CITY COUNCIL MEETING & PUBLIC HEARING
APRIL 27, 2026

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE TO THE FLAG

4. BOARDS & COMMISSIONS

A. Swearing in of Natural Resources Commission Member by Mayor Gilvin

5. PRESENTATIONS & PROCLAMATIONS

A. Presentation: New Fulton County Health & Human Services - North Facility

B. Proclamation: Public Service Week 2026

6. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 04/13/2026)
Approval of the City Council meeting minutes from the meeting of April 13, 2026.

B. Financial Management Report (Month Ending February 28, 2026)
Consideration and approval of the Financial Management Report for the month ending February 28, 2026.

C. Final Order & Judgment: Windward Parkway Pedestrian Bridge and Windward Parkway Drainage Modification Project — Parcel 4
Consideration and approval of the ratification of a Consent Order and Final Judgment in the total amount of $30,000 for Tax Parcel No. 21 561011050280 in the Windward Parkway Pedestrian Bridge and Windward Parkway Drainage Modification Project, Parcel 4, Property Owner: Windward Community Services Association, Inc.

D. Easement Agreements: Sawnee Electric Membership Corporation - McGinnis Ferry Road
Consideration and approval of the ratification of two Right of Way Easement Agreements with Sawnee EMC for the McGinnis Ferry Phase 2 Project 0021232, Parcels 5 and 6 to place two power poles and install approximately 200 feet of underground power, and with authorization for the Mayor to execute all necessary documents.

7. PUBLIC HEARING

A. Announcement of Public Hearing Procedures

B. V-26-07 Alpharetta District Places Phase 1
Consideration of a variance request to allow a specimen tree to be removed along Marietta Street. A variance is requested to Unified Development Code (UDC) Subsection 3.2.8(K) to allow a specimen tree in the building setback along Marietta Street to be removed. The property is located at 131 South Main Street and 82 Marietta Street and is legally described as being located in Land Lots 695 & 1269, 1st District, 2nd Section, Fulton County, Georgia.

C. Ordinance: Offenses and Miscellaneous Provisions Ordinance Text Amendments
FIRST READING
Consideration and approval of an Ordinance to amend Chapter 30, referred to as Offenses and Miscellaneous Provisions, of the Code of the City of Alpharetta to amend provisions regarding the discharge of firearms; to amend provisions regarding urban camping and the improper use of

property; to regulate the discharge of bows and crossbows; to prohibit interference of a city officer; to prohibit false representations to a city officer; to prohibit loitering and prowling; to prohibit trespass; to prohibit street racing and reckless driving exhibitions; to prohibit vandalism; to prohibit aggressive panhandling; to prohibit public drunkenness; to provide for traffic violations for disobeying or avoiding an official traffic control device; to prohibit public urination or defecation; to prohibit creating a disturbance at schools; to provide for enforcement; to provide for penalties for violations; to repeal conflicting ordinances; and for other purposes.

D. The following items have been deferred or withdrawn and will not be considered during this meeting:

1. Z-25-07/CU-25-15/V-25-20 Alpharetta District Places
WITHDRAWN: This item has been withdrawn by the Applicant and will no longer be considered.
Consideration of a rezoning, conditional use, and variances to allow for the construction of 165 'Dwelling, 'For-Rent' units and approximately 35,000 square feet of retail/restaurant on 3.02 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a conditional use is requested to allow 'Dwelling, 'For-Rent'. Variances are requested to Unified Development Code (UDC) Subsection 1.4.2 and Subsection 3.2.2 to allow utilities in a required landscape strip, Subsection 3.2.8(D) to reduce the landscape strip along Marietta Street, Subsection 3.2.8(K) to remove trees within the building setback along Marietta Street, Appendix A Subsection 2.3.3(E) to modify the Collector Street Commercial/Mixed-Use streetscape requirements for Marietta Street, and Appendix A Subsection 3.5.5 to increase the maximum building footprint. The property is located at 0 South Main Street and 131 South Main Street and is legally described as being located in Land Lot 695, 1st District, 2nd Section, Fulton County, Georgia.

2. CU-26-03/V-26-04 7Brew Coffee/11378 State Bridge Road
DEFERRED: This item has been deferred by the Applicant to the June 1, 2026 City Council meeting and will not be considered at this meeting.
Consideration of a conditional use and variance to allow a 'Restaurant w/Drive-Thru Window' for 7Brew Coffee. A conditional use is requested to allow 'Restaurant w/Drive-Thru Window' in the C-1 (Neighborhood Commercial) zoning district and a variance is requested to Unified Development Code Subsection 2.2.14(D) to reduce the front building setback. The property is located at 11378 State Bridge Road and is legally described as being located in Land Lot 129, 1st District, 1st Section, Fulton County, Georgia.

8. NEW BUSINESS

A. 2026-2027 City Wide Employee Health and Related Benefits
Consideration and approval to award contracts for certain Employee Health and Related Benefits for Plan Year 2026-2027: City's group Medical and Dental coverage to Cigna; Vision coverage to Eye Med; Life and Disability coverages to New York Life; and Wellness Services to Engagement Health Group; and to authorize the Mayor to execute all necessary documents.

B. GDOT Local Road Assistance (LRA) Administration Grant Application
Consideration and approval of a resolution to authorize the submission of a Fiscal Year 2026 Local Road Assistance Grant Application to the Georgia Department of Transportation and with authorization for the Mayor to execute the submittal cover letter and all necessary documents.

C. Request for Proposal 26-112: Firefighter Turnout Gear
Consideration and approval of the award of a contract for RFP 26-112 to MES Service Company, LLC for firefighter turnout gear and with authorization for the Mayor to execute all necessary documents.

D. Request For Proposal 26-113: Design/Build: Wills Park Field Artificial Turf Conversion
Consideration and approval of the award of RFP 26-113, Design/Build: Wills Park Field Artificial Turf Conversion, to Sprinturf, LLC in the amount of $546,286.00 for Wills Park artificial turf conversion, and with authorization for the Mayor to execute all necessary documents.

E. Agreement: ICON Venue Group, LLC d/b/a CAA ICON - Second Amendment Services
Consideration and approval of a Second Amendment for additional services to the January 13, 2023 Agreement, and with authorization for the Mayor to Execute all necessary documents.

F. Resolution: Participation in Amicus Brief in Chang v. City of Milton
Consideration and approval of a Resolution authorizing the City of Alpharetta to participate in an Amicus Brief in Chang v. City of Milton on remand before the Georgia Court of Appeals or, if warranted, the Georgia Supreme Court, and with authorization for the Mayor to execute all necessary documents.

9. PUBLIC COMMENT

10. REPORTS

11. EXECUTIVE SESSION (IF NECESSARY)

12. ADJOURNMENT

OPEN

FULTON COUNTY

Health & Human Services North

4700 North Point Parkway, Alpharetta, GA 30022

NOW OPEN!

A NEW HOME FOR COMMUNITY CARE

FULTON COUNTY HEALTH AND HUMAN SERVICES - NORTH

SERVICES UNDER ONE ROOF

- Behavioral Health – Children & Adults
- Intellectual & Developmental Disabilities - Adults
- Senior Services
- Fulton County Board of Health
- Customer Service
- Recovery Treatment Court

$25M+

Fulton County Investment in
Health & Human Services - North

WHAT HHS - NORTH DELIVERS

A clear look at the services and purpose behind our new facility.

What You'll Find Here

- ✓ Outpatient behavioral health and substance use services
- ✓ Intellectual & developmental disability support
- ✓ Senior wellness programs and caregiver resources
- ✓ Preventive health screenings and immunizations
- ✓ Customer service and county program navigation
- ✓ Court-supervised treatment for DUI participants
- ✓ Vital Records services

What This Facility Is Not

- ⓧ A homeless shelter or housing facility
- ⓧ An acute-care or emergency medical center
- ⓧ A crisis center or walk-in emergency room
- ⓧ A public safety or law enforcement operation
- ⓧ A residential or inpatient treatment facility

HHS North is a professional, outpatient county facility designed to improve access to health and human services for North Fulton residents and families.

BEHAVIORAL HEALTH & DEVELOPMENTAL DISABILITIES

Help is here. Comprehensive care, closer to home.

Fulton County Behavioral Health & Developmental Disabilities provides barrier-free, person-centered mental health, substance use, and developmental disability services to all Fulton residents — regardless of ability to pay. With a focus on fairness, access, and recovery, we empower individuals and families to improve their well-being and achieve greater independence. Our Network providers with services in this location include Grady Health and Chris 180.

Adult Behavioral Health

Child & Adolescent Behavioral Health

Intellectual & Developmental Disability Services for Adults

Re-Entry & Diversion Services

Opioid Use Disorder Treatment (Grady)

Fulton County Department of Behavioral Health & Developmental Disabilities

Main: 404-612-6520
IDD: 404-612-8400
fultoncountyga.gov/helpishere

Relocated from locations on Roswell Road

SENIOR SERVICES

Devoted care for older adults. Now in North Fulton.

The Fulton County Department of Senior Services empowers older adults, caregivers, and families through programs that promote health, independence, and social connection. With a brand new senior center coming to HHS - North, we're making sure more residents can access the resources they need to thrive.

Neighborhood Senior Center

Adult Day Health Program

Transportation Services

Fulton County Senior Services

STARline: 404-613-6000

seniorservices@fultoncountyga.gov

fultoncountyga.gov/senior-services

New Senior Facility
Seniors can sign up now for center operations starting in May

770-520-7500
770-520-7500

FULTON COUNTY BOARD OF HEALTH

Protecting health. Promoting wellness. Now in North Fulton.

The Fulton County Board of Health helps protect more than one million residents from health threats, increases access to health services, and provides information that helps our community live healthier lives. As the local branch of the Georgia Department of Public Health, Fulton BOH connects residents to statewide resources.

- **Children's Dental**
- **WIC**
- **Nursing**
- **Women's Health**
- **Environmental Health (Inspections)**
- **Vital Records**

Fulton County Board of Health

Main: 770-520-7500

fultoncountyboh.com

Relocated from previous location on Royal Drive

RECOVERY TREATMENT COURT

Accountability, recovery, and a path forward.

Fulton County's recovery treatment court offers court-supervised, post-conviction alternative sentencing for qualifying cases. Through enhanced supervision and individual and group treatment sessions, the program helps participants build skills for sobriety, improve their quality of life, and reduce future violations. Over more than two decades, accountability court programs have been found to improve outcomes for offenders and to reduce costs for taxpayers.

Group Therapy
Substance Use Testing
Program Meetings

Fulton County
Recovery Treatment Court

MAIN: 404-612-2400

fultonstate.org/dui-court

EARLY VOTING

Early voting access for Fulton County Voters.

HHS North will serve as an early voting location for Fulton County Registration & Elections beginning with the May 19 primary election.

Early Voting for May 19 Primary
April 26 – May 15

Early Voting for Nov 3 General
October 12 - 30

Fulton County
Registration & Elections

Main: 404-612-7020

www.futonelections.com

New Early Voting Location

CUSTOMER SERVICE SUPPORT

Dedicated support. Now in North Fulton.

Fulton County HHS – North is a reflection of Fulton County's commitment to serving our customers. Visitors will be greeted by a dedicated Customer Service team member, making it easier to get answers, resolve concerns, and connect with county resources.

Complaint Monitoring & Resolution

Translation & Accessibility Support

A-to-Z Service Directory

Notary Services

General Inquiries & Navigation

Fulton County Customer Service

Main: 404-612-4000

customerservice@fultoncountyga.gov

FULTON COUNTY

Experience the Difference.

Fulton County Health & Human Services North

4700 North Point Parkway, Alpharetta, GA 30022

404-612-4000 | CustomerService@fultoncountyga.gov | fultoncountyga.gov

A PROCLAMATION
BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA

PUBLIC SERVICE RECOGNITION WEEK: MAY 3 – 9, 2026

WHEREAS: Each day, Alpharetta citizens and communities across America benefit from the dedication and service of public employees at the local, state, and federal levels; and

WHEREAS: These public employees do not simply accept jobs – they take oaths and dedicate themselves to provide the diverse services demanded by citizens, efficiently and with integrity, and often placing the needs of others above their own; and

WHEREAS: Public servants include all who serve our nation as federal, state, county, tribal, and local government employees in countless and equally important occupations embodying the spirit of service that strengthens our country; and

WHEREAS: Without these committed public servants at every level, continuity of government and delivery of essential services would not be possible, especially in a democracy that experiences regular change in its leaders and elected officials; and

NOW, THEREFORE: We, the Mayor and City Council of the City of Alpharetta do hereby proclaim May 3 through 9, 2026 to be "Public Service Recognition Week" in the City of Alpharetta, and urge all citizens of the City of Alpharetta to recognize the accomplishments and contributions of government employees, especially those of our City, and acknowledge the impact they make on our citizen's quality of life and the success of our community.

SO PROCLAIMED: This 27th day of April 2026, by the Mayor and City Council of the City of Alpharetta, Georgia.

_____

Jim Gilvin
Mayor of the City of Alpharetta

_____

Grace Orehosky
Acting City Clerk for the City of Alpharetta

STAFF REPORT

Department: City Clerk
Submitted By: Grace Orehosky
Meeting Date: April 27, 2026

AGENDA ITEM:

City Council Meeting Minutes (Meeting of 04/13/2026)
Approval of the City Council meeting minutes from the meeting of April 13, 2026.

STAFF RECOMMENDATION:

Approve, as part of the Consent Agenda, the minutes for the April 13, 2026 City Council meeting.

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:

Acting City Clerk, Grace Orehosky, prepared a synopsis of the pertinent information that occurred during the City Council meeting on April 13, 2026.

ALTERNATIVES:

Do not approve the City Council meeting minutes as part of the Consent Agenda and consider as a New Business item.

ATTACHMENTS:

1. 2026-04-13 CC Minutes

City Council Meeting & Public Hearing
APRIL 13, 2026
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
     - Mayor Pro Tem Dan Merkel
     - T. Kirk Driskell
     - Katie Reeves
     - Douglas J. DeRito
     - John Hipes
     - Fergal M. Brady
   - Staff
     - Chris Lagerbloom, City Administrator
     - John Robison, Assistant City Administrator
     - Molly Esswein, City Attorney
     - Grace Orehosky, Municipal Records Officer
     - Adam Montgomery, Director of Information Technology
     - Morgan Rodgers, Director of Recreation, Parks, and Cultural Services

- Pete Sewczwicz, Director of Public Works
- Trent Lindgren, Chief of Police
- Tom Harris, Director of Finance
- Charlie Jewell, Director of Economic Development
- Deanna McKay, Public Communication & Engagement Coordinator
- Michael Woodman, Planning and Development Services Manager
- Brett Schroeder, Code Enforcement Manager

3. PLEDGE TO THE FLAG

4. CONSENT AGENDA

A. City Council Special Called Meeting Minutes (Meeting of 3/23/2026)

Consideration and approval of the City Council special called meeting minutes from the special called meeting of March 23, 2026.

B. City Council Meeting Minutes (Meeting of 3/23/2026)

Consideration and approval of the City Council meeting minutes from the meeting of March 23, 2026.

C. Financial Management Report (Month Ending January 31, 2026)

Consideration and approval of the Financial Management Report for the month ending January 31, 2026.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Hipes offered a motion to approve the consent agenda.

- Mayor Pro Tem Merkel seconded the motion.
- The motion was approved unanimously (7-0).

5. PUBLIC HEARING

A. Announcement of Public Hearing Procedures

- City Attorney, Molly Esswein, read the public hearing procedures aloud.

B. CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road

Consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the construction of 110 'Dwelling, 'For-Sale' Attached' condominiums on a 15-acre property, which includes 2 existing office buildings that will remain. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A variance is requested to Unified Development Code (UDC) Subsection 2.2.20(B) to reduce the minimum lot size and reduce the minimum amount of commercial use in the MU zoning district. The property is located at 12725 & 12735 Morris Road and is legally described as being located in Land Lot 1118, 2nd District, 2nd Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- The applicant, McKinley Homes, is requesting a comprehensive land use plan amendment, rezoning and variance to allow a mixed-use development consisting of 110 'For-Sale' condominium units, 207,000 square feet of office (existing), and 5,000 square feet of retail/restaurant use on 14.976 acres in the Windward Parkway and Highway 9 Strategic Master Plan. The proposed density is 7.35 dwelling units per acre. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed-Use). A variance is requested to reduce the minimum lot size in the MU district and reduce the minimum commercial percentage in the MU district. The property is located at 12725 and 12735 Morris Road at the southwest corner of Old Morris Road and Morris Road. This item was considered at the March 5, 2026 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval subject to the staff recommended conditions. Vote 7-0.
- Staff recommends that Mayor and Council approve CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road, subject to the following conditions:

    1. The 14.976-acre property shall be zoned MU and the site shall be developed substantially similar to the site plan prepared by PEC, revised 3/30/26, except for changes 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. The comprehensive land use plan designation shall be 'Mixed Use'.
3. Maximum residential density shall be limited to no more than 7.35 dwelling units per acre.
4. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with the conditions below, subject to final approval by DRB. Condominium building shall have 4-sided architecture, materials and details, as approved by DRB. Parking deck shall have materials and details that are compatible with the condominium building, as approved by DRB.
5. Development regulations shall be as follows:
    a. 110 'For-Sale' condominium units shall be permitted in a building with a maximum height of 3-stories. Minimum 30% of units shall be 1-bedroom and no units shall have more than 2 bedrooms. No more than 10% of units shall be rented as stated in the Condominium documents.
    b. Retail/Restaurant – Maximum 5,000 square feet shall be permitted in the ground floor of an office building, not including outdoor dining areas. A restaurant shall include outdoor dining areas. No drive-through restaurants shall be permitted.
    c. Office – Maximum 212,000 square feet and maximum building height of 4 stories shall be permitted.
6. Master Plan shall be limited to the following uses and further restricted by conditions of zoning:
    a. Office
    b. Retail
    c. Restaurant (no drive-through)
    d. 'For-Sale' Residential
7. Retail uses shall be limited to the following:
    a. Art Gallery

b. Bakery

c. Barber Shop and Beauty Shop

d. Book Store

e. Brewery

f. Dry Cleaning Pick-up Station

g. Fitness Studio

h. Florist, Retail without Greenhouse

i. Grocery Store (not to exceed 5,000 SF)

j. Office Supply Store (not to exceed 3,000 SF)

k. Print Shop

l. Restaurant (no drive-through)

m. Retail Establishment

8. Internal drive aisles shall be private.

9. Sidewalk along east side of condominium building shall connect to the public sidewalk along Morris Road.

10. Minimum building setbacks/landscape strips shall be 10' on the side and rear property lines.

11. Developer shall save trees as depicted on the plans prepared by Root Zone Tree Consultants, dated 11/5/25. Construction near Tree 2195 shall be under the supervision of the project arborist with a comprehensive tree care plan tailored to offset any impacts to this tree and provide basic care, as approved by Staff.

12. Minimum 4.26 acres of open space shall be provided within the development, substantially as depicted on site plan prepared by PEC, revised 3/30/26. Central amenity space at main project entrance of Morris Road shall be enhanced with seating/gathering amenities, hardscape and landscaping and shall be connected to the internal sidewalk system, as approved by Staff.

13. Developer shall submit a traffic impact study (TIS) with methodologies and analyses to be coordinated with, reviewed, and approved by Staff prior to LDP. If applicable,

any geometric, traffic control, and/or signal improvements identified and evaluated in the updated TIS to mitigate unacceptable levels-of-service (LOS) operations shall also be coordinated with and approved by Staff and implemented by the developer. To safely accommodate vehicular movements entering or exiting the public right-of-way at the studied intersections, applicable existing left turn lane or right turn lane storage and taper lengths shall also be improved to the minimum lengths needed, as identified and approved by Staff.

Design Conditions:

14. Condominium building shall address Morris Road, including ground floor units with individual walkouts and front yards defined by a decorative low wall, hedge with decorative columns or decorative fence located outside of the required landscape strip, as approved by DRB.

15. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products, as approved by DRB.

16. Detention facilities shall not be visible from the public right-of-way, except as a decorative water feature, as approved by Staff. Developer shall install a pond aerator and perimeter decorative landscaping, where feasible, as approved by Staff.

17. Developer shall provide at least 2 original focal point features (sculptures, murals or monument) located at prominent locations within the development, with final approval by the Cultural Arts Commission. Construction of 1 sculpture, mural shall be required concurrent with the first CO and all sculptures, murals shall be completed prior to final CO.

18. Corner of Morris Road and Old Morris Road shall be designed with a minimum 5,000 square foot open space and shall incorporate a decorative low wall, hardscape, and landscape, as approved by DRB.

19. Project entrances off Morris Road and Old Morris Road shall be designed with a minimum 2,500 square foot open space and shall incorporate a decorative low wall, hardscape, and landscape, as approved by DRB.

20. Developer shall remove westernmost existing driveway on Morris Road and shall extend the sidewalk to connect to the existing sidewalk. Landscape strip shall be planted in the area of the removed driveway.

21. Provide detailed street planting for Morris Road and Old Morris Road. Landscape plan shall be approved by DRB prior to submission of an LDP.

22. Developer shall dedicate a public access easement and construct a minimum 12' concrete, accessible multi-use trail connection as depicted on site plan prepared by PEC, revised 3/30/26, with final alignment, design and materials approved by Staff and construction completed prior to the first CO. Trail shall be laid out and constructed with the least impact to existing trees. Low impact construction techniques shall be used to minimize impacts to the CRZ of the trees to be conserved, as approved by the City Arborist. Property owner shall allow a future secondary trail connection (at the south end of the lake) to the multi-use trail for the properties to the west. Multi-use trail connection shall include seating/gathering areas, lighting, landscaping, and trailhead amenities consistent with the Windward Parkway and Highway 9 Strategic Master Plan. Wayfinding signage shall be provided at key location(s) along the trail, as approved by Staff. Condominium association shall be responsible for maintenance of the trail. Multi-use trail connection shall be eligible for impact fee credits.

23. Retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.

24. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. Bicycle facilities shall be provided throughout the development.

25. Prior to LDP, the applicant shall submit for approval a document titled 'McKinley Homes/Morris Road Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches,

trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the submitted renderings, as amended. Design standards will be presented to Staff and the DRB for review and approval. This document shall address entrance treatment details for the Morris Road entrance.

26. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from the street. Parapet walls shall be used, as needed, to screen roof-top mechanical equipment and views.

27. Prior to LDP, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:

    a. Approved specifications and standards identified for each use within the total development.

    b. Pedestrian network.

    c. Overall planned open space areas.

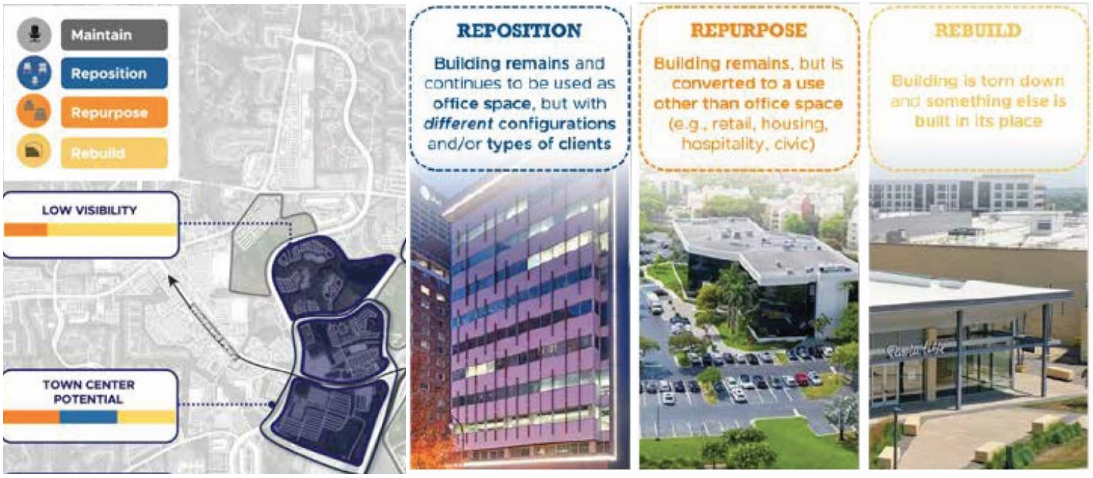
28. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road".

- The submitted request, if approved, would allow a mixed-use development consisting of 110 'For-Sale' condominium units, 207,000 square feet of office (existing), and 5,000 square feet of retail/restaurant use on 14.976 acres in the Windward Parkway and Highway 9 Strategic Master Plan. The proposed residential density is 7.35 dwelling units per acre. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed-Use). A variance is requested to reduce the minimum lot size in the MU district and reduce the minimum commercial percentage in the MU district. The property is located at 12725 and 12735 Morris Road at the southwest corner of Old Morris Road and Morris Road.

- The property is zoned O-I and is developed with two (2), four (4) story office buildings and an 828-space surface parking lot known as Deerfield Point. Surrounding properties

are zoned C-2 (General Commercial) to the south, O-I and C-2 to the west, City of Milton to the north, and AG (Agriculture) and C-1 (Neighborhood Commercial) to the east. The Windward Plaza shopping center is located to the south, LA Fitness and Courtyard by Mariott Hotel are located to the west, Verizon office buildings are located to the north, and Morris Cemetery, Hampton Inn & Suites, and an undeveloped commercial property are located to the east. The comprehensive land use plan designation of the property is 'Corporate Office' and is located in the Windward Parkway and Highway 9 Strategic Master Plan.

- The Windward Parkway and Highway 9 Strategic Master Plan was updated in 2024 in coordination with the City of Alpharetta, the City of Milton, and the TrueNorth 400 CID. The plan envisions the subject property as part of a town center development, which includes repurposing, repositioning and rebuilding the existing environment. Construction of higher-density housing ('For-Sale' townhomes and large-scale multi-family) integrated with existing and future uses, such as public parks, experiential retail, and trails, is viewed as the most effective way to attract new residents to the area.



- As shown in the images below, a connection is depicted through the subject property and Windward Plaza shopping center connecting Windward Parkway to Morris Road. The connection is envisioned to promote pedestrian scaled redevelopment of the shopping center and would provide access to the residential area of Deerfield. A trail connection is also depicted along Old Morris Road with the intent of providing a connection to the MARTA Park-and-Ride. The trail connection is likely to be placed on the east side of Old Morris Road, which is not adjacent to the subject property. The property is also located just south of the City of Milton's future Deerfield Lake Loop,

which is a one (1) mile recreational loop around an existing lake and adjacent to the Verizon campus. A private trailhead is depicted on the subject property and would provide access to the Deerfield Lake Loop, as well as a secondary trail connection to the properties to the west. As shown on the following page, trailhead amenities were contemplated in the Plan to create an identity and promote use of the trail system.

Windward Pkwy/Morris Rd Connection

Deerfield Lake Loop

Trailhead Amenities

- The Windward Parkway & Highway 9 Strategic Master Plan also identifies a key site in the City of Milton, which is an eight (8) acre undeveloped property on the north side of Morris Road, which sits between the Verizon corporate campus and a seven (7) acre lake. The Plan suggests that the site be developed with public amenities (public park) and event facilities with restaurant that take advantage of the adjacent lake.

- Variances are requested to reduce the minimum lot size in the MU district from 25 acres to 14.976 acres and to reduce the minimum commercial percentage from ten percent (10%) to 1.5%. The proposed mixed-use development would include approximately 63.5% office, 35% residential, and 1.5% commercial. There is approximately 259,376 SF of commercial uses in the adjacent Windward Plaza shopping center, as well as two (2) adjacent hotels with approximately 257 hotel rooms. The proposed mixed-use development would be supported by the future and existing commercial uses in the immediate vicinity of the property.
- The submitted site plan depicts the two (2) existing office buildings (212,000 square feet) to remain and a new three (3) story, 110-unit 'For-Sale' condominium building and parking deck added in the existing parking lot on the west side of the property. A central amenity area with parking is situated between the three (3) buildings at the main project entrance off Morris Road. 5,000 square feet on the ground floor of the north office building is depicted to be converted to commercial use. The 'For-Sale' condominium building is pulled up to Morris Road with a three (3) level parking deck connected at the south end of the building. The westernmost curb cut on Morris Road will be removed, and the remaining two (2) curb cuts on Morris Road and curb cut on Old Morris Road will be utilized for the development.
- A 35' setback is depicted on Morris Road and Old Morris Road, 50' setback on the west side of the property, and 25' setback on the south side of the property and adjacent to Morris Cemetery. Building setbacks, landscape strips, and planters are variable along the primary drive aisle running through the property. Five-foot (5') sidewalks have been added to the primary drive aisle, which will function as a street providing vehicular and

pedestrian connectivity between Morris Road and Windward Parkway through the proposed development and the Windward Plaza shopping center. Sidewalks have also been added to provide connections to the office buildings and converted commercial space. The existing sidewalks along Morris Road and Old Morris Road are depicted to remain. A ten-foot (10') multi-use trail is depicted on the west side of the development, which is located between the condominium building and the lake. The trail provides connectivity between Morris Road and Windward Parkway and would connect to the future eight (8) acre public park/event facility on the north side of Morris Road in the City of Milton.

- A three (3) level parking deck with 210 spaces is depicted attached to the south end of the condominium building. The parking deck has access from the main drive aisle on the east side of the condominium building. An additional 612 surface parking spaces will serve the property. As shown in the table below, the UDC parking regulations require 811 parking spaces for the proposed development, which includes a 25% shared parking reduction. The applicant submitted a parking analysis showing that the three (3) uses have different peak periods of demand. The parking study demonstrates that the amount of parking provided within the development will exceed the parking demand.

- The open space plan depicts 4.26 acres of open space, which includes 1.49 acres of civic space and 2.77 acres amenity space. The MU district requires a minimum ten percent (10%) civic space, as well as one (1) acre of open space per 100 population generated by residential uses. 2020 U.S. Census data reflects 2.52 persons per household in the City, of which the proposed development would generate a population of approximately 277 residents. Therefore, 2.77 acres of open space and 1.49 acres of civic space (4.26 acres total) is required for the development. The site plan depicts civic space to include a multi-use trail connection. Amenity space is depicted to include a pool/amenity area, courtyards, lobby/amenity area, central amenity area, yards, balconies, landscaped areas, entry features, and outdoor seating areas.

- Because the property is already developed, natural tree areas are limited to the perimeter of the property. All other trees on the property would have been planted at the time the property was developed. Existing perimeter trees will remain, except where the pedestrian trail is depicted on the west side of the property. A shared detention pond

(lake) serving the subject property and Windward Plaza shopping center is located on the west side of the property and extends onto the adjacent property to the west.

- The total trip generation for the applicant's proposal is estimated in the table below, which would add 110 'For-Sale' condominium units and convert 5,000 square feet of the approximate 212,000 square feet of existing office use to commercial use. The trip generation report estimates that the combined uses would generate approximately 317 AM Peak Hour trips and 323 PM Peak Hour trips. Based on the current use of the property as an office development, the applicant's proposal would result in an estimated increase of 60 AM Peak Hour trips and 82 PM Peak Hour trips.
- The Windward Parkway and Highway 9 Strategic Master Plan recommends implementing new roadway or trail network improvements through the proposed site. Since Fall 2025, Staff has coordinated with their counterpart at the City of Milton and has determined that the Plan's trail network improvements are most beneficial for the subject site. The applicant's site plan depicts a ten-foot (10') pedestrian trail connection through the site.
- The submitted traffic impact study analyzed seven (7) intersections in the Windward Plaza area, three (3) of which are proposed site driveways. The mixed-use development is proposed to be constructed in a single phase in 2027. The study concludes that no changes or improvements are recommended to the existing driveway configurations due to the impact of site traffic aside from closing the full-access site driveway on Morris Road. The results of the submitted traffic operations analysis for future conditions indicate all signalized study intersections will continue operating at an overall level of service (LOS) "D" or better, except for the signalized intersections of Windward Parkway at Deerfield Parkway/Westside Parkway and Windward Parkway at HP Driveway/Windward Plaza Drive. Currently submitted analyses indicate these intersections will operate at an overall LOS "E" in the PM peak hour, with a marginal increase in delay due to the impact of site generated traffic. All stop-controlled approaches at the unsignalized intersections will continue operating as LOS "B" or better with the impact of site generated traffic.
- Residential development is known to increase school enrollment. Fulton County Schools calculated the potential number of children who may live on the property by using their

standard calculation to distinguish the number of children that a residential development will generate. Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 1 – 32 school age children. All three schools are shown to be below capacity.

- The Citizen Participation Plan 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, except for those received at the CZIM.
- The Community Zoning Information Meeting was held on November 12, 2025. There was one (1) public comment with concerns over protecting the tree canopy.
- Staff has reviewed the applicant's proposal against the review criteria for a comprehensive land use plan amendment, rezoning and variance. The proposal is consistent with the Windward Parkway and Highway 9 Strategic Master Plan, which envisions the property as part of a town center development. Construction of higher-density housing integrated with existing and future uses, such as public parks, experiential retail, and trails, is viewed as the most effective way to attract new residents to the area. The proposed mixed-use development is consistent with land use, housing and economic development strategies in the comprehensive plan, which encourage mixed use patterns that create activity nodes in appropriate areas near or within existing suburban office developments, emphasize diversifying housing options and expanding "Missing Middle" housing choices, and encourages investment in office districts with amenities that attract highly skilled employees. In addition, the proposed development would not have significant impact on public facilities and services.
- The Windward Parkway and Highway 9 Strategic Master Plan envisions the subject property as part of a town center development, which includes repurposing, repositioning and rebuilding the existing environment. The City's MU zoning district did not contemplate retrofitting and connecting existing development(s) to create mixed-use environments, which could occur on smaller properties. The request to reduce the minimum commercial percentage is supported by the approximately 259,376 SF of existing commercial uses in the adjacent Windward Plaza shopping center.

- The applicant, Kenneth Wood, Planners & Engineers Collaborative, came forward to present on behalf of the application.

CITY COUNCIL DISCUSSION:

- Council Member Reeves asked staff about the detention pond and if there is a water feature that keeps the water moving.
- Council Member Reeves asked staff about the private drive that goes from Windward Plaza and if it would become a public road.
- Council Member DeRito asked the applicant about the removal of parking spaces and the addition of a parking deck.
- Council Member Brady asked the applicant about who is going to live in the condos, square footage, target demographic, the price point, etc.
- Council Member Reeves asked the applicant about the private drive becoming a public road/walkway.
- Council Member Hipes asked the applicant about the traffic flow after the elimination of the exit onto Morris Road.
- Council Member Hipes asked staff about the traffic flow after the elimination of the exit onto Morris Road.

PUBLIC COMMENTS:

- There were no public comments.

❖ Mayor Pro Tem Merkel made a motion to approve CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road, with the following conditions:

1. The 14.976-acre property shall be zoned MU and the site shall be developed substantially similar to the site plan prepared by PEC, revised 3/30/26, except for changes 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. The comprehensive land use plan designation shall be 'Mixed Use'.
3. Maximum residential density shall be limited to no more than 7.35 dwelling units per acre.

4. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with the conditions below, subject to final approval by DRB. Condominium building shall have 4-sided architecture, materials and details, as approved by DRB. Parking deck shall have materials and details that are compatible with the condominium building, as approved by DRB.

5. Development regulations shall be as follows:

    a. 110 'For-Sale' condominium units shall be permitted in a building with a maximum height of 3-stories. Minimum 30% of units shall be 1-bedroom and no units shall have more than 2 bedrooms. No more than 10% of units shall be rented as stated in the Condominium documents.

    b. Retail/Restaurant – Maximum 5,000 square feet shall be permitted in the ground floor of an office building, not including outdoor dining areas. A restaurant shall include outdoor dining areas. No drive-through restaurants shall be permitted.

    c. Office – Maximum 212,000 square feet and maximum building height of 4 stories shall be permitted.

6. Master Plan shall be limited to the following uses and further restricted by conditions of zoning:

    a. Office

    b. Retail

    c. Restaurant (no drive-through)

    d. 'For-Sale' Residential

7. Retail uses shall be limited to the following:

    a. Art Gallery

    b. Bakery

    c. Barber Shop and Beauty Shop

    d. Book Store

    e. Brewery

    f. Dry Cleaning Pick-up Station

g. Fitness Studio

h. Florist, Retail without Greenhouse

i. Grocery Store (not to exceed 5,000 SF)

j. Office Supply Store (not to exceed 3,000 SF)

k. Print Shop

l. Restaurant (no drive-through)

m. Retail Establishment

8. Internal drive aisles shall be private.

9. Sidewalk along east side of condominium building shall connect to the public sidewalk along Morris Road.

10. Minimum building setbacks/landscape strips shall be 10' on the side and rear property lines.

11. Developer shall save trees as depicted on the plans prepared by Root Zone Tree Consultants, dated 11/5/25. Construction near Tree 2195 shall be under the supervision of the project arborist with a comprehensive tree care plan tailored to offset any impacts to this tree and provide basic care, as approved by Staff.

12. Minimum 4.26 acres of open space shall be provided within the development, substantially as depicted on site plan prepared by PEC, revised 3/30/26. Central amenity space at main project entrance of Morris Road shall be enhanced with seating/gathering amenities, hardscape and landscaping and shall be connected to the internal sidewalk system, as approved by Staff.

13. Developer shall submit a traffic impact study (TIS) with methodologies and analyses to be coordinated with, reviewed, and approved by Staff prior to LDP. If applicable, any geometric, traffic control, and/or signal improvements identified and evaluated in the updated TIS to mitigate unacceptable levels-of-service (LOS) operations shall also be coordinated with and approved by Staff and implemented by the developer. To safely accommodate vehicular movements entering or exiting the public right-of-way at the studied intersections, applicable existing left turn lane or right turn lane storage and

taper lengths shall also be improved to the minimum lengths needed, as identified and approved by Staff.

Design Conditions:

14. Condominium building shall address Morris Road, including ground floor units with individual walkouts and front yards defined by a decorative low wall, hedge with decorative columns or decorative fence located outside of the required landscape strip, as approved by DRB.

15. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products, as approved by DRB.

16. Detention facilities shall not be visible from the public right-of-way, except as a decorative water feature, as approved by Staff. Developer shall install a pond aerator and perimeter decorative landscaping, where feasible, as approved by Staff.

17. Developer shall provide at least 2 original focal point features (sculptures, murals or monument) located at prominent locations within the development, with final approval by the Cultural Arts Commission. Construction of 1 sculpture, mural shall be required concurrent with the first CO and all sculptures, murals shall be completed prior to final CO.

18. Corner of Morris Road and Old Morris Road shall be designed with a minimum 5,000 square foot open space and shall incorporate a decorative low wall, hardscape, and landscape, as approved by DRB.

19. Project entrances off Morris Road and Old Morris Road shall be designed with a minimum 2,500 square foot open space and shall incorporate a decorative low wall, hardscape, and landscape, as approved by DRB.

20. Developer shall remove westernmost existing driveway on Morris Road and shall extend the sidewalk to connect to the existing sidewalk. Landscape strip shall be planted in the area of the removed driveway.

21. Provide detailed street planting for Morris Road and Old Morris Road. Landscape plan shall be approved by DRB prior to submission of an LDP.

22. Developer shall dedicate a public access easement and construct a minimum 12' concrete, accessible multi-use trail connection as depicted on site plan prepared by PEC, revised 3/30/26, with final alignment, design and materials approved by Staff and construction completed prior to the first CO. Trail shall be laid out and constructed with the least impact to existing trees. Low impact construction techniques shall be used to minimize impacts to the CRZ of the trees to be conserved, as approved by the City Arborist. Property owner shall allow a future secondary trail connection (at the south end of the lake) to the multi-use trail for the properties to the west. Multi-use trail connection shall include seating/gathering areas, lighting, landscaping, and trailhead amenities consistent with the Windward Parkway and Highway 9 Strategic Master Plan. Wayfinding signage shall be provided at key location(s) along the trail, as approved by Staff. Condominium association shall be responsible for maintenance of the trail. Multi-use trail connection shall be eligible for impact fee credits.

23. Retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.

24. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. Bicycle facilities shall be provided throughout the development.

25. Prior to LDP, the applicant shall submit for approval a document titled 'McKinley Homes/Morris Road Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the submitted renderings, as amended. Design standards will be presented to Staff and the DRB for review and approval. This document shall address entrance treatment details for the Morris Road entrance.

26. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from the street. Parapet walls shall be used, as needed, to screen roof-top mechanical equipment and views.

27. Prior to LDP, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:

    a. Approved specifications and standards identified for each use within the total development.

    b. Pedestrian network.

    c. Overall planned open space areas.

    28. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road".

- Council Member DeRito seconded the motion.
- The motion was approved unanimously (7-0).

a. PH-26-04 Unified Development Code Text Amendments – Commercial Vehicles

DEFERRED: The request has been deferred by Staff and will not be considered at this meeting.

Consideration of text amendments to Unified Development Code (UDC) Subsection 2.5.4(B) to amend the locational parking requirements for commercial vehicles in residential zoning districts.

6. OLD BUSINESS

A. MP-26-02 Lakeview Park MP/Traton Homes

DEFERRED: This item has been deferred by the Applicant to the June 1, 2026 City Council meeting and will not be considered at this meeting.

Consideration of a master plan amendment to exchange 200,000 square feet of office for 25 'For-Sale' single-family detached homes and 27 'For-Sale' townhomes in the Lakeview Park Master Plan. A master plan amendment is requested to the Lakeview Park Master Plan to allow for the change in development mix. The property is located at 0 Lakeview Parkway and is legally described as being located in Land Lots 744, 745, 752 & 753, 1st District, 2nd Section, Fulton County, Georgia.

7. NEW BUSINESS

A. Purchase Approval: FY2026 Police Fleet Replacement

Consideration and approval of the purchase of seven (7) 2026 Ford Police Interceptor Utility vehicles from Hardy Automotive under State Contract 99999-SPD-SPD0000183-0002 for a total vehicle cost of $313,705, the upfitting for these vehicles from the City's chosen vendor, Dana Safety Supply, Inc., for a total of $156,864.75, for an overall project cost totaling $470,569.75, and with authorization for the Mayor to sign all necessary documents.

- Chief of Police, Trent Lindgren, came forward to present this item.
- This agenda item requests consideration and approval to purchase seven (7) 2026 Ford Police Interceptor Utility vehicles from Hardy Automotive under State Contract 99999-SPD-SPD0000183-0002 at a total vehicle cost of $313,705. The required upfitting for these vehicles totals $156,864.75, bringing the overall project cost to $470,569.75.
- Our Ford service provider continues to meet expectations for service quality and timeliness, consistently completing repairs efficiently. Ford vehicles have demonstrated improvements in both quality and reliability, and the hybrid powertrain option is anticipated to reduce fuel costs over the vehicle lifecycle.
- Officer vehicle preferences vary. Some officers prefer the Ford Police Interceptor Utility for its smaller size and improved maneuverability. Others—particularly larger or taller officers, officers assigned additional equipment, or those responsible for Police K9 operations—require the larger Chevrolet Tahoe to ensure adequate space, comfort, and functionality.
- For this procurement, staff obtained State Contract pricing from two authorized vendors. Hardy Automotive quoted $313,705 for seven (7) 2026 Ford Police Interceptor Utility vehicles, while Wade Ford submitted a quote of $333,235 for the same units. Hardy's pricing is the lowest available under the State Contract and confirms the competitiveness of the selected vendor.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Driskell offered a motion to approve the purchase of seven (7) 2026 Ford Police Interceptor Utility vehicles from Hardy Automotive under State Contract

99999-SPD-SPD0000183-0002 for a total vehicle cost of $313,705, the upfitting for these vehicles from the City's chosen vendor, Dana Safety Supply, Inc., for a total of $156,864.75, for an overall project cost totaling $470,569.75, and with authorization for the Mayor to sign all necessary documents.

- Mayor Pro Tem Merkel seconded the motion.
- The motion was approved unanimously (7-0).

B. Agreement: One Day in Paris Sidewalk Encroachment Agreement

Consideration and approval of a Sidewalk Encroachment Agreement with One Day in Paris, LLC located at 35 Milton Avenue, and with authorization for the Mayor to execute all necessary documents.

- Code Enforcement Manager, Bret Schroeder, came forward to present this item.
- OnedayinParis, LLC is a restaurant planning to open at 35 Milton Avenue which is connected to the Hamilton Hotel. They plan to be open Monday - Thursday from 7 am - 10 pm and weekends until 12 pm and they are requesting approval from the city to allow outdoor seating within the right-of-way.
- The city entered into a Permanent Maintenance and Infrastructure Placement Easement with the Hamilton Hotel in December of 2019 that covers the area where the outdoor seating is requested. However, the city attorney suggested creating a separate right-of-way license for retailers and restaurants that request seating or displays within the right-of-way. The restaurant plans to remove shrubs and install pavers in the area while maintaining the street trees.
- The applicant's outdoor furniture choices have been approved by the Design Review Board and they plan to open the end of April. The License requires the applicant to keep a 5' pedestrian access open at all times and to keep the area clear of debris. The City has the authority to revoke the license.

CITY COUNCIL DISCUSSION:

- Council Member Reeves asked staff if other similar agreements were in place with other establishments in the downtown area.

PUBLIC COMMENTS:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to approve a Sidewalk Encroachment Agreement with One Day in Paris, LLC located at 35 Milton Avenue, and with authorization for the Mayor to execute all necessary documents.

- Council Member Hipes seconded the motion.
- The motion was approved unanimously (7-0).

C. Agreement: Sky Elements Drone Display

Consideration and approval of an Agreement with Sky Elements, LLC for drone display services on July 3, 2026 for the City's extended 2026 Fourth of July celebration, in an amount not to exceed $60,000.00, and with authorization for the Mayor to execute all necessary documents.

- City Administrator, Chris Lagerbloom, came forward to present this item.
- 2026 marks the 250th anniversary of the signing of the Declaration of Independence and the birth of the United States of America. In an effort to memorialize the 250th anniversary of this important event, the City is extending the typical Fourth of July celebration to include extra events on July 3, 2026.
- If approved, this drone display will provide an exciting and engaging coordinated aerial performance in which hundreds of illuminated drones will create choreographed patriotic imagery, red-white-and-blue animations, and thematic aerial formations. Each drone acts as a single point of light, and together they form large scale images, patterns, animations, and symbols that can be seen from a great distance. This event would create an enhanced and memorable Fourth of July celebration for the community.

COUNCIL DISCUSSION:

- Council Member Hipes asked staff if any other North Fulton cities are planning a similar type of event.
- Council Member Reeves asked staff if the Historic Society is involved in the creation of the show.
- Council Member Brady asked staff if the length of the performance could be extended.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Hipes offered a motion to approve an Agreement with Sky Elements, LLC for drone display services on July 3, 2026 for the City's extended 2026 Fourth of July celebration, in an amount not to exceed $60,000.00, and with authorization for the Mayor to execute all necessary documents.

o Council Member Reeves seconded the motion.

o The motion was approved unanimously (7-0).

D. Agreement: RCS Productions

Consideration and approval of an Agreement with RCS Productions for a July 3rd concert at Brooke Street Park, in an amount not to exceed $23,638.00, and with authorization for the Mayor to execute all necessary documents.

- City Administrator, Chris Lagerbloom, came forward to present this item.
- 2026 is the 250th anniversary of the signing of the Declaration of Independence for what would become the United States of America. To mark this special milestone for our country, the proposed concert would allow the celebration for July 4, 2026, to begin on July 3rd. If approved, this contract would include lighting, sound and talent for the concert. The lighting and stage would have a patriotic theme. The large American Flag (used during the Annual Memorial Day Celebration) would be hung from City Hall. The proposed performing act is a high-energy, visually appealing group called "Party On The Moon." The two-hour concert would begin at approximately 7:30 p.m.
- The City asked for proposal from the two production teams we work with throughout the year. RCS Productions provided the most complete and lowest proposal for a total cost of the concert, talent and production of $23,638.00.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member Hipes offered a motion to approve an Agreement with RCS Productions for a July 3rd concert at Brooke Street Park, in an amount not to exceed $23,638.00, and with authorization for the Mayor to execute all necessary documents.

o Council Member Brady seconded the motion.

- The motion was approved unanimously (7-0).

E. Appointment of Alternate Natural Resources Commission Member

Consideration and approval of the appointment of Nivedita Ranade to replace Dana Davis as an Alternate Member of the Natural Resources Commission.

- City Administrator, Chris Lagerbloom, came forward to present this item.
- The Natural Resources Commission has requested that the City Council appoint Nivedita Ranade as an Alternate Member of the Natural Resources Commission to replace current Alternate Member Dana Davis.

PUBLIC COMMENTS:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to approve the appointment of Nivedita Ranade to replace Dana Davis as an Alternate Member of the Natural Resources Commission.

- Council Member DeRito seconded the motion.
- The motion was approved unanimously (7-0).

8. WORK SESSION ITEMS

A. TSPLOST III

Discussion of TSPLOST III Project List.

- Public Works Director, Pete Sewczwicz, presented the discussion on the updated TSPLOST III project list based off recommendations from the public as well as Council Members. The final vote for the project list is June 2, 2026. Constructions costs have increased, which has affected the costs for several projects. City-wide maintenance costs were reduced to provide funds for additional projects.

Tier I ($60.8M):

- Maintenance (citywide) - $30.8M
  - Milling and Resurfacing
  - Traffic Striping and Signage
  - Bridge and Guardrail

    - Includes flagstone walls on WWP Bridges
    - Traffic Calming
    - Traffic Signal/Control Equipment
    - Traffic Signal Pole Maintenance
    - Sidewalks
    - Street Lights – New installations as well as general repair/maintenance (Note, any new installations will have an impact on the operating budget)
- Brookside Corridor- $8M
    - 8′ and 12′ wide sidewalks
    - 6′ planting area for trees. shrubs, and lighting
    - Vehicular lane in each direction with a landscaped median
- Hembree Road Corridor- $7M
    - Wills Road to Morrison Parkway
    - Looking to split costs with Roswell 50-50 and a contribution from True North 400
    - True North 400 has allocated $200k towards surveying and preparing concept plans
- Mayfield Road Improvements - $5.0M
- Alpharetta Elementary School to Canton St - $5.0M
    - Add sidewalk on north side
    - Add left turn lane from WB Mayfield into the school
    - Add additional EB lane Mayfield from the school to Canton Street
- Northwinds Alpha Loop - $3.5M
    - Kimball Bridge Road to existing HAWK signal
    - 10-12′ wide sidewalk with a 0-2′ planting strip
- Westside Alpha Loop - $6M

    - Westside Fitness Park, across the HAWK, and along AVALON to Webb bridge Road
    - 12′ sidewalk
    - 4′ – 6′ planting area
- Windward Parkway Sidewalk - $4M
    - Union Hill Road to McGinnis Ferry
    - 8′ sidewalk to provide connectivity to greenway via the new pedestrian bridges
    - 0′-2′ planting area

Tier II ($10.7M)

- Kimball Bridge Sidewalk (Waters to City Limits)- $8M
    - 10' sidewalk on the south side
    - 8' sidewalk on the north side
    - Planting width varies along corridor
- Milton Ave Sidewalk - $2.7M
    - 6' sidewalk on the south side
    - 0-4' planting area

Tier III ($10.7M)

- Canton St Sidewalk (Mayfield to Vaughan)- $9.5M
    - 6' sidewalk on both sides
    - 5' planting area
    - Roundabout at Vaughan Drive
- Charlotte Mini-Roundabout - $0.5M
- Debt Payment - $0.7M

Other Projects:

- Big Creek Greenway Boardwalk (south of Mansell Road) - $7.5M
- Academy Street Corridor Improvements (Haynes Bridge Road to FS 81)- $6.0M

- Haynes Bridge at Mansell Intersection Improvements- $2.0M
- Kimball Bridge Road Widening (Northwinds Parkway to Westside Parkway) - $12.0M
- Only Sidewalks on the north side - $4.75M
- Need to design the corridor for widening
- Need to obtain the necessary ROW for the sidewalk, based on the road being widened.
- Mansell Improvements (GA 400 to Old Roswell Road) - $3.5M
- Traffic Calming - $5.0M (Dollar amount is an allocation, a defined scope has not been developed)
- Douglas Road
- Henderson Parkway
- Southlake Drive

CITY COUNCIL DISCUSSION:

- Council Member Hipes asked staff if a map of the locations for the proposed projects could be provided.
- Council Member Reeves asked about the "Other Projects" and if there is anything that precludes any of the items from being elevated due to safety concerns.
- Council Member DeRito asked about other accidents that have occurred at Douglas Road.
- Council Member DeRito asked about moving the Kimble Bridge Road Sidewalk from Northwinds to Westside Parkway item up.
- Council Member Brady asked about the safety of the City's crosswalks and the visual impact of adding color to crosswalks.
- Council Member Brady asked about where price pressures are in terms of maintenance.

9. PUBLIC COMMENT

- There were no public comments.

10. REPORTS

- Council Member Hipes announced that a series of Town Hall meetings called "Talk About Town" are taking place to provide community information.
- Council Member Reeves announced that a community meeting is taking place to provide opportunity for discussion on the TSPLOST III project list and explain the process for identifying projects and obtain input from the community.

11. EXECUTIVE SESSION (IF NECESSARY)

❖ Mayor Pro Tem Merkel offered a motion to recess the meeting.

- Council Member Brady seconded the motion.
- The motion was approved unanimously (7-0).

- Mayor Gilvin recessed the meeting at 8:04 p.m. for the purposes of litigation and real estate.

❖ Council Member DeRito offered a motion to reconvene the meeting.

- Council Member Reeves seconded the motion.
- The motion was approved unanimously (7-0).

- Mayor Gilvin reconvened the meeting at 8:35 p.m.

❖ Mayor Pro Tem Merkel offered a motion to amend the agenda to add the approval of a settlement agreement with GEICO Insurance Company and Clay Philip Preusse in the amount of $25,000 and a Disbursal Statement for fees due to Neville Law, LLC.

- Council Member DeRito seconded the motion.
- The motion was approved unanimously (7-0).

12. EXECUTIVE SESSION ITEMS

A. Settlement Agreement: City of Alpharetta v. Clay Philip Preusse

- City Administrator, Chris Lagerbloom, came forward to present this item.
- This item is for a General Release and Agreement between the City of Alpharetta, GEICO Insurance Company, and Clay Philip Preusse relating to the release of claims by the City of Alpharetta arising from an accident on Davis Road resulting in damage to a City owned fire hydrant, and a Disbursal Statement detailing the fees due to Neville Law, LLC for its representation of the City of Alpharetta. This release is a settlement of

all claims against GEICO Insurance Company and Clay Philip Preusse by the City of Alpharetta with consideration in the amount of $25,000, less $3,814.68 due to Neville Law, LLC, with the net total due to the City being $21,185.32.

PUBLIC COMMENTS:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to approve the General Release and Agreement as presented by City Administrator, Chris Lagerbloom.

- Council Member DeRito seconded the motion.
- The motion was approved (7-0).

13. ADJOURNMENT

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

- Council Member Hipes seconded the motion.
- The motion was approved unanimously (7-0).

- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 8:38 p.m.

Respectfully submitted,

Grace Orehosky

Grace Orehosky, Acting City Clerk

STAFF REPORT

Department: Finance
Submitted By: Shawn Mitchell
Meeting Date: April 27, 2026

AGENDA ITEM:

Financial Management Report (Month Ending February 28, 2026)
Consideration and approval of the Financial Management Report for the month ending February 28, 2026.

STAFF RECOMMENDATION:

Approve the Financial Management Report for the month ending February 28, 2026.

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 a monthly basis, the Finance Department prepares detailed revenue and expenditure statements for all city operating funds (including prior-year comparisons for the General Fund). In addition, this report includes:

1. Detailed capital project report including life-to-date activity;
2. Payments $5,000 and greater; and
3. Purchase orders with an estimated cost between $5,000 and $50,000.

ALTERNATIVES:

ATTACHMENTS:

1. FY 2026 Financial Management Report (8-February)

City of Alpharetta, GA

Finance Department
2 Park Plaza, Alpharetta, GA 30009
Thomas G. Harris, Finance Director
(678) 297-6094 (o)
www.alpharetta.ga.us

Financial Management Reports

for the month ending

February 28, 2026

(period 8 of 12 – unaudited)

Please visit the Financial Transparency Portal for additional information including audited financial statements, adopted budgets, and automated tools aimed at simplifying access to the City's financial data.

https://www.alpharetta.ga.us/212/Financial-Transparency

Financial Management Reports
Fiscal Year 2026

Table of Contents

Performance Dashboard 1

Transmittal Letter 2

General Fund 7

- Revenue Summary and Collection Comparison 8
- Expenditure Summary by Department 10
- Expenditure Summary by Category 11

Grant and Capital Funds 12

- Grant Funds 13
- Capital Funds 17
- Special Revenue Funds (w/capital projects) 27

Other Reports 33

- Payments $5,000 and Greater 34
- PO's between $5,000 and $50,000 37
- GAAP Financial Statements (Governmental/Enterprise Funds) 38

Alpharetta Development Authority 44

- Revenue & Expenditure Report 45
- GAAP Financial Statements 46

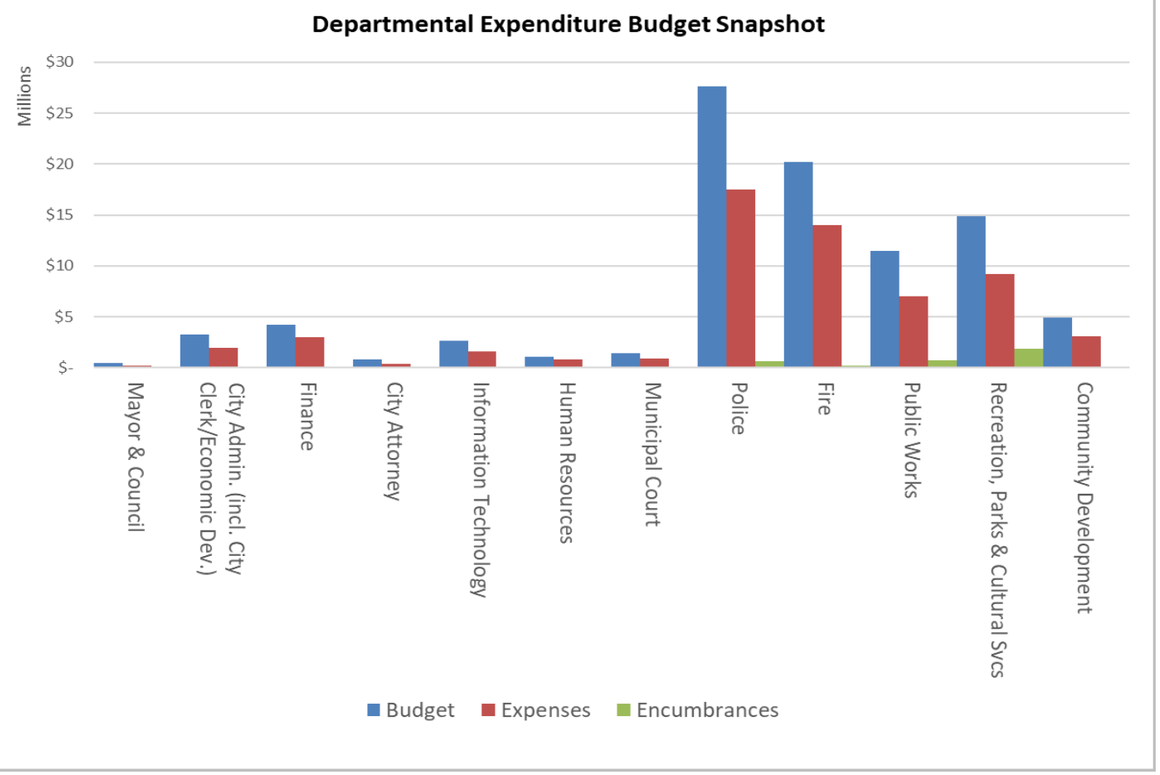
CITY OF ALPHARETTA

Financial Management Reports
Performance Dashboard
For the month ended February 28, 2026

LEGEND	
↑	Positive
↔	Neutral
↓	Negative

GENERAL FUND DETAIL

Revenues	Performance Status	Forecasted Gain/Loss
Top-10		
Property/Motor Vehicle Taxes	↔	$590,000
Local Option Sales Tax	↔	$259,500
Franchise Tax	↑	$626,691
Insurance Premium Tax	↔	$0
Alcohol Beverage Excise Tax	↔	$50,000
Building Permit Fees	↑	$700,000
Business and Occupational Tax	↔	$0
Court/Traffic Fines	↔	($75,000)
Recreation/Special Event Fees	↔	($50,073)
Hotel/Motel Tax (City portion)	↑	$187,500
Other Revenues	↑	$800,858
Minimum Surplus Goal Needed to Fund Capital: *($15M Annual Capital Need less $1.5M allocated in the annual budget and $4.5M allocated through TSPLOST)*		**$9.0M**
Less: Forecasted Revenue Gain		**$3.1M**
Less: Forecasted Expenditure Savings		**($3.0M)***
Favorable (Unfavorable) Net Surplus vs $15M Capital Need:		**($2.9M)***



** Forecasted losses/savings will be updated once more trend data becomes available.*

FUND SYNOPSIS

	Revenue	Expenses	Non-Allocated
General Fund (Contingency)	↔	↔	$1,166,115
Special Revenue Funds			
Confiscated Assets Fund (DEA)	N/A	N/A	$287,389
Opioid Settlement Fund	N/A	N/A	$19,558
Emergency 911 Fund	↓	↔	$0
Impact Fee Fund	N/A	N/A	$1,364,952
Hotel/Motel Fund	↑	↑	$509,435
Hotel/Motel Fund (Debt Svc Reserve)	N/A	N/A	$1,500,000
Debt Service Fund	↔	↔	$891,906
Proprietary Funds			
Solid Waste Fund	↔	↔	$0
Risk Management Fund	↔	↔	$1,843,707
Medical Insurance Fund	N/A	N/A	$91,269

	Non-Allocated
Grant Funds	
Operating Grant Fund	$16,505
Capital Grant Fund	$31,677
Capital Project Funds	
Capital Project Fund	$3,505,072
Capital Project Fund (Grant Matching Reserve)	$0
Stormwater Capital Fund	$249,972
Series 2022 Bond Fund (Parks)	$297,023
Series 2022 Bond Fund (Potential Arbitrage)	$1,106,566
TSPLOST I Capital Fund	$1,939,099
TSPLOST II Capital Fund	$9,224,045
Blended Component Unit	
Development Authority Fund	$295,433

BOND RATING

AAA

strongest rating available

EMERGENCY RESERVE

General Fund
$24.2M (25%)

Emergency 911 Fund
$259K (5%)

Sanitation Fund
$70K (1%)

Please Note: Current year revenue in excess of budgeted amounts may be available to augment Non-Allocated balances upon City Council approval (e.g. Impact Fees and Confiscated Asset collections).

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

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: THOMAS G. HARRIS, FINANCE DIRECTOR

DATE: APRIL 27, 2026

RE: FINANCIAL MANAGEMENT REPORTS AS OF FEBRUARY 28, 2026

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending February 28, 2026.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2026 revenues are budgeted at $98 million (net of Carryforward Fund Balance totaling $5 million). As of February 28, 2026, actual revenue collections total 81% or $79 million.

Trends (property digest valuations and collection trends) indicate a net gain over budget of $3.1 million with the following details:

• Property Taxes (current year):	$ 325,000
• Motor Vehicle Tax/Title Fee:	265,000
• Local Option Sales Taxes:	259,500
• Franchise Taxes:	626,691
• Building Permit Fees	700,000
• Hotel Taxes (Alpharetta portion):	187,500
• Other:	725,785
Forecasted Gain:	$3,089,476

The October 1st billing for General Fund property taxes totaled roughly $34.6 million. Property taxes for public utilities is estimated at an additional $600,000. Historically, the City collects between 98% and 99% of billed property taxes within the fiscal year, with FY 2025 totaling 99%. The FY 2026 budget for property taxes (General Fund) totals $34 million and represents 97% of the initial billing. The current estimate for property taxes (General Fund) in FY 2026 totals $34.4 million, or 98% of the initial billing which is in line with historical collection averages.

MAYOR
JIM GILVIN

MAYOR PRO TEM
DAN MERKEL

COUNCIL MEMBERS
FERGAL M. BRADY
DOUGLAS J. DERITO
T. KIRK DRISKELL
JOHN HIPES
KATIE REEVES

CITY ADMINISTRATOR
CHRIS LAGERBLOOM

FY 2026 Taxbase statistics:

- Gross property valuations (before reductions for appeals and exemptions).
    - 59% Residential
    - 41% Commercial/Other
- Taxable property valuations (reduced for appeals and homestead exemptions).
    - 49% Residential
    - 51% Commercial/Other
    - Appeal and homestead exemption valuations total $2.4 billion.
        - Appeal valuations total $268 million (53% Residential; 47% Commercial).
        - Floating Homestead exemption valuations total $1.4 billion.
        - General Homestead exemption valuations (including Senior) total $725 million.
            - Annual tax savings associated with the homestead exemptions total more than $10.8 million annually.

Motor Vehicle Title Fee collections is trending 18% higher than FY 2025 ($3.7 million). Collection estimates for FY 2026 tentatively total $3.9 million ($275,000 greater than budget). Motor Vehicle Taxes are trending -5% lower than FY 2025 ($50,970) and are estimated at $40,000 for FY 2026 (-$10,000 less than budget).

The estimated gain in franchise tax collections includes multiple sources with the largest two variances as follows:

> Franchise taxes for electricity include two collections which are received annually in February (GA Power and Sawnee). FY 2026 collections will be reflected in the monthly reports for February and total $6.3 million consisting of Swanee ($695,239; 11% growth over FY 2025) and GA Power ($5,600,039; 8% growth over FY 2025). Revised collection forecast for FY 2026 totals $6.3 million and approximates a gain over budget of $545,279.
>
> Franchise taxes for natural gas collections is trending 10% higher than FY 2025 ($669,720) and is estimated at $736,412 for FY 2026 ($56,412 greater than budget).

Building Permit Fee collections is trending 39% higher than FY 2025 ($2.5 million). This revenue source is non-standard in that it experiences high variability dependent upon development/construction trends occurring within the City. While the revenue collection trend may change moving forward, staff felt it was prudent to tentatively adjust the FY 2026 collection estimate to $2.6 million ($700,000 greater than budget) pending further trend data.

Hotel/Motel tax collections is discussed within the Special Revenue Funds section of this letter.

Expenditures: The following section pertains to information detailed in the attached Expenditure Summary by Department (expenditure rollup by department) and Expenditure Summary by Category (expenditure rollup by account) reports. As of February 28, 2026, city departments (not including General Government[1]) have encumbered and expensed 68%, or $63.6 million, of their FY 2026 budget appropriations.

Contingency: The General Fund contingency balance totals $1.2 million.

Other Funds

The following section references information included within the attached Performance Dashboard, Grant and Capital Funds Detail Reports, GAAP Financial Statements, etc.

Operating Grant Fund (Fund 220): Unspent/unencumbered project appropriations total $61,451. Remaining appropriations are set aside for a non-allocated reserve ($16,505).

Capital Grants Fund (Fund 340): Unspent/unencumbered project appropriations total $674,686. Remaining appropriations are set aside for a non-allocated reserve ($31,677).

General Capital Project Fund (Fund 301): Unspent/unencumbered project appropriations total $12.1 million. Remaining appropriations are set aside for a non-allocated reserve ($3.5 million).

Stormwater Capital Fund (Fund 302): Unspent/unencumbered project appropriations total $3.2 million. Remaining appropriations are set aside for a non-allocated reserve ($249,972).

Series 2022 Parks Bond Fund (Fund 318): Unspent/unencumbered project appropriations total $5.9 million. Remaining appropriations are set aside for a non-allocated reserve ($297,023) and a reserve for future arbitrage liability ($1.1 million).

TSPLOST 1 Capital Project Fund (Fund 335): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2017, and expired on March 31, 2022. Unspent/unencumbered project appropriations total $6.1 million. Remaining appropriations are set aside for a non-allocated reserve ($1.9 million).

TSPLOST 2 Capital Project Fund (Fund 336): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2022. Appropriated funding totals $52 million and represents Tier-1 project funding.

Current project funding levels approximate 90% of forecasted revenue collections over the life of the 5-year tax (as provided by Georgia State University). For comparison purposes, TSPLOST 1 collections trended at over 90% of forecasted revenue collections. Life-to-date collections for TSPLOST 2 have trended at 122% of the original forecasted revenue collections.

Unspent/unencumbered project appropriations total $22.8 million. Remaining appropriations are set aside for a non-allocated reserve ($9.2 million).

[1] General Government is utilized to account for non-operating transactions such as transfers-out to other city funds, contingency, etc.

Hotel/Motel Fund: FY 2026 revenues are budgeted at $9.1 million (net of carryforward fund balance totaling $1.8 million).

Appropriations within the Hotel/Motel Fund are as follows:

- Alpharetta Convention & Visitor's Bureau (43.75% or $4 million).
- City of Alpharetta (37.5% or $3.4 million).
- Tourism Product Development (18.75%):
    - $1.5 million for debt service on the Series 2016 Convention Center Bonds.
    - $1.5 million for a debt service reserve (included herein to insulate the City from hotel tax fluctuations that may impact debt service funding in any given fiscal year).
    - $509,435 reserve available for appropriation by the City Council for allowable tourism product development uses.

Hotel tax collections is trending 6% higher than FY 2025 ($9.3 million) with estimates for FY 2026 tentatively totaling $9.6 million ($500,000 greater than budget). Alpharetta's share is $3.6 million ($187,500 increase over budget). However, included in the current year revenue collections is $395,032 from Priceline for the period of November 2021-June 2023. After adjusting for this prior-period revenue, the revised trend is slightly below FY 2025 (-1%).

E911 Fund: FY 2026 revenues are budgeted at $4.4 million (net of carryforward fund balance totaling $53,594 and the General Fund subsidy totaling $564,175). As of February 28, 2026, the city collected 48%, or $2.1 million. E911 Fund collections (non-prepaid) is trending 5% higher than FY 2025 but the collections are volatile. For example, the non-prepaid collections for FY 2025 totaled $2.9 million which is only slightly higher than the collections posted in FY 2019 ($2.7 million). That said, personnel costs in FY 2019 totaled $2.5 million with the estimate for FY 2026 totaling $3.9 million.

E911 Fund revenues cannot sustain expenditure trends; accordingly, the FY 2026 adopted budget included a reallocation of $1 million in expenditure appropriations to the General Fund.

Furthermore, the FY 2026 mid-year budget proposal, which was approved in February 2026 and reflected herein, as well as the FY 2027 preliminary budget proposal includes subsidy requests to cover operations.

Other Items

Council Member Stipend Activity Listing: The FY 2026 budget includes appropriations of $9,200 for the Mayor and $8,000 for each City Council Post* and the available balances as of February 28, 2026 are as follows:

	Budget	Expenditures	Available Balance
Mayor: Jim Gilvin	$ 9,200	$ 4,385	$ 4,815
Post #1*: T. Kirk Driskell	$ 7,669	$ 1,436	$ 6,233
Post #2*: Katie Reeves	$ 7,669	$ 1,354	$ 6,315
Post #3: Doug DeRito	$ 8,000	$ 1,343	$ 6,657
Post #4: John Hipes	$ 8,000	$ 3,941	$ 4,059
Post #5: Fergal Brady	$ 8,000	$ 775	$ 7,225
Post #6: Dan Merkel	$ 8,000	$ 2,162	$ 5,838

**Post #1 and Post #2 have newly elected City Council Members (T. Kirk Driskell and Katie Reeves, respectively) that began service on January 1, 2026. Stipend expenditures for the period of July 1, 2025, through December 31, 2025, totaled $662 and has been removed from the table above.*

Development Authority[2] (Component Reporting Unit)

As of February 28, 2026, the Development Authority has $295,433 in forecasted resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the city.

[2] The Development Authority is a public corporation created and existing under the Constitution and laws of the State of Georgia and is governed by seven directors duly appointed by the Alpharetta City Council.

GENERAL FUND

Revenue Report

CITY OF ALPHARETTA

Financial Management Reports
General Fund (Unaudited)
Revenue Summary and Collection Comparison
As of February 28, 2026

	Current Fiscal Year					Prior Fiscal Year		
	2026 Budget	2026 YTD	% Collected	2026 Estimated	Variance	2025 Actual	2025 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	$ 34,075,000	$ 33,387,988	98.0%	$ 34,400,000	$ 325,000	$ 33,031,495	$ 31,818,196	96.3%
Delinquent	329,000	(39,110)	-11.9%	329,000	-	423,173	167,169	39.5%
Motor Vehicle Tax	50,000	25,311	50.6%	40,000	(10,000)	50,970	26,507	52.0%
Motor Vehicle Title Fee	3,625,000	2,091,706	57.7%	3,900,000	275,000	3,722,481	1,773,827	47.7%
Local Option Sales Tax	22,440,500	13,590,627	60.6%	22,700,000	259,500	22,333,319	13,320,226	59.6%
Franchise Tax	7,130,000	7,035,032	98.7%	7,756,691	626,691	7,194,127	6,456,622	89.7%
Insurance Premium Tax	7,159,239	7,159,239	100.0%	7,159,239	0	6,279,075	6,279,075	100.0%
Alcohol Beverage Excise Tax	2,825,000	1,675,399	59.3%	2,875,000	50,000	2,812,914	1,581,410	56.2%
Building Permit Fees	1,900,000	2,092,853	110.2%	2,600,000	700,000	2,459,028	1,506,979	61.3%
Business and Occupational Tax	2,150,000	1,460,870	67.9%	2,150,000	-	1,162,682	752,310	64.7%
Court/Traffic Fines	2,275,000	1,479,543	65.0%	2,200,000	(75,000)	2,437,798	1,515,581	62.2%
Recreation/Special Event Fees	3,895,130	1,963,625	50.4%	3,845,057	(50,073)	3,666,434	1,883,819	51.4%
Hotel/Motel Tax (City portion)	3,412,500	2,435,671	71.4%	3,600,000	187,500	3,477,779	1,381,726	39.7%
subtotal	$ 91,266,369	$ 74,358,754	81.5%	$ 93,554,987	$ 2,288,618	$ 89,051,276	$ 68,463,447	76.9%
Other Revenues	6,465,869	5,015,650	77.6%	7,266,727	800,858	7,484,244	4,690,387	62.7%
Total Revenues	$ 97,732,238	$ 79,374,405	81.2%	$ 100,821,714	$ 3,089,476	$ 96,535,520	$ 73,153,834	75.8%
Carryforward Fund Balance	5,017,048							

GENERAL FUND

Expenditure Reports

CITY OF ALPHARETTA

Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Department
As of February 28, 2026

	Current Fiscal Year						Prior Fiscal Year		
	2026 Budget	2026 Encumbrances	2026 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2025 Exp. (Total)	2025 Exp. (YTD)	% Exp.
Expenditures by Department:									
Mayor & Council	$ 443,701	$ 4,155	$ 238,517	$ 201,029	54.7%	53.8%	$ 339,277	$ 224,304	66.1%
City Admin. (incl. City Clerk/Economic Dev.)	3,268,654	109,372	1,918,371	1,240,911	62.0%	58.7%	2,398,858	1,587,514	66.2%
Finance	4,240,525	37,522	3,027,351	1,175,652	72.3%	71.4%	4,008,240	2,859,645	71.3%
City Attorney	800,000	2,043	419,450	378,507	52.7%	52.4%	719,057	444,003	61.7%
Information Technology	2,636,061	28,523	1,590,838	1,016,700	61.4%	60.3%	2,355,024	1,598,182	67.9%
Human Resources	1,110,544	26,786	779,229	304,529	72.6%	70.2%	992,950	662,641	66.7%
Municipal Court	1,410,650	23,165	876,228	511,257	63.8%	62.1%	1,264,685	848,805	67.1%
Public Safety	-	-	-	-	-	-	42,214,823	28,979,071	68.6%
Police	27,595,621	638,466	17,521,203	9,435,952	65.8%	63.5%	-	-	-
Fire	20,242,597	252,226	14,031,308	5,959,064	70.6%	69.3%	-	-	-
Public Works	11,483,060	713,142	7,047,982	3,721,936	67.6%	61.4%	10,778,721	6,877,569	63.8%
Recreation, Parks & Cultural Svcs	14,917,082	1,896,970	9,205,676	3,814,437	74.4%	61.7%	14,565,991	9,034,342	62.0%
Community Development	4,884,783	75,114	3,135,947	1,673,723	65.7%	64.2%	4,458,793	2,976,834	66.8%
subtotal	$ 93,033,278	$ 3,807,483	$ 59,792,099	$ 29,433,696	68.4%	64.3%	$ 84,096,420	$ 56,092,909	66.7%
General Government:									
Insurance Premiums (Risk)	$ 1,060,500	$ -	$ 707,000	$ 353,500	66.7%	66.7%	$ 966,800	$ 644,533	66.7%
Gwinnett Tech Bond P&I	291,065	-	33,033	258,033	11.3%	11.3%	286,978	35,989	12.5%
Transfer(s) to other Funds	7,173,628	-	3,266,955	3,906,673	45.5%	45.5%	13,447,780	-	0.0%
Contingency	1,190,815	6,070	18,630	1,166,115	2.1%	1.6%	33,750	27,450	81.3%
subtotal	$ 9,716,008	$ 6,070	$ 4,025,618	$ 5,684,321	41.5%	41.4%	$ 14,735,308	$ 707,972	4.8%
Total Expenditures	$ 102,749,286	$ 3,813,553	$ 63,817,716	$ 35,118,016	65.8%	62.1%	$ 98,831,727	$ 56,800,881	57.5%

CITY OF ALPHARETTA

Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
As of February 28, 2026

	Current Fiscal Year						Prior Fiscal Year		
	2026 Budget	2026 Encumbrances	2026 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2025 Exp. (Total)	2025 Exp. (YTD)	% Exp.
Expenditures by Category:									
Salaries & Benefits:									
(1) Regular Salaries	$ 39,260,192	$ -	$ 24,955,964	$ 14,304,228	63.6%	63.6%	$ 36,765,832	$ 23,363,146	63.5%
Overtime	3,187,532	-	2,634,006	553,526	82.6%	82.6%	3,718,642	2,406,270	64.7%
Group Insurance	10,417,576	-	6,505,363	3,912,213	62.4%	62.4%	8,998,599	6,229,208	69.2%
FICA and Social Security	3,251,722	-	2,013,939	1,237,783	61.9%	61.9%	2,951,904	1,865,896	63.2%
Defined Benefit Pension	3,782,091	-	3,782,091	-	100.0%	100.0%	3,537,725	3,537,725	100.0%
401(A) Retirement/Match	4,413,146	-	2,495,004	1,918,142	56.5%	56.5%	3,586,378	2,445,098	68.2%
(2) Other	1,967,870	-	1,585,656	382,214	80.6%	80.6%	1,846,107	1,539,973	83.4%
subtotal	$ 66,280,129	$ -	$ 43,972,023	$ 22,308,106	66.3%	66.3%	$ 61,405,188	$ 41,387,316	67.4%
Maintenance & Operations:									
Professional Services	$ 4,134,796	$ 1,048,148	$ 2,218,465	$ 868,183	79.0%	53.7%	$ 3,792,072	$ 2,229,147	58.8%
Legal Services	800,000	2,043	419,450	378,507	52.7%	52.4%	719,057	444,003	61.7%
Vehicle Fuel/Maintenance	1,513,000	3,328	783,035	726,638	52.0%	51.8%	1,445,526	982,235	68.0%
Maintenance Contracts	4,769,450	1,624,340	2,745,223	399,888	91.6%	57.6%	3,681,008	2,328,446	63.3%
IT Professional Services	5,484,289	562,955	3,574,761	1,346,573	75.4%	65.2%	3,661,422	2,908,446	79.4%
General Supplies	1,298,974	172,048	764,261	362,666	72.1%	58.8%	1,284,590	825,578	64.3%
Utilities	3,437,875	-	2,195,640	1,242,235	63.9%	63.9%	3,542,059	2,102,790	59.4%
Insurance Premiums (Risk)	1,060,500	-	707,000	353,500	66.7%	66.7%	966,800	644,533	66.7%
Other	3,990,470	394,622	2,118,828	1,477,019	63.0%	53.1%	3,614,548	2,169,316	60.0%
subtotal	$ 26,489,354	$ 3,807,483	$ 15,526,663	$ 7,155,208	73.0%	58.6%	$ 22,707,081	$ 14,634,495	64.4%
Capital/Leases/Other:									
Fire Vehicle/Equip. Leases	$ 1,005,116	$ -	$ 856,037	$ 149,079	85.2%	85.2%	$ 779,059	$ 629,987	80.9%
Equipment/Capital	311,679	-	135,065	176,614	43.3%	43.3%	160,361	79,547	49.6%
Other	7,500	-	9,311	(1,811)	124.2%	124.2%	11,531	6,098	52.9%
subtotal	$ 1,324,295	$ -	$ 1,000,413	$ 323,882	75.5%	75.5%	$ 950,951	$ 715,632	75.3%
General Government:									
Gwinnett Tech Bond P&I	$ 291,065	$ -	$ 33,033	$ 258,033	11.3%	11.3%	$ 286,978	$ 35,989	12.5%
Transfer(s) to other Funds	7,173,628	-	3,266,955	3,906,673	45.5%	45.5%	13,447,780	-	0.0%
Contingency	1,190,815	6,070	18,630	1,166,115	2.1%	1.6%	33,750	27,450	81.3%
subtotal	$ 8,655,508	$ 6,070	$ 3,318,618	$ 5,330,821	38.4%	38.3%	$ 13,768,508	$ 63,439	0.5%
Total Expenditures	$ 102,749,286	$ 3,813,553	$ 63,817,716	$ 35,118,016	65.8%	62.1%	$ 98,831,727	$ 56,800,881	57.5%

Notes:

(1) Includes the following components: regular salaries, holiday leave, temporary and seasonal salaries, and separation payout.

(2) Includes the following components: workers compensation, educational programs, automobile allowance, tuition reimbursement, and employee service awards.

