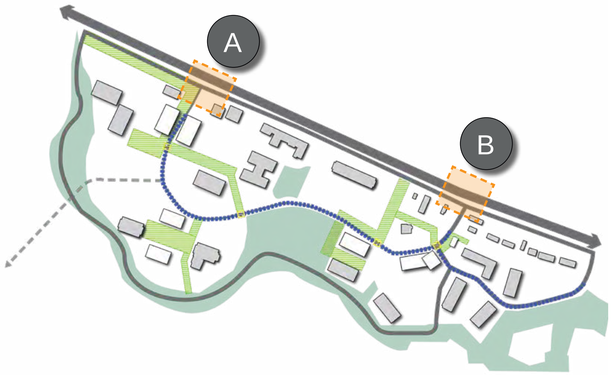


FRAMEWORK PLAN

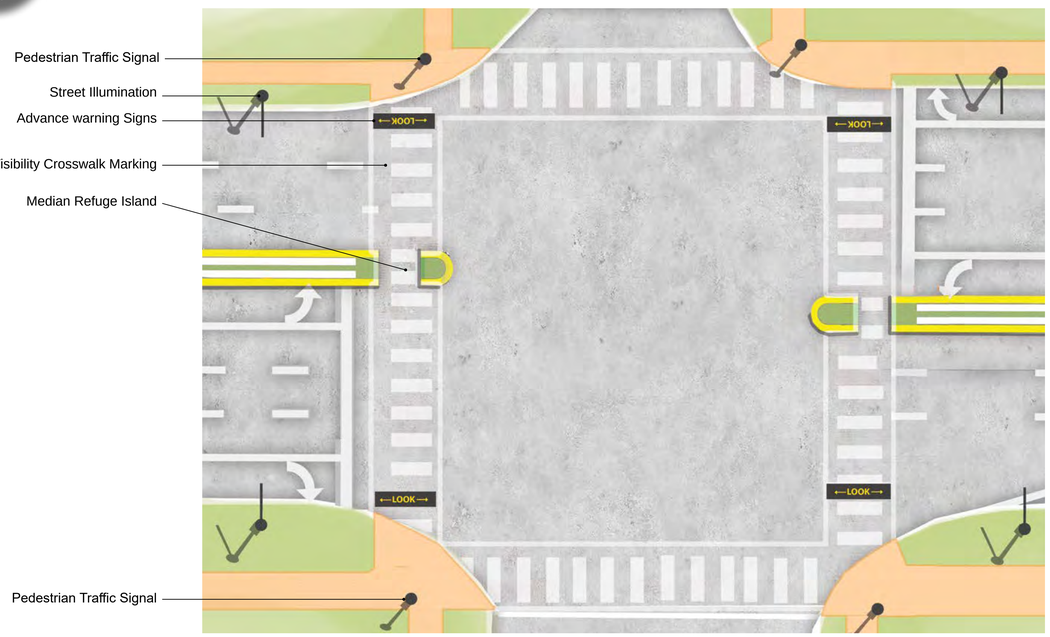
Brookside Intersection

Alpharetta, Georgia

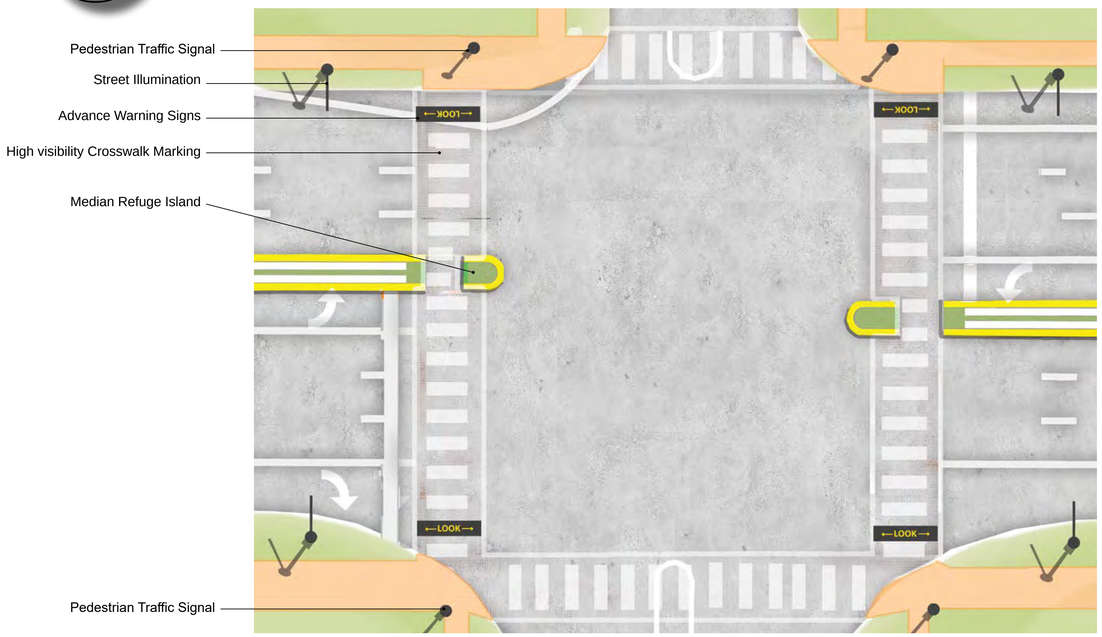
Old Milton Parkway- High Visibility Intersection



A Old Milton Parkway and Brookside Drive- Northwest



B Old Milton Parkway and Brookside Drive- Southeast

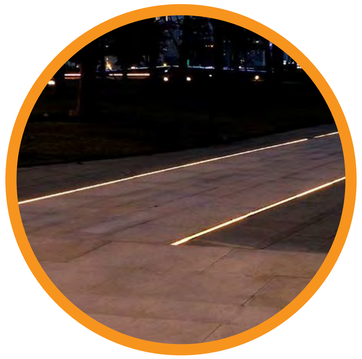


High Visibility Crosswalk Markings

Advance Warning Signs

Median Refuge Island

Pedestrian Signs



Street Illumination

FRAMEWORK PLAN

City of Alpharetta, Georgia
Brookside Area Plan
Project List Opinion of Probable Cost

#	Applicable Area	Name	Description	Type of Improvement	Engineering		Construction			Total Project Cost
					Year	Cost	Year	Lower Cost	Upper Cost	
I.1a	Brookside Parkway	Restriping and Streetscape Upgrades: Brookside Parkway Phase 1	Corridor enhancements along Brookside Parkway, including a first phase of restriping, the addition of separated bike lanes, and enhanced planting to form a cohesive streetscape	Infrastructure		$ 40,000		$ 200,000	$ 300,000	**$ 340,000**
I.1b	Brookside Parkway	Roadside Diet and Streetscape Upgrades: Brookside Parkway Phase 2 Enhanced Planting: Alexander Drive	Corridor enhancements along North Point Parkway, including a first phase of restriping and the addition of separated bike lanes, and a second phase of road diet, pedestrian sidewalk widening, separated bike lanes, and street trees to form a cohesive streetscape	Infrastructure		$ 1,200,000		$ 4,700,000	$ 7,400,000	**$ 8,600,000**
I.2	Alexander Drive	Streetscape Upgrades: Alexander Drive	Corridor enhancements along Alexander Drive, including pedestrian sidewalk widening, separated bike lanes, and street trees to form a cohesive streetscape.	Infrastructure						
2.1	Old Milton Parkway	Streetscape Upgrades: Existing Roadways "Streetscape A"	Corridor enhancements along Old Milton Parkway, including landmark for trail, access to Brookside Park Trail, multi-use trail, planting beds as pedestrian buffer, and wayfinding/signage.	Infrastructure		$ 200,000		$ 1,000,000	$ 1,200,000	**$ 1,400,000**