GRANT AND CAPITAL FUNDS

Revenue & Expenditure Reports

CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

Operating Grant Fund Detail (Fund 220; life-to-date for active projects)

As of February 28, 2026

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenues										
Administration										
22013230-371000	C2100	MURAL ART PROJECT	6,786	6,786	$ -	$ -	$ -	$ -		$ -
		subtotal			***$ -***	***$ -***	***$ -***	***$ -***		***$ -***
Public Safety										
22031150-371000	C2310	ALPHA BUS. ASSOC. K-9	17,000	17,000	-	-	-	-		-
22031150-331110	C2317	2023 BULLETPROFF VEST (DOJ)	17,000	14,835	-	2,165	2,165	2,165		0
22031150-331110	G2509	2024 BULLETPROOF VEST (DOT)	13,334	-	-	13,334	13,334	7,326		6,008
		subtotal			***$ -***	***$ 15,499***	***$ 15,499***	***$ 9,491***		***$ 6,008***
Public Works										
22041100-371000	G2512	KEEP AMERICA BEAUTIFUL	10,000	10,000	$ -	$ -	$ -	$ -		$ -
		subtotal			***$ -***	***$ -***	***$ -***	***$ -***		***$ -***
Recreation, Parks & Cultural Services										
22061150-347509	C2039	WIRE & WOOD (ACVB SPONSOR)	391,324	341,324	$ -	$ 50,000	$ 50,000	$ 89,250		$ (39,250)
22061150-371000	C2234	ARTS CENTER (CERAMICS)	3,627	3,627	-	-	-	2,201		(2,201)
22061150-347509	C2308	MUSIC MATCH SPONSORSHIPS	5,450	3,145	-	2,305	2,305	2,945		(640)
22061150-371000	C2308	MUSIC MATCH APPLICATIONS	6,476	6,476	-	-	-	-		-
22061150-371000	C2528	SENIOR TALENT SHOW	2,500	2,500	-	-	-	-		-
22061150-336000	G2508	FC ARTS & CULTURE	9,000	9,000	-	-	-	-		-
22061150-371000	G2604	GRPA ATL HAWKS	2,380	-	-	2,380	2,380	2,380		-
22061150-371000	C2617	COMM AGR FACILITY RENOVATION	978	-	-	978	978	977		1
		subtotal			***$ -***	***$ 55,663***	***$ 55,663***	***$ 97,753***		***$ (42,090)***
General Government										
22090200-361000		INTEREST EARNINGS			$ -	$ -	$ -	$ 3,062		$ (3,062)
22090200-362000		REALIZED GAIN/LOSS			-	-	-	(41)		41
22090200-363000		UNREALIZED GAIN/LOSS			-	-	-	730		(730)
22090200-395000		CARRYFORWARD FUND BALANCE			-	147,257	147,257	-		147,257
		subtotal			***$ -***	***$ 147,257***	***$ 147,257***	***$ 3,751***		***$ 143,506***
		Total			**$ -**	**$ 218,419**	**$ 218,419**	**$ 110,996**		**$ 107,423**

CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

Operating Grant Fund Detail (Fund 220; life-to-date for active projects)

As of February 28, 2026

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Expenditures										
City Administration										
22013230-521200	C2100	MURAL ART PROJECT	24,002	10,300	$ -	$ 13,702	$ 13,702	$ 13,702	$ -	$ -
		subtotal			***$ -***	***$ 13,702***	***$ 13,702***	***$ 13,702***	***$ -***	***$ -***
Public Safety										
22031150-521200	C2310	ALPHA BUS. ASSOC K-9	17,000	10,560	-	6,440	6,440	-	-	6,440
22031150-542100	C2317	2023 BULLETPROOF VEST (DOJ)	34,000	34,000	-	-	-	-	-	-
22031150-542100	G2509	2024 BULLETPROOF VEST (DOT)	26,669	14,653	-	12,016	12,016	11,229	-	787
		subtotal			***$ -***	***.***	***$ 18,456***	***$ 11,229***	***$ -***	***$ 7,227***
Public Works										
22041100-522240	G2512	KEEP AMERICA BEAUTIFUL	10,001	5,433	$ -	$ 4,568	$ 4,568	$ 387	$ -	$ 4,181
		subtotal			***$ -***	***$ 4,568***	***$ 4,568***	***$ 387***	***$ -***	***$ 4,181***
Recreation, Parks & Cultural Services										
22061159-521200	C2039	WIRE & WOOD (ACVB SPONSOR)	367,515	220,549	$ -	$ 146,966	$ 146,966	$ 57,800	$ 50,000	$ 39,166
22061150-531100	C2212	PARKING PERMIT - FILM	4,000	3,750	-	250	250	250	-	-
22061150-531100	C2234	ARTS CENTER (CERAMICS)	6,693	3,267	-	3,426	3,426	-	-	3,426
22061150-531100	C2237	PARTNERED EVENTS	5,000	4,305	-	695	695	695	-	-
22061150-521200	C2308	MUSIC MATCH APPLICATIONS	11,928	8,315	-	3,613	3,613	-	3,150	463
22061150-531100	C2528	SENIOR TALENT SHOW	6,130	-	-	6,130	6,130	2,500	-	3,630
22061150-531100	G2604	GRPA ATL HAWKS	2,380	-	-	2,380	2,380	-	-	2,380
22061150-541300	C2617	COMM AGR FACILITY RENOVATION	978	-	-	978	978	-	-	978
22061150-521200	G2508	FC ARTS & CULTURE	9,000	8,250	-	750	750	750	-	-
		subtotal			***$ -***	***$ 165,188***	***$ 165,188***	***$ 61,995***	***$ 53,150***	***$ 50,043***
Non-Allocated										
22090200-579000		CONTINGENCY			$ -	$ 16,505	$ 16,505	$ -	$ -	$ 16,505
22090200-579011		MATCH (GRANTS UNDER REVIEW)			-	-	-	-	-	-
		subtotal			***$ -***	***$ 16,505***	***$ 16,505***	***$ -***	***$ -***	***$ 16,505***
		Total			**$ -**	**$ 199,963**	**$ 218,419**	**$ 87,313**	**$ 53,150**	**$ 77,956**

CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

Capital Grant Fund Detail (Fund 340; life-to-date for active projects)

As of February 28, 2026

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenue										
Public Works										
34041100-334310	G2600	FY 2026 LRA GRANT (MILLING/RESURFACING)	576,107	-	$ -	$ 576,107	$ 576,107	$ -		$ 576,107
34041100-334310	G2601	FY 2026 LMIG GRANT	781,162	-		-	781,162	781,162	$ 781,162	0
34041100-334310	G2602	FY 2026 LRA GRANT (BRIDGE MAINT.)	275,000	-		-	275,000	275,000	-	275,000
		subtotal			***$ -***	***$ 1,632,269***	***$ 1,632,269***	***$ 781,162***		***$ 851,107***
Recreation, Parks & Cultural Services										
34061150-371000	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	75,000	5,314	$ -	$ 69,686	$ 69,686			$ 69,686
34061150-331310	G2507	LWCF GRANT (N PARK LIGHTING)	495,000	-		-	495,000	495,000	-	495,000
34061150-331350	G2603	ADA-AAC PARKING LOT CDBG GRANT	110,000	-		-	110,000	110,000	-	110,000
		subtotal			***$ -***	***$ 674,686***	***$ 674,686***	***$ -***		***$ 674,686***
General Government										
34090200-361000		INTEREST EARNINGS			$ -	$ -	$ -	$ 25,990		$ (25,990)
34090200-362000		REALIZED GAIN/LOSS				-	-	-	(241)	241
34090200-363000		UNRELIZED GAIN/LOSS				-	-	-	3,548	(3,548)
34090200-395000		CARRYFORWARD FUND BALANCE				-	31,677	31,677	-	31,677
		subtotal			***$ -***	***$ 31,677***	***$ 31,677***	***$ 29,297***		***$ 2,380***
		Total			**$ -**	**$ 2,338,632**	**$ 2,338,632**	**$ 810,459**		**$ 1,528,173**
Expenditures										
Public Works										
34041100-541410	G2600	FY 2026 LRA GRANT (MILLING/RESURFACING)	576,107	-	$ -	$ 576,107	$ 576,107	$ -	$ 576,107	$ -
34041100-541410	G2601	FY 2026 LMIG GRANT	781,162	-		-	781,162	781,162	-	781,162	-
34041100-541410	G2602	FY 2026 LRA GRANT (BRIDGE MAINT.)	275,000	-		-	275,000	275,000	267,570	7,430	-
		subtotal			***$ -***	***$ 1,632,269***	***$ 1,632,269***	***$ 267,570***	***$ 1,364,699***	***$ -***
Recreation, Parks & Cultural Services										
34061150-541500	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	75,000	5,314	$ -	$ 69,686	$ 69,686	$ -	$ -	$ 69,686
34061150-541500	G2507	LWCF GRANT (N PARK LIGHTING)	495,000	-		-	495,000	495,000	-	-	495,000
34061150-541500	G2603	ADA-AAC PARKING LOT CDBG GRANT	110,000	-		-	110,000	110,000	-	-	110,000
		subtotal			***$ -***	***$ 674,686***	***$ 674,686***	***$ -***	***$ -***	***$ 674,686***

CITY OF ALPHARETTA

Financial Management Reports

Grant Funds

Capital Grant Fund Detail (Fund 340; life-to-date for active projects)

As of February 28, 2026

Account #	Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Non-Allocated									
34090200-579000	CONTINGENCY			$ -	$ 31,677	$ 31,677	$ -	$ -	$ 31,677
	subtotal			***$ -***	***$ 31,677***	***$ 31,677***	***$ -***	***$ -***	***$ 31,677***
	Total			**$ -**	**$ 2,338,632**	**$ 2,338,632**	**$ 267,570**	**$ 1,364,699**	**$ 706,363**

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of February 28, 2026

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrance	FY 2026 Available Budget
Revenue										
30131150-337051	C2421	CAD/RECORDS MGMT (MILTON)	241,538	-	$ -	$ 241,538	$ 241,538	$ -		$ 241,538
30131150-332200	C2526	TESLA FLEET TAX CREDIT FY2025	30,000	-	-	30,000	30,000	-		30,000
30141100-336000	C2104	WBR PH 4 (NPP-GREENWAY)	333,926	217,707	-	116,219	116,219	-		116,219
30141100-371000	C2113	ENCORE GREENWAY GATEWAY	1,930,001	429,981	-	1,500,020	1,500,020	-		1,500,020
30161150-371000	C0922	SYNTHETIC TURF (AMBUSH)	14,100	7,050	-	7,050	7,050	7,050		-
30161150-371000	C1911	EQUESTRIAN CENTER	1,978,374	-	-	1,978,374	1,978,374	1,000,000		978,374
30161150-371000	C1929	COMM AG PROGRAM	133,423	122,164	-	11,259	11,259	12,402		(1,143)
30161150-371000	C2010	MEMORIAL PAK ENHANCEMENTS	8,000	-	-	8,000	8,000	13,000		(5,000)
30161150-371000	C2309	WACKY WORLD 2.0 (DONATIONS)	522,347	224,334	-	298,013	298,013	115,877		182,136
30161150-337052	C2426	MAYFIELD PARK - MILTON IGA	59,555	-	-	59,555	59,555	59,555		1
30174150-337000	C0910	TREE REPLACEMENT FUND	1,383,150	1,383,150	-	-	-	448,060		(448,060)
		subtotal			***$ -***	***$ 4,250,028***	***$ 4,250,028***	***$ 1,655,944***		***$ 2,594,085***
Non-Departmental										
30190200-361000		INTEREST EARNINGS			$ 300,000	$ 130,000	$ 430,000	$ 306,483		$ 123,517
30161150-361000	C1911	INTEREST EARNINGS (EQUESTRIAN CENTER)			$ -	$ -	-	$ 14,537		(14,537)
30190200-362000		REALIZED GAIN/LOSS			-	-	-	(4,436)		4,436
30190200-363000		UNREALIZED GAIN/LOSS			-	-	-	75,002		(75,002)
30190200-391100		TRANSFER-IN FROM THE GENERAL FUND			6,208,340	(1,573,887)	4,634,453	2,069,447		2,565,006
30190200-395000		CARRYFORWARD FUND BALANCE			3,405,000.00	15,044,772	18,449,772	-		18,449,772
		subtotal			***$ 9,913,340***	***$ 13,600,885***	***$ 23,514,225***	***$ 2,461,033***		***$ 21,053,192***
		Total			**$ 9,913,340**	**$ 17,850,913**	**$ 27,764,253**	**$ 4,116,976**		**$ 23,647,277**

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of February 28, 2026

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrance	FY 2026 Available Budget
Expenditures										
Administration										
30113230-544100	C1300	CITY ECONOMIC DEVELOPMENT INITIATIVES	143,750	-	$ 100,000	$ 43,750	$ 143,750	$ -	$ -	$ 143,750
		subtotal			***$ 100,000***	***$ 43,750***	***$ 143,750***	***$ -***	***$ -***	***$ 143,750***
Information Technology										
30117400-542400	C1103	NETWORK AND VOIP	717,680	496,812	$ -	$ 220,868	$ 220,868	$ 11,762	$ 32,475	$ 176,631
30117400-542400	C1312	BACKUP DATA STORAGE MGMT.	510,003	503,653	-	6,350	6,350	-	-	6,350
30117400-542400	C1313	TECHNOLOGY REPLACEMENT	4,290,171	3,629,910	397,800	262,461	660,261	57,780	29,576	572,905
30117400-542400	C1519	WIRELESS ACCESS POINTS	100,000	-	-	100,000	100,000	-	100,000	-
30117400-542400	C1615	APP/DESKTOP VIRTUALIZATION	400,145	166,910	-	233,235	233,235	37,795	-	195,440
30117400-544200	C2201	CITY COUNCIL A/V REPLACEMENT	61,000	-	61,000	-	61,000	55,674	-	5,326
30117400-544200	C2300	BUSINESS CONTINUITY STUDY	50,000	-	-	50,000	50,000	35,500	-	14,500
30117400-542400	C2600	DATA CTR SERVER REPLACEMENT	500,000	-	500,000	-	500,000	460,639	3,000	36,361
		subtotal			***$ 958,800***	***$ 872,914***	***$ 1,831,714***	***$ 659,151***	***$ 165,051***	***$ 1,007,513***
Public Safety										
30131150-542200	C1202	FLEET REPLACEMENT	9,863,578	9,840,237	$ -	$ 23,341	$ 23,341	$ 13,984	$ 2,429	$ 6,928
30131150-541300	C1229	PS ROOF REPAIR/REPLACE	70,000	-	-	70,000	70,000	$ -	$ -	70,000
30131150-542100	C1401	PS EQUIPMENT REPLACEMENT	1,513,925	1,497,154	-	16,771	16,771	14,656	-	2,115
30131150-541300	C1706	RAPSTC IMPROVEMENTS	254,542	254,542	-	-	-	-	-	-
30131150-542400	C2052	SECURITY SYSTEM REFRESH	472,060	378,352	-	93,708	93,708	73,727	-	19,981
30131150-542400	C2301	CAD/RECORDS MANAGEMENT SOFTWARE	2,250,001	908,920	-	1,341,081	1,341,081	3,161	1,335,263	2,658
30131150-542100	C2303	2023 OP INITIATIVES EQUIPMENT	449,502	425,736	-	23,766	23,766	22,736	-	1,030
30131150-541300	C2314	FIRE STATION FACILITIES ASSESSMENT	300,001	100,850	-	199,151	199,151	-	-	199,151
30131150-542400	C2406	REAL TIME CRIME CENTER	128,901	44,343	-	84,558	84,558	-	-	84,558
30131150-542200	C2407	ASST FIRE MARSHAL EQUIPMENT	63,382	59,866	-	3,516	3,516	-	-	3,516
30131150-542400	C2421	CAD/RECORDS MGMT (MILTON)	241,538	-	-	241,538	241,538	-	241,537	1
30131150-541300	C2501	FS81 RENOVATIONS	2,830,001	96,358	-	2,733,643	2,733,643	124,144	59,684	2,549,815
30131150-541300	C2502	2972 WB RD RENOVATIONS	234,133	156,920	-	77,213	77,213	69,038	-	8,175
30131150-542200	C2504	FY2025 FLEET REPLACEMENT	1,558,689	35,469	-	1,523,220	1,523,220	-	1,191,652	331,568

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of February 28, 2026

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrance	FY 2026 Available Budget
30131150-542200	V2505	FY2025 FIRE LT VEHICLE	50,000	-	-	50,000	50,000	-	50,000	-
30131150-542100	C2506	FIRE TRUCK EQUIPMENT	187,662	75,000	112,662	-	112,662	60,385	-	52,277
30131150-542200	C2526	TESLA FLEET (FY2025)	346,311	345,908	-	403	403	403	-	0
30131150-542200	C2601	FY 2026 FLEET REPLACEMENT	1,600,000	-	1,600,000	-	1,600,000	90,716	-	1,509,284
30131150-542100	C2602	GATE SYSTEM REPAIR	32,000	-	32,000	-	32,000	-	-	32,000
30131150-542100	C2603	EV FAST CHARGER	260,000	-	260,000	-	260,000	260,000	-	-
30131150-542400	C2604	CAMERA MGMT PROGRAM	225,000	-	225,000	-	225,000	-	-	225,000
30131150-542100	C2605	FARO SCANNER	-	-	75,500	(75,500)	-	-	-	-
30131150-542200	C2616	JAIL OPERATIONS FLEET	50,150	-	-	50,150	50,150	-	-	50,150
		subtotal			***$ 2,305,162***	***$ 6,456,559***	***$ 8,761,721***	***$ 732,950***	***$ 2,880,565***	***$ 5,148,207***
Public Works										
30141100-541200	C0910	TREE REPLACEMENT FUND	$ 2,126,303	$ 1,535,636	$ -	$ 590,667	$ 590,667	$ 31,055	$ 3,532	$ 556,081
30141100-541200	C1008	CEMETERY AUTHORITY-MAINTENANCE	481,823	266,994	-	214,829	214,829	12,375	22,975	179,479
30141100-541410	C1207	BRIDGE MAINTENANCE	1,115,212	760,840	-	354,372	354,372	1,999	340,854	11,519
30141100-541410	C1208	MAST ARM MAINTENANCE	105,000	34,700	60,000	10,300	70,300	-	37,400	32,900
30141100-541410	C1215	STRIPING & SIGNAGE	2,494,666	2,476,657	-	18,009	18,009	16,597	-	1,412
30141100-541410	C1217	TRAFFIC CALMING & INTERSECTION IMP	663,585	577,602	50,000	35,983	85,983	36,437	4,210	45,336
30141100-541410	C1218	TRAFFIC SIGNAL SYSTEM MAINTENANCE	974,269	954,066	-	20,203	20,203	16,323	3,880	-
30141100-541410	C1219	MILLING AND RESURFACING	28,695,922	28,304,837	-	391,085	391,085	339,596	19,295	32,194
30141100-541410	C1220	TRAFFIC CONTROL EQUIPMENT	1,357,079	1,144,002	200,000	13,077	213,077	90,175	5,864	117,038
30141100-541410	C1221	DESIGN SERVICES	1,113,301	1,014,137	45,000	54,164	99,164	45,794	17,037	36,333
30141100-542200	C1223	FLEET REPLACEMENT	2,420,224	1,736,045	395,000	289,179	684,179	568,109	99,006	17,064
30141100-541200	C1302	TREE PLANTING & LANDSCAPING IMP	1,699,772	1,201,123	165,000	333,649	498,649	22,818	67,626	408,205
30141100-541420	C1801	SIDEWALK MAINTENANCE & REPAIR	240,001	164,811	-	75,190	75,190	37,649	34,950	2,591
30141100-542100	C1802	PW EQUIPMENT REPLACEMENT	277,374	253,783	-	23,591	23,591	16,052	-	7,539
30141100-541410	C1901	TRAFFIC RESPONSIVE SYSTEM MAINT	550,003	547,546	-	2,457	2,457	-	-	2,457
30141100-541300	C1902	FIRE STATION RENOVATIONS	435,003	432,405	-	2,598	2,598	-	-	2,598
30141100-541300	C1904	PW HQ RENOVATIONS	90,000	-	90,000	-	90,000	76,789	-	13,211
30141100-541300	C1906	CITY HALL RENOVATIONS	97,500	36,060	32,500	28,940	61,440	7,075	8,475	45,890
30141100-541300	C2003	HVAC REPLACEMENTS	591,730	491,730	100,000	-	100,000	9,428	80,572	10,000

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of February 28, 2026

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrance	FY 2026 Available Budget
30141100-541300	C2004	GENERATOR REPLACEMENT	100,000	-	100,000	-	100,000	35,499	-	64,501
30141100-542400	C2026	TCC HARDWARE/SOFTWARE	170,003	112,571	-	57,432	57,432	3,396	-	54,036
30141100-541410	C2048	STREETLIGHT MAINTENANCE	434,080	301,748	-	132,332	132,332	20,436	-	111,896
30141100-541500	C2050	REC FACILITY MAINTENANCE	205,000	155,000	50,000	-	50,000	11,240	-	38,760
30141100-541300	C2053	PARKING GARAGE MAINTENANCE	381,308	299,219	50,000	32,089	82,089	7,660	-	74,429
30141100-541410	C2104	WEBB BR ROAD PH4 (NPP-GREENWAY)	333,925	229,165	-	104,760	104,760	-	104,760	-
30141100-541410	C2113	ENCORE GREENWAY GATEWAY	1,930,002	639,191	-	1,290,811	1,290,811	50,145	1,240,646	21
30141100-521200	C2242	NORTHPOINT ALPHALINK (ARC/LCI)	365,001	106,191	-	258,810	258,810	-	35,638	223,172
30141100-541200	C2409	SR9 LANDSCAPING	-	-	740,000	(740,000)	-	-	-	-
30141100-542100	C2410	WINTER WEATHER EQUIPMENT	65,000	-	-	65,000	65,000	47,880	-	17,120
30141100-541410	C2509	BRICK PAVER MAINTENANCE/REPAIR	50,001	26,399	-	23,602	23,602	23,051	-	551
30141100-544200	C2510	DOWNTOWN BUS SHELTERS	6,920	3,970	-	2,950	2,950	-	-	2,950
30141100-541300	C2511	FACILITY ASSESSMENT/RENOVATIONS	339,647	-	150,000	189,647	339,647	-	189,647	150,000
30141100-541300	C2512	PS FACILITY MAINTENANCE	174,999	74,999	100,000	-	100,000	46,867	37,200	15,934
30141100-542200	C2513	FY 2025 FORESTRY ASST VEHICLE	50,000	43,915	-	6,085	6,085	1,878	-	4,207
30141100-541410	G2601	FY 2026 LMIG GRANT	234,349	-	-	234,349	234,349	-	234,349	-
30141100-542100	C2611	STAND-ON COMPACT LOADER	50,000	-	50,000	-	50,000	50,000	-	-
		subtotal			***$ 2,377,500***	***$ 4,116,160***	***$ 6,493,660***	***$ 1,626,320***	***$ 2,587,916***	***$ 2,279,424***
Recreation, Parks & Cultural Services										
30161150-541200	C1210	TREE MAINT-PLANTING-REMOVAL	$ 809,757	$ 584,757	$ 225,000	$ -	$ 225,000	$ 122,625	$ 15,520	$ 86,854
30161150-541500	C1221	DESIGN SERVICES	260,425	220,669	25,000	14,756	39,756	3,196	-	36,560
30161150-542200	C1232	FLEET	534,010	520,838	-	13,172	13,172	-	-	13,172
30161150-542100	C1402	RP EQUIPMENT REPLACEMENT	1,195,788	1,019,830	50,000	125,958	175,958	47,354	-	128,604
30161150-544200	C1527	VETERANS MEMORIAL	105,667	75,806	-	29,861	29,861	9,887	-	19,974
30161150-541500	C1614	THE STORIES PROJECT	85,000	78,065	-	6,935	6,935	-	-	6,935
30161150-541510	C1636	GREENWAY REPAIR AND MAINTENANCE	1,438,594	488,071	250,000	700,523	950,523	4,064	1,956	944,503
30161150-541500	C1804	PARK REPAIRS/IMPROVEMENTS	1,182,213	986,650	146,000	49,563	195,563	36,860	15,213	143,490
30161150-541500	C1806	PARKS PLAYGROUND EQUIPMENT	808,640	738,640	70,000	-	70,000	-	70,000	-
30161150-544100	C1807	PUBLIC ARTS PROGRAM	386,000	303,840	45,000	37,160	82,160	-	13,500	68,660
30161150-541500	C1911	EQUESTRIAN CENTER	1,978,374	-	-	1,978,374	1,978,374	121,666	1,856,708	-
30161150-541500	C1926	NORTHSIDE MOU (PARKS)	149,904	149,500	-	404	404	-	-	404

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of February 28, 2026

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrance	FY 2026 Available Budget
30161150-541500	C1929	COMMUNITY AGRICULTURE PROGRAM	133,427	104,993	-	28,434	28,434	12,637	-	15,797
30161150-541500	C2010	PARK ENHANCEMENTS	676,218	660,305	-	15,913	15,913	6,065	3,356	6,492
30161150-541500	C2035	NORTH PARK RESTROOM 1 - 4	271,180	-	255,000	16,180	271,180	-	266,097	5,083
30161150-541500	C2051	FOUNTAIN MAINTENANCE	86,306	81,606	-	4,700	4,700	4,700	-	-
30161150-541500	C2202	ATHLETIC COURTS RESURFACING	198,433	175,655	-	22,778	22,778	-	-	22,778
30161150-541500	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	75,000	5,314	-	69,686	69,686		-	69,686
30161150-541500	C2304	PARK WOOD POLE REPLACEMENT	125,000	-	125,000	-	125,000	-	-	125,000
30161150-541500	C2309	WACKY WORLD 2.0 (DONATIONS)	522,430	7,411	-	515,019	515,019	507,060	4,999	2,959
30161150-541500	C2411	PARK TRAIL MAINTENANCE	300,000	194,005	100,000	5,995	105,995	-	96,505	9,490
30161150-541500	C2412	CULTURAL ARTS MASTER PLAN	30,001	29,122	-	879	879	878	-	1
30161150-544100	C2415	PUBLIC ART FUND (CITY LOCATIONS)	82,500	-	25,000	57,500	82,500	2,020	-	80,480
30161150-544100	C2416	PUBLIC ART DEV (CITY PROP)	20,000	-	10,000	10,000	20,000	-	-	20,000
30161150-544100	C2417	PUBLIC ART IN PARKS	40,001	10,111	20,000	9,890	29,890	7,424	-	22,466
30161150-541500	C2426	MAYFIELD PARK - MILTON IGA	124,556	123,962	-	594	594	204	-	390
30161150-541500	C2514	INNOV ACADEMY SOCCER	40,001	36,182	-	3,819	3,819	3,819	-	-
30161150-541500	C2515	PARK SECURITY IMPROVEMENTS	124,000	-	44,000	80,000	124,000	-	-	124,000
30161150-541500	C2612	WILLS PARK FIELD 5 TURF	100,000	-	100,000	-	100,000	5,289	-	94,712
30161150-541500	C2613	WB MIDDLE - FOOTBALL FIELD	50,000	-	50,000	-	50,000	-	-	50,000
30161150-541500	G2507	LWCF GRANT MATCH (NORTH PARK LIGHTING)	500,001	101,164	-	398,837	398,837	650	-	398,187
30161150-541500	G2603	ADA-AAC PARKING LOT-CITY FUNDING	147,359	-	-	147,359	147,359	-	-	147,359
		subtotal			***$ 1,540,000***	***$ 4,344,289***	***$ 5,884,289***	***$ 896,399***	***$ 2,343,855***	***$ 2,644,035***
Community Development										
30174150-544100	C0019	DOWNTOWN PARKING FUND	523,552	315,748	$ -	$ 207,804	$ 207,804	$ -	$ -	$ 207,804
30174150-541410	C1603	DESIGN SERVICES	711,108	517,284	63,600	130,224	193,824	28,976	23,208	141,641
30174150-523400	C2402	GARDEN DISTRICT SIGNAGE	12,700	10,838	-	1,862	1,862	-	-	1,862
30174150-544100	C2403	SOUTH MAIN DISTRICT	200,000	36,607	-	163,393	163,393	2,000	14,393	147,000
30174150-544100	C2404	BROOKSIDE PARK GATEWAY	300,000	6,863	-	293,137	293,137	-	21,637	271,500
30174150-541410	C2414	BROOKSIDE PARKWAY LAND DIET	40,001	37,128	-	2,873	2,873	2,241	631	1
30174150-544100	C2500	DWTN WAYFINDING SIGNAGE	33,692	32,538	-	1,154	1,154	-	-	1,154

CITY OF ALPHARETTA

Financial Management Reports

Capital Project Funds

General Capital Project Fund Detail (Fund 301; life-to-date for active projects)

As of February 28, 2026

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrance	FY 2026 Available Budget
30174150-544200	C2516	MILTON AVE LIGHTING	50,000	-	-	50,000	50,000		11,375	38,625
30174150-541410	C2517	ENTRY MONUMENTS	50,000	-	-	50,000	50,000	14,916	9,797	25,287
30174150-521200	C2527	NF COMP TRANSPORTATION PLAN	60,000	-	-	60,000	60,000	42,880	-	17,120
30174150-521200	C2614	COMPREHENSIVE PLAN UPDATE	120,000	-	120,000	-	120,000	57,021	60,500	2,479
		subtotal			***$ 183,600***	***$ 960,447***	***$ 1,144,047***	***$ 148,034***	***$ 141,540***	***$ 854,473***
Non-Departmental										
30190200-579000		NON-ALLOCATED			$ 2,448,278	$ 1,056,794	$ 3,505,072	$ -	$ -	$ 3,505,072
30190200-579011		MATCH (GRANTS UNDER REVIEW)			-	-	-	-	-	-
		subtotal			***$ 2,448,278***	***$ 1,056,794***	***$ 3,505,072***	***$ -***	***$ -***	***$ 3,505,072***
		Total			**$ 9,913,340**	**$ 17,850,913**	**$ 27,764,253**	**$ 4,062,854**	**$ 8,118,926**	**15,582,473**

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
As of February 28, 2026

Account #	Project	Fiscal Years 2017-2025 Total Project Authorization	Fiscal Years 2017-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenue									
Non-Departmental									
30290200-361000	INTEREST EARNINGS	696,501	596,501	$ 100,000	$ -	$ 100,000	$ 66,252		$ 33,748
30290200-362000	REALIZED GAIN/LOSS			-	-	-	(1,488)		1,488
30290200-363000	UNREALIZED GAIN/LOSS			-	-	-	16,313		(16,313)
30290200-391100	TRANSFER IN/GENERAL FUND MATCH	21,914,364	20,014,364	1,900,000	-	1,900,000	633,333		1,266,667
30290200-395000	CARRYFORWARD FUND BALANCE	4,863,655	-	-	4,863,655	4,863,655	-		4,863,655
	subtotal			***$ 2,000,000***	***$ 4,863,655***	***$ 6,863,655***	***$ 714,410***		***$ 6,149,245***
	Total			**$ 2,000,000**	**$ 4,863,655**	**$ 6,863,655**	**$ 714,410**		**$ 6,149,245**
Expenditures									
Public Works									
30241100-541430-C1308	SW PIPE & STRUCTURE R&M	19,039,779	12,472,296	$ 2,000,000	$ 4,567,483	$ 6,567,483	$ 2,020,754	$ 1,381,335	$ 3,165,394
30241100-541430-C2518	MID-BORADWELL CULVERT	153,799	107,599	-	46,200	46,200	40,398	11,216	(5,414)
	subtotal			***$ 2,000,000***	***$ 4,613,683***	***$ 6,613,683***	***$ 2,061,152***	***$ 1,392,551***	***$ 3,159,980***
Non-Departmental									
30290200-579000	NON-ALLOCATED			$ -	$ 249,972	$ 249,972	$ -	$ -	$ 249,972
	subtotal			***$ -***	***$ 249,972***	***$ 249,972***	***$ -***	***$ -***	***$ 249,972***
	Total			**$ 2,000,000**	**$ 4,863,655**	**$ 6,863,655**	**$ 2,061,152**	**$ 1,392,551**	**$ 3,409,952**

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
2022 Parks Bond Fund Detail (Fund 318; life-to-date for all projects)
As of February 28, 2026

Account #		Project	Fiscal Years 2022-2025 Total Project Authorization	Fiscal Years 2022-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenue										
Non-Departmental										
31890200-361000		INTEREST EARNINGS			$ -	$ -	$ -	$ 511,606		$ (511,606)
31890200-395000		CARRYFORWARD FUND BALANCE			-	25,466,891	25,466,891	-		25,466,891
		subtotal			***$ -***	***$ 25,466,891***	***$ 25,466,891***	***$ 511,606***		***$ 24,955,285***
		Total			**$ -**	**$ 25,466,891**	**$ 25,466,891**	**$ 511,606**		**$ 24,955,285**
Expenditures										
31841100-541420	C1712	ALPHALOOP	6,063,896	684,254	$ -	$ 5,379,642	$ 5,379,642	$ 43,814	$ 4,003	$ 5,331,825
31841100-541420	C2520	ALPHALOOP (ROSWELL ST)	617,087	43,675	-	573,412	573,412	2,745	570,667	0
31841100-541420	C2521	ALPHALOOP (DEVORE RD)	51,765	30,644	-	21,121	21,121	21,121	-	0
31841100-541420	C2522	ALPHALOOP (OMP TO THOMPSON)	432,157	47,025	-	385,132	385,132	5,700	379,432	1
31841100-541420	C2523	ALPHALOOP (HBR TO WESTSIDE)	35,095	34,952	-	143	143	143	-	0
31841100-541420	C2619	ALPHALOOP (LAKEVIEW PKWY)	300,000	-	-	300,000	300,000	-	-	300,000
31861150-541500	C0922	SYNTHETIC TURF	1,631,777	1,631,777	-	-	-	-	-	-
31861150-541500	C1911	EQUESTRIAN CENTER (CITY)	4,495,909	1,444,597	-	3,051,312	3,051,312	198,326	2,729,642	123,344
31861150-541500	C2011	WILLS PARK MASTER PLAN IMP	7,625,459	773,415	-	6,852,044	6,852,044	826,071	6,013,747	12,226
31861150-541500	C2216	UNION HILL PARK	3,280,002	698,406	-	2,581,596	2,581,596	17,178	2,555,097	9,321
31861150-541500	C2217	MID-BROADWELL PARK	496,021	496,021	-	-	-	-	-	-
31861150-541500	C2218	OLD RUCKER PARK	3,360,000	410,530	-	2,949,470	2,949,470	236,019	2,663,437	50,014
31861150-541500	C2219	FARMHOUSE PARK	2,000,000	30,570	-	1,969,430	1,969,430	-	1,898,860	70,570
31861150-541500	C2220	WATERS ROAD PARK	1,256,501	1,256,501	-	-	-	-	-	-
31861150-541500	C2245	WILLS PARK MAINTENANCE FACILITY	328,634	328,634	-	-	-	-	-	-
31890200-579000		PARKS RESERVE	297,023	-	-	297,023	297,023	-	-	297,023
31890200-579012		RESERVE FOR ARBITRAGE	1,106,566	-	-	1,106,566	1,106,566	-	-	1,106,566
31890200-584000		DEBT ISSUANCE COSTS	368,549	368,549	-	-	-	-	-	-
		Total			**$ -**	**$ 25,466,891**	**$ 25,466,891**	**$ 1,351,118**	**$ 16,814,884**	**$ 7,300,889**

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
TSPLOST I Fund Detail (Fund 335; life-to-date for all projects)
As of February 28, 2026

Account #		Project	Fiscal Years 2018-2025 Total Project Authorization	Fiscal Years 2018-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenue										
Non-Departmental										
33590200-395000		CARRYFORWARD FUND BALANCE			$ 400,000	$ 23,916,756	$ 24,316,756	$ -		$ 24,316,756
33541100-361000		INTEREST EARNINGS			300,000	550,000	850,000	679,131		170,869
		Total			**$ 700,000**	**$ 24,466,756**	**$ 25,166,756**	**$ 679,131**		**$ 24,487,625**
Expenditures										
Administration										
33541100-541410	C1631	MCGINNIS FERRY IGA (FORSYTH)	$ 5,026,415	$ 1,323,437	$ -	$ 3,702,978	$ 3,702,978	$ 650	$ -	$ 3,702,329
33541100-541410	C1713	KIMBALL BR RD OP IMP.	1,359,742	1,297,487	-	62,255	62,255	8,636	52,534	1,085
33541100-541410	C1717	OLD MILTON PKWY CAPACITY IMP.	5,579,476	4,720,172	-	859,304	859,304	136,938	28,122	694,244
33541100-541410	C2054	GA 400 BRIDGES (WEBB; KIMBALL)	4,886,000	2,811,714	-	2,074,286	2,074,286	691,429	1,382,857	0
33541100-541410	C2113	ENCORE GREENWAY GATEWAY	6,678,125	1,356,541	-	5,321,584	5,321,584	141,502	4,966,832	213,250
33541100-541410	C2229	WEBB BRIDGE RD PHASE 2 (ROUNDABOUT-PARK)	6,000,001	4,300,918	-	1,699,083	1,699,083	395,146	275,930	1,028,007
33541100-541410	C2232	WEBB BRIDGE RD PHASE 3 (GREENWAY-ROUNDABOUT)	17,000,002	7,491,835	-	9,508,167	9,508,167	3,540,843	5,503,365	463,959
33590200-579000		CONTINGENCY			700,000	1,239,099	1,939,099	-	-	1,939,099
		Total			**$ 700,000**	**$ 24,466,756**	**$ 25,166,756**	**$ 4,915,143**	**$ 12,209,640**	**$ 8,041,972**

CITY OF ALPHARETTA

Financial Management Reports
Capital Project Funds
TSPLOST II Fund Detail (Fund 336; life-to-date for all projects)
As of February 28, 2026

Account #		Project	Fiscal Years 2022-2025 Total Project Authorization	Fiscal Years 2022-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenue										
Non-Departmental										
33690200-313400		TSPLOST II			$ -	$ 13,132,135	$ 13,132,135	$ 9,249,180		$ 3,882,955
33641100-361000		INTEREST EARNINGS			400,000	700,000	1,100,000	814,390		285,610
33690200-395000		CARRYFORWARD FUND BALANCE			7,000,000	19,276,729	26,276,729	-		26,276,729
		Total			**$ 7,400,000**	**$ 33,108,864**	**$ 40,508,864**	**$ 10,063,570**		**$ 30,445,294**
Expenditures										
33641100-541410	C1215	STRIPING & SIGNAGE	$ 280,000	$ -	$ 280,000	$ -	$ 280,000.00	$ 34,804.49	$ 170,128.00	$ 75,067.51
33641100-541410	C1219	MILLING & RESURFACING	2,788,893	-	2,788,893	-	2,788,893	79,945	2,287,681	421,267
33641100-541410	C1713	KIMBALL BR RD GAP	500,001	204,810	-	295,191	295,191	121,245	100,086	73,860
33641100-541420	C1801	SIDEWALK MAINT/REPAIR	750,000	-	750,000	-	750,000	254,147	291,539	204,314
33641100-541410	C2040	TRADEWINDS PARKWAY	2,000,000	437,015	-	1,562,985	1,562,985	-	-	1,562,985
33641100-541410	C2104	WEBB BRIDGE ROAD (NPP-GREENWAY)	13,500,002	8,215,523	-	5,284,479	5,284,479	859,453	888,313	3,536,713
33641100-541410	C2107	NORTH POINT PARKWAY IMP	703,442	439,207	-	264,235	264,235	-	188,099	76,136
33641100-541410	C2224	RAISED INTSECTION (MARIETTA ST)	350,002	292,706	-	57,296	57,296	32,394	24,901	1
33641100-541410	C2225	CROSSINGS (CITY CTR/ CHURCHES)	750,001	38,061	-	711,940	711,940	-	80,639	631,301
33641100-541410	C2226	PEDESTRIAN BRIDGES (WW PKWY)	4,000,002	2,329,398	-	1,670,604	1,670,604	51,889	1,393,720	224,995
33641100-541410	C2230	CUMMING ST CORRIDOR	4,757,527	340,811	-	4,416,716	4,416,716	480,032	739,003	3,197,681
33641100-541420	C2242	NP ALPHALINK	10,000,000	-	-	10,000,000	10,000,000	-	-	10,000,000
33641100-541420	C2305	ALPHALOOP (OMP - NORTHWINDS)	11,110,929	11,048,736	-	62,193	62,193	58,079	-	4,114
33641100-541410	C2409	SR9 LANDSCAPING	1,665,000	-	-	1,665,000	1,665,000	-	-	1,665,000
33641100-541410	C2427	DRYDEN RD EXTENSION	776,385	1,098	-	775,287	775,287	-	-	775,287
33641100-521200	C2607	TSPLOST 3 EXHIBITS	100,000	-	100,000	-	100,000	6,435	7,865	85,700
33641100-541410	C2608	MID BROADWELL CROSSWALK	50,000	-	50,000	-	50,000	-	-	50,000
33641100-541410	C2609	NORTHWINDS CROSSWALK	300,000	-	300,000	-	300,000	46,939	-	253,061
33641100-541410	C2610	MAST ARMS (KIMBALL/NWINDS)	250,000	-	250,000	-	250,000	1,868	237,965	10,167
33690200-579000		CONTINGENCY	9,224,045	-	2,881,107	6,342,938	9,224,045	-	-	9,224,045
		Total			**$ 7,400,000**	**$ 33,108,864**	**$ 40,508,864**	**$ 2,027,231**	**$ 6,409,938**	**$ 32,071,695**

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
As of February 28, 2026

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenue										
27074110-341321		IMPACT FEES STREETS & HIGHWAYS	4,247,405	4,138,766	$ -	$ 108,639	$ 108,639	$ 128,276		$ (19,637)
27074110-341323		IMPACT FEES RECREATION & PARKS	9,500,849	9,121,036	-	379,813	379,813	1,840,281		(1,460,468)
27074110-341324		IMPACT FEES PUBLIC SAFETY	1,156,989	1,132,965	-	24,024	24,024	65,236		(41,212)
27074110-362000		REALIZED GAIN/LOSS			-	-	-	(1,547)		1,547
27074110-363000		UNREALIZED GAIN/LOSS			-	-	-	26,430		(26,430)
27074110-395000		CARRYFORWARD FUND BALANCE	6,079,080	-	575,000	5,504,080	6,079,080	-		6,079,080
27074110-361000		INTEREST EARNINGS	769,478	769,478	-	-	-	111,704		(111,704)
		Total			**$ 575,000**	**$ 6,016,556**	**$ 6,591,556**	**$ 2,170,380**		**$ 4,421,176**
Expenditures										
Public Safety										
27031150-541300	C2501	FS 81 RENOVATIONS	170,000	-	$ -	$ 170,000	170,000	$ -	$ -	$ 170,000
		subtotal			***$ -***	***$ 170,000***	***$ 170,000***	***$ -***	***$ -***	***$ 170,000***
Public Works										
27041100-541410	C2427	DRYDEN RD EXTENSION	2,223,615	-	$ -	$ 2,223,615	$ 2,223,615	$ -	$ -	$ 2,223,615
		subtotal			***$ -***	***$ 2,223,615***	***$ 2,223,615***	***$ -***	***$ -***	***$ 2,223,615***
Recreation, Parks & Cultural Services										
27061150-541500	C2011	WILLS PARK MASTER PLAN	328,634	21,930	$ -	$ 306,704	$ 306,704	$ 306,704	$ -	$ -
27061150-541500	C2035	NORTH PARK RESTROOM 1 - 4 (DESIGN)	528,820	-	345,000	183,820	528,820	49,904	478,916	-
27061150-541410	C2113	ENCORE GREENWAY GATEWAY	2,000,001	201,893	-	1,798,108	1,798,108	687,787	1,110,321	1
27061150-541500	C2612	WILLS PARKL FIELD 5 TURF	150,000	-	150,000	-	150,000	-	-	150,000
27061150-541500	C2615	MARIETTA-ROSWELL ST PARK	20,000	-	20,000	-	20,000	19,000	-	1,000
		subtotal			***$ 515,000***	***$ 2,288,632***	***$ 2,803,632***	***$ 1,063,395***	***$ 1,589,237***	***$ 151,001***

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
As of February 28, 2026

Account #	Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Non-Departmental									
27074110-521200	PROFESSIONAL SERVICES			$ -	$ 29,357	$ 29,357		$ 29,356	$ 1
27074110-579001	NON-ALLOCATED STREETS & HIGHWAYS			-	-	-	-	-	-
27074110-579002	NON-ALLOCATED PARKS				1,220,569	1,220,569	-	-	1,220,569
27074110-579003	NON-ALLOCATED PUBLIC SAFETY			60,000	84,383	144,383	-	-	144,383
	subtotal			***$ 60,000***	***$ 1,334,309***	***$ 1,394,309***	***$ -***	***$ 29,356***	***$ 1,364,953***
	Total			**$ 575,000**	**$ 6,016,556**	**$ 6,591,556**	**$ 1,063,395**	**$ 1,618,593**	**$ 3,909,569**

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
As of February 28, 2026

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenue										
27590150-314100		HOTEL/MOTEL TAXES	98,056,554	88,956,554	$ 9,100,000	$ -	$ 9,100,000	$ 5,622,654		$ 3,477,346
27590150-319201		PEALTY/INT HOTEL/MOTEL TAX	4,804	4,804	-	-	-	2,170		(2,170)
27590150-362000		REALIZED GAIN/LOSS			-	-	-	(536)		536
27590150-363000		UNREALIZED GAIN/LOSS			-	-	-	9,113		(9,113)
27590150-361000		INTEREST EARNINGS	197,536	177,536	20,000	-	20,000	36,766		(16,766)
		subtotal			***$ 9,120,000***	***$ -***	***$ 9,120,000***	***$ 5,670,167***		***$ 3,449,833***
Non-Departmental										
27590150-395000		CARRYFORWARD FUND BALANCE	1,752,468	-	$ -	$ 1,752,468	$ 1,752,468	$ -		$ 1,752,468
		subtotal			***$ -***	***$ 1,752,468***	***$ 1,752,468***	***$ -***		***$ 1,752,468***
		Total			**$ 9,120,000**	**$ 1,752,468**	**$ 10,872,468**	**$ 5,670,167**		**$ 5,202,301**
Expenditures										
Alpharetta Convention & Visitors Bureau										
27590150-572002		ALPHA CONV & VISITORS BUREAU DISTRIBUTION	42,748,387	38,767,137	$ 3,981,250	$ -	$ 3,981,250	$ 2,201,526	$ -	$ 1,779,724
		subtotal			***$ 3,981,250***	***$ -***	***$ 3,981,250***	***$ 2,201,526***	***$ -***	***$ 1,779,724***
City of Alpharetta										
27590150-611100		CITY OF ALPHARETTA DISTRIBUTION	36,168,502	32,756,002	$ 3,412,500	$ -	$ 3,412,500	$ 2,119,317	$ -	$ 1,293,183
		subtotal			***$ 3,412,500***	***$ -***	***$ 3,412,500***	***$ 2,119,317***	***$ -***	***$ 1,293,183***
Recreation, Parks & Cultural Services										
27590150-541500	C2011	WILLS PARK MASTER PLAN	15,070	-	$ -	$ 15,070	15,070	$ 15,070	$ -	-
		subtotal			***$ -***	***$ 15,070***	***$ 15,070***	***$ 15,070***	***$ -***	***$ -***
Tourism Product Development										
27590150-521200		PROFESSIONAL SERVICES	47,635	42,135	$ 5,500	$ -	$ 5,500	$ -	$ -	$ 5,500
27590150-579000		TPD RESERVE	509,435	-	-	509,435	509,435	-	-	509,435
27590150-579006		DEBT SERVICE RESERVE	1,500,000	-	272,037	1,227,963	1,500,000	-	-	1,500,000
27590151-581100	D1600	PRINCIPAL (2016 CONF CTR BOND)	4,505,000	3,665,000	840,000	-	840,000	-	-	840,000
27590151-582100	D1600	INTEREST PAYMENT (2016 CONF CTR BOND)	7,282,292	6,673,579	608,713	-	608,713	304,356	-	304,357
		subtotal			***$ 1,726,250***	***$ 1,737,398***	***$ 3,463,648***	***$ 304,356***	***$ -***	***$ 3,159,292***
		Total			**$ 9,120,000**	**$ 1,752,468**	**$ 10,872,468**	**$ 4,640,269**	**$ -**	**$ 6,232,199**

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
Confiscated Assets Fund (Fund 210; life-to-date for active projects)
As of February 28, 2026

Account #		Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenue										
DEA										
21031110-351300		CONFISCATION/FEDERAL SEIZURE	3,556,480	3,556,480	$ -	$ -	$ -	$ 27,787		$ (27,787)
21031110-395000		CARRYFORWARD FUND BALANCE	491,829	-	290,000	201,829	491,829	-		491,829
		Total			**$ 290,000**	**$ 201,829**	**$ 491,829**	**$ 27,787**		**$ 464,042**
Expenditures										
DEA										
21031110-521200		PROFESSIONAL SERVICES	1,618	72	$ -	$ 1,546	$ 1,546	1,546	-	$ (0)
21031110-523500		EMPLOYEE TRAVEL	47,178	32,030	-	15,148	15,148	-	-	15,148
21031110-523700		EMPLOYEE TRAINING	66,279	63,779	-	2,500	2,500	-	-	2,500
21031110-531100		GENERAL SUPPLIES AND MATERIALS	127,897	107,620	-	20,277	20,277	-	-	20,277
21031110-531700		EMPLOYEE UNIFORMS	21,098	-	-	21,098	21,098	21,096	-	2
21031110-542100		MACHINERY AND EQUIPMENT	71,589	-	-	71,589	71,589	-	71,589	0
21031110-542100	C2503	ARTIC FURNITURE	25,000	-	-	25,000	25,000	-	-	25,000
21031110-542100	C2507	DRONE 1ST RESPONDER PROGRAM	18,800	-	-	18,800	18,800	-	-	18,800
21031110-542100	C2606	TRUNARC DRUG IDENTIFIER	28,952	-	28,952	-	28,952	-	-	28,952
21031110-579000		CONTINGENCY		-	261,048	25,871	286,919	(470)	-	287,389
		Total			**$ 290,000**	**$ 201,829**	**$ 491,829**	**$ 22,172**	**$ 71,589**	**$ 398,068**

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
State Confiscated Assets Fund (Fund 211; life-to-date for active projects)
As of February 28, 2026

Account #	Project	Fiscal Years 2013-2025 Total Project Authorization	Fiscal Years 2013-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenue									
State									
21131120-351301	CONFISCATION/STATE SEIZURE	334,711	334,711	$ -	$ -	$ -	$ 871		$ (871)
21131120-395000	CARRYFORWARD FUND BALANCE	27,136	-	-	27,136	27,136	-		27,136
	subtotal			***$ -***	***$ 27,136***	***$ 27,136***	***$ 871***		***$ 26,265***
	Total			**$ -**	**$ 27,136**	**$ 27,136**	**$ 871**		**$ 26,265**
Expenditures									
State									
21131120-532400	NON-RECURRING EXPENSES	361,486	334,350	$ -	$ 27,136	$ 27,136	$ 17,812	$ -	$ 9,324
	subtotal			***$ -***	***$ 27,136***	***$ 27,136***	***$ 17,812***	***$ -***	***$ 9,324***
	Total			**$ -**	**$ 27,136**	**$ 27,136**	**$ 17,812**	**$ -**	**$ 9,324**

CITY OF ALPHARETTA

Financial Management Reports
Special Revenue Funds
Opioid Settlement Fund (Fund 213; life-to-date for active projects)
As of February 28, 2026

Account #	Project	Fiscal Years 2024-2025 Total Project Authorization	Fiscal Years 2024-2025 Prior Year Actuals	FY 2026 Original Appropriation	FY 2026 Transfers / Adjustments	FY 2026 Revised Budget	FY 2026 Collections / Expenditures	FY 2026 Encumbrances	Available Budget
Revenue									
21331510-351920	OPIOID SETTLEMENT	78,958	78,958	$ -	$ -	$ -	$ 15,151		$ (15,151)
21331510-395000	CARRYFORWARD			-	78,958	78,958	-		78,958
	subtotal			***$ -***	***$ 78,958***	***$ 78,958***	***$ 15,151***		***$ 63,807***
	Total			**$ -**	**$ 78,958**	**$ 78,958**	**$ 15,151**		**$ 63,807**
Expenditures									
21331510-523700	EMPLOYEE TRAINING	59,400	-	$ -	$ 59,400	$ 59,400	$ 59,400	$ -	$ -
21331510-579000	CONTINGENCY	19,558	-	-	19,558	19,558	-	-	19,558
	subtotal			***$ -***	***$ 78,958***	***$ 78,958***	***$ 59,400***	***$ -***	***$ 19,558***
	Total			**$ -**	**$ 78,958**	**$ 78,958**	**$ 59,400**	**$ -**	**$ 19,558**

OTHER REPORTS

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended February 28, 2026

Vendor	Description	Department	$ Amount
8A TRANSLATIONS	TRANSLATION SERVICES	Municipal Court	$ 5,225.66
A. B. GYMNASTICS LLC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	$ 14,142.75
AFLAC	VOL SUPP INSURANCE	General Government	$ 13,330.36
ALCALDE & FAY LTD	LOBBY SERVICES	City Administration	$ 5,000.00
ALIHUSEIN BARODAWALA	MID BROADWELL RD PARCEL 7	Public Works	$ 6,100.00
ALLIED WASTE SERVICE	WASTE MANAGEMENT SERVICES	Various Departments	$ 481,782.23
ALPHARETTA CONVENTION & VISITORS BUREAU	DECEMBER FY26 HOTEL OCCUPANCY TAX ALLOCATION	General Government	$ 323,333.68
ALPHARETTA CONVENTION & VISITORS BUREAU	AUGUST FY26 OCCUPACY REISSUE EFT INV SEPTEMBERFY26	General Government	$ 356,747.88
AMERICAN FACILITY	JANITORIAL SERVICES	Various Departments	$ 26,410.62
AMERICAN FACILITY	JANITORIAL/CUSTODIAL SERVICES	Various Departments	$ 38,527.81
AT&T/BELLSOUTH @ 85	911 AT&T SERVICE FEE	Public Safety	$ 17,300.12
ATKINSREALIS USA INC	PROJECT MANAGEMENT SERVICES (VARIOUS PROJECTS)	Public Works	$ 12,533.39
AZIMUTH CONTRACTORS	CONSTRUCTION, HIGHWAY AND ROAD (RAISED INTERSECTION)	Public Works	$ 6,254.58
BAZEMORE FIBER	TRAFFIC SIGNAL MAINTENANCE AND REPAIR	Public Works	$ 5,876.00
BENJAMIN F. SIEBOLD	MID BROADWELL RD PARCEL 1	Public Works	$ 17,500.00
CARAHSOFT TECHNOLOGY	SOFTWARE MAINTENANCE/SUPPORT	City Administration	$ 45,120.00
CITY OF ROSWELL	Q4 COA SHARED COST FOR RAPSTC	Public Safety	$ 34,693.91
CORPORATE BILLING	VEHICLE REPAIRS	Public Safety	$ 18,175.41
CSTE INC	SW PIPE & STRUCTURE R&M	Public Works	$ 90,750.00
DREAM HOUSE PAINTING	PAINTING, MAINTENANCE AND REPAIR SERVICES	Public Works	$ 9,195.00
FULTON COUNTY BOARD OF COMMISSIONERS	LOCAL CRIME VICTIMS ASSIST COLL REPORT JAN26	Police	$ 7,226.61
FULTON COUNTY BOARD OF EDUCATION	DECEMBER FUEL INVOICE	Various Departments	$ 35,768.16
GARLAND DBS INC	WEATHER AND WATERPROOFING MAINTENANCE AND REPAIR	Public Works	$ 7,225.00
GEORGIA BRIDGE AND CONCRETE	CONSTRUCTION, STREET (WBR PH4 (NPP-GREENWAY))	Public Works	$ 47,451.60
GEORGIA GREEN GROUND	GROUNDS MAINTENANCE: MOWING, EDGING, PLANT	Public Works	$ 15,517.80

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended February 28, 2026

Vendor	Description	Department	$ Amount
GEORGIA INFRASTRUCTURE	CONSTRUCTION (ENCORE GREENWAY GATEWAY)	Rec., Parks & Cultural Services	$ 424,273.37
GEORGIA POWER CO	ELECTRICITY UTILITIES	Various Departments	$ 206,484.48
GEORGIA POWER CO	ELECTRICITY UTILITIES	Public Safety	$ 7,161.14
GEORGIA SUPERIOR COURT	MUNICIPAL COURT FINES	Police	$ 32,662.56
GESSNER	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	$ 6,733.98
GOVINVEST INC.	HUMAN RESOURCES SOFTWARE	Human Resources	$ 38,587.50
HARDY FAMILY FORD	CLASS 2 TRUCKS (6,001 - 10,000 LB. GVWR)	Public Works	$ 71,731.00
HARDY FAMILY FORD	CLASS 2 TRUCKS (6,001 - 10,000 LB. GVWR)	Public Works	$ 52,423.00
INFINITE TECHNICAL	FINAL 10% OF TESLA CHARGERS INSTALL	Public Safety	$ 7,025.00
INTEGRATED CONSTRUCTION	PARK AREA CONSTRUCTION/RENOVATION (WILLS & RUCKER PARKS)	Rec., Parks & Cultural Services	$ 1,008,150.37
JARRARD & DAVIS	JANUARY LEGAL SERVICES	Legal Services	$ 82,367.09
KECK & WOOD INC	DESIGNING SERVICES (ALPHALOOP (DEVORE RD))	Public Works	$ 7,133.69
KIMBROUGH INDUSTRIAL	HEATING, VENTILATING AND AIR CONDITIONING (HVAC)	Public Works	$ 6,674.41
KIMBROUGH INDUSTRIAL	HEATING, VENTILATING AND AIR CONDITIONING (HVAC)	Public Works	$ 6,230.51
KRISTEN THIGPEN ORR	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	$ 5,250.00
LEADSONLINE LLC	POWER PLUS INVESTIGATION SYSTEM RENEWAL	Public Safety	$ 13,742.00
LEXISNEXIS RISK SOLUTION	SOFTWARE MAINTENANCE/SUPPORT	Public Safety	$ 23,572.50
MASSANA CONSTRUCTION	CONSTRUCTION, BRIDGE AND DRAWBRIDGE (FY 26 LRA GRANT)	Public Works	$ 219,752.00
MEER ELECTRIC	ELECTRICAL SERVICES	Various Departments	$ 10,123.73
MEER ELECTRIC	ELECTRICAL	Rec., Parks & Cultural Services	$ 32,713.63
MEER ELECTRIC	ELECTRICAL	Various Departments	$ 5,943.39
MERIDIAN RAPID DEFENSE	TRAFFIC CONES, LANE MARKERS, AND BARRICADES	Rec., Parks & Cultural Services	$ 10,400.00
MES	TURNOUT GEAR FOR RECRUITS	Fire Administration	$ 27,305.32
MGT IMPACT SOLUTIONS	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	$ 126,794.46
MKSK INC.	CONSULTING SERVICES (COMPREHENSIVE PLAN UPDATE)	Community Development	$ 9,625.00
MORTON SALT	ROAD MAINTENANCE SALT (SEE CLASS 192 FOR ICE REMOVAL)	Public Works	$ 16,815.51
N.S.E.W INC.	CONSTRUCTION, SIDEWALK AND DRIVEWAY	Public Works	$ 100,066.00
NEARMAP	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	$ 9,820.00

CITY OF ALPHARETTA

Financial Management Reports

Listing of Payments $5,000 and greater

for the month ended February 28, 2026

Vendor	Description	Department	$ Amount
NGT GROUP LLC	CONSTRUCTION, STREET LIGHTING (KIMBALL BR RD GAP)	Public Works	$ 44,493.09
OHMSHIV	CONSTRUCTION (WBR PH3 (GREENWAY-ROUNDABOUT))	Public Works	$ 568,065.95
PEACE OFFICER'S ANNUITY BENEFIT FUND OF GA	MUNICIPAL COURT FINES	Police	$ 15,054.62
PRIORITY DISPATCH	PRIORITY DISPATCH ANNUAL MAINTENANCE	Public Safety	$ 46,200.00
QUIKTRIP CORP	ALPHA LOOP PARCEL 1	Public Works	$ 7,800.00
RINGCENTRAL, INC.	COMMUNICATION SYSTEMS, INTEGRATED	Various Departments	$ 9,479.05
ROBERTS COMMERCIAL	PW HQ RENOVATIONS	Public Works	$ 12,417.60
RURAL METRO	MONTHLY SUBSIDY FEE-FEBRUARY 2026	Fire Administration	$ 31,317.99
RUSSELL LANDSCAPE	GROUNDS MAINTENANCE: MOWING, EDGING, PLANT	Various Departments	$ 57,369.91
SAWNEE ELECTRIC MEMBERSHIP	ELECTRICITY UTILITIES	Various Departments	$ 41,836.07
SHI INTERNATIONAL CO	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	$ 51,804.60
SMARSH INC.	SOFTWARE MAINTENANCE/SUPPORT	City Clerk	$ 35,374.56
SOL CONSTRUCTION LLC	CONSTRUCTION (CUMMING ST CORRIDOR)	Public Works	$ 88,863.65
SUPERIOR GROUNDCOVER	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	$ 5,542.50
T&T UNIFORMS, INC.	EMPLOYEE UNIFORMS	Public Safety	$ 5,219.23
T&T UNIFORMS, INC.	EMPLOYEE UNIFORMS	Public Safety	$ 15,313.15
T&T UNIFORMS, INC.	EMPLOYEE UNIFORMS	Public Safety	$ 8,837.10
TEN 8 FIRE & SAFETY	VEHICLE REPAIR & MAINTENANCE	Fire Administration	$ 31,205.84
TEN 8 FIRE & SAFETY	VEHICLE REPAIR & MAINTENANCE	Fire Administration	$ 8,370.72
TERRAMARK LAND	SURVEYOR SERVICES, LAND	Public Works	$ 12,960.00
THE F. A. BARTLETT T	TREE AND SHRUB REMOVAL SERVICES	Public Works	$ 5,552.50
TRIPLE R PAVING & CO	MILLING AND RESURFACING	Public Works	$ 345,792.42
TRUIST BANK	PCARD LIABILITY	Various Departments	$ 192,315.44
UNIVERSITY OF GEORGIA RESEARCH FOUNDATION	POLICE PROMOTIONAL TESTING FOR FY26	Public Safety	$ 13,353.00
WADE FORD INC	WINTER WEATHER EQUIPMENT	Public Works	$ 47,880.00
WELLSTAR NORTH FULTON	MEDICAL SERVICES(PS CUSTODY)	Risk Management	$ 14,967.60
YELLOBEE STUDIO	GRAPHIC DESIGN SERVICES FOR PRINTING	Rec., Parks & Cultural Services	$ 10,100.00

CITY OF ALPHARETTA

Financial Management Reports

Listing of PO's between $5,000.01 and $50,000.00

for the month ended Februrary 28, 2026

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
26000592	THE F. A. BARTLETT TREE EXPERT COMPANY	PUBLIC WORKS	5,552.50	WINTER STORM FERN CLEAN-UP
26000593	SOUNDTHINKING, INC.	POLICE	24,999.00	FORENSIC LOGIC SOFTWARE SUBSCRIPTION RENEWAL
26000595	LEADSONLINE LLC	POLICE	13,742.00	LEADSONLINE SOFTWARE RENEWAL
26000598	KIMBROUGH INDUSTRIAL GROUP LLC	PUBLIC WORKS	16,267.56	HVAC MODIFICATION FOR HUMIDITY AND AIRFLOW ISSUE AT 911 CENTER
26000599	RUSSELL LANDSCAPE, LLC	PUBLIC WORKS	32,191.41	KIMBALL BRIDGE RD MEDIAN AT NORTH PT PKWY LANDSCAPING AND WATERING
26000600	KIMBROUGH INDUSTRIAL GROUP LLC	PUBLIC WORKS	5,699.44	REPLACEMENT COMPRESSOR FOR DATA CENTER
26000608	THE F. A. BARTLETT TREE EXPERT COMPANY	REC, PARKS & CULTURAL SERVICES	6,148.00	TREE REMOVAL SERVICES AT NORTH PARK
26000611	LEXISNEXIS RISK SOLUTIONS FL INC.	POLICE	23,572.50	ACCURING VIRTUAL CRIME CENTER SOFTWARE RENEWAL
26000612	KIMBROUGH INDUSTRIAL GROUP LLC	PUBLIC WORKS	6,845.75	HVAC MINISPLIT INSTALLATION FOR DATA ROOM AT POLICE HQ
26000615	TEN 8 FIRE & SAFETY EQUIPMENT OF GEORGIA	FIRE	16,691.36	(56) 3" X 10' WHITE FIRE HOSE
26000616	TEN 8 FIRE & SAFETY EQUIPMENT OF GEORGIA	FIRE	35,672.32	(128) 1.75" X 50' FIRE HOSE IN VARIOUS COLORS
26000620	KIMBROUGH INDUSTRIAL GROUP LLC	PUBLIC WORKS	8,131.11	HVAC COMPRESSION REPLACEMENT AT PUBLIC WORKS
26000625	AMERICAN ARCHITECTURAL DESIGN SPECIALTIES	REC, PARKS & CULTURAL SERVICES	11,930.00	(6) DUMOR PARK BENCHES FOR WACKY WORLD PLAYGROUND
26000627	MIRIAM MCALISTER	REC, PARKS & CULTURAL SERVICES	9,000.00	SHARKS SWIM TEAM COACH FOR SUMMER 2026
26000628	MEDICAL PRIORITY CONSULTANTS INC	POLICE	46,200.00	PRIORITY DISPATCH SYSTEM SOFTWARE RENEWAL
26000629	DELL MARKETING LP	INFORMATION TECHNOLOGY	5,562.25	SPOTLIGHT ON SQL SERVER RENEWAL
26000630	GOVINVEST INC.	INFORMATION TECHNOLOGY	38,587.50	COMPENSATION MODULE ANNUAL SOFTWARE SUBSCRIPTION RENEWAL
26000631	DREAM HOUSE PAINTING INC	PUBLIC WORKS	5,780.00	PRESSURE WASHING CITY HALL AND UTILITY BUILDING
26000635	HIS HANDS TREE PRESERVATION	COMMUNITY DEVELOPMENT	7,000.00	TREE REMOVAL PERMIT REVIEW SERVICES
26000638	ROSWELL HOME AND OFFICE FURNITURE	REC, PARKS & CULTURAL SERVICES	5,749.00	(24) SPOTLIGHT STAGE STOOLS
26000642	GREATER NORTH FULTON	ADMINISTRATION	5,500.00	NORTH FULTON CHAMBER GALA SPONSORSHIP AND TABLE RESERVATION

City of Alpharetta
Balance Sheet
Governmental Funds
February 28, 2026

	Major Governmental Funds						Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	2022 Bond Fund	T-SPLOST Capital Fund	T-SPLOST II Capital Fund	Governmental Funds	Governmental Funds
ASSETS								
Cash / Cash Equivalents / Investments	$ 52,541,206	$ 17,185,487	$ 1,515,443	$ 24,719,711	$ 20,604,274	$ 34,803,294	$ 20,354,589	$ 171,724,004
Receivables (net of allowance for uncollectibles)								
Taxes Receivable								
Property Taxes	1,578,414	-	-	-	-	-	-	1,578,414
Other Taxes	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-
Accounts	983,209	-	-	-	-	-	244,863	1,228,072
Due from Other Funds	1,676,336	-	-	-	-	-	4,811	1,681,147
Intergovernmental Receivable	-	180,250	-	-	-	-	316,354	496,604
Cash - Restricted	269,882	1,466,550	-	-	-	-	-	1,736,432
Total Assets	**57,049,049**	**18,832,287**	**1,515,443**	**24,719,711**	**20,604,274**	**34,803,294**	**20,920,617**	**178,444,674**
LIABILITIES AND FUND BALANCES								
Liabilities								
Current								
Accounts Payable	193,170	20,284	-	-	-	-	54,944	268,398
Retainage Payable	-	61,379	13,379	92,332	523,529	490,225	67,388	1,248,231
Intergovernmental Payable	-	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-	-
Payroll Payable	1,293,639	-	-	-	-	-	81,340	1,374,979
Due to Other Funds	-	-	-	-	-	-	354,688	354,688
Deferred Revenue	3,904,431	180,250	-	-	-	-	249,674	4,334,355
Unearned Revenue	166,204	-	920,792	-	-	-	-	1,086,996
Non-Current								
Unclaimed Property	105,106	-	-	-	-	-	-	105,106
Claims Payable	-	-	-	-	-	-	-	-
Total Liabilities	**5,662,550**	**261,913**	**934,171**	**92,332**	**523,529**	**490,225**	**808,034**	**8,772,753**
Fund Balances:								
Restricted for:								
Capital Projects	-	6,946,377	(815,103)	6,408,906	5,932,005	18,679,086	6,117,310	43,268,580
Law Enforcement	-	-	-	-	-	-	163,814	163,814
Emergency Telephone Activities	-	-	-	-	-	-	(423,407)	(423,407)
Debt Service	-	-	-	-	-	-	5,079,857	5,079,857
Promotion of Tourism	-	-	-	-	-	-	1,292,708	1,292,708
Assigned for:								
Grant Projects	-	-	-	-	-	-	123,989	123,989
Arbitrage	-	-	-	1,106,566	-	-	-	1,106,566
Encumbrances	3,813,553	8,118,926	1,364,699	16,814,884	12,209,640	6,409,938	3,428,031	52,159,672
Unallocated	47,572,945	3,505,072	31,677	297,023	1,939,099	9,224,045	4,330,282	66,900,143
Total Fund Balances	51,386,499	18,570,374	581,273	24,627,379	20,080,745	34,313,069	20,112,583	169,671,921
Total Liabilities and Fund Balances	**$ 57,049,049**	**$ 18,832,287**	**$ 1,515,443**	**$ 24,719,711**	**$ 20,604,274**	**$ 34,803,294**	**$ 20,920,617**	**$ 178,444,674**
								-

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended February 28, 2026

	Major Governmental Funds						Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	S2022 Const Bond Fund	T-SPLOST Capital Fund	T-SPLOST II Capital Fund	Governmental Funds	Governmental Funds
REVENUES								
Taxes:								
Property Tax	$ 35,708,165	$ -	$ -	$ -	$ -	$ -	$ 6,182,063	$ 41,890,228
Local Option Sales Tax	13,590,627	-	-	-	-	-	-	13,590,627
Transportation SPLOST	-	-	-	-	-	9,249,180	-	9,249,180
Other Taxes	17,972,632	-	-	-	-	-	5,624,823	23,597,456
Licenses and permits	3,555,363	-	-	-	-	-	-	3,555,363
Intergovernmental	138,809	507,615	781,162	-	-	-	9,491	1,437,077
Charges for services	3,522,119	-	-	-	-	-	2,195,372	5,717,491
Impact Fees	-	-	-	-	-	-	2,033,793	2,033,793
Fines/Forfeitures	1,479,543	-	-	-	-	-	28,658	1,508,201
Investment earnings (Loss)	872,521	458,066	36,003	511,606	679,131	814,390	384,052	3,755,770
Contributions and Donations	83,550	1,148,329	-	-	-	-	8,503	1,240,382
Misc Revenue	124,972	-	-	-	-	-	-	124,972
Other	-	-	-	-	-	-	15,151	15,151
Total revenues	**77,048,301**	**2,114,009**	**817,165**	**511,606**	**679,131**	**10,063,570**	**16,481,908**	**107,715,691**
EXPENDITURES								
Current:								
Unallocated	-	-	-	-	-	-	-	-
General government	9,592,035	659,151	-	-	-	-	2,537,154	12,788,340
Public safety	31,580,331	732,950	-	-	-	-	3,214,142	35,527,423
Public works	7,052,096	1,626,320	267,570	73,523	4,915,143	2,027,231	2,061,539	18,023,423
Economic and community development	3,137,381	148,034	-	-	-	-	-	3,285,415
Alpharetta Business Community	-	-	-	-	-	-	-	-
Culture and recreation	9,209,312	896,399	-	1,277,595	-	-	1,125,390	12,508,696
Contingency	-	-	-	-	-	-	-	-
Professional Services	-	-	-	-	-	-	-	-
Debt service:								-
Principal	-	-	-	-	-	-	-	-
Interest	33,033	-	-	-	-	-	1,535,273	1,568,305
Other Costs		-	-	-	-	-	-	-
Bond issuance costs	-	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-	-
Total expenditures	**60,604,188**	**4,062,854**	**267,570**	**1,351,118**	**4,915,143**	**2,027,231**	**10,473,497**	**83,701,601**
Excess (deficiency) of revenues over (under) expenditures	16,444,113	(1,948,845)	549,595	(839,512)	(4,236,012)	8,036,339	6,008,411	24,014,091
OTHER FINANCING SOURCES (USES)								
Transfers in	2,489,119	2,069,447	-	-	-	-	633,333	5,191,899
Transfers out	(3,266,955)	-	-	-	-	-	(2,119,317)	(5,386,272)
Loan Proceeds	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-
Sale of capital assets	30,782	-	-	-	-	-	-	30,782
Sale of non-capital assets	820	-	-	-	-	-	-	820
Land Sale	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-
Total other financing sources and (uses)	(746,234)	2,069,447	-	-	-	-	(1,485,984)	(162,771)
Net change in fund balances	15,697,879	120,602	549,595	(839,512)	(4,236,012)	8,036,339	4,522,427	23,851,319
Fund balances - beginning	**35,688,620**	**18,449,772**	**31,677**	**25,466,891**	**24,316,756**	**26,276,729**	**15,025,981**	**145,256,427**
Fund balances - ending	**$ 51,386,499**	**$ 18,570,374**	**$ 581,273**	**$ 24,627,379**	**$ 20,080,745**	**$ 34,313,069**	**$ 19,548,408**	**$ 169,107,746**

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
February 28, 2026

	Special Revenue									
	Hotel Motel	Impact Fee	Federal Confiscated Assets	State Confiscated Assets	Grant Operating	E911	Opioid Settlement Fund	Debt Service Fund	Stormwater Capital Fund	Total Non-major Governmental Funds
ASSETS										
Cash / Cash Equivalents / Investments	$ 2,477,738	$ 7,323,312	$ 497,445	$ 10,195	$ 193,644	$ 306,192	$ 34,710	$ 5,975,242	$ 3,536,111	$ 20,354,589
Taxes Receivable	-	-	-	-	-	-	-	-	-	-
Pre-Paid Expenditures	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-
Property Taxes	1,865	-	-	-	-	-	-	242,997	-	244,863
Intergovernmental Receivable	-	-	-	-	4,811	-	-	-	-	4,811
Due From Other Funds	316,354									316,354
Restricted	-	-	-	-	-	-	-	-	-	-
Total Assets	**2,795,957**	**7,323,312**	**497,445**	**10,195**	**198,455**	**306,192**	**34,710**	**6,218,240**	**3,536,111**	**20,920,617**
LIABILITIES										
Accounts Payable	631	49,197	-	-	-	1,424	-	3,480	214	54,944
Retainage Payable	754	60,940	-	-	-	-	-	-	5,694	67,388
Intergovernmental Payable	-	-	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-	-	-
Payroll Liabilities	-	-	-	-	-	81,340	-	-	-	81,340
Due to Other Fund	-	-	-	-	-	354,688	-	-	-	354,688
Deferred Revenue	1,865	-	-	-	4,811	-	-	242,997	-	249,674
Unearned Revenue	-	-	-	-	-	-	-	-	-	-
Total Liabilities	**3,249**	**110,137**	**-**	**-**	**4,811**	**437,451**	**-**	**246,477**	**5,908**	**808,034**
FUND BALANCES										
Restricted:										
Capital Projects	-	4,229,630	-	-	-	-	-	-	1,887,679	6,117,310
Law Enforcement	-	-	138,467	10,195	-	-	15,152	-	-	163,814
Promotion of Tourism	1,292,708	-	-	-	-	-	-	-	-	1,292,708
Emergency Telephone Activities	-	-	-	-	-	(423,407)	-	-	-	(423,407)
Debt Service	-	-	-	-	-	-	-	5,079,857	-	5,079,857
Assigned for: Grant Projects	-	-	-	-		-	-	-	-	-
Grant Projects	-	-	-	-	123,989	-	-	-	-	123,989
Encumbrances	-	1,618,593	71,589	-	53,150	292,148	-	-	1,392,551	3,428,031
Unallocated	1,500,000	1,364,952	287,389	-	16,505	-	19,558	891,906	249,972	4,330,282
Total Fund Balances	2,792,708	7,213,175	497,445	10,195	193,644	(131,259)	34,710	5,971,763	3,530,203	20,112,583
Total Liabilities and Fund Balances	**$ 2,795,957**	**$ 7,323,312**	**$ 497,445**	**$ 10,195**	**$ 198,455**	**$ 306,192**	**$ 34,710**	**$ 6,218,240**	**$ 3,536,111**	**$ 20,920,617**

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ended February 28, 2026

	Special Revenue									Total Non-major
	Hotel Motel	Impact Fee	Federal Confiscated Assets	State Confiscated Assets	Grant Operating	E911 Fund	Opioid Settlement Fund	Debt Service Fund	Stormwater Service Fund	Governmental Funds
REVENUES:										
Hotel Motel Tax	$ 5,624,823	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,624,823
Property tax	-	-	-	-	-	-	-	6,182,063	-	6,182,063
Charges for Service	-	-	-	-	89,250	2,106,122	-	-	-	2,195,372
Impact Fees	-	2,033,793	-	-	-	-	-	-	-	2,033,793
Forfeiture Income	-	-	27,787	871	-	-	-	-	-	28,658
Intergovernmental	-	-	-	-	9,491	-	-	-	-	9,491
Contributions & Donations	-	-	-	-	8,503	-	-	-	-	8,503
Investment Earnings (Loss)	55,684	163,696	-	-	4,531	(10,689)	-	76,464	94,366	384,052
Other	-	-	-	-	-	-	15,151	-	-	15,151
Total revenues	**5,680,508**	**2,197,489**	**27,787**	**871**	**111,775**	**2,095,433**	**15,151**	**6,258,527**	**94,366**	**16,481,908**
EXPENDITURES:										
Tourism	2,520,952	-	-	-	-	-	-	-	-	2,520,952
Community Development	-	-	-	-	-	-	-	-	-	-
Culture/Recreation	-	1,063,395	-	-	61,995	-	-	-	-	1,125,390
Public Safety	-	-	22,172	17,812	11,229	3,103,529	59,400	-	-	3,214,142
Public Works	-	-	-	-	387	-	-	-	2,061,152	2,061,539
General Government	-	-	-	-	13,702	-	-	2,500	-	16,202
Debt Service:	-	-	-	-	-	-	-	-	-	-
Principal	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	1,535,273	-	1,535,273
Bond Issuance Costs	-	-	-	-	-	-	-	-	-	-
Total expenditures	**2,520,952**	**1,063,395**	**22,172**	**17,812**	**87,313**	**3,103,529**	**59,400**	**1,537,773**	**2,061,152**	**10,473,497**
Excess (deficiency) of revenues over expenditures	3,159,556	1,134,095	5,615	(16,941)	24,462	(1,008,096)	(44,249)	4,720,755	(1,966,786)	6,008,411
OTHER FINANCING SOURCES (USES):										
Transfers in / out:										
General fund	(2,119,317)	-	-	-	-	564,175	-	-	633,333	(921,809)
Budgeted Fund Balance:	-	-	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-	-	-
Total other financing sources	(2,119,317)	-	-	-	-	564,175	-	-	633,333	(921,809)
Net change in fund balances	1,040,239	1,134,095	5,615	(16,941)	24,462	(443,921)	(44,249)	4,720,755	(1,333,453)	5,086,602
Fund balances - beginning	**1,752,469**	**6,079,081**	**491,830**	**27,136**	**169,182**	**312,662**	**78,958**	**1,251,008**	**4,863,655**	**15,025,981**
Fund balances - ending	**$ 2,792,708**	**$ 7,213,175**	**$ 497,445**	**$ 10,195**	**$ 193,644**	**$ (131,259)**	**$ 34,710**	**$ 5,971,763**	**$ 3,530,203**	**$ 20,112,583**

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
February 28, 2026

.	Solid Waste
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	$ 1,194,521
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	1,310,440
Prepaid Insurance Expenses	-
Total Current Assets	2,504,962
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	-
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	-
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	-
Total Noncurrent Assets	-
Total Assets	**2,504,962**
LIABILITIES	
Current Liabilities:	
Accounts Payable	1,313
Accounts Payable/ Customer Credit Balances	-
Accounts Payable/ Customer Pre-Paid Service	-
Payroll Liabilities	752
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	-
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	2,065
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	-
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	-
Total Liabilities	**2,065**
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	2,502,897
Total Net Assets	2,502,897
Total Liabilities & Net Assets	**$ 2,504,962**

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended February 28, 2026

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	$ 5,814,834
Misc Revenue	-
Total operating revenues	5,814,834
Operating expenses:	
Administration	6,031,654
Non-departmental	-
Total operating expenses	6,031,654
Operating Gain (loss)	(216,819)
Non-operating revenues (expenses):	
Investment earnings (Loss)	40,005
Total non-operating revenue (expenses)	40,005
Income (loss) before transfers	(176,815)
Transfers In	-
Transfers Out	-
Change In Net Assets	(176,815)
Total net assets-beginning	**69,563**
Total net assets-ending (net of encumbrances)	**(107,253)**
Adjustments to GAAP basis:	
Encumbrances	2,610,149
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	**$ 2,502,897**

DEVELOPMENT AUTHORITY

Revenue & Expenditure Report
GAAP Financial Statements

ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of February 28, 2026 (unaudited)

	Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Revenues						
	99575100-346900	Bond Application Fee	$ -	$ 46,250		$ (46,250)
	99575100-361000	Investment Earnings	-	9,096		(9,096)
		subtotal	***$ -***	***$ 55,346***		***$ (55,346)***
(1)	99575100-395000	Carryforward Fund Balance	$ 486,587	$ -		$ 486,587
		subtotal	***$ 486,587***	***$ -***		***$ 486,587***
		Total	**$ 486,587**	**$ 55,346**		**$ 431,241**
Expenditures						
	99575100-521200-C2529	Market Feasibility Study	$ 123,053	$ 90,857	$ 32,195	$ 1
	99575100-544100-C2422	Connect Forward Grant Program	50,000	-	-	50,000
	99575100-544100-C2618	Lights on the Loop	20,000	20,000	-	-
	99575100-611100	Transfer to City (return of unused program funding)	53,448	53,448	-	-
		subtotal	***$ 246,501***	***$ 164,305***	***$ 32,195***	***$ 50,001***
	99575100-579000	Reserve	$ 240,086	$ -	$ -	$ 240,086
		Total	**$ 486,587**	**$ 164,305**	**$ 32,195**	**$ 290,087**

(1) Carryforward Fund Balance represents cash available at the end of the prior fiscal year that is programmed into the current fiscal year budget. As this account represents cash already received, there will not be actual collections.

Fund Balance Reconciliation

Fund Balance (beginning of Fiscal Year)	**$ 486,588**
Revenues collected to date	55,346
Expenditures incurred to date	(164,305)
Fund Balance*	**$ 377,628**
Fund Balance Allocation (forecasted):	
Non-Spendable (unspent/remaining project allocations)	$ 82,196
Spendable (available for investment by the Board)	295,433
	$ 377,628

** May differ from the Fund Balance figures in the attached Balance Sheet due to forecasted revenue collections that are anticipated, but not yet collected.*

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
February 28, 2026

ASSETS		
Current Assets:		
Cash and Cash Equivalents	$	377,628
Investments		-
Receivables		-
Restricted Cash for Bond Issuance Costs		-
Total Assets		**377,628**
LIABILITIES		
Current Liabilities:		
Accounts Payable		-
Deferred Revenue		-
Due to Other Funds		-
Total Current Liabilities		-
Current Liabilities Payable from Restricted Assets:		
		-
Total Current Liabilities Payable from Restricted Assets		-
Noncurrent Liabilities:		
		-
Total Noncurrent Liabilities		-
Total Liabilities		-
Fund Balance		
Restricted		82,196
Unallocated		295,433
Total Fund Balance		377,628
Total Liabilities & Fund Balance		**$ 377,628**

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended February 28, 2026

	Actual Amounts
Revenues	
Rent/Royalties	$ 46,250
State Grant	-
Fees	-
Contributions & Donations	-
Miscellaneous Income-Interest	9,096
Miscellaneous Revenue	-
Total Revenues	**55,346**
Expenditures	
Economic Development	196,500
Maintenance Contracts	-
Donation to private source	-
Utilities - Miscellaneous	-
Debt Service:	
Principal	-
Interest	-
Total Expenditures	**196,500**
Excess (deficiency) of revenues over (under) expenditures	(141,155)
Other Financing Sources (Uses)	
Sale of capital assets	-
Net Change in Fund Balances	(141,155)
Fund Balance, Beginning of Year	**486,588**
Encumbrances	32,195
Fund Balance, End of Year	**377,628**

THE CITY OF
ALPHARETTA
GEORGIA

STAFF REPORT

Department: Legal
Submitted By: Grace Orehosky
Meeting Date: April 27, 2026

AGENDA ITEM:

Final Order & Judgment: Windward Parkway Pedestrian Bridge and Windward Parkway Drainage Modification Project — Parcel 4

Consideration and approval of the ratification of a Consent Order and Final Judgment in the total amount of $30,000 for Tax Parcel No. 21 561011050280 in the Windward Parkway Pedestrian Bridge and Windward Parkway Drainage Modification Project, Parcel 4, Property Owner: Windward Community Services Association, Inc.

STAFF RECOMMENDATION:

Approve the ratification of the Final Order and Judgment regarding Civil Action File No. 24CV011634 in the amount of $30,000 in connection with Parcel 4 of the Windward Parkway Pedestrian Bridge and Windward Parkway Drainage Modification Project (Tax Parcel No. 21 561011050280) (Owner: Windward Community Services Association, Inc.).

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 Final Order and Judgment for this parcel (which is part of the Windward Parkway Pedestrian Bridge and Windward Parkway Drainage Modification Project) has been entered by the Court and is attached to this item. A vote ratifying these settlements will need to be taken in order to conclude this condemnation action. Once payment has been made and the funds have been distributed, this matter will be concluded and the file will be closed.

ALTERNATIVES:

Do not approve as part of the Consent Agenda and consider as a new business item.

ATTACHMENTS:

1. Consent Order and Final Judgment - Windward Parkway Ped Bridge P 4

IN THE SUPERIOR COURT OF FULTON COUNTY
STATE OF GEORGIA

CITY OF ALPHARETTA, GEORGIA, Condemnor, v. 0.010 ACRES OF FEE SIMPLE RIGHT OF WAY; 592.27 SQUARE FEET OF PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE; 149.74 SQUARE FEET OF TEMPORARY CONSTRUCTION EASEMENT; WINDWARD COMMUNITY SERVICES ASSOCIATION, INC.; THE HONORABLE ARTHUR E. FERDINAND, FULTON COUNTY TAX COMMISSIONER; THE HONORABLE KENYA M. JOHNSON, FULTON COUNTY PROBATE COURT JUDGE, Condemnees.	)	CIVIL ACTION FILE NO. 24CV011634

CONSENT ORDER AND FINAL JUDGMENT

The above-styled case is before the Court pursuant to the consent of Condemnee Windward Community Services Association, Inc. ("Condemnee Windward") and Condemnor City of Alpharetta, Georgia ("Condemnor").

WHEREAS, pursuant to O.C.G.A. § 32-3-1 et seq., Condemnor acquired certain property and property rights as are more particularly described in the Petition and Declaration of Taking, filed with the Clerk of Fulton County Superior Court on September 13, 2024; and,

WHEREAS, Condemnor previously deposited the sum of Twenty-Four Thousand Six Hundred Five and 00/100 Dollars ($24,605.00) (the "Initial Deposit") into the Registry of the Clerk of Superior Court of Fulton County as the Condemnor's estimate of just and adequate compensation for the property rights acquired on the date of filing; and,

WHEREAS, all parties having an interest in the property condemned have been served according to law; and,

WHEREAS, Condemnee Fulton County Probate Court Judge filed an Answer disavowing any interest in the proceedings and requesting the Court to dismiss her as a party; and,

WHEREAS, Condemnee Fulton County Tax Commissioner filed an Answer claiming a portion of the funds from the just and adequate compensation deposited to satisfy the outstanding ad valorem taxes assessed on the Property; and,

WHEREAS, Condemnee Windward timely filed a Notice of Appeal contesting the amount of just and adequate compensation; and,

WHEREAS, Condemnee Fulton County Probate Court Judge and Condemnee Fulton County Tax Commissioner were dismissed pursuant to the *Consent Order Dismissing Fulton County Probate Judge Kenya Johnson And Fulton County Tax Commissioner Arthur E. Ferdinand As Parties*, signed and entered on July 1, 2026; and,

WHEREAS, other than Condemnee Windward, no party, person or entity has a pending claim in this case; and,

WHEREAS, the undersigned parties desire to reach a full and final settlement of the instant action, including a final determination of all issues raised or which could have been raised in the case by Condemnee Windward; and,

WHEREAS, Condemnor and Condemnee Windward have stipulated and agreed that the sum of Thirty Thousand and 00/100 Dollars ($30,000.00) (hereinafter "Total Compensation") constitutes just and adequate compensation for all of the property, rights, and interests acquired or damaged by the acquisition of the property set forth in the Declaration of Taking; and,

WHEREAS, Condemnee Windward wishes to accept the Total Compensation amount of Thirty Thousand and 00/100 Dollars ($30,000.00) in full settlement of the property rights condemned in this matter and forever waive any and all further compensation, claims, and damages that may have been brought by Condemnee Windward in this proceeding; and,

WHEREAS, Condemnee Windward submitted a *Rule 23 Certificate of Counsel* for the disbursement of the Total Compensation concurrently with submission of the proposed Consent Final Order and Judgment now being entered; **NOW, THEREFORE,** it is hereby Ordered and Adjudged as follows:

1.

Just and adequate compensation due to all condemnees for the acquisition of the property rights including the land acquired by virtue of this action is Thirty Thousand and 00/100 Dollars ($30,000.00) and Judgment is hereby entered in that amount.

2.

The parties agree and it is hereby confirmed that Condemnee Windward may restore and replant within the permanent easement area condemned in this action at its sole cost, expense, and risk; said risk including Condemnor's right to maintain the underground stormwater pipe.

3.

Within thirty (30) days from the entry of this Order, Condemnor shall pay and the Court Clerk shall accept an additional amount of Five Thousand Three Hundred Ninety Five and 00/100 Dollars ($5,395.00), which when added to the Initial Deposit constitutes the Total Compensation.

4.

The Clerk of Fulton County Superior Court shall disburse *instanter* the funds on deposit in the Court Registry as follows: a check in the amount of Thirty Thousand and 00/100 Dollars

($30,000.00), plus any accrued interest, issued to "Parker Poe Adams & Bernstein LLP Trust Account" and delivered via FedEx Overnight Deliver to Parker Poe Adams & Bernstein LLP, c/o Elizabeth R. Story, 1075 Peachtree Street NE, Suite 1500, Atlanta, Georgia 30309, as counsel for Condemnee Windward. The undersigned counsel for Condemnee Windward has already provided a *Rule 23 Certificate of Counsel* and will provide the Clerk with a pre-paid FedEx label and envelope for delivery of the check.

5.

Upon the disbursement of the Total Compensation as provided herein, the Court Clerk shall mark the Judgment as satisfied and move this case to the closed docket with any costs taxed against Condemnor.

SO ORDERED, this _____ day of _____, 2026.

_____
THE HONORABLE JUDGE CARNESALE
SUPERIOR COURT OF FULTON COUNTY
ATLANTA JUDICIAL CIRCUIT

(Signatures of counsel appear on following page)

Prepared, consented, and submitted by:

JARRARD & DAVIS, LLP

/s/ Priya M. Patel
Priya M. Patel
Georgia Bar No. 869743

222 Webb Street
Cumming, Georgia 30040
Telephone: (678) 455-7150
Facsimile: (678) 455-7149
ppatel@jarrard-davis.com

Counsel for Condemnor City of Alpharetta

Consented to by:

PARKER POE ADAMS & BERNSTEIN LLP

/s/ Ashlynn E. Hutton
Elizabeth R. Story
Georgia Bar No. 275637
Ashlynn E. Hutton
Georgia Bar No. 202527
Attorneys for Condemnee
Windward Community Services Association, Inc.

1075 Peachtree Street NE
Suite 1500 Atlanta, Georgia 30309
(678) 690-5750 – Telephone
elizabethstory@parkerpoe.com
ashlynnhutton@parkerpoe.com

Stipulated to by:

LAW OFFICES OF MARK WEINSTEIN, PC

/s/ Daniel Oliva *
Daniel Oliva
Georgia Bar No. 712447

1455 Haw Creek Circle East, Suite 602
Cumming, GA 30041
Telephone: (770) 888-7707
Facsimile: (470) 758-2199
dolivia@mwlawga.com

Counsel for Condemnee H & R Property Holdings, LLC

(*signed by Priya M. Patel with express permission)

DISTRIBUTION LIST (via USPS Mail):

H&R Property Holdings, LLC
c/o Daniel Oliva, Esq.
1455 Haw Creek Circle East
Suite 602
Cumming, GA 30041

Office of the Fulton County Attorney
c/o Thomas Whitley, Esq.
Eugene P. Smith, Jr., Esq.
141 Pryor Street SW
Suite 4038
Atlanta, GA 30303

IN THE SUPERIOR COURT OF FULTON COUNTY
STATE OF GEORGIA

CITY OF ALPHARETTA, GEORGIA, Condemnor, v. 0.010 ACRES OF FEE SIMPLE RIGHT OF WAY; 592.27 SQUARE FEET OF PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE; 149.74 SQUARE FEET OF TEMPORARY CONSTRUCTION EASEMENT; WINDWARD COMMUNITY SERVICES ASSOCIATION, INC.; THE HONORABLE ARTHUR E. FERDINAND, FULTON COUNTY TAX COMMISSIONER; THE HONORABLE KENYA M. JOHNSON, FULTON COUNTY PROBATE COURT JUDGE, Condemnees.	)	CIVIL ACTION FILE NO. 24CV011634

RULE 23 CERTIFICATE OF COUNSEL
BY COUNSEL FOR CONDEMNEE

The undersigned hereby certifies that the foregoing *Consent Final Order and Judgment* presented in the above-captioned case to withdraw funds from the Court Registry, is presented without the need of obtaining the consent of any other party because, other than Condemnee Windward Community Services Association, Inc., no party has a pending claim of record in this condemnation action.

The consent of Condemnor City of Alpharetta, Georgia as to the disbursement of the funds on deposit in the Court Registry is not required since after depositing its estimate of just and adequate compensation into the Court Registry, a condemnor is not thereafter concerned with its distribution. *See State Highway Department v. Taylor,* 102 Ga. App. 15, 17 (1960).

In this condemnation action, the undersigned further certifies that all due and payable local, state, and federal government taxes or assessments of record against the subject property have been paid.

The undersigned understands that the truth of the statements contained in this Certificate is a condition precedent to the issuance of a valid order to disburse the funds from the Court Registry.

This 7th day of April, 2026.

PARKER POE ADAMS & BERNSTEIN LLP

/s/ Ashlynn E. Hutton

Elizabeth R. Story
Georgia Bar No. 275637
Ashlynn E. Hutton
Georgia Bar No. 202527
Attorneys for Condemnee
Windward Community Services Association, Inc.

1075 Peachtree Street NE
Suite 1500
Atlanta, GA 30309
(678)-690-5750 (Telephone)
elizabethstory@parkerpoe.com
ashlynnhutton@parkerpoe.com

STAFF REPORT

Department: Public Works
Submitted By:
Meeting Date: April 27, 2026

AGENDA ITEM:

Easement Agreements: Sawnee Electric Membership Corporation - McGinnis Ferry Road
Consideration and approval of the ratification of two Right of Way Easement Agreements with Sawnee EMC for the McGinnis Ferry Phase 2 Project 0021232, Parcels 5 and 6 to place two power poles and install approximately 200 feet of underground power, and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve the two Right of Way Easement Agreements as part of the Consent Agenda.

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:

Sawnee EMC has requested two Right of Way Easement Agreements with the City for the McGinnis Ferry Phase 2 Project 0021232 Parcels 5 and 6 to place two power poles and install approximately 200 feet of underground power.

ALTERNATIVES:

Do not approve as part of the Consent Agenda and consider under New Business.