2.2	Old Milton Parkway	Streetscape Upgrades: Existing Roadways "Streetscape B"	Corridor enhancements along Old Milton Parkway, including wayfinding/signage.	Infrastructure		$ 1,000		$ -	$ 10,000	**$ 11,000**
2.3	Old Milton Parkway	Streetscape Upgrades: Existing Roadways "Streetscape B" and "Streetscape C"	Corridor enhancements along Old Milton Parkway, including multi-use trail and wayfinding/signage.	Infrastructure		$ 200,000		$ 600,000	$ 900,000	**$ 1,100,000**
3.1	Old Milton Parkway and Brookside Drive	Intersection Upgrades: Old Milton Parkway at Brookside Drive (Northwest and Southeast)	Intersection enhancements at existing signalized intersection of Old Milton Parkway and Brookside Drive (Northwest), including signal timing verification/enhancements, pedestrian traffic signal, street illumination, advanced warning signs, and high visibility crosswalk marking.	Infrastructure		$ 20,000		$ 80,000	$ 100,000	**$ 120,000**
3.2	Old Milton Parkway and Brookside Drive - Southeast	Intersection Upgrades: Old Milton Parkway at Brookside Drive (Southeast)	Intersection enhancements at existing signalized intersection of Old Milton Parkway and Brookside Drive (Southeast), including pedestrian traffic signal, street illumination, advanced warning signs, high visibility crosswalk marking, and a median refuge island.	Infrastructure						
4.1	Pedestrian Loop	Parallel Trail Pathway	Construct an outer loop multiuse path situated parallel to Brookside Parkway	Walkability		$ 200,000		$ 700,000	$ 1,200,000	**$ 1,400,000**
5.1	Brookside Park	Park Gateway	Design a gateway into Brookside Park to include entrance feature, landscape, hardscape, and wayfinding signage	Park		300,000				300,000
Subotals						**$ 2,161,000**		**$ 7,280,000**	**$ 11,110,000**	**$ 13,271,000**