ATTACHMENTS:

1. Parcel# 5 Easement (final 04-22-2026)
2. Parcel# 6 Easement (final 04-22-2026)

Tax Parcel ID:21556010380274

Record and Return to:
Sawnee EMC
543 Atlanta Hwy
Cumming, GA 30040

STATE OF GEORGIA
COUNTY OF _Fulton_____

RIGHT OF WAY EASEMENT
(General)

This **RIGHT OF WAY EASEMENT** granted and conveyed by the undersigned ("Grantor") to **Sawnee Electric Membership Corporation** ("Grantee"), as of this _____ day of ___ _____, 20_26___. The terms "Grantor" and "Grantee" to include each party named if more than one, each party's respective heirs, executors, administrators, successors and assigns, and the masculine, feminine and neuter gender where the context requires or permits, and in the case of "Grantee," the term shall also include Grantee's employees, agents, contractors and lessees. Grantor, for one dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, does hereby grant unto Grantee the perpetual right and easement to go in and upon and occupy the right-of-way easement area described below ("Easement Area") for the following uses and purposes:

Construct and Reconstruct

To install, reinstall, construct, reconstruct, replace, relocate, operate, maintain, use, repair, alter, improve, substitute for, extend, add and remove above ground, surface and underground lines, cables, wires, apparatus and facilities (separately or collectively, the "System") within the Easement Area, including, without limitation, poles, towers, crossarms, fixtures, conduits, manholes, vaults, transformers, fuel cells, pads, equipment and appliances, foundations and footings, guywires, anchors and stub poles (which anchors and stub poles may be located outside the exterior boundaries of the right-of-way easement area described herein) as may now or hereafter be necessary or convenient for the transmission and distribution of electric energy, data and other information, TV, cable TV, on demand broadcast services and other entertainment, and communication, internet and other service and signals and any other tangible or intangible commodity or service.

Temporary Construction Easement

In addition to the easement rights set forth above, Grantor grants a construction easement incident and appurtenant to the foregoing easement over such land abutting same as may be reasonably necessary for the purpose of installing Grantee's System.

Ingress and Egress

To enter upon the Easement Area at any time for the purpose of inspecting said lines and System and making necessary maintenance, repairs, alterations, changes, upgrades, enhancements, expansions, additions and substitutions in said lines and System from time to time as Grantee deems advisable or expedient and, without limitation, for any of the purposes enumerated above.

Right-of-Way Maintenance

Subject to the Reservation below, to keep and maintain the Easement Area clear, by mechanical or chemical means or otherwise, of all structures, trees, limbs or branches, stumps, roots, shrubbery undergrowth, and underground growth within the Easement Area, and to take any other action within the Easement Area as may be appropriate to ensure the efficient, safe and proper operation or maintenance of said lines and System. To cut and, in Grantee's discretion, remove or leave any tree or trees ("danger tree(s)") outside of the Easement Area but which may have grown into the Easement Area and which, in the opinion of Grantee or its representatives, constitutes a hazard to or may endanger the efficient, safe and proper operation or maintenance of said lines and System. As used herein, a danger tree is a tree whose height plus five feet is equal to, or greater than, the distance from the base thereof to a point on the ground directly beneath the nearest portion of the line or System.

Reservations to Grantor

Grantor reserves unto Grantor the full right to take, choose and enjoy the land embraced within the Easement Area in every manner not inconsistent with this grant of Right-of-Way Easement, including but not limited to, the specific right to construct driveways, entrance ways and sidewalks, and install/maintain landscaping upon, over and across the easements. The rights reserved by Grantor shall be subject, however, at all times, to the requirements of the Georgia Utility Facilities Protection Act, the High Voltage Safety Act, and the paramount right of Grantee to dig up, remove or destroy any portion of the roadways, driveways, sidewalks or entrance ways crossing, or landscaping maintained within, such easements for the purpose of maintaining, inspecting and operating its facilities, PROVIDED HOWEVER, that Grantee shall repair and restore any portion of such roadways, driveways, sidewalks or entrance ways or landscaping so removed or destroyed after the initial installation of its facilities. Any fence or structure placed within the Easement Area shall be placed at the risk of Grantor, and Grantee shall not be responsible for damages done to any structure, fence or similar improvement as a result of Grantee exercising its rights provided for herein.

Miscellaneous

Grantor warrants and represents that Grantor is vested with good title to the Property and is fully authorized to execute and deliver this Easement to Grantee. If the Grantor is an artificial entity, the undersigned individual(s) executing this Easement warrants and represents that the undersigned are duly authorized to execute this Easement on behalf of such entity. Grantor covenants and agrees that the System installed incident to this Easement by Grantee or its representatives shall be and remain the property of Grantee which shall be removable and replaceable at its option.

Noncompliance; Termination of Service

In the event that Grantor violates the terms of this Easement, Grantee shall have the right to terminate Grantee's provision of electric service to any premises served by this Easement, and Grantor agrees to indemnify and hold Grantee harmless from any and all liability arising from such termination(s).

Right-of-Way Easement Area

The Easement Area shall be 30/10 feet in width and shall be 15/5 feet on each side of the center electrical conductor to be constructed on the Property, the location of which is generally shown on the schematic drawing attached hereto as Exhibit "A" and by reference incorporated herein. Overhead/Underground

DESCRIPTION OF GRANTOR'S PROPERTY

Instructions: Fill in as many blanks as you can. Subparagraphs "A" and "B" alone are insufficient and must be supplemented by completion of at least one additional paragraph. Attach or fill in the legal description contained in the deed to Grantor, if possible.

All that tract of land, including abutting waterways, streets, roads and highways, being in _____Fulton_____ County, Georgia, more particularly described as follows:

A. The property of Grantor located approximately _.1_____ miles from Union Hill Rd located on road/street which has a mailing address of 0 McGinnis Ferry Rd , Alpharetta , Georgia.

B. Section _____ District _____ Land Lot(s) _____

C. The property acquired by Grantor from Westerra Management LLC by deed dated the 18th day of December , 1997 , and recorded in Deed Book 23768, Page 111, said county's Public Real Estate Records, which deed and the record thereof are by reference incorporated herein for a more particular description of the property.

D. Lot _____, Section/Block _____, of the _____ Subdivision, as shown by plat thereof recorded in Plat Book _____, Page _____, said county's Public Real Estate Records, which plat and the record thereof are by reference incorporated herein.

E. The property shown on a plat thereof dated the _____ day of _____, _____, recorded in Plat Book _____, Page _____, said county's Public Real Estate Records, which plat and the record thereof are by reference incorporated herein.

F. The property of Grantor bounded by landmarks and/or property now or formerly owned by property owners, as follows:

1. North_____ side Church Union Hill Baptist INC
2. South_____ side City Of Alpharetta
3. East_____ side City Of Alpharetta
4. West_____ side City Of Alpharetta

Parcel#21556010380274

District#2

Section#1

Land Lot#1038-1049

IN WITNESS WHEREOF, the undersigned Grantor has set his hand and seal the year and date first above written.

CITY OF ALPHARETTA, GEORGIA

Signed, sealed and delivered
in the presence of:

By: _____
Jim Gilvin, Mayor

_____
Witness

_____
Notary Public
My commission expires:

Attest: _____
Grace Orehosky, Acting City Clerk

(NOTARY SEAL)

(CITY SEAL)

* See Exhibit A materials attached - 2 pages

Exihbit A for
Parcel#21556010380274

4250 McGinnis Ferry rd
Forsyth county
Parcel ID# 044 006
Church Union Hill Baptist INC

Proposed overhead primary to feed church

Proposed underground mill CKT off ROW

Retire existing overhead poles and lines on ROW

Install new overhead poles lines and anchors, Dead end here and bring underground up this pole off ROW

Existing overhead primary to feed church to be retired

City Of Alpharetta
0 McGinnis Ferry rd

21 556010380076

21 556010380274
City Of Alpharetta
0 McGinnis Ferry Rd
Parcel ID#
21556010380274

21 556010380241

2 Proposed underground mill CKTs

Union Hill Park

Existing underground feeding park

City Of Alpharetta

21 556010490263

0 McGinnis Ferry rd

Union Hill Rd

Overhead lines and poles to be retired

Install new underground and tie back in to existing UG off ROW

21 557010490238

Little Pine Trl

City Of Alpharetta

21 556010490255

0 Little Pine Trl

21 556010380233

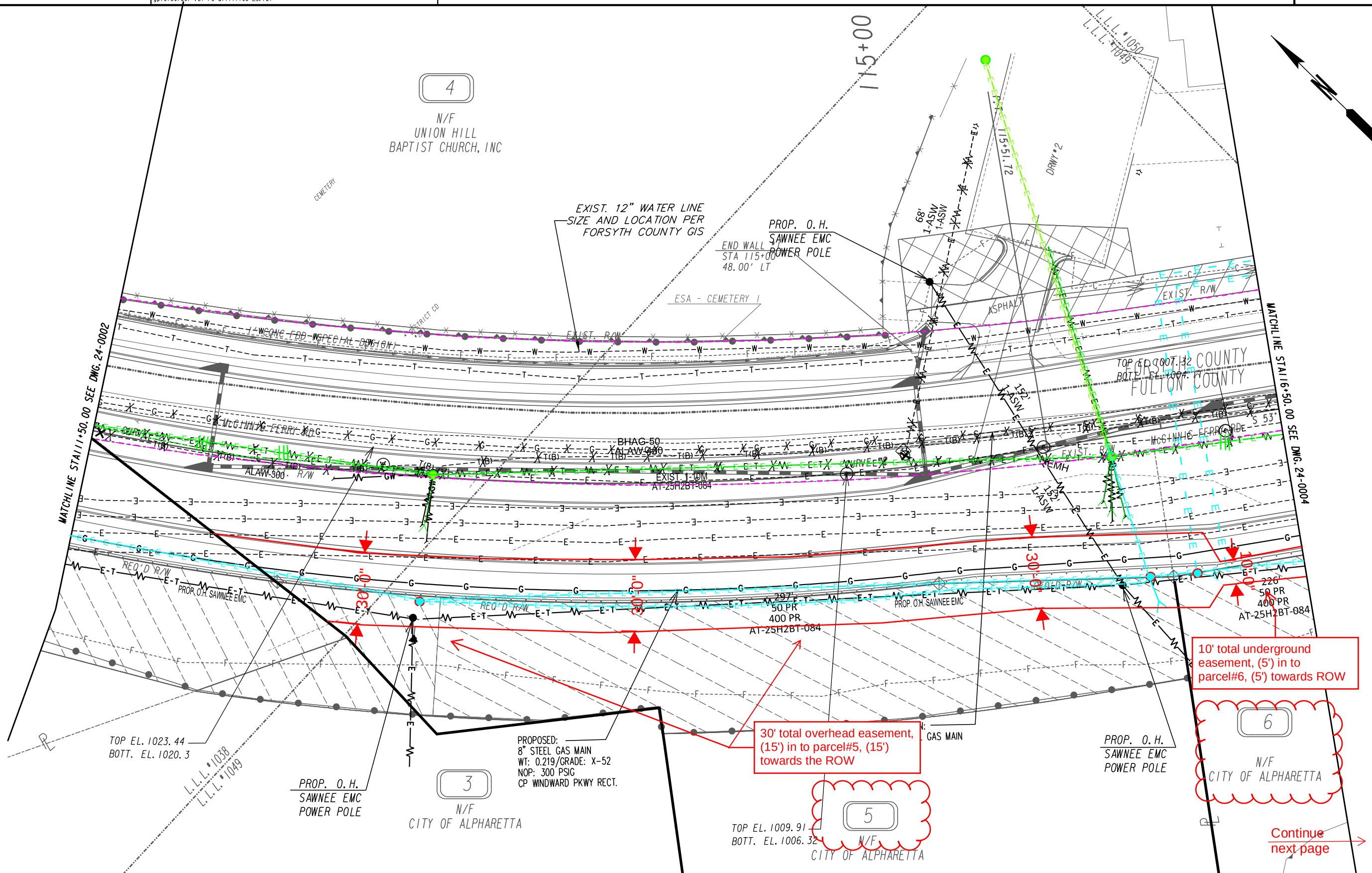
N

Page 111 of 48

100ft

,998.892 1,491,037.073 Feet

POWERED BY esri



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
REQ'D LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

ATLAS
2450 Commerce Avenue
Suite 100
Duluth, Georgia 30096
770.263.5945

SCALE IN FEET
0 20 40 80

REVISION DATES

UTILITY PLANS
MCGINNIS FERRY ROAD

CHECKED:		DATE:	DRAWING No.
BACKCHECKED:		DATE:	24-0003
CORRECTED:		DATE:	
VERIFIED:		DATE:	

10/23/2015 GPLN

Tax Parcel ID:21556010490263

Record and Return to:
Sawnee EMC
543 Atlanta Hwy
Cumming, GA 30040

STATE OF GEORGIA
COUNTY OF _Fulton_____

RIGHT OF WAY EASEMENT
(General)

This **RIGHT OF WAY EASEMENT** granted and conveyed by the undersigned ("Grantor") to **Sawnee Electric Membership Corporation** ("Grantee"), as of this _____ day of ___ _____, 20_26___. The terms "Grantor" and "Grantee" to include each party named if more than one, each party's respective heirs, executors, administrators, successors and assigns, and the masculine, feminine and neuter gender where the context requires or permits, and in the case of "Grantee," the term shall also include Grantee's employees, agents, contractors and lessees. Grantor, for one dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, does hereby grant unto Grantee the perpetual right and easement to go in and upon and occupy the right-of-way easement area described below ("Easement Area") for the following uses and purposes:

Construct and Reconstruct

To install, reinstall, construct, reconstruct, replace, relocate, operate, maintain, use, repair, alter, improve, substitute for, extend, add and remove above ground, surface and underground lines, cables, wires, apparatus and facilities (separately or collectively, the "System") within the Easement Area, including, without limitation, poles, towers, crossarms, fixtures, conduits, manholes, vaults, transformers, fuel cells, pads, equipment and appliances, foundations and footings, guywires, anchors and stub poles (which anchors and stub poles may be located outside the exterior boundaries of the right-of-way easement area described herein) as may now or hereafter be necessary or convenient for the transmission and distribution of electric energy, data and other information, TV, cable TV, on demand broadcast services and other entertainment, and communication, internet and other service and signals and any other tangible or intangible commodity or service.

Temporary Construction Easement

In addition to the easement rights set forth above, Grantor grants a construction easement incident and appurtenant to the foregoing easement over such land abutting same as may be reasonably necessary for the purpose of installing Grantee's System.

Ingress and Egress

To enter upon the Easement Area at any time for the purpose of inspecting said lines and System and making necessary maintenance, repairs, alterations, changes, upgrades, enhancements, expansions, additions and substitutions in said lines and System from time to time as Grantee deems advisable or expedient and, without limitation, for any of the purposes enumerated above.

Right-of-Way Maintenance

Subject to the Reservation below, to keep and maintain the Easement Area clear, by mechanical or chemical means or otherwise, of all structures, trees, limbs or branches, stumps, roots, shrubbery undergrowth, and underground growth within the Easement Area, and to take any other action within the Easement Area as may be appropriate to ensure the efficient, safe and proper operation or maintenance of said lines and System. To cut and, in Grantee's discretion, remove or leave any tree or trees ("danger tree(s)") outside of the Easement Area but which may have grown into the Easement Area and which, in the opinion of Grantee or its representatives, constitutes a hazard to or may endanger the efficient, safe and proper operation or maintenance of said lines and System. As used herein, a danger tree is a tree whose height plus five feet is equal to, or greater than, the distance from the base thereof to a point on the ground directly beneath the nearest portion of the line or System.

Reservations to Grantor

Grantor reserves unto Grantor the full right to take, choose and enjoy the land embraced within the Easement Area in every manner not inconsistent with this grant of Right-of-Way Easement, including but not limited to, the specific right to construct driveways, entrance ways and sidewalks, and install/maintain landscaping upon, over and across the easements. The rights reserved by Grantor shall be subject, however, at all times, to the requirements of the Georgia Utility Facilities Protection Act, the High Voltage Safety Act, and the paramount right of Grantee to dig up, remove or destroy any portion of the roadways, driveways, sidewalks or entrance ways crossing, or landscaping maintained within, such easements for the purpose of maintaining, inspecting and operating its facilities, PROVIDED HOWEVER, that Grantee shall repair and restore any portion of such roadways, driveways, sidewalks or entrance ways or landscaping so removed or destroyed after the initial installation of its facilities. Any fence or structure placed within the Easement Area shall be placed at the risk of Grantor, and Grantee shall not be responsible for damages done to any structure, fence or similar improvement as a result of Grantee exercising its rights provided for herein.

Miscellaneous

Grantor warrants and represents that Grantor is vested with good title to the Property and is fully authorized to execute and deliver this Easement to Grantee. If the Grantor is an artificial entity, the undersigned individual(s) executing this Easement warrants and represents that the undersigned are duly authorized to execute this Easement on behalf of such entity. Grantor covenants and agrees that the System installed incident to this Easement by Grantee or its representatives shall be and remain the property of Grantee which shall be removable and replaceable at its option.

Noncompliance; Termination of Service

In the event that Grantor violates the terms of this Easement, Grantee shall have the right to terminate Grantee's provision of electric service to any premises served by this Easement, and Grantor agrees to indemnify and hold Grantee harmless from any and all liability arising from such termination(s).

Right-of-Way Easement Area

The Easement Area shall be 30/10 feet in width and shall be 15/5 feet on each side of the center electrical conductor to be constructed on the Property, the location of which is generally shown on the schematic drawing attached hereto as Exhibit "A" and by reference incorporated herein. Overhead/Underground

DESCRIPTION OF GRANTOR'S PROPERTY

Instructions: Fill in as many blanks as you can. Subparagraphs "A" and "B" alone are insufficient and must be supplemented by completion of at least one additional paragraph. Attach or fill in the legal description contained in the deed to Grantor, if possible.

All that tract of land, including abutting waterways, streets, roads and highways, being in _____Fulton_____ County, Georgia, more particularly described as follows:

A. The property of Grantor located approximately _.1_____ miles from Union Hill Rd located on road/street which has a mailing address of 0 McGinnis Ferry Rd , Alpharetta , Georgia.

B. Section _____ District _____ Land Lot(s) _____

C. The property acquired by Grantor from Westerra Management LLC by deed dated the 18th day of December , 1997 , and recorded in Deed Book 23768, Page 111, said county's Public Real Estate Records, which deed and the record thereof are by reference incorporated herein for a more particular description of the property.

D. Lot _____, Section/Block _____, of the _____ Subdivision, as shown by plat thereof recorded in Plat Book _____, Page _____, said county's Public Real Estate Records, which plat and the record thereof are by reference incorporated herein.

E. The property shown on a plat thereof dated the _____ day of _____, _____, recorded in Plat Book _____, Page _____, said county's Public Real Estate Records, which plat and the record thereof are by reference incorporated herein.

F. The property of Grantor bounded by landmarks and/or property now or formerly owned by property owners, as follows:

1. North_____ side Church Union Hill Baptist INC
2. South_____ side City Of Alpharetta
3. East_____ side TREA 18000 Masters Way LLC
4. West_____ side City Of Alpharetta

Parcel#21556010490263

District#2

Section#1

Land Lot#1049

IN WITNESS WHEREOF, the undersigned Grantor has set his hand and seal the year and date first above written.

CITY OF ALPHARETTA, GEORGIA

Signed, sealed and delivered
in the presence of:

By: _____
Jim Gilvin, Mayor

_____
Witness

_____
Notary Public
My commission expires:

Attest: _____
Grace Orehosky, Acting City Clerk

(NOTARY SEAL)

(CITY SEAL)

* See Exhibit A materials attached - 2 pages

Exhibit A for
Parcel#21556010490263

4250 McGinnis Ferry rd
Forsyth county
Parcel ID# 044 006
Church Union Hill Baptist INC

Proposed overhead primary to feed church

Proposed Underground mill CKT off ROW

Retire existing overhead poles and lines on ROW

Existing overhead primary to feed church

Proposed poles for overhead primary and anchors off ROW

21 556010380076

21 556010380274

21 556010380241

City Of Alpharetta
0 McGinnis Ferry Rd

City Of Alpharetta
0 McGinnis Ferry rd
Parcel ID#
21 556010490263

Existing underground feeding the park

Union Hill Park

2 Proposed underground mill ckts

Overhead lines and poles to be retired

Union Hill Rd

Proposed Underground primary off ROW

Little Pine Trl

City Of Alpharetta

21 556010490255

0 Little Pine Trl

21 556010380233

21 557010490238

18000 WINDWARD PKY
TREA 18000 MASTERS WAY LLC

N

100ft

998.892 1,491,037.073 Feet

LIMIT OF DRIVEWAY STA. 117+90.90, 151.00' LT

LIMIT OF DRIVEWAY STA. 118+84.50, 187.00' LT

4

N/F UNION HILL BAPTIST CHURCH, INC.

DRWY #3

EXIST. FIRE HYD.

LEVEL 3 1-288CT FOC 7'BOC AND 36" COVER

LEVEL (3) COMMUNICATION N34.09730 W84.23228

LEVEL 3 1-288CT FOC 3'BOC AND 63" COVER

120+00

P.C 120+39.65

REQ'D R/W

EXIST. R/W

SEE DWG. 24-0004

WATCHLINE STA 16+50.00

ALPHARETTA

BHAG-50 ALAW-400

McGINNIS FERRY RD

EXISTING ACL EASEMENT

EXIST. 1-10M AT-25H2BT-084 PC-2142P6-096

TOP EL. 1008.70 BOTT. EL. 1004.46

EXIST. U.G. GAP DIST.

McGINNIS FERRY

BHAG-50 ALAW-400

EXIST. R/W

EMHT

WATCHLINE STA 21+00.00 SEE DWG. 24-0005

10'-0"

10' Total underground easement , (5)' in to parcel#6, (5)' towards the ROW

EXIST. AT-25H2

PROP. O.H. SAWNEE EMC

92' 50 PR 400 PR AT-25H2BT-084 PC-2142P6-096

239' 50 PR 400 PR AT-25H2BT-084 PC-2142P6-096

MANHOLE NSA

CENTURYLINK LEVEL 3 TO INTERCEPT EXIST. 1.25" DUCTS AND TIE IN WITH 1.5" ADAPTERS OR PLACE HH

UNION HILL RD

12"SS

12"W

12"GW

6

N/F CITY OF ALPHARETTA

PROP. O.H. SAWNEE EMC POWER POLE

TYPE RIP RAP, 36"

TYPE RIP RAP, 18"

PROP. O.H. SAWNEE EMC POWER POLE

N/F MFREVF 11-WINDWARD, LLC

MATCHLINE STA 21+50.00 SEE DWG. 24-0024

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
REQ'D LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

ATLAS
2450 Commerce Avenue
Suite 100
Duluth, Georgia 30096
770.263.5945

SCALE IN FEET
0 20 40 80

REVISION DATES

UTILITY PLANS
MCGINNIS FERRY ROAD

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		24-0004
CORRECTED:		DATE:		
VERIFIED:		DATE:		

10/23/2015 GPLN

CITY COUNCIL STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Prepared By: Michael Woodman
Meeting Date: April 27, 2026

AGENDA ITEM: V-26-07 ALPHARETTA DISTRICT PLACES TREE VARIANCE

The applicant, Erik Rowen, is requesting a variance to allow a specimen tree to be removed in the building setback along Marietta Street. The applicant proposes to construct Phase 1 of the Alpharetta District Places development, which includes approximately 17,700 square feet of retail use and 17,700 square feet of restaurant use on 5.34 acres in the Downtown. The subject property is located at 82 Marietta Street and 131 South Main Street near the southeast corner of Roswell Street and Marietta Street.

STAFF RECOMMENDATION:

Approve V-26-07 Alpharetta District Places Tree Variance, subject to the following conditions:

1. Developer shall be permitted to remove tree #41 (54" Water Oak). Recompense shall consist of the following:
    a. The size of the 5 overstory trees along Roswell Street shall be increased from 4" to 6" caliper;
    b. The size of the 3 overstory trees along Marietta Street shall be increased from 4" to 6" caliper; and
    c. Reconstruct approximately 70' of the Alpha Loop installed along the frontage of the Alpharetta District Places development along Roswell Street in order to create a planter to allow for overstory tree plantings. The scope shall include demolition of the mis-aligned section and repouring of the Alpha Loop and tree installation.
2. Developer shall improve Marietta Street streetscape with a minimum 6' planter planted with street trees, minimum 8' sidewalk, curb and gutter (or as approved by Staff), decorative pedestrian lighting and street furnishings, with final approval by Staff. Overhead utilities along the project side of Marietta Street may require relocation or placement underground in order to resolve conflicts with Code-required landscaping. Streetscape improvements may require additional right-of-way or easements. Streetscape improvements shall be installed using specific construction techniques, such as a floating sidewalk, to limit impacts to saved trees, as approved by Staff.
3. Developer shall install the City's Alpha Loop Special Detail striping at the Marietta Street/Roswell Street intersection pedestrian crosswalks, with final approval by Staff. Impact fee credits shall be used to develop off-site improvements if approved by Council as part of a development agreement.
4. Overstory shade trees shall be required in all landscape strips and shall be planted a minimum 15' from the face of the building and a minimum 15' from overhead utilities, as approved by DRB.
5. Applicant shall install signage and it shall be stated in the leases for the development that delivery trucks in excess of SU30 (6-wheel box truck) shall not use Marietta Street for ingress/egress.

ITEM DESCRIPTION:

The submitted request, if approved, would allow for a specimen tree to be removed in the building setback along Marietta Street. The applicant proposes to construct Phase 1 of the Alpharetta District Places development, which includes approximately 17,700 square feet of retail use and 17,700 square feet of restaurant use on 5.34 acres in the Downtown. The subject property is located at 82 Marietta Street and 131 South Main Street near the southeast corner of Roswell Street and Marietta Street.

The property is developed as a 20,000 square foot retail strip center, 4,200 square foot dry cleaners, and 2,400 square foot contractor's office. Surrounding properties are zoned C-2. Pure Taqueria, Next to Pure and Empire Homes offices are located to the west, Walgreens and Zaxby's are located to the south, the former Off Leash, Little Alley Steak, and Taco Bell are located to the east, and Surcheros and a commercial building are located to the north. The comprehensive land use plan designation of the property is 'Central Business District'.

As shown in the table below, a variance is requested to Unified Development Code (UDC) Subsection 3.2.8(K) tree conservation and landscape requirements. The applicant cites the unusual shape of the property, multiple road frontages, and the substandard right-of-way along Marietta Street as hardships contributing to the requested variance.

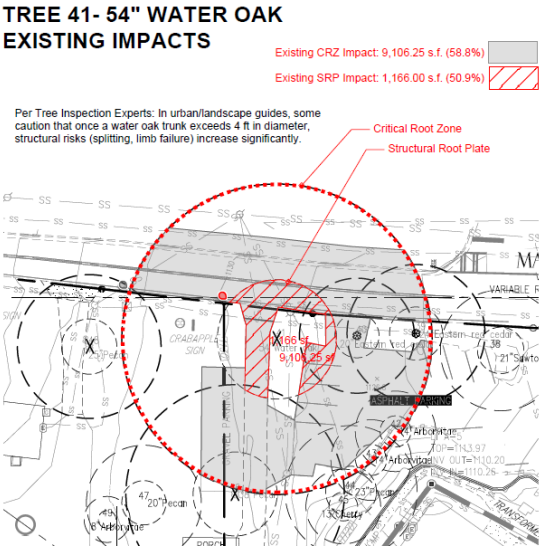
Applicant's Variance Requests

UDC Section	Applicant's Request	Notes
UDC Subsection 3.2.8(K)	Allow 1 specimen tree to be removed in the building setback along Marietta Street.	Request to remove tree #41 (54" Water Oak) along Marietta Street.

There is a four-foot (4') sidewalk on the north side of Marietta Street and no sidewalk on the south side. Construction necessary to install the planter and sidewalk on the south side of Marietta Street will be within the structural root plate (SRP) and critical root zone (CRZ) of tree #41.

TREE INFORMATION

The applicant submitted a tree assessment for tree #41 (54" Water Oak). The exhibit below depicts existing impacts (50.9%) to the structural root plate (SRP), as well as existing impacts (58.8%) to the critical root zone (CRZ) of tree #41. The arborist assessment gives the tree a risk rating of 'Moderate' and recommends that tree preservation would require a comprehensive tree care prescription (soil decompaction, mulching, PHC program, deadwood pruning) and full-time arborist oversight during demolition and construction to minimize root impacts. If significant encroachment into the CRZ is necessary during construction, it is recommended by the applicant's arborist and the City Arborist that the tree be removed.



The City hired Bartlett Tree Experts to perform an assessment on tree #41. Bartlett, like the applicant's arborist, gave the tree a 'Moderate' risk rating. To lower the risk rating to 'Low', Bartlett recommended deadwood pruning, pruning to reduce the end weight on the main leaders, and cabling to limit branch movement. This recommendation is based on the current condition of the tree and does not assume future impacts from the construction of the applicant's proposed development and installation of the required streetscape along Marietta Street.

The applicant also requests that in lieu of paying the required recompense for the removal of tree #41, that the following improvements be used to compensate for the removal of the tree:

- Increase the size of the five (5) proposed overstory trees along Roswell Street from 4" to 6" caliper;

- Increase the size of the three (3) proposed overstory trees along Marietta Street from 4" to 6" caliper; and
- Reconstruct approximately 70' of the Alpha Loop installed along the frontage of the Alpharetta District Places development along Roswell Street in order to create a planter to allow for overstory tree plantings. The scope would include demolition of the mis-aligned section and repouring of the Alpha Loop and tree installation.

The UDC requires recompense for specimen trees that cannot be saved equal to three (3) times the caliper inches of the tree. Therefore, removal of tree #41 would require recompense of 162 caliper inches, or 40.5, four-inch (4") caliper trees. The applicant's alternate recompense proposes sixteen inches (16") of recompense plantings, as well as to correct a portion of the Alpha Loop that was installed along the property's frontage on Roswell Street. The City Arborist recommends $300/caliper inch when paying into the tree bank. Therefore, a balance of $43,800 would be owed by the applicant. According to the City's Public Works Department, the construction cost for the installation of the Alpha Loop along Roswell Street was approximately $700/linear foot. Therefore, the cost of the proposed reconstruction of the Alpha Loop along the property's frontage would exceed the recompense balance for the removal of specimen tree #41.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The property has exceptional conditions pertaining to its shape and topography. However, the combination of existing impacts to the tree, the close proximity of tree #41 to Marietta Street, and the sub-standard right-of-way along Marietta Street is the hardship supporting the requested variance. Currently, there is no planter and sidewalk on the south side of Marietta Street.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: Application of the ordinance would create an unnecessary hardship. Tree #41 has existing impacts to its SRP and CRZ exceeding 50%. In addition, the applicant's arborist and City Arborist have concluded that any additional impacts to the tree from construction or demolition activities would negatively impact the tree to the point that it should be removed.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The property has peculiar conditions related to close proximity of tree #41 to Marietta Street and the sub-standard right-of-way along Marietta Street. Tree #41 is located approximately fifteen feet (15') from the right-of-way line along Marietta Street. Installation of the required streetscape improvements will further impact the tree. The applicant's arborist and City Arborist have concluded that any additional impacts to the tree from construction or demolition activities would negatively impact the tree to the point that it should be removed.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a variance. The property has peculiar conditions related to the existing impacts to the tree, the close proximity of the tree to Marietta Street, and the sub-standard right-of-way along Marietta Street. Tree #41 is located approximately fifteen feet (15') from the right-of-way line along Marietta Street. Installation of the required streetscape improvements will further impact the tree. The applicant's arborist and City Arborist have concluded that any additional impacts to the tree from construction or demolition activities would negatively impact the tree to the point that it should be removed.

CITIZEN PARTICIPATION PLAN

The 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.

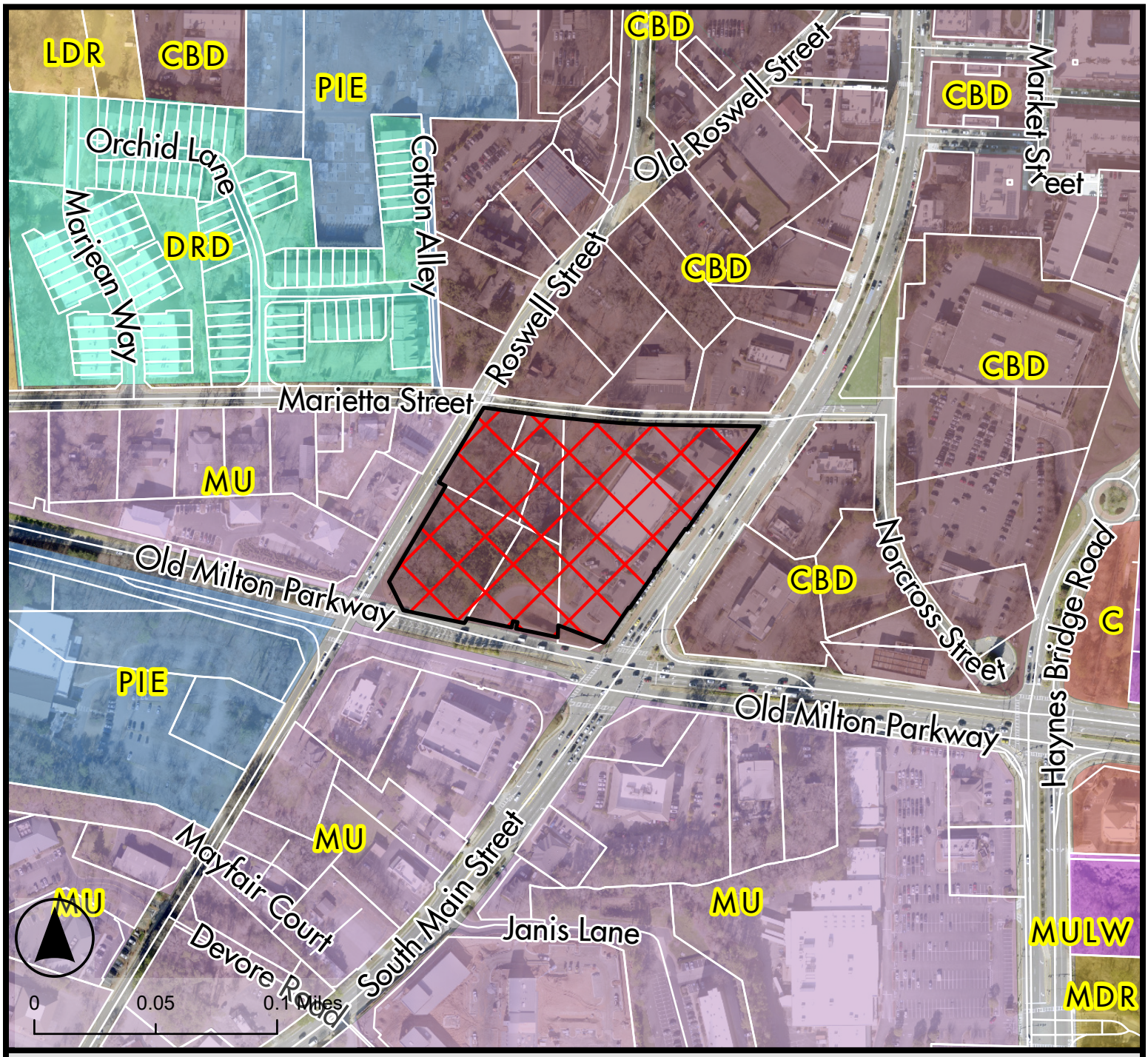
COMMUNITY ZONING INFORMATION MEETING

CZIM was held on April 8, 2026. There were public comments with concerns over increased traffic and noise, as well as the size of the development.

ATTACHMENTS:

- Map Series
- Bartlett Tree Assessment
- CZIM
- Citizen Part B
- Application

V-26-07



Legend

- V-26-07
- Tax Parcels
- Alpharetta City Limits

Future Land Use 2040

- Central Business District
- Commercial
- Downtown Residential Density
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Public, Institutional, Education

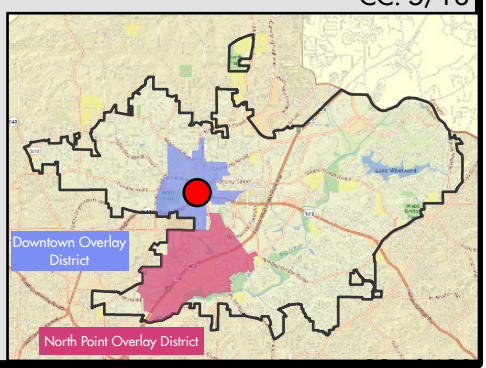
Future Land Use Map

131 S Main St/82 Marietta St

V-26-07

D/LL: 1/2/695

CC: 5/18

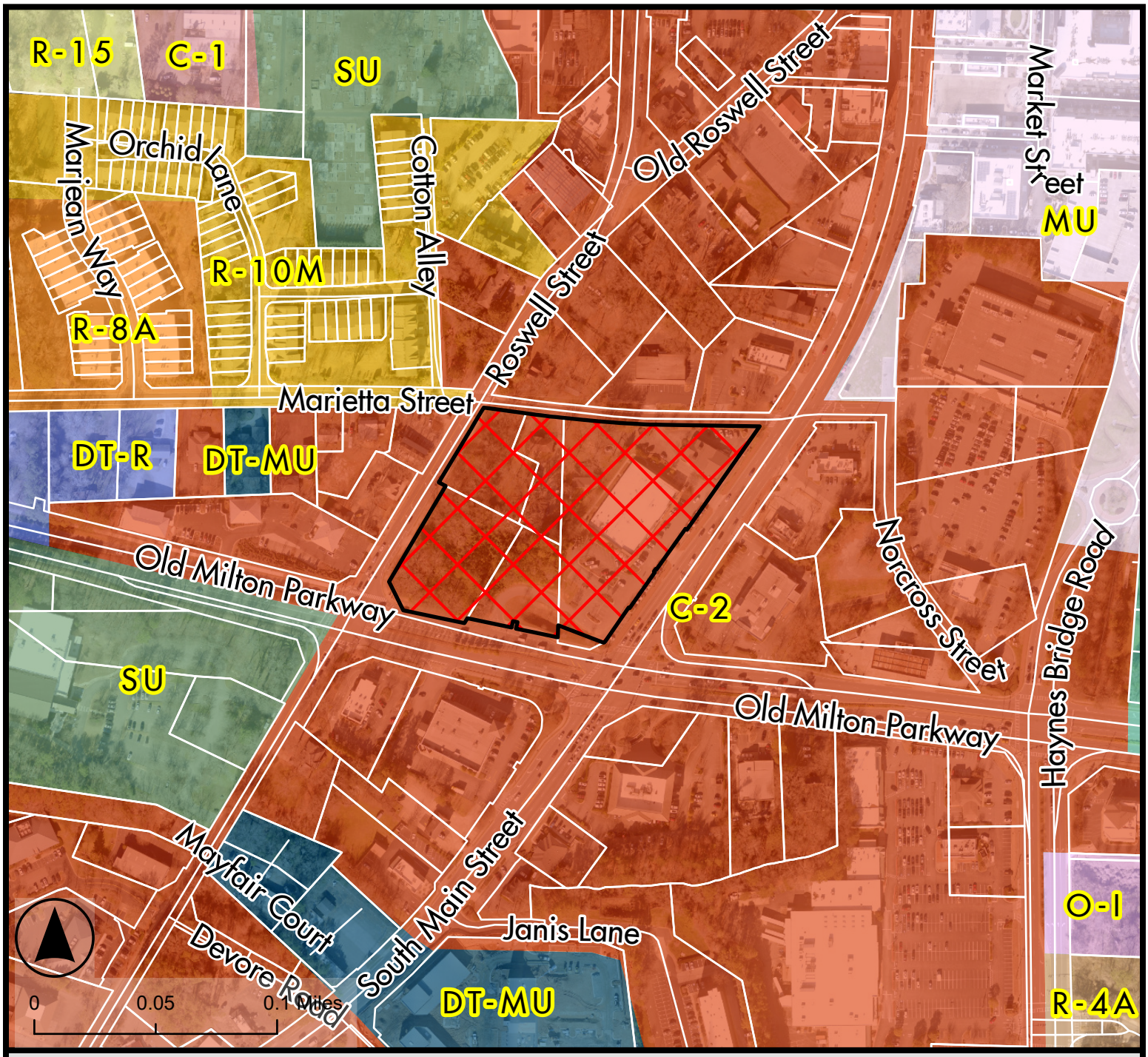


THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

V-26-07



Legend

- V-26-07
- Tax Parcels
- Alpharetta City Limits

Zoning District

- C-1 Neighborhood Commercial
- General Commercial
- CUP Community Unit Plan
- DT-LW Downtown Live Work
- DT-MU Downtown Mixed Use
- DT-R Downtown Residential
- MU Mixed Use
- O-I Office Institutional
- R-10M Multi Family Residential (HDR)
- R-15 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-8A Single Family Attached Residential (Medium Density)
- SU Special Use

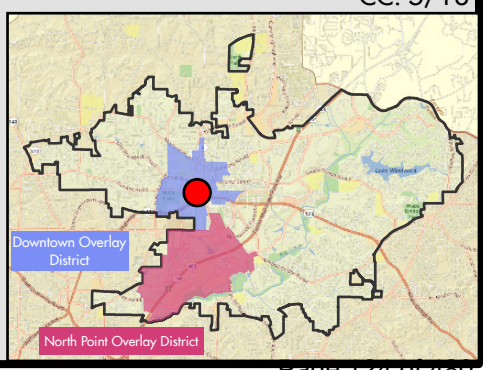
Zoning Map

131 S Main St/82 Marietta St

V-26-07

D/LL: 1/2/695

CC: 5/18

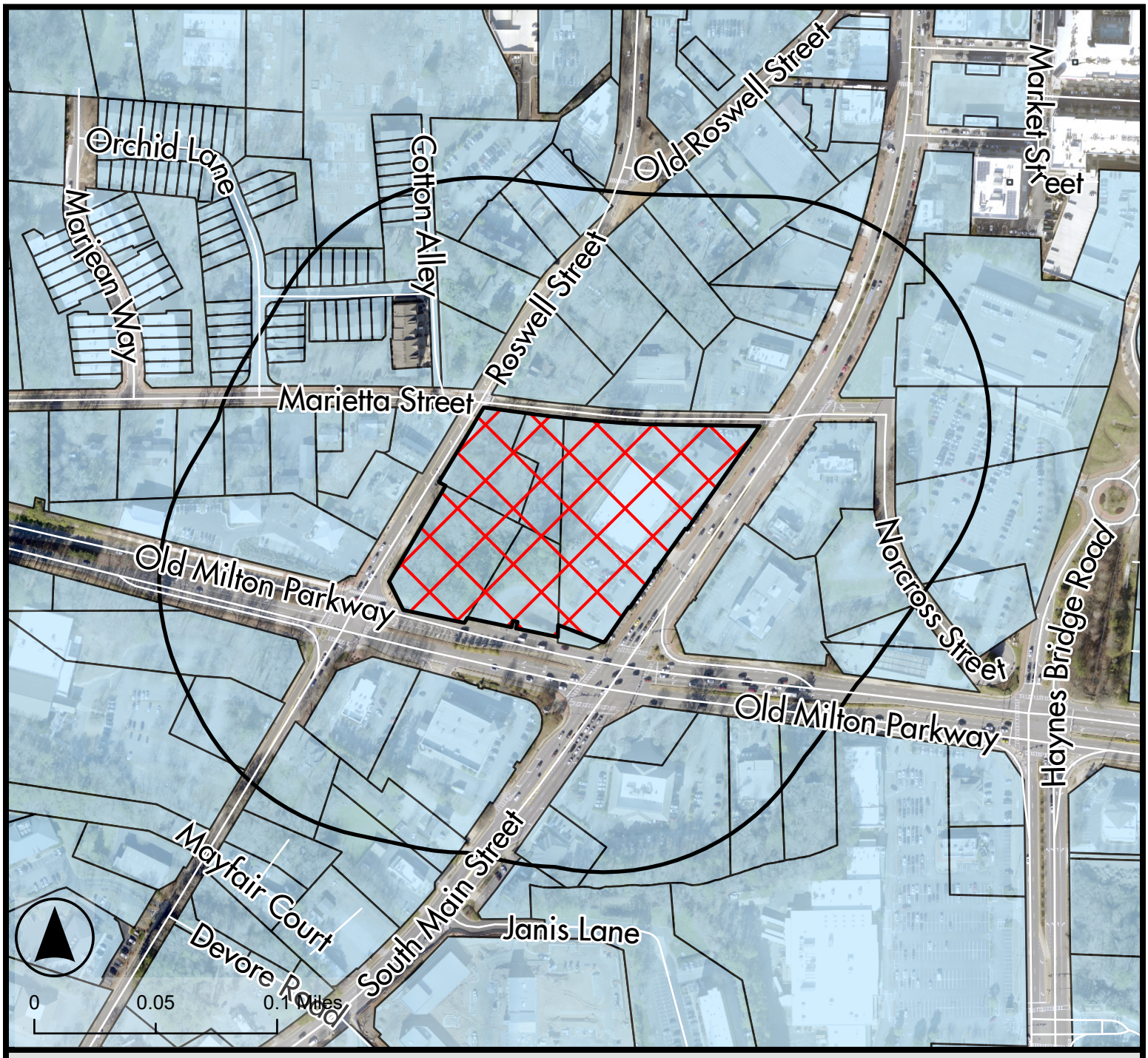


THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

V-26-07



Location Map

131 S Main St/82 Marietta St

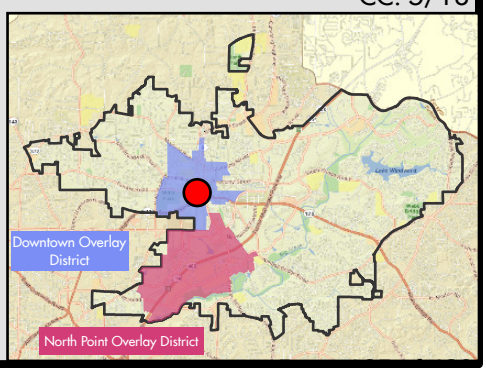
V-26-07

D/LL: 1/2/695

CC: 5/18

Legend

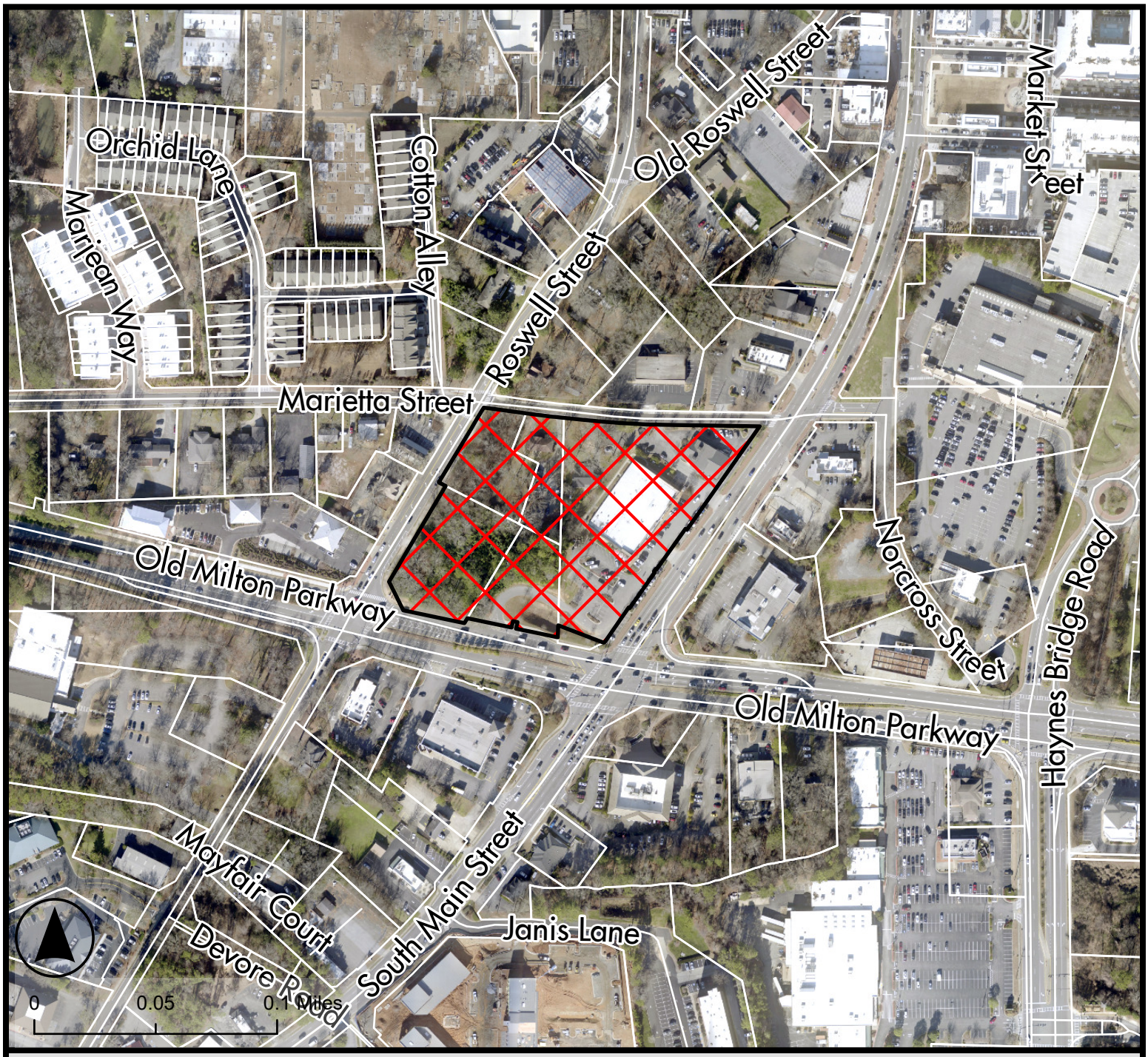
- V-26-07
- Tax Parcels
- 500 ft Buffer
- Alpharetta City Limits



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS



Legend

- V-26-07
- Tax Parcels
- Alpharetta City Limits

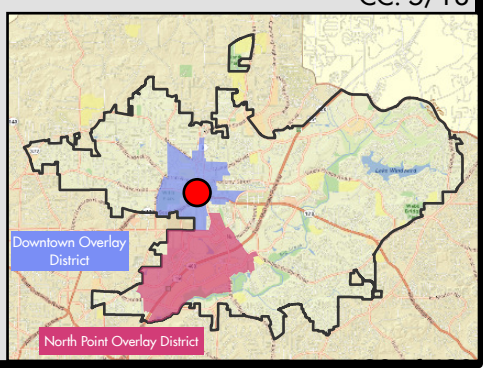
Aerial Map

131 S Main St/82 Marietta St

V-26-07

D/LL: 1/2/695

CC: 5/18



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

City of Alpharetta - Public Works | Water Oak

Tree Risk Assessment Report

Assessment ID: 11396

PREPARED FOR:

City of Alpharetta - Public Works
1790 Hembree Road
Alpharetta, Georgia 30009

PREPARED BY:

Shelley Palmer
Field Consulting Arborist
ISA Certified Arborist GO-364129A
Tree Risk Assessment Qualified

PROVIDED BY:

Matt Carpenter
Local Manager/Commercial Arborist Representative
ISA BCMA UT-4424B
Tree Risk Assessment Qualified
Bartlett Tree Experts
3524-A Lawrenceville Hwy
Tucker, Georgia 30084

BARTLETT TREE EXPERTS
SCIENTIFIC TREE CARE SINCE 1907

Submitted on Mar 12, 2026
© The F.A. Bartlett Tree Expert Company

Summary

The water oak (*Quercus nigra*) located at the front left of the driveway at 72 Marietta Street was assessed for risk on March 11, 2026 by Shelley Palmer. Using the methods outlined in this report and the results of the examination of this tree, it is my professional judgment that this tree has a moderate risk rating.

Mitigation recommended for the tree parts is listed below.

Option One:

- Prune to remove dead, diseased, and dying branches throughout the canopy, prune to reduce the lateral spread of the canopy focusing on reducing weight at the branch tip, and install cables to provide supplemental support of codominant stems, resulting in an estimated residual risk rating of low for trunk or crown failure.

Option Two:

- If you elect not to perform the recommended mitigation or remove the tree, the overall risk rating of the oak will remain moderate over the 3-year assessment timeframe. However, the tree's risk level may increase over time.

Option Three:

- Remove the entire tree to eliminate the risk of failure associated with the root system, root collar, trunk, crown, and branches. Following removal, grind the resulting stump and backfill the hole to restore grade. While this action will eliminate residual risk related to structural failure, it may introduce a tripping hazard due to remaining roots, stump grindings, or uneven surface conditions, which should be addressed as part of site restoration.

If you choose to preserve the tree, I recommend an annual reinspection interval, with inspections annually and after major storm events in which the tree and/or site conditions may have changed. Inspections may lead to additional tree risk assessment recommendations.

Tree risk assessment definitions are provided at the end of this report to help with understanding the terminology and with selecting the level of risk you are comfortable with when making decisions on your tree care needs.

Assignment

Bartlett Tree Experts was contracted to perform a risk assessment of the water oak located at the front left of the driveway. Based on our conversation, we agreed to the following:

1. Perform a Level 2 basic and Level 3 advanced assessment (as defined in the *International Society of Arboriculture's (ISA's) Best Management Practices (BMP) for Tree Risk Assessment* and the *ANSI A300 Part 9 Standard for Tree Risk Assessment*). The limits of the assessment were discussed.
2. Make recommendations to reduce risk where appropriate.

3. Provide a written report that documents the level of risk based on tree and site conditions observed and discussed at the time of the assessment.

Assessment Procedures

The risk of root, root collar, trunk, crown and branch failure for the water oak via a ground-based and aerial assessment was performed. In addition, the trunk had an advanced assessment for failure performed using resistance drilling. The assessments occurred on March 11, 2026 and followed the *International Society of Arboriculture's (ISA) Best Management Practices for Tree Risk Assessment and American National Standards Institute A300 Tree Risk Assessment Standard)*.

Tree risk ratings are derived from a combination of three factors: the likelihood of failure, the likelihood of the failed tree part impacting a target, and the consequences of the target being struck. These factors are then used to categorize tree risk as extreme, high, moderate, or low. The factors used to define your risk rating are identified in this report.

Tools used during the assessment are listed below.

- Diameter Tape: Used to measure trunk diameter at 54 inches above grade (Diameter at Breast Height, DBH)
- Mallet: Used to perform percussion testing on the exposed root flares, lower and upper stem, and major branch unions to investigate potential signs of compromised wood tissue and/or internal cavities
- Resi PD400: Used to perform resistance drilling
- Climbing gear: Used to access upper stem and major branch unions

Resistance drilling was used to identify the potential loss of structural integrity within the trunk, and provide images used for analysis within this report. The device uses a small diameter drill bit to drill into the tree and measure the amount of resistance encountered. The drill bit will encounter more resistance in wood that is intact and not structurally compromised. The drill bit will move easily through compromised areas such as a crack, cavity, decay, or void, causing a drop in resistance. The amount of resistance measured is presented as a graphic image from areas with high structural integrity to areas of no structural integrity.

Observations

The following observations were made by Shelley Palmer during the tree assessment conducted on March 11, 2026:

• Tree species: water oak (*Quercus nigra*)
• Tree trunk diameter (DBH): 53 in.
• Dead and hanging branches
• Weakly attached branch with included bark
• Codominant trunks with included bark

Photo 1. Looking northeast, the water oak had dead branches stubbed off near the power lines, declining branches with mistletoe, and multiple codominant stems.

Photo 2. There was a hanging branch over the parked cars on the southeastern side of the canopy.

Photo 3. Looking east, the codominant trunk unions had included bark.

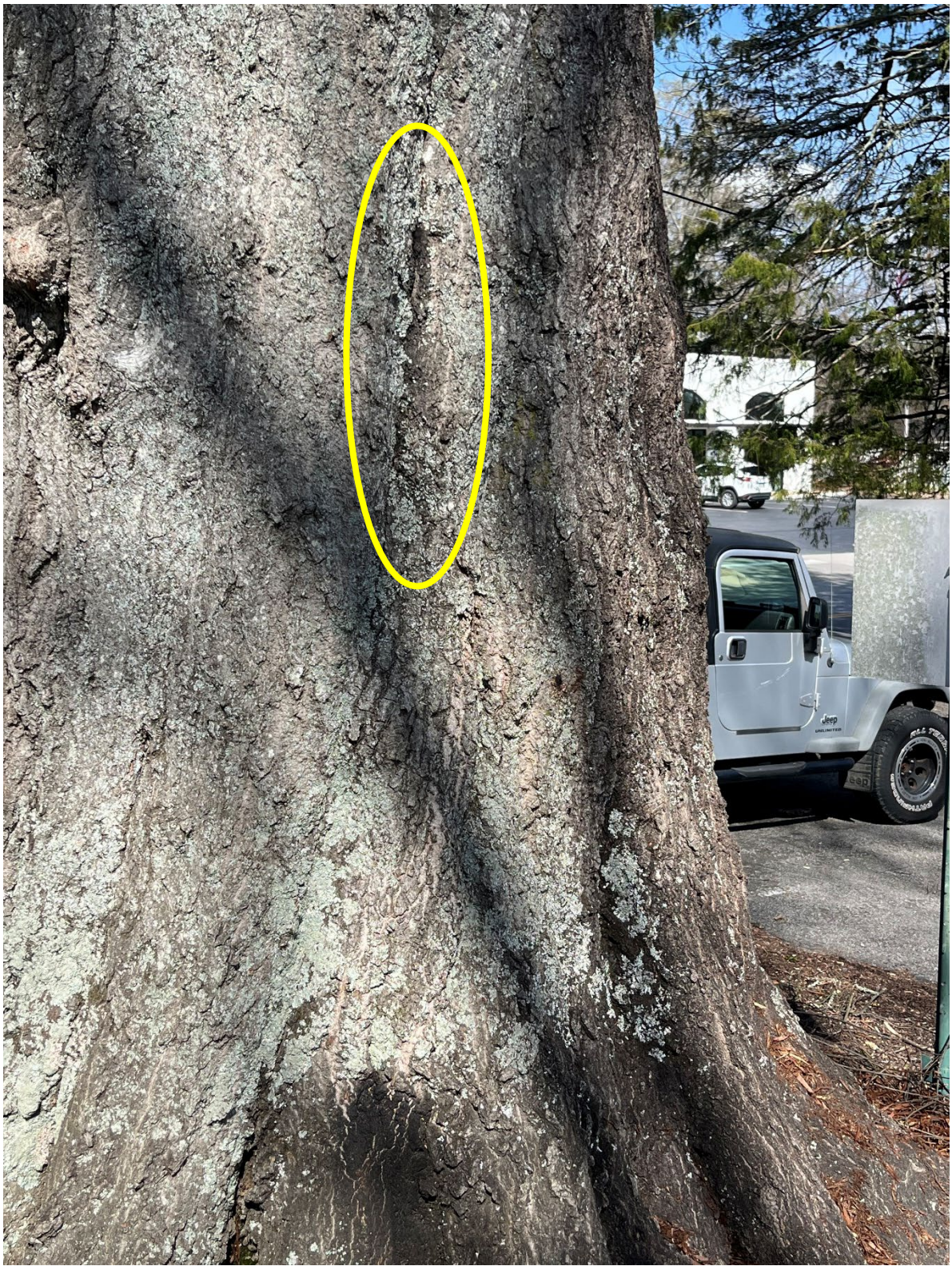


Photo 4. Looking northeast, the tree had discoloration on the bark.

Photo 5. Water sitting in the tallest major branch union inspected on the center stem.

Photo 6. Branch union on the southern stem with included bark.

Photo 7. Branch union on the eastern side of the center stem with included bark.

Photo 8. Trunk union between the northern and center stem with included bark, taken on the western side of the tree.

Photo 9. Trunk union between the center and southern stem with included bark, taken on the western side of the tree.

Photo 10. Trunk union between the stems, with soil and small roots growing, taken on the eastern side of the tree.

Only the following high value targets within the target zone were considered. Other targets will be considered upon request.

1. People near the tree
2. Parked vehicles
3. Moving vehicles
4. Power lines

Lightning is a common occurrence in this area and may affect this tree and nearby structures.

Tree Risk Assessment

After discussing the site's usage and occupancy rates throughout the course of the year with you, combined with my observations during the assessment, we determined that within the tree's target zone:

- People near the tree were an occasional target,
- Parked vehicles were a frequent target,
- Moving vehicles were a rare target, and
- Power lines were a constant target

In determining the risk ratings, I considered a tree or tree part failure impacting a person to have the highest consequence, severe.

I used a time frame of three years when I assessed the likelihood of tree or tree part failure. Following industry standards, the time frame is one factor used in the equation to determine tree risk. Trees and sites change on a daily basis. You should not consider this time frame a "guarantee period" for the risk assessment or that the tree will not fail or is safe within this time frame.

The main concerns observed during the assessment and their associated risk ratings are provided in the following paragraph. Information not specifically summarized was not considered a significant factor at the time of assessment

The overall risk rating for this tree is considered moderate. This is indicated by the imminent likelihood of failure, low likelihood of impacting a target, and significant consequences that could occur if a hanging branch were to strike people near the tree. It is also indicated by the possible likelihood of failure, high likelihood of impacting a target, and significant consequences that could occur if the included bark at a trunk union were to fail and the trunk were to strike a powerline. If this level of risk is not acceptable to you, then mitigation actions should be taken to reduce the risk associated with this tree.

Tree Part	Conditions of Concern	Target	Target Protection	Likelihood of:			Consequences	Risk Rating
				Failure	Impact	Failure & Impact		
Crown	Dead branches	Moving vehicles	None	Possible	Very Low	Unlikely	Significant	Low
Crown	Hanging branches	People near the tree	None	Imminent	Low	Somewhat likely	Severe	Moderate
Branch	Weakly attached branch with included bark	Parked vehicles	None	Possible	Medium	Unlikely	Severe	Low
Trunk	Codominant stems with included bark	Power lines	None	Possible	High	Somewhat likely	Significant	Moderate

Discussion

Conditions of concern include:

- Dead and hanging branches
- Weakly attached branch with included bark
- Codominant trunks with included bark

Dead and hanging branches within the crown of mature oak trees are not uncommon. As trees grow and age, it is natural for them to shed smaller, less productive branches. However, dead and hanging branches may often fail within typical assessment timeframes. These failures pose a risk to people and property located beneath the tree's canopy. Regular pruning cycles are warranted to maintain plant health and reduce the likelihood of branch-related impacts.

Codominant stems are stems or branches of roughly equal size that originate from the same point on the trunk. As these stems grow in diameter, included bark may form between them, preventing proper vascular connection and creating a structurally weak union. These types of branch unions are more prone to failure, especially during high wind events or under mechanical stress.

- Weight reduction pruning can reduce the stress on codominant stems and weak branch unions.
- Supplemental support systems such as cables can be installed to reduce the risk of stem and branch failure. Cables help to limit the movement of stems or branches so they are less likely to fail.

The resistance drill readings at the codominant stem union indicated typical integrity at the eastern and northwestern points, major integrity loss at the western point, and minor integrity loss at all other points assessed. Sounding with the mallet did not indicate a loss of integrity at the surface of the trunk or branches. The readings indicated adequate typical integrity for the species to support the tree for the 3-year reassessment period. Regular monitoring is recommended because internal integrity loss can progress over time.

Conclusions and Risk Mitigation Options

Using the methods outlined in this report, it is my professional opinion that the water oak had an overall risk rating of moderate associated with crown, branch, trunk, or root collar failure within the three-year assessment timeframe.

Mitigation recommended for the tree parts is listed below.

Option One:

- Prune to remove dead, diseased, and dying branches throughout the canopy, prune to reduce the lateral spread of the canopy focusing on reducing weight at the branch tip, and install cables to provide supplemental support of codominant stems, resulting in an estimated residual risk rating of low for trunk or crown failure.

Option Two:

- If you elect not to perform the recommended mitigation or remove the tree, the overall risk rating of the oak will remain moderate over the 3-year assessment timeframe. However, the tree's risk level may increase over time.

Option Three:

- Remove the entire tree to eliminate the risk of failure associated with the root system, root collar, trunk, crown, and branches. Following removal, grind the resulting stump and backfill the hole to restore grade. While this action will eliminate residual risk related to structural failure, it may introduce a tripping hazard due to remaining roots, stump grindings, or uneven surface conditions, which should be addressed as part of site restoration.

If you choose to preserve the tree, I recommend an annual reinspection interval, with inspections annually and after major storm events in which the tree and/or site conditions may have changed. Inspections may lead to additional tree risk assessment recommendations.

All recommended work should be performed by qualified arborists and in accordance with industry accepted standards and best management practices set forth by the *American National Standards Institute* and the *International Society of Arboriculture*.

Limitations

Assignment
My assessment of the designated tree at 72 Marietta Street was based on a single site visit on March 11, 2026. All photographs, samples, and readings, if applicable, were taken at the time the assessment was performed.

The assessment was limited to the visible and accessible tree parts described in the assignment.

Resistance Drilling
Resistance drilling devices can provide sophisticated results related to tree structure. This is done by measuring the amount of resistance the drill bit encounters. However, as with any higher-level technology, the amount of structural integrity loss shown can vary based on the version of the program software used. Therefore, this technology can be limited and should not be used by the tree owner/manager as the sole decision-making criteria, but rather one of many factors used in the decision-making process.

Tree Risk Assessments
It is important for the tree owner or manager to know and understand that all trees pose some degree of risk from failure or other conditions. The information and recommendations within this report have been derived from the level of tree risk assessment identified in this report, using the information and practices outlined in the *International Society of Arboriculture's Best Management Practices for Tree Risk Assessment and Assessment and American National Standards Institute A300 Tree Risk Assessment Standard*, as well as the information available at the time of the assessment. However, the overall tree risk rating, the mitigation recommendations, or any other conclusions do not preclude the possibility of failure from undetected conditions, weather events, or other acts of man or nature. Trees can unpredictably fail even if no defects or other conditions are present. Tree failure can cause adjacent trees to

fail resulting in a "domino effect" that impacts targets outside the foreseeable target zone of this tree. It is the responsibility of the tree owner or manager to schedule repeat or advanced assessments, determine actions, and implement follow up recommendations, monitoring and/or mitigation.

Bartlett Tree Experts can make no warranty or guarantee whatsoever regarding the safety of any tree, trees, or parts of trees, regardless of the level of tree risk assessment provided, the risk rating, or the residual risk rating after mitigation. The information in this report should not be considered as making safety, legal, architectural, engineering, landscape architectural, land surveying advice or other professional advice. This information is solely for the use of the tree owner and manager to assist in the decision-making process regarding the management of their tree or trees. Tree risk assessments are simply tools which should be used in conjunction with the owner or tree manager's knowledge, other information and observations related to the specific tree or trees discussed, and sound decision making.

Thank you for the opportunity to provide this information. Please contact me if you wish to review these results or discuss the next steps to take with mitigation, or if I can be of any other service in the management of your landscape.

Shelley Palmer

Shelley Palmer
ISA Certified Arborist GO-364129A
Tree Risk Assessment Qualified

Encl.

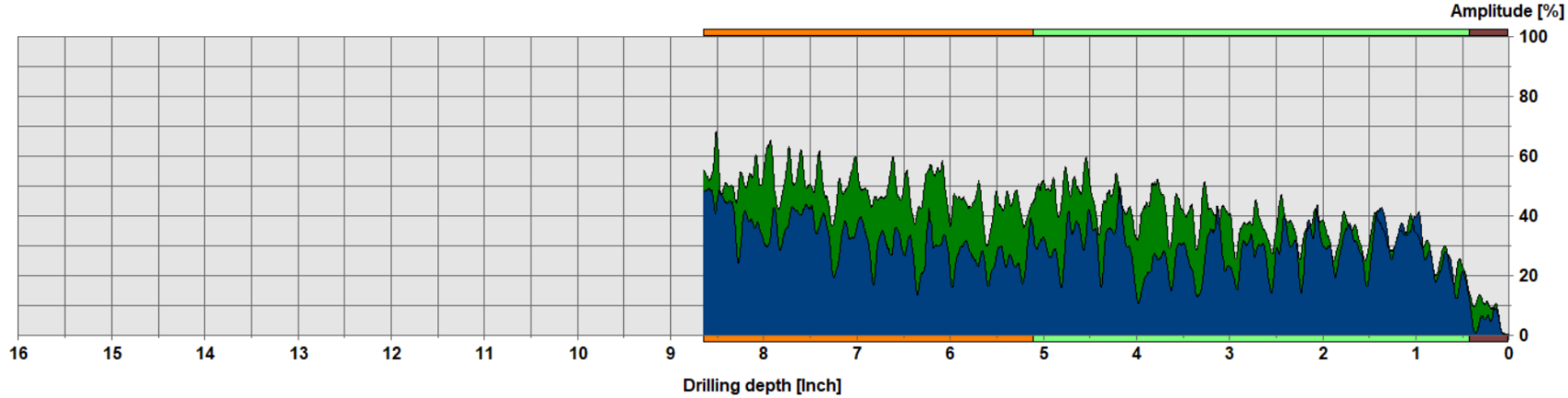
- Site Map
- Advanced Assessment Results
- Tree Risk Assessment Vocabulary

Site Map

IML Resi-PD 400 Resistance Drill Readings

Measuring / object data

Measurement no.	1	Needle speed	2500 r/min	Diameter	55,0 "
ID number	WATER OAK	Needle state	---	Level	44,0 "
Drilling depth	8,646 "	Tilt	-12°	Direction	270
Date	11.03.2026	Offset	79/257	Species	water oak
Time	13:05:30	Avg. curve	off	Location	72 Marietta St
Feed speed	39 "/min			Name	COA Public Works



Assessment

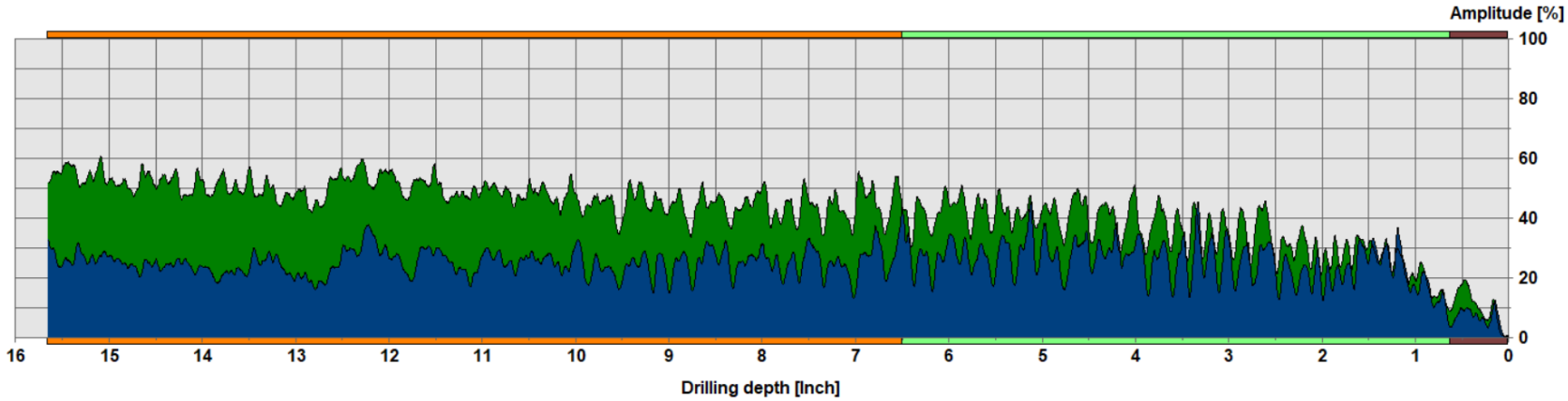
From	0,00 "	to	0,43 "	: bark
From	0,43 "	to	5,12 "	: typical integrity
From	5,11 "	to	8,65 "	: minor integrity loss
From	0,00 "	to	0,00 "	:
From	0,00 "	to	0,00 "	:
From	0,00 "	to	0,00 "	:

Comment

TEST

Measuring / object data

Measurement no.	: 7	Needle speed	: 2500 r/min	Diameter	: 60,0 "
ID number	: WATER OAK	Needle state	: ---	Level	: 144,0 "
Drilling depth	: 15,646 "	Tilt	: -3°	Direction	: 0
Date	: 11.03.2026	Offset	: 64/258	Species	: water oak
Time	: 15:02:15	Avg. curve	: off	Location	: 72 Marietta St
Feed speed	: 39 "/min			Name	: COA Public Works



Assessment

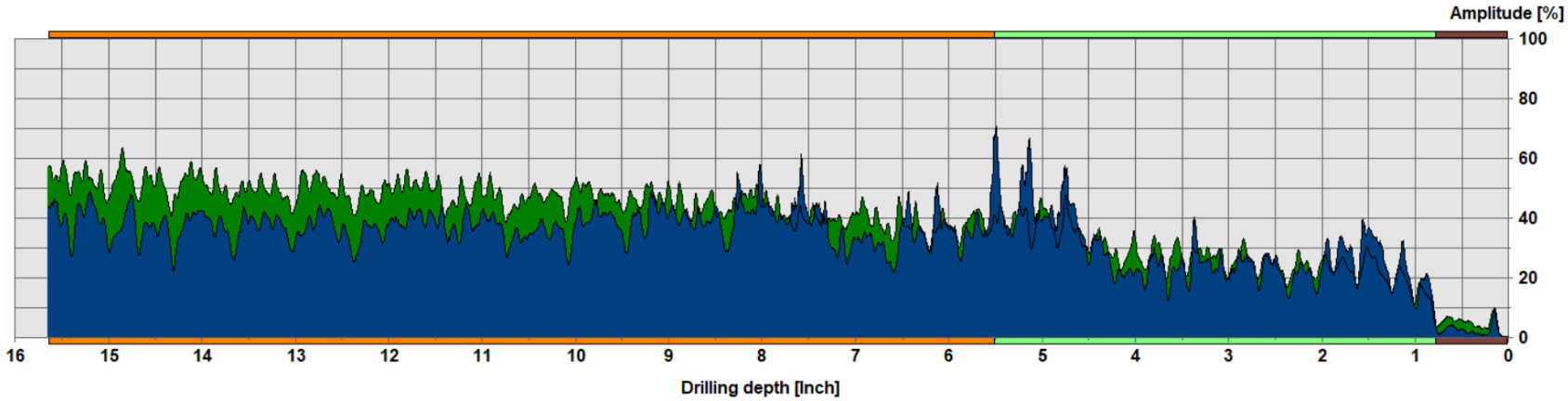
From	0,00 "	to	0,63 "	: bark
From	0,63 "	to	6,50 "	: typical integrity
From	6,50 "	to	15,66 "	: minor integrity loss
From	0,00 "	to	0,00 "	:
From	0,00 "	to	0,00 "	:
From	0,00 "	to	0,00 "	:

Comment

12' 0

Measuring / object data

Measurement no.	: 9	Needle speed	: 2500 r/min	Diameter	: 60,0 "
ID number	: WATER OAK	Needle state	: ---	Level	: 144,0 "
Drilling depth	: 15,646 "	Tilt	: +2°	Direction	: 45
Date	: 11.03.2026	Offset	: 60/254	Species	: water oak
Time	: 15:11:26	Avg. curve	: off	Location	: 72 Marietta St
Feed speed	: 23 "/min			Name	: COA Public Works



Assessment

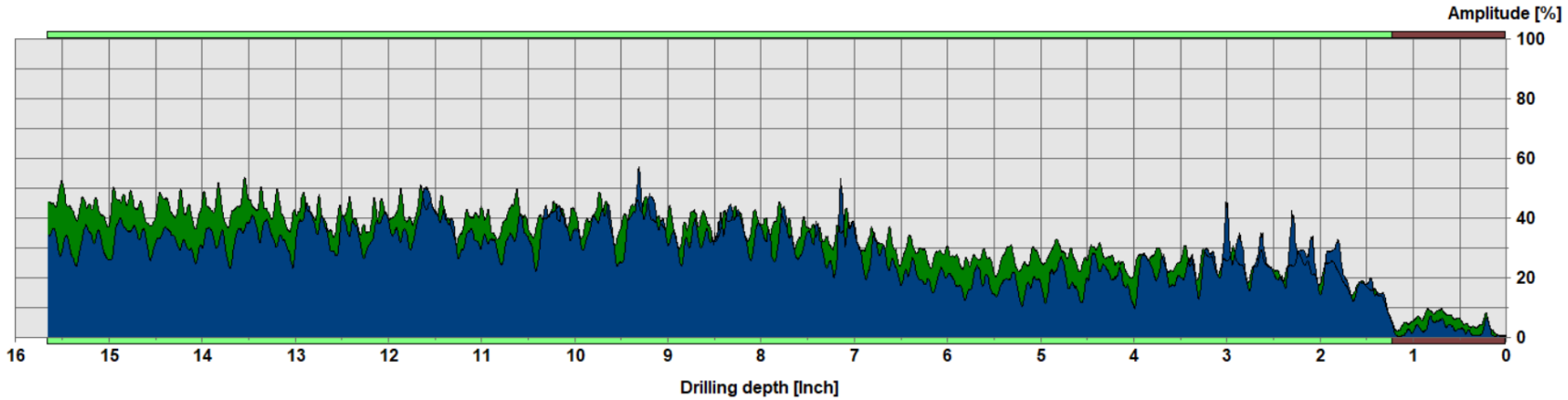
From	0,00 "	to	0,78 "	: bark
From	0,78 "	to	5,51 "	: typical integrity
From	5,51 "	to	15,65 "	: minor integrity loss
From	0,00 "	to	0,00 "	:
From	0,00 "	to	0,00 "	:
From	0,00 "	to	0,00 "	:

Comment

12' 45

Measuring / object data

Measurement no.	: 10	Needle speed	: 2500 r/min	Diameter	: 60,0 "
ID number	: WATER OAK	Needle state	: ---	Level	: 144,0 "
Drilling depth	: 15,646 "	Tilt	: -3°	Direction	: 90
Date	: 11.03.2026	Offset	: 59/260	Species	: water oak
Time	: 15:15:09	Avg. curve	: off	Location	: 72 Marietta St
Feed speed	: 23 "/min			Name	: COA Public Works



Assessment

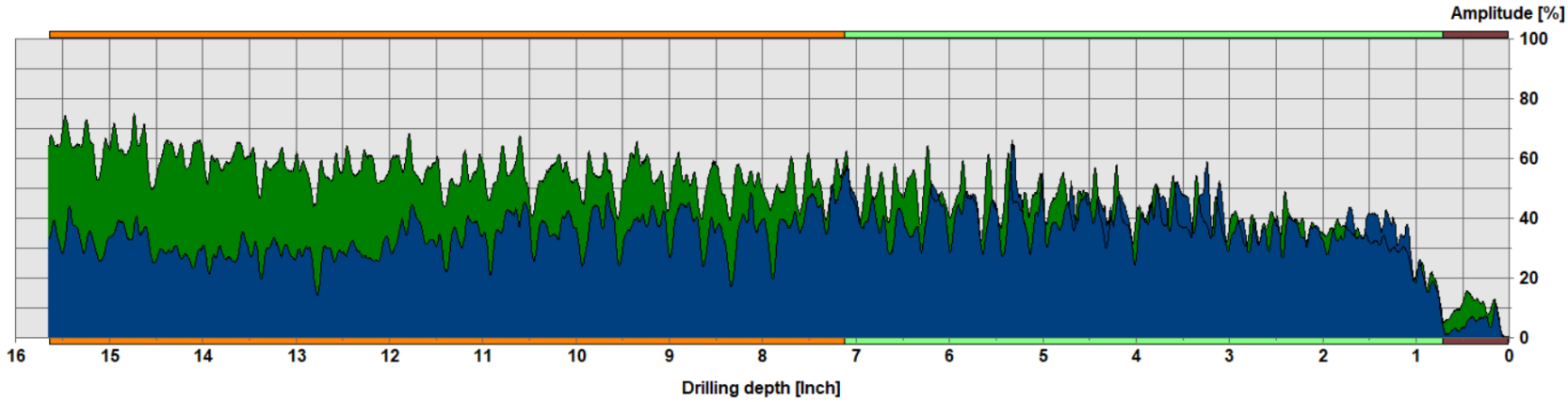
From	0,00 "	to	1,24 "	: bark
From	1,24 "	to	15,66 "	: typical integrity
From	0,00 "	to	0,00 "	:
From	0,00 "	to	0,00 "	:
From	0,00 "	to	0,00 "	:
From	0,00 "	to	0,00 "	:

Comment

12' 90

Measuring / object data

Measurement no.	: 2	Needle speed	: 2500 r/min	Diameter	: 60,0 "
ID number	: WATER OAK	Needle state	: ---	Level	: 144,0 "
Drilling depth	: 15,646 "	Tilt	: +5°	Direction	: 135
Date	: 11.03.2026	Offset	: 74/268	Species	: water oak
Time	: 14:41:24	Avg. curve	: off	Location	: 72 Marietta St
Feed speed	: 39 "/min			Name	: COA Public Works



Assessment

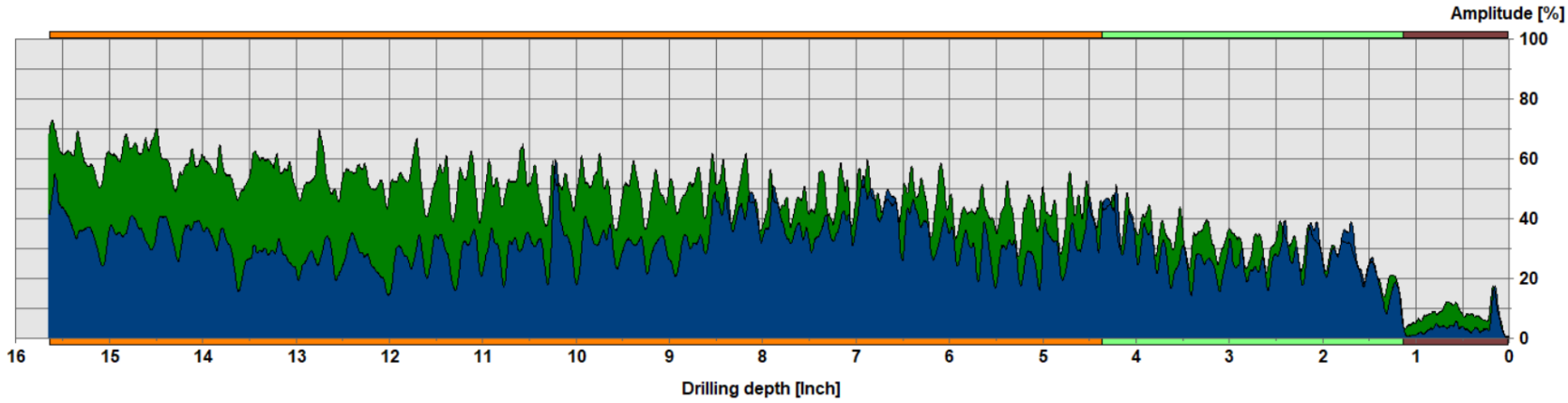
From	0,00 "	to	0,72 "	: bark
From	0,72 "	to	7,13 "	: typical integrity
From	7,13 "	to	15,65 "	: minor integrity loss
From	0,00 "	to	0,00 "	:
From	0,00 "	to	0,00 "	:
From	0,00 "	to	0,00 "	:

Comment

12' 135

Measuring / object data

Measurement no.	: 3	Needle speed	: 2500 r/min	Diameter	: 60,0 "
ID number	: WATER OAK	Needle state	: ---	Level	: 144,0 "
Drilling depth	: 15,646 "	Tilt	: -2°	Direction	: 180
Date	: 11.03.2026	Offset	: 71/262	Species	: water oak
Time	: 14:44:08	Avg. curve	: off	Location	: 72 Marietta St
Feed speed	: 39 "/min			Name	: COA Public Works



Assessment

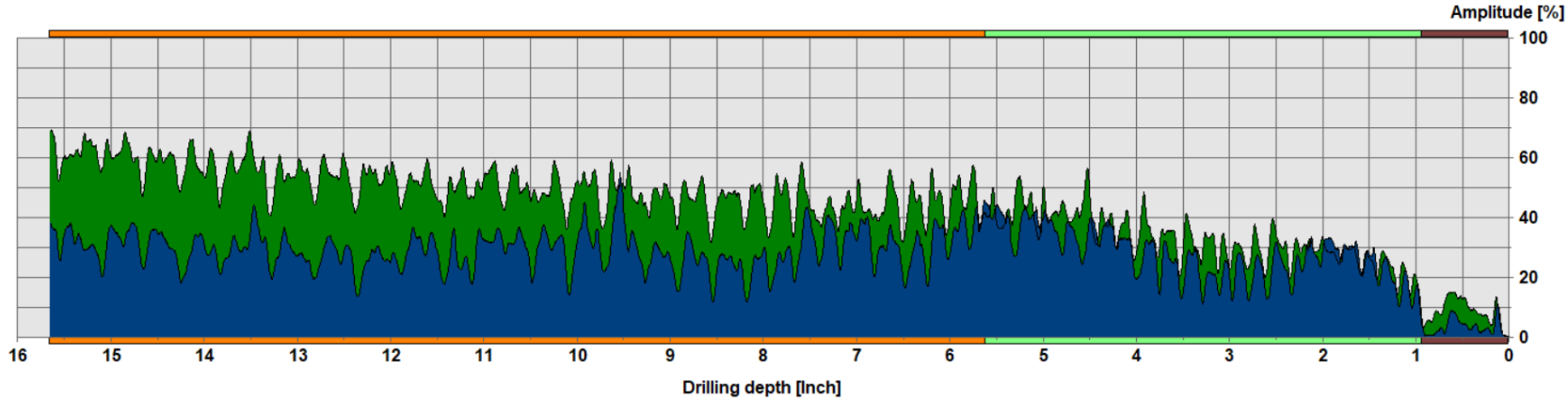
From	0,00 "	to	1,13 "	: bark
From	1,13 "	to	4,37 "	: typical integrity
From	4,37 "	to	15,65 "	: minor integrity loss
From	0,00 "	to	0,00 "	:
From	0,00 "	to	0,00 "	:
From	0,00 "	to	0,00 "	:

Comment

12' 180

Measuring / object data

Measurement no.	: 4	Needle speed	: 2500 r/min	Diameter	: 60,0 "
ID number	: WATER OAK	Needle state	: ---	Level	: 144,0 "
Drilling depth	: 15,646 "	Tilt	: -3°	Direction	: 225
Date	: 11.03.2026	Offset	: 71/253	Species	: water oak
Time	: 14:55:47	Avg. curve	: off	Location	: 72 Marietta St
Feed speed	: 39 "/min			Name	: COA Public Works



Assessment

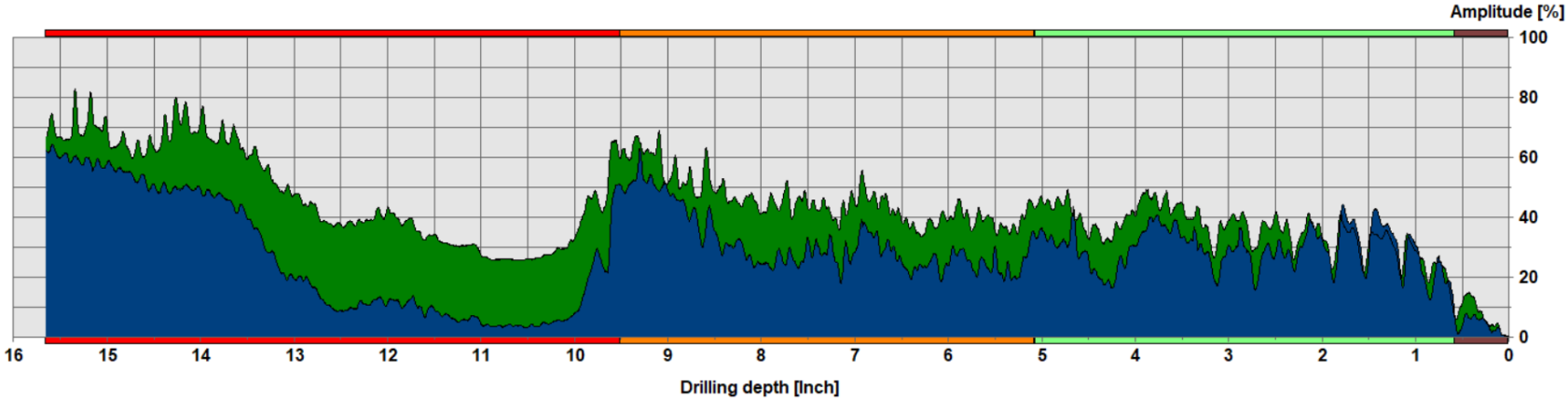
From	0,00 "	to	0,94 "	: bark
From	0,94 "	to	5,63 "	: typical integrity
From	5,63 "	to	15,66 "	: minor integrity loss
From	0,00 "	to	0,00 "	:
From	0,00 "	to	0,00 "	:
From	0,00 "	to	0,00 "	:

Comment

12' 225

Measuring / object data

Measurement no.	: 5	Needle speed	: 2500 r/min	Diameter	: 60,0 "
ID number	: WATER OAK	Needle state	: ---	Level	: 144,0 "
Drilling depth	: 15,646 "	Tilt	: +2°	Direction	: 270
Date	: 11.03.2026	Offset	: 66/255	Species	: water oak
Time	: 14:57:19	Avg. curve	: off	Location	: 72 Marietta St
Feed speed	: 39 "/min			Name	: COA Public Works



Assessment

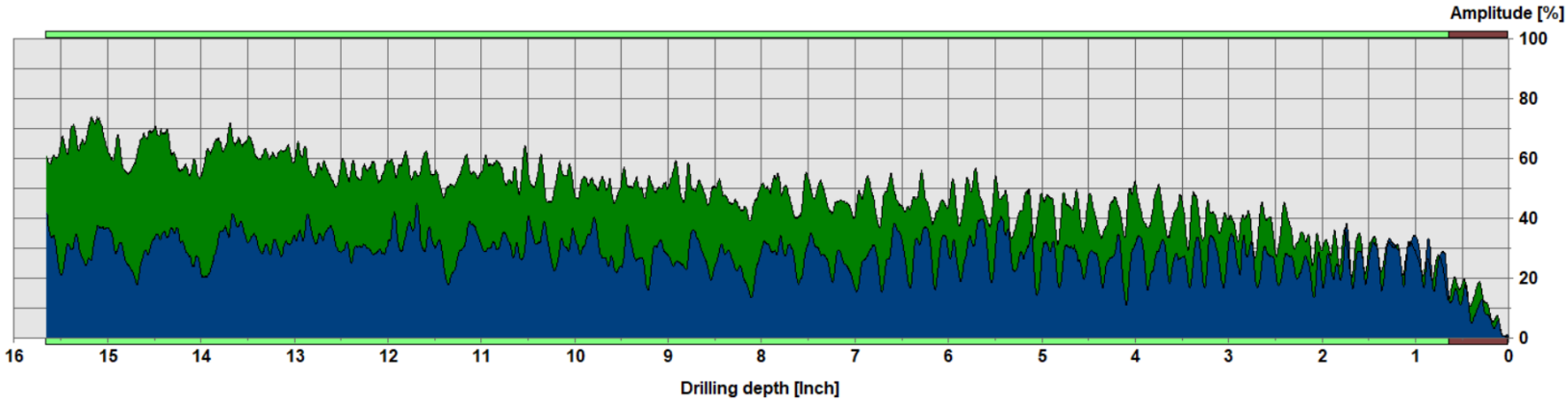
From	0,00 "	to	0,60 "	: bark
From	0,60 "	to	5,08 "	: typical integrity
From	9,52 "	to	15,66 "	: major integrity loss
From	5,08 "	to	9,52 "	: minor integrity loss
From	0,00 "	to	0,00 "	:
From	0,00 "	to	0,00 "	:

Comment

12' 270

Measuring / object data

Measurement no.	6	Needle speed	2500 r/min	Diameter	60,0 "
ID number	WATER OAK	Needle state	---	Level	144,0 "
Drilling depth	15,646 "	Tilt	-2°	Direction	315
Date	11.03.2026	Offset	66/260	Species	water oak
Time	14:59:54	Avg. curve	off	Location	72 Marietta St
Feed speed	39 "/min			Name	COA Public Works



Assessment

From	0,00 "	to	0,64 "	: bark
From	0,64 "	to	15,66 "	: typical integrity
From	0,00 "	to	0,00 "	:
From	0,00 "	to	0,00 "	:
From	0,00 "	to	0,00 "	:
From	0,00 "	to	0,00 "	:

Comment

12' 315

Tree Risk Assessment Vocabulary

Tree risk assessment has a unique set of terminology with specific meanings. A complete list of tree risk vocabulary and procedures may be found in the International Society of Arboriculture's (ISA) *Best Management Practice (BMP) for Tree Risk Assessment* or the *American National Standards Institute (ANSI) A300 Tree Risk Assessment Standard*. The following information is provided to assist the owner/client with understanding some of the common industry phrases or language, and some of the procedures and methodologies associated with the industry language used in the proposal and/or report.