STAFF REPORT

Department: Legal
Submitted By: Lauren Shapiro
Meeting Date: March 3, 2025

AGENDA ITEM:

Option Agreement: 13450 Cogburn Road, Milton, Georgia
Consideration of approval and acceptance of an Option to Purchase Right of Way for land along 13450 Cogburn Road, Milton, Georgia for the Big Creek Greenway between the City of Milton and the City of Alpharetta and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve and accept an Option to Purchase Right of Way for land along 13450 Cogburn Road, Milton, Georgia for the Big Creek Greenway between the City of Milton and the City of Alpharetta and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

ALTERNATIVES:

Do not approve the option agreement and negotiate different terms.

ATTACHMENTS:

1. Signed Revised OTP - Parcel 16

OPTION TO PURCHASE RIGHT OF WAY

GA DOT P.I. Number 0015078 Parcel # 16

Tax Parcel ID # 22 510009670011

Property Location 13450 Cogburn Road, Milton, GA 30004

GEORGIA, FULTON COUNTY

For and in consideration of the sum of One Dollar ($1.00), receipt whereof being acknowledged, the undersigned grants to the City of Milton an option to acquire the following described real estate:

Right of Way and/or Easement rights through that tract or parcel of land located in Land Lots 906, 967, and 968 of the 2nd District, 2nd Section or GMD N/A of Fulton County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

$124,900.00 ____ initial

For the sum of $ ~~109,900.00~~, the undersigned agrees to execute and deliver to the City of Milton fee simple title and easements to the lands owned by the undersigned as reflected on the attached Exhibit "A".

* *

The following conditions are imposed upon the grant of this option:

1) This option shall extend for 90 days from this date.

2) The consideration recited is full payment for the rights conveyed.

   0 ~~0.197~~ Acres of Right of Way

   N/A Linear Feet of Limited Access

   0 ~~0.154~~ Acres of Construction and Maintenance Easement

   0.457 AC ~~0.113~~ Acres of Construction Easement

3) All Temporary Easements will terminate upon completion and acceptance of the same by the Department of Transportation.

4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.

5) Special Provisions, if any, are listed on Exhibit "B", which is attached hereto and incorporated herein by reference.