Vocabulary Used Throughout Proposals and Reports

Inspection interval is the recommended amount of time between inspections or assessments.

Occupancy rates categorize the estimated time a target is physically within a target zone. Occupancy rate is classified as rare, occasional, frequent, or constant.

Overall risk rating is the highest individual risk identified for the tree.

Residual risk is the estimated level of risk that will remain after the recommended mitigation efforts to reduce the risk have been made. This estimate is provided to help the client understand that some level of risk may still exist and plan appropriately for future risk management.

Risk is the likelihood of an event and its consequences.

Risk rating for a tree or tree part is the combination of the likelihood of failure, the likelihood of impact, and the consequences.

Time frame is the period the assessor uses in which to estimate the likelihood of failure in all categories except the "imminent" category. The use of a time frame is meant solely to help the assessor better determine the portions of the risk analysis which are time dependent. The owner/client should never consider the time frame a "guarantee period" for the risk assessment or that the tree will not fail or is safe within the stated time frame.

Targets are people, property, or activities that could be injured, damaged or disrupted by a tree or tree part failure.

Target occupancy rates are typically identified based on information obtained from the owner/client prior to conducting the assessment, as well as information gained during the limited time the assessor evaluates the tree and site. Targets, target zones, and occupancy rates may be adjusted based on observations during the assessment.

Target zones are the areas where a tree or tree part is likely to land if it were to fail. The target zone(s) is determined in the field at the time of the assessment.

Trees can generally be defined as a woody perennial plant with a single trunk, defined crown, and will reach a minimum height of 15 feet at maturity.

Tree parts include branches, fruit, and trunks.

Tree risk is the likelihood of a tree failure impacting a target and the severity of the consequences.

Tree risk assessment is the systematic process used to identify, analyze, and evaluate tree risk. Tree risk assessments are conducted to assist the tree owner or client in better understanding the risk their trees pose so they can make management decisions to reduce or minimize those risks. Tree risk assessments focus on evaluating the structural integrity of the tree crown, branches, trunks, and roots and root collar.

Tree risk assessors are trained arborists or qualified professionals with experience in performing tree risk assessments.

Vocabulary Used to Communicate Occupancy Rates

Constant indicates a target is present in the target zone at nearly all times, 24 hours a day, seven days a week.

Frequent indicates a target is present in the target zone for a large portion of the day or week.

Occasional indicates a target is present in the target zone infrequently or irregularly.

Rare indicates a target zone that is not commonly used by people or other mobile/movable targets.

Vocabulary Used to Communicate the Likelihood of Failure

Imminent indicates that failure has started or is most likely to occur in the near future, even if there is no significant wind or increased load.

Probable indicates that failure may be expected under normal weather conditions within the specified time frame.

Possible indicates that failure could occur, but is unlikely under normal weather conditions within the specified time frame.

Improbable indicates that failure is not likely during normal weather conditions, and it may not fail in extreme weather conditions within the specified time frame.

Vocabulary Used to Communicate the Likelihood of a Failure Impacting a Target

Very likely to impact a target is reached by an imminent likelihood of failure and high likelihood of impact.

Likely to impact a target can be reached by an imminent likelihood of failure and medium likelihood of impact; or probable likelihood of failure and high likelihood of impact.

Somewhat likely to impact a target can be reached by one of the following combinations; an imminent likelihood of failure and low likelihood of impact; probable likelihood of failure and medium likelihood of impact; or possible likelihood of failure and high likelihood of impact.

Unlikely to impact a target can be reached by one of the following combinations; a possible or probable likelihood of failure and low likelihood of impact; possible likelihood of failure and medium likelihood of impact; improbable likelihood of failure with any likelihood of impact rating; or any likelihood of failure rating with very low likelihood of impact.

Vocabulary Used to Communicate the Consequences of Failure and Impact

Severe consequences could involve serious personal injury or death, high-value property damage, or major disruption to important activities.

Significant consequences are those that could involve substantial personal injury, property damage of moderate to high value, or considerable disruption of activities.

Minor consequences are those that are believed will only cause minor personal injury, low-to-moderate-value property damage, or small disruption of activities.

Negligible consequences are those that are believed will not result in personal injury, will only involve low-value property damage, or disruptions that can be replaced or repaired.

Vocabulary Used to Communicate Overall Risk Ratings

Extreme risk applies in situations in which failure is imminent, there is a high likelihood of impacting the target, and the consequences of the failure are severe.

High risk situations are those for which consequences are significant and likelihood is very likely or likely; or consequences are severe and likelihood is likely.

Moderate risk situations are those for which consequences are minor and likelihood is very likely or likely; or likelihood is somewhat likely and consequences are significant or severe.

Low risk situations are those for which consequences are negligible and likelihood is unlikely; or consequences are minor and likelihood is somewhat likely.

Explanation of Tree Risk Levels

The three levels of tree risk assessment defined in the ANSI A300 Tree Risk Assessment Standard are:

I. Level 1: Limited Visual Assessment

This level of assessment provides a visual assessment from a defined perspective (e.g., from the sidewalk, street, or aerial view) of an individual tree or population of trees to assess risk to specified targets from obvious defects or specified conditions.

Level 1 assessments are typically performed to quickly assess large populations of trees or conduct a rapid assessment of an individual tree. The assessor views only one side of the tree while walking on a sidewalk, being unable to access a neighboring property, looking from a slow-moving car, or from above with a drone, helicopter, or airplane.

A Level 1 assessment requires the client to identify the location and/or selection criteria of trees to be assessed. The assessor may:

1. Determine the most efficient route and document the route taken.
2. Assess the tree(s) within the area from the defined perspective (e.g., walk-by or drive-by).
3. Record the location of trees that meet the defined criteria (e.g., significant defects or other conditions of concern).
4. Evaluate the risk (risk rating is optional).
5. Identify trees requiring a higher level of assessment (Level 2 or Level 3) and/or prompt action.
6. Submit risk mitigation recommendations and/or a report.

Limitations: Level 1 assessments are the least thorough means of assessment. They are typically from one perspective, such as a walk-by, a drive-by, or aerial view. This level of assessment is most commonly used to prioritize higher-risk trees within larger groups of trees when there are budgetary, time, or other management constraints. Some defects or conditions will not be visible to the inspector, nor will all conditions visible at all times of the year; therefore, not all higher-risk trees will be accurately identified. In addition, the assessment may not provide enough information to assign a risk rating, make a risk mitigation recommendation, or determine residual risk.

II. Level 2: Basic Assessment

A Level 2 assessment is a detailed visual inspection of a tree and its surrounding site and a synthesis of the information collected. It requires a 360Â° ground-based inspection around a tree, including the site conditions, visible buttress roots, trunk, branches, and crown.

The Level 2 assessment may include using tools such as binoculars, mallet, or probe at the discretion of the assessor or at the request of the owner/client.

At this level, the assessor may:

1. Locate and identify the tree or trees to be assessed.
2. Determine the targets and target zone for the tree or tree part(s) of concern.
3. Review the site history and conditions, and species failure profile.
4. Assess potential load on the tree and its parts.
5. Assess general tree health.
6. Inspect the tree visually which may include the use of common tools such as binoculars, mallet, probes, and/or shovels, as specified in the Scope of Work.
7. Record observations of site conditions, defects, indicators of internal defects, and response growth.
8. If necessary, recommend a Level 3 advanced assessment.
9. Analyze data to determine the likelihood of failure, likelihood of impact, and consequences of failure to evaluate the degree of risk.
10. Develop mitigation options and estimate residual risk for each option.
11. Recommend a re-inspection interval.
12. Prepare and submit a report.

Limitations: Level 2 assessments only include conditions and defects that can be detected from a ground-based visual inspection on the day of the assessment. Below-ground, internal, or upper-crown conditions, decay, and defects may not be detected.

III. Level 3: Advanced Assessment

A Level 3 assessment is performed to provide detailed information about specific tree parts, defects, targets, or site conditions. These are usually conducted in conjunction with or after a Level 2 assessment with owner/client approval. Specialized equipment, data collection and analysis, and/or expertise are usually required for Level 3 assessments.

At this level, the assessor may:

1. Locate and identify the tree or trees to be assessed.
2. Determine the targets and target zone for the tree or tree part(s) of concern.
3. Review the site history and conditions, and species failure profile.
4. Assess potential load on the tree and its parts.
5. Assess general tree health.
6. Inspect the tree and/or site using advanced techniques as specified in the Scope of Work.
7. Record results from advanced techniques.
8. Analyze data to determine the likelihood of failure, likelihood of impact, and consequences of failure to evaluate the degree of risk.
9. Develop mitigation options and estimate residual risk for each option.
10. Recommend a re-inspection interval.
11. Recommend other advanced assessments, if necessary.
12. Prepare and submit a report.

*Items 1-5 may be included in the associated Level 2 assessment.

Procedures and Methodologies Often Used For Level 3 Assessments

Level 3 procedures and methodologies, which are referred to as technologies, may include:

Procedure	Methodology
Aerial inspection and evaluation of structural defects in upper stems and branches	• visual inspection from within the tree crown or from a lift • unmanned aerial vehicle (UAV) photographic inspection • decay testing of branches
Detailed target analysis	• property value of anything potentially impacted by tree failure • use and occupancy statistics • potential disruption of activities such as road blockage or an electrical outage
Detailed site evaluation	• history evaluation • soil profile inspection to determine root depth • soil mineral and structural testing
Decay and wood analysis	• increment boring • drilling with small-diameter bit • resistance-recording drilling • single path sonic (stress) wave • sonic tomography • electrical impedance tomography • radiation (radar, X-ray) • advanced analysis for pathogen identification
Health evaluation	• tree ring analysis (in temperate zone trees) • shoot length measurement • detailed health/vigor analysis • starch assessment
Root inspection and evaluation	• root and root collar excavation • root decay evaluation • ground-penetrating radar
Storm/wind load analysis	• detailed assessment of tree exposure and protection • computer-based estimations according to engineering models • wind reaction monitoring over a defined interval
Measuring and assessing the change in trunk lean	• visual documentation • digital level

Load testing	• hand pull • measured static pull • measured tree dynamics

Limitations: Level 3 assessments that include specialized technologies may have uncertainty and require qualified estimations. Exact measures may not be feasible.

Conclusion

Regardless of the level of assessment conducted, every assessment is limited to the trees identified in the scope of work, conditions detectable at the time of the assessment, the level of communication with the owner/client, and other conditions that affect the assessor's ability to collect information. Not all defects and conditions are detectable, and not all tree failures can be predictable. Trees are living organisms, and as such, every tree's structural conditions change over time.

Community Zoning Information Meeting (CZIM) April 8, 2026

Please sign-in and leave your comments and/or concerns.

V-26-07 / Alpharetta District Places Tree Variance

NAME	ADDRESS	COMMENTS
BELINDA & BILL LAWLER	1365 BETHANY COURT ALPHARETTA	
FRANCENE TAYLOR	2017 HIDDEN ALY Alpharetta	Traffic – impact to neighborhoods Noise – Size of development esp. Phase II
Trace Taylor	2017 Hidden Aly Alpharetta	Increase of traffic flow to Roswell and Marietta Streets.

Docusign Envelope ID: 14CDB002-C8FF-48B8-B3E0-55F0AEC5BECD

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Alpharetta District Places Tree Variance

Contact Name: Steven Rowe Telephone: 678-990-2380

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

There were no comments about the tree variance at the CZIM. The only comments were concerns regarding traffic impact, noise, and the size of the development (phase II in particular, which is not part of this request).

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- ☐ Letter
- ☐ Personal Visits
- ☐ Telephone
- ☒ Group Meeting
- ☐ Email
- ☐ Other *(Please Specify)* _____

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: Signed by: Steve Rowe 3B09C257ACC84CF... Date: 4/9/2026 | 5:55 PM EDT

Print Form

3/20/2026

Steven Rowe
50 Warm Springs Circle
Roswell, Ga. 30075

RE: **V-26-07 Alpharetta District Places Phase 1**

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a variance request to allow a specimen tree to be removed along Marietta Street. A variance is requested to Unified Development Code (UDC) Subsection 3.2.8(K) to allow a specimen tree in the building setback along Marietta Street to be removed. The property is located at 131 South Main Street and 82 Marietta Street and is legally described as being located in Land Lots 695 & 1269, 1st District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) will be held on **Wednesday, April 8, 2026, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA, 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

The item will be considered by the **City Council on Monday, April 27, 2026 at 6:30 PM**. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at slr@aecatl.com (770-641-1942).

Sincerely,

Steven Rowe

DIVERSIFIED INVESTMENT GROUP R E H LLC
1865 BETHANY WAY
ALPHARETTA GA 30009

JACK & KATHLEEN NUGENT REVOCABLE T R THE
12082 COTTON ALY
ALPHARETTA GA 30009

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004-1932

ARIEL HOLDINGS II FIFTY FOUR ROSWELL ST L L C
54 ROSWELL ST
ALPHARETTA GA 30009-1930

TAYLOR HAROLD T
2165 OLD MILTON PKWY
ALPHARETTA GA 30004-1910

PUBLIX SUPER MARKETS INC
P.O. BOX 32018
LAKELAND FL 33802

KLD ROSWELL STREET LLC
12460 CRABAPPLE RD STE 202 317
ALPHARETTA GA 30004

NEW MAMMOTH DETAIL SALON INC
2145 OLD MILTON PKWY
ALPHARETTA GA 30004

PUBLIX SUPER MARKETS INC
P O BOX 32018
LAKELAND FL 33802-2018

SS ALPHARETTA CGP LLC
361 SUMMIT BLVD STE 110
BIRMINGHAM AL 35243

MAINSTREET PORTFOLIO LLC
13913 TREE LOFT RD
ALPHARETTA GA 30004

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009-1940

PALMER FAMILY INVESTMENTS LLC
11460 ALPHARETTA HWY
ROSWELL GA 30076-3801

CITY OF ALPHARETTA
2 SOUTH MAIN ST # 19
ALPHARETTA GA 30004

BUR ROG INC
P.O. BOX 642
ALPHARETTA GA 30009

CARLOS L BAGWELL REVOCABLE TRUST THE
40 ROSWELL ST
ALPHARETTA GA 30009

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

CORNERSTONE INVESTMENT GROUP LLC
6190 POWERS FERRY RD STE 230
ATLANTA GA 30339

HAIGLER CAPITAL LLC
164 ROSWELL ST
ALPHARETTA GA 30009

CEMETERY
3693 STEWART ROAD
ATLANTA GA 30340

SHAMOUN GEORGIA HOLDING LLC
366 SAN MIGUEL DR SUITE 310
NEWPORT BEACH CA 92660

HAIGLER CAPITAL LLC
2005 OLD MILTON PKWY
ALPHARETTA GA 30009

PUBLIX SUPER MARKETS INC
P O BOX 32018
LAKELAND FL 33802-2018

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

TKB2 PROPERTIES LLC
125 N CHRISTOPHERS RUN
ALPHARETTA GA 30004

BOOTHE JOHN D & CLARE F
2007 HIDDEN ALY
ALPHARETTA GA 30009

KOVALEV ANDREY & KAVALIOVA MARYIA
12003 ORCHID LANE
ALPHARETTA GA 30009

MULKEY LAWRENCE W
13630 BIRMINGHAM HWY
ALPHARETTA GA 30004

MOHAMED M YUSUF M & KHEDR SHEREEN M
2009 HIDDEN ALLEY
ALPHARETTA GA 30009

TAYLOR TRACE S & TAYLOR FRANCENE H
2017 HIDDEN ALY
ALPHARETTA GA 30009

SOUTH MAIN DEVELOPMENT PARTNERS LLC
1819 PEACHTREE RD SUITE 575
ATLANTA GA 30309

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

VICTORIA SQUARE TOWNHOME ASSOCIATI ON INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

PURE TAQUERIA LLC
103 ROSWELL ST
ALPHARETTA GA 30009

DETCHON TRACI L
2011 HIDDEN ALY
ALPHARETTA GA 30009

YACKEL STEFFANIE
2010 HIDDEN ALY
ALPHARETTA GA 30009

122 MARIETTA STREET LLC
119 ROSWELL ST
ALPHARETTA GA 30009

SCHIRMER GINGER POMERANCE
201 ALLEN RD SUITE 300
ATLANTA GA 30328

MINICHIELLO DONALD & MARILYN
2012 HIDDEN ALLEY
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 S SOUTH MAIN ST
ALPHARETTA GA 30004-1936

SEDG INVESTMENTS LLC
13050 BETHANY RD
ALPHARETTA GA 30009

THOMSON KENNETH JAMES & TAMATHA REA
2014 HIDDEN ALY
ALPHARETTA GA 30009

CD II PROPERTIES LLC
PO BOX 99
DEMOREST GA 30535

SEDG INVESTMENTS LLC
13050 BETHANY RD
ALPHARETTA GA 30009-1931

JONES WILLIAM W & JONES DEBORAH J
2016 HIDDEN ALY
ALPHARETTA GA 30009

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

DIVERSIFIED INVESTMENT GROUP LLC
1865 BETHANY WAY
ALPHARETTA GA 30004

VICTORIA SQUARE TOWNHOME ASSOCIATI ON INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

VICTORIA SQUARE TOWNHOME ASSOCIATI ON INC
7380 MCGINNIS FERRY RD STE 200
SUWANEE GA 30024

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30004

KELL BUILDING PARTNERS LLC
131 ROSWELL ST STE B201
ALPHARETTA GA 30009

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

ZAINA PROPERTIES LLC
314 KENT VALLEY CIR
TUCKER GA 30084

ARIEL HOLDINGS LLC
48 OLD ROSWELL ST
ALPHARETTA GA 30009-7908

BRAHMBHATT RISHI KAPIL
3771 ARC WAY
LAWRENCEVILLE GA 30044

ZAINA PROPERTIES LLC
314 KENT VALLEY CIR
TUCKER GA 30084

CITY OF ALPHARETTA
6765 KALI CT
SUWANEE GA 30024

PARK PLAZA PARTNERS LLC
65 ROSWELL ST SUITE 300
ALPHARETTA GA 30009

ALPHARETTA BEACH HOUSE LLC
131 ROSWELL ST # B201
ALPHARETTA GA 30009

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30004

PUBLIX SUPER MARKETS INC
P.O. BOX 32018
LAKELAND FL 33802

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009-1940

RUDD NICOLE M
2013 HIDDEN ALY
ALPHARETTA GA 30009

BONIFACE DORY ANNA
2015 HIDDEN ALY
ALPHARETTA GA 30009

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: _____
PH #: _____
☐ Property Taxes & Code Violations Verified
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Erik Rowen Telephone: 770-530-8013

Address: 7 Old Roswell Street Suite:

City Alpharetta State: Ga Zip: 30009 Fax:

Mobile Tel: Email: erik.rowen@mckibbonplaces.com

Subject Property Information:

Address: 131 South Main Street/ 82 Marietta St. Current Zoning: C-2

District: 1 Section: 2 Land Lot: 695 Parcel ID: 12 258406950732, 12 258406950781, 12 258406950856, 12 258406951128, 12 258406951094

Proposed Zoning: C-2 Current Use: Retail/ Office/ Vacant

This Application For *(Check All That Apply)*:

☐ Conditional Use
☐ Rezoning
☒ Variance
☐ Exception
☐ Master Plan Amendment
☐ Master Plan Review
☐ Public Hearing
☐ Other *(Specify)*:
☐ Comprehensive Plan Amendment

Applicant Request And Intent

What is the proposed use(s) of the property?

The proposed use is a mixed use development including retail and restaurant uses. As a part of the development of this property, it is necessary to remove a hazard tree along the frontage of Marietta Street for public safety.

Applicant's Request (Please itemize the proposal):

We are requesting the following on the property:

- Variance to allow for the removal of a specimen sized tree in the Right of Way of Marietta Street.

Applicant's Intent *(Please describe what the proposal would facilitate)*:

Please see letter of intent.

Docusign Envelope ID: B8BB0690-EBC9-45BE-AA69-2E249DBC78B0

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Bur Rog, Inc. Telephone:

Address: PO Box 642 Suite:

City Alpharetta State: Ga Zip: 30009 -

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- ☐ Annexation
- ☐ Special Use
- ☐ Rezoning
- ☐ Conditional Use
- ☒ Variance
- ☐ Master Plan
- ☐ Land Use Application
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Erik Rowen Telephone: (770)530-8013

Address: 7 Old Roswell Street Suite:

City Alpharetta State: Ga Zip: 30009 -

So Sworn and Attested:

Owner Signature: Signed by: 6BC7862D7C53451... Date: 3/10/2026 | 10:43 AM EDT

Notary:

Notary Signature: Caitlin Leigh Bates Date: 3/10/2026

CAITLIN LEIGH BATES NOTARY PUBLIC FULTON COUNTY, GA MY COMMISSION EXPIRES AUGUST 31 2026

Docusign Envelope ID: B8BB0690-EBC9-45BE-AA69-2E249DBC78B0

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Greg Swayne

Subject Public Hearing Case: Alpharetta District Places

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: None Position: None

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Signed by: Greg Swayne 2CC729ECA4614CF... Date: 3/9/2026 | 12:13 PM EDT

Docusign Envelope ID: B8BB0690-EBC9-45BE-AA69-2E249DBC78B0

DISCLOSURE FORM

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Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Brent Beecham

Subject Public Hearing Case: Alpharetta District Places

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: Kirk Driskoll Position: City Council

Description of Contribution: City Council Campaign Donation Value: $1,000

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: DocuSigned by: 14ACD10836064CD...

Date: 3/9/2026 | 12:32 PM EDT

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Erik Rowen

Subject Public Hearing Case: Alpharetta District Places

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: N/A

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: DocuSigned by: 30CF5EE7AD8343E...

Date: 3/9/2026 | 11:28 AM EDT

Docusign Envelope ID: B8BB0690-EBC9-45BE-AA69-2E249DBC78B0

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: John Burgess

Subject Public Hearing Case: Alpharetta District Places

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: N/A

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Signed by: [signature] 6BC7862D7C53451... Date: 3/10/2026 | 10:43 AM EDT

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Variance to allow specimen size tree removal along Marietta Street right-of-way.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

Yes, the existing specimen size tree, (tree 41, 54" Water Oak) has been determined by our arborist to be a Hazard Tree and the removal of this tree along the frontage is in the best interest of the Project, City and general public. (see attached arborist reports for tree 41)

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Yes, the retention of the subject tree would create an unnecessary hazard for the Project, City and general public.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

The existence of a sub-standard ROW on Marietta Street is the reason for the variance.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

If the variance is granted, there would be no detriment to the public good and would meet the intent of the Zoning Code since the project will plant the required landscape strip.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: Alpharetta District Places

Contact Name: Erik Rowen Telephone: 770-530-8013

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

(Please See Attached List

of residents within 500')

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)*

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

A letter will be sent to all land owners within 500' of the proposed property detailing the request and the residents will have the opportunity respond in the following ways:
- Telephone Call
- E-Mail Response
- In-Person Meeting if Requested.

DIVERSIFIED INVESTMENT GROUP R E H LLC
1865 BETHANY WAY
ALPHARETTA GA 30009

JACK & KATHLEEN NUGENT REVOCABLE T R THE
12082 COTTON ALY
ALPHARETTA GA 30009

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004-1932

ARIEL HOLDINGS II FIFTY FOUR ROSWELL ST L L C
54 ROSWELL ST
ALPHARETTA GA 30009-1930

TAYLOR HAROLD T
2165 OLD MILTON PKWY
ALPHARETTA GA 30004-1910

PUBLIX SUPER MARKETS INC
P.O. BOX 32018
LAKELAND FL 33802

KLD ROSWELL STREET LLC
12460 CRABAPPLE RD STE 202 317
ALPHARETTA GA 30004

NEW MAMMOTH DETAIL SALON INC
2145 OLD MILTON PKWY
ALPHARETTA GA 30004

PUBLIX SUPER MARKETS INC
P O BOX 32018
LAKELAND FL 33802-2018

SS ALPHARETTA CGP LLC
361 SUMMIT BLVD STE 110
BIRMINGHAM AL 35243

MAINSTREET PORTFOLIO LLC
13913 TREE LOFT RD
ALPHARETTA GA 30004

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009-1940

PALMER FAMILY INVESTMENTS LLC
11460 ALPHARETTA HWY
ROSWELL GA 30076-3801

CITY OF ALPHARETTA
2 SOUTH MAIN ST # 19
ALPHARETTA GA 30004

BUR ROG INC
P.O. BOX 642
ALPHARETTA GA 30009

CARLOS L BAGWELL REVOCABLE TRUST THE
40 ROSWELL ST
ALPHARETTA GA 30009

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

CORNERSTONE INVESTMENT GROUP LLC
6190 POWERS FERRY RD STE 230
ATLANTA GA 30339

HAIGLER CAPITAL LLC
164 ROSWELL ST
ALPHARETTA GA 30009

CEMETERY
3693 STEWART ROAD
ATLANTA GA 30340

SHAMOUN GEORGIA HOLDING LLC
366 SAN MIGUEL DR SUITE 310
NEWPORT BEACH CA 92660

HAIGLER CAPITAL LLC
2005 OLD MILTON PKWY
ALPHARETTA GA 30009

PUBLIX SUPER MARKETS INC
P O BOX 32018
LAKELAND FL 33802-2018

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

TKB2 PROPERTIES LLC
125 N CHRISTOPHERS RUN
ALPHARETTA GA 30004

BOOTHE JOHN D & CLARE F
2007 HIDDEN ALY
ALPHARETTA GA 30009

KOVALEV ANDREY & KAVALIOVA MARYIA
12003 ORCHID LANE
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MULKEY LAWRENCE W
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2009 HIDDEN ALLEY
ALPHARETTA GA 30009

TAYLOR TRACE S & TAYLOR FRANCENE H
2017 HIDDEN ALY
ALPHARETTA GA 30009

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1819 PEACHTREE RD SUITE 575
ATLANTA GA 30309

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

VICTORIA SQUARE TOWNHOME ASSOCIATI
ON INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

PURE TAQUERIA LLC
103 ROSWELL ST
ALPHARETTA GA 30009

DETCHON TRACI L
2011 HIDDEN ALY
ALPHARETTA GA 30009

YACKEL STEFFANIE
2010 HIDDEN ALY
ALPHARETTA GA 30009

122 MARIETTA STREET LLC
119 ROSWELL ST
ALPHARETTA GA 30009

SCHIRMER GINGER POMERANCE
201 ALLEN RD SUITE 300
ATLANTA GA 30328

MINICHIELLO DONALD & MARILYN
2012 HIDDEN ALLEY
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 S SOUTH MAIN ST
ALPHARETTA GA 30004-1936

SEDG INVESTMENTS LLC
13050 BETHANY RD
ALPHARETTA GA 30009

THOMSON KENNETH JAMES & TAMATHA REA
2014 HIDDEN ALY
ALPHARETTA GA 30009

CD II PROPERTIES LLC
PO BOX 99
DEMOREST GA 30535

SEDG INVESTMENTS LLC
13050 BETHANY RD
ALPHARETTA GA 30009-1931

JONES WILLIAM W & JONES DEBORAH J
2016 HIDDEN ALY
ALPHARETTA GA 30009

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

DIVERSIFIED INVESTMENT GROUP LLC
1865 BETHANY WAY
ALPHARETTA GA 30004

VICTORIA SQUARE TOWNHOME ASSOCIATI
ON INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

VICTORIA SQUARE TOWNHOME ASSOCIATI
ON INC
7380 MCGINNIS FERRY RD STE 200
SUWANEE GA 30024

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30004

KELL BUILDING PARTNERS LLC
131 ROSWELL ST STE B201
ALPHARETTA GA 30009

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

ZAINA PROPERTIES LLC
314 KENT VALLEY CIR
TUCKER GA 30084

ARIEL HOLDINGS LLC
48 OLD ROSWELL ST
ALPHARETTA GA 30009-7908

BRAHMBHATT RISHI KAPIL
3771 ARC WAY
LAWRENCEVILLE GA 30044

ZAINA PROPERTIES LLC
314 KENT VALLEY CIR
TUCKER GA 30084

CITY OF ALPHARETTA
6765 KALI CT
SUWANEE GA 30024

PARK PLAZA PARTNERS LLC
65 ROSWELL ST SUITE 300
ALPHARETTA GA 30009

ALPHARETTA BEACH HOUSE LLC
131 ROSWELL ST # B201
ALPHARETTA GA 30009

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30004

PUBLIX SUPER MARKETS INC
P.O. BOX 32018
LAKELAND FL 33802

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009-1940

RUDD NICOLE M
2013 HIDDEN ALY
ALPHARETTA GA 30009

BONIFACE DORY ANNA
2015 HIDDEN ALY
ALPHARETTA GA 30009

AEC
50 Warm Springs Circle
Roswell, Georgia 30075-4937
Main: 770.641.1942
Fax: 770.998.6924

March 2, 2026

The Mayor and City Council
City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009

RE: **Alpharetta District Places- Phase I**
Variance Request to Remove Tree 41

Dear Board of Zoning Appeals Members:

On behalf of **Alpharetta District Places, LLC**, the Applicant, is seeking a variance on approximately 2.364 acre property at 131 South Main Street to remove Tree 41 (54" Water Oak) a boundary tree in Phase II located along the frontage of Marietta Street in conjunction with the commercial development already under review. The property is currently Zoned C-2, and no change in zoning is proposed for the Phase I development.

Under the City's Unified Development Code the tree is required be preserved since it is located along the frontage of Marietta street and be worked into the proposed streetscape of the development. We are seeking a variance to remove this tree due to several reasons. First, the tree is significantly impacted currently by the existing development by paving and utility impacts at the following rates as depicted int eh attached exhibit:

Existing Critical Root Zone: 58.8% impacted
Existing Structural Root Plate: 50.9% impacted

Second, the trees' current health does not warrant preserving the tree. Robert Brettschneider with His Hands Tree Preservation, LLC. was hired as the project arborist and has assessed the tree at several levels and has determined that the tree is considered a Hazard Tree and should not be preserved as a part of this project. We have attached the various tree assessments to this application and include the following:

- ***Tree Summary Report***
- ***Level 3 Tree Risk and Health Assessments: Report of Tree Health and Structural Condition***
- ***Level 3 Aerial Risk and Health Assessment: Report of Tree Health and Structural Condition***

Based upon the above assessments and existing condition of the tree, we feel that the removal is not just warranted but will be in the best interest of the Project, the City and the general Public of the City of Alpharetta given the danger a Hazardous tree can cause.

We look forward to working in partnership with the Board of Zoning Appeals and City staff during the variance review process. We thank you for your consideration in this matter and respectfully request that the variance request be granted as requested since it meets the requirements for granting a variance request. If you have any questions or require further information, please feel free to contact me at your convenience.

Sincerely,
AEC, Inc.

Steven L. Rowe, ASLA
Vice President

SLR/SCH/slr

M:\2025 JOBS\25-5172 Bur-Rog Alpharetta\SUBMITTALS\Variance- Tree 41 (3-2-2026)\Tree 41 Variance Letter of Intent.docx

AEC
50 Warm Springs Circle
Roswell, Georgia 30075-4937
Main: 770.641.1942
Fax: 770.998.6924

March 23, 2026

Mr. Michael Woodman
Planning + Development Services Manager
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

RE: Tree #41 Variance Amendment
City Park on Corner of Roswell St and Marietta St
Alpharetta, Georgia

Dear Michael,

We have received the recent City of Alpharetta Tree assessment of Tree #41that classifies the tree as a Specimen. In lieu of paying the required recompense to the city for the removal of this tree, we would like to propose site improvements above and beyond the minimum code requirements.

The following improvements are proposed by Alpharetta District Places to compensate for the loss of Tree #41:

- Increasing the size of the five (5) proposed Overstory street trees along Roswell Street from 4" caliper to 6" caliper. This will allow for a more immediate impact to the streetscape on Roswell St.

- Increasing the size of the three (3) proposed Overstory street trees along Marietta Street from 4" caliper to 6" caliper. This will allow for a more immediate impact to the streetscape on Marietta St.

- Correction of approximately 70 linear feet of the mis-aligned Alpha Loop that has been installed in front of the Alpharetta District places project. This scope will include demolition of the mis-aligned section and repouring of the Alpha Loop Trail in the correct location along Roswell Street.

We thank you for your consideration in this matter and please call if you have any questions or need further information.

Sincerely,
AEC, Inc.

Steven L. Rowe, ASLA
Vice President

SLR/JPS/jps

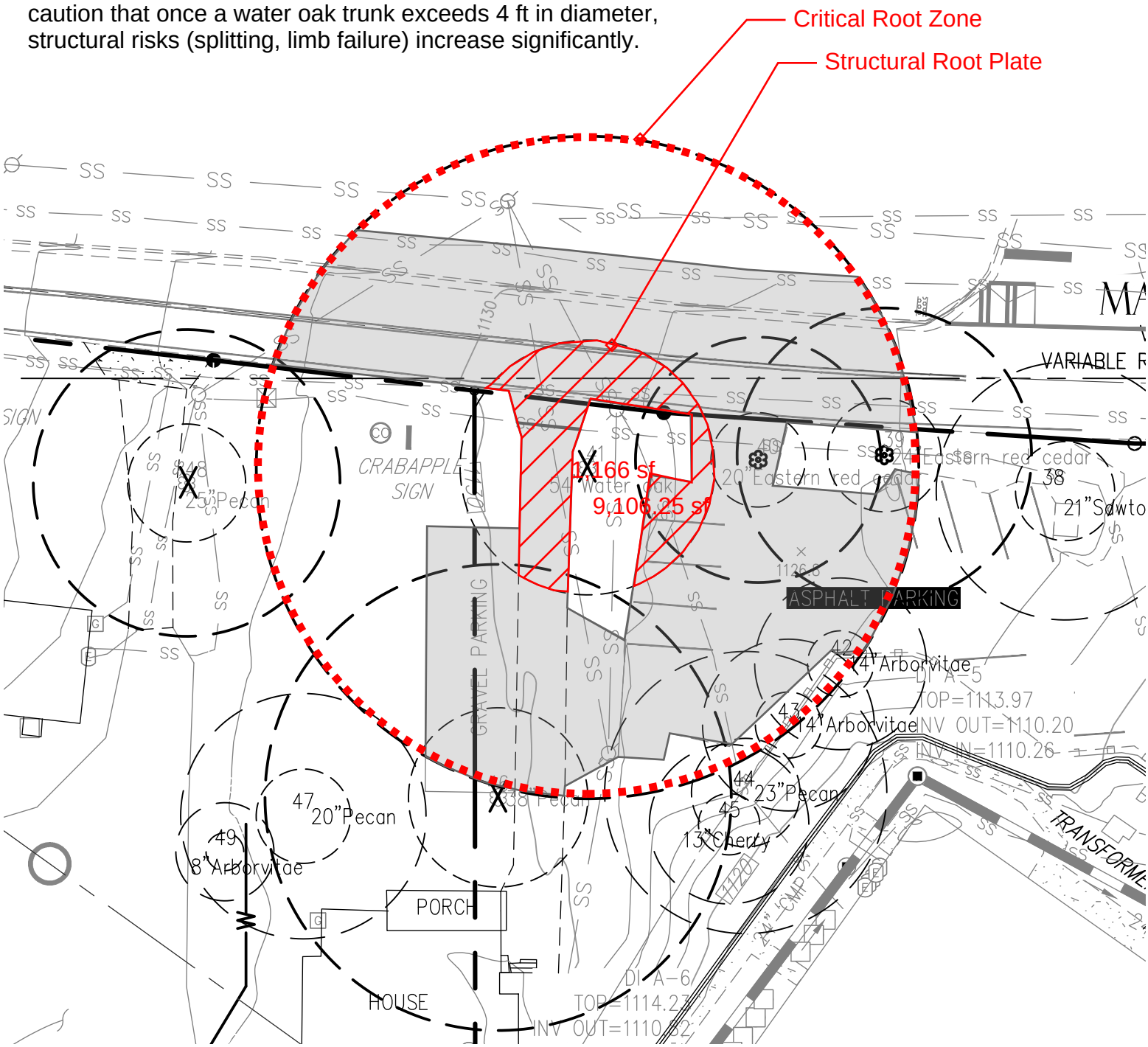
M:\2025 JOBS\25-5172 Bur-Rog Alpharetta\SUBMITTALS\Variance- Tree 41 (3-2-2026)\Tree 41- recompense letter.doc

TREE 41- 54" WATER OAK
EXISTING IMPACTS

Existing CRZ Impact: 9,106.25 s.f. (58.8%)

Existing SRP Impact: 1,166.00 s.f. (50.9%)

Per Tree Inspection Experts: In urban/landscape guides, some caution that once a water oak trunk exceeds 4 ft in diameter, structural risks (splitting, limb failure) increase significantly.



TRACT 3

The Water Oak (Quercus nigra) is relatively **short-lived** for an oak species. Under good conditions in the southeastern U.S. (including North Georgia), its typical lifespan is often cited as **30 to 50 years**. (source- Env. Horticulture) and

Tree Inspection Experts (Atl): In urban/landscape guides, some caution that once a water oak trunk exceeds 4 ft in diameter, structural risks (splitting, limb failure) increase significantly.

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA GS18 DUAL FREQUENCY GNSS RECEIVER, USING AN RTK CONNECTION TO AN ON SITE LEICA GS18 BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1'.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 146,351 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DB 53189, pg 19, DB 36465, pg 544, DB 57980, pg 263, DB 17583, pg 280, DB 44506, pg 182

PROPERTY OWNERS AS OF SURVEY DATE: CITY OF ALPHARETTA & BUR ROG INC

PARCEL NUMBER: 12 258406950732, 12 258406950781, 12 258406950856, 12 258406951128, 12 258406951094, 12 258406950823

~SURVEY NOTES~

~ZONING INFORMATION~

COUNTY: CITY OF ALPHARETTA
ZONE: C-2
SETBACK REQUIREMENTS:
FRONT: CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERNS)
REAR: 10'
SIDE: CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERNS)

NOTES

THERE ARE UTILITY EASEMENTS ASSOCIATED WITH TRACTS 1-3 OF UNKNOWN WIDTH PER DB 24662, pg 19 AND DB 29522, pg 168.

DUE TO THE AGE AND CONDITION OF STORM AND SANITARY SEWER INFRASTRUCTURE ON AND ADJACENT TO THE SITE AS OF SURVEY DATE, IT IS RECOMMENDED THAT PIPE SIZE, MATERIAL AND CONNECTIONS BE CONFIRMED.

~FLOOD NOTE~

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13121C0058F, EFFECTIVE DATE 9/18/2013, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

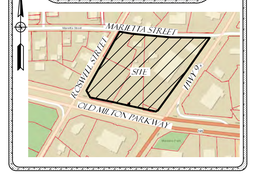
GRAPHIC SCALE

0 40 80 120

(IN FEET)
1 inch = 40 ft.

GRID NORTH
SPC - GA WEST ZONE

LOCATION MAP
(NOT TO SCALE)



~LEGEND~

○	CALCULATED POSITION	◇	ROAD SIGN POLE
●	IRON PIN FOUND/SET (IPF/IPS)		CROSSWALK SIGNAL
⊠	MONUMENT		PROPANE TANK
C/L	CENTERLINE		BOLLARD
N/F	NOW OR FORMERLY		HVAC
DB	DEED BOOK		GAS VALVE
PB	PLAT BOOK		GAS METER
PG	PAGE		JUNCTION BOX
P/L	PROPERTY LINE		CURB INLET CI
RB	REBAR		DROP INLET DI
CTP	CRIMPED TOP PIPE		YARD INLET
NSB	NAIL SET AT BASE		PEDISTAL INLET
OTP	OPEN TOP PIPE		CLEANOUT
SR	SOLID ROD		SANITARY SEWER MANHOLE (SSMH)
AE	ACCESS EASEMENT	HDPE	HIGH DENSITY POLYETHYLENE PIPE
UE	UTILITY EASEMENT	CMP	CORRUGATED METAL PIPE
	TELEPHONE PED. (T.P.)		
	FIRE HYDRANT (FH)	OCS	OUTLET CONTROL STRUCTURE
W	WATER METER		(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)
	WATER VALVE (WV)		
	IRRIGATION VALVE		
	POWER BOX (PBX)		ADJOINER
	POWER BOX		LAND LOT LINE (L.L.L.)
	POWER POLE (PP)		RIGHT OF WAY (R/W)
	LIGHTPOLE		FENCE
	UTILITY POLE	OHP	OVERHEAD POWER
E	ELECTRIC HANDHOLE	GAS	GAS LINE
C	COM. HANDHOLE	SS	SEWER LINE
C	COM. MANHOLE	W	WATER LINE
	TRAFFIC HANDHOLE		STORM WATER PIPE
TH	TRAFFIC BOX		GAURDRAIL
	TRAFFIC POLE	UGC	UNDERGROUND COM.

~SURVEYOR CERTIFICATION~

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Morgan Starbuck

MORGAN E. STARBUCK PLS# 3621

GEORGIA PROFESSIONAL NO. 3621 LAND SURVEYOR MORGAN E. STARBUCK

TOTAL AREA

5.99 ACRES

PARCEL# 12 258406950732, 12 258406950781, 12 258406950856, 12 258406951128, 12 258406951094, & 12 258406950823

TRACT 1 — 0.65 ACRE — 114 ROSWELL STREET — PARCEL# 12 258406950732

TRACT 2 — 0.52 ACRE — 82 MARIETTA STREET — PARCEL# 12 258406950781

TRACT 3 — 3.01 ACRES — 72 STATE HWY 9 — PARCEL# 12 258406951094

TRACT 4 — 0.91 ACRE — 126 ROSWELL STREET — PARCEL# 12 258406950856

TRACT 5 — 0.87 ACRE — SOUTH MAIN STREET — PARCEL# 12 258406951128

TRACT 6 — 0.03 ACRE — SOUTH MAIN STREET — PARCEL# 12 258406950823

MARIETTA STREET
VARIABLE WIDTH ASPHALT
VARIABLE R/W AS SHOWN ON PB 436, pg 116

ROSWELL STREET
VARIABLE WIDTH ASPHALT
62' R/W AS PER DB 38160, pg 132 & DB 36465, pg 544

OLD MILTON PARKWAY
VARIABLE WIDTH ASPHALT
130' R/W AS DESCRIBED ON DB 36160, Pg 133

SOUTH MAIN STREET
CULPEPER ESTATES
VARIABLE WIDTH ASPHALT
80' R/W AS PER IN DB 17533, Pg 280

2ND DISTRICT, 2ND SECTION
1ST DISTRICT, 2ND SECTION
APPROXIMATE L.L.L.

LL 1269 | LL 694 | LL 695

LINE	BEARING	DISTANCE
L1	N 62°49'08" W	5.50'
L2	N 13°32'06" E	14.26'
L3	N 76°27'53" W	10.00'
L4	S 13°32'06" W	14.29'
L5	N 31°21'05" E	9.98'
L6	N 31°21'05" E	101.63'
L7	N 28°30'53" E	48.40'
L8	N 39°11'34" E	38.34'
L9	N 28°27'22" E	36.44'
L10	S 62°43'22" E	8.36'
L11	N 63°25'38" E	37.09'
L12	S 00°19'05" W	26.53'
L13	S 62°22'16" E	9.97'
L14	S 02°49'33" W	14.50'

GEORGIA811 www.Georgia811.com

THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM INFORMATION PROVIDED BY THE PROPERTY OR UTILITY OWNERS. DAVIS ENGINEERING & SURVEYING, LLC DOES NOT GUARANTEE THAT THE LOCATIONS SHOWN ARE EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES, TO NOTIFY UTILITY OWNERS PRIOR TO CONSTRUCTION, AND TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS.

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 000509

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

SURVEY FOR

BUR ROG, INC
LAND LOTS 694, 695, & 1269
1st & 2nd DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

REVISIONS BY:	CAW
REVISION DATE:	9/15/2025
REVISIONS BY:	AM
REVISION DATE:	8/11/2025
REVISIONS BY:	AM
REVISION DATE:	7/28/2025
REVISIONS BY:	AM
REVISION DATE:	7/2/2025
DRAWING BY:	CAW
DRAWING DATE:	2/20/2025
FIELD CREW:	BP
FIELD DATE:	2/13/2025
FILE:	25-056 ALTA01.dwg

SHEET NO. 1 OF 3

PROJECT NO. 25-056

UTILITIES & TOPO PAGE

THE PURPOSE OF THIS SHEET IS TO SHOW BOTH ABOVE GROUND AND UNDERGROUND UTILITIES, AND TOPO DETAIL. REFER TO SHEET 1 FOR MORE DETAILED BOUNDARY INFORMATION.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

NOTES

THERE ARE UTILITY EASEMENTS ASSOCIATED WITH TRACTS 1-3 OF UNKNOWN WIDTH PER DB 24662, pg 19 AND DB 29522, pg 168.

UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE PER UTILITY SKETCH BY GROUDHAWK SUBTERRANEAN INTELLIGENCE DATED 2/24/2025.

DUE TO THE AGE AND CONDITION OF STORM AND SANITARY SEWER INFRASTRUCTURE ON AND ADJACENT TO THE SITE AS OF SURVEY DATE, IT IS RECOMMENDED THAT PIPE SIZE, MATERIAL AND CONNECTIONS BE CONFIRMED.

~SURVEY NOTES~

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TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DB 53189, pg 19, DB 36465, pg 544, DB 57980, pg 263, DB 17583, pg 280, DB 44506, pg 182

PROPERTY OWNERS AS OF SURVEY DATE: CITY OF ALPHARETTA & BUR ROG INC

PARCEL NUMBER: 12 258406950732, 12 258406950781, 12 258406950856, 12 258406951128, 12 258406951094, 12 258406950823

~TOPOGRAPHIC NOTE~

TOPOGRAPHIC DATA SHOWN HEREON COLLECTED ON FIELD WORK DATE SHOWN. CONTOURS SHOWN AT 2' INTERVALS. CONTROL COORDINATES FOR THIS SURVEY WERE OBTAINED USING A LEICA GS18T RECEIVING CORRECTIONS VIA CONNECTION TO THE LEICA GPS NETWORK.

GRID NORTH
SPC - GA WEST ZONE

LOCATION MAP
(NOT TO SCALE)

GRAPHIC SCALE

0 40 80 120
(IN FEET)
1 inch = 40 ft.

~LEGEND~

- CALCULATED POSITION
- IRON PIN FOUND/SET (IPF/IPS)
- MONUMENT
- C/L CENTERLINE
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- P/L PROPERTY LINE
- RB REBAR
- CTP CRIMPED TOP PIPE
- NSB NAIL SET AT BASE
- OTP OPEN TOP PIPE
- SR SOLID ROD
- AE ACCESS EASEMENT
- UE UTILITY EASEMENT
- TELEPHONE PED. (T.P.)
- FIRE HYDRANT (FH)
- WATER METER
- WATER VALVE (WV)
- IRRIGATION VALVE
- POWER BOX (PBX)
- POWER BOX
- POWER POLE (PP)
- LIGHTPOLE
- UTILITY POLE
- ELECTRIC HANDHOLE
- COM. HANDHOLE
- COM. MANHOLE
- TRAFFIC HANDHOLE
- TRAFFIC BOX
- TRAFFIC POLE
- ROAD SIGN POLE
- CROSSWALK SIGNAL
- PROPANE TANK
- BOLLARD
- HVAC
- GAS VALVE
- GAS METER
- JUNCTION BOX
- CURB INLET CI
- DROP INLET DI
- YARD INLET
- PEDISTAL INLET
- CLEANOUT
- SANITARY SEWER MANHOLE (SSMH)
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- CMP CORRUGATED METAL PIPE
- OCS OUTLET CONTROL STRUCTURE

(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)

- ADJOINER
- LAND LOT LINE (L.L.L.)
- RIGHT OF WAY (R/W)
- FENCE
- OHP OVERHEAD POWER
- GAS GAS LINE
- SS SEWER LINE
- W WATER LINE
- STORM WATER PIPE
- GUARDRAIL
- UGC UNDERGROUND COM.

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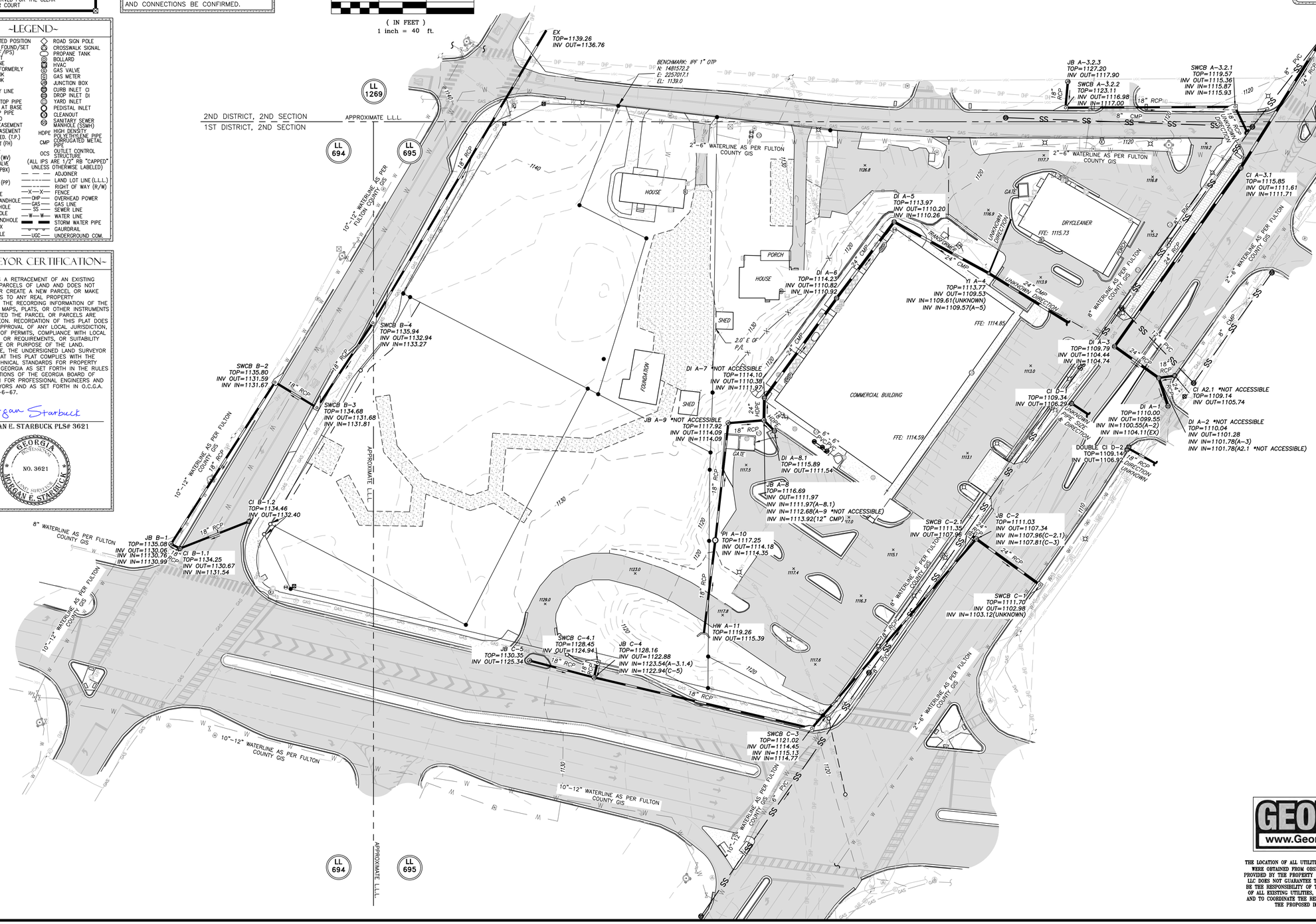
Morgan Starbuck

MORGAN E. STARBUCK PLS# 3621

GEORGIA PROFESSIONAL LAND SURVEYOR NO. 3621 MORGAN E. STARBUCK



GEORGIA811 www.Georgia811.com

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CERTIFICATE OF AUTHORIZATION NUMBER: LSF 000539

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

UTILITIES & TOPO SURVEY FOR:
BUR ROG, INC
LAND LOTS 694, 695, & 1269
1st & 2nd DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

REVISIONS BY:	CAW
REVISION DATE:	9/15/2025
REVISIONS BY:	AM
REVISION DATE:	8/11/2025
REVISIONS BY:	AM
REVISION DATE:	7/28/2025
REVISIONS BY:	AM
REVISION DATE:	7/2/2025
DRAWING BY:	CAW
DRAWING DATE:	2/20/2025
FIELD CREW:	BP
FIELD DATE:	2/13/2025
FILE:	25-056 ALTA01.dwg

SHEET NO. 2 OF 3

PROJECT NO. 25-056

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA GS18 DUAL FREQUENCY GNSS RECEIVER, USING AN RTK CONNECTION TO AN ON SITE LEICA GS18 BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1'.

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THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DB 53189, pg 19, DB 36465, pg 544, DB 57980, pg 263, DB 17583, pg 280, DB 44506, pg 182

PROPERTY OWNERS AS OF SURVEY DATE: CITY OF ALPHARETTA & BUR ROG INC

PARCEL NUMBER: 12 258406950732, 12 258406950781, 12 258406950856, 12 258406951128, 12 258406951094, 12 258406950823

~SURVEY NOTES~

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Morgan Starbuck

MORGAN E. STARBUCK PLS# 3621

~SURVEYOR CERTIFICATION~

GEORGIA REGISTERED NO. 3621 LAND SURVEYING MORGAN E. STARBUCK

~LEGEND~

○	CALCULATED POSITION	◇	ROAD SIGN POLE
●	IRON PIN FOUND/SET (PF/PS)	⊛	CROSSWALK SIGNAL
⊠	MONUMENT	⊜	PROPANE TANK
C/L	CENTERLINE	◎	BOLLARD
N/F	NOW OR FORMERLY	⊠	HVAC
DB	DEED BOOK	⊠	GAS VALVE
PB	PLAT BOOK	⊡	GAS METER
P.	PAGE	⊞	JUNCTION BOX
P/L	PROPERTY LINE	⊞	CURB INLET CI
RB	REBAR	⊞	DROP INLET DI
CTP	CRIMPED TOP PIPE	⊞	YARD INLET
NSB	NAIL SET AT BASE	⊙	PEDISTAL INLET
OTP	OPEN TOP PIPE	⊙	CLEANOUT
SR	SOLID ROD	Ⓢ	SANITARY SEWER MANHOLE (SSMH)
AE	ACCESS EASEMENT	HDPE	HIGH DENSITY POLYETHYLENE PIPE
UE	UTILITY EASEMENT	CMP	CORRUGATED METAL PIPE
☒	TELEPHONE PED. (T.P.)		
⊕	FIRE HYDRANT (FH)	OCS	OUTLET CONTROL STRUCTURE
⋈	WATER METER		(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)
⋈	WATER VALVE (WV)		
⊕	IRRIGATION VALVE	— — —	ADJOINER
Ⓟ	POWER BOX (PBX)	— — —	LAND LOT LINE (L.L.L.)
⊡	POWER BOX (PP)	— — —	RIGHT OF WAY (R/W)
⊠	LIGHTPOLE	—X—X—	FENCE
○	UTILITY POLE	—OHP—	OVERHEAD POWER
Ⓔ	ELECTRIC HANDHOLE	—GAS—	GAS LINE
Ⓒ	COM. HANDHOLE	—SS—	SEWER LINE
Ⓒ	COM. MANHOLE	—W—W—	WATER LINE
Ⓣ	TRAFFIC HANDHOLE		STORM WATER PIPE
TB	TRAFFIC BOX		GAURDRAIL
Ⓐ	TRAFFIC POLE	—UGC—	UNDERGROUND COM.

~TREE DATA NOTE~

TREE DATA SHOWN HEREON WAS TAKEN FROM A TREE SURVEY REPORT BY HIS HANDS TREE PRESERVATION, DATED 5-8-2025. DAVIS ENGINEERING AND SURVEYING FIELD VERIFIED THE LOCATION OF TAGGED TREES ON 9/15/2025 & 9/16/2025. TREE TYPES AND SIZES LISTED AND SHOWN HEREON ARE TAKEN FROM SAID TREE SURVEY REPORT, AND ARE NOT CERTIFIED BY EITHER DAVIS ENGINEERING & SURVEYING, OR THIS REGISTRANT. ANY DISCREPANCIES BETWEEN SAID TREE SURVEY REPORT AND DES FIELD VERIFICATION OF TAGGED TREE LOCATIONS ARE NOTED IN THE TABLES BELOW.

TREES PAGE

THE PURPOSE OF THIS SHEET IS TO SHOW THE FIELD VERIFIED LOCATION OF TAGGED TREES FROM THE TREE SURVEY REPORT LISTED ABOVE. REFER TO SHEET 1 FOR MORE DETAILED BOUNDARY INFORMATION.

GRID NORTH

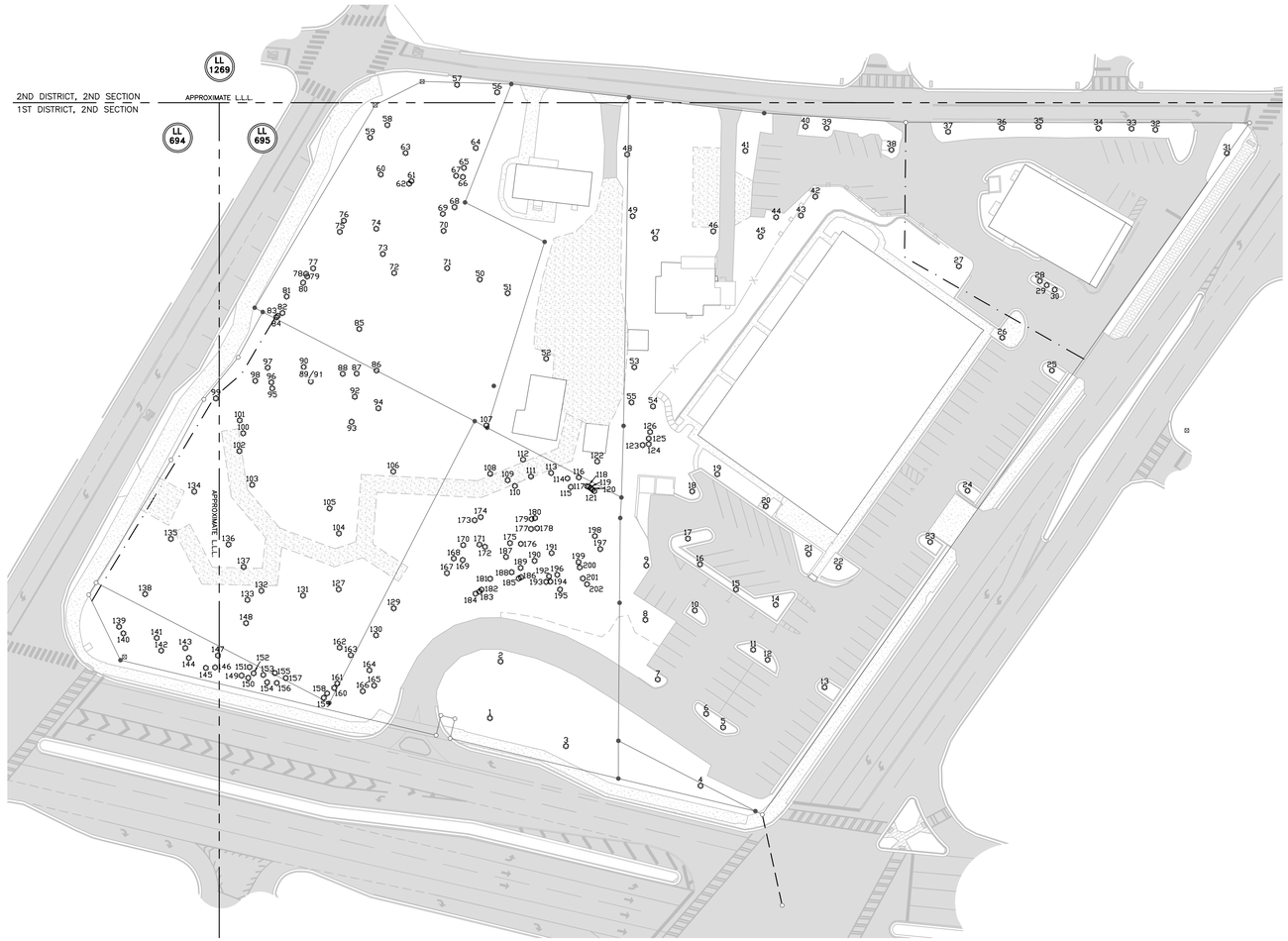
SPC - GA WEST ZONE

LOCATION MAP
(NOT TO SCALE)

GRAPHIC SCALE

0 50 100 150

(IN FEET)
1 inch = 50 ft.



Tree	Id	DBH	Common Name
1	13		Willow oak
2	14		Willow oak
3	10		Willow oak
4	13		Willow oak
5	4		Red maple
6	6		Red maple
7	8		Chinese elm
8			River birch
9			River birch
10	6		Chinese elm
11	9		Japanese zelkova
12	10		Japanese zelkova
13	9		Japanese zelkova
14	9		White ash
15	6		Sweetbay magnolia
16			Sweetbay magnolia
17	7		Red maple
18	19		Shumard oak
19	15		Sweetbay magnolia
20	12		Sweetbay magnolia
21	7		Red maple
22	6		Shumard oak
23	10		Japanese zelkova
24	6		Japanese zelkova
25	7		Japanese zelkova
26	19		Common crapemyrtle
27	13		Japanese zelkova
28	12		Common crapemyrtle
29	12		Common crapemyrtle
30	14		Common crapemyrtle
31	13		Japanese zelkova
32	11		Red maple
33	13		Cherry
34	15		Cherry
35	9		Cherry
36	9		Cherry
37	18		Cherry
38	21		Sawtooth oak
39	24		Eastern red cedar
40	20		Eastern red cedar
41	54		Water oak
42	14		Arborvitae
43	14		Arborvitae
44	23		Pecan
45	13		Cherry
46	38		Pecan
47	20		Pecan
48	25		Pecan
49	8		Arborvitae
50	26		Pecan

Tree	Id	DBH	Common Name
51	25		Pecan
52	26		Pecan
53	14		Willow oak
54	7		Water oak
55	7		Pecan
56	28		Water oak
57	40		Water oak
58	11		American elm
59	13		American elm
60	17		Water oak
61	11		Pecan
62	39		Pecan
63	10		Water oak
64	19		Water oak
65	9		Water oak
66	10		Water oak
67	11		Water oak
68	11		Water oak
69	10		Water oak
70	11		Sweetgum
71	17		Pecan
72	25		Pecan
73	15		Pecan
74	38		Eastern red cedar
75	16		Water oak
76	12		Loblolly pine
77	11		American elm
78	9		American elm
79	7		Cherry
80	16		Water oak
81	15		American elm
82	17		Water oak
83	13		Water oak
84			Water oak
85	27		Pecan
86	13		Water oak
87	7		Cherry
88	11		Cherry
* 89	10		Water oak
90	12		Water oak
* 91	14		Water oak
92	9		Water oak
93	12		Water oak
94	7		Cherry
95	12		Water oak
96	17		Water oak
97	12		Water oak
98	10		American basswood
99	27		American elm
100	10		Water oak

* #89 & #91 WERE TAGS FOUND TO BE ON THE SAME TREE BY DES FIELD CREWS #91 HAS BEEN GRAPHICALLY REMOVED FROM THIS PLAT.

Tree	Id	DBH	Common Name
101	11		Water oak
102	7		Water oak
103	8		Water oak
104	21		Black walnut
105	21		Black walnut
106	8		Pecan
107	56		Black oak
108	10		Pecan
109	15		Loblolly pine
110	12		Loblolly pine
111	12		Pecan
112	12		Pecan
113	24		Loblolly pine
114	16		Loblolly pine
115	12		White oak
116	19		Loblolly pine
117	16		Loblolly pine
118	12		Loblolly pine
119	10		Loblolly pine
120	16		Loblolly pine
121	7		Water oak
122	16		Pecan
123	15		Water oak
124	16		Pecan
125	14		Pecan
126	9		Sweetgum
127	23		Loblolly pine
** 128	24		Loblolly pine
129	9		American elm
130	26		Loblolly pine
131	15		Pecan
132	7		Sweetgum
133	9		Pecan
134	26		Magnolia
135	33		Water oak
136	21		Loblolly pine
137	26		Loblolly pine
138	40		Water oak
139	14		Water oak
140	20		Water oak
141	10		Pecan
142	9		Pecan
143	13		Water oak
144	16		Water oak
145	16		Water oak
146	23		Water oak
147	17		Water oak
148	9		Pecan
149	14		Water oak
150	10		Black cherry

** DES FIELD CREWS WERE UNABLE TO LOCATE #128, AND IT HAS BEEN GRAPHICALLY REMOVED FROM THIS PLAT.

Tree	Id	DBH	Common Name
151	10		Water oak
152	11		Pecan
153	10		Water oak
154	20		Water oak
155	17		Water oak
156	10		Pecan
157	17		Water oak
158	20		Water oak
159	14		Pecan
160	9		Water oak
161	18		Loblolly pine
162			Boxelder
163	16		Loblolly pine
164			Water oak
165	20		Water oak
166	30		Water oak
167	26		Loblolly pine
168	17		Loblolly pine
169	12		Loblolly pine
170			Loblolly pine
171	14		Loblolly pine
172			Loblolly pine
173	20		Loblolly pine
174	13		Loblolly pine
175	12		Pecan
176	17		Loblolly pine
177	7		Water oak
178	17		Loblolly pine
179	13		Loblolly pine
180	14		Loblolly pine
181	12		American elm
182	12		Loblolly pine
183	9		American elm
184	15		Loblolly pine
185	17		Loblolly pine
186	12		Loblolly pine
187	18		Loblolly pine
188	12		Loblolly pine
189	8		Sweetgum
190	9		American elm
191	12		Black cherry
192	13		Black cherry
193	11		Loblolly pine
194	9		Loblolly pine
195	18		Pecan
196	8		Sweetgum
197	20		Loblolly pine
198	8		Magnolia
199	10		Sweetgum
200	8		Sweetgum
201	22		Red maple
202	8		Eastern red cedar

GEORGIA 811 www.Georgia811.com

THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM INFORMATION PROVIDED BY THE PROPERTY OR UTILITY OWNERS. DAVIS ENGINEERING & SURVEYING, LLC DOES NOT GUARANTEE THAT THE LOCATIONS SHOWN ARE EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES, TO NOTIFY UTILITY OWNERS PRIOR TO CONSTRUCTION, AND TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS.

TREE SURVEY FOR:
STEWART TITLE GUARANTY COMPANY & BUR ROG, INC
LAND LOTS 694, 695, & 1269
1st & 2nd DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

REVISIONS BY: CAW
REVISION DATE: 9/15/2025

REVISIONS BY: AM
REVISION DATE: 8/11/2025

REVISIONS BY: AM
REVISION DATE: 7/28/2025

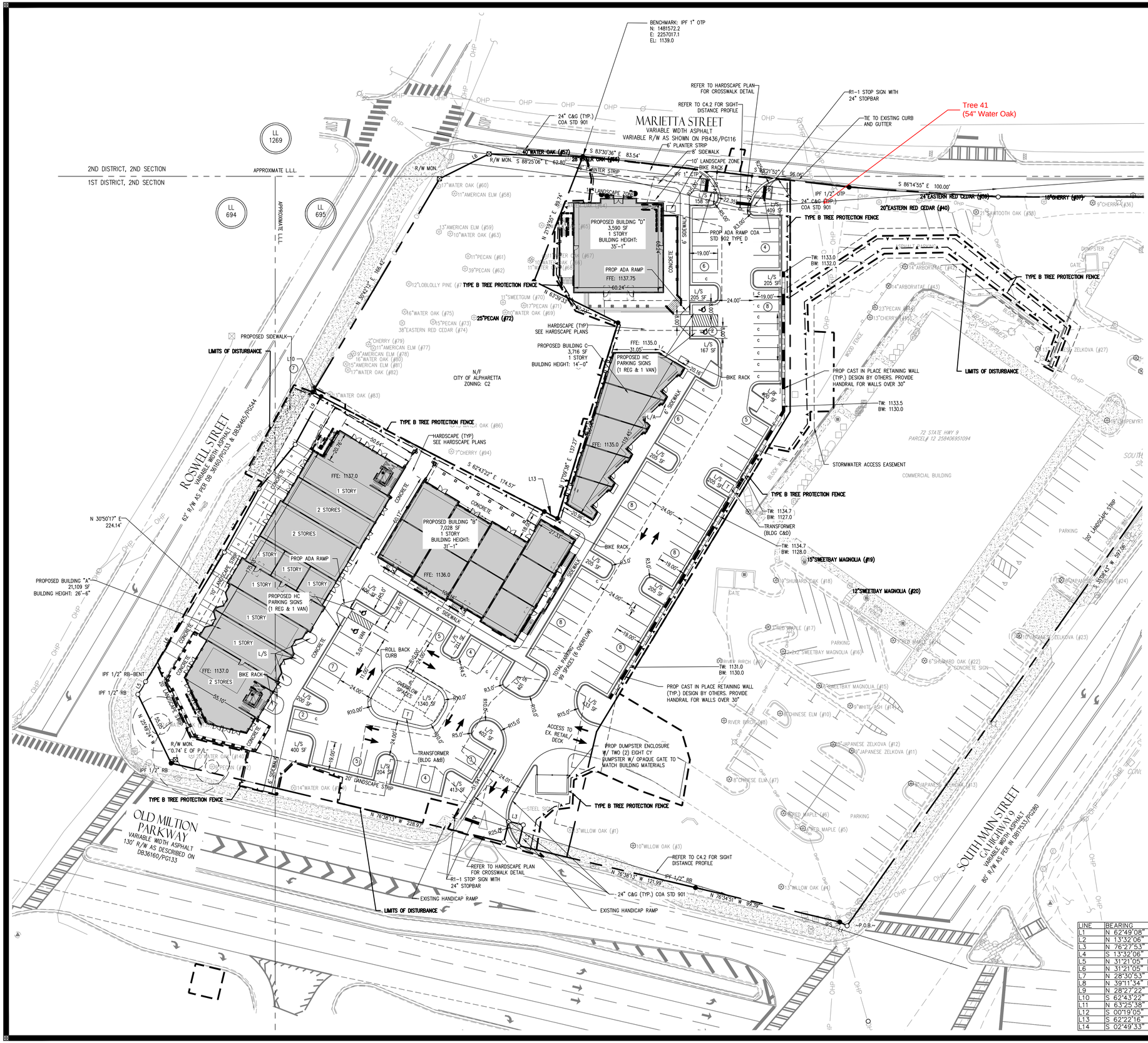
REVISIONS BY: AM
REVISION DATE: 6/9/2025

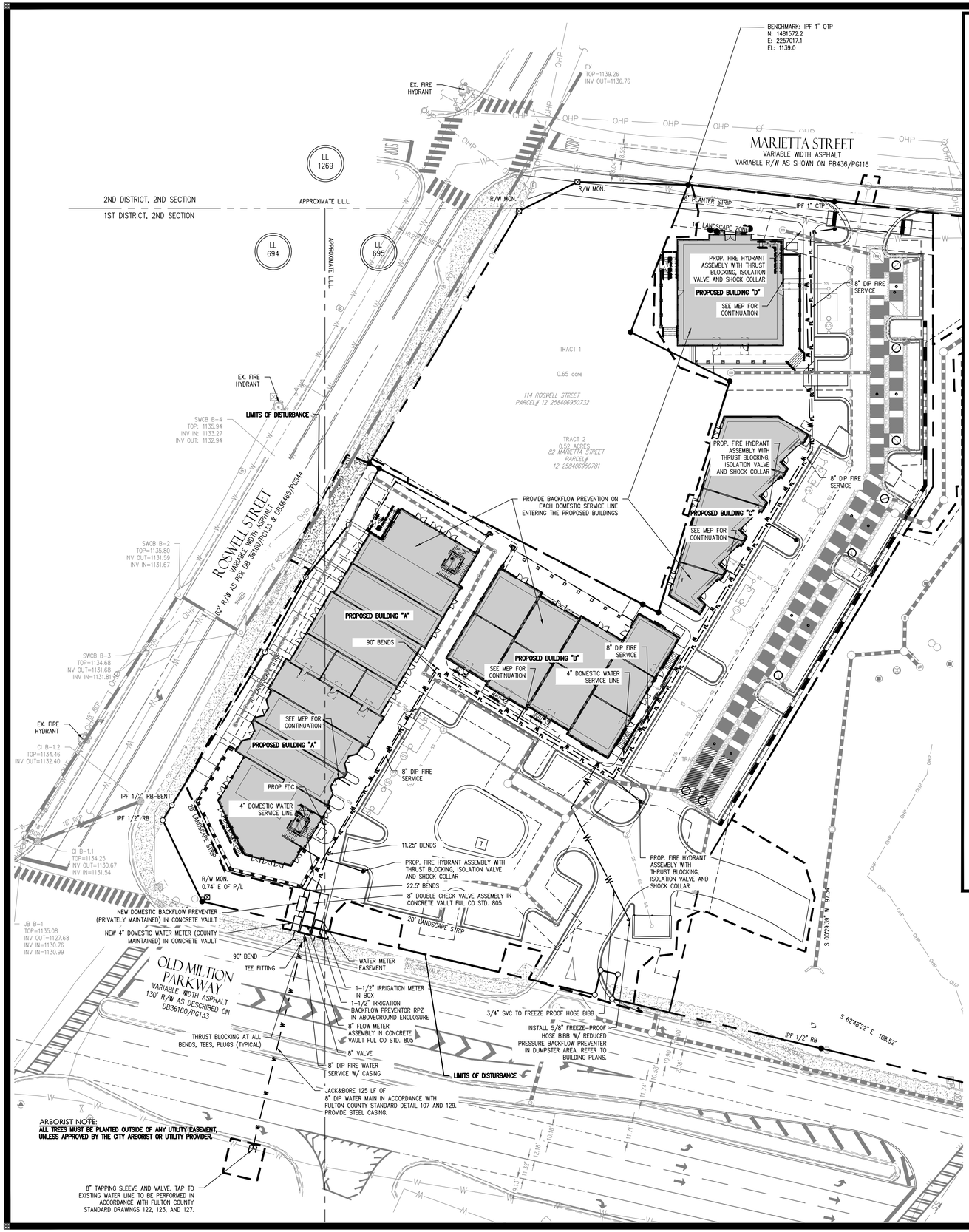
DRAWING BY: CAW
DRAWING DATE: 7/2/2025
FIELD CREW: BP
FIELD DATE: 2/13/2025
FILE: 25-056 ALTA01.dwg

SHEET NO. 3 OF 3

PROJECT NO. 25-056.1

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM
CERTIFICATE OF AUTHORIZATION NUMBER: LSF 000592


BENCHMARK: IPF 1" OTP
N: 1481572.2
E: 2257017.1
EL: 1139.0
MARIETTA STREET
VARIABLE WIDTH ASPHALT
VARIABLE R/W AS SHOWN ON PB436/PG116
ROSWELL STREET
VARIABLE WIDTH ASPHALT
62' R/W AS PER DB 36160/PG133 & DB36465/PG344
OLD MILTON PARKWAY
VARIABLE WIDTH ASPHALT
130' R/W AS DESCRIBED ON DB36160/PG133
SOUTH MAIN STREET
CAUSEWAY
VARIABLE WIDTH ASPHALT
80' R/W AS PER INSTR#T2015337/PG280
2ND DISTRICT, 2ND SECTION
1ST DISTRICT, 2ND SECTION
APPROXIMATE L.L.L.
LL 1269
LL 694
LL 695
Tree 41
(54" Water Oak)
PROPOSED BUILDING "D"
3,590 SF
1 STORY
BUILDING HEIGHT: 35'-1"
PROPOSED BUILDING "C"
3,716 SF
1 STORY
BUILDING HEIGHT: 14'-0"
PROPOSED BUILDING "B"
7,028 SF
1 STORY
BUILDING HEIGHT: 31'-1"
PROPOSED BUILDING "A"
21,109 SF
BUILDING HEIGHT: 26'-6"
PROPOSED HC PARKING SIGNS (1 REG & 1 VAN)
PROP ADA RAMP
FFE: 1137.75
PROP ADA RAMP COA STD 802 TYPE D
PROP DUMPSTER ENCLOSURE W/ TWO (2) EIGHT CY DUMPSTER W/ OPAQUE GATE TO MATCH BUILDING MATERIALS
PROP CAST IN PLACE RETAINING WALL (TYP.) DESIGN BY OTHERS. PROVIDE HANDRAIL FOR WALLS OVER 30"
HARDSCAPE (TYP) SEE HARDSCAPE PLANS
TYPE B TREE PROTECTION FENCE
LIMITS OF DISTURBANCE
STORMWATER ACCESS EASEMENT
ACCESS TO EX. RETAIL/ DECK
TRANSFORMER (BLDG A&B)
TRANSFORMER (BLDG C&D)
ROLL BACK CURB
TOTAL PARKING 99 SPACES (6 OVERFLOW)
BIKE RACK
R1-1 STOP SIGN WITH 24" STOPBAR
REFER TO HARDSCAPE PLAN FOR CROSSWALK DETAIL
REFER TO C4.2 FOR SIGHT DISTANCE PROFILE
TIE TO EXISTING CURB AND GUTTER
24" C&G (TYP.) COA STD 901
EXISTING HANDICAP RAMP
N/F CITY OF ALPHARETTA ZONING: C2
72 STATE HWY 9 PARCEL# 12 2584060951094
COMMERCIAL BUILDING
DUMPSTER
GATE
PARKING
SIDEWALK
CONCRETE
BLACK WIRE FENCE
WOOD FENCE
CHAIN LINK FENCE
OHP
IPF 1/2" RB
IPF 1/2" OTP
IPS
P.O.B.
40" WATER OAK (#57)
25" WATER OAK (#56)
25"PECAN (#72)
24"EASTERN RED CEDAR (#39)
20"EASTERN RED CEDAR (#40)
18"CHERRY (#37)
15"SWEETBAY MAGNOLIA (#19)
12"SWEETBAY MAGNOLIA (#20)
14"WATER OAK (#49)
14"WATER OAK (#48)
TYPE B TREE PROTECTION FENCE
L/S 158 SF
L/S 409 SF
L/S 205 SF
L/S 167 SF
L/S 400 SF
L/S 413 SF
L/S 1340 SF
L/S 204 SF
L/S 99 SF
L/S 24 SF
L/S 205 SF
L/S 205 SF
L/S 205



FULTON COUNTY WATER NOTE:

1. ALL PUBLIC WATER LINES SHOULD BE MARKED WITH A CONTINUOUS ELECTRONIC MARKING SYSTEM (EMS) CAUTION TAPE, AT A MAXIMUM BURIAL DEPTH OF 2-FEET DIRECTLY ABOVE THE WATER LINE LOCATED BELOW THE TAPE (3M PATHMARKING TAPE MODEL #80 6116 16220 7613)
2. WATER VALVE MARKERS SHALL BE PLACED AT ALL LOCATIONS WHERE WATER VALVES ARE NOT IN THE STREETS. WATER VALVES THAT ARE IN THE STREET WILL BE CLEARLY MARKED WITH A V SUCK OUT ON THE CURB.
3. ALL TEMPORARY AND PERMANENT WATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA, OR WITHIN 10-FEET OF A PUBLIC WATER MAIN.
4. AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SPECIFIED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: HTTP://WWW.FULTONCOUNTYGA.GOV/IMAGES/STORIES/WR/DEVELOPMENT/CAD STANDARDS.PDF FOR THE REQUIREMENTS. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS.
5. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE FULTON COUNTY WATER SYSTEM MUST BE MADE OF DUCTILE IRON, AND COMPLY IN RESPECT TO ANS/AWWAA21.111/C111-85 STANDARD SPECIFICATIONS. PLANS THAT DO NOT MEET THE SPECIFICATIONS IN ALL RESPECTS WILL NOT BE ACCEPTED. ALL LINES SHOULD BE CLASS 51, OR GREATER (WHEN REQUESTED BY THE COUNTY). ALL SERVICE LINES SHOULD BE TYPE "K" COPPER.
6. CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF THE EXISTING WATER LINES PRIOR TO CONSTRUCTION.
7. REQUIRED 18-INCH VERTICAL SEPARATION BETWEEN PROPOSED WATER LINES AND OTHER EXISTING AND PROPOSED LINES SHALL BE VERIFIED DURING CONSTRUCTION.
8. IF EXISTING WATER SERVICE LINE IS TO BE REMOVED AND ABANDONED, THE SERVICE SHALL BE CONTINUOUS FROM THE MAIN TO THE WATER MAIN LINE IN THE PRESENCE OF THE INSPECTOR. OTHER EXISTING AND ABANDONED WATER SERVICE STRUCTURES WILL BE REMOVED IN THE PRESCIENCE OF THE INSPECTOR.
9. WATER METER BOXES ARE TO HAVE 1-INCH TYPE "K" COPPER SERVICE LINE. THE SERVICE LINE MUST BE CONTINUOUS FROM THE MAIN TO THE WATER METER AND SHALL HAVE A MINIMUM COVER OF 48". ALL JOINTS SHALL BE FLARED. THE SERVICE LINE SHALL CONNECT TO THE MAIN LINE WITH A DIRECT TAP WITH A CORPORATION COCK WITH A MINIMUM OF 18" BETWEEN TAPS.
10. AFTER METER BOX SHALL BE A POLYETHYLENE METER BOX (MODEL 1219-18-IMKF DEEP) WITH POLYETHYLENE LID (MODEL 1219-1-MKF DEEP). LID FOR STRETCH YOKE BOX SHALL BE DFW MODEL 6514-1-MKF DEEP WITH OBLONG KNOCK OUT AND 1/2-INCH RECESS FOR METER ANTENNAE WITH A FERROUS MAGNET IN THE LID AND A PLASTIC LOCKING MECHANISM.
11. FOR RESIDENTIAL SUBDIVISIONS: NO INDIVIDUAL METERS ARE TO BE PLACED IN A CONCRETE SIDEWALK OR DRIVEWAY. METERS MUST BE MAINTAINED IN GRASS AREAS.
12. THE CONTRACTOR SHALL INSTALL CAST IRON WATER BOXES AND 1" TYPE "K" COPPER SERVICE LINES FOR ALL SERVICES INCLUDING CUL-DE-SACS.
13. LOT LINES WILL BE CLEARLY IDENTIFIED AND MARKED ON TOP OF CURBS BEFORE THE WATER MAIN IS INSTALLED.
14. CONDUIT ACROSS THE ROAD, FOR INSTALLATION OF WATER SERVICES, IS TO BE INSTALLED BY THE DEVELOPER PRIOR TO PAVING. MATERIAL FOR CONDUIT SHALL BE PVC PIPE OR APPROVED ALTERNATE AND IS TO BE INSTALLED 3-FEET BELOW FINAL GRADE.
15. A 6" P.V.C. CONDUIT WILL BE USED TO ACCESS ALL LOTS ON OPPOSITE SIDES OF THE STREET, EXCEPT IN CUL-DE-SACS. INSPECTOR MUST BE NOTIFIED 24 HOURS BEFORE CONSTRUCTION BEGINS.
16. THRUST BLOCKING WILL BE USED AT ALL BENDS, PLUGS, TEES, AND FIRE HYDRANTS.
17. FIRE HYDRANTS SHOWN IN THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE OUTSIDE OF CURVE RADIUS.
18. ALL SAMPLING STATION AND AUTOMATIC FLUSHING STATIONS INSTALLED WITHIN A DEVELOPMENT SHALL BE METERED AND THE SAMPLING STATION SHALL BE OWNED AND MAINTAINED BY THE HOA. ALL LINES 6" DIAMETER OR GREATER MUST BE PRESSURE TESTED AT 250 PSI FOR A MINIMUM OF TWO (2) HOURS.
19. WATER TAPS, SERVICE LINES, AND METER BOXES WILL BE INSTALLED BY THE DEVELOPER PER CURRENT FULTON COUNTY SPECIFICATIONS.
20. ALL REQUIRED OFF-SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO UTILITY PERMITTING. ALL PUBLIC ON-SITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS THAT WILL BE FINAL PLATTED SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO WATER RECOURSES PERMIT APPROVAL.
21. FOR RESIDENTIAL PROJECTS WHERE ONSITE WATER EASEMENTS ARE TO BE DEDICATED TO FULTON COUNTY, THE FOLLOWING APPLIES: WATER EASEMENT INSIDE PROPERTY LINE TO BE SHOWN IN THE FINAL PLAT FOR RECORDING.
22. ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
23. NOTIFY FULTON COUNTY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.

FULTON COUNTY GENERAL PLAN REQUIREMENTS

LAND DISTURBANCE PERMIT DISCLAIMER:
THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING, HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, POLICIES, STANDARDS OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

ALL UTILITY LINES MUST BE FIELD VERIFIED FOR THE LOCATION AND ELEVATION OF ALL KNOWN AND UNKNOWN UNDERGROUND UTILITIES. ALL EXISTING WATER AND SEWER LINES MUST BE ADDED TO THE PLANS.

EXISTING WASTEWATER LINES WILL BE CCTV INSPECTED OVER WHICH CONSTRUCTION OCCURS FOR AS-BUILT APPROVAL.

CONTRACTOR IS TO CUT AND REMOVE THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR.

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FULTON COUNTY PUBLIC WORKS NOTE

ANY RESTAURANT, FOOD SERVICE, OR CAR MAINTENANCE FACILITY THAT IS PROPOSED FOR THIS SITE AFTER A LAND DISTURBANCE PERMIT IS ISSUED, MUST INSTALL A PRETREATMENT SYSTEM(S) ACCORDING TO FULTON COUNTY SEWER USE ORDINANCE. THE PRETREATMENT SYSTEM (GREASE TRAP, SAND TRAP, OR OIL WATER SEPARATOR) REQUIRED WILL BE DETERMINED BASED ON THE USE OF THE TENANT SPACE AND WOULD INCLUDE IN-GROUND EXTERIOR SYSTEMS AS WELL AS INTERIOR. ANY PRETREATMENT SYSTEMS CURRENTLY SHOWN ON THE SITE PLANS ARE DESIGNED ACCORDING TO INFORMATION SUPPLIED BY THE DEVELOPER/ CONTRACTOR OF TENANT SPACE OCCUPANT(S) AT THE TIME OF LAND DISTURBANCE PERMIT REVIEW.

ARBORIST NOTE:

ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENT, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

UTILITY LEGEND

- CLEANOUT (CO)
- BACKFLOW PREVENTER (BFP)
- SANITARY SEWER MANHOLE (SSMH)
- FACE OF CURB (FOC)
- CITY OF ALPHARETTA (COA)
- EXISTING CURB
- SETBACKS
- EXISTING WATERLINE
- EXISTING SEWERLINE
- EXISTING STORMLINE
- PROPOSED WATERLINE
- PROPOSED SEWERLINE
- PROPERTY LINES
- LIMITS OF DISTURBANCE (LOD)
- WATER VAULT EASEMENT
- POWER TRANSFORMER
- THRUST BLOCK

UTILITY NOTES

1. ALL TREES MUST BE PLANTED FIVE (5) FEET FROM ANY UTILITY LINE.
2. EACH BUILDING SHALL CONTAIN BACKFLOW PREVENTION ON WATER AND FIRE PROTECTION SERVICES ENTERING THE BUILDING.
3. REFER TO M/E/P DRAWINGS FOR BUILDING CONNECTION POINTS.
4. WATER SERVICE IS TO BE PROVIDED BY FULTON COUNTY.
5. THE CONTRACTOR SHALL VERIFY ALL WATERLINE SIZES PRIOR TO PURCHASE AND INSTALLATION.
6. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH FULTON COUNTY DEPARTMENT OF WATER & SEWER STANDARDS AND SPECIFICATIONS. THRUST BLOCKING SHALL BE INSTALLED PER FULTON COUNTY DETAILS ON SHEET C620.
7. COORDINATE WITH POWER COMPANY FOR PROPOSED ELECTRICAL SERVICE.
8. COORDINATE WITH ATLANTA GAS LIGHT COMPANY FOR TYING PROPOSED GAS LINE INTO EXISTING GAS LINE (770-205-3610).
9. NOTIFY FULTON COUNTY WATER & SEWER DEPARTMENT FOR ALL WATER LINE WORK PRIOR TO CONSTRUCTION.
10. CONTACT AT&T AT (770-493-2040) BEFORE STARTING CONSTRUCTION.
11. THE CONTRACTOR MAY BE REQUIRED TO INSTALL CONDUITS FROM THE BUILDING TO THE UTILITY. COORDINATION WITH THE GAS, PHONE, AND ELECTRIC COMPANY WILL BE REQUIRED BY THE CONTRACTOR.
12. CONTRACTOR TO PROVIDE CONDUIT AND ELECTRICAL HARDWARE TO PARKING LOT LIGHTS AND ROAD SIGN.
13. CONTRACTOR TO FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF WASTEWATER PIPES FOR A CONNECTION TO EXISTING WASTEWATER PIPES.
14. ROP WITHIN PUBLIC R.O.W. ALL METAL PIPES FULLY BITUMINOUS, ASPHALT OR ALUMINUM COATED WITH PAVED INVERTS, UNLESS NOTED OTHERWISE.
15. ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT CITY OF ALPHARETTA ENGINEERING/PUBLIC WORKS DEPARTMENT 678-297-6070.
16. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
17. ALL PIPES TO HAVE PAVED INVERTS.
18. ALL NON-GREASY WASTE SANITARY SEWER SERVICES SHALL BYPASS TEST MANHOLES.
19. ALL FIRE HYDRANTS SHALL BE 3.5 FOOT BURY HYDRANTS WITH A MAXIMUM DISTANCE OF 400 FEET BETWEEN EACH. FIRE HYDRANTS SHOULD BE LOCATED ON PROPERTY LINES AND THE BACK OF ALL CUL-DE-SACS. 12" WATERLINES WILL REQUIRE 4.5 FOR BURY HYDRANTS.
20. ALL WATER LINES UPON ACCEPTANCE SHALL BECOME THE PROPERTY OF FULTON COUNTY.
21. THE CONTRACTOR SHALL INSTALL CAST IRON WATER METER BOXES AND 1" TYPE "K" COPPER SERVICE LINES.
22. LOT LINES WILL BE CLEARLY IDENTIFIED AND MARKED ON TOP OF CURBS BEFORE THE WATER MAIN IS INSTALLED.
23. CONDUIT ACROSS THE ROAD, FOR INSTALLATION OF WATER SERVICES, IS TO BE INSTALLED BY THE DEVELOPER PRIOR TO PAVING. MATERIAL FOR CONDUIT SHALL BE PVC PIPE OR APPROVED ALTERNATE AND IS TO BE INSTALLED 3 FEET BELOW FINAL GRADE.

FULTON COUNTY MISC NOTE:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF THE EXISTING WATER LINES PRIOR TO CONSTRUCTION.
2. IF EXISTING WATER SERVICE LINE IS TO BE REMOVED AND ABANDONED, THE SERVICE SHALL BE REMOVED BACK TO THE CORPORATION STOP AND CAPPED AT THE WATER MAIN LINE IN THE PRESENCE OF THE INSPECTOR. OTHER EXISTING AND ABANDONED WATER SERVICE STRUCTURES WILL BE REMOVED IN THE PRESENCE OF THE INSPECTOR.
3. ACCEPTABLE MATERIALS FOR WATER LINES WITHIN FULTON COUNTY ARE EITHER TYPE "K" COPPER FOR LINES UP TO 4" OR CLASS 51 DIP AWWA C151 FOR LINES 4" AND LARGER.
4. WATER METER BOXES ARE TO HAVE 1-INCH TYPE "K" COPPER SERVICE LINE. THE SERVICE LINE MUST BE CONTINUOUS FROM THE MAIN TO THE WATER METER AND SHALL HAVE A MINIMUM COVER OF 48". ALL JOINTS SHALL BE FLARED. THE SERVICE LINE SHALL CONNECT TO THE MAIN LINE WITH A DIRECT TAP WITH A CORPORATION COCK WITH A MINIMUM OF 18" BETWEEN TAPS.
5. NO TREES SHALL BE PLANTED IN UTILITY EASEMENTS OR WITHIN 5-FEET OF ANY UTILITY LINES.

UTILITY DETAIL NOTES

1. REFER TO SHEET D3.0-D3.2 FOR ALPHARETTA STANDARD DETAILS 400 & 401 (UTILITY CROSS SECTION AND STRUCTURE ADJUSTMENT.
2. ALL SANITARY SEWER MANHOLES TO BE F.C. STD. 113, 114, AND 115.
3. ALL CLEANOUTS TO HAVE USF 7635 SEWER VALVE BOX AND COVER.
4. ALL DUMPSTERS TO BE F.C. STD. 703.
5. PROP FIRE HYDRANTS SHOWN ON PLAN SHALL INCLUDE FULL ASSEMBLY INCLUDING FH VALVE.
6. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
7. CITY OF ALPHARETTA APPROVAL REQUIRED BEFORE CONNECTIONS ARE MADE TO THE EXISTING WATER AND SANITARY SEWER LINES WITHIN FULTON SCIENCE ACADEMY WAY.
8. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
9. ALL PROPOSED WATER EASEMENTS AND A 20' EASEMENT CENTERED OVER ALL SANITARY SEWER LINES 8" OR LARGER SHALL BE DEDICATED TO FULTON COUNTY DEPARTMENT OF WATER RESOURCES PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING ISSUED ON THE PROJECT PROPERTY, WITH THE EXCEPTION OF MODEL HOMES AND CONSTRUCTION TRAILERS.
10. CONTRACTOR MUST VERIFY THE LOCATION AND INVERT OF THE EXISTING WASTEWATER LINE PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR IS TO CUT AND REMOVE THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR
12. ALL WASTEWATER LINES AND LATERALS WITH LESS THAN ONE-FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.
13. PAVEMENT PATCH SHALL CONFORM TO STANDARD DETAIL FULTON COUNTY STANDARD DETAIL 116.
14. NO TREES WILL BE PLANTED IN A UTILITY EASEMENT OR ABOVE ANY UTILITY LINE.

UTILITY PROVIDERS

TELEPHONE & DSL	AT&T, INC.	(678) 624-7143
POWER	GEORGIA POWER	(877) 365-3276
WATER & SEWER	FULTON COUNTY WATER & SEWER	(404) 612-7470
GAS	ATLANTA GAS & LIGHT	(404) 391-7561

30 0 30 60

Scale 1" = 30'

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NORTH

CITY OF ALPHARETTA PERMIT # LDP2025-030

FULTON COUNTY PERMIT # TBD

GEORGIA REGISTERED 11-7-25 No. 25058 PROFESSIONAL ENGINEER CHRISTOPHER J. CLEMKE

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ALPHARETTA DISTRICT PLACES

CITY OF ALPHARETTA, FULTON COUNTY GEORGIA

SITE UTILITY WATER PLAN

NO.	REVISIONS	DATE

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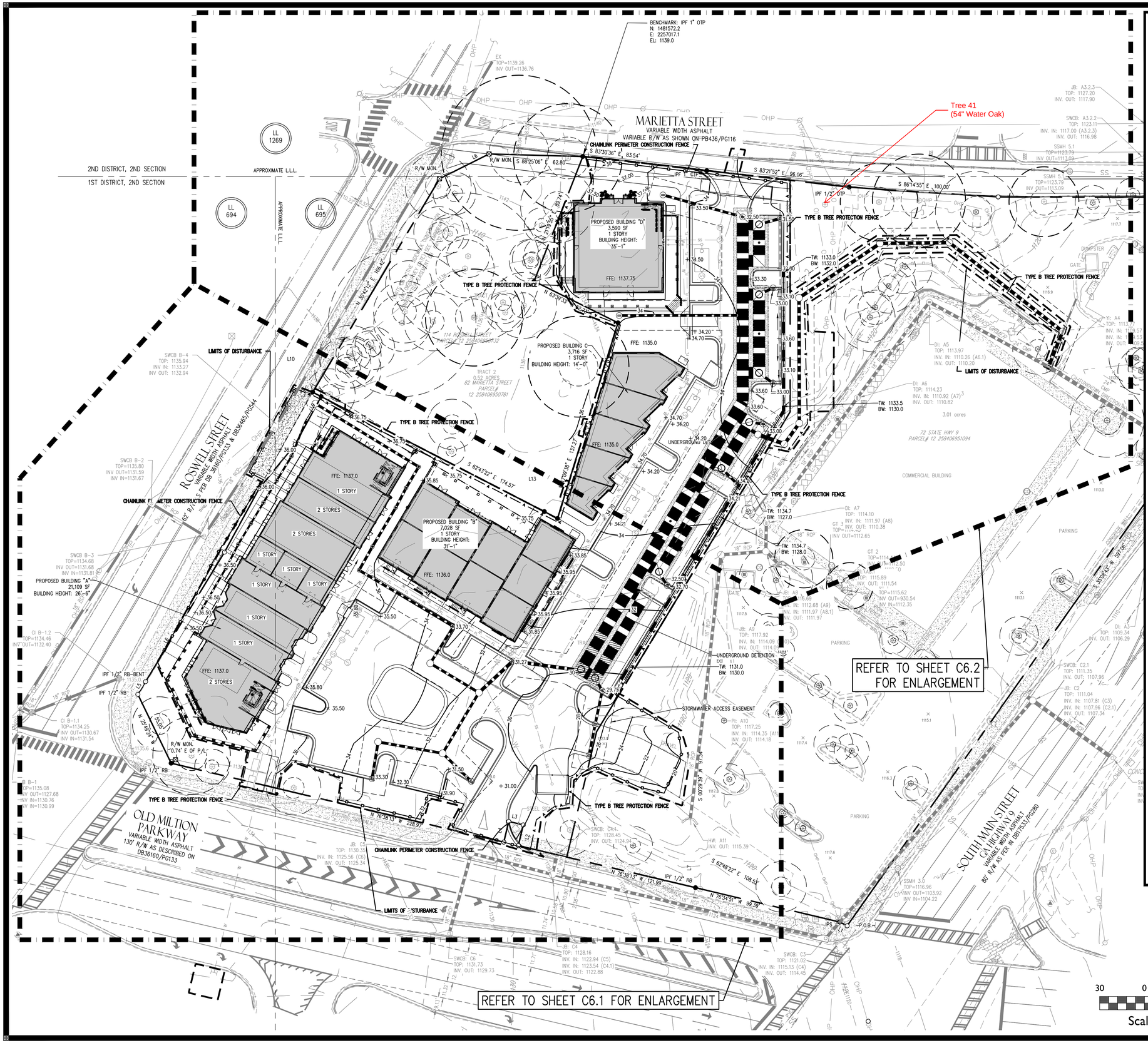
PROJECT NO.: 25-5172
CIVIL DRAWN BY: PLG
CIVIL DESIGNED BY: SLR
LANDSCAPE DRAWN BY: NGH / JPS
LANDSCAPE DESIGNED BY: NGH / JPS
CHECKED BY:
DATE - 11/11/25

SHEET
C5.0



LEGEND

DWCB	–	DOUBLE WING CATCH BASIN
SWCB	–	SINGLE WING CATCH BASIN
DIWH	–	DROP INLET WITH HOOD
DI	–	DROP INLET
YI	–	YARD INLET
RCP	–	REINFORCED CONCRETE PIPE
HDPE	–	HIGH DENSITY POLYETHYLENE PIPE
HW	–	HEADWALL
JB	–	JUNCTION BOX
FOC	–	FACE OF CURB
COA	–	CITY OF ALPHARETTA
TW	–	TOP OF WALL
BW	–	BOTTOM OF WALL
	–	EXISTING GRADE
	–	PROPOSED GRADE
	–	ORANGE MESH CONSTRUCTION FENCING
	–	PROPOSED STORM SEWER
	–	PROPOSED SITE RETAINING WALL

BOTTOM OF WALL IS TO BOTTOM OF GRADE. WALL DEPTH BELOW GRADE IS DEPENDANT ON FINAL WALL DESIGN.

WALL NOTES

1. ALL WALLS 30" AND OVER IN HEIGHT REQUIRE A MINIMUM 42" HANDRAIL ON TOP.
2. ALL WALLS DESIGNED AND PERMITTED BY OTHERS.
3. FOR WALLS 4'-0" AND OVER A SEPARATE BUILDING PERMIT WILL BE REQUIRED. ALL WALLS OVER 4'-0" REQUIRED FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5J.

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FILL NOTES

1. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL.
2. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN ±3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER.
3. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER.
4. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY. (INCLUDING DECELERATION LANES) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.

CITY OF ALPHARETTA ARBORIST NOTES

1. PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
2. TREE SAVE FENCE AND SIGNAGE FORE ENTIRE SITE MUST BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
3. THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
4. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
5. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
6. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
7. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
8. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN AREAS ABUTTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
9. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

CITY OF ALPHARETTA TREE SAVE NOTES

1. IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMSON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
2. PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
3. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
4. THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
5. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
6. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
7. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
8. ALL ROOTS ENCOUNTERED 1/2"OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
9. ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
10. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
11. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

METAL PIPES NOTE

1. ALL METAL PIPES TO BE FULLY BITUMINOUS, ASPHALT OR ALUMINUM COATED WITH PAVED INVERTS. ROW-LOCK INVERTS REQUIRED ON ALL STORM STRUCTURES IN RIGHT-OF-WAY.

UTILITY PROVIDERS

TELEPHONE & DSL	AT&T, INC.	(678) 624-7143
POWER	GEORGIA POWER	(877) 365-3276
WATER & SEWER	FULTON COUNTY WATER & SEWER	(404) 612-7470
GAS	ATLANTA GAS & LIGHT	(404) 391-7561

STORMWATER VAULTS NOTE

1. NO EROSION CONTROL SEDIMENT IS ALLOWED TO BE STORED WITHIN THE STORMWATER DETENTION SYSTEM.

STORM DRAINAGE NOTES

1. ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT CITY OF ALPHARETTA ENGINEERING/PUBLIC WORKS DEPARTMENT 678-297-6070.
2. PIPE MATERIALS: RCP WITHIN PUBLIC R-O-W, OUTSIDE OF R-O-W ALL METAL PIPES FULLY BITUMINOUS, ASPHALT OR ALUMINUM COATED WITHIN PAVED INVERTS. FOR HDPE PIPE, PROVIDE DETAILS AND INSTALLATION SPECIFICATIONS.
3. ALL METAL PIPES TO BE FULLY BITUMINOUS, ASPHALT OR ALUMINUM COATED WITH PAVED INVERTS. ROW-LOCK INVERTS REQUIRED ON ALL STORM STRUCTURES IN R-O-W.
4. A STORMWATER MAINTENANCE AGREEMENT WILL BE REQUIRED PRIOR TO A CERTIFICATE OF OCCUPANCY (CO) WHICH WILL ACCOUNT FOR THE FACILITY'S BURDEN OF THE STORMWATER FACILITY MAINTENANCE.

GRADING PLAN - TREE PROTECTION NOTE

1. EXCAVATION OF EXISTING TREES' ROOT ZONE TO BE DONE BY HAND USING SHOVELS AND MALLOTS. REMOVE PAVING, SUBGRADE GRAVEL COURSE. IMMEDIATELY FILL CAVITY AS EXCAVATION PROCEEDS WITH SAND/SOIL MIX (75% SAND, 25% TOPSOIL). PROVIDE WATERING TO FILL ALL AIR POCKETS THROUGHOUT SOIL LAYER. MAINTAIN WATERING AS NECESSARY. DO NOT ALLOW ROOTS TO BE EXPOSED TO AIR MORE THAN TEN (10) MINUTES. TAKE ALL PRECAUTIONS NECESSARY TO PRESERVE TREE HEALTH. ESTABLISH TREE SAVE FENCING AROUND PERIMETER OF ROOT ZONE ONCE WORK IS COMPLETED.

EARTHWORK NOTE

CUT: 384 CY
FILL: 7,742 CY
NET: 7,358 CY (FILL)

WALL DISTURBANCE NOTE

WALLS MUST BE CONSTRUCTED WITHIN THE APPROVED LIMITS. IF THEY CANNOT, A STOP WORK ORDER MAY BE ISSUED WHILE A PROJECT REVISION IS SUBMITTED, REVIEWED AND APPROVED.

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CITY OF ALPHARETTA PERMIT # LDP2025-030

FULTON COUNTY PERMIT # TBD

GEORGIA REGISTERED 11-7-25 No. 25058 PROFESSIONAL ENGINEER CHRISTOPHER J. LEMKE

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ALPHARETTA DISTRICT PLACES

CITY OF ALPHARETTA,
FULTON COUNTY GEORGIA

SITE GRADING PLAN

NO.	REVISIONS	DATE

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PROJECT NO.: 25-5172
CIVIL DRAWN BY: PLG
CIVIL DESIGNED BY: SLR
LANDSCAPE DRAWN BY: NGH / JPS
LANDSCAPE DESIGNED BY: NGH / JPS
CHECKED BY:
DATE - 11/11/25

SHEET
C6.0

TREE PROTECTION & REPLACEMENT KEY

- SPECIMEN TREE TO BE REMOVED
- NON-SPECIMEN TREE TO BE REMOVED
- CRITICAL ROOT ZONE / DRIP LINE / ROOT PLATE
- A — TREE PROTECTION FENCE (TYPE B WITH WIREBACK)
- CHAINLINK PERIMETER CONSTRUCTION FENCE

TREE HARDSHIP JUSTIFICATION STATEMENT

EVERY EFFORT WAS MADE TO PRESERVE AS MANY SPECIMEN AND NON-SPECIMEN TREES AS POSSIBLE ON THIS SITE. THE GRADING THAT WAS NECESSARY FOR THIS USE WAS MINIMIZED TO PRESERVE THE MAXIMUM NUMBER OF TREES POSSIBLE DUE TO SITE CONDITIONS, RECOMPENSE CAN NOT BE MADE ON SITE. SEE SHEETS L2.0 AND L3.0 FOR SPECIMEN RECOMPENSE IN THE FORM OF A TREE BANK FEE.

BOUNDARY TREE NOTE:

BOUNDARY TREE AGREEMENTS WITH PROPOSED TREE CARE PLANS WILL BE PROVIDED AT THE TIME OF THE SECOND LDP SUBMITTAL.

Specimen Recompense Calculations	
Total Specimen Inches Required for Replacement	534.0"
Total Specimen Inches Provided	0.0"
Specimen Requirement Not Met	

Specimen Recompense Tree Bank Calculations	
Total Specimen Inches Required for Recompense	534.0"
Total Number of Trees @ 4" cal to Recompense Tree Bank = $1,200 per 4" tree	134
Amount Due to Tree Bank	$ 160,800.00

Tree Density Calculations	
Total Site Acreage (ac)	2.32
Utility & Maintenance Easementson Site (ac)	0.0
Site Acreage Considered for Density (ac) *(Total Acreage - Utility Easement Acreage)*	2.32
Density Inches Requirement (Inches/acre)	130
Total Site Density Factor (SDF) (Inches) *(Density Acreage X Density Unit Requirement)*	301.6"
Total Existing Density Factor (EDF) (Inches)	81.0"
Total Replacement Density Factor (RDF) (Inches) *(SDF - EDF)*	220.6"
Replacement Density Inches Provided (Inches)	227.0"
Density Requirement Met	

CITY OF ALPHARETTA TREE SAVE NOTES

1. IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
2. PRIOR TO THE TREE SAVE FENCE INSPECTION PROVIDE THE CITY ARBORIST WITH PROOF OF PRE-PAYMENT OF THE REQUIRED TREE CARE PLAN TO A REPUTABLE TREE CARE COMPANY.
3. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
4. THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.
5. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
6. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
7. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
8. ALL ROOTS ENCOUNTERED 1/2"OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
9. ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
10. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
11. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

Trees to Remain

Qnty	Tag #	Tree	DBH	Total Inches
1	1	Willow Oak	13"	13"
1	67	Water Oak	11"	11"
1	139	Water Oak	14"	14"
1	140	Water Oak	20"	20"
1	142	Pecan	9"	9"
1	149	Water Oak	14"	14"
6				81"

Boundary Trees to be Removed at Time of Phase I Construction

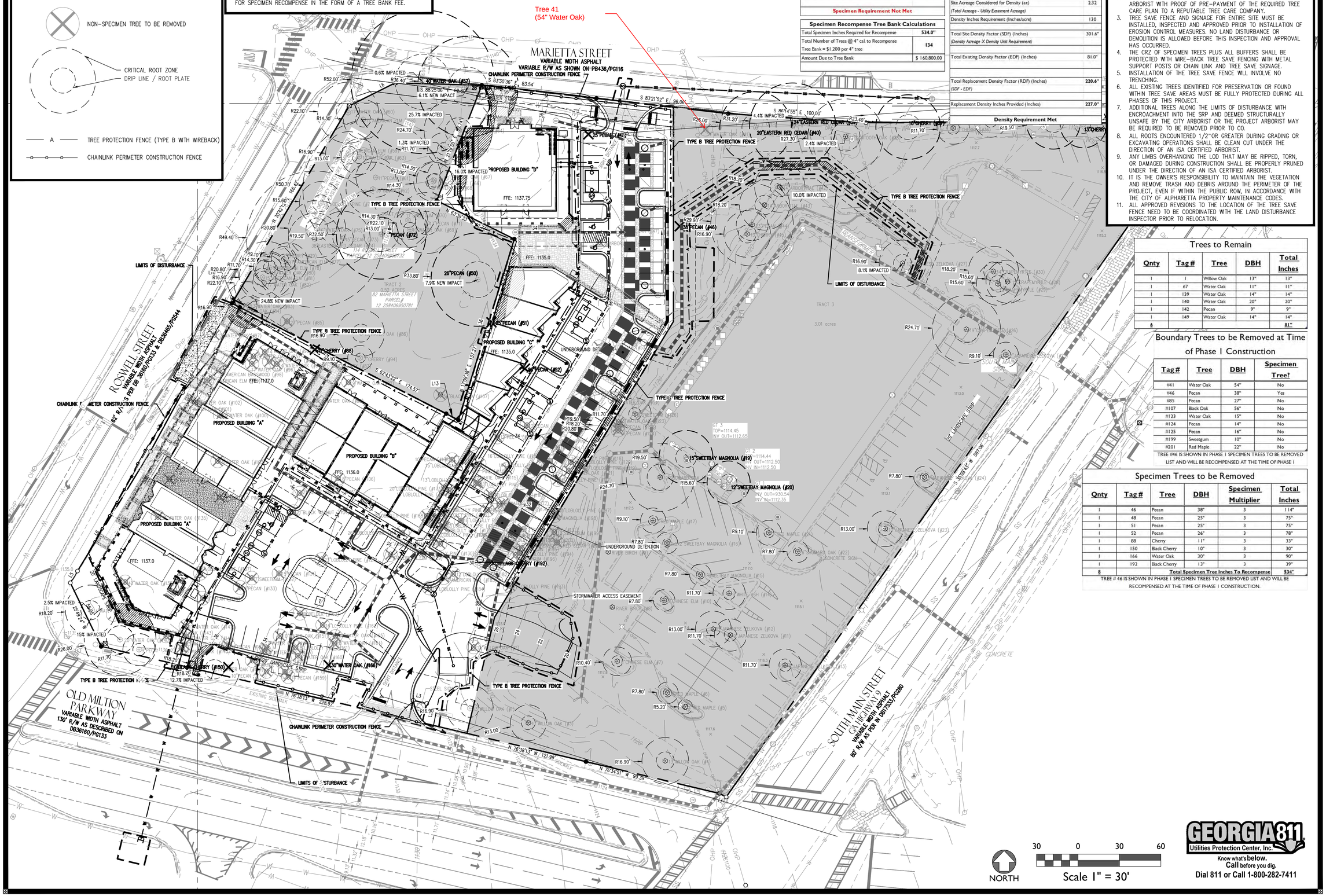
Tag #	Tree	DBH	Specimen Tree?
#41	Water Oak	54"	No
#46	Pecan	38"	Yes
#85	Pecan	27"	No
#107	Black Oak	56"	No
#123	Water Oak	15"	No
#124	Pecan	14"	No
#125	Pecan	16"	No
#199	Sweetgum	10"	No
#201	Red Maple	22"	No

TREE #46 IS SHOWN IN PHASE I SPECIMEN TREES TO BE REMOVED LIST AND WILL BE RECOMPENSED AT THE TIME OF PHASE I

Specimen Trees to be Removed

Qnty	Tag #	Tree	DBH	Specimen Multiplier	Total Inches
1	46	Pecan	38"	3	114"
1	48	Pecan	25"	3	75"
1	51	Pecan	25"	3	75"
1	52	Pecan	26"	3	78"
1	88	Cherry	11"	3	33"
1	150	Black Cherry	10"	3	30"
1	166	Water Oak	30"	3	90"
1	192	Black Cherry	13"	3	39"
8		Total Specimen Tree Inches To Recompense			534"

TREE # 46 IS SHOWN IN PHASE I SPECIMEN TREES TO BE REMOVED LIST AND WILL BE RECOMPENSED AT THE TIME OF PHASE I CONSTRUCTION.



NORTH

30 0 30 60

Scale 1" = 30'

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GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1736 JENNIFER PROUDFOOT SPARTANBURG
11/11/2025

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TREE PROTECTION

ALPHARETTA DISTRICT PLACES

CITY OF ALPHARETTA, FULTON COUNTY GEORGIA

NO.	REVISIONS	DATE

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PROJECT NO.: 25-5172
CIVIL DRAWN BY: PLG
CIVIL DESIGNED BY: SLR
LANDSCAPE DRAWN BY: NGH / JPS
LANDSCAPE DESIGNED BY: NGH / JPS
CHECKED BY:
DATE - 11/11/25

SHEET
L2.0

Alpharetta District
Places- Phase I
Property (proposed)
Legal Description

All that tract or parcel of land lying and being in Land Lots 695 and 1269, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a Right of Way monument on the south side of Marietta Street, at the southeast intersection of Marietta Street and Roswell Street, thence running along right of way of Marietta Street, S88°25'06" E for a distance of 62.80 feet to a 1" iron pin found, said point being True Point of Beginning;

Thence, S 83° 30' 35.8" E for a distance of 83.54 feet to a point along right of way of Marietta Street;
Thence, S 83° 21' 52.1" E for a distance of 56.23 feet to a point along right of way of Marietta Street;
Thence leaving said right of way, S 00° 00' 00.0" W for a distance of 155.15 feet to a point;
Thence S 31° 09' 49.9" W for a distance of 250.52 feet to a point;
Thence, S 13° 21' 47.2" W for a distance of 86.42 feet to a point along right of way of Old Milton Parkway;
Thence, N 76° 38' 12.8" W for a distance of 33.36 feet to a point along right of way of Old Milton Parkway;
Thence, N 13° 32' 06.0" E for a distance of 14.26 feet to a point along right of way of Old Milton Parkway;
Thence, N 76° 27' 53.0" W for a distance of 10.00 feet to a point along right of way of Old Milton Parkway;
Thence, S 13° 32' 06.0" W for a distance of 14.29 feet to a point along right of way of Old Milton Parkway;
Thence, N 76° 38' 12.8" W for a distance of 228.97 feet to a point along right of way of Old Milton Parkway;
Thence, N 25° 49' 24.3" W for a distance of 55.05 feet to a point along right of way of Old Milton Parkway;
Thence, N 30° 18' 23.7" E for a distance of 7.68 feet to a point along right of way of Roswell Street;
Thence, N 30° 50' 17.5" E for a distance of 224.14 feet to a point along right of way of Roswell Street;
Thence leaving said right of way, S 62° 43' 22.5" E for a distance of 174.57 feet to a point;
Thence, S 62° 22' 15.7" E for a distance of 9.97 feet to a point;
Thence, N 17° 09' 38.1" E for a distance of 137.27 feet to a point;
Thence, N 63° 39' 33.0" W for a distance of 62.73 feet to a point;
Thence, N 21° 19' 54.6" E for a distance of 89.74 feet to a 1" iron pin found said point being True Point of Beginning

Said tract contains 2.34 acres (102,131 square feet) more or less.

His Hands Tree Preservation, LLC.
PO Box. 441241
Kennesaw, GA. 30160
Phone: (404) 661-2700
Email: HisHandsTP@gmail.com
ISA Certified Arborist WI-0338AT
ISA Certifier Tree Worker
ISA Qualified Tree Risk Assessor

ADP 82 MARIETTA STREET ALPHARETTA, GEORGIA 30009

Level 3 Tree Risk and Health Assessments: A Report of Tree Health and Structural Condition

Prepared For:

Arborist:
Robert Brettschneider
His Hands Tree Preservation, LLC
Owner
ISA Certified Arborist #WI-0338AT
ISA Certified Tree Worker
ISA Qualified Tree Risk Assessor

September 30, 2025

Assignment

I was hired to conduct a Level 3 Advanced Tree Risk Assessment for tree #41, a 54-inch-diameter Water Oak, and to perform a tree health assessment for future construction impacts on six additional trees on the site. All trees were visually assessed to collect critical information about the interior wood, which is essential to making educated decisions on mitigation options.

* **Level 3**: Advanced Tree Risk Assessment - This shall be conducted in conjunction with Level 1 or 2 assessment. Shall use assessment tools or techniques not included in Level 1 or 2 assessment. Level 3 tools should be used at the assessor's discretion to meet the objectives. A climber shall perform an aerial inspection to assess the defects that were detected from the ground, along with documenting any defects that were detected while aloft in the canopy. Decay-detection device used: The drillings were completed in several areas of the tree using the IML Resistograph® System. The PD-500 Resistograph® is a machine that measures and records wood density and integrity at the drilling points. To determine the thickness of solid wood around the tree, drilling sites were taken at a 90-degree angle into the trunk and at a 30-degree angle into the buttress root crown and flares. Decayed and sound wood measurements were used to determine the risk rating for this tree part by assessing the likelihood of failure and its impact on the target areas.

***Tree Health Assessment**: A Tree Health Assessment consists of a comprehensive evaluation of each tree's current condition, including canopy density, vigor, structural defects, soil environment, pest/disease presence, and prior maintenance. The assessment also evaluates the tree's ability to survive short- and long-term construction impacts, including grading, soil compaction, root loss, and changes to hydrology. The outcome is a professional opinion on the likelihood of survival, mitigation strategies, and whether preservation or removal is the most appropriate course of action.

Assignment Limitations

- This tree risk assessment represents the tree and site conditions at the specified dates.
- This tree risk assessment considers only known targets (objects of value).
- This tree risk assessment only documented visible structural defects and detectable health tree conditions. Due to trees' natural variability and potential defects, absolute rules are not possible.
- The stated time frame for risk categorization should not be considered a guarantee period for this tree risk assessment.
- Only the trees specified in the verbal scope of work were assessed, and the assessments were performed within the specified limitations.
- Any tree, whether it has a visible weakness or not, will fail if the forces applied (such as wind) exceed the tree's or its parts' strength.

Inspection Frequency

- This is the time period suggested for re-inspecting the trees after the initial inspection. Trees identified with structural weakness should be inspected after significant weather events (windstorms, ice, wet snow, etc.) or other exceptional events on the tree site (forest clearing, trenching, or other construction).
  For preserved trees, it is recommended that a visual assessment be completed annually

and that the Resistograph be retested when advised by the Tree Risk Assessor. Any period later than the prescribed timeframe (for these trees, risk assessment is defined as one year) renders this assessment invalid. The time frame should not be considered a guarantee.

Risk Catagories

- **Extreme-risk**: Failure is imminent! Extreme-risk trees have 50 percent or more of a stem or branch decayed, are in the active process of failure, or have roots cut inward from the tree's structural root plate. The likelihood of failure is imminent in the near future, even if there is no significant wind or increased loads to the tree. The likelihood of impacting targets is very likely, and the consequences of failure would be severe.

- **High-risk**: The likelihood of failure is probable and may be expected under normal weather conditions for our area within the specified time frame. The likelihood of impacting targets is likely, and consequences of failure would be significant to severe, or the likelihood of impacting targets is very likely with the consequences of failure being significant.

- **Moderate-risk**: The likelihood of failure is possible and could occur but is unlikely under normal weather conditions for our area within the specified time frame. The likelihood of impacting targets is likely or very likely, and consequences of failure are minor, or the likelihood of impacting targets is somewhat likely, and consequences of failure are significant or severe.

- **Low-risk**: The likelihood of failure is improbable and will not likely happen in normal weather conditions for our area and may not fail in many severe weather conditions within the specified time frame. It is unlikely to impact targets, and the consequences of failure are minor.

Risk Mitigation

- Actions that can be taken to lower risk levels.

Residual Risk

- Risk levels after the suggested risk mitigation measures have been taken.

Targets

- The term *target* refers to people, property, or activities that could be injured, damaged, or disrupted if a tree or tree part were to fail (ISA Tree Risk Assessment BMP, 2017). For this assessment, the target zone was defined as the area that could reasonably be struck by a tree or tree part, including people, cars, buildings, and utilities.

The target occupancy was evaluated based on the frequency of use, categorized as follows: Frequent – regular use, to Constant – continuous presence.
The likelihood of impact on the target(s) was assessed using these categories in combination with observed site conditions.

Tree Risk Assessment Form

- The documentation forms and rating system were developed according to specifications endorsed by the International Society of Arboriculture as outlined in Matheny, N. P., and J. R. Clark. 1994. *A Photographic Guide to the Evaluation of Hazard Trees in Urban Environments,* Champaign, Illinois: International Society of Arboriculture. Smiley E. T., Matheny N.P., and Lilly S. 2011, *Best Management Practices Tree Risk Assessment*, Champaign, Illinois: International Society of Arboriculture. Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lilly. 2013. *Tree Risk Assessment Manual Second Edition.* Champaign, Illinois: International Society of Arboriculture**.**

Visual Inspection

- The visual inspections were performed from the ground. The data points were collected to better understand the strength loss associated with visible structural and internal defects and to determine the current risk rating. A detailed target analysis, an evaluation of the site and overall health conditions, and a drilling analysis of the tree were all performed. All information collected was photographed, measured, and documented.

Report

Tree 41: Water Oak (*Quercus nigra*), 54-inch DBH

Observations:

- Resistograph drillings: six total, with low decay at ~16" depth and minor internal decay in buttress root crown.
- Multiple prior pruning wounds; wounds sealed over, no fungal fruiting bodies present.
- The main trunk divides into three co-dominant leaders with V-shaped unions.
- Moderate amount of interior deadwood.
- No visible canopy dieback.
- Scaffold branches long and heavy, extending over targets.

Advanced Testing Performed:

Four resistance drillings were conducted at the base and lower root crown zones to assess internal wood integrity:

- Drilling #1: South – No decay detected.
- Drilling #2: Northwest – No decay detected.
- Drilling #3: Northeast – No decay detected.
- Drilling #4: Northeast root crown (30° angle) – Decay detected at approximately 14 inches.
- Drilling #5: North root crown (30° angle) - Decay detected at approximately 15 inches.
- Drilling #6: West root crown (30° angle) - No decay detected.
- Drilling #7: South root crown (30° angle) – Pocket of decay detected at approximately 14 inches.

Discussion:

Water Oaks are short-lived oaks that develop broad crowns with long scaffold branches and structurally weak unions. Co-dominant leaders with tight V-shaped unions are prone to failure because bark inclusion reduces the strength of connective tissue. Under heavy wind or ice loads, these leaders are susceptible to longitudinal splitting and catastrophic failure, particularly in mature specimens. This structural pattern is one of the most common failure modes for aging Water Oaks in the southeast.

The Resistograph data indicate low to moderate amounts of decay in the root crown; however, the size of the tree and the weight of the scaffold leaders increase the potential for failure. The current risk rating is Moderate.

Construction impacts pose a serious threat. Water Oaks are intolerant of root loss and soil compaction; research by Dr. Kim Coder (UGA) demonstrates a significant decline within 2–5 years following construction damage. Demolition of the pavement, installation of the sidewalk, and grading in the root zone would compromise stability and long-term survival.

Recommendations:

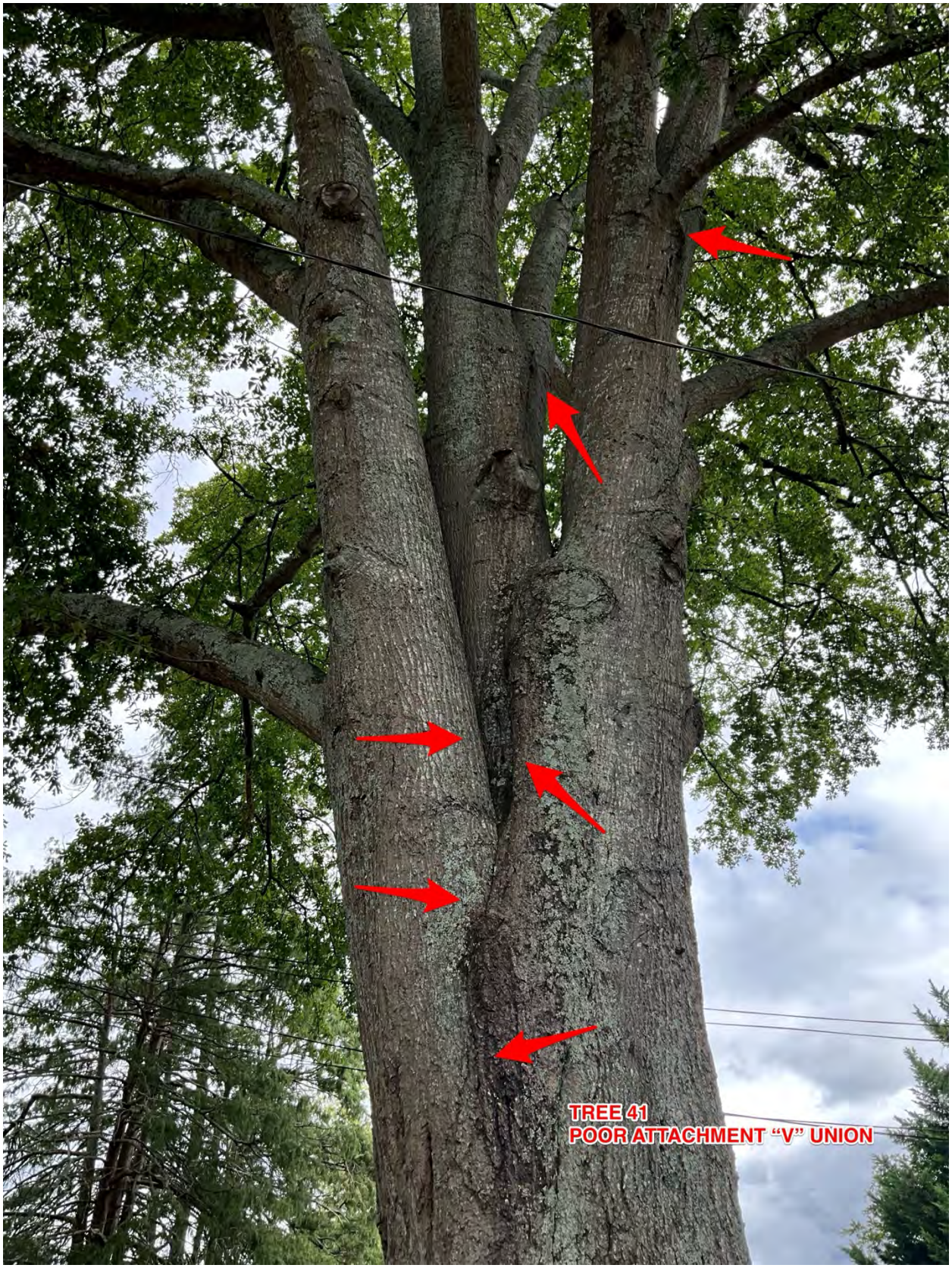
- Risk rating: Moderate.

- Tree preservation would require:

    - Comprehensive Tree Care Prescription (soil decompaction, mulching, PHC program, deadwood pruning).
    - Full-time Arborist oversight during the demolition and construction phases to minimize root impacts.

- If significant encroachment into the CRZ is unavoidable during the construction phases, removal should be recommended rather than attempting preservation.

Photos


TREE 41
POOR ATTACHMENT "V" UNION

Tree 41 54" DIAMETER WATER OAK

Tree 2: Willow Oak (*Quercus phellos*), 14-inch DBH

Observations

- Good health and structure.
- Minor interior deadwood.
- Limited soil volume due to 20° slope.
- Utilities nearby.
- Canopy clearance issue over sidewalk.

Discussion

This tree has good vigor but is constrained by limited rooting space and utility conflicts. A 13" willow oak could potentially be transplanted, though success depends on proper root ball preparation and aftercare. Transplanting oaks at this size is technically possible but costly, requiring a specialized contractor with large-tree moving equipment. Risks include transplant shock, poor establishment, and increased mortality with trees that are currently growing on a slope with compacted soils.

Recommendations

- Option A: Preserve in place with a PHC program during the construction. phases.
- Option B: Transplant to a more suitable soil environment using a qualified large-tree moving company.
- Option C: Replace with a new 5–6" caliper similar to tree species in a proper location if long-term viability in the current spot is low.

Photos

APPROX. 20-DEGREE SLOPE NORTH FACING
TREE #4 13" DIAMETER WILLOW OAK
HEALTH COND. GOOD
STRUCTURE COND. GOOD

TREE #4 WILLOW OAK
UTILITES

Tree 33: Yoshino Cherry (*Prunus x yedonensis*), 13-inch DBH.

Observations

- Fair health and structure.
- Multi-trunk with V-unions.
- Southern slope, 29° grade.
- Anchoring roots present; potential for fill soil impacts.

Discussion

Multi-stem ornamental cherries with V-unions are structurally weak. If the tree is to be preserved during construction, this tree on the steep slope, with the necessary fill soil, would bury its anchoring roots, leading to low oxygen levels, excess moisture, and eventual decline. Buried roots are a common cause of root collar disorders and increased fungal pathogens. Soil cells or engineered solutions could provide root space, but cost and practicality are factors to consider when dealing with trees that have health and structural defects.

Recommendations

- Preservation is possible with careful grading and installation of soil cells.
- Consider replacement with a single-stem ornamental tree of similar caliper for long-term tree success for this site.

Photos

TREE #33 13" DIAMETER CHERRY
HEALTH COND. FAIR
STRUCTURE COND. FAIR

Tree 34: Yoshino Cherry (*Prunus x yedonensis*), 15-inch DBH.

Observations

- Fair health and structure.
- 29° southern slope.
- Moderate canopy dieback on east side leader.
- Girdling roots around the trunk are evident.

Discussion

Same slope/root burial issues as Tree 33, but health is further compromised by girdling roots restricting vascular flow, seen in the upper canopy dieback. This predisposes the tree to decline regardless of construction impacts.

Recommendations

- Replacement is strongly favored.
- Preservation is not recommended due to the overall condition rating, growing conditions, and girdling roots.

Photos

TREE #34
15" DIAMETER CHERRY
HEALTH COND. FAIR
STRUCTURE COND. FAIR

UTILITES
TREE 34 15" DIAMETER CHERRY
SLOPE AND UTILITES

Tree 37: Red Maple (*Acer rubra*), 18-inch DBH

Observations

- Fair health and structure.
- Co-dominant leader with V-union.
- Severe girdling roots.
- Soil is severely compacted.
- Vehicle branch damage.
- Early tip dieback present.
- Infestation of gloomy scale.

Discussion

Red maples often develop girdling roots in compacted soils, which restricts vascular transport and accelerates decline. Gloomy scale (*Melanaspis tenebricosa*) is an armored scale insect strongly associated with urban stress, compacted soils, and reduced tree vigor. Heavy infestations cause canopy thinning and branch dieback. Combined with structural weaknesses, this tree has poor long-term viability.

Recommendations

- Removal and replacement are recommended.
- If retained, corrective pruning, soil remediation, and systemic scale treatments would be required, though the prognosis is poor.

Photos

TREE 37 18" DIAMETER RED MAPLE
HEALTH COND. FAIR
STRUCTURE COND. FAIR
WEAK UNION "V" FORM
GIRDLING ROOTS

MAJOR GIRDLING ROOTS
TREE 37 18" DIAMETER RED MAPLE

TREE 37 RED MAPLE COMPACTED SOIL AND LIMITED SOIL COND.

Trees 39 & 40: Eastern Red Cedar (*Juniperus virginiana*), 24-inch and 20-inch DBH

Observations

- Tree Grouping classification recognized by the City of Alpharetta.
- Fair health and structure.
- Soil area restricted by pavement and sidewalk.
- Upper canopy thinning/dieback is evident.
- Tree 40 has co-dominant leaders with multiple V-unions.

Discussion

Eastern Red Cedars are moderately tolerant of poor soils but perform poorly in heavily compacted urban environments. Their fibrous roots and high water requirements limit their ability to survive the impacts of extensive construction. Multiple V-unions increase structural risk for Tree 40. Canopy decline reflects chronic root restriction and water stress.

Recommendations

- Preservation may be attempted through soil decompaction, mulching, and PHC support, but long-term survival is doubtful due to the construction.
- Replacing existing evergreens with new landscape trees in improved soil conditions may provide greater long-term value.

Photos

TREE 39 24" DIAMETER RED CEDAR
HEALTH COND. FAIR
STRUCTURE COND. FAIR

TREE 37 RED MAPLE COMPACTED SOIL AND LIMITED SOIL COND.

Thank you for the opportunity to assist you with this project. Please let me know if you have any questions. I can be contacted at 404-661-2700. The above observations, discussions, and recommendations are based on my professional experience and education. It is essential to recognize that trees are natural living entities, and it is impossible to predict when they may die or fail, particularly when impacted by factors such as construction, human intervention, natural causes, or other environmental influences.

Sincerely,

Robert D. Brettschneider
His Hands Tree Preservation, LLC.
Owner

82 MARIETTA #41

Inspection of September 30, 2025
1 ID(s): 82 MARIETTA #41

Location	Species	Modified
		September 30, 2025

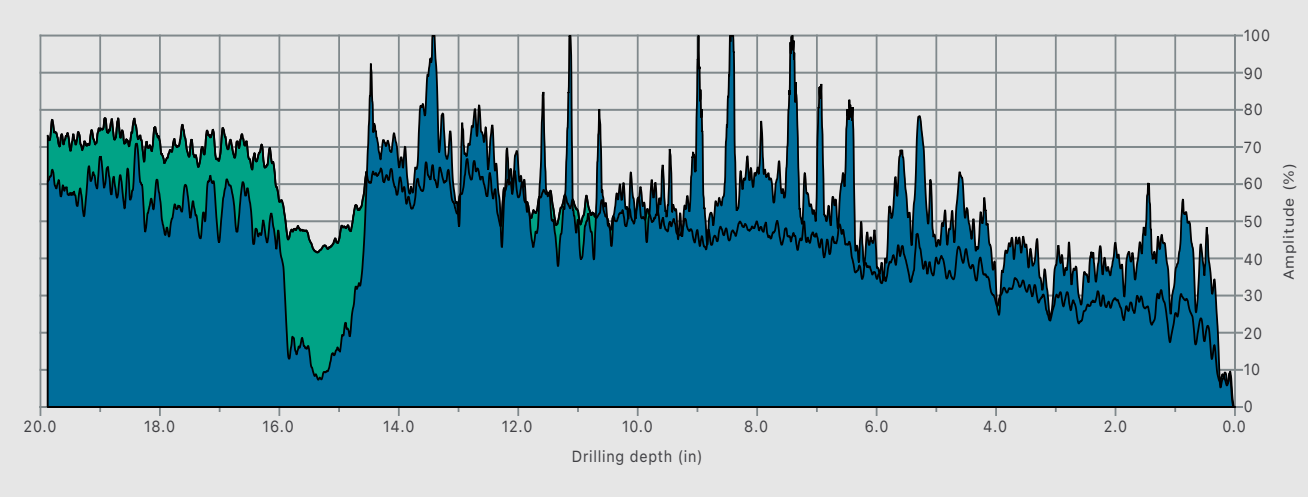
Inspection of September 30, 2025

Measurement 7 at 14:20:37

ID: 82 MARIETTA #41

Drilling Depth	Drilling Speed	Tilt	Diameter
19.88 in	3,000 rpm	-90.0 °	0.0
Feed Speed	**Needle State**	**Offset**	**Drilling Direction**
30.00 in/min	---	44/273	

Feed Drill

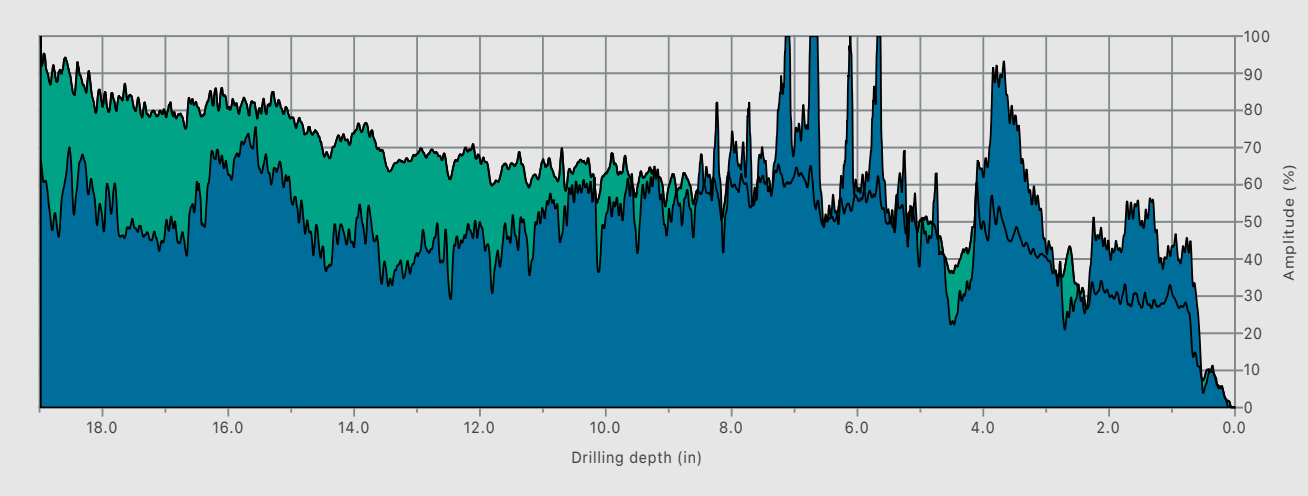


Measurement 6 at 14:18:54

ID: 82 MARIETTA #41

Drilling Depth	Drilling Speed	Tilt	Diameter
18.98 in	3,000 rpm	-90.0 °	0.0
Feed Speed	**Needle State**	**Offset**	**Drilling Direction**
30.00 in/min	---	40/276	

Feed Drill

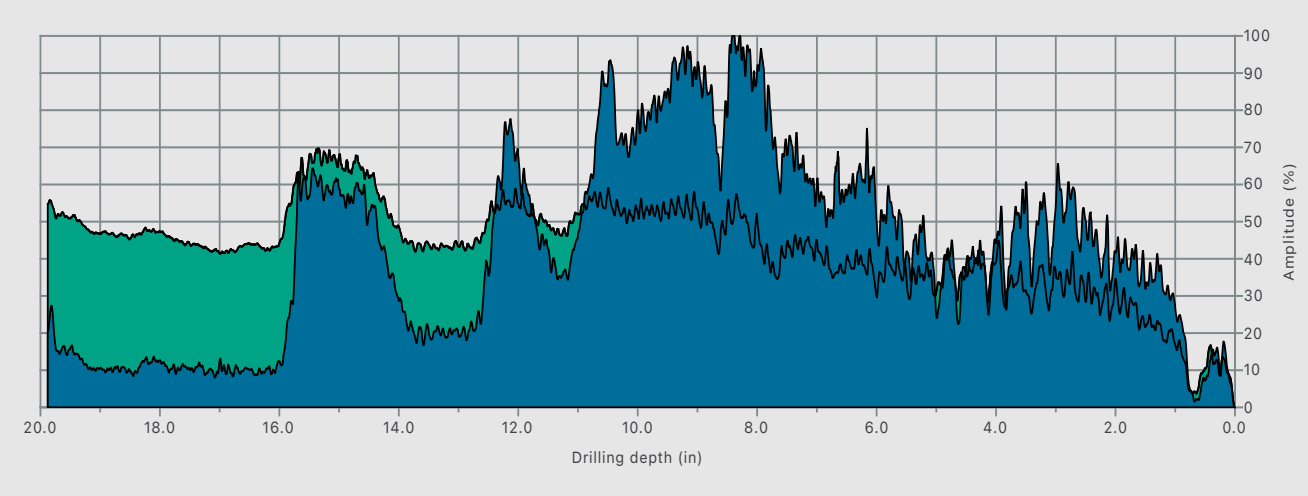


Measurement 5 at 14:17:48

ID: 82 MARIETTA #41

Drilling Depth	Drilling Speed	Tilt	Diameter
19.88 in	3,000 rpm	-90.0 °	0.0
Feed Speed	**Needle State**	**Offset**	**Drilling Direction**
30.00 in/min	---	43/279	

Feed Drill

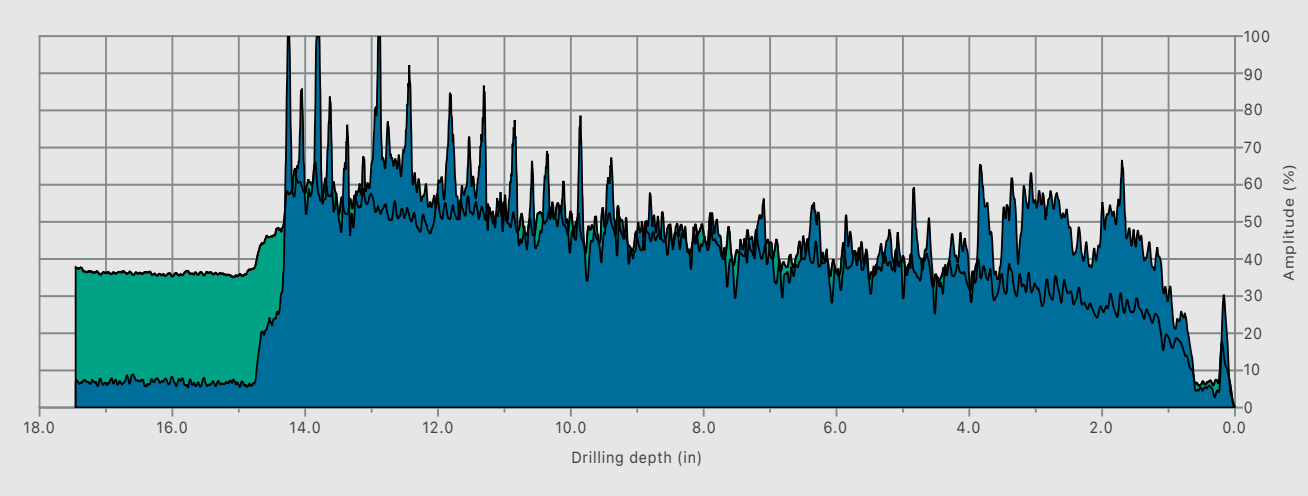


Measurement 4 at 14:16:26

ID: 82 MARIETTA #41

Drilling Depth	Drilling Speed	Tilt	Diameter
17.46 in	3,000 rpm	-90.0 °	0.0
Feed Speed	**Needle State**	**Offset**	**Drilling Direction**
30.00 in/min	---	40/281	

Feed Drill

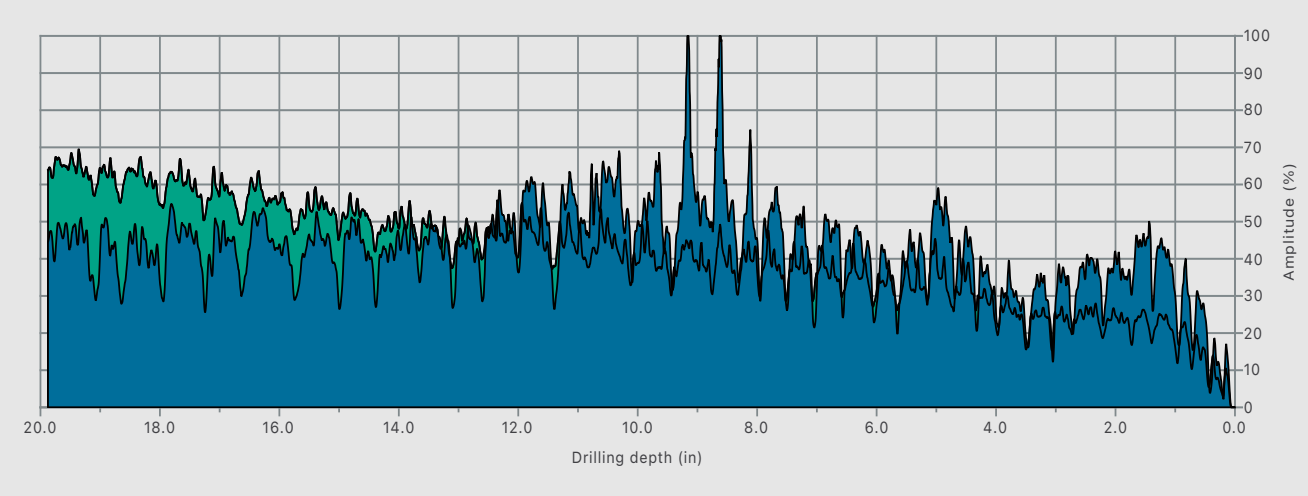


Measurement 3 at 14:15:22

ID: 82 MARIETTA #41

Drilling Depth	Drilling Speed	Tilt	Diameter
19.88 in	3,000 rpm	-90.0 °	0.0
Feed Speed	**Needle State**	**Offset**	**Drilling Direction**
30.00 in/min	---	48/284	

Feed Drill

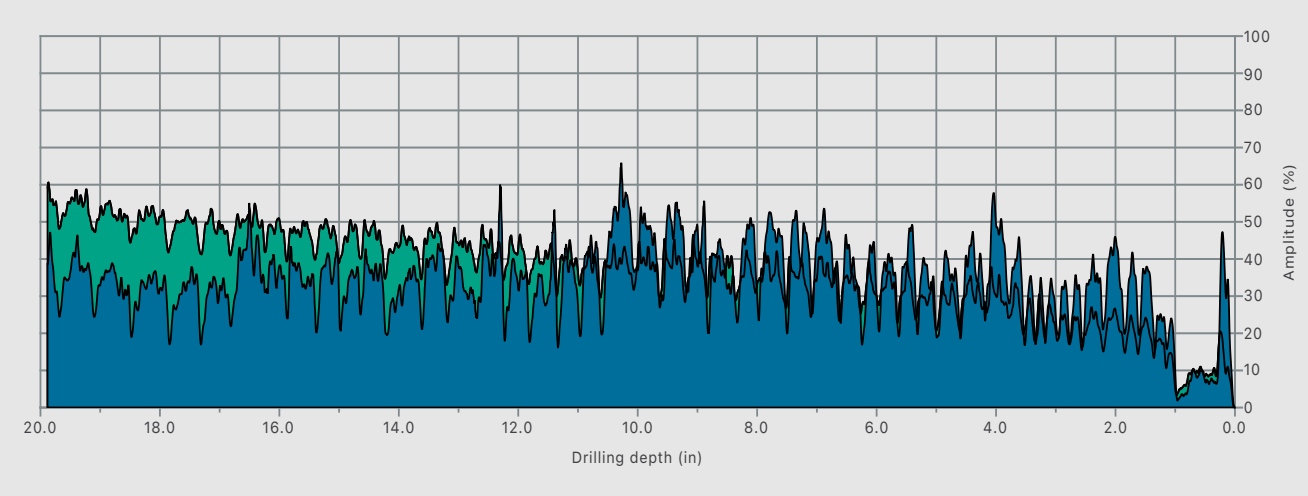


Measurement 2 at 14:14:16

ID: 82 MARIETTA #41

Drilling Depth	Drilling Speed	Tilt	Diameter
19.89 in	3,000 rpm	-90.0 °	0.0
Feed Speed	**Needle State**	**Offset**	**Drilling Direction**
30.00 in/min	---	59/281	

Feed Drill

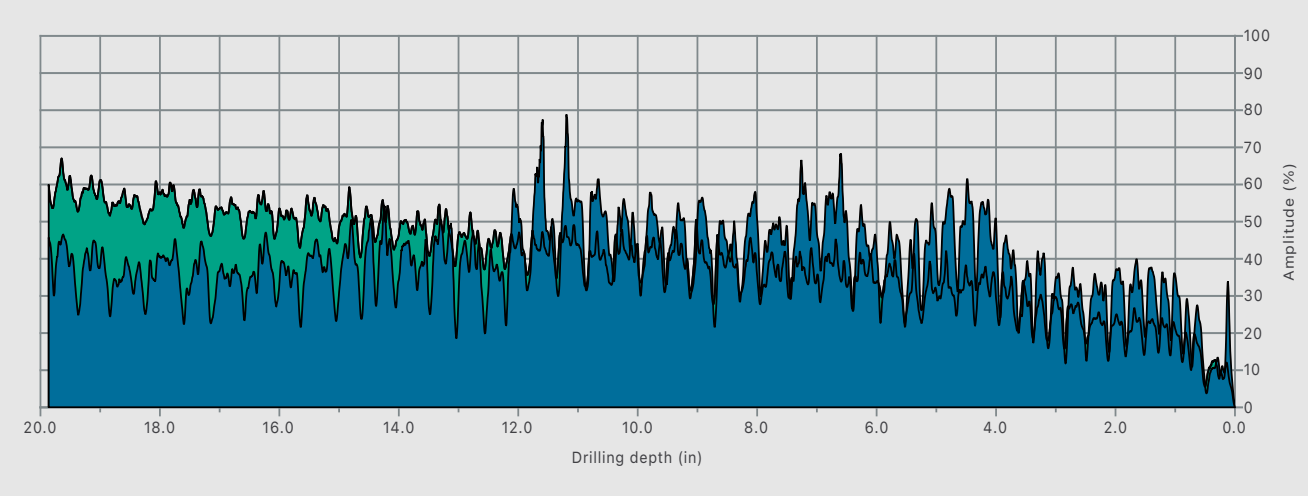


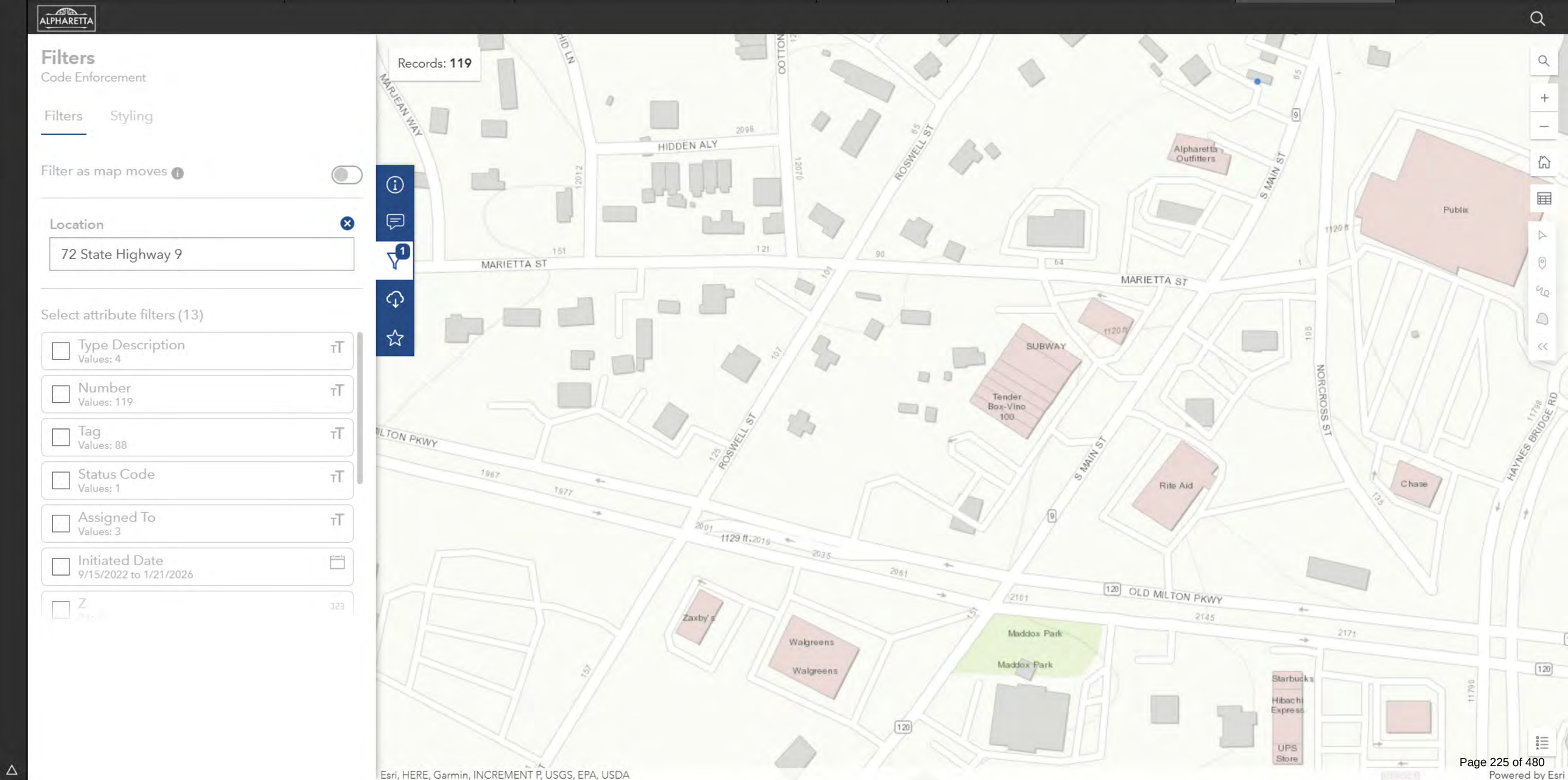
Measurement 1 at 14:12:15

ID: 82 MARIETTA #41

Drilling Depth	Drilling Speed	Tilt	Diameter
19.87 in	3,000 rpm	-90.0 °	0.0
Feed Speed	**Needle State**	**Offset**	**Drilling Direction**
30.00 in/min	---	66/298	

Feed Drill




ALPHARETTA
Filters
Code Enforcement
Filters
Styling
Filter as map moves
Location
72 State Highway 9
Select attribute filters (13)
Type Description
Values: 4
Number
Values: 119
Tag
Values: 88
Status Code
Values: 1
Assigned To
Values: 3
Initiated Date
9/15/2022 to 1/21/2026
Records: 119
MARIETTA ST
HIDDEN ALY
ROSWELL ST
S MAIN ST
NORCROSS ST
HAYNES BRIDGE RD
OLD MILTON PKWY
Alpharetta Outfitters
Publix
SUBWAY
Tender Box-Vino 100
Rite Aid
Chase
Zaxby's
Walgreens
Maddox Park
Starbucks
Hibachi Express
UPS Store
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA
Powered by Esri

His Hands Tree Preservation, LLC.
PO Box. 441241
Kennesaw, GA. 30160
Phone: (404) 661-2700
Email: HisHandsTP@gmail.com
ISA Certified Arborist WI-0338AT
ISA Certifier Tree Worker
ISA Qualified Tree Risk Assessor

ADP 82 MARIETTA STREET ALPHARETTA, GEORGIA 30009

Level 3 Aerial Tree Risk and Health Assessment: A Report of Tree Health and Structural Condition

Prepared For:
Alpharetta District Places
Jason Acree
7 Old Roswell St
Alpharetta, GA 30009

Arborist:
Robert Brettschneider
His Hands Tree Preservation, LLC
Owner
ISA Certified Arborist #WI-0338AT
ISA Certified Tree Worker
ISA Qualified Tree Risk Assessor

January 8, 2026

Assignment (Updated Scope)

I was retained to conduct an updated Level 3 Advanced Tree Risk Assessment for Tree #41, a 54-inch DBH Water Oak, incorporating aerial inspection findings obtained during the most recent site visit. The purpose of this update is to reassess the tree's structural integrity and risk profile in light of newly documented canopy-level defects, and to evaluate whether preservation remains feasible given the foreseeable impacts of the upcoming construction phases.

This assessment integrates prior ground-based observations, decay-detection data, and new aerial findings to evaluate the likelihood of failure, likelihood of impact, and consequences of failure within the defined assessment timeframe.

Methodology (Level 3 – Advanced Assessment)

The Level 3 assessment included:

- Ground-based visual inspection
- Aerial inspection of scaffold leaders and trunk unions
- Probing and mechanical assessment of unions and suspect wood using hand tools
- Prior Resistograph® drilling data at trunk and root-crown locations
- Target analysis and construction-phase risk forecasting

No additional canopy-level drillings were performed. Union integrity and decay presence in the upper canopy were assessed through direct aerial probing and visual confirmation.

Updated Observations – Critical Defects Identified

1. Compression Forks with Advanced Bark Inclusion (Primary Structural Defect)

The aerial assessment documented multiple primary scaffold leaders originating from the main trunk, with tight V-shaped unions exhibiting advanced bark inclusion, also known as compression forks. These unions are characterized by branch attachment angles in the range of approximately 20–25 degrees, a configuration that is biomechanically unfavorable.
From a structural mechanics perspective, bark inclusion functions as a pre-existing crack within the union. As radial growth occurs, the included bark prevents the formation of continuous wood fibers across the attachment, resulting in a progressive loss of load-bearing capacity. Research in tree biomechanics, including work by Claus Mattheck, demonstrates that compression forks are subject to elevated transverse tensile stresses**,** particularly in long, end-weighted stems. These stresses concentrate at the interface of the included bark, accelerating crack propagation under cyclic loading from wind and other weather events.
Several of the unions observed exhibit pronounced external ribbing ("ears") adjacent to the included bark. The presence of these enlarged ribs is a recognized indicator of advanced internal stress redistribution and is associated with a significantly increased probability of longitudinal splitting. Forks displaying large ears are widely regarded in arboricultural biomechanics

literature as high-risk attachment points (*C. Mattheck, K. Bethge, K. Weber, The Body Language of Trees, Encyclopedia of Visual Tree Assessment*).
The most critical union is located on the north side of the tree, supporting a long, heavy scaffold leader that extends over and toward the adjacent roadway, directly over frequent targets. While additional compression forks were observed elsewhere in the canopy, this north-facing union represents the highest risk tree part due to the convergence of poor attachment architecture, lever arm length, and target exposure.

2. Decay Associated with Primary Scaffold Leader (Compounding Defect)

A localized pocket of internal decay was identified within a major scaffold branch originating from the above-referenced north-side leader. While the decay was moderate relative to the branch diameter, its location is structurally significant due to its proximity to the already compromised union.
Standard mitigation would require removing the decayed scaffold branch. However, due to the branch's size and position, effective removal would require removing the entire parent leader to meet acceptable pruning standards and avoid leaving a large, dysfunctional stub.
Removal of this leader would result in an estimated canopy reduction exceeding 30%, surpassing thresholds generally considered sustainable for mature Water Oaks. Water Oaks are biologically predisposed to poor retrenchment pruning response, limited epicormic recovery, and accelerated decline following heavy canopy reduction. Excessive foliage loss in mature specimens is strongly correlated with:

- Reduced photosynthetic capacity
- Progressive carbohydrate depletion
- Increased susceptibility to secondary pests and decay organisms
- Accelerated structural and physiological decline

As a result, pruning sufficient to meaningfully mitigate the defect would likely initiate a spiral of decline, reducing long-term viability and potentially increasing risk rather than lowering it.

3. Prior Root-Crown Decay (Contributing Factor)

Previous Resistograph® testing documented pockets of decay within the root crown and buttress zone. While these findings alone supported a Moderate risk classification at the time of the initial report, they materially reduce the tree's margin of safety when combined with the newly documented canopy defects and foreseeable construction impacts.

Discussion – Integrated Risk Analysis

This Water Oak exhibits a convergence of structural defects rather than isolated, independent issues. The tree's risk profile is driven by the interaction of:

- Compression forks with advanced bark inclusion

- Long, end-weighted scaffold leaders
- Localized decay associated with a primary leader
- Beginning of root-crown decay
- Frequent target occupancy along the roadway and landscape strip

From a biomechanics standpoint, compression forks with included bark behave as pre-fractured systems. Under normal weather conditions, these unions may persist; however, the introduction of construction-phase stressors—including root disturbance, soil compaction, altered drainage, and increased wind exposure following site clearing—materially increases the likelihood that these defects will progress to failure within the assessment timeframe.

Importantly, the defects identified cannot be reasonably mitigated without introducing secondary risks:

- Structural pruning sufficient to reduce end-weight would exceed sustainable canopy reduction limits
- Retention of compromised leaders maintains an elevated probability of catastrophic failure
- Soil remediation and PHC treatments cannot restore lost fiber continuity at unions or reverse decay
- Full-time arborist oversight does not eliminate subsurface root loss or altered loading dynamics

Under ISA Tree Risk Assessment BMPs, when the likelihood of failure is probable under foreseeable conditions, target occupancy is frequent, and the consequences of failure are significant to severe, the appropriate classification is High risk.

Risk Rating (Updated)

Overall Tree Risk Rating: **HIGH**
This rating reflects the predictable escalation of failure likelihood during the construction phase, not merely the tree's current static condition.

Recommendations

- Removal of Tree #41 is recommended to eliminate an unmitigable High-risk condition.
- Preservation through construction would expose workers, the public, and infrastructure to a foreseeable and unacceptable level of risk.
- Pruning-based mitigation is not recommended due to the high probability of inducing decline without adequately reducing failure potential.
- Removal represents the lowest-risk management option when evaluated against public safety, construction feasibility, and long-term site liability.

Residual Risk

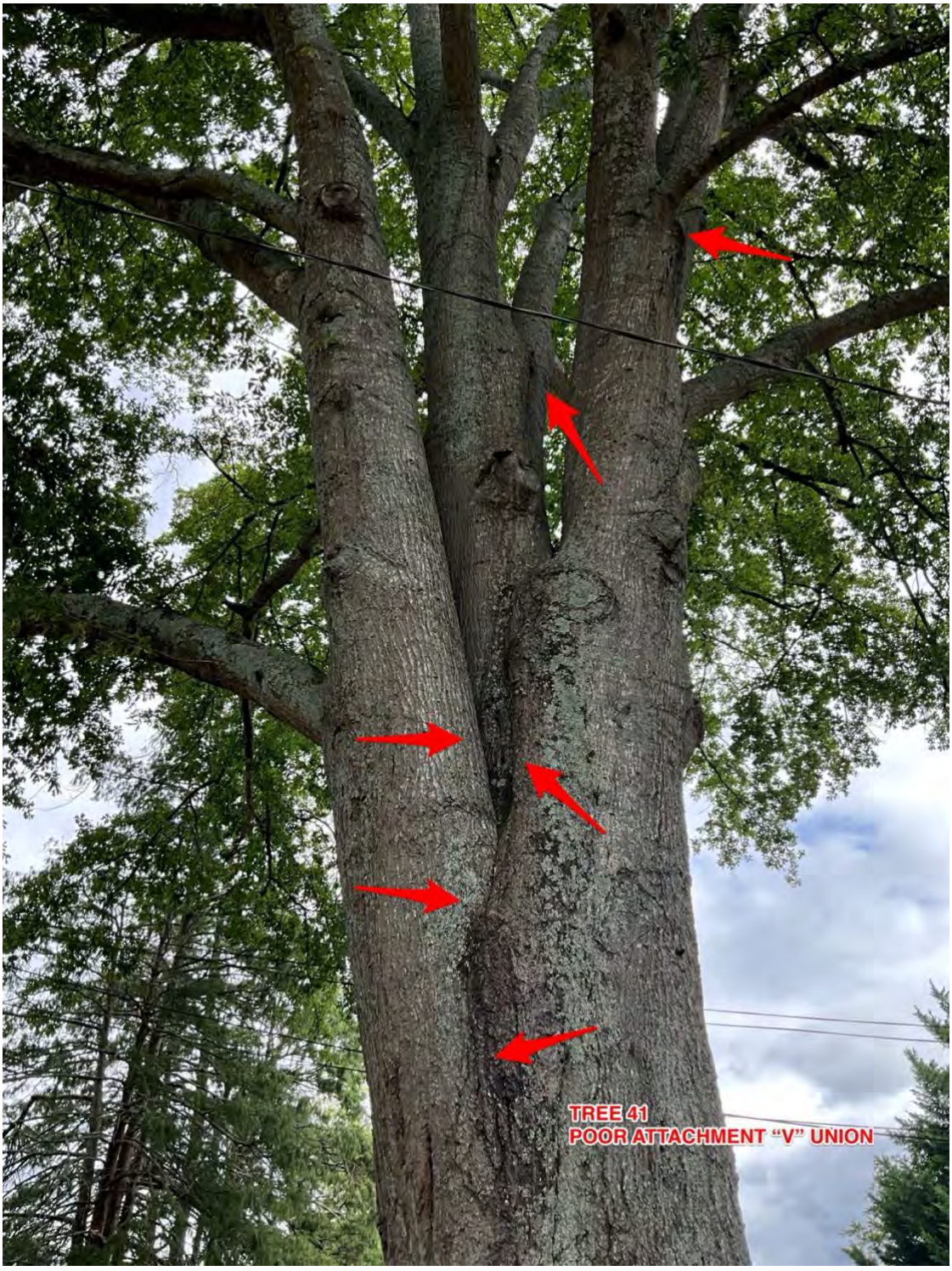
If removal is completed, the residual risk associated with Tree #41 is eliminated.

Conclusion

Based on Level 3 advanced aerial inspection, documented compression forks with bark inclusion, associated decay in a primary scaffold leader, existing root-crown decay, and the foreseeable impacts of construction, Tree #41 no longer meets the threshold for safe preservation. The escalation from Moderate to High risk is supported by arboricultural biomechanics, ISA BMP methodology, and site-specific risk forecasting.

Photos

Decay
area
E
N
W



Thank you for the opportunity to assist you with this project. Please let me know if you have any questions. I can be contacted at 404-661-2700. The above observations, discussions, and

recommendations are based on my professional experience and education. It is essential to recognize that trees are living entities and that it is impossible to predict when they may die or fail, particularly when affected by factors such as construction, human intervention, natural causes, or other environmental influences.

Sincerely,

Robert D. Brettschneider
His Hands Tree Preservation, LLC.
Owner

Alpharetta
GEORGIA · USA

Real Estate

View Bill

As of	3/2/2026
Bill Year	2025
Bill	2506452
Owner	BUR ROG INC
Parcel ID	12 -2584-0695-109-4

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2025	$8,510.00	$8,510.00	$0.00	$0.00	$0.00
TOTAL		$8,510.00	$8,510.00	$0.00	$0.00	$0.00

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STAFF REPORT

Department: Police
Submitted By: Grace Orehosky
Meeting Date: April 27, 2026

AGENDA ITEM:

Ordinance: Offenses and Miscellaneous Provisions Ordinance Text Amendments
FIRST READING
Consideration and approval of an Ordinance to amend Chapter 30, referred to as Offenses and Miscellaneous Provisions, of the Code of the City of Alpharetta to amend provisions regarding the discharge of firearms; to amend provisions regarding urban camping and the improper use of property; to regulate the discharge of bows and crossbows; to prohibit interference of a city officer; to prohibit false representations to a city officer; to prohibit loitering and prowling; to prohibit trespass; to prohibit street racing and reckless driving exhibitions; to prohibit vandalism; to prohibit aggressive panhandling; to prohibit public drunkenness; to provide for traffic violations for disobeying or avoiding an official traffic control device; to prohibit public urination or defecation; to prohibit creating a disturbance at schools; to provide for enforcement; to provide for penalties for violations; to repeal conflicting ordinances; and for other purposes.

STAFF RECOMMENDATION:

Adopt an Ordinance to amend Chapter 30 of the Code of the City of Alpharetta, referred to as Offenses and Miscellaneous Provisions.

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 City Council reviewed and discussed as a Work Session item, proposed text amendments to Chapter 30, Offenses and Miscellaneous Provisions, of the Code of the City of Alpharetta at the Special Called City Council meeting on March 23, 2026.

The intent of the proposed amendments and new ordinances is to provide more control to the local police in terms of discouraging undesirable behaviors without necessarily giving someone a permanent criminal record. The new and amended ordinances will allow the City Police to maintain local control to address these behaviors at the municipal level by providing authority to issue citations for ordinance violations.

Revisions:
Sec. 30-5 Firearms
Sec. 30-7 Urban Camping and Improper Use of Property
Sec. 30-85 Loitering for the Purpose of Engaging in the Solicitation of Sex Acts

New:
Sec. 30-9 Discharge of Bows or Crossbows
Sec. 30-10 Interference of a City Officer
Sec. 30-11 False Representations to City Officers
Sec. 30-12 Loitering or Prowling
Sec. 30-13 Petty Trespass
Sec. 30-14 Street Racing and Reckless Driving Exhibitions
Sec. 30-15 Vandalism
Sec. 30-16 Aggressive Panhandling
Sec. 30-17 Public Drunkenness
Sec. 30-18 Avoiding a Traffic Sign, Signal, or Light
Sec. 30-19 Public Urination or Defecation
Sec. 30-20 Creating a Disturbance at Schools
Sec. 30-86 Loitering for the Purpose of Engaging in Drug-Related Activity

There has been discussion on eliminating the permitting requirement to shoot a bow in the city. This is anticipated to generate further debate and potentially some changes between the first and second reading.

ALTERNATIVES:

Do not adopt an Ordinance and offer alternative language for the text amendment.

ATTACHMENTS:

1. 2026-04-27 DRAFT Ordinance Amending Ch 30

AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND CHAPTER 30 OF THE CODE OF THE CITY OF ALPHARETTA, OFFENSES AND MISCELLANEOUS PROVISIONS; TO PROVIDE FOR EFFECTIVE DATES; AND FOR OTHER PURPOSES.

WHEREAS, O.C.G.A. § 36-35-3(a) provides that the governing authority of each municipal corporation shall have power to adopt clearly reasonable ordinances, resolutions and regulations relating to its property, affairs, and local government for which no provision has been made by general law and which are not inconsistent with the Constitution or any charter provision applicable thereto; and

WHEREAS, in the interests of the health, safety, and general welfare of the citizens of the City of Alpharetta, Georgia, the Mayor and City Council desires to amend Chapter 30 of the Code of the City of Alpharetta, Georgia, referred to as the Offenses and Miscellaneous Provisions; and

WHEREAS, appropriate notice and hearing on the amendments contained herein have been carried out according to general and local law;

NOW THEREFORE, the Mayor and City Council of the City of Alpharetta hereby ordains, as follows:

Section 1. Section 30-5 of Chapter 30, Article I, of the Code of Ordinances of the City of Alpharetta is hereby repealed and replaced with the following:

Sec. 30-5. – Firearms.

> *It shall be unlawful for any person to use, discharge, or shoot firearms in the city except by authorized officers of the law, in lawful defense of persons or property, or as otherwise permitted for use in an indoor shooting range in accordance with Section 10-238.*

Section 2. Section 30-7 of Chapter 30, Article I, of the Code of Ordinances of the City of Alpharetta is hereby repealed and replaced with the following:

Sec. 30-7. – Urban Camping and improper use of property.

a) *Definitions.* The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:
   1. *Camp* means the use of a public street or public park for private living accommodations purposes, such as erecting tents or other

temporary structures or objects providing shelter; sleeping in a single place for any substantial prolonged period of time; regularly cooking or preparing meals; or other similar activities.

2. *Interference* or i*nterfere with ingress and egress* means standing, sitting, lying down, using personal property, or performing any other activity on a public street and/or in a public park, where such activity: a) materially interferes with the ingress into and egress from buildings, driveways, streets, alleys, or any other real property that has a limited number of entrances/exits, regardless of whether the property is owned by the city, a private owner or another public entity; b) reasonably appears, in light of all of the circumstances, to have the purpose of blocking ingress and egress; and c) occurs without the express written permission of the owner of the property at issue. Where written permission has been granted, the individuals interfering with ingress and egress must have possession of the permission at the time of the activity in question.
3. *Public park* means all city-owned parks, playgrounds, plazas, attractions, and monuments.
4. *Public street* means all public streets and highways, public sidewalks, right-of-way, public benches, public parking lots, and medians.
5. *Storing personal property* means leaving one's personal effects, such as, but not limited to, clothing, bedrolls, cookware, sleeping bags, luggage, knapsacks, or backpacks, unattended for any substantial prolonged length of time. This term shall not include parking a bicycle or other mode of transportation.

b) It shall be unlawful for any person to camp except in areas specifically designated for such use or specifically authorized by permit.

c) It shall be unlawful for any person to store personal property on any public street or in any public park.

d) It shall be unlawful for any person to interfere with ingress and egress.

e) Private property. It shall be unlawful for anyone other than the owner, a leaseholder, an employee, or other rightful occupant to sleep, reside, store personal property, or lie down outside on any private property without the owner's or leaseholder's permission.

f) Warning. No person may be arrested for violating this section until he has received an oral or written warning to cease the unlawful conduct. If the violator fails to comply with the warning issued, he is subject to arrest for urban camping. In addition, city officials shall have the right to remove any debris or property that creates a legitimate concern for health and safety or that creates an immediate and substantial danger to the environment.

g) Exceptions. This section shall not be construed to prohibit the following behavior:

1) Persons sitting or lying down as a result of a medical emergency;

2) City, state, or county contractors or subcontractors where said activities are associated and performed in conjunction with the scope of work set forth in the city contract;
3) Persons sitting down while attending parades;
4) Persons sitting down while patronizing sidewalk cafes;
5) Persons lying down or napping while attending performances, festivals, concerts, fireworks, or other special events;
6) Persons sitting on chairs or benches supplied by a public agency or abutting private property owner;
7) Persons sitting on seats in bus zones occupied by people waiting for the bus;
8) Persons sitting or lying down while waiting in an orderly line outside a box office to purchase tickets to any sporting event, concert, performance, or other special event;
9) Persons sitting or lying down while waiting in an orderly line awaiting entry to any building, including shelters, or awaiting social services, such as provision of meals;
10) Children sleeping while being carried in a stroller or baby carriage; or
11) Persons camping in a city park pursuant to a city authorized permit, such as scout groups, etc.