Witness my hand and seal this 25 day of MARCH, 2024

Signed, Sealed and Delivered in the presence of:

Molly Esswein
Witness

Lauren Shapiro
Notary Public

LAUREN SHAPIRO NOTARY PUBLIC MY COMMISSION EXPIRES NOVEMBER 3, 2025 FULTON COUNTY, GEORGIA

CITY OF ALPHARETTA

BY: _____

PRINTED NAME: Chris Lagerbloom

TITLE: City Administrator

ALPHARETTA GEORGIA

OPTION TO PURCHASE RIGHT OF WAY

GA DOT P.I. Number 0015078 Parcel# 16

Tax Parcel ID# 22 510009670011

Property Location 13450 Cogburn Road, Milton, GA 30004

ACCEPTED BY:

Robert Dell-Ross

LOCAL SPONSOR

Feb 10, 2025

(Date)

NOTE:

1) This Agreement is contingent upon the required R/W and permanent easement being revised to temporary Easement. The agreement will be in accordance with the revised plans dated 7-10-24 and attached to this Agreement. The total required temporary construction easement is 0.457 Acres, as well as temporary driveway easement, as outlined on said plans.

2) In connection with such Option to Purchase, City of Alpharetta, Georgia will construct a 10-foot-wide sidewalk ("Sidewalk") in favor of City of Milton, Georgia. The sidewalk shall be treated by both cities as part of Cogburn Road. City of Milton, Georgia hereby indemnifies and holds harmless City of Alpharetta, Georgia from and against any and all losses, liabilities, claims, judgments, costs, and expenses arising out of the sidewalk being located within Cogburn Road Area. City of Milton, Georgia agrees to accept responsibility for any maintenance or repairs to the Sidewalk or any public improvements in the Sidewalk Area.

CITY OF ALPHARETTA, GEORGIA

By: _____

Jim Gilvin, Mayor

Date: _____

Attest:

_____

Lauren Shapiro, City Clerk

Approved as to Content:

_____

Chris Lagerbloom, City Administrator

Approved as to form:

JARRARD & DAVIS, LLP

_____

Jennifer K. McCall, City Attorney

DOT 663-A-LG
Rev 08-2022

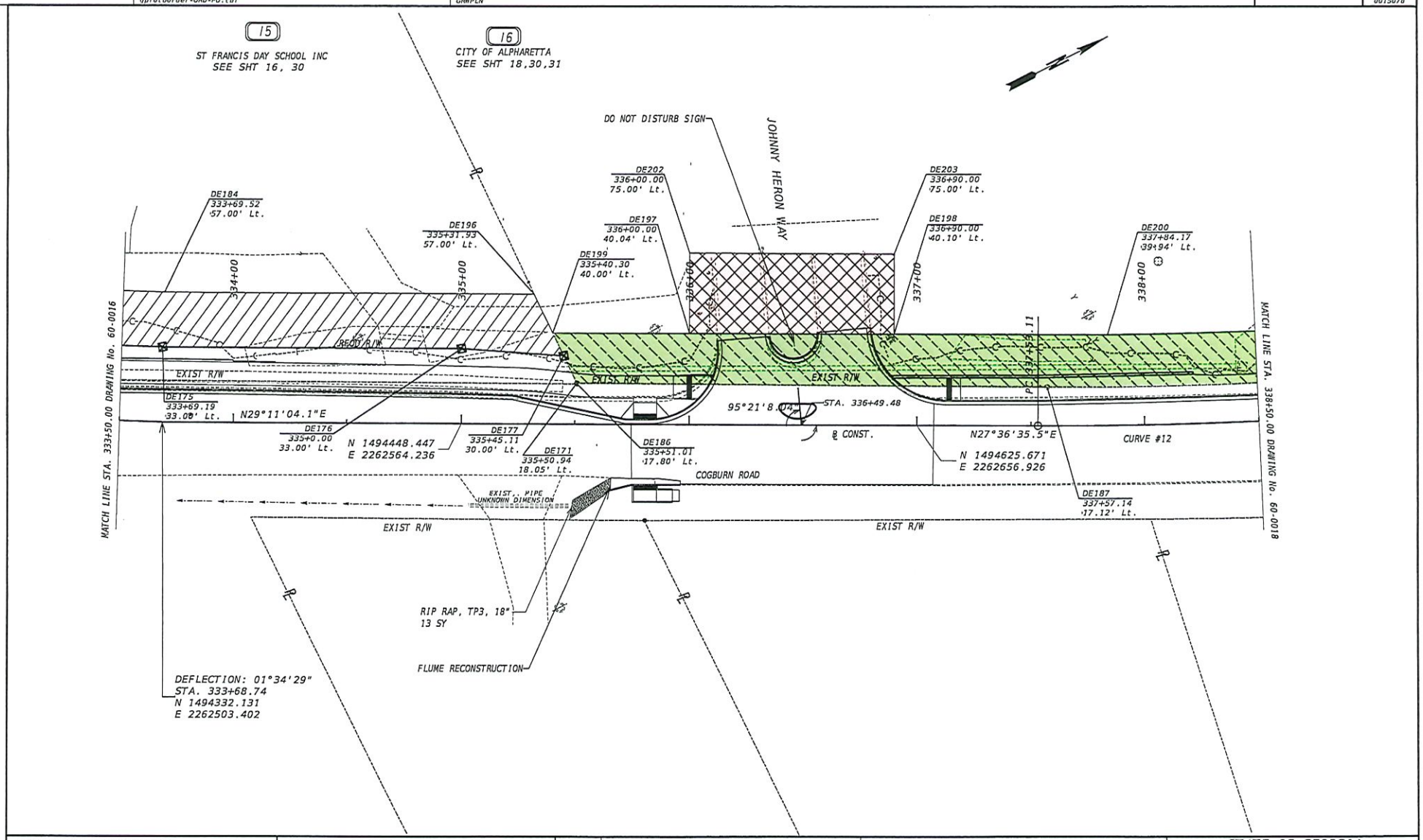
CITY OF MILTON, GEORGIA

By: _____
Peyton Jamison, Mayor

Date: _____

Attest:

_____
Tammy Lowit, City Clerk



PROPERTY AND EXISTING R/W LINE	BEGIN LIMIT OF ACCESS.....BLA		
REQUIRED R/W LINE	END LIMIT OF ACCESS.....ELA		
CONSTRUCTION LIMITS	EXISTING LIMIT OF ACCESS		
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	REQ'D LIMIT OF ACCESS		
EASEMENT FOR CONSTR OF SLOPES	EXISTING LIMIT OF ACCESS & R/W		
EASEMENT FOR CONSTR OF DRIVES	REQ'D LIMIT OF ACCESS & R/W		
	ORANGE BARRIER FENCE		
	ESA - ENV. SENSITIVE AREA		