Section 3. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-9 to Chapter 30, Article I, as follows:

Sec. 30-9. – Discharge of Bows or Crossbows.

a) It shall be unlawful to discharge any bow or crossbow projecting any arrows or projectiles, except as authorized by a permit secured from the city police chief or his designee, which may be renewed on an annual basis. The city police chief or his/her designee shall issue permits for the discharge of bows or crossbows as to ensure the safety of the public. This section shall not be construed to prohibit any citizen from discharging a weapon when lawfully defending person or property.
b) In order to obtain a permit to discharge a bow or crossbow within the City of Alpharetta, the applicant shall agree to adhere to the following:
    1) A sufficient backstop must be provided to prohibit any projectile from leaving the property. Additionally, a projectile entering a neighboring property as a result of the discharge is prima facie evidence of a violation of this subsection.
    2) A target or any portion of a target is prohibited from leaving the property as a result of the discharge. A target or any portion of a target entering a neighboring property as a result of the discharge is prima facie evidence of a violation of this subsection.
    3) The discharge of any bow or crossbow must be on the applicant's own land or, if a bow or crossbow is to be discharged on the property of another, the applicant must provide express written permission of the owner of the property.

4) If discharging a bow or crossbow within one hundred fifty (150) feet from a property line, any such discharge shall be toward the interior of the property upon which the discharge is occurring. Discharge of a bow or crossbow within 150 feet of any residential dwelling is expressly prohibited.
5) All applicants must have taken and passed a state approved safety course, or obtained certification in the safe discharge of weapons, or show specific proof of training in the safe discharge of weapons.
6) The discharge of a bow or crossbow must be on properties specified in such permit.

c) The city police chief shall be authorized to obtain any other information deemed appropriate in the issuance of a permit.
d) No permit shall be issued to a person under the age of eighteen (18), provided however, that this provision shall not prohibit a person under the age of eighteen (18) from the discharge of a bow or crossbow if accompanied by and under the direct supervision of a permitted adult.
e) Upon request by a City police officer, code enforcement officer, or other authorized official, a permit shall be available and be presented. Failure to provide such permit upon request shall be a violation of this section.
f) Any person discharging a bow or crossbow within the City of Alpharetta in violation of this section or any person discharging a bow or crossbow without a permit or in violation of the permit criteria shall be punished as set forth in Section 1-8 and shall not be eligible for a permit to discharge a bow or crossbow within the City of Alpharetta for a period of five (5) years.

Section 4. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-10 to Chapter 30, Article I, as follows:

Sec. 30-10. – Interference of a City Officer.

It shall be unlawful for any person to interfere with, molest, hinder, or prevent any City police officer, firefighter, or code enforcement officer in the discharge of his or her official duties.

Section 5. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-11 to Chapter 30, Article I, as follows:

Sec. 30-11. – False Representations to City Officers.

It shall be unlawful for any person, knowingly and willfully and with intent thereby to mislead, either on such person's own behalf or on behalf of others, as principal or as agent, to make or file, orally or in writing, any false representation of fact to any City police officer, firefighter, or code enforcement officer.

Section 6. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-12 to Chapter 30, Article I, as follows:

Sec. 30-12. – Loitering or prowling.

a) It shall be unlawful for a person to be in a place at a time or in a manner not usual for law-abiding individuals under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity.
b) Among the circumstances which may be considered in determining whether alarm is warranted is the fact that the person takes flight upon the appearance of a law enforcement officer, refuses to identify himself, or manifestly endeavors to conceal himself or any object. Unless flight by the person or other circumstances make it impracticable, a law enforcement officer shall, prior to any arrest for an offense under this section, afford the person an opportunity to dispel any alarm or immediate concern which would otherwise be warranted by requesting the person to identify himself and explain his presence and conduct. No person shall be convicted of an offense under this section if the law enforcement officer failed to comply with the foregoing procedure or if it appears at trial that the explanation given by the person was true and would have dispelled the alarm or immediate concern.

Section 7. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-13 to Chapter 30, Article I, as follows:

Sec. 30-13. – Petty Trespass.

a) It is unlawful for any person to enter upon the private land or premises of another, or in or upon any vehicle, boat or aircraft owned by another, after having received notice from the owner, lawful occupier, lessee, tenant, or any agent thereof, that entry is forbidden. If requested by the owner, lawful occupier, lessee, tenant, or any agent thereof, of the premises, or vehicle, boat or aircraft, a police officer may give such notice.
b) After notice as provided in subsection (a) of this Code section has been given, it shall be unlawful for a person to remain upon the land or premises of another, or in or upon any vehicle, boat or aircraft owned by another.
c) Violation of this Code section shall be punished by a fine not to exceed $1,000.00 or by 60 days imprisonment, or by both such fine and imprisonment.

Section 8. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-14 to Chapter 30, Article I, as follows:

Sec. 30-14. – Street Racing and Reckless Driving Exhibitions.

a) Definitions. As used herein, the following terms shall have the means ascribed to them below:
    1) Illegal street racing or reckless driving exhibition shall mean a motor vehicle speed contest using public highways, streets, or rights-of-way in violation of applicable motor vehicle and traffic laws, including, without limitation,

O.C.G.A. §§ 40-6-186, 40-6-251 and 40-6-390. Illegal street racing or reckless driving exhibition may include, but is not limited to, situations in which: (1) a group of motor vehicles or individuals has arrived at a location for the purpose of participating in the event; (2) a group of individuals has gathered on private property open to the general public without the consent of the owner, operator, or agent thereof for the purpose of participating in the event; (3) one or more individuals has impeded the free public use of a public street, sidewalk or highway by actions, words, or physical barriers for the purpose of conducting the event; (4) two or more vehicles have lined up with motors running for an illegal motor vehicle speed contest or exhibition of speed; (5) one or more drivers is revving his engine or spinning his tires in preparation for the event; or (6) an individual is stationed at or near one or more motor vehicles serving as a race starter.

2) *Organizer* shall mean any individual who in any manner knowingly takes part in the planning, organization, coordination, facilitation, advertising or sharing of the location for any such illegal street race, or collect moneys in connection with an illegal street racing or reckless driving exhibition, as defined herein.
3) *Participant* shall mean any individual who is knowingly present at an illegal street racing or reckless driving exhibition for the purpose of actively taking part in the event, through conduct including, but not limited to: riding in a race vehicle as a passenger; assisting the organizers and/or drivers in carrying out or promoting the event; taking video or photographic images for purpose of promoting and/or profiting from the event (also known as a "spectator"); or exchanging money or anything of value with any driver, car owner, organizer or other participant in connection with the event. For the purpose of this definition, a person who is a mere bystander, passerby, or observer not aware of the illegal activity shall not be deemed a participant.

b) No person shall knowingly act as an organizer of an illegal street racing or reckless driving exhibition, as defined herein.
c) Except as provided elsewhere in this article, no person shall knowingly act as a participant in, or spectator of, an illegal street racing or reckless driving exhibition, as defined herein.
d) Exemption. Nothing in this article prohibits law enforcement officers or their agents from being participants or spectators at an illegal street racing or reckless driving exhibition in the course of their official duties.
e) This article shall not apply to licensed or duly authorized racetracks, drag strips, other designated areas set aside by proper authorities for such purposes.
f) In all cases of violations of this ordinance, the individual charged shall appear in municipal court. For violation of this ordinance, prepayment of a fine without appearance shall not be permitted.
g) Violations of this article shall be punished as follows:
    1) Organizers and those driving motor vehicles shall be punished by a fine not exceeding $1,000.00, imprisonment for a term not exceeding 60 days, or any combination thereof, subject to all limitations contained in applicable state law.
    2) All other participants shall be punished by a fine not exceeding $1,000.00, imprisonment for a term not exceeding six months, or any combination thereof,

subject to all limitations contained in the Charter of the city or applicable state law.

3) Any motor vehicle used in illegal street racing or reckless driving exhibition as defined in this article may be removed and impounded by police to the extent authorized by applicable state law, including, without limitation, O.C.G.A. § 40-6-206, or pursuant to a warrant issued by a court of competent jurisdiction. An impounded vehicle may be held in impound for not less than 30 days or final adjudication of the case, to the maximum extent allowed under state law.

Section 9. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-15 to Chapter 30, Article I, as follows:

Sec. 30-15. – Vandalism.

a) Public property. It is unlawful for any person to vandalize, deface, or in any way alter the appearance or operation of any public property or park in the city.
b) Private property
   1) It is unlawful for any person to vandalize, deface, or in any way alter the appearance or operation of any private property without the consent of the owner.
   2) This subsection shall not be construed as affecting any remedy the private property owner may have at law

Section 10. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-16 to Chapter 30, Article I, as follows:

Sec. 30-16. – Aggressive Panhandling.

a) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:
   1) Aggressive panhandling means and includes:
      i. Intentionally or recklessly making any physical contact with or touching another person or his vehicle in the course of the solicitation without the person's consent;
      ii. Following the person being solicited, if that conduct is intended to or is likely to cause a reasonable person to fear imminent bodily harm or the commission of a criminal act upon property in the person's possession, or is intended to, or is reasonably likely to intimidate the person being solicited into responding affirmatively to the solicitation;
      iii. Continuing to solicit within five (5) feet of the person being solicited after the person has made a negative response, if continuing the solicitation is intended to or is likely to cause a reasonable person to fear imminent bodily harm or the commission of a criminal act upon property in the person's possession, or is intended to, or is reasonably likely to intimidate the person being solicited into responding affirmatively to the solicitation;

iv. In the course of soliciting, intentionally or recklessly blocking the safe or free passage of the person being solicited or requiring the person, or the driver of a vehicle, to take evasive action to avoid physical contact with the person making the solicitation. Acts authorized as an exercise of one's constitutional right to picket or legally protest shall not constitute obstruction of pedestrian or vehicular traffic;

v. In the course of soliciting, intentionally or recklessly using obscene or abusive language or gestures intended to or likely to cause a reasonable person to fear imminent bodily harm or the commission of a criminal act upon property in the person's possession, or words intended to, or reasonably likely to intimidate the person being solicited into responding affirmatively to the solicitation;

vi. Approaching the person being solicited in a manner that is intended to or is likely to cause a reasonable person to fear imminent bodily harm or the commission of a criminal act upon property in the person's possession, or is intended to, or is reasonably likely to intimidate the person being solicited into responding affirmatively to the solicitation.

2) Public area means an area to which the public or a substantial group of persons has access including, but not limited to, alleys, bridges, buildings, driveways, parking lots, parks, play grounds, plazas, sidewalks, and streets that are open to the general public

3) Solicit means to request an immediate donation of money or other thing of value from another person, regardless of the solicitor's purpose or intended use of the money or other thing of value, including employment, business or contributions or to request the sale of goods or services. The solicitation may be, without limitation, by the spoken, written, or printed word, or by other means of communication.

b) Prohibitions. It shall be unlawful for any person, firm, organization, or corporation to aggressively panhandle within any public area in the city or panhandle or solicit funds for the sole benefit of the solicitor:

1) In any public transportation vehicle, or bus or subway station or stop;

2) Within fifteen (15) feet of any entrance or exit of any bank or check cashing business or within fifteen (15) feet of any automated teller machine during the hours of operation of such bank, automated teller machine or check cashing business without the consent of the owner or other person legally in possession of such facilities. Provided, however, that when an automated teller machine is located within an automated teller machine facility, such distance shall be measured from the entrance or exit of the automated teller machine facility;

3) On private property if the owner, tenant, or lawful occupant has asked the person not to solicit on the property, or has posted a sign clearly indicating that solicitations are not welcome on the property; or

4) From any operator of a motor vehicle that is in traffic on a public street, whether in exchange for cleaning the vehicle's windows, or for blocking, occupying, or reserving a public parking space; provided, however, that this paragraph shall not apply to services rendered in connection with emergency repairs requested by the operator or passengers of such vehicle.

c) Applicability. This article regulates the time, place, and manner of solicitations and shall not apply to any persons from exercising their clearly established constitutional right to picket, protest, or engage in other constitutionally protected activity

Section 11. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-17 to Chapter 30, Article I, as follows:

Sec. 30-17. – Public Drunkenness.

It shall be unlawful for any person to be and appear in an intoxicated condition in any public place or within the curtilage of any private residence not his own other than by invitation of the owner or lawful occupant, when such condition is made manifest by boisterousness, by indecent condition or act, or by vulgar, profane, loud, or unbecoming language.

Section 12. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-18 to Chapter 30, Article I, as follows:

Sec. 30-18. – Avoiding a Traffic Sign, Signal, or Light.

a) The driver of a vehicle shall not disobey the instructions of an official traffic-control device unless otherwise directed by a police officer, subject to the exemptions granted to the driver of an authorized emergency vehicle.
b) The driver of a vehicle shall not, for the purpose of avoiding obedience to an official traffic-control device, drive upon or through private property, or upon or through public property which is not a street or highway.

Section 13. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-19 to Chapter 30, Article I, as follows:

Sec. 30-19. – Public Urination or Defecation.

It shall be unlawful for any person to defecate or urinate on or adjacent to any street, alley, or sidewalk, or on any property open to public view in the City, or in any portion of a public building other than has been designated as a restroom.

Section 14. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-20 to Chapter 30, Article I, as follows:

Sec. 30-20. – Creating a Disturbance at Schools.

It shall be unlawful for any person to create a disturbance in any private, public, or parochial school or on the surrounding school grounds or on the fields or grounds lawfully used for school activities while such recreational areas are in use or other activities within the school or school activities on the school grounds or fields while such activities are in progress thereon.

Section 15. Section 30-85 of Chapter 30, Article IV, of the Code of Ordinances of the City of Alpharetta is hereby repealed and replaced with the following:

Sec. 30-85. – Loitering for purpose of engaging in the solicitation of sex acts.

a) It shall be unlawful for any person to remain or be in any place for the purpose of soliciting another to perform or offer or consent to perform an act of prostitution as more specifically defined in O.C.G.A. § 16-6-9.
b) Any person found guilty of violating any of these sections shall be punished as provided in Section 1-8.

Section 16. The Code of Ordinances of the City of Alpharetta is hereby amended by adding a new Section 30-86 of Chapter 30, Article IV, as follows:

Sec. 30-86. – Loitering for the Purpose of Engaging in Drug-Related Activity.

a) It shall be unlawful for any person to loiter, in or near any thoroughfare, place open to the public, or any public or private place in order to induce, entice, solicit or procure another to engage in unlawful drug-related activity. "Unlawful drug-related activity" means conduct which constitutes an offense defined in Title 16 Chapter 13 of the Official Code of Georgia Annotated; conduct which constitutes complicity to commit such an offense by, for example, acting as a lookout; or conduct which constitutes conspiracy to commit such an offense.
b) A police officer who observes a person loitering under circumstances that provide the officer with an articulable suspicion to believe unlawful drug-related activity is occurring or has occurred may detain the individual for the purpose of investigating whether the person is in violation of this section.
c) A police officer may not detain an individual under this section unless:
    1) The person engages in one or more of the following behaviors:
        a. The person passes or receives from a passer-by, bystander or person in a motor vehicle money, objects having characteristics consistent with controlled substances, and/or an envelope, bag or other container that could reasonably contain such objects or money; or
        b. The person conceals or attempts to conceal an object having characteristics consistent with controlled substances and/or an envelope, bag, clear plastic baggie or other container that could reasonably contain such objects; or
        c. The person flees or obscures himself upon seeing law enforcement officers; or
        d. The person communicates the fact that law enforcement officers are in the vicinity to another person in a manner that suggests that the communication is a warning; or
        e. The officer observes the person in possession of any instrument or object that is designed or marketed as useful primarily for one or more of the following purposes:

i. To inject, ingest, inhale or otherwise introduce marijuana or a controlled substance into the human body; or
ii. To enhance the effect of marijuana or a controlled substance on the human body; or
iii. To test the strength, effectiveness, or purity of marijuana or a controlled substance; or
iv. To process or prepare marijuana or a controlled substance for introduction into the human body; or
v. To conceal any quantity of marijuana or a controlled substance; or
vi. To contain or hold marijuana or a controlled substance while it is being introduced into the human body. AND

2) One of the following factors applies:
   a. The officer is aware that, within the preceding three years, the person has been convicted of an offense defined in O.C.G.A. Title 16, Chapter 13, or of complicity to commit such an offense, or of conspiracy to commit such an offense with in the preceding three years; or
   b. The officer has knowledge of a specific reliable tip concerning unlawful drug-related activity at a specific location, and the person who is found loitering is doing so at a time, in a place or in a manner that is otherwise consistent with the details provided in the tip; or
   c. The person is loitering in an area that has been designated a notorious drug-related activity area; or
   d. The person is in an area where he is prohibited by court order from being, and the officer is aware of the court order; or
   e. The officer knows that the person has been previously convicted of loitering with the intention of engaging in unlawful drug-related activity under this section; or
   f. Any vehicle the person has approached or communicated through is registered to an individual who has been convicted of an unlawful drug-related activity in the previous three years, and the officer is aware of that fact.

d) No citation or arrest may be made for a violation of this section unless the officer first affords the person an opportunity to explain the person's presence and conduct, unless flight by the person or other circumstances make it impracticable to afford such an opportunity, and no one shall be convicted of violating this section if it appears at trial that the explanation given at the scene was true and disclosed a lawful purpose.

Section 17. Severability

It is hereby declared to be the intention of the Mayor and City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section hereof shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be

invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the Mayor and Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 18. Effective Date

This Ordinance shall be effective immediately upon adoption.

Section 19. Repealer

All ordinances or parts of ordinances found to be in conflict herewith are hereby repealed.

SO ORDAINED, this ____ day of _____ 2026.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

COUNCIL MEMBERS

_____
Mayor Pro Tem Dan Merkel

_____
Council Member T. Kirk Driskell

_____
Council Member Katie Reeves

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Fergal M. Brady

(SEAL)

Attest:

_____
Grace Orehosky, Acting City Clerk

Approved as to form and legal sufficiency:

_____
Molly Esswein, City Attorney

First Reading: _____

Second Reading: _____

STAFF REPORT

Department: Finance
Submitted By: Shawn Mitchell
Meeting Date: April 27, 2026

AGENDA ITEM:

2026-2027 City Wide Employee Health and Related Benefits
Consideration and approval to award contracts for certain Employee Health and Related Benefits for Plan Year 2026-2027: City's group Medical and Dental coverage to Cigna; Vision coverage to Eye Med; Life and Disability coverages to New York Life; and Wellness Services to Engagement Health Group; and to authorize the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Award contracts for certain employee health and related benefits for Plan Year 2026-2027: City's group Medical and Dental coverage to Cigna; Vision coverage to Eye Med; Life and Disability coverage to New York Life; and Wellness Services to Engagement Health Group; and authorize the Mayor to execute any necessary documents.

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
Group Insurance (Budgeted across all departments based on staffing)	$11,905,000

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	$0.00

ITEM DESCRIPTION:

For certain Employee Health and Related Benefits for Plan year 2026-2027, staff recommends that contracts be awarded as follows: The City's group Medical and Dental coverage to Cigna; Vision coverage to Eye Med; Life and Disability coverage to New York Life; and Wellness Services to Engagement Health Group.

Background

The City's Broker of record, Alliant Insurance Services (8th largest global brokerage firm), solicited proposals from the market (Anthem, UHC, Aetna) for our medical and other related coverage. After months of negotiations, and with some reasonable plan changes, our current carrier, Cigna, is the recommended provider for both Medical (8.5% increase - $800k) and Dental (2% increase - $9.9k) for plan year 2026-2027. Cigna will provide a $25k optional service fund and a $5k wellness fund.

This is an expected and a very reasonable renewal given that the current year's medical claims loss ratio is at 127% (total loss ratio of 111%), meaning medical claims paid by Cigna are exceeding medical premiums paid to Cigna by 27% (11% in excess of total premiums - medical and admin) and, based on projected a national medical trend increase of 7%, an increase in the range of 20% or more could be expected. The closest competing carrier provided a renewal proposal with an increase of 29%. Cigna's final proposal is indicative of

their commitment to continue to serve the City of Alpharetta. With this increase, it should be noted that the City's 6-year average increase has been 4.0% compared to the trend of 7% for the same period.

In an effort to achieve annual savings with minimal impact to employees' coverage benefit, staff recommended the following changes to be included in the above renewal ($200k in annual savings).

- Only offer 1 plan design under an HSA (Health Savings Account) and thus close the more expensive HRA (Health Reimbursement) plan ($100k in savings / 20 employees);

- Move from standard formulary for prescriptions to value formulary ($100k in savings / approx. 143 users out of 1000 total plan users are affected / however, 133 of these are a result of other suitable over-the-counter drugs available for conditions of allergy, heartburn or nasal congestion). The change to value formulary replaces 20 types of drugs to equally effective non-prescription/generic. No other changes.

Our medical coverage with Cigna is a Fully Insured Plan designed as a Minium Premium/Shared Return Plan. With the plan, if medical claims come in under the premiums set by Cigna, the City saves. If claims exceed the premiums, Cigna cuts the City a check for the difference. No other carrier offers this savings potential under a fully insured plan.

Eye-Med is the recommended carrier for vision care. They proposed a 0% increase.

NY Life proposed a 0% increase in their Basic Life/AD&D as well as 0% in their policies for Long Term and Short Term Disability coverage.

Engagement Health Group provides wellness services to city employees. The cost for this service will remain flat at $73,025.

The total increase over the prior year for all services/premiums for our Employee Health and Related Benefits for Plan Year 2025-2026 is approximately 7.0%.

The premium increases, in terms of dollars, will be shared using the same percentages currently allocated to the employee (approx. 10%) and employer (approx. 90%) as the current year. Thus, the premium increases, in terms of percentage growth, for both the employee and employer will be approximately 8.0%, depending on coverages chosen by the employee.

See attached 2026-2027 Renewal Executive Summary for the coverages and related premiums and costs.

ALTERNATIVES:

ATTACHMENTS:

1. City of Alpharetta - 2026 - 2027 - Renewal Executive Summary
2. ENGAGEMENT HEALTH GROUP-SIGNED 04.14.25
3. Alpharetta - 2026 - EHG Schedule A - 1 Year

Alliant

THE CITY OF ALPHARETTA GEORGIA

2026 - 2027 Renewal Executive Summary

April 2026

Presented By:
Todd Bryant, Senior Vice President, CEBS, MBA
John Shores, Account Executive

Alliant Insurance Services

2026-2027 Renewal Executive Summary

Coverage	Current Carrier	2025 – 2026 Current Annual Cost	2026-2027 Projected Annual Cost
Medical (Employee/Employer Paid)	Cigna	$9,333,420	$10,124,595 (+8.5% Remove HRA plan, Implement Value Formulary)
HSA & HRA Contributions	City of Alpharetta	$645,750	$645,750
Dental (Employee/Employer Paid)	Cigna	$496,727	$506,655 (+2%) with 2-year rate guarantee
Basic Life and AD&D (100% Employer Paid)	New York Life	$209,336	$209,336
Voluntary Life and AD&D (100% Employee Paid)	New York Life	$138,428	$138,428
Short Term Disability (100% Employer Paid)	New York Life	$172,670	$172,670
Long Term Disability (100% Employer Paid)	New York Life	$51,456	$51,456
Vision (Employee/Employer Paid)	EyeMed	$55,367	$55,367
Wellness Program	EHG	$73,525	$73,025
Annual Total		$11,176,679	$11,977,282
Increase Over Current (%)			7.2%

Medical/Rx: Renewal History & Market

5-Year Renewal History (2021-2025)

- Total Medical Loss Ratio – 99.2%
- Average Medical Renewal – 3.7%

- Average Annual National Medical Claims Trend – 7.6%

Marketing Summary (2026-2027 Plan Year Proposals)

- Anthem – Proposed 29% increase
- Aetna – Declined to quote
- UHC – Declined to quote
- Self-funding through various vendors & carriers – 12.4% increase to 19.9% increase

ENGAGEMENT HEALTH GROUP

Master Services Agreement

This Master Services Agreement (this "Agreement") is dated as of April 14th, 2025 (the "Effective Date"), by and between Corporate Health Partners, LLC, a Georgia limited liability company ("CHP"), and Engagement Health, LLC, a Delaware limited liability company ("Engagement Health"), as joint and several provider of the services hereunder (CHP and Engagement Health, jointly and severally, hereinafter called "EHG"), and the City of Alpharetta, a municipal corporation of the State of Georgia ("Client").

A. EHG has experience and expertise in providing one-on-one services to improve employee health and reduce health-care costs.

B. Client desires to use EHG's services for its employees.

C. This Agreement contains general terms and conditions that will apply to the Service Descriptions and Pricing Schedule in Schedule A attached hereto and incorporated herein by reference, and as may be amended or substituted by EHG and Client.

D. CHP and Engagement Health shall be jointly and severally liable for the provision of services and contractual obligations under this Agreement.

In consideration of the mutual terms and conditions of this Agreement, the parties hereby agree as follows:

1. Services. Subject to the terms and conditions of this Agreement, EHG will provide the services described in Schedule A – Service Descriptions and Pricing Schedule. EHG shall use its "best efforts" to provide the services described in this Agreement. The parties agree that Schedule A may be amended or replaced by the mutual agreement of EHG and Client. Schedule A shall be governed by this Agreement and become effective upon the written agreement of EHG and Client.

2. Term. The term of this Agreement (the "Term") shall begin on the Effective Date and remain in effect until the end of the service term specified in the Schedule A currently in effect or until earlier terminated in accordance with Section 9 below. The Term may be extended by the execution of a new Schedule A prior to the end of the preceding Schedule A; provided, however, the Term may not be extended for a period of more than five (5) years from July 1, 2025.

3. Cost and Payment. Client shall pay EHG in accordance with the Pricing Schedule in Schedule A. The total estimated annual program fee shall be payable in two (2) equal installments as provided in Schedule A. EHG will invoice Client semiannually on July 1 and January 1. The final amount of annual program fees shall be determined based on a true-up of the actual participants and services rendered. See Schedule A for billing details. Payment shall be due no later than 30 days from the date the invoice is received by Client. Client agrees to immediately notify EHG of any disputed amounts and both parties agree to resolve the dispute as soon as possible.

4. Fee Adjustments. Unless both parties agree otherwise, the fees referred to in Schedule A will increase by 3% per year during each year in which this Agreement is in effect, and such increase will be effective as of the anniversary date of this Agreement.

5. Confidential Information. All information related to EHG or to Client shall be and remain the property of EHG or Client, respectively, and neither party may disclose such information without the prior written consent of the other party hereto.

6. Independent Contractor. This Agreement, and the relationship created between the parties hereby, does not and shall not, directly or indirectly, constitute either party, or any of its personnel, as an employee, agent, servant, partner or joint venture of the other. EHG is and shall at all times be an independent contractor. Each party shall be responsible to the other party only by the terms stipulated herein. It is expressly agreed and understood that benefit plans to which either party's employees are entitled, such as health insurance, disability benefits, workers compensation, pensions and annuities, death benefits, savings plans and others, shall not be available to the other party's employees, and that each party will not be making any deductions from payments to the other party, including without limitation those relating to income tax, United States pension plans, or unemployment insurance.

7. Taxes. Client shall be responsible for any applicable sales, use and excise taxes, and any other similar taxes, duties and charges of any kind imposed on Client by any federal, state or local governmental entity on any amounts payable by Client hereunder; *provided that*, in no event shall Client pay or be responsible for any taxes imposed on, or with respect to, EHG's income, revenues, gross receipts, personnel or real or personal property or other assets.

8. Compliance. EHG shall provide the services described above and in Schedule A in compliance with all applicable Federal, State and local laws, regulations, and ordinances.

9. Termination. Either party may terminate this Agreement with respect to all or any part of the services to be provided hereunder for cause if the other party breaches any provision of this Agreement, by action or inaction, which breach is not rectified within thirty (30) days from receipt of written notice of such breach from the non-breaching party.

   In addition, either party may terminate this Agreement, in its sole discretion, with written notice to the other party at least ninety (90) days prior to the beginning of the next service term or program cycle, if applicable (program launch from the current service year, if applicable), without penalty (including, without limitation, fixed and variable fees related to the next service term or program cycle). Client will still be required to pay applicable program fees for then current services at then current quantities for the remainder of the then current service term.

   Client may terminate this Agreement, in its sole discretion, prior to the beginning of the next service term or program cycle, if applicable (program launch from the current service year, if applicable) with written notice to EHG without penalty (including, without limitation, fixed and variable fees related to the next service term or program cycle). Client will be responsible for applicable program fees for then current services at then current quantities for the remainder of the then current service term. (For illustration purposes only, if the next annual service term is scheduled to begin on July 1, 202X, and Client provides notice of termination on May 15, 202X, Client is responsible only for applicable program fees through the remainder of the current service term ending June 30, 202X).

10. Survival of Certain Provisions after Termination. Upon termination of this Agreement, or sooner if so requested, each party shall return all property belonging to the other party then in its possession or dispose of such property as may be directed or approved by the other party. Notwithstanding the termination of this Agreement for any reason whatsoever, all covenants and agreements to be performed and/or observed by either party under this Agreement which by their nature survive the termination of this Agreement, including without limitation those relating to proprietary information, confidential information, warranties, and indemnification, shall so survive such termination or expiration.

11. Reserved.

12. Indemnification. EHG shall indemnify, defend, and hold harmless Client and Client's elected and appointed officials, officers, boards, commissions, employees, representatives, consultants, servants, agents, attorneys, and volunteers (each party individually, an "Indemnified Party") for, from, and against any and all claims, suits, actions, judgments, injuries, damages, losses, costs, expenses, and liability of any kind whatsoever, including, but not limited to, attorney's fees and costs of defense ("Liabilities"), which may arise from or be the result of an alleged willful, negligent, or tortious act or omission arising out of the performance of the contracted services hereunder by EHG, any subcontractor, anyone directly or indirectly employed by EHG or subcontractor, or anyone for whose acts or omissions EHG or subcontractor may be liable, regardless of whether or not the act or omission is caused in part by an Indemnified Party (collectively, "Indemnity Obligation"). The Indemnity Obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this provision.

    In any and all claims against an Indemnified Party by any employee of EHG, its subcontractor, anyone directly or indirectly employed by EHG or subcontractor, or anyone for whose acts EHG or subcontractor may be liable, the Indemnity Obligation shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for EHG or any subcontractor under workers' or workmen's compensation acts, disability benefit acts, or other employee benefit acts. The Indemnity Obligation shall survive expiration or termination of this Agreement, provided that the claims are based upon or arise out of actions or omissions that occurred during the performance of this Agreement

13. Insurance. During the term of this Agreement, EHG shall maintain in full force and effect: (a) commercial general liability insurance covering personal injury and property damage, including, without limitation, contractual liability, with limits of at least $1,000,000 per occurrence and $2,000,000 in the aggregate; (b) business automobile liability insurance for all vehicles, including those owned or rented by EHG or its employees, covering personal injury and property damage, with a limit of at least $1,000,000 per occurrence; (c) worker's compensation and employer's liability insurance, with limits of at least $1,000,000; and (d) errors and omissions insurance appropriate for the services hereunder with limits of at least $2,000,000 in the aggregate, including cyber liability, with a sublimit of liability not less than $2,000,000 per claim and $2,000,000 in the aggregate. EHG shall maintain all such insurance with carriers rated A- or better by A.M. Best Company, Inc. The insurance policies required pursuant to this section will stipulate that they are primary insurance and that no insurance policy or self-insurance program of Client will be called upon to contribute. Before commencement of services hereunder and thereafter upon renewal of any such policy of insurance, EHG shall provide Client with certificates of insurance evidencing the above coverages and naming Client as certificate holder entitled to 30 days' written notice following any cancellation, reduction, or change in coverage.

14. Assignment or Subcontracting. This Agreement is personal and shall not be assigned in whole or in part by either party without the other party's prior written consent.

15. Request for Change of Health Coach or Account Manager. Prior to changes in the assignment of coaches or account managers, a thorough evaluation will be conducted. A plan that will minimize the amount of disruption to Client will be established. Solutions may include providing additional education opportunities and mentoring opportunities for the health coach, possible termination, providing more than one coach for an option with individuals needing/wanting immediate change. If a complete change in health coach or account manager is determined to be the best solution, the transition shall be completed within 30 days. The transition plan will address effectively communicating the change to Client's employees.

16. Eligibility File. Client shall provide an Eligibility File to EHG listing all eligible employees, and spouses if included in program. EHG will provide Client with a template of required information. The Eligibility File must be submitted to EHG in the required format via a secure FTP site, 30 days prior to the start of program, and monthly if Client has additions or terms to the Eligibility File. No credit will be applied for Members which lose their eligibility during the Term, including, without limitation, employees that are terminated during the

Term. The accuracy of the eligibility data provided to EHG is the responsibility of Client. Any errors introduced by Client are required to be corrected by Client and the file resubmitted to EHG. EHG does quality check the file but cannot ensure the accuracy of the data submitted by Client, such as spelling of names, accurate date of births, employee or spouse, etc. The quality checks provided by EHG is to check for formatting of the data in each field, incomplete information, review for duplicates, and overall file format.

17. Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia without regard to choice of law principles. Any action or suit related to this Agreement shall be brought in the Superior Court of Fulton County, Georgia, or the U.S. District Court for the Northern District of Georgia, and EHG submits to the jurisdiction and venue of such courts.

18. Entire Agreement. This Agreement, the Addendum to this Agreement dated as of the Effective Date, and the applicable Schedule A, constitute the entire agreement between the parties and supersede all other agreements between the parties, whether oral or written, including, without limitation, that certain Master Services Agreement by and between Engagement Health and Client dated June 11, 2024 ("2024 Agreement"), Schedule A to the 2024 Agreement, and any and all other Schedule A's and other agreements associated with the 2024 Agreement.

19. Proprietary Rights. Client agrees that names, marks and information of EHG and its subcontractors are proprietary to EHG and shall not be used by Client or its owners or employees or otherwise disclosed in any way to third parties, without the prior written consent of EHG first having been obtained. Any new product developments, forms or improvements of products and services of EHG or its subcontractors during the Term of this Agreement shall be the property of EHG and shall be deemed part of EHG names, marks and information.

20. Disclaimer. The information obtained by EHG is not being used to make diagnoses, administer treatment, prescribe medications, or order tests. If the participant qualifies for the Condition Management Program, there will be a clinical pharmacist involved in their care. The clinical pharmacist may make suggestions to the participant's medical provider for their review as needed, which may result in changes to the treatment plan or prescribed medications. The medical provider remains in 100% control of the participant's health care and no changes will be incorporated without the medical provider's consent. The information and interactive tools provided from the site and by the service are provided to promote wellness and help the employee participate with their health coach and medical provider in the improvement of their health or the self-management of their disease.

    The site or the sessions with the health coach are not a replacement for the relationship the participant has with their medical provider. Any information provided in the service is not medical advice and should not be substituted for regular consultation with their medical provider. If there are any concerns about their health, the participant should contact their medical provider's office immediately.

21. Program Compliance and Incentive Management. EHG will provide consulting regarding program design that is compliant with HIPAA, ACA, ADA, GINA and the EEOC regulations. EHG will complete a compliance checklist with Client to ensure program compliance is being met. If Client chooses to implement a program design that is not compliant and against the recommendations provided by EHG, Client is assuming all legal and financial responsibilities.

    Incentive management can be provided by EHG to assist Client with administration and compliance of its wellness incentive program. In order to provide this service, EHG needs a full file of all eligible members. If all eligible members are not provided to EHG, then EHG will provide Client a participation list to be reconciled by Client against their eligible population. It is the responsibility of Client to apply incentives according to the incentive list provided by EHG. If Client chooses to manage the incentive in a noncompliant way, Client will assume all legal and financial responsibility.

22. Appeals (Re-evaluation) & Reasonable Alternative Process (RA). If a participant believes the requirements of the program are unreasonable (Reasonable Alternative) OR their eligibility criteria are being closely monitored by their personal health care provider or are inaccurate (Appeals or Re-evaluation), the participant may submit an RA/Appeal to EHG. This may require documentation from the participant's health care provider within 30 days of the first coaching session. RA/Appeals request and documentation is the responsibility of the participant by the published deadline. The EHG appeals committee will review appeals monthly for approval. The participant will be notified of approval or rejection (with the reason) by a member of the appeals committee. Ongoing documentation may be requested from the participant to maintain approval status. Any additional costs associated with RA/Appeal is the responsibility of the participant.

23. Non-Exclusive Services. For the benefit of clarity, EHG retains the right to perform the same or similar type of services for third parties during the Term of this Agreement.

24. Client Support.

    a. Client's executive management team is encouraged to demonstrate support of its members in connection with the EHG services.
    b. EHG represents that the following are examples of positive management support which EHG has observed during other client engagements as promoting the success of the program within that client's organization:
        i. The client assumes primary responsibility for promoting the EHG services, enrolling employees, and setting up initial and subsequent screening appointments;
        ii. The client provides appropriate incentives to promote the EHG services in order to maximize participation;
        iii. The client allows its members to participate in the EHG Services on paid time;
        iv. The client makes its facilities available for EHG representatives to use when onsite and provides appropriate screening and office space and internet access;
        v. The client establishes and enforces program compliance guidelines among its members; and
        vi. The client establishes a "Wellness Team" made up of key members that regularly meet with EHG representatives and take an active part in communicating the EHG services to all members.
    c. Client agrees to take reasonable actions to support its members in connection with the EHG services.

25. Force Majeure. The parties shall not be responsible for any delay or other failure to perform due to causes beyond its reasonable control, including but not limited to acts of God, war, riot, terrorism, embargoes, acts of civil or military authorities, fire, floods, accidents, strikes, or shortages of transportation, facilities, or inability to obtain necessary utilities, labor, equipment or materials through usual and regular resources at usual and regular prices.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have caused their duly authorized representatives to execute and deliver this Agreement as of the Effective Date written above.

EHG:

CORPORATE HEALTH PARTNERS, LLC, a Georgia limited liability company

By: Jack M. Curtis

Name: Jack M. Curtis

CEO

ENGAGEMENT HEALTH, LLC, a Delaware limited liability company

By: Jack M. Curtis

Name: Jack M. Curtis

CEO

CLIENT:

CITY OF ALPHARETTA, a municipal corporation of the State of Georgia

By:

Jim Gilvin

Mayor

Attest:

Lauren Shapiro

City Clerk

Approved as to substance:

By:

City Administrator

Approved as to form:

By: Molly Esswein

City Attorney

SCHEDULE A – FY 2025-2026

ENGAGEMENT HEALTH GROUP

SCHEDULE A TO MASTER SERVICES AGREEMENT

This Schedule A to Master Services Agreement (the "MSA") is dated as of April 14th, 2025, by and between Corporate Health Partners, LLC, a Georgia limited liability company ("CHP"), and Engagement Health, LLC, a Delaware limited liability company ("Engagement Health"), as joint and several provider of the services hereunder (CHP and Engagement Health, jointly and severally, hereinafter called "EHG"), and the City of Alpharetta, a municipal corporation of the State of Georgia ("Client").

This Schedule A is by and between EHG and Client and replaces the prior Schedule A. Except as set out in this Schedule A, the terms of the MSA shall remain in full force and effect.

Service Term - this Schedule A:	**From: July 1, 2025**	**To: June 30, 2026**
Estimated Eligible Members:	475	
Estimated Participants:	300	

Pricing & Payment Terms:

- See included Fees & Billing Schedule for services, estimated participation, prices per participant, and billing criteria. See addendums for add-on services. All fees are for the above-stated service term.
- **Estimated Annual Program Fee: $73,525, which fee is payable in two (2) equal payments of $36,762.50. EHG shall invoice the Client for the initial payment of $36,762.50 on July 1, 2025, and the final payment of $36,762.50 on January 1, 2026.**

Fee Adjustments:
The fees referred to in this Schedule A will increase by 3% per year during each year in which the MSA is in effect, and such increase will be effective as of the beginning of the next service term, if applicable. EHG will reduce the annual fee adjustment from 3% to 1.5% for years two and three if a multi-year Schedule A is executed by the parties.

☐ Fee Adjustment Reduced to 1.5%
☒ Fee Adjustment Remains at 3%

EHG:

CORPORATE HEALTH PARTNERS, LLC, a Georgia limited liability company

By: Jack M. Curtis
Name: Jack M. Curtis
CEO

ENGAGEMENT HEALTH, LLC, a Delaware limited liability company

By: Jack M. Curtis
Name: Jack M. Curtis
CEO

CLIENT:

CITY OF ALPHARETTA, a municipal corporation of the State of Georgia

By: _____
Jim Gilvin
Mayor

SCHEDULE A – FY 2025-2026

PROGRAM MANAGEMENT & HEALTH PROMOTION			
Service	**Description**	**Price**	**Program Scope**
Program Management	**A dedicated Client Success Manager and Program Manager, backed by a proven team focused on the success of the program, including planning, coordinating, advocating, communicating, and evaluating.** **Program Design and Deployment** • Dedicated Client Success Manager to provide wellness consulting and solution architecture, including advice on how to design and implement health coaching to drive behavior change. • Compliance with ACA, GINA, HIPAA, ADA and EEOC rules. • Personalized participant communication templates and digital deployment of communication and engagement materials. Includes the following: Teaser promotion, Introduction email, Incentive Guide, Enrollment Instructions, enrollment meetings, Screening Reminder Email (can be mailed as a postcard), and Screening Flyer. • Annual workshop to review and refine program design and establish annual success metrics for the next program cycle. **Program Tracking, Reporting and Management** • Dedicated Program Manager to serve as primary point of contact for ensuring needs are met and objectives are defined & measured throughout the program cycle. • Quarterly dashboard meetings and reporting of success metrics, schedule, and budget. • Monthly compliance/incentive report. • Annual health screening report. • Appeals and Reasonable Alternative management.	**$12,500 Per Year** Covers 250-749 eligible lives.	**Required**
Health Promotion	**Year-round advocacy and education with engaging challenges to foster a culture that supports lasting, positive change. Choose the level of support needed from an EHG health promotion specialist to deliver initiatives, ranging from client-led to white-glove concierge service through EHG.** **Please only select one of the health promotion Tier packages*		
	Turnkey Health Promotion Package Includes: • Standard Annual Wellness Calendar • Standard Monthly Wellness Newsletter (digital) • Standard Quarterly Education – Healthy Breaks • Standard Quarterly Challenges • Standard Monthly Campaign • Communication templates to promote initiatives	**$6,800 Per Year OR $8,500 Per Year if Stand Alone**	☐ Include ✓ Exclude
	Turnkey Plus Health Promotion Package Includes Turnkey components plus the following: • Program Manager to attend wellness team meetings • Two Group Learning Programs ○ *Choose from: Mental Health, Tobacco Cessation, Weight Management* • Weekly Dietitian's Meal Plan (digital)	**$13,500 Per Year OR $17,000 Per Year if Stand Alone**	☐ Include ✓ Exclude
	Custom Health Promotion Package Includes Turnkey components plus the following: • Personalized Annual Wellness Calendar • Personalized Monthly Wellness Newsletter (digital) • Personalized Quarterly Education – Healthy Breaks • Personalized Quarterly Challenges • Personalized Monthly Campaign • Communication templates to promote initiatives • Program Manager to lead and facilitate wellness team meetings • Three Group Learning Programs ○ *Choose from: Mental Health, Tobacco Cessation, Weight Management* • Weekly Dietitian's Meal Plan (digital)	**$20,000 OR $25,000 Per Year if Stand Alone**	✓ Include ☐ Exclude

PARTICIPANT PLATFORM			
Service	**Description**	**Price**	**Program Scope**
Participant Platform and	A robust health and well-being platform with the ability to engage, educate, track, and reward your members for practicing healthy behaviors including challenges, seminars, videos, and a multitude of other motivational and engaging activities and educational content.	$15.00	Required

SCHEDULE A – FY 2025-2026

PARTICIPANT PLATFORM

Service	Description	Price	Program Scope
Customer Support	• Connect with a Coach (unlimited, on demand virtual health coaching appointment). • The Newsfeed keeps members up to date on all wellness events and upcoming coaching appointments. • Comprehensive Health Risk Assessment, including a self-service PDF report. • My Risk Factors indicate high and moderate risk factors for members. • Integrated stats page that includes steps and activity and points earned in the wellness program. • Integration with industry-leading wireless trackers and ability for members to manually track, if applicable. • Extensive menu of digital coaching Journeys covering multiple topics. • Members can track sleep, exercise, nutrition, and other wellness goals and share progress with your Health Coach in real time. • The educational library provides a robust and diverse selection of educational materials. • Robust Challenge menu including personal, buddy and team Step and Healthy Habit challenges and promoted Company Challenges on a wide range of topics. • Social components that include Groups and connecting with coworkers and buddy challenges. • Robust, proprietary coaching platform that supports Engagement Health Group's Health and Wellness Coaching. • Virtual Coaching through video platform with chat and messaging features. • Integrated schedulers for health screenings and coaching services. • Member Support for participants needing assistance with platform.	Per Eligible Member Per Year Note: Fee applies 30 days prior to go live Estimated eligible members: 475	

HEALTH SCREENING

Service	Description	Price	Program Scope
Collection and analysis of biometric screening data to identify risk factors driving medical claims, which gauges and guides program progress with objective, clinical data. Biometric screening data collected by a third party may also be used.			
Onsite Health Screenings	**Venous Screening** Venous Collection of blood samples for wellness panel (Total Cholesterol, HDL, LDL, triglycerides, glucose and A1C), blood pressure, weight with body mass index calculation, and waist circumference. Results are accessible through the participant platform. *Additional fees may apply:* • *Event travel (see Travel for Service Delivery)* • *20% surcharge may apply if outside of standard working hours of 7am-7pm* • *Event cancellation fees apply for events cancelled within 30 days of the first event* • *Orders requested less than 30 days prior to scheduled screening will incur a surcharge* • *Minimum of 20 participants*	**$70.00 Per Participant** Note: Billed actual or lockdown quantity per event whichever is greater, min 20. Est. Qty:	☐ Include ✓ Exclude
	Fingerstick Screening Fingerstick collection of blood samples for wellness panel (Total Cholesterol, HDL, LDL, triglycerides, glucose), blood pressure, weight with body mass index calculation and waist circumference. Results are accessible through the participant technology platform. *Additional fees may apply:* • *Event travel (see Travel for Service Delivery in Schedule A)* • *20% surcharge may apply if outside of standard working hours of 7am-7pm* • *Event cancellation fees apply for events cancelled within 30 days of first event* • *Orders requested less than 30 days prior to scheduled screening will incur a surcharge* • *Minimum of 20 participants* • *A1c can be added on as an additional test. see A1c Blood Test - Fingerstick*	**$80.00 Per Participant** Note: Billed actual or lockdown quantity per event whichever is greater, min 20. Est. Qty:	☐ Include ✓ Exclude
A1C Blood Test – Fingerstick	• Fingerstick, A1C blood screening	**$15.00 Per test** Est. Qty:	☐ Include ✓ Exclude
Lab Voucher	• Participant accesses/downloads Screening Voucher via participant platform • Venous Collection of blood samples for wellness panel (Total Cholesterol, HDL, LDL, triglycerides, glucose and A1C), includes blood pressure and weight measurement. • No appointment necessary • Results are accessible through the participant platform.	**$65.00 Per Participant** Est. Qty:	☐ Include ✓ Exclude

SCHEDULE A – FY 2025-2026

PARTICIPANT PLATFORM			
Service	**Description**	**Price**	**Program Scope**
Provider Form	Biometrics and labs conducted with the participant's medical provider to be submitted to Engagement Health Group via a health form. Results are accessed through the participant platform.	**$15.00 Per Participant Per Form** Est. Qty: 300	✓ Include ☐ Exclude
Results Review	**One-on-one session to review health screening results with a health coach which includes results education and next best action along with providing warm introductions to available resources from the program and the health and benefits plan.** Up to three attempts to connect and deliver an up to 30-minute, one-time consultation with an Engagement Health Group health educator to review participant's screening (or health form) results and health assessment. *Note: Available for High Risk and Metabolic Syndrome members only. Members not eligible have the option to contact Engagement Health Group for additional questions without an additional fee leveraging unlimited on demand health coaching.*	**$50.00 Per Scheduled Participant** Est. eligible participants: 135	**Required with Health Screenings for High and Moderate Risk Employees. Spouses are optional**

HEALTH COACHING PROGRAMS			
Service	**Description**	**Price**	**Program Scope**
Condition Management	**An effective disease management approach leveraging data from biometric screenings and claims analysis (when available) to identify members with chronic disease that is uncontrolled. An experienced Health Coach and a Clinical Pharmacist engage not only with the member, but with the member's personal physicians to form a highly effective care team that closes gaps in care, reducing illness and medical claims.** Clinical Pharmacist completes up to a 30-minute Medicine Cabinet Review session with members that meet one of the following: • Critical health screening results (blood pressure, cholesterol, A1c) • Identified as high risk in Claims Analysis (e.g., additional chronic conditions, gaps in care, current and/or future high spender, at risk for inpatient/emergency department) Intervention delivered by Engagement Health Group Team, led by Behavioral Health Coach. Six sessions per program, delivered monthly to bi-monthly.	**$600.00 Per Enrolled Participant Per Year** Est. eligible participants:	☐ Include ✓ Exclude
Behavioral Health Coaching - Employees	**Individual sessions with an expert Health Coach to develop motivation and confidence, set SMART goals with realistic action plans, and learn about available benefits and resources. Behavioral health coaching provides education, accountability, and support to members throughout the plan year.** Up to a 30-minute session with members that meet one of the following to provide healthy living education and support for attaining goals. ✓ High Risk (blood pressure, cholesterol, A1c) ✓ Moderate Risk Intervention delivered by Engagement Health Group Wellness Coaches. Three sessions per program, delivered bi-monthly.	**$150.00 Per Enrolled Participant Per Year** Est. eligible participants: 125	✓ Include ☐ Exclude
Behavioral Health Coaching – Spouses (Optional)	**Individual sessions with an expert Health Coach to develop motivation and confidence, set SMART goals with realistic action plans, and learn about available benefits and resources. Behavioral health coaching provides education, accountability, and support to members throughout the plan year.** Up to a 30-minute session with members that meet one of the following to provide healthy living education and support for attaining goals. ✓ High Risk (blood pressure, cholesterol, A1c) ✓ Moderate Risk Intervention delivered by Engagement Health Group Wellness Coaches. Two sessions per program, delivered bi-monthly.	**$100.00 Per Enrolled Participant Per Year** Est. eligible participants: 10	✓ Include ☐ Exclude
Critical Care Management	**A concierge, clinical-care-team approach to guide and support members with the most severe and complicated health conditions, connecting these members with the specialists and resources they need for immediate care and resolution. Members are paired with a dedicated Health Coach to ensure continuous care before, during and after Critical Care Management to ensure seamless transitions and progression through the wellness program.** • Medical record coordination between providers. • Care team available to arrange second opinions.	**$3,800.00 Per Enrolled Case** Est. eligible participants:	☐ Include ✓ Exclude

SCHEDULE A – FY 2025-2026

HEALTH COACHING PROGRAMS			
Service	**Description**	**Price**	**Program Scope**
	• Personalized care plans by a registered nurse for long-term results. • Patient prep for effective provider care. • Continuous patient engagement.		
Connect with a Coach	Unlimited in-bound health education, coach consultation, and support on-demand. Promoted as Connect with a Coach on platform. • 30-minute appointment.	**Included with Wellness Platform**	✓ Include
Targeted Health Coaching - Diabetes	**Highly engaging and effective, one-on-one Behavioral Health Coaching and education program for diabetics, inspired by CDC's Diabetes Prevention Program to help members gain optimal control of diabetes.** A 6-month program that helps employees take the first steps toward learning about and managing their diabetes. • They will become educated on the impact of diabetes and how it affects their health. • We empower them with the tools, resources, and support to make positive lifestyle changes to improve their health. • This is not a quick fix, so over the course of this program, the focus is on long- term changes and lasting results. • Many tips will be offered through the program, knowing that behavior change is challenging and takes work, support, and determination. Includes (6) 30-minute Behavioral Health Coaching sessions, in addition to 12 Specialty Health Coaching sessions with a Certified Diabetes Educator (CDE).	**$960.00 Per Enrolled Participant Per Year** Est. eligible participants:	☐ Include ✓ Exclude
Inbound On-Demand Mental Wellbeing	Voluntary inbound educational session with an Engagement Health Group professional mental wellbeing coach to support those eligible members wanting mental health/emotional support & education. Members can schedule a 30-minute one-time educational session from the participant portal, by contacting Engagement Health Group customer support, or referral by their EHG Health Coach.	**$3.00 Per Eligible Member Per Year** Est. Qty.	☐ Include ✓ Exclude
Targeted Health Coaching - Mental Wellbeing	**For members seeking to improve their mental well-being, we offer personalized coaching delivered by our professionals in mental health counseling integrated into the program for enhanced utilization and effectiveness.** The coaching program includes eight 30-minute sessions with an assigned professional Mental Wellbeing Coach at a cadence up to weekly, if needed. The coach will help identify the root cause of the mental health concerns, provide perspective, education, support, tools and referral to medical care, if needed, to improve the mental well-being status of enrolled members.	**$520.00 Per Enrolled Participant Per Year** Est. eligible participants:	☐ Include ✓ Exclude
Group Coaching Series - Mental Wellbeing	**For members seeking to improve their mental health, through support and resources to reduce stress and gain mental health awareness.** A single group may include up to 25 participants in a virtual setting and 15 participants in an onsite setting.	**$2,000 Per Group**	☐ Include ✓ Exclude

ADD ON SERVICES			
Service	**Description**	**Price**	**Program Scope**
Tango Rewards Mall	**Automated rewards to incentivize members through the wellness platform.** • Access our reward catalog, filled with 100+ of the most popular gift cards, prepaid cards, and charitable donations. • Allow members to choose their own rewards. Rewards sent on demand.	**Pass-through cost of funding rewards mall** Note: $250 one-time implementation fee Estimated Rewards Fund:	☐ Include ✓ Exclude

SCHEDULE A – FY 2025-2026

ADD ON SERVICES			
Service	**Description**	**Price**	**Program Scope**
Printing & Mailing - Letters	• Intake of mailing recipient list. • Printing of materials. • Postage and Handling associated with sending out the mailing.	$1.95 per mailing Est. Qty:	☐ Include ✓ Exclude
Printing & Mailing - Postcards	• Intake of mailing recipient list. • Printing of materials. • Postage and Handling associated with sending out the mailing.	$1.75 per mailing Est. Qty:	☐ Include ✓ Exclude
Claims Analysis – Annual Fee	**Annual Fee Includes:** • Coordination with broker and health plan carrier to upload medical and prescription data into Wellnelytics™ platform. • Monthly analysis of medical and prescription data to identify intervention opportunities. • Recommended action based on data analysis. • Deployment of services based on recommended action. • Ongoing tracking and monitoring to report impact and outcomes.	**$25,000** **Per Year**	☐ Include ✓ Exclude
Claims Analysis – Ad Hoc	**Ad hoc Fee Includes:** • Coordination with broker and health plan carrier to upload medical and prescription data into Wellnelytics™ platform. • One-time analysis of medical and prescription data to identify intervention opportunities. • One-time recommended action based on data analysis.	**$3,000** **Per Requested Report**	☐ Include ✓ Exclude
Claims Analysis – Data Analytics Platform	In-depth analysis of medical and prescription claim data for self-insured employers. • Intake of medical and prescription claim data from carrier in pre-defined format. • Intake of biometric data in pre-defined format. • Analyze conditions, risk cohorts, and cost drivers. • Identify members for intervention. • Track intervention effectiveness across common cohorts. • Analysis of actual vs. predicted costs	**$19.00** **Per Covered Employee Per Year** Note: Fee applies once data is loaded to the platform Estimated eligible employees:	Required for Claims Analysis ☐ Include ✓ Exclude
Health Screenings – Virtual Screenings	• Participant schedules an appointment with an EHG Health Educator to complete the screening virtually. • Prior to the appointment, the participant receives a kit to collect lab samples for wellness panel (Total Cholesterol, HDL, LDL, triglycerides, glucose and A1C) and instructions for what to expect before, during and after their appointment. • During the appointment, the Educator instructs the participant through proper lab sample collection and can also verify biometric results (weight & blood pressure), if participant has equipment available to measure results. • Participant is instructed on how to return lab samples for processing and how to access screening results and next steps. • Results are accessible through the participant platform. *Additional fees may apply:* • *20% surcharge may apply if outside of standard working hours of 7am-7pm* • *Event cancellation fees apply for events cancelled within 30 days of first event* *Orders requested less than 30 days prior to scheduled screening will incur a surcharge*	**$80.00** **Per Kit** Note: Billed per ordered and delivered kit. Est. Qty:	☐ Include ✓ Exclude
Health Screenings – PSA	PSA blood screening for males ages 50 and older	**$25.00** **Per test** Est. Qty:	☐ Include ✓ Exclude

SCHEDULE A – FY 2025-2026

ADD ON SERVICES			
Service	**Description**	**Price**	**Program Scope**
Health Screenings - Nicotine Blood Test	Cotinine blood serum test for tobacco use • Collected as part of the wellness screening labs	**$25.00 Per test** Est. Qty:	☐ Include ✓ Exclude
Health Screenings – CA 125	The CA 125 II assay is indicated for use as an aid in the detection of residual or recurrent ovarian carcinoma in patients who have undergone first-line therapy.	**By Request**	☐ Include ✓ Exclude
Health Screenings – CMP	Complete metabolic panel can be included in lieu of the standard wellness panel.	**By Request**	☐ Include ✓ Exclude
Health Screenings – CBC	Complete blood count can be added onto the wellness panel.	**By Request**	☐ Include ✓ Exclude
Disease Management **Outreach – Education**	Up to three outreach attempts to connect and deliver a one-time educational session. Delivered by a Health Coach to a target audience identified through health screenings or claims analysis.	**$50.00 Per Session** Est. Qty:	☐ Include ✓ Exclude
Medicine Cabinet Review	Up to three outreach attempts to connect and deliver a one-time medication review and clinical advice session. Delivered by a Clinical Pharmacist to a target audience identified through health screenings or claims analysis.	**$95.00 Per Session** Est. Qty:	☐ Include ✓ Exclude
Targeted Health Coaching - Weight Loss	**Highly engaging and effective, one-on-one Behavioral Health Coaching and education program for overweight and obese members. Participants receive individualized nutrition recommendations from a Registered Dietitian and support from a Health Coach to create lasting behavior change.** Members with prediabetes, metabolic syndrome, and/or obesity (BMI 30+) are eligible. The program includes the following: • Completion of a nutrition assessment and questionnaire to gain insight of nutritional background, goals, history with diets, and thoughts/feelings around making changes. • Personalized nutrition recommendations for calories, carbohydrates, and protein ranges. • Guidance on how to implement nutrition recommendations to meet lifestyle needs. • Support to help participants develop trust with their body and their relationship with food. Includes (6) 30-minute Behavioral Health Coaching sessions, in addition to 12 Specialty Health Coaching sessions with a Registered Dietitian (RD) to support behavior change and ongoing support to manage detours, challenges, and maintenance of health goals.	**$960.00 Per Enrolled Participant Per Year** Est. eligible participants:	☐ Include ✓ Exclude
Group Coaching Series - Tobacco Cessation	For tobacco users, providing education in an environment of support to help members cut back or quit tobacco.	**$2,000 Per Group**	☐ Include ✓ Exclude
Group Coaching Series - Weight Management	For members seeking healthy weight loss, aimed at achieving normal weight by adopting healthy lifestyle habits.	**$2,000 Per Group**	☐ Include ✓ Exclude
Incentive Budget for Health Promotion	Incentive budget to reward Health Promotion activities.	**Pass-Through Cost of Funding Incentive Budget $2,400**	✓ Include ☐ Exclude
Incentive Management for Health Promotion – Tier 1	For clients with an incentive budget, management of the budget and incentives.	**$1,500 Per Year**	☐ Include ✓ Exclude

SCHEDULE A – FY 2025-2026

ADD ON SERVICES			
Service	**Description**	**Price**	**Program Scope**
Incentive Management for Health Promotion – Tier 2	For clients with an incentive budget, management of the budget and incentives.	**$3,000 Per Year**	☐ Include ✓ Exclude
Incentive Management for Health Promotion – Tier 3	For clients with an incentive budget, management of the budget and incentives.	**$5,000 Per Year**	☐ Include ✓ Exclude

TRAVEL FOR SERVICE DELIVERY			
Service	**Description**	**Price**	**Program Scope**
Travel Pass Through	• Travel expenses related to on-site services including mileage, travel labor, lodging, and per diem. • A travel budget estimate will be provided based on elected on-site services.	**$500**	Required if travel is outside 30 miles round-trip from Engagement Health Group Home Office Locations

CUSTOMIZATIONS		
Description	**Price**	**Program Scope**
Personalization of Engagement Health Group programs is included in the Professional Services Fee. Customizations to Engagement Health Group programs are available upon request and may incur additional fees. Once requirements are defined, Engagement Health Group will submit a SOW for client to review and approve prior to deploying any customizations.	**TBD**	Required if program customizations are requested.

CHANGE ORDER FEE			
Service	**Description**	**Price**	**Program Scope**
Change Order Fee(s)	If changes to services are requested once services have been built and are ready for deployment a change order fee will apply for costs associated with implementing the change request.	**TBD upon Change Request**	You will be notified by your account team if your requested change is subject to a change order fee before any changes are completed.

SCHEDULE A – FY 2025-2026

Billing Schedule

Billing terms for services provided: 30 days from invoice date.

Fee	Invoice Trigger	Invoice Schedule	Billing Method
Annual Program Fee	Annual Schedule A	1. 40% of estimated annual program fee 90 days before annual launch. 2. Quarterly invoices at 20%.	1. Estimated annual program fee with true ups for actual eligible and participating completed throughout year.
Travel Expense	End of quarter	Quarterly	In arrears for actual
Customizations	Upon Acceptance of SOW	NA	Upon executing SOW
Change Order Fee	Upon Acceptance of Change Request	NA	Upon executing the Change Order

W-9 and invoices to come from Corporate Health Partners, LLC (an Engagement Health Group member company). All payments to be made to Corporate Health Partners, LLC.

ADDENDUM TO MASTER SERVICES AGREEMENT

THIS ADDENDUM TO MASTER SERVICES AGREEMENT (this "***Addendum***") is made and entered into as of the 14th day of April, 2025 (the "***Effective Date***"), between Corporate Health Partners, LLC, a Georgia limited liability company ("***CHP***"), and Engagement Health, LLC, a Delaware limited liability company ("***Engagement Health***"), as joint and several provider of the services hereunder (CHP and Engagement Health, jointly and severally, hereinafter called "***EHG***"), and the City of Alpharetta, a municipal corporation of the State of Georgia ("***Client***").

WHEREAS, the parties hereto have made and entered into that certain Master Services Agreement dated as of the Effective Date (such Master Services Agreement, including the services descriptions and pricing schedule attached thereto as Schedule A and incorporated therein, are hereinafter collectively called the "***Agreement***").

WHEREAS, the parties desire to supplement and amend the terms and conditions of the Agreement with the additional and amended terms and conditions contained in this Addendum.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and consideration set forth in this Addendum, the receipt and sufficiency of which are hereby acknowledged, the parties hereby covenant and agree as follows:

1. **Priority of Addendum.** This Addendum is incorporated into and made a part of the Agreement. The provisions of this Addendum control over any contrary provisions found in the Agreement, including, without limitation, any provision of the Agreement which provides otherwise. No provision of the Agreement shall operate to override the provisions of this Addendum.

2. **Statutory Auto-Termination and Renewal.** As required by O.C.G.A. § 36-60-13, the Agreement shall terminate absolutely and without any further obligation on the part of Client on the last day of each fiscal year of the initial term and any renewal or extended term, and further, the Agreement shall automatically renew on the first day of each subsequent fiscal year within the applicable term, and extend until the conclusion of the applicable term, absent Client's provision of written notice of non-renewal to EHG at least ten (10) days prior to the end of the then-current fiscal year. Additionally, the Agreement shall terminate immediately and absolutely at such time as appropriated and otherwise unobligated funds are no longer available to satisfy Client's obligations under the Agreement.

3. **Reserved.**

4. **Confidentiality.** EHG acknowledges that Client's disclosure of documentation is governed by Georgia's Open Records Act and the Open Meetings Act, and EHG further acknowledges that if EHG submits documents or records, including, without limitation, any document comprising part of the Agreement, containing trade secret information, and if EHG

wishes to keep such documents or records confidential, EHG must submit and attach to such documents or records an affidavit affirmatively declaring that specific information contained therein constitutes trade secrets pursuant to the Georgia Trade Secrets Act of 1990, O.C.G.A. § 10-1-760 et seq., and the parties shall follow the requirements of O.C.G.A. § 50-18-72(a)(34) related thereto.

5. **Governing Law; Venue**. This Addendum and the Agreement shall be governed by and construed in accordance with the laws of the State of Georgia without regard to choice of law principles. Any action or suit related to this Addendum or the Agreement shall be brought in the Superior Court of Fulton County, Georgia, or the U.S. District Court for the Northern District of Georgia, and the parties submit to the jurisdiction and venue of such courts.

6. **Authority to Contract**. The individuals executing this Addendum and the Agreement on behalf of each party covenant and declare that they have obtained all required approvals of the board of directors, stockholders, board of commissioners, general partners, limited partners, members, or similar authorities, as appropriate, to simultaneously execute and bind the party to the terms of this Addendum and the Agreement.

7. **Nondiscrimination**. In accordance with Title VI of the Civil Rights Act of 1964, 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, EHG agrees that, during performance of the Agreement, EHG, for itself and its assignees and successors in interest, will not discriminate against any employee or applicant for employment, any subcontractor, or any supplier because of race, color, creed, national origin, gender, age, or disability. In addition, EHG agrees to comply with all applicable regulations and shall include the provisions of this paragraph in every EHG subcontract for services related to the Agreement.

8. **Sovereign Immunity; Indemnification**. Nothing contained in the Agreement shall be construed to be a waiver of Client's sovereign immunity or any individual's qualified, good faith, or official immunities. No provision of the Agreement shall be construed to impose a contractual duty of indemnification upon Client.

9. **Employment of Unauthorized Aliens Prohibited – E-Verify Affidavit**. Pursuant to O.C.G.A. § 13-10-91, Client shall not enter into a contract for the physical performance of services unless EHG shall provide evidence on the forms attached hereto as **Exhibits "A" and "B"** (affidavits regarding compliance with the E-Verify program to be sworn under oath under criminal penalty of false swearing pursuant to O.C.G.A. § 16-10-71), that EHG and its subcontractors have registered with and are authorized to use and use the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91, and that they will continue to use the federal work authorization program throughout the term of the Agreement. EHG hereby verifies that it has, prior to executing this Addendum and the Agreement, executed a notarized affidavit, the form of which is provided in **Exhibit "A"**, and submitted such affidavit to Client. Further, EHG hereby agrees to comply with the requirements

of the federal Immigration Reform and Control Act of 1986, P.L. 99-603, O.C.G.A. § 13-10-91, and Georgia Department of Labor Rule 300-10-1-.02.

In the event EHG employs or contracts with any subcontractor to perform services for Client, EHG agrees to secure from such subcontractor attestation of the subcontractor's compliance with O.C.G.A. § 13-10-91 and Rule 300-10-1-.02 by the subcontractor's execution of the subcontractor affidavit, the form of which is attached hereto as **Exhibit "B"**, which subcontractor affidavit shall become part of the EHG subcontractor agreement. If EHG does not employ or contract with any subcontractor to perform services for Client, the provisions of this section related to subcontractors shall not apply.

The above requirements shall be in addition to the requirements of state and federal law and shall be construed to be in conformity with those laws.

10. **Access to Client's Premises**. Notwithstanding any provision of the Agreement to the contrary, EHG shall not have an unqualified or unconditional right to access Client's property or facilities. EHG shall have no right of access unless such access is coordinated with Client in advance.

11. **Client Data Ownership**. EHG recognizes and agrees that Client possesses and retains all right, title, and interest in and to Client data and information ("***Client Data***"), including, without limitation, data comprising the Eligibility File (as described in the Agreement), and EHG's use and possession thereof is solely on Client's behalf. EHG further recognizes and agrees that: (a) Client Data is valuable property of Client; (b) Client Data includes Client's trade secrets; (c) Client Data is an original compilation pursuant to the copyright law of the United States and other jurisdictions; and (d) Client has dedicated substantial resources to collecting, managing, and compiling Client Data. Without limiting the generality of its obligations elsewhere in this Addendum and the Agreement, EHG shall exercise commercially reasonable efforts to prevent unauthorized exposure or disclosure of Client Data.

12. **Information Security Program**. EHG shall maintain, implement, and comply with a written data and information security program (the "***Security Program***") that requires administrative, technical, and physical safeguards appropriate: (a) to protect the security and confidentiality of Client Data and program participant information ("***Participant Information***"); (b) to protect against anticipated threats or hazards to the security or integrity of Client Data and Participant Information; and (c) to protect against unauthorized access to or use of Client Data and Participant Information. EHG shall likewise ensure that the Security Program includes and requires compliance with the following (without limitation): (i) guidelines on the proper disposal of Client Data and Participant Information after it is no longer needed to carry out the purposes of this Agreement; (ii) access controls on electronic systems used to maintain, access, or transmit Client Data and Participant Information; (iii) access restrictions at physical locations containing Client Data and Participant Information; (iv) encryption of electronic Client Data and Participant Information consistent with then-current nationally-recognized encryption standards; (v) least privilege principles for access to Client Data and Participant Information, supplemented either by dual control procedures or segregation of duties; (vi) regular testing and monitoring of electronic systems accessing or storing Client Data and Participant Information; and (vii) procedures to

detect actual and attempted attacks on or intrusions into the systems containing or accessing Client Data and Participant Information. EHG shall review the Security Program and all other Client Data and Participant Information security precautions regularly, but no less than annually, and update them to comply with applicable laws, regulations, technology changes, and best practices.

13. **Employees and Subcontractors**. EHG shall not permit any of its employees, subcontractors, or subcontractor employees to access Client Data and Participant Information except to the extent that such individual or company needs access to facilitate the services and is subject to a reasonable written agreement with EHG, or in case of employees, a reasonable written employment policy, protecting such data. Further, EHG shall not allow any individual to access Client Data and Participant Information except to the extent that he or she has received a clean report with regard to each of the following: (a) a 7-year all residence criminal offender record information check and (b) a 7-year federal criminal offender record information check. (A clean report refers to a report with no criminal investigations or convictions related to felonies or to crimes involving identity theft or other misuse of sensitive information.) However, Subsections (a) and (b) of this Section do not apply to the extent that applicable law forbids the required record information check, provided EHG notifies Client of such restriction. Without limiting the generality of EHG's obligations related to subcontractors and their employees, EHG shall exercise reasonable efforts to ensure that each subcontractor complies with the terms of this Agreement related to Client Data and Participant Information. As between EHG and Client, EHG shall pay any fees or costs related to each subcontractor's compliance with such terms.

14. **Data Incidents**. EHG shall implement and maintain a program for managing unauthorized disclosure of, access to, or use of Client Data and Participant Information ("***Data Incidents***"). In case of a Data Incident, or if EHG suspects a Data Incident, EHG shall: (a) promptly, and in any case within 48 hours, notify Client by telephone, in person, or by other real-time, in-person communication; (b) cooperate with Client and law enforcement agencies, where applicable, to investigate and resolve the Data Incident, including, without limitation, by providing reasonable assistance to Client in notifying injured third parties; and (c) otherwise comply with applicable laws governing data breach notification and response. In addition, if the Data Incident results from EHG's breach of this Addendum or the Agreement, or negligent or unauthorized act or omission, including, without limitation, those of its subcontractors or other agents, EHG shall (i) compensate Client for any reasonable expense related to notification of third parties and (ii) provide one year of credit monitoring service to any affected individual. EHG shall give Client prompt access to such records related to a Data Incident as Client may reasonably request. This Section does not limit Client's other rights or remedies, if any, resulting from a Data Incident.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have caused their duly authorized representatives to execute and deliver this Addendum as of the Effective Date written above.

EHG:

CORPORATE HEALTH PARTNERS, LLC, a Georgia limited liability company

By: _____

Name: Jack M. Curtis

CEO

ENGAGEMENT HEALTH, LLC, a Delaware limited liability company

By: _____

Name: Jack M. Curtis

CEO

CLIENT:

CITY OF ALPHARETTA, a municipal corporation of the State of Georgia

By: _____

Jim Gilvin

Mayor

Attest: _____

Lauren Shapiro

City Clerk

Approved as to substance:

By: _____

City Administrator

Approved as to form:

By: _____

City Attorney

EXHIBIT "A"

STATE OF Georgia
COUNTY OF Fulton

CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is engaged in the physical performance of services on behalf of the City of Alpharetta has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor agrees that the employee-number category designated below is applicable to the Contractor.

_____ 500 or more employees _____ 100 or more employees ✓ Fewer than 100 employees

Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

738760
Federal Work Authorization User Identification Number

12/10/2013
Date of Authorization

Corporate Health Partners, LLC
Name of Contractor

Wellness Services
Name of Project

City of Alpharetta, Georgia
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.
Executed on April 10th, 2025 in Atlanta (city), GA (state).

Jack M. Curtis
Signature of Authorized Officer or Agent

Jack M. Curtis
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 10th DAY OF April, 2025.

NOTARY PUBLIC

[NOTARY SEAL]

My commission expires: 06.20.2028

DOMINICK RODRIGUEZ NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMM. EXP. 6-20-2028

EXHIBIT "A"

STATE OF _____
COUNTY OF _____

CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is engaged in the physical performance of services on behalf of the City of Alpharetta, Georgia, has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor agrees that the employee-number category designated below is applicable to the Contractor.

_____ 500 or more employees _____ 100 or more employees _____ Fewer than 100 employees

Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

_____
Federal Work Authorization User Identification Number

_____
Date of Authorization

Engagement Health, LLC
Name of Contractor

Wellness Services
Name of Project

City of Alpharetta, Georgia
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.
Executed on _____, _____, 2025 in _____(city), _____(state).

_____
Signature of Authorized Officer or Agent

_____
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC

[NOTARY SEAL]

My commission expires:

_____

EXHIBIT "B"

STATE OF _____
COUNTY OF _____

SUBCONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract with _____ has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned subcontractor will continue to use the federal work authorization program throughout the contract period, and the undersigned subcontractor will contract for the physical performance of services in satisfaction of such contract only with sub-subcontractors who present an affidavit to the subcontractor with the information required by O.C.G.A. § 13-10-91(b). Additionally, the undersigned subcontractor will forward notice of the receipt of an affidavit from a sub-subcontractor to the contractor within five (5) business days of receipt. If the undersigned subcontractor receives notice that a sub-subcontractor has received an affidavit from any other contracted sub-subcontractor, the undersigned subcontractor must forward, within five (5) business days of receipt, a copy of the notice to the contractor. Subcontractor agrees that the employee-number category designated below is applicable to the Subcontractor.

_____ 500 or more employees _____ 100 or more employees _____ Fewer than 100 employees

Subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

_____
Federal Work Authorization User Identification Number

_____
Date of Authorization

_____
Name of Subcontractor

_____
Name of Project

_____
Name of Public Employer

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

Executed on _____, _____, 2025 in _____(city), _____(state).

_____
Signature of Authorized Officer or Agent

_____
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC

[NOTARY SEAL]
My commission expires:

_____

City of Alpharetta
HIPAA Privacy
Business Associate Agreement
With
Corporate Health Partners, LLC, and
Engagement Health, LLC

April 14th, 2025

BUSINESS ASSOCIATE AGREEMENT

This Business Associate Agreement (this "Agreement") is dated as of April 14th, 2025 ("Effective Date"), by and between Corporate Health Partners, LLC, a Georgia limited liability company ("CHP"), and Engagement Health, LLC, a Delaware limited liability company ("Engagement Health"), (CHP and Engagement Health, jointly and severally, hereinafter called the "Business Associate", in accordance with the definition of such term provided below), and the City of Alpharetta, a municipal corporation of the State of Georgia (hereinafter called the "Covered Entity", in accordance with the definition of such term provided below).

I. PREAMBLE

WHEREAS, Sections 261 through 264 of the federal Health Insurance Portability and Accountability Act of 1996, Public Law 104-191, known as "the Administrative Simplification provisions," direct the Department of Health and Human Services to develop standards to protect the security, confidentiality and integrity of health information; and

WHEREAS, pursuant to the Administrative Simplification provisions, the Secretary of Health and Human Services has issued regulations modifying 45 CFR Parts 160 and 164 (the "HIPAA Privacy Rule" and the "HIPAA Security Rule"); and

WHEREAS, Title XIII of the American Recovery and Reinvestment Act, known as "the HITECH Act" has amended HIPAA and the HIPAA regulations, including HIPAA's Administrative Simplification provisions; and

WHEREAS, amendments to the HIPAA Regulations contained in the HIPAA Omnibus Final Rule became effective on March 26, 2013, and amended HIPAA's Privacy, Security, Breach Notification and Enforcement Rules; and

WHEREAS, The requirements of the HIPAA Administrative Simplification Regulations (including the HIPAA Privacy, Security, Enforcement, and Breach Notification Rules) implement sections 1171-1180 of the Social Security Act (the Act), sections 262 and 264 of Public Law 104-191, section 105 of 492 Public Law 110-233, sections 13400-13424 of Public Law 111-5, and section 1104 of Public Law 111-148; and

WHEREAS, the parties wish to enter into or have entered into an arrangement whereby Business Associate will provide certain services to Covered Entity, and, pursuant to such arrangement, Business Associate may be considered a "Business Associate" of Covered Entity as defined in the HIPAA Privacy Rule; and

WHEREAS, Business Associate may have access to Protected Health Information (as defined below) in fulfilling its responsibilities under such arrangement; and

WHEREAS, CHP and Engagement Health shall be jointly and severally liable for the obligations of Business Associate under this Agreement.

THEREFORE, in consideration of the parties' continuing obligations under the HIPAA Privacy Rule and Security Rule, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree to the provisions of this Agreement in order to address the requirements of the HIPAA Privacy Rule and Security Rule and to protect the interests of the parties.

II. DEFINITIONS

Catch-all definition:

The following terms used in this Agreement shall have the same meaning as those terms in the HIPAA Rules: Breach, Data Aggregation, Designated Record Set, Disclosure, Health Care Operations, Individual, Minimum Necessary, Notice of Privacy Practices, Protected Health Information, Required By Law, Secretary, Security Incident, Subcontractor, Unsecured Protected Health Information, and Use.

Specific definitions:

(a) Business Associate. "Business Associate" shall generally have the same meaning as the term "business associate" at 45 CFR 160.103.

(b) Covered Entity. "Covered Entity" shall generally have the same meaning as the term "covered entity" at 45 CFR 160.103.

(c) HIPAA Rules. "HIPAA Rules" shall mean the Privacy, Security, Breach Notification, and Enforcement Rules at 45 CFR Part 160 and Part 164.

III. OBLIGATIONS AND ACTIVITIES OF BUSINESS ASSOCIATE

Business Associate agrees to:

(a) Not use or disclose protected health information other than as permitted or required by the Agreement or as required by law; If Business Associate believes it is Required By Law or by a subpoena or court order to disclose any PHI, then Business Associate, prior to disclosure, shall promptly notify Covered Entity in writing attaching a copy of the subpoena, court order, or other demand and shall make all reasonable efforts to allow Covered Entity an opportunity to seek a protective order or other judicial relief.

(b) Use appropriate safeguards, and comply with Subpart C of 45 CFR Part 164 with respect to electronic protected health information, to prevent use or disclosure of protected health information other than as provided for by the Agreement.

(c) Mitigate, to the extent practicable, any harmful effect that is known to Business Associate of a use or disclosure of PHI by Business Associate in violation of the requirements of this Agreement.

(d) Report, within five (5) business days of discovery, to Covered Entity any use or disclosure of protected health information not provided for by the Agreement of which it becomes aware, including breaches of unsecured protected health information as required at 45 CFR 164.410, and any security incident of which it becomes aware. For avoidance of doubt, Business Associate shall notify Covered Entity even of a potential Breach so that Covered Entity may determine and confirm whether a Breach has occurred.

Such notification shall include, to the extent possible: (i) the identity of each Individual whose PHI has been or is reasonably believed to have been accessed, acquired, used or disclosed during the Breach; (ii) a description of the Breach, including the date of the Breach, the date the Breach was discovered and the types of Unsecured PHI involved in the Breach; and (iii) a description of Business Associate's investigation, mitigation and prevention efforts.

To the extent that the Breach is attributable to Business Associate's actions or omissions and the Breach relates to PHI which was in Business Associate's custody or control at the time of such Breach, Covered Entity may elect to require Business Associate to provide the notices required

under 45 CFR § 164.404 and 45 CFR § 164.406, and, to the extent permitted by law, to submit the necessary report to the Department of Health and Human Services on behalf of Covered Entity. Business Associate shall be responsible for paying all costs and expenses (which may include, but are not limited to, the costs of call centers to field questions, the provision of credit monitoring services, and reimbursement of Covered Entity for related costs and expenses) associated with identification, notification (whether to an individual, the Department of Health and Human Services, the media or otherwise), and mitigation of a Breach by Business Associate or its agents or subcontractor.

(e) In accordance with 45 CFR 164.502(e)(1)(ii) and 164.308(b)(2), if applicable, ensure that any subcontractors that create, receive, maintain, or transmit protected health information on behalf of the Business Associate agree to the same restrictions, conditions, and requirements that apply to the Business Associate with respect to such information.

(f) Make available protected health information in a designated record set to the "individual or the individual's designee" as necessary to satisfy Covered Entity's obligations under 45 CFR 164.524.

(g) Make any amendment(s) to protected health information in a designated record set as directed or agreed to by the Covered Entity pursuant to 45 CFR 164.526, or take other measures as necessary to satisfy Covered Entity's obligations under 45 CFR 164.526.

(h) Maintain and make available the information required to provide an accounting of disclosures to the "individual" as necessary to satisfy Covered Entity's obligations under 45 CFR 164.528; including but not limited to any requirements regarding the time and manner in which such access must be provided. To the extent that PHI is held in an Electronic Health Record ("EHR"), Business Associate agrees to provide access to such PHI in electronic form, if so requested by an Individual, in accordance with the requirements under HITECH and the HIPAA Privacy Rule.

(i) To the extent the Business Associate is to carry out one or more of Covered Entity's obligation(s) under Subpart E of 45 CFR Part 164, comply with the requirements of Subpart E that apply to the Covered Entity in the performance of such obligation(s); including: a) any amendment(s) to PHI in a Designated Record Set that the Covered Entity directs or agrees to pursuant to 45 CFR § 164.526 at the request of Covered Entity or an Individual, in the time and manner required under 45 CFR § 164.526; b) a Covered Entity request to Business Associate to restrict the use or disclosure of certain of an Individual's PHI, Business Associate agrees to comply with the request for restriction as required under 45 CFR § 164.522; c) a Covered Entity request for Business Associate to comply with an Individual's request to receive information about his or her PHI by alternative means or at an alternative location, Business Associate will implement the request as required under 45 CFR § 164.522.

(j) Make its internal practices, books, and records, including and procedures and PHI, relating to the use and disclosure of PHI received from, or created or received by Business Associate on behalf of, Covered Entity available to Covered Entity, or to the Secretary of the Department of Health and Human Services ("Secretary") for purposes of determining Covered Entity's or Business Associate's compliance with HIPAA, HITECH, and the Privacy Rule.

(k) Document such disclosures of PHI and information related to such disclosures as would be required for Covered Entity to respond to a request by an Individual for an accounting of disclosures of PHI for purposes other than treatment, payment or health care operations in

accordance with 45 CFR § 164.528, including, to the extent that PHI is held in an EHR, documenting disclosures made for purposes of treatment, payment or health care operations.

(l) Provide to Covered Entity or an Individual, in the time and manner required under 45 CFR § 164.528, information collected in accordance with Section III (1) of this Agreement, to permit Covered Entity to respond to a request by an Individual for an accounting of disclosures of PHI in accordance with 45 CFR § 164.528.

(m) If the Business Associate conducts, for or on behalf of Covered Entity, an electronic transaction for which the Secretary has adopted or established a standard under the Standards for Electronic Transactions, 45 CFR Parts 160 and 162, the Business Associate shall conduct such electronic transaction as a standard transaction and otherwise comply with 45 CFR Parts 160 and 162. The parties agree that, if necessary, they shall amend this Agreement to ensure compliance with the Standards for Electronic Transactions as they may be amended from time to time. Business Associate shall also require any subcontractor(s) or agent(s) it engages to assist in or to provide Services to comply with the Standards for Electronic Transactions to the extent legally required.

(n) To the extent legally required by HIPAA or HITECH, Business Associate agrees to comply with the rules governing administrative, physical and technical safeguards to ensure the security of electronic PHI, as outlined in Health Insurance Reform: Security Standards; Final Rule, 45 CFR Parts 160, 162 and 164, as amended.

Specifically, Business Associate agrees to: (i) implement administrative, physical, and technical safeguards that reasonably and appropriately protect the confidentiality, integrity and availability of the electronic PHI that it creates, receives, maintains, or transmits on behalf of the Covered Entity; (ii) report to the Covered Entity any security incident (within the meaning of 45 CFR § (164.304) of which Business Associate becomes aware; and (iii) ensure that any Business Associate employee or agent, including any subcontractor to whom it provides PHI received from, or created or received by Business Associate on behalf of, the Covered Entity, agrees to implement reasonable and appropriate safeguards to protect such PHI, to the extent legally required by HIPAA. Furthermore, at such time as required by HITECH or the Privacy Rule and in the manner required by HITECH or the Privacy Rule, Business Associate shall implement safeguards and policy, procedure, and documentation requirements consistent with the requirements of 45 CFR §§ 164.308, 164.310, 164.312, and 164.316.

IV. PERMITTED USES AND DISCLOSURES BY BUSINESS ASSOCIATE

(a) *General Use and Disclosure Provisions.* Except as otherwise limited in this Agreement, Business Associate may use or disclose PHI to perform functions, activities or services for, or on behalf of, Covered Entity specified in the Master Services Agreement, provided that such use or disclosure would not violate either the HIPAA Privacy Rule if done by Covered Entity, or the minimum necessary policies and procedures of the Covered Entity.

(b) *Specific Use and Disclosure Provisions:*

(i) Except as otherwise limited in this Agreement, Business Associate may use PHI for the proper management and administration of the Business Associate or to carry out the legal responsibilities of the Business Associate.

(ii) Except as otherwise limited in this Agreement, Business Associate may disclose PHI for the proper management and administration of the Business Associate, provided that either (1) the disclosures are Required By Law, or (2) the Business Associate obtains reasonable assurances from the person to whom the information is disclosed that it will remain confidential and be used or further disclosed only as required by law or for the purposes for which it was disclosed to the person, and the person will notify the Business Associate of any instances of which it is aware in which the confidentiality of the information has been breached.

(iii) Except as otherwise limited in this Agreement, Business Associate may use PHI to provide Data Aggregation services to Covered Entity as permitted by 45 CFR § 164.504(e)(2)(i)(B).

(iv) Business Associate may use PHI to report violations of law to appropriate Federal and State authorities, consistent with 45 CFR § 164.502(j)(l).

(c) *Minimum Necessary Standard.* In the performance of its responsibilities under this Agreement and the Master Services Agreement, Business Associate shall only use, disclose and request the minimum amount of PHI necessary to accomplish the intended purpose of the use, disclosure or request, unless such use, disclosure or request is not subject to the minimum necessary requirements of the HIPAA Privacy Rule. This Subsection IV(c) shall be interpreted in accordance with HITECH and the HIPAA Privacy Rule.

V. OBLIGATIONS OF THE COVERED ENTITY

(a) *Provisions for Covered Entity to Inform Business Associate of Privacy Practices and Restrictions:*

(i) Covered Entity shall notify Business Associate of any limitations in the notice of privacy practices that Covered Entity produces in accordance with 45 CFR § 164.520, to the extent that such limitation may affect Business Associate's use or disclosure of PHI.

(ii) Covered Entity shall notify Business Associate of any changes in, or revocation of, permission by an Individual to use or disclose PHI, to the extent that such changes may affect Business Associate's use or disclosure of PHI.

(iii) Covered Entity shall notify Business Associate of any restriction on the use or disclosure of PHI that Covered Entity has agreed to in accordance with 45 CFR § 164.522, to the extent that such restriction may affect Business Associate's use or disclosure of PHI.

(b) *Permissible Requests by Covered Entity.* Covered Entity shall not request Business Associate to use or disclose PHI in any manner that would not be permissible under HIPAA, HITECH or the HIPAA Privacy Rule if done by Covered Entity.

VI. TERM AND TERMINATION

(a) *Term.* The Term of this Agreement shall be effective as of the Effective Date, and shall terminate when all of the PHI provided by Covered Entity to Business Associate, or created or received by Business Associate on behalf of Covered Entity, is destroyed or returned to Covered Entity, or, if it

is infeasible to return or destroy PHI, protections are extended to such information, in accordance with the Termination provisions in this Section.

(b) *Termination for Cause.* Upon Covered Entity's knowledge of a material breach by Business Associate, Covered Entity shall:

(i) Provide an opportunity for Business Associate to cure the breach or end the violation, or

(ii) If Business Associate does not cure the breach or end the violation within the time specified by Covered Entity, immediately terminate this Agreement and the Master Services Agreement upon written notice to Business Associate. However, in the event that neither termination nor cure is feasible, Covered Entity shall report the violation to the Secretary.

(c) *Effect of Termination:*

(i) Except as provided in paragraph (c)(ii) of this Section IV, upon Termination of this Agreement, for any reason, Business Associate shall return or destroy all PHI received from Covered Entity, or created or received by Business Associate on behalf of Covered Entity. This provision shall apply to PHI that is in the possession of subcontractors or agents of Business Associate. Business Associate shall retain no copies of the PHI.