DATE	REVISIONS
1/19/2024	REVISED EASEMENTS ON PARCEL 16

POND
Architects • Engineers • Planners

SCALE IN FEET
0 20 40 80

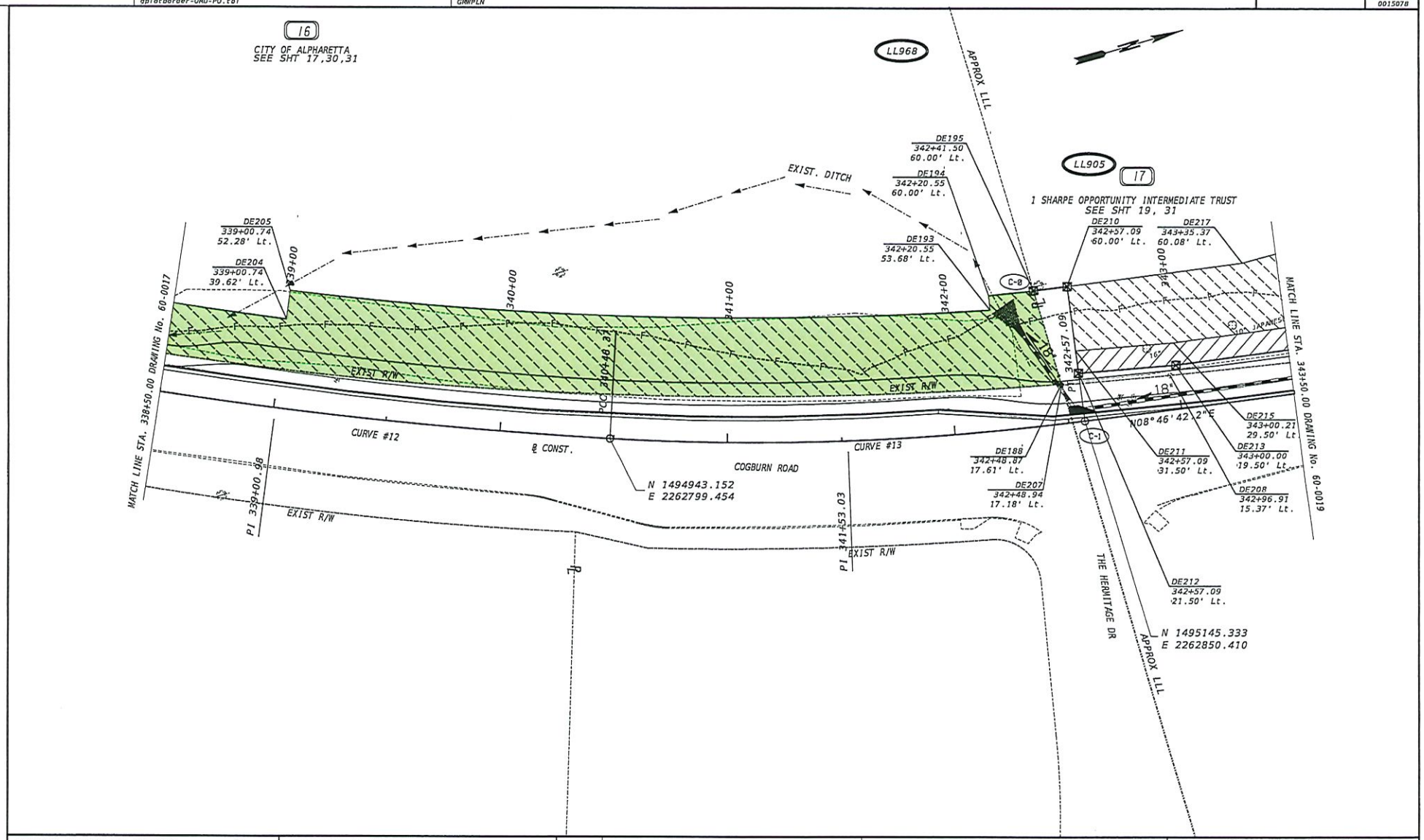
STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO: 0015078
COUNTY: FULTON
LAND LOT NO: 968
LAND DISTRICT: 2
GMD 1
DATE 01/16/23 SH 17 OF 35

DRAWING No. 60-0017

GRWPLN-CE 11/05/2020

9/3/2024 pessattit	GPLOT-ORD gplotborder-ORD-PO.tbl	0015078_60.dgn GRWPLN	P.I. No. 0015078



PROPERTY AND EXISTING R/W LINE	BEGIN LIMIT OF ACCESS.....BLA		
REQUIRED R/W LINE	END LIMIT OF ACCESS.....ELA		
CONSTRUCTION LIMITS	EXISTING LIMIT OF ACCESS		
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	REQ'D LIMIT OF ACCESS		
EASEMENT FOR CONSTR OF SLOPES	EXISTING LIMIT OF ACCESS & R/W		
EASEMENT FOR CONSTR OF DRIVES	REQ'D LIMIT OF ACCESS & R/W		
	ORANGE BARRIER FENCE		
	ESA - ENV. SENSITIVE AREA		

DATE	REVISIONS
1/19/2024	REVISED EASEMENTS ON PARCEL 16

POND
Architects ▪ Engineers ▪ Planners

SCALE IN FEET
0 20 40 80

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO: 0015078
COUNTY: FULTON
LAND LOT NO: 905, 968
LAND DISTRICT: 2
GMD 1
DATE 01/16/23 SH 18 OF 35

DRAWING No. 60-0018

GRWPLN CE 11/07/2020

****
PARCEL 14
DE114
REQ'D DRWY. EASM'T.
****

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
DE151	56.000	R	160+05.000	Webb Rd
	55.192		S87°46'28.27"E	
DE152	51.395	R	160+60.000	Webb Rd
	13.605		S07°00'42.19"W	
DE158	65.000	R	160+60.000	Webb Rd
	55.000		N82°59'17.81"W	
DE157	65.000	R	160+05.000	Webb Rd
	9.000		N07°00'42.19"E	
DE151	56.000	R	160+05.000	Webb Rd

REQD EASMT = 621.64 SF
REQD EASMT = 0.014 ACRES

****
PARCEL 15
DE66
REQ'D R/W
****

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
DE172	28.000	L	329+85.469	Cogburn Rd

ARC LENGTH = 221.77
CHORD BEAR = N18°51'02.898"E
LNTH CHORD = 221.15
RADIUS = 858.00
DEGREE = 06°40'40.187"

DE173	28.000	L	332+00.000	Cogburn Rd
	44.268		N21°14'12.37"E	
DE174	33.000	L	332+42.430	Cogburn Rd
	125.853		N29°11'04.12"E	
DE175	33.000	L	333+69.190	Cogburn Rd
	130.810		N27°36'35.51"E	
DE176	33.000	L	335+00.000	Cogburn Rd
	45.204		N31°24'54.43"E	
DE177	30.000	L	335+45.105	Cogburn Rd
	13.299		S88°24'13.73"E	
DE171	18.049	L	335+50.937	Cogburn Rd
	0.256		S79°22'47.76"E	
DE186	17.804	L	335+51.012	Cogburn Rd
	264.121		S27°48'00.23"W	
DE170	16.424	L	332+86.410	Cogburn Rd

ARC LENGTH = 274.92
CHORD BEAR = S20°56'28.843"W
LNTH CHORD = 274.26
RADIUS = 1148.30
DEGREE = 04°59'22.655"

DE169	8.539	L	330+14.440	Cogburn Rd
	9.930		N76°28'34.90"W	
DE168	18.469	L	330+14.453	Cogburn Rd

ARC LENGTH = 29.62
CHORD BEAR = S11°28'46.804"W
LNTH CHORD = 29.62
RADIUS = 989.04
DEGREE = 05°47'35.052"

DE167	17.969	L	329+85.469	Cogburn Rd
	10.031		N78°33'13.88"W	
DE172	28.000	L	329+85.469	Cogburn Rd

REQD R/W = 9196.79 SF
REQD R/W = 0.211 ACRES
REMAINDER = +/- 30 ACRES

****
PARCEL 15
DE159
EASM'T. FOR CONST. AND MAINT. OF SLOPES
****

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
DE178	43.000	L	329+85.469	Cogburn Rd
	63.605		N13°32'01.75"E	
DE179	43.000	L	330+45.954	Cogburn Rd
	41.943		N61°32'09.71"W	
DE180	83.942	L	330+54.420	Cogburn Rd
	42.000		N05°50'33.67"E	
DE181	92.423	L	330+91.608	Cogburn Rd
	38.069		N87°43'07.90"E	
DE182	57.000	L	331+04.406	Cogburn Rd

ARC LENGTH = 147.50
CHORD BEAR = N24°25'13.823"E
LNTH CHORD = 147.33
RADIUS = 887.00
DEGREE = 06°27'34.206"

DE183	57.000	L	332+42.430	Cogburn Rd
	125.523		N29°11'04.12"E	
DE184	57.000	L	333+69.520	Cogburn Rd
	162.408		N27°36'35.51"E	
DE196	57.000	L	335+31.928	Cogburn Rd
	30.044		S88°24'13.73"E	
DE177	30.000	L	335+45.105	Cogburn Rd
	45.204		S31°24'54.43"W	
DE176	33.000	L	335+00.000	Cogburn Rd
	130.810		S27°36'35.51"W	
DE175	33.000	L	333+69.190	Cogburn Rd
	125.853		S29°11'04.12"W	
DE174	33.000	L	332+42.430	Cogburn Rd
	44.268		S21°14'12.37"W	
DE173	28.000	L	332+00.000	Cogburn Rd