(ii) In the event that Business Associate believes that returning or destroying the PHI is infeasible, Business Associate shall provide to Covered Entity notification of the conditions that make return or destruction infeasible. If the parties mutually agree that the return or destruction of PHI is infeasible, Business Associate shall extend the protections of this Agreement to such PHI and limit further uses and disclosures of such PHI to those purposes that make the return or destruction infeasible, for as long as Business Associate maintains such PHI.

(iii) Business Associate shall certify to Covered Entity, and shall require any such subcontractor or agent to certify to Business Associate, that all of Covered Entity's PHI has been returned or destroyed, provided that, with respect to any PHI to which Paragraph VI(c)(ii) applies, in lieu of certification, Business Associate shall provide the notice required by Paragraph VI(c)(ii), Business Associate will complete the obligations described in this Paragraph VI(c)(iii) as promptly as possible, but not later than five (5) calendar days following the effective date of the termination of this agreement.

VII. MISCELLANEOUS

(a) *Regulatory References.* A reference in this Agreement to a section in HIPAA, HITECH or the HIPAA Privacy Rule means the section as in effect or as amended.

(b) *Amendment.* This Agreement may not be modified, nor shall any provision hereof be waived or amended, except in a writing duly signed by authorized representatives of the parties. The parties agree to take such action as is necessary to amend this Agreement from time to time to enable Covered Entity to comply with the requirements of HIPAA, HITECH and the HIPAA Privacy Rule.

(c) *Survival.* The respective rights and obligations of Business Associate under Section VI(c)(i)&(ii) of this Agreement shall survive the termination of this Agreement.

(d) *Interpretation.* Any ambiguity in this Agreement shall be resolved in favor of a meaning that permits Covered Entity to comply with HIPAA, HITECH and the HIPAA Privacy Rule.

(e) *Complete Integration.* This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, discussions, representations, or proposals, whether oral or written, unless expressly incorporated herein, related to the subject matter of the Agreement. Unless expressly provided otherwise herein, this Agreement may not be modified unless in writing signed by the duly authorized representatives of the parties. If any provision or part thereof is found to be invalid, the remaining provisions shall remain in full force and effect.

(f) *Successors and Assigns.* This Agreement will inure to the benefit of and be binding upon the successors and assigns of Covered Entity and Business Associate. However, this Agreement is not assignable by either party without the prior consent of the other party.

(g) *Indemnification.* Business Associate shall indemnify, defend, and hold harmless Covered Entity, its affiliated companies, their elected and appointed officials, officers, directors, employees, shareholders, consultants, successors and assigns, agents and attorneys, for, from and against any and all liabilities, claims, costs, demands, expenses or losses, including but not limited to, reasonable attorney's fees and other costs of litigation, incurred by Covered Entity, its affiliated companies, their elected and appointed officials, officers, directors, employees, shareholders, consultants, successors and assigns, agents and attorneys, arising directly or indirectly out of or in connection with the breach or non-fulfillment by Business Associate of its obligations under this Agreement and the Master Services Agreement or as a direct or indirect result of Covered Entity's reasonable reliance on the services of Business Associate provided under this Agreement and the Master Services Agreement.

(h) *No Third Party Beneficiaries.* Except as expressly provided for in the HIPAA Privacy Rule, there are no third party beneficiaries to this Agreement. Business Associate's obligations are to the Covered Entity and related parties only.

(i) *Confidentiality.* Except as otherwise provided for in the HIPAA Privacy Rule, this Agreement, or applicable law, neither party will disclose the terms of this Agreement to any third party without the other party's written consent.

(j) *Counterparts.* This Agreement may be executed in two or more counterparts, each of which may be deemed an original.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have caused their duly authorized representatives to execute and deliver this Agreement as of the Effective Date written above.

BUSINESS ASSOCIATE:

CORPORATE HEALTH PARTNERS, LLC, a Georgia limited liability company

By: _____
Name: Jack M. Curtis
CEO

ENGAGEMENT HEALTH, LLC, a Delaware limited liability company

By: _____
Name: Jack M. Curtis
CEO

COVERED ENTITY:

CITY OF ALPHARETTA, a municipal corporation of the State of Georgia

By: _____
Jim Gilvin
Mayor

Attest: _____
Lauren Shapiro
City Clerk

Approved as to substance:

By: _____
City Administrator

Approved as to form:

By: _____
City Attorney

SCHEDULE A – FY 2026-2027

SCHEDULE A TO MASTER SERVICES AGREEMENT

This Schedule A to Master Services Agreement (the "MSA") is dated as of _____, 2026, by and between Corporate Health Partners, LLC, a Georgia limited liability company ("CHP"), and Engagement Health, LLC, a Delaware limited liability company ("Engagement Health"), as joint and several provider of the services hereunder (CHP and Engagement Health, jointly and severally, hereinafter called "EHG"), and the City of Alpharetta, a municipal corporation of the State of Georgia ("Client").

This Schedule A is by and between EHG and Client and replaces the prior Schedule A. Except as set out in this Schedule A, the terms of the MSA shall remain in full force and effect.

Service Term - this Schedule A:	**From: July 1, 2026**	**To: June 30, 2027**
Estimated Eligible Members:	488	
Estimated Participants:	290	

Pricing & Payment Terms:

- See included Fees & Billing Schedule for services, estimated participation, prices per participant, and billing criteria. See addendums for add-on services. All fees are for the above-stated service term.
- **Estimated Annual Program Fee: $73,025, which fee is payable in two (2) equal payments of $36,512.50. EHG shall invoice the Client for the initial payment of $36,512.50 on July 1, 2026, and the final payment of $36,512.50 on January 1, 2027.**

Fee Adjustments:

The fees referred to in this Schedule A will increase by 3% per year during each year in which the MSA is in effect, and such increase will be effective as of the beginning of the next service term, if applicable. EHG will reduce the annual fee adjustment from 3% to 1.5% for years two and three if a multi-year Schedule A is executed by the parties.

☐ Fee Adjustment Reduced to 1.5%
☒ Fee Adjustment Remains at 3%

EHG:

CORPORATE HEALTH PARTNERS, LLC, a Georgia limited liability company
By:
Name: Jack M. Curtis_____
CEO

ENGAGEMENT HEALTH, LLC, a Delaware limited liability company
By:
Name: Jack M. Curtis____
CEO

CLIENT:

CITY OF ALPHARETTA, a municipal corporation of the State of Georgia

By: _____
Jim Gilvin
Mayor

SCHEDULE A – FY 2026-2027

PROGRAM MANAGEMENT & HEALTH PROMOTION			
Service	**Description**	**Price**	**Program Scope**
Program Management	**A dedicated Client Success Manager and Program Manager, backed by a proven team focused on the success of the program, including planning, coordinating, advocating, communicating, and evaluating.** **Program Design and Deployment** • Dedicated Client Success Manager to provide wellness consulting and solution architecture, including advice on how to design and implement health coaching to drive behavior change. • Compliance with ACA, GINA, HIPAA, ADA and EEOC rules. • Personalized participant communication templates and digital deployment of communication and engagement materials. Includes the following: Teaser promotion, Introduction email, Incentive Guide, Enrollment Instructions, enrollment meetings, Screening Reminder Email (can be mailed as a postcard), and Screening Flyer. • Annual workshop to review and refine program design and establish annual success metrics for the next program cycle. **Program Tracking, Reporting and Management** • Dedicated Program Manager to serve as primary point of contact for ensuring needs are met and objectives are defined & measured throughout the program cycle. • Quarterly dashboard meetings and reporting of success metrics, schedule, and budget. • Monthly compliance/incentive report. • Annual health screening report. • Appeals and Reasonable Alternative management.	**$12,500 Per Year** Covers 250-749 eligible lives.	**Required**
Health Promotion	**Year-round advocacy and education with engaging challenges to foster a culture that supports lasting, positive change. Choose the level of support needed from an EHG health promotion specialist to deliver initiatives, ranging from client-led to white-glove concierge service through EHG.** **Please only select one of the health promotion Tier packages*		
	Turnkey Health Promotion Package Includes: • Standard Annual Wellness Calendar • Standard Monthly Wellness Newsletter (digital) • Standard Quarterly Education – Healthy Breaks • Standard Quarterly Challenges • Standard Monthly Campaign • Communication templates to promote initiatives	**$6,800 Per Year OR $8,500 Per Year if Stand Alone**	☐ Include ✓ Exclude
	Turnkey Plus Health Promotion Package Includes Turnkey components plus the following: • Program Manager to attend wellness team meetings • Two Group Learning Programs ○ *Choose from: Mental Health, Tobacco Cessation, Weight Management* • Weekly Dietitian's Meal Plan (digital)	**$13,500 Per Year OR $17,000 Per Year if Stand Alone**	☐ Include ✓ Exclude
	Custom Health Promotion Package Includes Turnkey components plus the following: • Personalized Annual Wellness Calendar • Personalized Monthly Wellness Newsletter (digital) • Personalized Quarterly Education – Healthy Breaks • Personalized Quarterly Challenges • Personalized Monthly Campaign • Communication templates to promote initiatives • Program Manager to lead and facilitate wellness team meetings • Three Group Learning Programs ○ *Choose from: Mental Health, Tobacco Cessation, Weight Management* • Weekly Dietitian's Meal Plan (digital)	**$20,000 OR $25,000 Per Year if Stand Alone**	✓ Include ☐ Exclude

PARTICIPANT PLATFORM			
Service	**Description**	**Price**	**Program Scope**
Participant Platform and	A robust health and well-being platform with the ability to engage, educate, track, and reward your members for practicing healthy behaviors including challenges, seminars, videos, and a multitude of other motivational and engaging activities and educational content.	$15.00	Required

SCHEDULE A – FY 2026-2027

PARTICIPANT PLATFORM

Service	Description	Price	Program Scope
Customer Support	• Connect with a Coach (unlimited, on demand virtual health coaching appointment). • The Newsfeed keeps members up to date on all wellness events and upcoming coaching appointments. • Comprehensive Health Risk Assessment, including a self-service PDF report. • My Risk Factors indicate high and moderate risk factors for members. • Integrated stats page that includes steps and activity and points earned in the wellness program. • Integration with industry-leading wireless trackers and ability for members to manually track, if applicable. • Extensive menu of digital coaching Journeys covering multiple topics. • Members can track sleep, exercise, nutrition, and other wellness goals and share progress with your Health Coach in real time. • The educational library provides a robust and diverse selection of educational materials. • Robust Challenge menu including personal, buddy and team Step and Healthy Habit challenges and promoted Company Challenges on a wide range of topics. • Social components that include Groups and connecting with coworkers and buddy challenges. • Robust, proprietary coaching platform that supports Engagement Health Group's Health and Wellness Coaching. • Virtual Coaching through video platform with chat and messaging features. • Integrated schedulers for health screenings and coaching services. • Member Support for participants needing assistance with platform.	Per Eligible Member Per Year Note: Fee applies 30 days prior to go live Estimated eligible members: 488	

HEALTH SCREENING

Service	Description	Price	Program Scope
Collection and analysis of biometric screening data to identify risk factors driving medical claims, which gauges and guides program progress with objective, clinical data. Biometric screening data collected by a third party may also be used.			
Onsite Health Screenings	**Venous Screening** Venous Collection of blood samples for wellness panel (Total Cholesterol, HDL, LDL, triglycerides, glucose and A1C), blood pressure, weight with body mass index calculation, and waist circumference. Results are accessible through the participant platform. *Additional fees may apply:* • *Event travel (see Travel for Service Delivery)* • *20% surcharge may apply if outside of standard working hours of 7am-7pm* • *Event cancellation fees apply for events cancelled within 30 days of the first event* • *Orders requested less than 30 days prior to scheduled screening will incur a surcharge* • *Minimum of 20 participants*	**$70.00 Per Participant** Note: Billed actual or lockdown quantity per event whichever is greater, min 20. Est. Qty:	☐ Include ✓ Exclude
	Fingerstick Screening Fingerstick collection of blood samples for wellness panel (Total Cholesterol, HDL, LDL, triglycerides, glucose), blood pressure, weight with body mass index calculation and waist circumference. Results are accessible through the participant technology platform. *Additional fees may apply:* • *Event travel (see Travel for Service Delivery in Schedule A)* • *20% surcharge may apply if outside of standard working hours of 7am-7pm* • *Event cancellation fees apply for events cancelled within 30 days of first event* • *Orders requested less than 30 days prior to scheduled screening will incur a surcharge* • *Minimum of 20 participants* • *A1c can be added on as an additional test, see A1c Blood Test - Fingerstick*	**$80.00 Per Participant** Note: Billed actual or lockdown quantity per event whichever is greater, min 20. Est. Qty:	☐ Include ✓ Exclude
A1C Blood Test – Fingerstick	• Fingerstick, A1C blood screening	**$15.00 Per test** Est. Qty:	☐ Include ✓ Exclude
Lab Voucher	• Participant accesses/downloads Screening Voucher via participant platform • Venous Collection of blood samples for wellness panel (Total Cholesterol, HDL, LDL, triglycerides, glucose and A1C), includes blood pressure and weight measurement. • No appointment necessary • Results are accessible through the participant platform.	**$65.00 Per Participant** Est. Qty:	☐ Include ✓ Exclude

SCHEDULE A – FY 2026-2027

PARTICIPANT PLATFORM			
Service	**Description**	**Price**	**Program Scope**
Provider Form	Biometrics and labs conducted with the participant's medical provider to be submitted to Engagement Health Group via a health form. Results are accessed through the participant platform.	**$15.00 Per Participant Per Form** Est. Qty: 290	✓ Include ☐ Exclude
Results Review	**One-on-one session to review health screening results with a health coach which includes results education and next best action along with providing warm introductions to available resources from the program and the health and benefits plan.** Up to three attempts to connect and deliver an up to 30-minute, one-time consultation with an Engagement Health Group health educator to review participant's screening (or health form) results and health assessment. *Note: Available for High Risk and Metabolic Syndrome members only. Members not eligible have the option to contact Engagement Health Group for additional questions without an additional fee leveraging unlimited on demand health coaching.*	**$50.00 Per Scheduled Participant** Est. eligible participants: 105	**Required with Health Screenings for High and Moderate Risk Employees. Spouses are optional**

HEALTH COACHING PROGRAMS			
Service	**Description**	**Price**	**Program Scope**
Condition Management	**An effective disease management approach leveraging data from biometric screenings and claims analysis (when available) to identify members with chronic disease that is uncontrolled. An experienced Health Coach and a Clinical Pharmacist engage not only with the member, but with the member's personal physicians to form a highly effective care team that closes gaps in care, reducing illness and medical claims.** Clinical Pharmacist completes up to a 30-minute Medicine Cabinet Review session with members that meet one of the following: • Critical health screening results (blood pressure, cholesterol, A1c) • Identified as high risk in Claims Analysis (e.g., additional chronic conditions, gaps in care, current and/or future high spender, at risk for inpatient/emergency department) Intervention delivered by Engagement Health Group Team, led by Behavioral Health Coach. Six sessions per program, delivered monthly to bi-monthly.	**$600.00 Per Enrolled Participant Per Year** Est. eligible participants:	☐ Include ✓ Exclude
Behavioral Health Coaching - Employees	**Individual sessions with an expert Health Coach to develop motivation and confidence, set SMART goals with realistic action plans, and learn about available benefits and resources. Behavioral health coaching provides education, accountability, and support to members throughout the plan year.** Up to a 30-minute session with members that meet one of the following to provide healthy living education and support for attaining goals. ✓ High Risk (blood pressure, cholesterol, A1c) ✓ Moderate Risk Intervention delivered by Engagement Health Group Wellness Coaches. Three sessions per program, delivered bi-monthly.	**$150.00 Per Enrolled Participant Per Year** Est. eligible participants: 105	✓ Include ☐ Exclude
Behavioral Health Coaching – Spouses (Optional)	**Individual sessions with an expert Health Coach to develop motivation and confidence, set SMART goals with realistic action plans, and learn about available benefits and resources. Behavioral health coaching provides education, accountability, and support to members throughout the plan year.** Up to a 30-minute session with members that meet one of the following to provide healthy living education and support for attaining goals. ✓ High Risk (blood pressure, cholesterol, A1c) ✓ Moderate Risk Intervention delivered by Engagement Health Group Wellness Coaches. Two sessions per program, delivered bi-monthly.	**$100.00 Per Enrolled Participant Per Year** Est. eligible participants: 0	✓ Include ☐ Exclude
Critical Care Management	**A concierge, clinical-care-team approach to guide and support members with the most severe and complicated health conditions, connecting these members with the specialists and resources they need for immediate care and resolution. Members are paired with a dedicated Health Coach to ensure continuous care before, during and after Critical Care Management to ensure seamless transitions and progression through the wellness program.** • Medical record coordination between providers. • Care team available to arrange second opinions.	**$3,800.00 Per Enrolled Case** Est. eligible participants:	☐ Include ✓ Exclude

SCHEDULE A – FY 2026-2027

HEALTH COACHING PROGRAMS			
Service	**Description**	**Price**	**Program Scope**
	• Personalized care plans by a registered nurse for long-term results. • Patient prep for effective provider care. • Continuous patient engagement.		
Connect with a Coach	Unlimited in-bound health education, coach consultation, and support on-demand. Promoted as Connect with a Coach on platform. • 30-minute appointment.	**Included with Wellness Platform**	✓ Include
Targeted Health Coaching - Diabetes	**Highly engaging and effective, one-on-one Behavioral Health Coaching and education program for diabetics, inspired by CDC's Diabetes Prevention Program to help members gain optimal control of diabetes.** A 6-month program that helps employees take the first steps toward learning about and managing their diabetes. • They will become educated on the impact of diabetes and how it affects their health. • We empower them with the tools, resources, and support to make positive lifestyle changes to improve their health. • This is not a quick fix, so over the course of this program, the focus is on long- term changes and lasting results. • Many tips will be offered through the program, knowing that behavior change is challenging and takes work, support, and determination. Includes (6) 30-minute Behavioral Health Coaching sessions, in addition to 12 Specialty Health Coaching sessions with a Certified Diabetes Educator (CDE).	**$960.00 Per Enrolled Participant Per Year** Est. eligible participants:	☐ Include ✓ Exclude
Inbound On-Demand Mental Wellbeing	Voluntary inbound educational session with an Engagement Health Group professional mental wellbeing coach to support those eligible members wanting mental health/emotional support & education. Members can schedule a 30-minute one-time educational session from the participant portal, by contacting Engagement Health Group customer support, or referral by their EHG Health Coach.	**$3.00 Per Eligible Member Per Year** Est. Qty.	☐ Include ✓ Exclude
Targeted Health Coaching - Mental Wellbeing	**For members seeking to improve their mental well-being, we offer personalized coaching delivered by our professionals in mental health counseling integrated into the program for enhanced utilization and effectiveness.** The coaching program includes eight 30-minute sessions with an assigned professional Mental Wellbeing Coach at a cadence up to weekly, if needed. The coach will help identify the root cause of the mental health concerns, provide perspective, education, support, tools and referral to medical care, if needed, to improve the mental well-being status of enrolled members.	**$520.00 Per Enrolled Participant Per Year** Est. eligible participants:	☐ Include ✓ Exclude
Group Coaching Series - Mental Wellbeing	**For members seeking to improve their mental health, through support and resources to reduce stress and gain mental health awareness.** A single group may include up to 25 participants in a virtual setting and 15 participants in an onsite setting.	**$2,000 Per Group**	☐ Include ✓ Exclude

ADD ON SERVICES			
Service	**Description**	**Price**	**Program Scope**
Tango Rewards Mall	**Automated rewards to incentivize members through the wellness platform.** • Access our reward catalog, filled with 100+ of the most popular gift cards, prepaid cards, and charitable donations. • Allow members to choose their own rewards. Rewards sent on demand.	**Pass-through cost of funding rewards mall** Note: $250 one-time implementation fee Estimated Rewards Fund:	☐ Include ✓ Exclude

SCHEDULE A – FY 2026-2027

ADD ON SERVICES			
Service	**Description**	**Price**	**Program Scope**
Printing & Mailing - Letters	• Intake of mailing recipient list. • Printing of materials. • Postage and Handling associated with sending out the mailing.	$1.95 per mailing Est. Qty:	☐ Include ✓ Exclude
Printing & Mailing - Postcards	• Intake of mailing recipient list. • Printing of materials. • Postage and Handling associated with sending out the mailing.	$1.75 per mailing Est. Qty:	☐ Include ✓ Exclude
Claims Analysis – Annual Fee	**Annual Fee Includes:** • Coordination with broker and health plan carrier to upload medical and prescription data into Wellnelytics™ platform. • Monthly analysis of medical and prescription data to identify intervention opportunities. • Recommended action based on data analysis. • Deployment of services based on recommended action. • Ongoing tracking and monitoring to report impact and outcomes.	**$25,000** **Per Year**	☐ Include ✓ Exclude
Claims Analysis – Ad Hoc	**Ad hoc Fee Includes:** • Coordination with broker and health plan carrier to upload medical and prescription data into Wellnelytics™ platform. • One-time analysis of medical and prescription data to identify intervention opportunities. • One-time recommended action based on data analysis.	**$3,000** **Per Requested Report**	☐ Include ✓ Exclude
Claims Analysis – Data Analytics Platform	In-depth analysis of medical and prescription claim data for self-insured employers. • Intake of medical and prescription claim data from carrier in pre-defined format. • Intake of biometric data in pre-defined format. • Analyze conditions, risk cohorts, and cost drivers. • Identify members for intervention. • Track intervention effectiveness across common cohorts. • Analysis of actual vs. predicted costs	**$19.00** **Per Covered Employee Per Year** Note: Fee applies once data is loaded to the platform Estimated eligible employees:	Required for Claims Analysis ☐ Include ✓ Exclude
Health Screenings – Virtual Screenings	• Participant schedules an appointment with an EHG Health Educator to complete the screening virtually. • Prior to the appointment, the participant receives a kit to collect lab samples for wellness panel (Total Cholesterol, HDL, LDL, triglycerides, glucose and A1C) and instructions for what to expect before, during and after their appointment. • During the appointment, the Educator instructs the participant through proper lab sample collection and can also verify biometric results (weight & blood pressure), if participant has equipment available to measure results. • Participant is instructed on how to return lab samples for processing and how to access screening results and next steps. • Results are accessible through the participant platform. *Additional fees may apply:* • *20% surcharge may apply if outside of standard working hours of 7am-7pm* • *Event cancellation fees apply for events cancelled within 30 days of first event* *Orders requested less than 30 days prior to scheduled screening will incur a surcharge*	**$80.00** **Per Kit** Note: Billed per ordered and delivered kit. Est. Qty:	☐ Include ✓ Exclude
Health Screenings – PSA	PSA blood screening for males ages 50 and older	**$25.00** **Per test** Est. Qty:	☐ Include ✓ Exclude

SCHEDULE A – FY 2026-2027

ADD ON SERVICES			
Service	**Description**	**Price**	**Program Scope**
Health Screenings - Nicotine Blood Test	Cotinine blood serum test for tobacco use • Collected as part of the wellness screening labs	**$25.00 Per test** Est. Qty:	☐ Include ✓ Exclude
Health Screenings – CA 125	The CA 125 II assay is indicated for use as an aid in the detection of residual or recurrent ovarian carcinoma in patients who have undergone first-line therapy.	**By Request**	☐ Include ✓ Exclude
Health Screenings – CMP	Complete metabolic panel can be included in lieu of the standard wellness panel.	**By Request**	☐ Include ✓ Exclude
Health Screenings – CBC	Complete blood count can be added onto the wellness panel.	**By Request**	☐ Include ✓ Exclude
Disease Management **Outreach – Education**	Up to three outreach attempts to connect and deliver a one-time educational session. Delivered by a Health Coach to a target audience identified through health screenings or claims analysis.	**$50.00 Per Session** Est. Qty:	☐ Include ✓ Exclude
Medicine Cabinet Review	Up to three outreach attempts to connect and deliver a one-time medication review and clinical advice session. Delivered by a Clinical Pharmacist to a target audience identified through health screenings or claims analysis.	**$95.00 Per Session** Est. Qty:	☐ Include ✓ Exclude
Targeted Health Coaching - Weight Loss	**Highly engaging and effective, one-on-one Behavioral Health Coaching and education program for overweight and obese members. Participants receive individualized nutrition recommendations from a Registered Dietitian and support from a Health Coach to create lasting behavior change.** Members with prediabetes, metabolic syndrome, and/or obesity (BMI 30+) are eligible. The program includes the following: • Completion of a nutrition assessment and questionnaire to gain insight of nutritional background, goals, history with diets, and thoughts/feelings around making changes. • Personalized nutrition recommendations for calories, carbohydrates, and protein ranges. • Guidance on how to implement nutrition recommendations to meet lifestyle needs. • Support to help participants develop trust with their body and their relationship with food. Includes (6) 30-minute Behavioral Health Coaching sessions, in addition to 12 Specialty Health Coaching sessions with a Registered Dietitian (RD) to support behavior change and ongoing support to manage detours, challenges, and maintenance of health goals.	**$960.00 Per Enrolled Participant Per Year** Est. eligible participants:	☐ Include ✓ Exclude
Group Coaching Series - Tobacco Cessation	For tobacco users, providing education in an environment of support to help members cut back or quit tobacco.	**$2,000** **Per Group**	☐ Include ✓ Exclude
Group Coaching Series - Weight Management	For members seeking healthy weight loss, aimed at achieving normal weight by adopting healthy lifestyle habits.	**$2,000** **Per Group**	☐ Include ✓ Exclude
Incentive Budget for Health Promotion	Incentive budget to reward Health Promotion activities.	**Pass-Through Cost of Funding Incentive Budget** **$2,400**	✓ Include ☐ Exclude
Incentive Management for Health Promotion – Tier 1	For clients with an incentive budget, management of the budget and incentives.	**$1,500** **Per Year**	☐ Include ✓ Exclude

SCHEDULE A – FY 2026-2027

ADD ON SERVICES			
Service	**Description**	**Price**	**Program Scope**
Incentive Management for Health Promotion – Tier 2	For clients with an incentive budget, management of the budget and incentives.	**$3,000 Per Year**	☐ Include ✓ Exclude
Incentive Management for Health Promotion – Tier 3	For clients with an incentive budget, management of the budget and incentives.	**$5,000 Per Year**	☐ Include ✓ Exclude

TRAVEL FOR SERVICE DELIVERY			
Service	**Description**	**Price**	**Program Scope**
Travel Pass Through	• Travel expenses related to on-site services including mileage, travel labor, lodging, and per diem. • A travel budget estimate will be provided based on elected on-site services.	**$3500**	Required if travel is outside 30 miles round-trip from Engagement Health Group Home Office Locations

CUSTOMIZATIONS		
Description	**Price**	**Program Scope**
Personalization of Engagement Health Group programs is included in the Professional Services Fee. Customizations to Engagement Health Group programs are available upon request and may incur additional fees. Once requirements are defined, Engagement Health Group will submit a SOW for client to review and approve prior to deploying any customizations.	**TBD**	Required if program customizations are requested.

CHANGE ORDER FEE			
Service	**Description**	**Price**	**Program Scope**
Change Order Fee(s)	If changes to services are requested once services have been built and are ready for deployment a change order fee will apply for costs associated with implementing the change request.	**TBD upon Change Request**	You will be notified by your account team if your requested change is subject to a change order fee before any changes are completed.

SCHEDULE A – FY 2026-2027

Billing Schedule

Billing terms for services provided: 30 days from invoice date.

Fee	Invoice Trigger	Invoice Schedule	Billing Method
Annual Program Fee	Annual Schedule A	1. 50% of estimated annual program due July 1, 2026. 2. Remaining 50% of estimated annual program due January 1, 2027.	1. Estimated annual program fee with true ups for actual eligible and participating completed throughout year.
Travel Expense	End of quarter	Quarterly	In arrears for actual
Customizations	Upon Acceptance of SOW	NA	Upon executing SOW
Change Order Fee	Upon Acceptance of Change Request	NA	Upon executing the Change Order

W-9 and invoices to come from Corporate Health Partners, LLC (an Engagement Health Group member company). All payments to be made to Corporate Health Partners, LLC.

STAFF REPORT

Department: Public Works
Submitted By: Dennis Roland
Meeting Date: April 27, 2026

AGENDA ITEM:

GDOT Local Road Assistance (LRA) Administration Grant Application
Consideration and approval of a resolution to authorize the submission of a Fiscal Year 2026 Local Road Assistance Grant Application to the Georgia Department of Transportation and with authorization for the Mayor to execute the submittal cover letter and all necessary documents.

STAFF RECOMMENDATION:

Adopt a resolution to authorize the submission of a Fiscal Year 2026 Local Road Assistance Grant Application to the Georgia Department of Transportation and with authorization for the Mayor to execute the submittal cover letter and all necessary documents.

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: NO CITY MATCH REQUIREMENT. ADDITIONAL FUNDING NEEDED TO COMPLETE THE IDENTIFIED ROADS WILL COME FROM THE FY 2027 MILLING & RESURFACING BUDGET APPROPRIATION.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
FY 2027 LRA Grant / 34041100-334310-G2600	$838,403.13

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
FY 2027 LRA Grant / 34041100-334310-G2600	$838,403.13

ITEM DESCRIPTION:

The Governor and the state Legislature included Local Road Assistance Administration funds (LRA) in the amended fiscal year 2026 budget. The LRA funds will be administered through the Georgia Department of Transportation (GDOT) and distributed utilizing the current Local Maintenance and Improvement Grant (LMIG) application system. All eligible activities / projects for LRA funds will be the same as the LMIG program. LRA funds will require no match.

GDOT began accepting applications on March 23, 2026, and all electronic applications must be received no later than June 15, 2026. For an application to be processed, the following requirements must be met:

1. A local government must be in audit compliance with the Department of Audits and Accounts (DOAA). A local government must also be in compliance with the Department of Community Affairs (DCA) minimum standards under the Georgia Planning Act, related to immigration and the Service Delivery Strategy law. (A non-compliant local government may start a draft application and then submit it once the local government is compliant.)
2. A signed cover letter must be attached that includes the completion status of the last three fiscal years' LMIG Grants. (This has been completed by the Public Works Department)

3. A signature page must include both the local government seal and the notary seal. The application website provides a blank signature page for you to download, complete and upload as an attachment.

The City of Alpharetta is slated to receive funding from this grant in the amount of $838,403.13. The funding will go towards FY 27 Milling and Resurfacing of paved City roadways.

ALTERNATIVES:

Do not approve the grant funding application and fund from other means to mill and resurface various roads within the City.

ATTACHMENTS:

1. Combined LRA 26 Documents

THE CITY OF
ALPHARETTA
GEORGIA

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

3/23/2026

Chartrae Kent
District State Aid Coordinator
Georgia Department of Transportation, District 75025 New Peachtree Road
Chamblee, Georgia 30341

Re: FY 2026 Local Road Assistance Administration funds

The City of Alpharetta appreciates the opportunity to apply for funding through the FY 2026 Supplemental Local Road Assistance Administration funds (LRA).

Please find enclosed the City of Alpharetta's LRA application. For this particular offering, the City is planning to use $838,403.13 of the awarded amount to supplement the funding we have allocated in the City's FY 2027 Capital Budget for milling and resurfacing of select paved City roadways. The list and data on the specific roadways have been uploaded to the GDOT Grants website.

100% of the last Three year's LMIG and LRA roads have been resurfaced and closeout documents provided. We are currently obtaining the documentation to close out Fiscal Year 2026 LMIG and LRA Grants.

Should you have any questions regarding this application, please contact Josh Chance in our Public Works Department at 678-297-6234 or by email at JChance@alphoretta.ga.us.

Respectfully,

Jim Gilvin
Mayor of the City of Alpharetta

MAYOR
Jim Gilvin

MAYOR Pro Tem
Dan Merkel

COUNCIL MEMBERS
Fergal M. Brady
Douglas J. DeRito
T. Kirk Driskell
John Hipes
Katie Reeves

CITY ADMINISTRATOR
Chris Lagerbloom

GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2026 LRA Supplemental

TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, Jim Gilvin (Name), the MAYOR (Title), on behalf of The CIty Of Alpharetta (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), Immigration Sanctuary Policies; prohibition; penalties (O.C.G.A. § 36-80-23), and the Local Government Budgets and Audits Act (O.C.G.A. § 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment Act (TIA) (O.C.G.A. § 48-8-240).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a project shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department's Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

_____ (Signature)

_____ (Print)
Mayor / Commission Chairperson

_____ (Date)

LOCAL GOVERNMENT SEAL (required):

_____
E-Verify Number

Sworn to and subscribed before me,

This _____ day of_____, 20____.
In the presence of:

NOTARY PUBLIC

_____
My Commission Expires:

NOTARY PUBLIC SEAL (required):

CERTIFICATION OF COMPLIANCE WITH
ANNUAL IMMIGRATION REPORTING REQUIREMENTS/
NO SANCTUARY POLICY/FEDERAL LAW ENFORCEMENT COOPERATION

By executing this document, the undersigned duly authorized representative of the Local Governing Body, certifies that the Local Governing Authority:

1) has filed a compliant Annual Immigration Compliance Report with the Georgia Department of Audits & Accounts ("GDA&A") for the preceding calendar year required by O.C.G.A. § 50-36-4(b), or has been issued a written exemption from GDA&A from doing so;

2) has not enacted a "Sanctuary Policy" in violation of O.C.G.A. § 36-80-23(b); and,

3) is in compliance with O.C.G.A. §§ 35-1-17 et seq. regarding its obligation to cooperate with federal immigration enforcement authorities to deter the presence of criminal illegal aliens.

As an ongoing condition to receiving funding from the Georgia Department of Transportation, the Local Governing Body shall continue to remain fully compliant with O.C.G.A. §§ 50-36-4, 36-80-23 and 35-1-17 et seq. for the duration of time the subject agreement is in effect.

_____
Signature of Authorized Officer or Agent

_____
Printed Name of Authorized Officer or Agent

_____
Title of Authorized Officer or Agent

_____
Date

Form Date - May 10, 2024

Previous Grant Completion Status

(for FY 2026 LRA Supplemental)

Fiscal Year	Grant Type	Percent Complete (%)	SFE Submitted (Y/N)	Comments
2026	LMIG	40%	N	Contract is still currently active and 8 out of 19 Roads on LMIG project list have been completed.
2025	LRA	80%	N	Waiting on Final payment to clear for bridge Maintenace, Northwinds Parkway was removed and Westside parkway was added in replacement. Westside is currently being resurfaced
2025	LMIG	100%	Y	
2024	LRA	100%	Y	
2024	LMIG	100%	Y	
2023	LMIG	100%	Y	
2022	LMIG	100%	Y	
			N	

For the FY 2026 LRA Application: Please complete and attach this page with your Signature Page.

1. Grant Type: (LMIG or Local Road Assistance 'LRA')
2. Percent Complete: (0% - 100%)
3. SFE Submitted: For grants that are 100% complete, indicate whether the Statement of Final Expenditures (SFE), with supporting documents, has been submitted to the Georgia Department of Transportation, by a "Y" for yes or a "N" for no.

A RESOLUTION TO AUTHORIZE THE MAYOR AND CITY COUNCIL TO SUBMIT A FY26 LOCAL ROAD ASSISTANCE GRANT APPLICATION TO THE GEORGIA DEPARTMENT OF TRANSPORTATION

WHEREAS, the Georgia Department of Transportation made available funding under the Fiscal Year 2026 supplemental Local Road Assistance Administration funds (LRA); and

WHEREAS, such funding may be used to fund transportation improvement projects such as adding turn lanes, milling and resurfacing, or repairing bridges; and

WHEREAS, the Georgia Department of Transportation has allocated the City of Alpharetta $ 838,403.13 Supplemental for Fiscal Year 2026 through the program's funding allocation formula;and

WHEREAS, the City of Alpharetta *isn't required to* match for theproject; and

WHEREAS, the City of Alpharetta desires to use this funding to complete milling and resurfacing along Five roads in the City;

WHEREAS, evidence authorizing the acceptance of said application must be provided.

NOW, THEREFORE BE IT SO RESOLVED, this day of 2026, by the Mayor and Council of the City of Alpharetta that the submission of the Fiscal Year 2026 supplemental Local Road Assistance Administration funds is hereby approved; and the Mayor is hereby authorized to execute the necessary award package with directives under the Local Road Assistance Grant Program.

Adopted this_____day of_____2023.

CITY OF Alpharetta, GEORGIA

By:_____
Mayor

_____ Council Member

_____ Council Member

_____ Council Member

_____ Council Member

_____ Council Member

_____ Council Member

Attest:_____
City Clerk

FY 2026 Local Road Assistance Administration fund
City of Alpharetta

LRA Projects

	Name of Roads	Extents	Length (Lane Miles)	Description of Work	Est. Cost	Project Schedule
1	Cogburn Road (soil Cement)	City limits to Hwy 9	0.92	Mill existing asphalt; 3.0 inches; full width. Soil Cement 10" Inlay asphalt 2.0 inches of 12.5mm superpave.	$344,150	Work expected to begin September 2026. Expected completion of June 2027.
2	Johnny Herron Way	Cogburn Road to Bethany Bend	1.75	Mill existing asphalt; 2.0 inches; full width. Inlay asphalt 2.0 inches of 12.5mm superpave.	$275,532	Work expected to begin September 2026. Expected completion of June 2027.
3	Seale Drive (soil Cement)	Rock mill Road to seale drive	1.50	Mill existing asphalt; 3.0 inches; full width. Soil Cement 10" Inlay asphalt 2.0 inches of 9.5mm superpave.	$452,286	Work expected to begin September 2026. Expected completion of June 2027.
4	Maid Marion Close	Webb Bridge Road to Cul de sac	1.30	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$184,192	Work expected to begin September 2026. Expected completion of June 2027.
5	North Trace	Hopewell Road To Cul De Sac	0.63	Mill existing asphalt; 1.5 inches; full width. Inlay asphalt 1.5 inches of 9.5mm superpave.	$80,909	Work expected to begin September 2026. Expected completion of June 2027.

Est. Total: $1,337,069

FY 26 LRA Award	$	838,403.13
0% City Match	$	-
Total	$	838,403.13

Costs over this amount will be funded by the City of Alpharetta.

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
1	FRANKLIN	(UNINCORPORATED)	18,420	445.10	$816,875.14	0%
1	FRANKLIN	CARNESVILLE	771	8.28	$18,362.94	0%
1	FRANKLIN	FRANKLIN SPRINGS	1,181	9.10	$22,648.32	0%
1	FRANKLIN	LAVONIA	2,165	26.20	$56,074.40	0%
1	FRANKLIN / HART	CANON	705	13.30	$25,551.98	0%
1	FRANKLIN / HART/ MADISON	ROYSTON	2,665	25.72	$59,037.13	0%
7	FULTON	(UNINCORPORATED)	744	4.81	$12,856.69	0%
7	FULTON	ALPHARETTA	67,275	222.98	$838,403.13	0%
7	FULTON	CHATTAHOOCHEE HILLS	3,451	116.36	$203,463.02	0%
7	FULTON	EAST POINT	38,270	164.70	$534,825.65	0%
7	FULTON	FAIRBURN	17,267	97.30	$276,464.46	0%
7	FULTON	HAPEVILLE	6,712	31.56	$97,889.97	0%
7	FULTON	JOHNS CREEK	81,167	226.68	$946,773.04	0%
7	FULTON	MILTON	41,490	181.16	$583,805.02	0%
7	FULTON	ROSWELL	92,227	353.05	$1,221,801.94	0%
7	FULTON	SANDY SPRINGS	105,505	300.60	$1,239,762.75	0%
7	FULTON	SOUTH FULTON	112,003	580.99	$1,716,602.88	0%
7	FULTON	UNION CITY	28,195	88.68	$344,079.00	0%
7	FULTON / CHEROKEE	MOUNTAIN PARK	574	7.84	$16,233.52	0%
7	FULTON / CLAYTON	COLLEGE PARK	13,953	75.27	$218,271.96	0%
7	FULTON / COWETA	PALMETTO	5,213	44.67	$106,855.94	0%
7	FULTON / DEKALB	ATLANTA	520,070	1439.68	$6,046,860.23	0%
6	GILMER	(UNINCORPORATED)	29,779	503.72	$990,505.55	0%
6	GILMER	EAST ELLIJAY	1,625	12.48	$31,100.06	0%
6	GILMER	ELLIJAY	1,923	29.47	$59,285.92	0%
2	GLASCOCK	(UNINCORPORATED)	2,178	182.05	$294,509.84	0%
2	GLASCOCK	EDGE HILL	26	0.44	$865.12	0%
2	GLASCOCK	GIBSON	644	4.89	$12,239.67	0%
2	GLASCOCK	MITCHELL	160	3.11	$5,939.05	0%
5	GLYNN	(UNINCORPORATED)	71,020	536.24	$1,345,156.40	0%
5	GLYNN	BRUNSWICK	15,520	107.09	$278,519.60	0%

Contract Routing Form

PLEASE ATTACH THIS FORM TO ALL CONTRACTS FOR EXECUTION

DATE: 3/23/2026 CONTRACTING DEPARTMENT: Public Works

FINANCE CONTACT: Beth Rucker and Debora Westbrook

CONTRACT NUMBER (use bid or RFP# unless otherwise noted): LRA Application

CONTRACT NAME: Georgia Department of Transportation Local Road Assistance Administration funds Supplemental

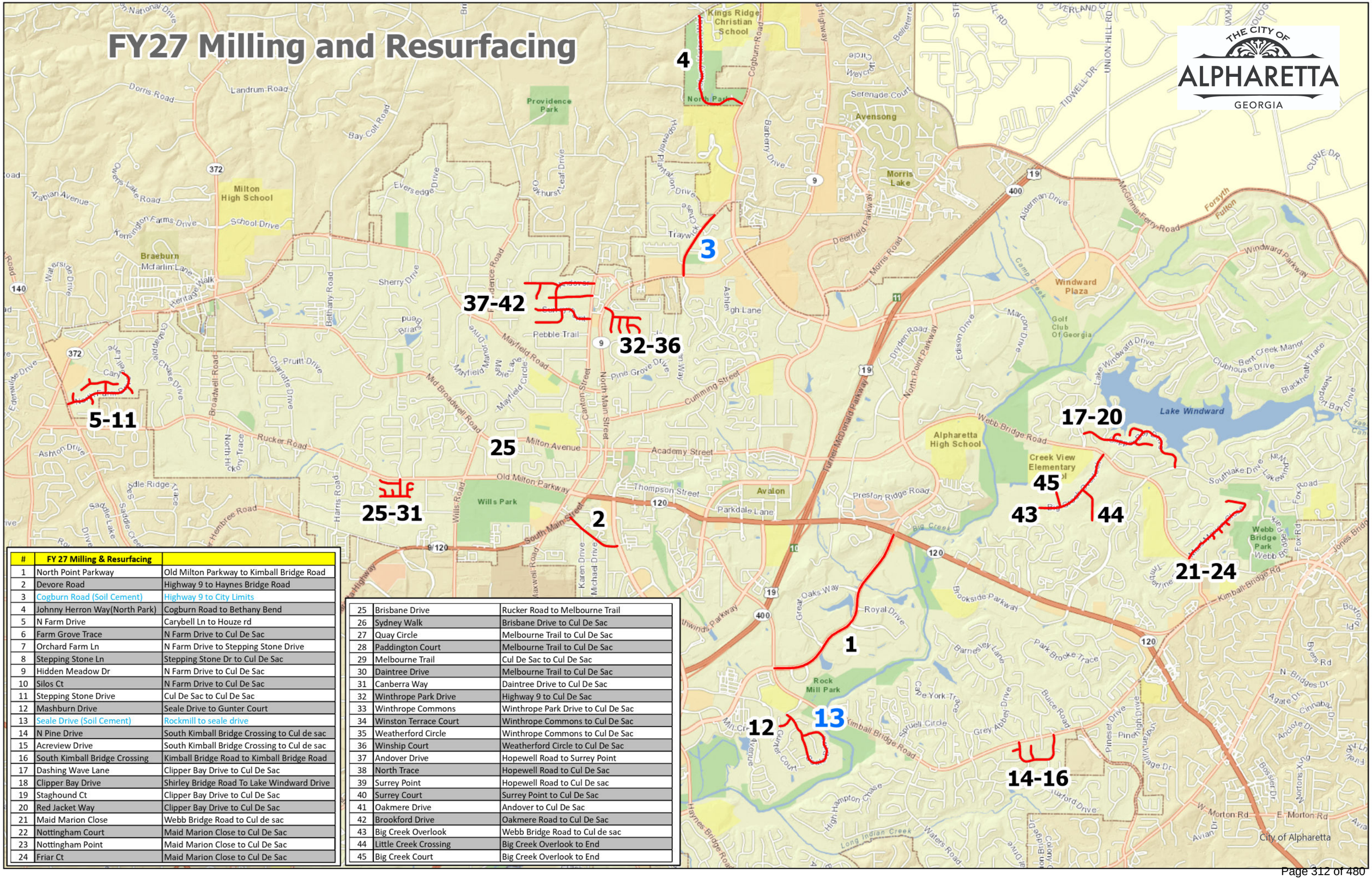
Responsible Party	Description	Initials & Date Received	Action to be Taken	Date Sent
Finance	Collect (scan if needed) all contract backup documents (agenda item, summary, quote/bid documents, etc.)		Email to Legal with copy of this form	
Legal	Create Contract		Email/mail to Contractor with a request for **three (3) Contract Originals** to be signed by the Contractor and retuned to Legal	
Legal	Receive signed originals from Contractor		Approve as to form and Forward all Originals to City Clerk	
City Clerk	Facilitate Department Director's and Mayor's approval/ signature of all Originals		Forward all Originals to Finance (Purchasing)	
Finance	Retain one Original for Finance records		*(Finance- Note Final Routing)*	

Notes for contract routing:

Please sign the cover letter and FY2026 LRA Supplemental Application. The LRA Application must be signed by the mayor and have the city's seal. It must also be notarized. Application is due to GDOT by June 10, 2026. Return signed documents to Josh Chance.

Revised June, 2015

FY27 Milling and Resurfacing



#	FY 27 Milling & Resurfacing	
1	North Point Parkway	Old Milton Parkway to Kimball Bridge Road
2	Devore Road	Highway 9 to Haynes Bridge Road
3	Cogburn Road (Soil Cement)	Highway 9 to City Limits
4	Johnny Herron Way(North Park)	Cogburn Road to Bethany Bend
5	N Farm Drive	Carybell Ln to Houze rd
6	Farm Grove Trace	N Farm Drive to Cul De Sac
7	Orchard Farm Ln	N Farm Drive to Stepping Stone Drive
8	Stepping Stone Ln	Stepping Stone Dr to Cul De Sac
9	Hidden Meadow Dr	N Farm Drive to Cul De Sac
10	Silos Ct	N Farm Drive to Cul De Sac
11	Stepping Stone Drive	Cul De Sac to Cul De Sac
12	Mashburn Drive	Seale Drive to Gunter Court
13	Seale Drive (Soil Cement)	Rockmill to seale drive
14	N Pine Drive	South Kimball Bridge Crossing to Cul de sac
15	Acreview Drive	South Kimball Bridge Crossing to Cul de sac
16	South Kimball Bridge Crossing	Kimball Bridge Road to Kimball Bridge Road
17	Dashing Wave Lane	Clipper Bay Drive to Cul De Sac
18	Clipper Bay Drive	Shirley Bridge Road To Lake Windward Drive
19	Staghound Ct	Clipper Bay Drive to Cul De Sac
20	Red Jacket Way	Clipper Bay Drive to Cul De Sac
21	Maid Marion Close	Webb Bridge Road to Cul de sac
22	Nottingham Court	Maid Marion Close to Cul De Sac
23	Nottingham Point	Maid Marion Close to Cul De Sac
24	Friar Ct	Maid Marion Close to Cul De Sac

25	Brisbane Drive	Rucker Road to Melbourne Trail
26	Sydney Walk	Brisbane Drive to Cul De Sac
27	Quay Circle	Melbourne Trail to Cul De Sac
28	Paddington Court	Melbourne Trail to Cul De Sac
29	Melbourne Trail	Cul De Sac to Cul De Sac
30	Daintree Drive	Melbourne Trail to Cul De Sac
31	Canberra Way	Daintree Drive to Cul De Sac
32	Winthrope Park Drive	Highway 9 to Cul De Sac
33	Winthrope Commons	Winthrope Park Drive to Cul De Sac
34	Winston Terrace Court	Winthrope Commons to Cul De Sac
35	Weatherford Circle	Winthrope Commons to Cul De Sac
36	Winship Court	Weatherford Circle to Cul De Sac
37	Andover Drive	Hopewell Road to Surrey Point
38	North Trace	Hopewell Road to Cul De Sac
39	Surrey Point	Hopewell Road to Cul De sac
40	Surrey Court	Surrey Point to Cul De Sac
41	Oakmere Drive	Andover to Cul De Sac
42	Brookford Drive	Oakmere Road to Cul De Sac
43	Big Creek Overlook	Webb Bridge Road to Cul de sac
44	Little Creek Crossing	Big Creek Overlook to End
45	Big Creek Court	Big Creek Overlook to End

STAFF REPORT

Department: Fire
Submitted By: Stephanie Cochran
Meeting Date: April 27, 2026

AGENDA ITEM:

Request for Proposal 26-112: Firefighter Turnout Gear
Consideration and approval of the award of a contract for RFP 26-112 to MES Service Company, LLC for firefighter turnout gear and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve the RFP 26-112 award to MES Service Company, LLC, a one-year contract for firefighter turnout gear, and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: YES

TOTAL PROJECT COST: THE TOTAL PROJECT COST IS BUDGETED AT $100,000 FOR FY2026.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Employee Uniforms / 10035250 - 531700	$100,000.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
.	$0.00

ITEM DESCRIPTION:

The Fire Department annually purchases Structural Turnout Gear and Pull-on boots for our Firefighter personnel as either an initial issue or as a replacement for out-of-service gear. With this RFP, the City intends to award a 1-year non-exclusive contract to the vendor(s) that best meet the requirements listed in the RFP.

The Fire Department and Finance worked together to prepare a Request for Proposal (RFP 26-112) and advertised for proposals on January 29, 2026, with responses due on February 26, 2026. The City only received two (2) proposals from:

1. MES Service Company, LLC
2. Bennett Fire Products Co., Inc

Turnout gear is a highly specialized form of equipment with limited suppliers. The MES Service Company, LLC proposal meets all Fire Department turnout gear specification requirements.
The Evaluation Committee evaluated the proposals based on turnout gear: jacket, pants and boots.

RFP 26-112 - Firefighter Structural Turnout Gear
Scoring Summary

Active Submissions - Jacket and Pants

	Total	A-3 - Local Vendor Preference	B - Group 2 Technical	B-1 - Company References	B-2 - Approach to Project/Method of Providing Service/Scheduling/ Ordering/Delivery Timeframe	C-1 - Cost Proposal: Jackets & Pants
Supplier	/ 100 pts	/ 3 pts	/ 55 pts	/ 20 pts	/ 35 pts	/ 42 pts
MES Service Company	90.83	0.00	48.83	17.33	31.50	42.00 ($3,663.64)
Bennett Fire Products Company, Inc.	78.48	0.00	40.17	18.00	22.17	38.31 ($4,017.00)

Active Submissions - Boots

	Total	A-3 - Local Vendor Preference	B - Group 2 Technical	B-1 - Company References	B-2 - Approach to Project/Method of Providing Service/Scheduling/ Ordering/Delivery Timeframe	D-1 - Cost Proposal: Boots
Supplier	/ 100 pts	/ 3 pts	/ 55 pts	/ 20 pts	/ 35 pts	/ 42 pts
MES Service Company	90.83	0.00	48.83	17.33	31.50	42.00 ($446.82)
Bennett Fire Products Company, Inc.	72.03	0.00	40.17	18.00	22.17	31.86 ($589)

The resulting score for the MES Service Company, LLC proposal was 90.83 for the jacket & pants and 90.83 points for boots.

The turnout gear replacement schedule is nonstandard and should be determined by the gear's age, frequency of use, and condition after use. The National Fire Protection Association recommends a 10-year service life for turnout gear. Based on this life expectancy, the department anticipates replacing approximately 10 sets of gear and purchasing 10 sets for new recruits in fiscal years 2026 and 2027. Funding for replacement and initial-issue gear (e.g., new hires) is provided through the General Fund.

The Fire Department desires to enter into a one-year contract with MES Service Company, LLC.

ALTERNATIVES:

The City Council could reject the MES Service Company, LLC proposal and issue a new competitive procurement.

ATTACHMENTS:

1. 26-112 Firefighter Turnout Gear_MES 03272026 UNSIGNED
2. RFP 26-112 - Firefighter Structural Turnout Gear - Scoring Summary 03312026
3. MES Service Co Submission_No Forms
4. RFP 26-112 Firefighter Structural Turnout Gear RFP Docs

CITY OF ALPHARETTA

CONTRACT FOR SERVICES

This Contract for Services (this "*Contract*") for the City of Alpharetta is made and entered into and is effective upon execution, by and between MES Service Company, LLC, a Delaware corporation with its principal office located at 12 Turnberry Lane Second Floor, Sandy Hook, CT 06482 (the "*Contractor*") and the City of Alpharetta, 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 Proposals, dated January 29, 2026 (the "*RFP*"), including any addenda thereto, and the Contractor's Proposal dated February 23, 2026 (the "*Proposa*l"), 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:

> The supply and provision, on an as-needed or as-requested basis by the City, of **FIREFIGHTER STRUCTURAL TURNOUT GEAR**, including protective jacket, protective pants, and 14" pull-on boots for structural firefighting for the City fire personnel.

The City does not guarantee any amount of work based on this Contract or subsequent task order(s), if any.

3. Contract Prices. As finally awarded by the City, the City will pay Contractor in accordance with the COST PROPOSAL, attached as Exhibit "A" for Contractor's performance of Work.

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
> Department of Public Safety
> 2565 Old Milton Parkway
> Alpharetta, GA 30009
> Attn: Stephanie Cochran, pspayble@alpharetta.ga.us

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 (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.

4. Commencement of Work; Time for Performance; Project Manager.

(a) Commencement of Work. The Contractor must not proceed to perform the Work until on or after contract execution.

(b) Time for Performance. The Contractor shall perform the Work in accordance with the project schedule mutually agreed to by the parties prior to the Commencement of Work

(c) Time is of the Essence. All limitations of time set forth in this Contract are of the essence. The foregoing notwithstanding, Contractor shall not have liability for or be deemed in breach of this Contract because of delays caused by natural disasters, adverse weather, civil insurrection, or by a shelter-in-place or other city, state, or nation-wide "shut-down" order due to civil insurrection or a pandemic event.

(d) Project Manager. The City's staff Project Manager for this Work is Albert Kong. The Contractor shall coordinate with the City's Project Manager.

5. Term and Termination.

(a) Term of Contract. This Contract shall commence on the date of the last signature hereof ("Effective Date"), but no earlier than April 4, 2026, and shall continue in full force and effect for a period of one (1) year from the Effective Date, unless terminated earlier in accordance with the provisions of this Contract. Upon expiration of the initial term, this Contract may ONLY be renewed by mutual written agreement of the parties at least thirty (30) days prior to the end of the term.

(b) 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 13 (*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 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.

6. 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 will be delivered free and clear of any lien, encumbrance, security interest or other claim, of whatever nature;

(b) Contractor will 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 will comply with all such statutes, rules, regulations and requirements in effect at the time of delivery to and acceptance by the City;

(c) Contractor will 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 will 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, Contractors, architects and any local, state or federal governmental agency or political subdivision, will owe its primary duty of loyalty to the City.

7. 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.

8. 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. The policy must 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 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.

9. 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, provided that this indemnity obligation shall only apply to the extent Claims are caused by or result from the negligence, recklessness, or intentionally wrongful conduct of the Contractor or other persons employed or utilized by the Contractor in the performance of this Contract. 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.

10. Subcontractors and Contractor Personnel.

(a) No Subcontractors. No subcontractor or Contractor 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 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.

11. 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).

12. 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.

13. 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:

MES Service Company, LLC
12 Turnberry Lane 2nd Floor,
Sandy Hook, CT 06482
Attention: Ward Petrie, SVP Finance

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

City of Alpharetta
Police Department
2565 Old Milton Parkway
Alpharetta, GA 30009
Attention: Trent Lindgren, Department Director

(c) With a copy to:

Alpharetta City Attorney
Jarrard & Davis, LLP
222 Webb Street
Cumming, Georgia 30040

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.

14. 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.

15. 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://www.e-verify.gov)) 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-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.

16. 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.

(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) 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.

(l) 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.

(m) 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-Contractor 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.

(n) 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.

(o) 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.

(p) 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.

(signature page follows)

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.

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

Date: _____

Approved as to substance:

_____
Chris Lagerbloom, City Administrator

Approved as to form:
JARRARD & DAVIS, LLP

_____
City Attorney

MES SERVICE COMPANY, LLC

By: _____
Ward Petrie, SVP Finance

Date: _____

EXHIBIT "A"

RFP # 26-112: Firefighter Structural Turnout Gear
Cost Proposal

Instructions: Complete the highlighted fields. The totals will auto-calculate.
For evaluation purposes, cost will be scored based on the total price for a regular sized set of turnout gear.

Offeror/Company Name: MES 1 ACQUISTIONS DBA MES SERVICE COMPANY LLC

		Regular Size		Note any Price Differences for Larger Sized Items			
	Item	Note Regular Size Range	Regular Size Pricing	Note Large Size Range	Large Size Pricing	Additional Large Size Range	Additional Large Size Pricing
Year 1	Protective Jacket for Structural Fire	All Sizes	$ 2,114.43		$ -		$ -
	Protective Pant for Structural Fire		$ 1,549.21		$ -		$ -
	Structural Firefighting 14" Pull-On Boots	All Sizes	$ 446.82		$ -		$ -
	Total		$ 4,110.46		$ -		$ -

RFP 26-112 - Firefighter Structural Turnout Gear
Scoring Summary

Active Submissions - Jacket and Pants

	Total	A-3 - Local Vendor Preference	B - Group 2 Technical	B-1 - Company References	B-2 - Approach to Project/Method of Providing Service/Scheduling/ Ordering/Delivery Timeframe	C-1 - Cost Proposal: Jackets & Pants
Supplier	/ 100 pts	/ 3 pts	/ 55 pts	/ 20 pts	/ 35 pts	/ 42 pts
MES Service Company	90.83	0.00	48.83	17.33	31.50	42.00 ($3,663.64)
Bennett Fire Products Company, Inc.	78.48	0.00	40.17	18.00	22.17	38.31 ($4,017.00)

Active Submissions - Boots

	Total	A-3 - Local Vendor Preference	B - Group 2 Technical	B-1 - Company References	B-2 - Approach to Project/Method of Providing Service/Scheduling/ Ordering/Delivery Timeframe	D-1 - Cost Proposal: Boots
Supplier	/ 100 pts	/ 3 pts	/ 55 pts	/ 20 pts	/ 35 pts	/ 42 pts
MES Service Company	90.83	0.00	48.83	17.33	31.50	42.00 ($446.82)
Bennett Fire Products Company, Inc.	72.03	0.00	40.17	18.00	22.17	31.86 ($589)

2/23/2026

City of Alpharetta
2 Park Plaza
Alpharetta, GA 3000

Attn: Abby Shipp, Procurement Agent

RE: Document 1 (RFP 26-112) Cover Letter

Included is our response to your request for proposal, “26-112 Firefighter Structural Turnout Gear”. We appreciate the opportunity to present a response that meets or exceeds the stated specifications while offering supplemental products and services where applicable.

Established in 2001, MES Life Safety, INC. (MES) is the largest supplier of equipment to first responders in North America. Business platforms are sales, service, and leasing of equipment to include recognized procurement programs. With over 200+ sales representatives, 90+ mobile service technicians, and regional service centers strategically located around the United States, we can assure that we provide the best products and services available.

Project Support Functions

MES Support/Service Facility- 140 Satellite Blvd. Suwanee, GA 30024
- Customer pickups, measuring, mobile service, etc
- For reference- approximately 15 miles from 2 Park Plaza

PPE Clean/Repair Facility- 3200 Austell Rd SW, Marietta, GA 30008
- Customer pickups, measuring, mobile service, etc
- For reference- approximately 28 miles from 2 Park Plaza

MES Sales Representative- Woodstock, GA
- Customer pickups, measuring, etc
- For reference- approximately 9 miles from 2 Park Plaza

Project Contacts

Jeremy Adams- Sales Representative
140 Satellite Blvd
Suwannee, GA 30008
770-900-8996
jadams@mesfire.com

Jamie Robinson- Director of Sales
140 Satellite Blvd
Suwannee, GA 30008
727-686-0020
jrobinson@mesfire.com

2/23/2026

City of Alpharetta
2 Park Plaza
Alpharetta, GA 3000

Attn: Abby Shipp, Procurement Agent

RE: Document 2 (RFP 26-112) References

Smyrna Fire Department
Dustin Davey- Deputy Chief
(678) 631-5464
ddavey@smyrnaga.gov

College Park Fire Department
Damon Jones- Division Chief
(470) 409-2560
djones@collegeparkga.com

East Point Fire Department
Sidney Gooden- Logistics Officer
(404) 989-6710
sgooden@eastpointcity.org

Gordon County Fire Rescue
Heath Derryberry- Fire Chief
(706) 629-8851
heath.derryberry@gordoncountyga.gov

2/23/2026

City of Alpharetta
2 Park Plaza
Alpharetta, GA 3000

Attn: Abby Shipp, Procurement Agent

RE: Document 3 (RFP 26-112) Project Approach and Service Level

Included is our response to your request for proposal, “26-112 Firefighter Structural Turnout Gear”. We appreciate the opportunity to present a response that meets or exceeds the stated specifications while offering supplemental products where applicable.

Appendix A
Offering firefighting personal protective equipment (PPE), the coat and pant ensemble manufactured by Fire-Dex. The FXR Custom Turnouts are certified to NFPA 1970 (2025 Edition), exceeding the requested NFPA 1971 Standard, therefore no exception will be noted. Fire-Dex has been in business for over 40 years, constantly focusing on product innovations leading to perfecting PPE for responders worldwide. Product innovations are noted by developing bailout systems for the end user, therefore negating the need to purchase component based systems and AeroFlex, PPE focusing on defeating heat stress and cardiac related issues. The Fire-Dex state of the art manufacturing processes, Fire-Dex has a manufacturing facilities located in Pelham- GA, Old Fort- NC, and Medina- OH. This keeps lead the time to a minimum. The typical lead time for standard replacement schedule is approximately 56 days, new hires/recruits is 45 days. Specifications, literature, and warranty information are included with this submittal. There are no additional charges for “Larger Size Items”.

Appendix B
Offering structural firefighting boots manufactured in the USA by Fire Dex, FDXL200 boot (NFPA 1970-2025 Certified- GORE Crosstech Sapphire Liner) Specifications, literature, and warranty information are included with this submittal. There are no additional charges for “Larger Size Items”.

As noted in Document 1, a host of Support Functions are established and available to support this project. Measuring and fitting turnout gear is accomplished using a sizing set and measuring tape. This vital function can be performed onsite at multiple City of Alpharetta facilities and or the sites noted in Document 1. Following the sizing phase, the order will the shipped and identified for the designated firefighter, representatives will be on-site to ensure proper sizing upon order delivery. Throughout the phase from sizing to delivery, the City of Alpharetta point of contact will be informed of the status.

Invoicing occurs when the project is completed, negating the occurrence of multiple Invoices. Additionally, a proprietary online platform can be established to increase the efficiency of the ordering process for the head-to-toe items.

PPE Care and Maintenance is an internal and strenuous task to be managed by the fire department alone. This compliance piece as noted in Document 1 as “PPE Clean/Repair Facility” is a local program that can be offered to support the PPE Care and Maintenance.
A program can be customized to ensure NFPA compliance while easing the burden on the FD to manage the PPE Care and Maintenance program. For example, pricing can be determined for the known compliance items for a specific term and utilizing a courier service for delivery and pick up.

Supplemental products can be bundled by creating a PPE package catered to fit the goals and expectations of the fire department. For example, offering a single layer alternative style PPE component along with structural firefighting PPE not only provides a discounted PPE package but also decreases the cost of ownership (structural PPE) while protecting our most valuable asset, the firefighter, by significantly reducing heat stress and exposure to contaminants.

Pricing analysis (List Price) Coat: $6,496.00 / Pant: $4,701.00 / Boot: $1,070.00

Pricing is valid through March 31, 2027. Any change in specification could result in a price update.

The “1-Year Renewal Option” is not offered due to the competitive industry, any annual price increases will coincide with the manufacturer and supported via manufacturer documentation. This pricing strategy is more efficient for the City of Alpharetta and can be reviewed approximately 90 days prior to the end of the term.

For several years MES has been serving the City of Alpharetta by supporting the Fire Departments respiratory protection program, via on-site SCBA- service and equipment sales. We continue to appreciate and value established relationships.

We request to schedule a visit to discuss the RFP details to include the additional products and enhanced services that are available to better equip, support, and protect the City of Alpharetta’s firefighters. We have an established robust sales and service infrastructure ready to serve you all.

Respectfully,

Jeremy Adams

Jeremy Adams
MES Life Safety

RFP # 26-112: Firefighter Structural Turnout Gear
Cost Proposal

Instructions: Complete the highlighted fields. The totals will auto-calculate.
For evaluation purposes, cost will be scored based on the total price for a regular sized set of turnout gear.

Offeror/Company Name: MES 1 Acquistions DBA MES Service Company LLC

		Regular Size		Note any Price Differences for Larger Sized Items			
	Item	Note Regular Size Range	Regular Size Pricing	Note Large Size Range	Large Size Pricing	Additional Large Size Range	Additional Large Size Pricing
Year 1	Protective Jacket for Structural Fire	All Sizes	$ 2,114.43		$ -		$ -
	Protective Pant for Structural Fire		$ 1,549.21		$ -		$ -
	Structural Firefighting 14" Pull-On Boots	All Sizes	$ 446.82		$ -		$ -
	Total		$ 4,110.46		$ -		$ -

		Regular Size		Note any Price Differences for Larger Sized Items			
	Item	Note Regular Size Range	Regular Size Pricing	Note Large Size Range	Large Size Pricing	Additional Large Size Range	Additional Large Size Pricing
1-Year Renewal Option	Protective Jacket for Structural Fire		N/A		N/A		N/A
	Protective Pant for Structural Fire		N/A		N/A		N/A
	Structural Firefighting 14" Pull-On Boots		N/A		N/A		N/A
	Total		$ -		$ -		$ -

CITY OF ALPHARETTA REQUEST FOR PROPOSALS (RFP)

RFP Number: **26-112**
RFP Title: **Firefighter Structural Turnout Gear**

RFP SCOPE OF WORK & PROPOSAL SUBMISSION

1. RFP Period of No Communication

The "No Communication" period starts on the issue date of this Request for Proposals (RFP) January 29, 2026, and lasts until the City Council meeting for contract award recommendation (or until contract award if this isn't required to go before council for approval).

No person or company, their employees, representatives, agents, attorneys, etc. will contact the City's elected officials or any City staff concerning this RFP.

Contacting anyone other than the Procurement Agent named below for this RFP during this time will be reason to remove a proposal from consideration and review.

2. Procurement Agent, Single Point of Contact

Abby Shipp is the designated Procurement Agent and the sole point of contact for this RFP on behalf of the City. Offerors must direct all questions and comments exclusively through the **Opportunity Q&A tab** prior to the posted Question Due Date on the Bonfire project webpage.

Link to Bonfire: https://cityofalpharetta.bonfirehub.com/

All official communication will be provided through the Bonfire project webpage and Consultants are responsible for monitoring the Bonfire webpage for any status updates, addenda, or the final bid award notice. Direct communication with any other City staff regarding this RFP is not permitted and may result in disqualification.

Abby can be reached at 678-297-6052 or purchasing@alpharetta.ga.us.

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009
Attn: Abby Shipp, Procurement Agent

3. Please Note: To all current and previous City of Alpharetta vendors, contractors, and consultants.

Regardless of any previous relationship with our City, you must build out your proposal as requested in this RFP.

Do not neglect to provide requested information or details requested simply because you expect that we already know your work.

Your response to this procurement will be reviewed and evaluated solely on the information provided in your response.

4. RFP Schedule of Events

A. **Proposal Close Date, Deadline for Submissions: Feb 26, 2026, 10:00 AM.** We may change this date during the RFP process. We will post any change in an addendum. Review web page for addenda.

B. Link to Bonfire Project Web Page: https://cityofalpharetta.bonfirehub.com/

C. This project web page has the important dates and all project documents for this RFP.

D. Enter all questions, comments, requests for information before the Questions Due Date using ✉ **Message – Opportunity Q&A** at the Bonfire project web page.

E. In each question, clearly note the RFP document and section that is in question.

F. We will share any changes or added information from the City by a written addendum publicly posted online with the project procurement documents. Anything assumed as a change that was only communicated in email or verbally does not qualify as a change to the project or procurement information.

G. It is your responsibility to check the project web page for any addenda, other information, status updates, or other messages before finally uploading a proposal. You must respond using any updated information.

H. No public openings are held for an RFP. Review the Bonfire project site after proposal submission deadline for the Record of Receipt to be posted with other project files. It will post after the City's administrative review has been completed.

5. Our Review of Proposals and Review Criteria:

A. The City will make investigations as we feel necessary to make sure of the Offeror's ability to provide the supplies or perform the work or services detailed in this RFP.

B. We will first review all proposals to be sure that each proposal includes the basic requirements and information.

C. Some scoring may simply be Pass/Fail. Any proposal that Fails any part or section that is required will be removed from further review and scoring.

D. The Review Team will only receive correct proposals for further evaluation and scoring.

E. Proposals will be scored based on the evaluation criteria noted herein. We may consider accepted industry standards. We may compare all proposals to each other for price, quality, quantity, contract terms, etc. We will use this review and scoring to decide the top-scoring proposal[s] and the best value for our City.

F. The Review Team may decide to create a shortlist of the top-scoring proposals. If so, the shortlisted firms may be invited for a presentation or interview with us, may be asked to set-up a site visit, or may be asked to supply more information for review. We may ask for discussion, negotiation, or a "best and final offer" to finally decide the highest-scoring proposal.

Phase I

Each Offeror will be evaluated individually using weights for each criterion below. A shortlist to proceed to Phase II will be developed based on the Evaluation Committee's review of the information provided.

Evaluation Criteria	Maximum Points
Company References	20
Approach to Project/Method of Providing Service/Scheduling/Ordering/Delivery Timeframe	35
Cost	42
Local Vendor Preference	3
Phase I Total	**100**

Phase II

Only those Offerors on the shortlist will be invited for further evaluation.

To facilitate review at this stage, the City will request a sample of all items offered by shortlisted firms (jacket, pants, boots). Once requested, the Offeror must provide the samples to the procurement agent, Abby Shipp, within two (2) weeks of notification. Samples must be sent to:

City of Alpharetta
Attn: Abby Shipp
2 Park Plaza
Alpharetta, GA 30009.

After the award recommendation to Council, Offerors may request the return of samples at the Offeror's expense.

Evaluation Criteria	Maximum Points
Review of Sample Items (jacket, pants, boots) for specification compliance.	100%
Phase II Total	**100%**

WHAT WE WANT TO DO

1. General Description

The City of Alpharetta (City) requests proposal responses from Offerors experienced in working with municipality and fire department personnel to provide Structural Turnout Gear and Pull-on Boots. The City's intent is to award a 1-year non-exclusive contract with a 1-year option to renew to one or more successful Offerors that supply the requested items. Offerors are not required to provide all items (jacket, pants, and boots) in this procurement to be considered. The City reserves the right to enter into contracts with multiple companies for Structural Turnout Gear and Pull-on Boots.

Each Offeror shall understand that no guarantee is made for the number of items to be purchased by the City. During the term of any contract awarded based on this RFP, items may be changed, added to, or eliminated from the list by the City.

The successful Offeror shall have a convenient location for in-store fitting and ordering within a 75-mile radius of our City Hall, 2 Park Plaza, Alpharetta, GA.

At no extra charge to the City, the Offeror shall also provide on-site measuring/fitting of fire personnel at one or more of the City's fire stations if requested by the City. This request would be for multiple fittings for orders of multiple items.

2. Scope of Work

The Items requested in the RFP are:

- Protective Jacket for Structural Fire Fighting
- Protective Pants for Structural Fire Fighting
- 14" Pull-on Boots for Structural Fire Fighting

For jackets and pants, the complete specification details, design, and materials criteria to afford protection to the upper and lower body, excluding head, hands, and feet, against adverse environmental effects during structural firefighting are in Appendix A of this RFP. All materials and construction will meet or exceed current Nation Fire Protection Association (NFPA) and Occupational Safety and Health Administration (OSHA) standards for structural firefighters' protective clothing.

- Certified to NFPA 1971, Standard on Protective Ensembles for Structural Firefighting and Proximity Firefighting, Current Edition for Structural Fire Fighting and
- NFPA 1992, Standard on Liquid Splash-Protective Ensembles and Clothing for Hazardous Materials Emergencies, Current Edition.

For boots, the complete specification details, design, and materials criteria to protect the lower legs and feet against adverse environmental effects during structural firefighting is in Appendix B of this RFP. All materials and construction will meet or exceed current NFPA and OSHA standards for structural firefighters' protective clothing.

- Certified to NFPA 1971, Standard on Protective Ensembles for Structural Firefighting and Proximity Firefighting, Current Edition for Structural Fire Fighting and
- NFPA 1992, Standard on Liquid Splash-Protective Ensembles and Clothing for Hazardous Materials Emergencies, Current Edition.

Measuring and fitting shall be provided at the Offeror's site within a 75-mile radius of our City Hall. For large orders requiring the fitting of multiple fire personnel, the Offeror shall also provide on-site fitting at one or more of the City's fire stations if requested by the City at no extra charge to the City.

All items, Jackets, Pants, and Boots shall be manufactured in the United States.

Replying to this RFP is confirmation that the Offeror can and does comply with information within this RFP. Any Exceptions (exceeds request or cannot comply) must be noted in the Offeror's response.

Offeror must complete and return specification forms found in Appendix A for protective jacket and pants and in Appendix B for pull-on boots. Any exceptions require explanation. See instructions for completing at the beginning of each appendix.

FOLLOW THIS OUTLINE

How We Want You to Construct Your Proposal

1. Using Bonfire to Submit Proposal

1.1. This is the link to Bonfire Project Web Page to get our documents and to upload your proposal: https://cityofalpharetta.bonfirehub.com/

1.2. We are accepting all proposals by online response only. You must upload completed proposals online before the closing date and time found in Project Details of the project web page for this RFP.

1.3. Don't send proposals by mail, fax, or email. We will not accept paper copy proposals. We will not accept any proposals after the closing time deadline has passed.

1.4. You have not completed your response simply by uploading proposal documents and information. You must successfully upload all the required documents, including filling out any questionnaires, price sheets, or data requests, and then you must click the submit button before the closing time.

1.5. You will receive an email confirmation receipt with a unique confirmation number shortly after you complete your proposal upload. This confirms that you have successfully turned in your proposal with all required information.

1.6. You can update your proposal at any time until the closing time.

1.7. All uploaded items and responses are Sealed and will only be visible by the City after the closing time has passed.

1.8. If the file is 'mandatory' or 'required', you won't be able to complete your proposal until you have met all requirements.

1.9. Uploading large documents may take more time, depending on the size of the file(s) and your Internet connection speed.

1.10. Pay attention to the type and number of files we have asked you to upload.

1.11. The largest upload file size is 1000 MB.

1.12. Don't embed any documents within your uploaded files. They won't be accessible or evaluated.

1.13. Minimum system requirements: Internet Explorer 11, Microsoft Edge, Google Chrome, or Mozilla Firefox. Java Script must be enabled.

2. Required Proposal Document Formats

❖ Each proposal must follow these document formats.

- Failure to follow these formats will reduce our review team's ability to evaluate and may result in a lower proposal score or in complete removal of a proposal from scoring.

- Format your document text using the following outline. Excluded from noted formatting are cover pages, section separators, company logos, photos, charts, and headers.
    - formatted to single space lines,
    - 10 to 12-point font size,
    - black font color, and
    - upload proposal documents in PDF format unless otherwise requested.
    - OK, but not necessary, to bookmark PDF files by sections included.

3. Proposal Submittal Instructions

What We Want You To Provide To Us In Your Proposal

- We have outlined information to be submitted in this technical portion of your response.
- The following are required sections for each proposal submitted in response to our request.
- For each section there are certain topics listed to be included within each section.
- Evaluation criteria maximum review points are provided with sections that will be scored.
- Each section must begin on a new page.
- Each proposal must be responsive to all requested information.
- Note and follow any direction concerning page number limits.

Cover Letter

Required but not scored.

Limited to two (2) page maximum.

A. Provide a brief company introduction and business profile.

B. Include the following information:

i. Brief business profile.

ii. Office Location.

iii. Number of years in business.

iv. Single point of contact for your proposal

- Name, including business title,
- mailing address,
- telephone number, cell phone number, and
- e-mail address.

Response must follow instructions and supply information based on Section 2 Scope of Work pages 4 - 5 of this document.

Company References

20 Review Points

Limited to one (1) page maximum.

i. Provide at least three (3) references from the last three years where your company provided services as detailed in this document:
    - Provide contact name, phone number, and email address for each reference provided.

NOTE: We contact references to verify your ability to do the work. We also reserve the right to use any information or other references to decide your ability to perform the work in this RFP. Poor references from any source are grounds to disqualify a proposal.

Approach to Project/Method of Providing Service/Scheduling/Ordering/Delivery Timeframe

35 Review Points

Limited to five (5) page maximum.

Offeror shall provide a description of the work plan and the methods to be used that will convincingly demonstrate to the City what the Offeror intends to do, the timeframes necessary to accomplish the Work, and how the Work will be accomplished. Items to address in the proposal include, but may not be limited to:

- Scheduling of sizing for new employees or for replacement turnout gear. Explain scheduling for fittings at the Offeror's site and for on-site fitting at the City's location.
- Lead time for delivery once orders have been entered.
- Warranty
- Packaging and shipping information.
- Order notifications.
- Invoicing process.

4. Cost Proposal

42 Review Points

Do not include Cost proposal with other Proposal documents.

- Submit Cost Proposal separately using the Excel formatted cost proposal.

5. Optional Form

Local Vendor Preference application is not a required document. *3 review points*

→ Submit only if your firm is a registered and holds a current City of Alpharetta Business License.

Only if your company fits the requirements for a City of Alpharetta Local Vendor, provide the completed application along with all requested information, documents, and a copy of your current City of Alpharetta business license.

6. Required Forms:

- We have provided three required forms. You must complete these forms and return to us with every proposal.
- Below are the required forms for all proposals:
  - a) **IRS Form W-9**
  - b) **Bidder's Disclosures and Certifications**
  - c) **E-Verify** (Affidavit Verifying Contractor Participation in Federal Work Authorization Program)

    All the following must be on the E-verify affidavit.

    - Federal Work Authorization User Identification Number – this is only five to eight numbers.
      - ⊗ No A, B, C's.
      - ⊗ It's different from your Tax ID, Employer Identification, or Social Security Number.
      - ⊗ It won't have a combination of letters and numbers.
    - Date of Authorization – this is when you first signed up and got the E-verify number.
    - Name of Contractor – your company.
    - Name of Project – Same as RFP title.
    - Date, City, and State – when and where this form was signed.
    - Signature of Authorized Officer or Agent – to be signed.
    - Printed Name and Title of Authorized Officer or Agent – the person that signed the form.
    - Notarized with seal.

- ***E-Verify side note*:** Companies return this form to us incorrectly more often than anything else we request in our RFPs.
- State of Georgia law requires that we have this completed form before we can review a RFP or bid.
- A form with errors doesn't fulfill this requirement.
- Top mistakes include:
  - Wrong number or missing information.
  - Not notarized.
  - Not signed.
  - Wrong form returned.

7. Questionnaire

We use a questionnaire to gather important information needed for legal requirements, your acknowledgements, our proposal review, or information needed for writing a contract.

You will fill out the questionnaire provided.

Questionnaire response types are as follows:

- Authorized signer.
    - For Corporations (President or Vice President) or
    - For LLCs (Member of the LLC) for contract execution in DocuSign: Name, corporate title ('Member' for LLC), email address.
    - Response Type: text entry.
- For Corporations only, Secretary or Assistant Secretary to attest to signing for contract execution in DocuSign:
    - Name, business title, email address, (if not a corporation, enter N/A).
    - Response Type: text entry.
- Contact for legal notices-needed for contracting:
    - Business name and mailing address, contact name.
    - Response Type: text entry.
- Unique Entity ID / identifier used at SAM.gov,
    - Response Type: alphanumeric entry.
- Note the Employee-Number Category for your company (all locations).
    - Select either 500 or more employees, 100 or more employees, or less than 100 employees.
- Acknowledge Addenda,
    - enter the number of addenda received: 0, 1, 2, etc.

- Acknowledge Insurance Requirement,
    - Response Type: Yes, No entry.
- Location distance from our City Hall, 2 Park Plaza, Alpharetta, GA
    - Response Type: numeric entry. Enter the number of miles from your location to City Hall. Will be scored as pass/fail.

Appendix A: General Specifications for Protective Jacket and Pants for Structural Fire Fighting

Instructions:

1. This completed General Specification Form must be included with Offeror's proposal to be considered responsive and eligible for review by the Evaluation Committee.
2. Offerors must review each specification, then note if Offeror will comply or if there is an exception to the specification.
3. ALL exceptions to these specifications must include an explanation clearly stating the reason for the exception. Use additional pages as needed, noting the number / title of the exception.
4. If Offeror is not offering items exactly as listed in these specifications, Offeror shall be prepared to supply a sample (at Offeror's expense) to the City, within one week of the City's request. Offeror shall not send samples unless requested by the City after the City's review of exceptions.
5. After award recommendation to Council, Offerors may request the return of any samples at Offeror's expense.

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1. SCOPE

This specification details design and materials criteria to protect the upper and lower body, excluding the head, hands, and feet, against adverse environmental effects during structural firefighting. All materials and construction will meet or exceed current NFPA and OSHA standards for structural firefighters' protective clothing.

- Certified to NFPA 1971, *Standard on Protective Ensembles for Structural Firefighting and Proximity Firefighting, Current Edition* for Structural Fire Fighting and

- NFPA 1992, *Standard on Liquid Splash-Protective Ensembles and Clothing for Hazardous Materials Emergencies, Current Edition*.

_✓_ Comply _____ Exception

2. MATERIAL AND CONSTRUCTION

OUTER SHELL MATERIAL - JACKETS AND PANTS

The Kombat Flex™ (a.k.a. Kombat Flex™ with PBI® Technology) outer shell shall be constructed of
60/40 Kevlar®/PBI™ twill weave outer shell fabric with an approximate weight of 6.9 oz. per square
yard. TENCATE shall manufacture the Kombat Flex™ material and must be treated with SSTÔ (SUPER SHELLTITE), a durable water-repellent finish that enhances abrasion resistance. Color of the garments shall be natural/gold.

_✓_ Comply _____ Exception

THERMAL INSULATING LINER - JACKET AND PANTS
The thermal liner shall be constructed of TENCATE "CALDURA® ELITE SL2i"; with an approximate weight of 7.7 oz per square yard. This thermal liner consists of one layer of 1.5 oz. and one layer of 2.3 oz. per square yard Nomex® E-89™ spunlaced Nomex®/Kevlar® aramid blend, quilt stitched to a Kevlar® filament and FR rayon/para-aramid/nylon inherently wicking Caldura® face cloth. The thermal liner shall be attached to the moisture barrier and bound together by bias-cut neoprene-coated cotton/polyester around the perimeter. This provides superior abrasion resistance to the less expensive, less durable "stitch and turn" method. Further mention of "Thermal Liner" in this specification shall refer to this section.

_✓_ Comply _____ Exception

MOISTURE BARRIER - JACKETS AND PANTS
The moisture barrier material shall be W.L. GORE CROSSTECH® black moisture barrier - Type 2F, which is comprised of a CROSSTECH® membrane laminated to a 3.3 ounce per square yard Nomex® IIIA woven pajama check substrate. The CROSSTECH® membrane is an enhanced bicomponent membrane comprised of an expanded PTFE (polytetrafluoroethylene, for example, Teflon®) matrix having a continuous hydrophilic (i.e., water-loving) and oleophobic (i.e., oil-hating) coating that is impregnated into the matrix. CROSSTECH® moisture barrier seams shall be sealed with GORE-SEAM® tape using a Series 6000 (or higher) GORE-SEAM™ sealing machine to afford comparable bacteriophage penetration resistance performance. Further mention of "Specified Moisture Barrier" in this specification shall refer to this section.

_✓_ Comply _____ Exception

SEALED MOISTURE BARRIER SEAMS
All moisture barrier seams shall be sealed with a minimum 1-inch-wide sealing tape. One side of the tape shall be coated with a heat-activated glue adhesive. The adhesive side of the tape shall be oriented toward the moisture barrier seam. The adhesive shall be activated by heat and the sealing tape shall be applied to the moisture barrier seams by means of pressure exerted by rollers for that purpose.

_✓_ Comply _____ Exception

METHOD OF THERMAL LINER/MOISTURE BARRIER ATTACHMENT FOR JACKETS AND PANTS
The thermal liner and moisture barrier shall be completely removable from the jacket shell. Two strips of 5/8 inch wide FR hook and loop fastener tape shall secure the thermal liner/moisture barrier to the outer shell along the length of the neckline under the collar (see Collar section). The remainder of the thermal liner/moisture barrier shall be secured with snap fasteners appropriately spaced on each jacket facing and Are-Shield® snap fasteners at each shell sleeve end. There shall be one Ara-shield® snap tab in the liner in addition to snap fasteners to

correspond with color-coded snap tabs for ease of matching the liner system to the outer shell after inspection or cleaning is completed.
The thermal liner and moisture barrier shall be completely removable from the pant shell. Nine snap fasteners shall be spaced along the waistband to secure the thermal liner to the shell. The legs of the thermal liner/moisture barrier shall be secured to the shell by means of Ara-Shield® snap fasteners, 2 per leg. The Arashield ® snap tabs shall be color-coded to a corresponding color-coded snap tab in the liner to easily match the liner system to the outer shell after inspection or cleaning is completed.

__✓__ Comply _____ Exception

THERMAL PROTECTIVE PERFORMANCE
The assembled garment, consisting of an outer shell, moisture barrier, and thermal liner, shall exhibit a TPP (Thermal Protective Performance) rating of not less than 35.

__✓__ Comply _____ Exception

STITCHING
The outer shell shall be assembled using stitch type #301, #401, #514 and #516. The thermal liners and
moisture barriers shall be assembled using stitch type #301, #401, #504, #514, and #516. Major A outer shell structural seams and major B structural liner seams shall have a minimum of 8 to 10 stitches per inch. All Major A seams shall be sewn with ballpoint needles only. All seams shall be continuously stitched only.

__✓__ Comply _____ Exception

3. JACKET CONSTRUCTION BODY

The body of the shell and AXTION® liner system shall be constructed of three separate panels consisting of two front panels and one back panel. The body panels shall be shaped so as to provide a tailored fit thereby enhancing body movement and shall be joined together by double stitching with Nomex® thread. One-piece outer shells shall not be acceptable.

__✓__ Comply _____ Exception

SIZING
The jacket length shall be sloping in design, measured from the juncture of the collar and back panels to the hem of the jacket, and shall measure

27 inches in the front/31 inches long in the back. (women's)
29 inches in the front/33 inches long in the back. (standard)
32 inches in the front/36 inches long in the back.
35 inches in the front/39 inches long in the back.

The jacket shall be available in male and female patterns in even size chest measurements of two-inch
increments and shall range from a small size of 30 to a large size of 68. Generalized sizing, such as small, medium, large, etc., will not be considered acceptable.

_✓_ Comply _____ Exception

DRAG RESCUE DEVICE (DRD)

A Firefighter Drag Rescue Device (DRD) shall be installed in each jacket. The ends of a 1-inch wide strap, constructed of Kevlar®, shall be sewn together to form a continuous loop. The strap shall be installed in the jacket between the liner system and outer shell such that when properly installed will loop around each arm. The strap will be accessed through a portal between the shoulders on the upper back where it is secured in place by an FR strap. The DRD shall be removable for laundering. The access port shall be covered by an outside flap of shell material, designed to fit between the shoulder straps of an SCBA. The flap will have a NFPA-compliant 3M Scotchlite™ reflective logo patch sewn to the outside to clearly identify the feature as the DRD (Drag Rescue Device). The DRD shall not extend beyond the outside flap. This device provides a quickly deployed means of rescuing a downed firefighter. Flimsy, rope-style DRD straps will not be considered.

_✓_ Comply _____ Exception

LINER ACCESS OPENING - JACKET

The liner system of the jacket shall incorporate an opening at the leading edges of the right front panel. This opening shall run a minimum of 11 inches for the purpose of inspecting the integrity of the jacket liner system. When installed into the outer shell, the Liner Access Opening will be covered and protected by the overlap of the outer shell facing.

_✓_ Comply _____ Exception

LOGOS

The garment brand shall be identified by means of red FR Nomex thread embroidery on the top of the left collar denoting the manufacturer. There shall be a reflective label specific to the garment style, measuring 1 inch wide by 4 inches long, installed on the left pocket flap.