ARC LENGTH = 221.77
CHORD BEAR = S18°51'02.898"W
LNTH CHORD = 221.15
RADIUS = 858.00
DEGREE = 06°40'40.187"

DE172	28.000	L	329+85.469	Cogburn Rd
	15.000		N78°33'13.88"W	
DE178	43.000	L	329+85.469	Cogburn Rd

REQD EASMT = 15486.77 SF
REQD EASMT = 0.356 ACRES

****
PARCEL 16
DE172
EASM'T. FOR CONST. OF SLOPES
****

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
DE199	39.997	L	335+40.226	Cogburn Rd
	59.774		N27°34'09.29"E	
DE197	40.039	L	336+00.000	Cogburn Rd
	90.000		N27°34'09.29"E	
DE198	40.103	L	336+90.000	Cogburn Rd
	93.574		N27°34'09.29"E	
DE200	39.942	L	337+84.170	Cogburn Rd

ARC LENGTH = 114.29
CHORD BEAR = N25°19'03.09"E
LNTH CHORD = 114.28
RADIUS = 2100.36
DEGREE = 02°43'40.456"

DE204	39.627	L	339+00.682	Cogburn Rd
	12.657		N66°14'28.94"W	
DE205	52.283	L	339+00.727	Cogburn Rd

ARC LENGTH = 307.70
CHORD BEAR = N17°50'23.66"E
LNTH CHORD = 307.27
RADIUS = 1682.95
DEGREE = 03°24'16.142"

DE193	53.684	L	342+20.548	Cogburn Rd
	6.316		N79°20'34.68"W	
DE194	60.000	L	342+20.548	Cogburn Rd
	19.819		N10°07'06.94"E	
DE195	60.000	L	342+41.495	Cogburn Rd
	42.984		N89°51'34.50"E	
DE188	17.609	L	342+48.869	Cogburn Rd

ARC LENGTH = 485.88
CHORD BEAR = S19°44'05.84"W
LNTH CHORD = 484.26
RADIUS = 1717.98
DEGREE = 03°20'06.274"

DE187	17.116	L	337+57.141	Cogburn Rd
	206.173		S27°52'05.22"W	
DE171	18.049	L	335+50.937	Cogburn Rd
	13.299		N88°24'13.72"W	
DE177	30.000	L	335+45.105	Cogburn Rd
	11.123		N88°24'13.72"W	
DE199	39.997	L	335+40.226	Cogburn Rd

REQD EASMT = 19890.19 SF
REQD EASMT = 0.457 ACRES

****
PARCEL 16
DE187
REQ'D DRWY. EASM'T.
****

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
DE202	75.000	L	336+00.000	Cogburn Rd
	90.000		N27°36'35.51"E	
DE203	75.000	L	336+90.000	Cogburn Rd
	34.897		S62°23'24.49"E	
DE198	40.103	L	336+90.000	Cogburn Rd
	90.000		S27°34'09.29"W	
DE197	40.039	L	336+00.000	Cogburn Rd
	34.961		N62°23'24.49"W	
DE202	75.000	L	336+00.000	Cogburn Rd

REQD EASMT = 3143.63 SF
REQD EASMT = 0.072 ACRES

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA

DATE	REVISIONS	DATE	REVISIONS
1/19/2024	REVISED EASEMENTS ON PARCEL 16		
7/10/2024	REVISED REQ'D AND EASEMENTS ON PARCEL 16		

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO: 0015078
COUNTY: FULTON
LAND LOT NO: N/A
LAND DISTRICT: 2
GMD 1
DATE 01/16/23 SH 30 OF 35

DRAWING No.
60-0030

GRWPLN CE
11/05/2020