_____ Comply _✓_ Exception *Specific To One Manufacturer*

RETROREFLECTIVE FLUORESCENT TRIM

The retroreflective fluorescent trim shall be lime/yellow 3M Scotchlite™Triple Trim (L/Y borders with silver center). Each jacket shall have an adequate amount of retroreflective fluorescent trim affixed to the outside of the outer shell to meet the requirements of NFPA #1971 and OSHA. The trim shall be in the following widths and shall be **NYC style**; 3 inch wide stripes - around the bottom of the jacket within approximately 1 inch of the hem, around the back and chest area approximately 3 inches below the armpit, around each sleeve below the elbow, around each sleeve above the elbow.

_✓_ Comply _____ Exception

REINFORCED TRIM STITCHING

All reflective trim is secured to the outer shell with Nomex® thread, using a locking chainstitch protected by Kevlar trim abrasion cording. This strip of 3/32-inch strong, durable, flame resistant black Kevlar® cording provides a bed for the stitching along each edge of the retroreflective fluorescent trim surface and affords extra protection for the thread from abrasion. Two rows of stitching used to attach the trim in place of the TrimTrax® shall be considered an unacceptable alternative. All trim ends shall be securely sewn into a seam for a clean finished appearance.

_✓_ Comply _____ Exception

SEWN ON RETROREFLECTIVE LETTERING

Each jacket shall have 2" lime/yellow 3M Scotchlite™ lettering on Row A reading: ALPHARETTA.

_✓_ Comply _____ Exception

LETTER PATCH

Hanging Letter Patch

The Hanging letter patch shall be constructed of a double layer of outer shell material. The letter patch will attach to the rear inside hem of the jacket with a combination of snap fasteners, FR hook, and loop fastener tape. 3" letters shall be sewn on for the firefighter's name.

_✓_ Comply _____ Exception

COLLAR & FREE HANGING THROAT TAB

The collar shall consist of a minimum four-layer construction and be of one-piece design. The outer layers shall consist of one layer of specified outer shell material on outside and a layer of PCA black Advance™ as standard on the inside and two layers of specified moisture barrier. The rear inside ply of aramid pajama check shall be sewn to the collar's back layer of outer shell at the edges only. The forward inside ply of moisture barrier shall be sewn to the inside of the collar at the edges only. The multi-layered configuration shall provide protection from water and other hazardous elements. The collar shall be a minimum of 3 inches high and graded to size. The leading edges of the collar shall extend up evenly from the leading edges of the jacket front body panels so that no gap occurs at the throat area. The collar's back layers of outer shell and moisture barrier shall be joined to the body panels with two rows of stitching. The collar's front layers of moisture barrier and outer shell shall have a strip of ⅝ inch wide FR hook fastener tape stitched to the inside lower edge and running the full length of the collar. The inside strip of ⅝ inch wide FR hook fastener tape sewn to the underside of the collar shall engage a corresponding piece of FR loop fastener tape on the neck extension of the liner system. A self-material fabric hanger loop shall be sewn at the top of collar. The throat tab shall consist of a minimum 4-layer construction, and it shall be of be a scoop type design and constructed of two plies of outer shell material with two center plies of moisture barrier material. The throat tab shall measure not less than 3½ inches

wide at the center tapering to approximately 2 inches at each end with a total length of approximately 9 inches. The throat tab will be attached to the right side of the collar by a 1 inch wide by 1½ inch long piece of Nomex® twill webbing. The throat tab shall be secured in the closed and stowed position with FR hook and loop fastener tape. The FR hook and loop fastener tape shall be oriented to prevent exposure to the environment when the throat tab is in the closed position. A 1½ inch by 3-inch piece of FR loop fastener tape shall be sewn horizontally to the each end of the throat tab and a 1 inch by 3 inch piece of FR hook fastener tape shall be sewn horizontally to the throat tab. A corresponding piece of FR hook fastener tape measuring 1 inch by 3 inches shall be sewn horizontally to the leading outside edge of the collar on the left side, for attachment and adjustment when in the closed position and wearing a breathing apparatus mask. The collar closure strap shall fold in half for storage with the FR loop fastener tape engaging the FR hook fastener tape.

__✓__ Comply _____ Exception

JACKET FRONT

The jacket shall incorporate separate facings to ensure no thermal or moisture protection interruption in the front closure area. The facings shall measure approximately 3 inches wide, extend from collar to hem, and be double stitched to the underside of the outer shell at the leading edges of the front body panels. A breathable moisture barrier material shall be sewn to the jacket facings and configured such that it is sandwiched between the jacket facing and the inside of the respective body panel. The breathable film side shall face inward to protect it. A wicking barrier constructed of Crosstech 2F moisture barrier material shall be installed on the front closure system on the left and right sides directly below the front facings to ensure continuous protection and overlap. The wicking barrier shall extend no more than a maximum of ¾ inch beyond the inner facing, and false facing shall be unacceptable. The thermal liner and moisture barrier assembly shall be attached to the jacket facings by means of snap fasteners.

__✓__ Comply _____ Exception

STORM FLAP

A rectangular storm flap measuring approximately 3¼ inches (6 inches for hook and dee inside/FR hook and loop fastener tape outside closure; aka #7C) wide and a minimum of 21 inches long shall be centered over the left and right body panels to ensure there is no interruption in thermal or moisture protection in the front of the jacket. The outside storm flap shall be constructed of two plies of outer shell material with a center ply of breathable moisture barrier material. The outside storm flap shall be double stitched to the right-side body panel and shall be reinforced at the top and bottom with backtacks.

__✓__ Comply _____ Exception

STORM FLAP AND JACKET FRONT CLOSURE SYSTEM

The jacket shall be closed by means of a 20-inch size #10 heavy-duty high-temp smooth-gliding YKK Vislon® zipper on the jacket fronts and FR hook and loop fastener tape on the storm flap. The teeth of the zipper shall be mounted on black Nomex® tape and shall be sewn into the respective jacket fronts. The storm flap shall close over the left and right jacket body panels and

shall be secured with FR hook and loop fastener tape. A 1½ inch piece of FR loop fastener tape shall be installed along the leading edge of the storm flap on the underside with four rows of stitching. A corresponding 1½ inch piece of FR hook fastener tape shall be sewn with four rows of stitching to the front body panel and positioned to engage the loop fastener tape when the storm flap is closed over the front of the jacket.

_✓_ Comply _____ Exception

SEMI-EXPANSION (BELLOWS) POCKETS

Each jacket front body panel shall have a 8 inch wide by 8 inch high semi-expansion pocket double stitched to it and shall be located to provide accessibility. The leading edge of the pockets shall be sewn flush with the jacket. The rear of the pockets shall expand to a depth of 2 inches. *The semi-expansion pocket shall be reinforced with a layer of Kevlar® approximately 5 inches up on the inside of the pocket*. Two rust-resistant metal drain eyelets shall be installed in the bottom of each semi-expansion pocket to facilitate water drainage. The pocket flaps shall be constructed of two layers of outer shell material and shall measure approximately 3 inches deeper than the pocket expansion and ½ inch wider than the pocket. The pocket flaps shall be angled with the front edge 1" shorter than the back edge, the upper pocket corners shall be reinforced with proven backtacks, and the pocket flaps shall be reinforced with backtacks. The pocket flaps shall be closed by means of FR hook and loop fastener tape. Two pieces of 1½ inch by 3-inch FR hook fastener tape shall be installed vertically on the inside of each pocket flap (one piece on each end). Two corresponding pieces of 1½ inch by 3-inch FR loop fastener tape shall be installed horizontally on the outside of each pocket near the top (one piece on each end) and positioned to engage the hook fastener tape. A separate hand warmer pocket compartment will also be provided under the expandable cargo pocket. This compartment will be accessed from the rear of the pocket and shall be lined with Nomex® fleece for warmth and comfort.

_✓_ Comply _____ Exception

SLEEVES

The sleeves shall be of two-piece construction and contoured, having an upper and a lower sleeve. Both the under and upper sleeves shall be graded in proportion to the chest size. For unrestricted movement, on the underside of each sleeve there shall be two outward facing pleats located on the front and back portion of the sleeve on the shell and thermal liner. On the moisture barrier, the system will consist of two darts, rather than pleats, to allow added length in the under sleeve. The moisture barrier darts will be seam sealed to assure liquid resistance integrity. The pleats shall expand in response to upper arm movement and shall fold in on themselves when the arms are at rest. This expansion shall allow for greater multi-directional mobility and flexibility in the shoulder and arm areas, with little restriction or jacket rise. Neither stove-pipe nor raglan-style sleeve designs will be considered acceptable.

_✓_ Comply _____ Exception

SLEEVE CUFF REINFORCEMENTS

The sleeve cuffs shall be reinforced with an extra layer of outer shell material.

The cuff reinforcements shall not be less than 2 inch in width and folded in half, approximately one-half inside and one half outside the sleeve end for greater strength and abrasion resistance. The cuff reinforcement shall be double stitched to the sleeve end; a single row of stitching shall be considered unacceptable. This independent cuff provides an additional layer of protection as compared to a turned and stitched cuff. Jackets finished with a turned and stitched cuff do not provide the same level of abrasion resistance and will be considered unacceptable.

_✓_ Comply _____ Exception

WRISTLETS / SLEEVE WELLS

Each jacket shall be equipped with **PBI®/Kevlar® blend hand and wrist guards** (over the hand) not less than 7 inches in length and of double thickness. A separate thumbhole with an approximate diameter of 2 inches shall be recessed approximately 1 inch from the leading edge. The wristlets shall be sewn to the end of the liner sleeves. Flame resistant neoprene coated cotton/polyester material shall be sewn to the inside of the sleeve shell approximately 5 inches from the sleeve end and extending toward the cuff forming the sleeve well. The neoprene sleeve well shall form a cuff end that shall be elasticized providing a snug fit at the wrist and covering the knit wristlet. This sleeve well configuration serves to prevent water and other hazardous elements from entering the sleeves when the arms are raised. The neoprene material shall also line the inside of the sleeve shell from the cuff to a point approximately 5 inches back, where it joins the sleeve well and is double stitched to the shell. Four Ara-shield® snap tabs will be sewn into the juncture of the sleeve well and wristlet. The tabs will be spaced equidistant from each other and shall be fitted with female snap fasteners to accommodate corresponding male snap tabs on the liner sleeves. One of the Ara-shield® snap tabs shall be a different color in the liner to correspond with color-coded snap tabs for ease of matching the liner system to the outer shell after inspection or cleaning is completed. This configuration will ensure there is no interruption in protection between the sleeve liner and wristlet.

_✓_ Comply _____ Exception

LINER SHOULDER THERMAL ENHANCEMENT PLUS ADDITIONAL THERMAL

A minimum of one additional layer of thermal liner material shall be used to increase thermal insulation in the shoulder area of the liner system. This thermal enhancement layer shall drape over the top of each shoulder, extending from the collar to the sleeve/shoulder seam and 5 inches to the front 2 inches to the back of the shoulder cap. The shoulder thermal enhancement layers shall be sandwiched between the thermal liner and moisture barrier layers of the liner system and shall be stitched to the thermal liner layer only. The thermal enhancement layer shall have finished edges by means of overedging. Raw or unfinished edges shall be considered unacceptable. Thermal scraps shall not be substituted for full-cut fabric padding. Smaller CCHR reinforcements shall not be considered acceptable since they provide far less area of coverage. In addition to the enhancement above, additional thermal protection shall be provided with a front/back padded Nomex thermal liner.

_✓_ Comply _____ Exception

RADIO POCKET

Each jacket shall have a pocket designed to store a portable radio. This pocket shall be of box type construction, double stitched to the jacket, and have one drainage eyelet in the bottom. The pocket flap shall be constructed of two layers of outer shell material measuring approximately 3 inches longer than the depth of the pocket and approximately ¼ inch wider than the pocket. The pocket flap shall be closed by means of FR hook and loop fastener tape. A 1½ inch by 3-inch piece of FR hook fastener tape shall be installed on the inside of the pocket flap beginning at the center of the bottom of the flap. A 1½ inch by 3-inch piece of FR loop fastener tape shall be installed horizontally on the outside of the pocket near the top center and positioned to engage the hook fastener tape. In addition, the entire pocket inside shall be lined with neoprene-coated cotton/polyester material to ensure that the radio is protected from the elements. The impermeable barrier material shall also be sandwiched between the two layers of outer shell material in the pocket flap for added protection. The radio pocket shall measure approximately 3 inches deep by 3.5 inches wide by 9 inches high and shall be installed on the left chest.

✓ Comply _____ Exception

MICROPHONE STRAPS

A strap shall be constructed to hold a microphone for a portable radio. It shall be sewn to the jacket at the ends only. The size of the microphone strap shall be 1 inch x 3 inches. The microphone strap shall be mounted above the radio pocket and over the right chest and shall be constructed of double layer outer shell material.

✓ Comply _____ Exception

SELF STRAP WITH HOOK & LOOP

Each jacket shall be equipped with a Strap Below the microphone clip on the right chest will be a strap
constructed of outer shell material measuring approximately 1 inch by 12 inches and shall hold the barrel of the flashlight. The strap will be equipped with a 1 inch by 3 inches FR hook and loop closure at front of the strap to facilitate easy removal of the flashlight.

✓ Comply _____ Exception

4. PANT CONSTRUCTION

BODY

The shell's body shall be constructed of four separate body panels consisting of two front panels and two back panels. The body panels shall be shaped so as to provide a tailored fit, thereby enhancing body movement, and shall be joined together by double stitching with Nomex® thread. The body panels and seam lengths shall be graded to size to ensure accurate fit in a broad range of sizes.

✓ Comply _____ Exception

SIZING
The pants shall be available in even size waist measurements of two-inch increments and shall be available in a range of sizes from 24 to 68 for both men and women. The pant inseam measurement shall be available in two-inch increments. Generalized sizing, such as small, medium, large, etc., shall not be considered acceptable. Sizing specifically for women shall also be available.

_✓_ Comply _____ Exception

LINER ACCESS OPENING (PANT)
The thermal liner and moisture barrier layers of the pant liner system shall be constructed in such a way as to allow an access opening for interior inspection, service and replacement. The thermal liner and moisture barrier layers shall be stitched together for security and prevention of inadvertent use of one layer without the other. The liner system shall have a reinforcement material sewn to the bottom of the fly opening. This reinforcement shall serve to prevent the liner from tearing in that area from the constant donning and doffing of the pants. The liner system of the pant shall incorporate an opening along the back of the waistline for ease in inspecting the inner layers and to facilitate performing the complete Liner Inspection. The thermal liner and moisture barrier shall be individually bound with a neoprene coated bias cut tape and joined together on each of the front panels, along the waistband from the front fly opening to side seam. The back of the liner system shall be allowed to remain open with two snaps on either side of the back seam to attach the moisture barrier layer to the thermal liner layer. As described previously, the pant thermal layer system snaps directly to the independent waistband by means of nine snap fasteners. No hook and loop shall be used to close the liner access opening.

_✓_ Comply _____ Exception

RETROREFLECTIVE FLUORESCENT TRIM
The pant shall have a stripe of retroreflective fluorescent trim encircling each leg below the knee to comply with the requirements of NFPA #1971 in 3 inch lime/yellow 3M Scotchlite™ Triple Trim (L/Y borders with silver center). Bottom of trim band shall be located approximately 3" above cuff.

_✓_ Comply _____ Exception

REINFORCED TRIM STITCHING
All reflective trim is secured to the outer shell with Nomex® thread, using a locking chainstitch protected by Kevlar trim abrasion cording. This strip of 3/32-inch strong, durable, flame resistant black Kevlar® cording provides a bed for the stitching along each edge of the retroreflective fluorescent trim surface and affords extra protection for the thread from abrasion. Two rows of stitching used to attach the trim in place of the TrimTrax® shall be considered an unacceptable alternative. All trim ends shall be securely sewn into a seam for a clean finished appearance.

_✓_ Comply _____ Exception

WAISTBAND

The waist area of the pants shall be reinforced on the inside with a separate piece of black aramid outer
shell material, cut on the bias (diagonally). The reinforcement shall be folded in half, for a finished bottom edge and shall have a finished width of not less than approximately 1½ inches. The top edge of the waistband reinforcement shall be double stitched to the outer shell at the top of the pants. The lower edge of the waistband shall be unattached to the shell to accept the thermal liner and moisture barrier. The top of the thermal liner and moisture barrier shall be secured to the underside of the waistband reinforcement by means of nine snaps, spaced equidistant along the length of the waistband reinforcement. Inserting the liner system between the waistband reinforcement and outer shell serves to reduce the possibility of liner detachment while donning and doffing. The independent waistband construction affords greater comfort and fit than a turned and stitched method. Pants that do not include an independent waistband or are not cut on the bias shall not provide the same amount of stretch to the garment and shall be considered unacceptable.

_✓_ Comply _____ Exception

PANT CLOSURE SYSTEM

The exterior primary positive locking closure shall be an inward facing metal safety hook and dee ring. The safety hook shall be threaded through an Ara-Shield® material strap. The strap shall measure a total of approximately 10 inches and shall be folded in half to create a double layer strap for the safety hook to be threaded through. The double layer strap shall be folded in half and stitched to the waist area using three heavy duty bar tacks, for a finished strap length of approximately 2 ½ inches. A dee ring shall be riveted to the leading edge of the fly flap near the top. The snap hook shall engage the dee ring located on the fly flap when in the closed position.

_✓_ Comply _____ Exception

EXTERNAL / INTERNAL FLY FLAP

The pants shall have a left-handed opening and shall have a vertical outside fly flap constructed of two layers of outer shell material, with a layer of moisture barrier material sandwiched between. The fly flap shall be double stitched to the right front body panel and shall measure approximately 2 ½ inches wide, with a length graded to size based on waist measurement and reinforced with backtacks at the base. An internal fly flap constructed of one layer of outer shell material, thermal liner, and specified moisture barrier, measuring approximately 2 inches wide, with a length graded to size based on the waist, shall be sewn to the leading edge of the left front body panel. The inside of the left front body panel shall be thermally enhanced directly under the outside fly with a layer of moisture barrier and thermal liner material. The underside of the outside fly flap shall have a 1½-inch wide piece of FR loop fastener tape quadruple stitched along the full length and through the shell material only; stitching shall not penetrate the moisture barrier inserted between the two layers to ensure greater thermal protection and reduced water penetration. A corresponding strip of 1½ inch wide piece of FR hook fastener tape shall be quadruple stitched to the outside left front body panel, securing the fly in a closed position.

Appropriate snap fastener halves shall be installed at the waistband's leading edge to further secure the pants in the closed position.

_✓_ Comply _____ Exception

KNEE

The outer shell of the pant legs shall be constructed with horizontal expansion pleats in the knee area with corresponding darts in the liner to provide added fullness for increased freedom of movement and maximum flexibility. The pleats shall be folded to open outwardly towards the side seams to ensure no restriction of movement. The AXTION® knee shall be installed proportionate to the pant inseam so it falls in an anatomically correct knee location. The thermal liner shall be constructed with four darts per leg in the front of the knee. Two shall be located above the knee (one on each side), and two shall be located below the knee (one on each side). On the moisture barrier, the system shall consist of two darts, rather than pleats, to allow added length in the under knee. The darts in the liner provide a natural bend at the knee. The darts in the liner work in conjunction with the expansion panels in the outer shell to increase freedom of movement when kneeling, crawling, climbing stairs or ladders, etc.

_✓_ Comply _____ Exception

LINER KNEE THERMAL ENHANCEMENT

A minimum of one layer of specified thermal liner and one layer of moisture barrier material, measuring a minimum of 9 inches by 11 inches, shall be sewn to the knee area of the liner system for added CCHR protection and increased thermal insulation in this high compression area. The knee thermal enhancement layers shall be sandwiched between the thermal liner and moisture barrier layers of the liner system and shall be stitched to the thermal liner layer only. The thermal enhancement layer shall have finished edges by means of overedging. Raw or unfinished edges shall be considered unacceptable. Thermal scraps shall not be substituted for full-cut fabric padding. Smaller CCHR reinforcements shall not be considered acceptable since they provide far less coverage area.

_✓_ Comply _____ Exception

KNEE REINFORCEMENTS

The knee area shall be reinforced with a layer of black Dragonhide® material. The knee reinforcement shall be slightly offset to the outside of the leg to ensure proper coverage when bending, kneeling, and crawling. The knee reinforcements shall measure approximately 9 inches wide by 12 inches high and shall be double-stitched to the outside of the outer shell in the knee area for greater strength and abrasion resistance. Knee reinforcements of a smaller size do not provide the same protective
coverage and shall be considered unacceptable. The knee reinforcement specified shall be removable for replacement without opening the Major A seams of the outer shell of the pants.

_✓_ Comply _____ Exception

PADDING UNDER KNEE REINFORCEMENTS
Padding for the knees shall be accomplished with one layer of neoprene-coated aramid batt and one layer of quilted aramid batt. Both layers of padding shall be sandwiched between the shell and the knee reinforcement layers. The neoprene shall face outward. In addition to the above padding, two layers of Nomex quilt shall also be provided.

✓ Comply _____ Exception

5. EXPANSION POCKETS

EXPANSION ESCAPE SYSTEM ROPE POCKET (Right)
A 2X8X9 pocket shall be specifically designed for CMC emergency escape. The pocket shall be reinforced with Dragonhide on the lower half with compartments divided for the safety hook. The pocket flap shall measure 9" of double Kombat Flex material with the end of the flap weighted with silizone. A separate compartment flap shall be sewn inside the pocket to separate the rope from the descending device. 3" Lime Yellow Triple Trim shall be sewn on the outside of the pocket flap.

✓ Comply _____ Exception

LEFT POCKET WITH ARASHIELD 3 PACK TOOL POUCH AND REFLECTIVE TRIM
An expansion pocket, measuring approximately 2 inches deep by 10 inches wide by 10 inches high shall be double stitched to the side of the left leg straddling the outseam above the knee and positioned to provide accessibility. *The lower half of each expansion pocket shall be reinforced with a layer of Kevlar® material on the inside.* Two rust resistant metal drain eyelets shall be installed on the underside of each expansion pocket to facilitate drainage of water. The pocket flaps shall be rectangular in shape, constructed of two layers of outer shell material and shall measure approximately 3 inches deeper than the pocket expansion and ½ inch wider than the pocket. The pocket flaps shall be closed by means of FR hook and loop fastener tape. Two pieces of 1½ inch by 3 inch FR hook fastener tape shall be installed vertically on the inside of each pocket flap (one piece on each end). Two corresponding pieces of 1½ inch by 3 inch FR loop fastener tape shall be installed horizontally on the outside of each pocket near the top (one piece on each end) and positioned to engage the hook fastener tape. A gray Arashield 3 pack tool pouch shall be sewn in. A row of 3" lime yellow scothlite triple trim shall be sewn over the left pocket in the vertical position.

✓ Comply _____ Exception

PANT CUFF REINFORCEMENTS
The cuff area of the pants shall be reinforced with an extra layer of outer shell material. The cuff reinforcements shall not be less than 2 inch in width and folded in half, approximately one half inside and one half outside the leg cuff for greater strength and abrasion resistance. The cuff reinforcement shall be double stitched to the end of the leg for a minimum of two rows of stitching. This independent cuff provides an additional layer of protection over a hemmed cuff.

Pants that are turned and stitched at the cuff, as opposed to an independent cuff reinforcement, do not provide the same level of abrasion resistance and shall be considered unacceptable.

✓ Comply _____ Exception

PADDED RIP-CORD SUSPENDERS & ATTACHMENT

On the inside waistband shall be attachments for the standard "H" style "Padded Rip-Cord" suspenders. There shall be four attachments total – 2 front, 2 back. The suspender attachments shall be constructed of black Ara-Shield® material measuring approximately ½ inch wide by 3-inches long. They shall be sewn in a horizontal position on the ends only to form a loop. The appearance shall be much like a horizontal belt loop to capture the suspender ends. A pair of "H" style "Padded Rip-Cord" suspenders shall be specially configured for use with the pants. The main body of the suspenders shall be constructed of 2 inch wide black webbing straps. The suspenders shall run over each shoulder to a point approximately shoulder blade high on the back, where they shall be joined by a 2 inch wide horizontal piece of webbing measuring approximately 8-inches long, forming the "H". This shall prevent the suspenders from slipping off the shoulders. The shoulder area of the suspenders
shall be padded for comfort by fully encasing the webbing with aramid batting and wrap-around black
aramid. The rear ends of the suspenders shall be sewn to 2-inch wide elasticized webbing extensions measuring approximately 8-inches in length and terminating with thermoplastic loops. The forward ends of the suspender straps shall be equipped with specially configured black powder coat non-slip metal slides with teeth. Through the metal slides will be the 9 inch lengths of strap webbing "Rip-Cords" terminating with thermoplastic loops on each end. Pulling on the "Rip-Cords" shall allow for quick adjustment of the suspenders. Threaded through and attached to the thermoplastic loops on the forward and rear ends of the suspenders shall be black aramid suspender attachments incorporating two snap fasteners. The aramid suspender attachments are to be threaded through the suspender attachment loops on the inside waistband of the pants. The aramid suspender attachments shall then fold over and attach to themselves securing the suspender to the pants.

✓ Comply _____ Exception

SEAT

The rise of the rear pant center back seam, from the top back of the waistband to where it intersects the inside leg seams at the crotch, shall exceed the rise at the front of the pant by approximately 8 inches. The longer rear center back seam provides added fullness to the seat area for extreme mobility without restriction when stepping up or crouching and shall be graded to size. This feature in combination with other design elements shall maintain alignment of the knee directly over the knee pads when kneeling and crawling.

✓ Comply _____ Exception

TAKE UP STRAPS

The pants shall be equipped with two take up straps. The straps shall be constructed of approximate 1
inch wide black Aramid twill and be positioned in the waist area on the outside of the garment; one on each side. Each take up strap shall be comprised of two sub-component straps and one pull-tab. The rear strap component shall be constructed of black Aramid twill. The rear strap shall measure 1 inch wide and approximately 5 inches long and shall be folded back to form a loop which shall hold a high-temp thermoplastic slide fastener. The slide fastener shall point toward the front. The opposite end of the strap shall be stitched to the pants with two rows of double-needle stitching. The front strap component shall measure approximately 1 inch wide by approximately 10 inches long. One end shall be folded back on itself to form a loop and the high-temp thermoplastic slide fastener from the other strap shall be captured within the loop. The opposite end of the front strap component shall be inserted through a high-temp thermoplastic buckle forming a loop and double-needle stitched to itself to secure the buckle in place. The opposite end shall be inserted through the buckle and shall be stitched to the pants with two rows of doubleneedle stitching. An approximate 1 inch by 1 ¾ inch black Aramid pull tab shall be secured to the buckle. The pull-tab shall be constructed of approximate 1 inch by approximately 4 inch black Aramid twill shall be looped through the opposite end of the buckle, folded in half and double-needle stitched to itself just below the buckle and at the opposite end. The take up strap pull-tabs shall pull toward the front to allow for adjustment. The overall finished length of the take up strap shall measure approximately 9 inches.

_____✓_____ Comply _____ Exception

REVERSE BOOT CUT/ANGLED BOOT CUT DESIGN

The outer shell pant leg cuffs shall be constructed such that the back of the leg is approximately 1 inch
shorter than the front. The liner shall also have a reverse boot cut at the rear of the cuff and a concave/angled cut at the front to keep the liner from hanging below the shell. This construction feature shall minimize the chance of premature wear of the cuffs and injuries due to falls as a result of "walking" on the pant cuffs. Pants that have “cut-outs” in the back panel rather than a contoured boot cut shall be considered
unacceptable.

_____✓_____ Comply _____ Exception

RAPPELLING HARNESS LOOPS

Each trouser shall have a series of 9 Harness loops around the waist and inner thigh. The loops shall be
constructed of a double layer of outer shell material and shall be of a 2-piece design – top and bottom. The top and bottom of each loop shall attach to each other with snap fasteners, FR hook, and loop fastener tape sewn to the ends to accommodate the donning of the harness. The loops shall be universally located to accept the Rappelling Harness worn outside the trousers. One additional loop shall be installed on the straight fly.

✓ Comply _____ Exception

RIGHT LEG POCKET/TOOL POUCH

Each pant shall have a pocket/tool pouch designed to store a pair of pliers or a small hand tool. An expansion pocket, measuring approximately 1 inch deep by 3 inches wide by 6 inches high shall be double stitched to the side of the right leg straddling the out seam below the knee and above the ankle positioned to provide accessibility. *The lower half of each expansion pocket shall be reinforced with a layer of Kevlar® material on the inside*. One rust resistant metal drain eyelet shall be installed on the underside of the expansion pocket to facilitate drainage of water. The pocket flap shall be rectangular in shape, constructed of two layers of outer shell material and shall measure approximately 3 inches deeper than the pocket expansion and ½ inch wider than the pocket. The pocket flaps shall be closed by means of FR hook and loop fastener tape. Two pieces of 1½ inch by 3 inch FR hook fastener tape shall be installed vertically on the inside of the pocket flap (one piece on each end). Two corresponding pieces of 1½ inch by 3 inch FR loop fastener tape shall be installed horizontally on the outside of the pocket near the top (one piece on each end) and positioned to engage the hook fastener tape.

✓ Comply _____ Exception

6. OTHER SPECIFICATION REQUIREMENTS

THIRD-PARTY TESTING AND LISTING PROGRAM

All components used in the construction of these garments shall be tested for compliance to NFPA Standard #1971 by Underwriters Laboratories (UL). Underwriters Laboratories shall certify and list compliance to that standard. The Underwriters Laboratories certification mark shall denote such certification.

✓ Comply _____ Exception

LABELS

Appropriate warning label(s) shall be permanently affixed to each garment. Additionally, the NFPA
certification label shall include the following information.

Compliance with NFPA Standard #1971
Underwriters Laboratories classified mark
Manufacturer's name
Manufacturer's address
Manufacturer's garment identification number
Date of manufacture
Size

✓ Comply _____ Exception

ISO CERTIFICATION / REGISTRATION

The protective clothing manufacturer shall be certified and registered to ISO Standard 9001 to assure a satisfactory level of quality. Indicate below whether the manufacturer is ISO certified and registered by checking either "Yes" or "No" in the space provided.

_✓_ Yes _____ No

WARRANTY

The manufacturer shall warrant these jackets and pants to be free from defects in materials and workmanship for their serviceable life when properly used and cared for.

_✓_ Comply _____ Exception

HOOK AND LOOP SUPPORT PROGRAM

The support program shall cover hook or loop tape that has begun to fray or otherwise degrade from normal wear. This program shall remain in effect for a period of five years from the original date of manufacture of the garment. This support program shall cover the repair or replacement, without charge, of any hook and/or loop on the garments produced by the manufacturer, providing the garments are otherwise serviceable. This support program does NOT cover damage from fire, heat, chemicals, misuse, accident or negligence. Failure to properly care for garments will serve to void this support program.

_✓_ Comply _____ Exception

SIZING BY VENDOR

Both male and female sizing samples shall be available. Both male and female sizing samples shall be on hand for use when sizing. The vendor shall be available to perform all sizing requirements within 48 hours of written notice. Measuring with a tape measure is not acceptable. Measuring shall be conducted at the Fire Stations as needed. Measuring on all three shifts shall be required, with two different measuring days per shift plus a makeup day.

_✓_ Comply _____ Exception

GARMENT TRAINING AND SUPPORT

OSHA requires employees to be trained on the capabilities and limitations of their Personal Protective Equipment. The selected vendor shall provide the following:

The manufacturer shall provide local care and maintenance training. Training shall be in compliance with NFPA 1851, current edition, at the conclusion of which each participant shall receive a certificate of completion. An online class shall also be available at no additional charge.

_✓_ Comply _____ Exception

BAR-CODE/RECORD KEEPING INTERFACE

A 1-dimensional barcode, in the interleaved 2 of 5 format shall be printed on the label of each separable layer of the garment. This barcode shall represent the serial number of the garment. The manufacturer shall be able to provide a detailed list of each asset of a drop-shipped order and shall include the following:

- Brand
- Order Number
- Serial Number
- Style Number
- Color
- Description
- Chest/Waist Size
- Jacket/pant Length
- Sleeve Length
- Date of Manufacture
- Mark-For Data

This information shall be able to be imported into the manufacturer's web-based system designed to facilitate the organization and tracking of assets in accordance with the cleaning and inspection requirements of OSHA and NFPA 1851.

__✓__ Comply _____ Exception

LOANER GEAR PROGRAM

The manufacturer shall provide loaner gear for no charge for jackets or trousers sent back for warranty-related issues if they occur. This same loaner program shall also be available as a rental program in the event of an emergency contamination situation where gear has to be taken out of service.

__✓__ Comply _____ Exception

COUNTRY OF ORIGIN

Jackets and Pants shall be manufactured in the United States.

__✓__ Comply _____ Exception

FACTORY AND FACILITIES INSPECTION

The manufacturer shall provide and make available an inspection visit to confirm compliance to specifications at no expense to the Fire Department.

__✓__ Comply _____ Exception

PPE RECORD KEEPING

The manufacturer shall make available, at no-charge, a password protected data based backed website that does not care whose brand of PPE assets are being recorded. The website shall have

the functionality to allow the manufacturer to import all of the pertinent data into the department's account so that the initial data entry by fire department personnel is eliminated. The website shall allow for the department to use a barcode scanner, if desired, to scan the Interleaved 2 of 5
barcode found in the gear by going to the Search the Serial Number page in the PPE record-keeping program and scanning the asset's barcoded serial number.

_____✓_____ Comply _____ Exception

Appendix B: Specifications for Structural Fire Fighting 14" Pull-On Boots

Instructions:

1. This completed Appendix G General Specification Form must be included with the Offeror's proposal to be considered responsive and eligible for review by the Evaluation Committee.
2. Offerors must review each specification, then note if the Offeror will comply or if there is an exception to the specification.
3. ALL exceptions to these specifications must include an explanation clearly stating the reason for the exception. Use additional pages as needed, noting the number/title of the exception.
4. If the Offeror is not offering items exactly as listed in these specifications, the Offeror shall be prepared to supply a sample (at the Offeror's expense) to the City within one week of the City's request. Offeror shall not send samples unless requested by the City after the City's review of exceptions.
5. After award recommendation to Council, Offerors may request the return of any samples at Offeror's expense.

NFPA and OSHA-Certified

This specification details design and materials criteria to afford protection to the lower legs and feet against adverse environmental effects during structural firefighting. All materials and construction will meet or exceed current NFPA and OSHA standards for structural firefighters' protective clothing.

- Certified to NFPA 1971, *Standard on Protective Ensembles for Structural Firefighting and Proximity Firefighting, Current Edition* for Structural Fire Fighting and
- NFPA 1992, *Standard on Liquid Splash-Protective Ensembles and Clothing for Hazardous Materials Emergencies, Current Edition*.

__✓__ Comply _____ Exception

General Design

14-inch Pull-On athletic footwear (cement construction) boot, black flame-resistant and water-resistant
leather, double-stitched leather joining seams, hi-vis yellow and silver reflective trim, leather-trimmed
webbing pull straps, padded leather collar, padded leather flex joints in the shaft above vamp and heel,
liquid and chemical-resistant breathable bootie liner, cut-resistant and thermal protective bootie-shield liner, composite safety toe cap, composite shank, composite penetration-resistant insole barrier, molded shin guard, flame-resistant synthetic rubber molded cup outsole and toe bumper, 3D lasting board, molded composite heel counter, internal heel fit system, and a removable molded footbed as well as an additional insert for use in conjunction with the footbed.

__✓__ Comply _____ Exception

Slip Resistance

Boots must exceed the minimum test values for slip resistance (average of left and right foot) as detailed below to provide superior performance in dry, wet, and frosted ice conditions. Boots that do not exceed these minimums in all conditions shall not be acceptable. Bidders must promptly

supply a Technical Services Report from a recognized independent testing laboratory upon request, showing the boots did exceed this requirement.

Test Method:	SATRA TM144:2011 Slip Resistance of Footwear and Floorings Load = 500 N
Dry Clay Quarry Tile:	Forepart > 1.00 Heel > 1.00
Wet Clay Quarry Tile:	Forepart > 0.60 Heel > 0.60
Frosted Ice -7°C Run 1:	Forepart = 0.28 Heel = 0.28
Frosted Ice -7°C Run 4:	Forepart > 0.12 Heel > 0.12

For maximum slip resistance, each outsole shall have Siping lines. Siping lines cut into flat areas open when flexed to provide additional traction on water and ice. The boot shall also include self-cleaning lugs and an omnidirectional tread pattern designed for superior performance in all terrains and when working on ladders.

__✓__ Comply _____ Exception

Flexibility
Boots must reach the Maximum Flex Angle of 48 degrees without exceeding the critical bending moment with a resulting stiffness index of less than 10.0, as detailed below, to provide maximum flexibility. Boots that do not meet this requirement shall not be acceptable. Bidders must promptly supply a Technical Services Report from a recognized independent testing laboratory upon request, showing the boots did meet this requirement.

Test Method:	SATRA TM194:2004 Longitudinal stiffness of footwear

__✓__ Comply _____ Exception

FireStorm Leather
Boots shall be made from heavy-duty, flame-resistant, and water-resistant full-grain cattle hide leather
measuring 2.0 – 2.2 mm of thickness for durable tear and puncture resistance. Tumbled full-grain cattle
hide leather shall be utilized in collar and flex areas for mobility. The leather shall be chrome-tanned to
withstand high temperatures with minimal shrinkage, re-tanned to impart water resistance and low water absorption and finished to retain maximum breathability. Leather shall meet or exceed the following physical tests:

Water Penetration	ASTM D2099	15,000 flex minimum

Dynamic Water Absorption	ASTM D2099	15% maximum
Static Water Absorption	ASTM D6015	30% maximum
Slit Tearing Strength	ASTM D2212	30-pound minimum
Moisture Vapor Transmission	ASTM D5052	350 g/meter2/24 hours minimum
Flame Resistance	NFPA 1971	after flame no more than 2.0 sec, not melt or drip, no burn-through

✓ Comply _____ Exception

CROSSTECH® Footwear Fabric
A full-height, full sock bootie liner made from a package of Omaha lining fabric, 300g felt insulation, and CROSSTECH® moisture barrier shall be provided for a liquid-resistant and breathable moisture barrier as well as thermal protection as defined by the specified NFPA standards.

✓ Comply _____ Exception

Athletic Footwear (Cement) Construction Outsole
For optimum flexibility and comfort, boot shall include a VIBRAM® Synthetic Rubber Contoured Cup Outsole cemented to the bottom and sides of the upper using a 2-part cross-linking adhesive that forms a bond stronger than the materials it attaches. The outsole must be made from a flame, abrasion, oil, acid, and slip-resistant compound engineered for high-traction, cold-weather resistance, and durability. Goodyear welt or direct attach construction methods shall not be acceptable.

✓ Comply _____ Exception

Bootie-Shield Liner
A protective bootie shield of KEVLAR® fiber blend stitch bonded non-woven batting weighing 4.0 oz/yd2 shall be positioned between the leather shell and the CROSSTECH® moisture barrier bootie to provide abrasion and cut resistance and additional thermal protection. Boots that do not have an additional Flame Resistant (FR) protective bootie shield between the leather shell and the CROSSTECH® moisture barrier bootie shall not be acceptable.

✓ Comply _____ Exception

Composite Safety Toe Cap
The safety toe shall consist of a composite material that is lighter than steel, does not transmit heat or cold, and will spring back to shape after impact. Must exceed NFPA standards for safety. Metal toe caps shall not be acceptable.

✓ Comply _____ Exception

Padded Leather Collar
The padded collar shall have a rolled top edge formed by folding over the leather to help the boots slide against the pants liner and reduce the potential for the pants liner to hang up on the top of the boots as well as to reduce abrasion against the wearer's calf.

_✓_ Comply _____ Exception

Composite Penetration Resistant Insole Barrier
A composite insole shall provide penetration resistance to maximize flexibility and insulate from heat or cold transmission. Must exceed NFPA standards for safety. Metal plates shall not be acceptable.

_✓_ Comply _____ Exception

3D Composite Lasting Board
Molded, contoured, and lasted to boot uppers with a built-in flex zone in the forefoot and a torsionally stable heel. Flat fiberboard lasting boards shall not be acceptable.

_✓_ Comply _____ Exception

Composite Shank
The shank shall consist of a composite material that is lighter than steel, does not transmit heat or cold,
and springs back to shape better. Metal shank shall not be acceptable.

_✓_ Comply _____ Exception

Molded Heel Counter
Boots shall have a molded heel counter of water-resistant composite material individually molded to fit each size perfectly. Leather or fiberboard heel counters shall not be acceptable.

_✓_ Comply _____ Exception

Padded Shin Guard
Boots shall include a padded composite shin guard to provide extra protection when working on a ladder. Moisture-absorbing natural fiber padding shall not be acceptable.

_✓_ Comply _____ Exception

Synthetic Rubber Toe Bumper
Boots shall have a molded Flame Resistant (FR) synthetic rubber toe bumper to provide abrasion resistance when crawling. The toe bumper shall be cemented, and 2-needle stitched to the vamp.

_✓_ Comply _____ Exception

3M SCOTCHLITE™ Reflective Material
Boots shall have flame-resistant fluorescent yellow and silver 3M SCOTCHLITE™ reflective material sewn to both sides of the shaft for added visibility.

_✓_ Comply _____ Exception

Webbing Pull-Straps
Boots shall have NOMEX® webbing pull-straps with leather trim securely attached to the leather uppers by inserting into to collar seam to minimize stitching through the leather. Pull strength must be a minimum of 120 lbs when tested with a single handle.

_✓_ Comply _____ Exception

Internal Fit System
Boots shall have an anatomical foam insert that wraps around the top and sides of the heel with an opening to fit and hold the back of the heel securely while cushioning the ankle.

_✓_ Comply _____ Exception

Dual Density Enhanced 3D Molded Footbed System
Boots shall include removable dual density inserts, which shall be contoured to cradle and cushion the
bottom of the foot and to provide arch support. The bottom layer shall be made of polyurethane foam for durable cushioning and support. The mid layer consists of a breathable microcellular foam with an antimicrobial fabric top layer which to wick moisture away from the foot. This layer molds to the foot to keep the foot cool. An additional polymer insert shall be provided to use in conjunction with the footbed for a snugger fit as needed.

_✓_ Comply _____ Exception

Sizes
Boots must be available in Men's full sizes 5 – 18 and half sizes 5½ – 15½ in Narrow, Medium, Wide, and X-Wide widths. Boots must also be available in a Wide Calf model in the same size range that will provide an additional 3 inches in circumference at the calf to fit those with larger calves. Boots must be available in Women's full sizes 5 – 12 and half sizes 5½ – 11½ in Narrow, Medium, Wide, and X-Wide widths.

_✓_ Comply _____ Exception

Resoling Service
The winning vendor shall have resoling services available at their factory as needed.

___✓___ Comply _____ Exception

Country of Origin
Boots shall be manufactured in the United States.

___✓___ Comply _____ Exception

Third-Party Testing and Listing Program
All components used in the construction of these garments shall be tested for compliance to NFPA Standard 1971 and 1992 by a recognized independent testing lab which shall certify and list compliance to that standard. Such certification shall be denoted by the independent testing labs mark on the certification label affixed to the boots.

___✓___ Comply _____ Exception

Labels
Appropriate warning label(s) shall be permanently affixed to each garment. Additionally, the label(s) shall include the following information.

Compliance to applicable NFPA Standard(s), current edition(s).
Independent Testing Lab mark
Manufacturer's name
Manufacturer's address
Manufacturer's boot identification number
Date of manufacture
Size

___✓___ Comply _____ Exception

ISO Certification/Registration
The manufacturer shall be certified and registered to ISO Standard 9001 to assure a satisfactory level of
quality.

___✓___ Comply _____ Exception

Warranty
The manufacturer shall warrant these boots to be free from defects in materials and workmanship for one year when properly used and cared for.

___✓___ Comply _____ Exception

Sizing by Vendor
The vendor shall be available to perform all sizing requirements.

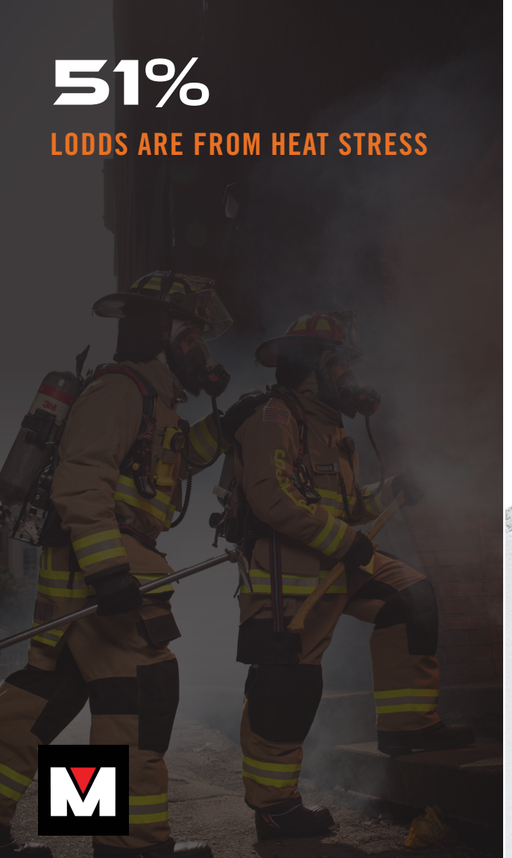
_____✓_____ Comply _____ Exception

PPE Record Keeping

The manufacturer shall make available at no-charge, a password protected data based backed website that allows all brands of PPE assets are being recorded. The website shall have the functionality to allow the manufacturer to import all of the pertinent data into the department's account so that the initial data entry by fire department personnel is eliminated. The website shall allow for the department to use a barcode scanner, if desired, to scan the Interleaved 2 of 5 barcode found in the gear by going to the Search the Serial Number page in PPE record keeping program and scanning the asset's barcoded serial number.

_____✓_____ Comply _____ Exception

A NEW ERA



51%

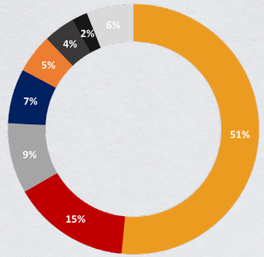
LODDS ARE FROM HEAT STRESS

A RISING EPIDEMIC

In the line of duty, your biggest danger is heat stress. As your core temperature rises, you lose the ability to concentrate, make sound decisions, and think critically. Today, heat stress contributes to over half of reported line of duty deaths.

When physical exertion leads to accumulation of heat and sweat, your body naturally cools down by allowing sweat to evaporate. Without an escape route for the sweat vapor, it stays trapped against your body.

At Fire-Dex, we've discovered that traditional gear fails to cool you down where you need it the most. That's why we developed AeroFlex™, a new era of turnout gear that supercharges the breathability of your garment and encourages airflow to reduce the risk of heat stress and cardiac-related issues.



51%	Overexertion/Stress
15%	Crashes
9%	Struck by Vehicle, Equipment
7%	Rapid Fire Progress
5%	Structure Collapse
4%	Struck by Falling Object
2%	Fall from Height
6%	Other

NFPA LODD Statistics Firefighter Deaths by Cause of Injury, 2022

INTRODUCING... AEROFLEX™

BY Fire-Dex

VAPORLITE™ PANELS

We use a breathable and proprietary, 3-layer composite system that targets the areas of your body where heat becomes most encapsulated, the side seams, armpits, inner thighs, and behind the knees.

VaporLite™ Panels allow sweat to evaporate more efficiently than any garment available to the fire service today.

COOLS THE CORE OF ANY COMPOSITE

VaporLite™ Panels are built exclusively with our TECGEN71® outer shell, a CoreCXP™ 1-layer thermal liner, and your choice of moisture barrier.

TECGEN71® is the only outer shell that can be paired with a single-layer thermal liner thanks to its exceptional breathability and thermal protection, achieving industry-leading RET & THL performance. Choose any composite for the rest of the garment and allow these panels to cool the core.

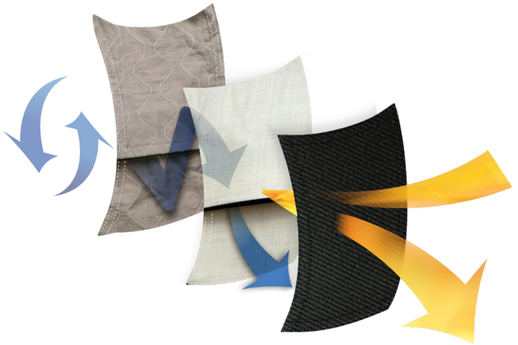
AEROVENT™ TECHNOLOGY

The first of its kind, our AeroVent™ Technology utilizes a one-way street ventilation design that operates in conjunction with the pressure differential between the outer environment and the microclimate inside your gear, allowing sweat vapor to escape without letting heat inside.

AeroVent™ Technology enables you to better regulate your core body temperature, reducing the risk of heat stress and other cardiac-related issues.

Particulate-blocking technology in the vents act as a barrier against potentially harmful carcinogens.

The vents lie within the VaporLite™ Panels, with two positioned along the armpits and two placed on the inner thighs, to facilitate airflow and promote optimal cooling where it matters most.



By promoting airflow through dynamic movement, AeroVent™ Technology generates a constant cooling sensation. As the wearer becomes more active, increased air circulation within the garment results in a heightened cooling experience.

COAT FEATURES

01 2-PIECE COLLAR
With a snap tab that ensures the zip-in liner hangs evenly

02 OMNIDEX™ SHOULDER
Seams align with the body's natural hinge points for optimal flexibility and minimal coat rise

03 9" OF EASE
At the chest for optimum amount of air gap to maximize THL & TPP per Florida State University testing

04 VAPORLITE™ PANELS
Breathable 3-layer composite panels running down the side seams and in the armpits allow sweat to evaporate more efficiently

05 AEROVENT™ TECHNOLOGY
Vents placed along the armpits facilitating airflow and promoting optimal cooling

06 OPEN INSPECTION PORT
Located along bottom hem

PANT FEATURES

01 OPEN INSPECTION PORT
Located at the top of the waist

02 VAPORLITE™ PANELS
Breathable 3-layer composite panels located at inner thighs and behind knees allow sweat to evaporate more efficiently

03 AEROVENT™ TECHNOLOGY
Vents located at inner thighs facilitating airflow and promoting optimal cooling

04 3D FLEX PANELS IN THE KNEES
Allow for a free range of motion with hinge points incorporated into knee padding, ensuring optimal mobility and comfort

05 OPTIMIZED LEG OPENING
For ease of donning and doffing boots

AeroFlex™ — a groundbreaking leap in firefighter comfort and safety

1.877.MES.FIRE
CUSTOMERCARE@MESFIRE.COM
MESFIRE.COM

Fire Dex

MES
MUNICIPAL EMERGENCY SERVICES

FDXL200 LEATHER BOOT

Get more flex out of a boot built to keep you energized and moving comfortably throughout your longest work days.

Certified to NFPA 1971 & 1992

EASY DON AND DOFF

Quickly don with wide integrated pull handles, reinforced with an extra layer of leather for longevity. A finished edge also helps resist against skin abrasion.

ADDED VISIBILITY

Be seen in low-light conditions with bright reflective 3M™ Scotchlite™ trim.

QUALITY LEATHER

Feel extra comfort & protection with shin cushioning & Flame Stop leather - made from the finest U.S. steer.

FLEX AND MOBILITY

Climb and crawl with greater mobility. Additional flex points at the ankle eliminate pitch points and allow for a larger range of motion.

LONG-LASTING SUPPORT

Stay energized during long hours with a naturally-shaped, shock absorbent sole that features toe & heel springs to reduce impact zones.

HAZARDOUS LIQUID RESISTANCE

Arrive on scene with confidence knowing the FDXL200 is lined with GORE® CROSSTECH®'s military footwear barrier system and certified to NFPA 1992 to protect against liquid, bacterial & chemical hazards.

EXTREME DURABILITY

Resist tearing with Nomex® and Kevlar® lining.

SEAMLESS INTEGRATION

Reduce exposure to fireground contaminants by limiting ride-up and maintaining a seal with any leg dam, including those containing particulate barriers.

REINFORCED KICKPLATE

Easily remove boots and reduce the spread of contamination by using the reinforced kick plates.

CIRCULATION AND BREATHABILITY

Wick moisture, increase air movement and eliminate odors with a multi-density footbed.

TRACTION AND STABILITY

Maintain balance with steel ladder shanks.

IMPACT, COMPRESSION AND PUNCTURE RESISTANCE

Stay light on your toes and avoid injury with a non-conductive composite toe cap which is NFPA, CSA, ANSI compliant.

COMBAT EXTREME TEMPERATURES

Conquer extreme heat and embrace the bitter cold with superior traction from the Vibram FIRE & ICE sole.

THIS BOOT IS PROUDLY MANUFACTURED WITH THE FOLLOWING MATERIALS:

3M Scotchlite™ Reflective Material | Vibram® | GORE® CROSSTECH® PRODUCTS | DUPONT Kevlar® | Nomex®

FireDex

FIREDEX.COM/FDXL200

FXR CUSTOM TURNOUTS

FXR turnouts are specifically designed to minimize firefighter stress and fatigue through Active Posture Design™, allowing for full range of motion - especially while wearing your SCBA!

Certified to NFPA 1971

SEAMLESS COLLAR

Comfort and NFPA compliant protection without the need for a throat tab

OMNIDEX™ SHOULDER

Eliminates coat rise and sleeve retraction by moving the shoulder seam to the natural bending point, allowing for optimal SCBA positioning

DEXFLEX™ KNEES AND ELBOWS

Move freely and reduce resistance with naturally-bent legs and arms

ACTIVE POSTURE PANT DESIGN

Provides natural movement and comfort in a forward firefighting position

AVAILABLE IN A VARIETY OF MATERIALS, INCLUDING PROXIMITY.

I2H INTEGRATED HARNESS PANT

ONLY AVAILABLE IN FXR TURNOUTS

Lightest harness on the market with the 1st ladder hook-style carabiner to meet ANSI Z350.12-2009 requirements, in addition to NFPA 1983.

HIGHLIGHTS

- Side-Opening Harness & Angled Fly
- Large, Easily Accessible Carabiner
- Full Pocket Storage with Secured Hook
- Holds Most Anchor & Descender Devices
- Available with a Full Bellow Pocket
- Cradles up to 150ft of Webbing & Offers up to 100ft of Rope Storage

NO HARDWARE INSIDE PANT TO REDUCE POTENTIAL FOR MATERIAL ABRASION

GENERAL WARRANTY:

Fire-Dex, LLC warrant its protective clothing products to be free from defects in workmanship for the serviceable life of the products when used by appropriately trained personnel following proper firefighting procedures and when the product's warning, use and care instructions are followed. Inasmuch as Fire-Dex has no control over the manner or way in which our product is used after it leaves our plant, Fire-Dex cannot be responsible by warranty or otherwise, for results or effect of its use. Each user should make their own tests (preferably by a qualified safety engineer) to determine the suitability of our product for his particular application.

FIRE-DEX FOOTWEAR WARRANTY:

Fire-Dex warrants its protective footwear to be free from defects in materials and workmanship for a period of one (1) year from the date of purchase when properly used and cared for. Products believed to be defective should be returned to Fire-Dex at owner's expense for complete analysis and inspection. At the sole discretion of Fire-Dex, if deemed defective, the product will be either repaired or replaced. Any replacement will be for the same model, standard, and size.

This warranty explicitly covers Fire-Dex footwear used for the purpose for which it was designed, by trained personnel, following proper procedures in accordance with the product's warning, use, inspection, care/maintenance, and storage instructions. Events specifically excluded from this warranty include but are not limited to: normal wear and tear, accidental damage (chemical exposure, nail tears, etc.), intentional or unintentional abuse or where evidence of disregard for care instructions. It is recommended that the user frequently inspect and properly maintain these products as failure to properly care for footwear will lead to a reduction in the serviceable life of the product.

For purpose of this warranty, "Defects in Materials" refers to flaws caused by irregularities in their manufacture. "Defects in Workmanship" refers to improperly manufactured seams, stitching, or other construction methods.

FIRE-DEX HELMET WARRANTY:

The helmet manufacturer shall warrant the original purchaser that the entire helmet, excluding any eye protection, shall be free of defects in material and workmanship, under normal use and service, for a period of at least two (2) years from the date of manufacture.

The helmet shell shall have a warranty of 10 years from defects in material and workmanship under normal use and service.

AVAILABLE IN THE **INTERCEPTOR PACKAGE**

RESCUE80 FATIGUES

MES TECGEN 51

Easily power through 90% of your calls with this single-layer garment designed to require less cardiovascular energy than your structural gear. Dual-certified to give you the protection you need, our TECGEN51 Fatigues reduce heat stress, fatigue, and the spread of harmful carcinogens.

Certified to NFPA 1951 and 1977

- Wearing structural gear on non-fire emergencies can cause unnecessary stress on your body and contribute to repeated exposure to contaminants

- Wear TECGEN51 Rescue80 Fatigues as your daily PPE to minimize exposure to carcinogens

- Our lightweight, single-layer garment is the perfect fit for 90% of your calls

THE PERFECT FIT FOR:

EXTRICATION/MVAs
SEARCH AND RESCUE
CONFINED SPACE SUPPORT PERSONNEL
JUNIOR & EXPLORER PROGRAMS
WILDLAND, GRASS & BRUSH FIRES
HIGH / LOW ANGLE RESCUE
TRENCH RESCUE
GOODWILL CALLS

- Optional Zip-In Nomex® Fleece Liner
- Tan, Black, or Navy

MADE EXCLUSIVELY WITH TECGEN51 NON-PFAS FABRIC

CITY OF ALPHARETTA REQUEST FOR PROPOSALS (RFP)

RFP Number: **26-112**
RFP Title: **Firefighter Structural Turnout Gear**

RFP SCOPE OF WORK & PROPOSAL SUBMISSION

1. RFP Period of No Communication

The "No Communication" period starts on the issue date of this Request for Proposals (RFP) January 29, 2026, and lasts until the City Council meeting for contract award recommendation (or until contract award if this isn't required to go before council for approval).

No person or company, their employees, representatives, agents, attorneys, etc. will contact the City's elected officials or any City staff concerning this RFP.

Contacting anyone other than the Procurement Agent named below for this RFP during this time will be reason to remove a proposal from consideration and review.

2. Procurement Agent, Single Point of Contact

Abby Shipp is the designated Procurement Agent and the sole point of contact for this RFP on behalf of the City. Offerors must direct all questions and comments exclusively through the **Opportunity Q&A tab** prior to the posted Question Due Date on the Bonfire project webpage.

Link to Bonfire: https://cityofalpharetta.bonfirehub.com/

All official communication will be provided through the Bonfire project webpage and Consultants are responsible for monitoring the Bonfire webpage for any status updates, addenda, or the final bid award notice. Direct communication with any other City staff regarding this RFP is not permitted and may result in disqualification.

Abby can be reached at 678-297-6052 or purchasing@alpharetta.ga.us.

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009
Attn: Abby Shipp, Procurement Agent

3. Please Note: To all current and previous City of Alpharetta vendors, contractors, and consultants.

Regardless of any previous relationship with our City, you must build out your proposal as requested in this RFP.

Do not neglect to provide requested information or details requested simply because you expect that we already know your work.

Your response to this procurement will be reviewed and evaluated solely on the information provided in your response.

4. RFP Schedule of Events

A. **Proposal Close Date, Deadline for Submissions: Feb 26, 2026, 10:00 AM.** We may change this date during the RFP process. We will post any change in an addendum. Review web page for addenda.

B. Link to Bonfire Project Web Page: https://cityofalpharetta.bonfirehub.com/

C. This project web page has the important dates and all project documents for this RFP.

D. Enter all questions, comments, requests for information before the Questions Due Date using ✉ **Message – Opportunity Q&A** at the Bonfire project web page.

E. In each question, clearly note the RFP document and section that is in question.

F. We will share any changes or added information from the City by a written addendum publicly posted online with the project procurement documents. Anything assumed as a change that was only communicated in email or verbally does not qualify as a change to the project or procurement information.

G. It is your responsibility to check the project web page for any addenda, other information, status updates, or other messages before finally uploading a proposal. You must respond using any updated information.

H. No public openings are held for an RFP. Review the Bonfire project site after proposal submission deadline for the Record of Receipt to be posted with other project files. It will post after the City's administrative review has been completed.

5. Our Review of Proposals and Review Criteria:

A. The City will make investigations as we feel necessary to make sure of the Offeror's ability to provide the supplies or perform the work or services detailed in this RFP.

B. We will first review all proposals to be sure that each proposal includes the basic requirements and information.

C. Some scoring may simply be Pass/Fail. Any proposal that Fails any part or section that is required will be removed from further review and scoring.

D. The Review Team will only receive correct proposals for further evaluation and scoring.

E. Proposals will be scored based on the evaluation criteria noted herein. We may consider accepted industry standards. We may compare all proposals to each other for price, quality, quantity, contract terms, etc. We will use this review and scoring to decide the top-scoring proposal[s] and the best value for our City.

F. The Review Team may decide to create a shortlist of the top-scoring proposals. If so, the shortlisted firms may be invited for a presentation or interview with us, may be asked to set-up a site visit, or may be asked to supply more information for review. We may ask for discussion, negotiation, or a "best and final offer" to finally decide the highest-scoring proposal.

Phase I

Each Offeror will be evaluated individually using weights for each criterion below. A shortlist to proceed to Phase II will be developed based on the Evaluation Committee's review of the information provided.

Evaluation Criteria	Maximum Points
Company References	20
Approach to Project/Method of Providing Service/Scheduling/Ordering/Delivery Timeframe	35
Cost	42
Local Vendor Preference	3
Phase I Total	**100**

Phase II

Only those Offerors on the shortlist will be invited for further evaluation.

To facilitate review at this stage, the City will request a sample of all items offered by shortlisted firms (jacket, pants, boots). Once requested, the Offeror must provide the samples to the procurement agent, Abby Shipp, within two (2) weeks of notification. Samples must be sent to:

City of Alpharetta
Attn: Abby Shipp
2 Park Plaza
Alpharetta, GA 30009.

After the award recommendation to Council, Offerors may request the return of samples at the Offeror's expense.

Evaluation Criteria	Maximum Points
Review of Sample Items (jacket, pants, boots) for specification compliance.	100%
Phase II Total	**100%**

WHAT WE WANT TO DO

1. General Description

The City of Alpharetta (City) requests proposal responses from Offerors experienced in working with municipality and fire department personnel to provide Structural Turnout Gear and Pull-on Boots. The City's intent is to award a 1-year non-exclusive contract with a 1-year option to renew to one or more successful Offerors that supply the requested items. Offerors are not required to provide all items (jacket, pants, and boots) in this procurement to be considered. The City reserves the right to enter into contracts with multiple companies for Structural Turnout Gear and Pull-on Boots.

Each Offeror shall understand that no guarantee is made for the number of items to be purchased by the City. During the term of any contract awarded based on this RFP, items may be changed, added to, or eliminated from the list by the City.

The successful Offeror shall have a convenient location for in-store fitting and ordering within a 75-mile radius of our City Hall, 2 Park Plaza, Alpharetta, GA.

At no extra charge to the City, the Offeror shall also provide on-site measuring/fitting of fire personnel at one or more of the City's fire stations if requested by the City. This request would be for multiple fittings for orders of multiple items.

2. Scope of Work

The Items requested in the RFP are:

- Protective Jacket for Structural Fire Fighting
- Protective Pants for Structural Fire Fighting
- 14" Pull-on Boots for Structural Fire Fighting

For jackets and pants, the complete specification details, design, and materials criteria to afford protection to the upper and lower body, excluding head, hands, and feet, against adverse environmental effects during structural firefighting are in Appendix A of this RFP. All materials and construction will meet or exceed current Nation Fire Protection Association (NFPA) and Occupational Safety and Health Administration (OSHA) standards for structural firefighters' protective clothing.

- Certified to NFPA 1971, Standard on Protective Ensembles for Structural Firefighting and Proximity Firefighting, Current Edition for Structural Fire Fighting and
- NFPA 1992, Standard on Liquid Splash-Protective Ensembles and Clothing for Hazardous Materials Emergencies, Current Edition.

For boots, the complete specification details, design, and materials criteria to protect the lower legs and feet against adverse environmental effects during structural firefighting is in Appendix B of this RFP. All materials and construction will meet or exceed current NFPA and OSHA standards for structural firefighters' protective clothing.

- Certified to NFPA 1971, Standard on Protective Ensembles for Structural Firefighting and Proximity Firefighting, Current Edition for Structural Fire Fighting and
- NFPA 1992, Standard on Liquid Splash-Protective Ensembles and Clothing for Hazardous Materials Emergencies, Current Edition.

Measuring and fitting shall be provided at the Offeror's site within a 75-mile radius of our City Hall. For large orders requiring the fitting of multiple fire personnel, the Offeror shall also provide on-site fitting at one or more of the City's fire stations if requested by the City at no extra charge to the City.

All items, Jackets, Pants, and Boots shall be manufactured in the United States.

Replying to this RFP is confirmation that the Offeror can and does comply with information within this RFP. Any Exceptions (exceeds request or cannot comply) must be noted in the Offeror's response.

Offeror must complete and return specification forms found in Appendix A for protective jacket and pants and in Appendix B for pull-on boots. Any exceptions require explanation. See instructions for completing at the beginning of each appendix.

FOLLOW THIS OUTLINE

How We Want You to Construct Your Proposal

1. Using Bonfire to Submit Proposal

1.1. This is the link to Bonfire Project Web Page to get our documents and to upload your proposal: https://cityofalpharetta.bonfirehub.com/

1.2. We are accepting all proposals by online response only. You must upload completed proposals online before the closing date and time found in Project Details of the project web page for this RFP.

1.3. Don't send proposals by mail, fax, or email. We will not accept paper copy proposals. We will not accept any proposals after the closing time deadline has passed.

1.4. You have not completed your response simply by uploading proposal documents and information. You must successfully upload all the required documents, including filling out any questionnaires, price sheets, or data requests, and then you must click the submit button before the closing time.

1.5. You will receive an email confirmation receipt with a unique confirmation number shortly after you complete your proposal upload. This confirms that you have successfully turned in your proposal with all required information.

1.6. You can update your proposal at any time until the closing time.

1.7. All uploaded items and responses are Sealed and will only be visible by the City after the closing time has passed.

1.8. If the file is 'mandatory' or 'required', you won't be able to complete your proposal until you have met all requirements.

1.9. Uploading large documents may take more time, depending on the size of the file(s) and your Internet connection speed.

1.10. Pay attention to the type and number of files we have asked you to upload.

1.11. The largest upload file size is 1000 MB.

1.12. Don't embed any documents within your uploaded files. They won't be accessible or evaluated.

1.13. Minimum system requirements: Internet Explorer 11, Microsoft Edge, Google Chrome, or Mozilla Firefox. Java Script must be enabled.

2. Required Proposal Document Formats

❖ Each proposal must follow these document formats.

- Failure to follow these formats will reduce our review team's ability to evaluate and may result in a lower proposal score or in complete removal of a proposal from scoring.

- Format your document text using the following outline. Excluded from noted formatting are cover pages, section separators, company logos, photos, charts, and headers.
    - formatted to single space lines,
    - 10 to 12-point font size,
    - black font color, and
    - upload proposal documents in PDF format unless otherwise requested.
    - OK, but not necessary, to bookmark PDF files by sections included.

3. Proposal Submittal Instructions

What We Want You To Provide To Us In Your Proposal

- We have outlined information to be submitted in this technical portion of your response.
- The following are required sections for each proposal submitted in response to our request.
- For each section there are certain topics listed to be included within each section.
- Evaluation criteria maximum review points are provided with sections that will be scored.
- Each section must begin on a new page.
- Each proposal must be responsive to all requested information.
- Note and follow any direction concerning page number limits.

Cover Letter

Required but not scored.

Limited to two (2) page maximum.

A. Provide a brief company introduction and business profile.

B. Include the following information:

i. Brief business profile.

ii. Office Location.

iii. Number of years in business.

iv. Single point of contact for your proposal

- Name, including business title,
- mailing address,
- telephone number, cell phone number, and
- e-mail address.

Response must follow instructions and supply information based on Section 2 Scope of Work pages 4 - 5 of this document.

Company References

20 Review Points

Limited to one (1) page maximum.

i. Provide at least three (3) references from the last three years where your company provided services as detailed in this document:
    - Provide contact name, phone number, and email address for each reference provided.

NOTE: We contact references to verify your ability to do the work. We also reserve the right to use any information or other references to decide your ability to perform the work in this RFP. Poor references from any source are grounds to disqualify a proposal.

Approach to Project/Method of Providing Service/Scheduling/Ordering/Delivery Timeframe

35 Review Points

Limited to five (5) page maximum.

Offeror shall provide a description of the work plan and the methods to be used that will convincingly demonstrate to the City what the Offeror intends to do, the timeframes necessary to accomplish the Work, and how the Work will be accomplished. Items to address in the proposal include, but may not be limited to:

- Scheduling of sizing for new employees or for replacement turnout gear. Explain scheduling for fittings at the Offeror's site and for on-site fitting at the City's location.
- Lead time for delivery once orders have been entered.
- Warranty
- Packaging and shipping information.
- Order notifications.
- Invoicing process.

4. Cost Proposal

42 Review Points

Do not include Cost proposal with other Proposal documents.

- Submit Cost Proposal separately using the Excel formatted cost proposal.

5. Optional Form

Local Vendor Preference application is not a required document. *3 review points*

→ Submit only if your firm is a registered and holds a current City of Alpharetta Business License.

Only if your company fits the requirements for a City of Alpharetta Local Vendor, provide the completed application along with all requested information, documents, and a copy of your current City of Alpharetta business license.

6. Required Forms:

- We have provided three required forms. You must complete these forms and return to us with every proposal.
- Below are the required forms for all proposals:

  a) **IRS Form W-9**

  b) **Bidder's Disclosures and Certifications**

  c) **E-Verify** (Affidavit Verifying Contractor Participation in Federal Work Authorization Program)

  All the following must be on the E-verify affidavit.

  - Federal Work Authorization User Identification Number – this is only five to eight numbers.
    - ⊗ No A, B, C's.
    - ⊗ It's different from your Tax ID, Employer Identification, or Social Security Number.
    - ⊗ It won't have a combination of letters and numbers.
  - Date of Authorization – this is when you first signed up and got the E-verify number.
  - Name of Contractor – your company.
  - Name of Project – Same as RFP title.
  - Date, City, and State – when and where this form was signed.
  - Signature of Authorized Officer or Agent – to be signed.
  - Printed Name and Title of Authorized Officer or Agent – the person that signed the form.
  - Notarized with seal.

- ***E-Verify side note*:** Companies return this form to us incorrectly more often than anything else we request in our RFPs.
- State of Georgia law requires that we have this completed form before we can review a RFP or bid.
- A form with errors doesn't fulfill this requirement.
- Top mistakes include:
  - Wrong number or missing information.
  - Not notarized.
  - Not signed.
  - Wrong form returned.

7. Questionnaire

We use a questionnaire to gather important information needed for legal requirements, your acknowledgements, our proposal review, or information needed for writing a contract.

You will fill out the questionnaire provided.

Questionnaire response types are as follows:

- Authorized signer.
    - For Corporations (President or Vice President) or
    - For LLCs (Member of the LLC) for contract execution in DocuSign: Name, corporate title ('Member' for LLC), email address.
    - Response Type: text entry.
- For Corporations only, Secretary or Assistant Secretary to attest to signing for contract execution in DocuSign:
    - Name, business title, email address, (if not a corporation, enter N/A).
    - Response Type: text entry.
- Contact for legal notices-needed for contracting:
    - Business name and mailing address, contact name.
    - Response Type: text entry.
- Unique Entity ID / identifier used at SAM.gov,
    - Response Type: alphanumeric entry.
- Note the Employee-Number Category for your company (all locations).
    - Select either 500 or more employees, 100 or more employees, or less than 100 employees.
- Acknowledge Addenda,
    - enter the number of addenda received: 0, 1, 2, etc.

- Acknowledge Insurance Requirement,
    - Response Type: Yes, No entry.
- Location distance from our City Hall, 2 Park Plaza, Alpharetta, GA
    - Response Type: numeric entry. Enter the number of miles from your location to City Hall. Will be scored as pass/fail.

Appendix A: General Specifications for Protective Jacket and Pants for Structural Fire Fighting

Instructions:

1. This completed General Specification Form must be included with Offeror's proposal to be considered responsive and eligible for review by the Evaluation Committee.
2. Offerors must review each specification, then note if Offeror will comply or if there is an exception to the specification.
3. ALL exceptions to these specifications must include an explanation clearly stating the reason for the exception. Use additional pages as needed, noting the number / title of the exception.
4. If Offeror is not offering items exactly as listed in these specifications, Offeror shall be prepared to supply a sample (at Offeror's expense) to the City, within one week of the City's request. Offeror shall not send samples unless requested by the City after the City's review of exceptions.
5. After award recommendation to Council, Offerors may request the return of any samples at Offeror's expense.

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1. SCOPE

This specification details design and materials criteria to protect the upper and lower body, excluding the head, hands, and feet, against adverse environmental effects during structural firefighting. All materials and construction will meet or exceed current NFPA and OSHA standards for structural firefighters' protective clothing.

- Certified to NFPA 1971, *Standard on Protective Ensembles for Structural Firefighting and Proximity Firefighting, Current Edition* for Structural Fire Fighting and

- NFPA 1992, *Standard on Liquid Splash-Protective Ensembles and Clothing for Hazardous Materials Emergencies, Current Edition*.

_____ Comply _____ Exception

2. MATERIAL AND CONSTRUCTION

OUTER SHELL MATERIAL - JACKETS AND PANTS

The Kombat Flex™ (a.k.a. Kombat Flex™ with PBI® Technology) outer shell shall be constructed of
60/40 Kevlar®/PBI™ twill weave outer shell fabric with an approximate weight of 6.9 oz. per square
yard. TENCATE shall manufacture the Kombat Flex™ material and must be treated with SSTÔ (SUPER SHELLTITE), a durable water-repellent finish that enhances abrasion resistance. Color of the garments shall be natural/gold.

_____ Comply _____ Exception

THERMAL INSULATING LINER - JACKET AND PANTS

The thermal liner shall be constructed of TENCATE "CALDURA® ELITE SL2i"; with an approximate weight of 7.7 oz per square yard. This thermal liner consists of one layer of 1.5 oz. and one layer of 2.3 oz. per square yard Nomex® E-89™ spunlaced Nomex®/Kevlar® aramid blend, quilt stitched to a Kevlar® filament and FR rayon/para-aramid/nylon inherently wicking Caldura® face cloth. The thermal liner shall be attached to the moisture barrier and bound together by bias-cut neoprene-coated cotton/polyester around the perimeter. This provides superior abrasion resistance to the less expensive, less durable "stitch and turn" method. Further mention of "Thermal Liner" in this specification shall refer to this section.

_____ Comply _____ Exception

MOISTURE BARRIER - JACKETS AND PANTS

The moisture barrier material shall be W.L. GORE CROSSTECH® black moisture barrier - Type 2F, which is comprised of a CROSSTECH® membrane laminated to a 3.3 ounce per square yard Nomex® IIIA woven pajama check substrate. The CROSSTECH® membrane is an enhanced bicomponent membrane comprised of an expanded PTFE (polytetrafluoroethylene, for example, Teflon®) matrix having a continuous hydrophilic (i.e., water-loving) and oleophobic (i.e., oil-hating) coating that is impregnated into the matrix. CROSSTECH® moisture barrier seams shall be sealed with GORE-SEAM® tape using a Series 6000 (or higher) GORE-SEAM™ sealing machine to afford comparable bacteriophage penetration resistance performance. Further mention of "Specified Moisture Barrier" in this specification shall refer to this section.

_____ Comply _____ Exception

SEALED MOISTURE BARRIER SEAMS

All moisture barrier seams shall be sealed with a minimum 1-inch-wide sealing tape. One side of the tape shall be coated with a heat-activated glue adhesive. The adhesive side of the tape shall be oriented toward the moisture barrier seam. The adhesive shall be activated by heat and the sealing tape shall be applied to the moisture barrier seams by means of pressure exerted by rollers for that purpose.

_____ Comply _____ Exception

METHOD OF THERMAL LINER/MOISTURE BARRIER ATTACHMENT FOR JACKETS AND PANTS

The thermal liner and moisture barrier shall be completely removable from the jacket shell. Two strips of 5/8 inch wide FR hook and loop fastener tape shall secure the thermal liner/moisture barrier to the outer shell along the length of the neckline under the collar (see Collar section). The remainder of the thermal liner/moisture barrier shall be secured with snap fasteners appropriately spaced on each jacket facing and Are-Shield® snap fasteners at each shell sleeve end. There shall be one Ara-shield® snap tab in the liner in addition to snap fasteners to

correspond with color-coded snap tabs for ease of matching the liner system to the outer shell after inspection or cleaning is completed.
The thermal liner and moisture barrier shall be completely removable from the pant shell. Nine snap fasteners shall be spaced along the waistband to secure the thermal liner to the shell. The legs of the thermal liner/moisture barrier shall be secured to the shell by means of Ara-Shield® snap fasteners, 2 per leg. The Arashield ® snap tabs shall be color-coded to a corresponding color-coded snap tab in the liner to easily match the liner system to the outer shell after inspection or cleaning is completed.

_____ Comply _____ Exception

THERMAL PROTECTIVE PERFORMANCE
The assembled garment, consisting of an outer shell, moisture barrier, and thermal liner, shall exhibit a TPP (Thermal Protective Performance) rating of not less than 35.

_____ Comply _____ Exception

STITCHING
The outer shell shall be assembled using stitch type #301, #401, #514 and #516. The thermal liners and
moisture barriers shall be assembled using stitch type #301, #401, #504, #514, and #516. Major A outer shell structural seams and major B structural liner seams shall have a minimum of 8 to 10 stitches per inch. All Major A seams shall be sewn with ballpoint needles only. All seams shall be continuously stitched only.

_____ Comply _____ Exception

3. JACKET CONSTRUCTION BODY

The body of the shell and AXTION® liner system shall be constructed of three separate panels consisting of two front panels and one back panel. The body panels shall be shaped so as to provide a tailored fit thereby enhancing body movement and shall be joined together by double stitching with Nomex® thread. One-piece outer shells shall not be acceptable.

_____ Comply _____ Exception

SIZING
The jacket length shall be sloping in design, measured from the juncture of the collar and back panels to the hem of the jacket, and shall measure

27 inches in the front/31 inches long in the back. (women's)
29 inches in the front/33 inches long in the back. (standard)
32 inches in the front/36 inches long in the back.
35 inches in the front/39 inches long in the back.

The jacket shall be available in male and female patterns in even size chest measurements of two-inch
increments and shall range from a small size of 30 to a large size of 68. Generalized sizing, such as small, medium, large, etc., will not be considered acceptable.

_____ Comply _____ Exception

DRAG RESCUE DEVICE (DRD)

A Firefighter Drag Rescue Device (DRD) shall be installed in each jacket. The ends of a 1-inch wide strap, constructed of Kevlar®, shall be sewn together to form a continuous loop. The strap shall be installed in the jacket between the liner system and outer shell such that when properly installed will loop around each arm. The strap will be accessed through a portal between the shoulders on the upper back where it is secured in place by an FR strap. The DRD shall be removable for laundering. The access port shall be covered by an outside flap of shell material, designed to fit between the shoulder straps of an SCBA. The flap will have a NFPA-compliant 3M Scotchlite™ reflective logo patch sewn to the outside to clearly identify the feature as the DRD (Drag Rescue Device). The DRD shall not extend beyond the outside flap. This device provides a quickly deployed means of rescuing a downed firefighter. Flimsy, rope-style DRD straps will not be considered.

_____ Comply _____ Exception

LINER ACCESS OPENING - JACKET

The liner system of the jacket shall incorporate an opening at the leading edges of the right front panel. This opening shall run a minimum of 11 inches for the purpose of inspecting the integrity of the jacket liner system. When installed into the outer shell, the Liner Access Opening will be covered and protected by the overlap of the outer shell facing.

_____ Comply _____ Exception

LOGOS

The garment brand shall be identified by means of red FR Nomex thread embroidery on the top of the left collar denoting the manufacturer. There shall be a reflective label specific to the garment style, measuring 1 inch wide by 4 inches long, installed on the left pocket flap.

_____ Comply _____ Exception

RETROREFLECTIVE FLUORESCENT TRIM

The retroreflective fluorescent trim shall be lime/yellow 3M Scotchlite™Triple Trim (L/Y borders with silver center). Each jacket shall have an adequate amount of retroreflective fluorescent trim affixed to the outside of the outer shell to meet the requirements of NFPA #1971 and OSHA. The trim shall be in the following widths and shall be **NYC style**; 3 inch wide stripes - around the bottom of the jacket within approximately 1 inch of the hem, around the back and chest area approximately 3 inches below the armpit, around each sleeve below the elbow, around each sleeve above the elbow.

_____ Comply _____ Exception

REINFORCED TRIM STITCHING

All reflective trim is secured to the outer shell with Nomex® thread, using a locking chainstitch protected by Kevlar trim abrasion cording. This strip of 3/32-inch strong, durable, flame resistant black Kevlar® cording provides a bed for the stitching along each edge of the retroreflective fluorescent trim surface and affords extra protection for the thread from abrasion. Two rows of stitching used to attach the trim in place of the TrimTrax® shall be considered an unacceptable alternative. All trim ends shall be securely sewn into a seam for a clean finished appearance.

_____ Comply _____ Exception

SEWN ON RETROREFLECTIVE LETTERING

Each jacket shall have 2" lime/yellow 3M Scotchlite™ lettering on Row A reading: ALPHARETTA.

_____ Comply _____ Exception

LETTER PATCH

Hanging Letter Patch

The Hanging letter patch shall be constructed of a double layer of outer shell material. The letter patch will attach to the rear inside hem of the jacket with a combination of snap fasteners, FR hook, and loop fastener tape. 3" letters shall be sewn on for the firefighter's name.

_____ Comply _____ Exception

COLLAR & FREE HANGING THROAT TAB

The collar shall consist of a minimum four-layer construction and be of one-piece design. The outer layers shall consist of one layer of specified outer shell material on outside and a layer of PCA black Advance™ as standard on the inside and two layers of specified moisture barrier. The rear inside ply of aramid pajama check shall be sewn to the collar's back layer of outer shell at the edges only. The forward inside ply of moisture barrier shall be sewn to the inside of the collar at the edges only. The multi-layered configuration shall provide protection from water and other hazardous elements. The collar shall be a minimum of 3 inches high and graded to size. The leading edges of the collar shall extend up evenly from the leading edges of the jacket front body panels so that no gap occurs at the throat area. The collar's back layers of outer shell and moisture barrier shall be joined to the body panels with two rows of stitching. The collar's front layers of moisture barrier and outer shell shall have a strip of ⅝ inch wide FR hook fastener tape stitched to the inside lower edge and running the full length of the collar. The inside strip of ⅝ inch wide FR hook fastener tape sewn to the underside of the collar shall engage a corresponding piece of FR loop fastener tape on the neck extension of the liner system. A self-material fabric hanger loop shall be sewn at the top of collar. The throat tab shall consist of a minimum 4-layer construction, and it shall be of be a scoop type design and constructed of two plies of outer shell material with two center plies of moisture barrier material. The throat tab shall measure not less than 3½ inches

wide at the center tapering to approximately 2 inches at each end with a total length of approximately 9 inches. The throat tab will be attached to the right side of the collar by a 1 inch wide by 1½ inch long piece of Nomex® twill webbing. The throat tab shall be secured in the closed and stowed position with FR hook and loop fastener tape. The FR hook and loop fastener tape shall be oriented to prevent exposure to the environment when the throat tab is in the closed position. A 1½ inch by 3-inch piece of FR loop fastener tape shall be sewn horizontally to the each end of the throat tab and a 1 inch by 3 inch piece of FR hook fastener tape shall be sewn horizontally to the throat tab. A corresponding piece of FR hook fastener tape measuring 1 inch by 3 inches shall be sewn horizontally to the leading outside edge of the collar on the left side, for attachment and adjustment when in the closed position and wearing a breathing apparatus mask. The collar closure strap shall fold in half for storage with the FR loop fastener tape engaging the FR hook fastener tape.

_____ Comply _____ Exception

JACKET FRONT

The jacket shall incorporate separate facings to ensure no thermal or moisture protection interruption in the front closure area. The facings shall measure approximately 3 inches wide, extend from collar to hem, and be double stitched to the underside of the outer shell at the leading edges of the front body panels. A breathable moisture barrier material shall be sewn to the jacket facings and configured such that it is sandwiched between the jacket facing and the inside of the respective body panel. The breathable film side shall face inward to protect it. A wicking barrier constructed of Crosstech 2F moisture barrier material shall be installed on the front closure system on the left and right sides directly below the front facings to ensure continuous protection and overlap. The wicking barrier shall extend no more than a maximum of ¾ inch beyond the inner facing, and false facing shall be unacceptable. The thermal liner and moisture barrier assembly shall be attached to the jacket facings by means of snap fasteners.

_____ Comply _____ Exception

STORM FLAP

A rectangular storm flap measuring approximately 3¼ inches (6 inches for hook and dee inside/FR hook and loop fastener tape outside closure; aka #7C) wide and a minimum of 21 inches long shall be centered over the left and right body panels to ensure there is no interruption in thermal or moisture protection in the front of the jacket. The outside storm flap shall be constructed of two plies of outer shell material with a center ply of breathable moisture barrier material. The outside storm flap shall be double stitched to the right-side body panel and shall be reinforced at the top and bottom with backtacks.

_____ Comply _____ Exception

STORM FLAP AND JACKET FRONT CLOSURE SYSTEM

The jacket shall be closed by means of a 20-inch size #10 heavy-duty high-temp smooth-gliding YKK Vislon® zipper on the jacket fronts and FR hook and loop fastener tape on the storm flap. The teeth of the zipper shall be mounted on black Nomex® tape and shall be sewn into the respective jacket fronts. The storm flap shall close over the left and right jacket body panels and

shall be secured with FR hook and loop fastener tape. A 1½ inch piece of FR loop fastener tape shall be installed along the leading edge of the storm flap on the underside with four rows of stitching. A corresponding 1½ inch piece of FR hook fastener tape shall be sewn with four rows of stitching to the front body panel and positioned to engage the loop fastener tape when the storm flap is closed over the front of the jacket.

_____ Comply _____ Exception

SEMI-EXPANSION (BELLOWS) POCKETS

Each jacket front body panel shall have a 8 inch wide by 8 inch high semi-expansion pocket double stitched to it and shall be located to provide accessibility. The leading edge of the pockets shall be sewn flush with the jacket. The rear of the pockets shall expand to a depth of 2 inches. *The semi-expansion pocket shall be reinforced with a layer of Kevlar® approximately 5 inches up on the inside of the pocket*. Two rust-resistant metal drain eyelets shall be installed in the bottom of each semi-expansion pocket to facilitate water drainage. The pocket flaps shall be constructed of two layers of outer shell material and shall measure approximately 3 inches deeper than the pocket expansion and ½ inch wider than the pocket. The pocket flaps shall be angled with the front edge 1" shorter than the back edge, the upper pocket corners shall be reinforced with proven backtacks, and the pocket flaps shall be reinforced with backtacks. The pocket flaps shall be closed by means of FR hook and loop fastener tape. Two pieces of 1½ inch by 3-inch FR hook fastener tape shall be installed vertically on the inside of each pocket flap (one piece on each end). Two corresponding pieces of 1½ inch by 3-inch FR loop fastener tape shall be installed horizontally on the outside of each pocket near the top (one piece on each end) and positioned to engage the hook fastener tape. A separate hand warmer pocket compartment will also be provided under the expandable cargo pocket. This compartment will be accessed from the rear of the pocket and shall be lined with Nomex® fleece for warmth and comfort.

_____ Comply _____ Exception

SLEEVES

The sleeves shall be of two-piece construction and contoured, having an upper and a lower sleeve. Both the under and upper sleeves shall be graded in proportion to the chest size. For unrestricted movement, on the underside of each sleeve there shall be two outward facing pleats located on the front and back portion of the sleeve on the shell and thermal liner. On the moisture barrier, the system will consist of two darts, rather than pleats, to allow added length in the under sleeve. The moisture barrier darts will be seam sealed to assure liquid resistance integrity. The pleats shall expand in response to upper arm movement and shall fold in on themselves when the arms are at rest. This expansion shall allow for greater multi-directional mobility and flexibility in the shoulder and arm areas, with little restriction or jacket rise. Neither stove-pipe nor raglan-style sleeve designs will be considered acceptable.

_____ Comply _____ Exception

SLEEVE CUFF REINFORCEMENTS

The sleeve cuffs shall be reinforced with an extra layer of outer shell material.

The cuff reinforcements shall not be less than 2 inch in width and folded in half, approximately one-half inside and one half outside the sleeve end for greater strength and abrasion resistance. The cuff reinforcement shall be double stitched to the sleeve end; a single row of stitching shall be considered unacceptable. This independent cuff provides an additional layer of protection as compared to a turned and stitched cuff. Jackets finished with a turned and stitched cuff do not provide the same level of abrasion resistance and will be considered unacceptable.

_____ Comply _____ Exception

WRISTLETS / SLEEVE WELLS

Each jacket shall be equipped with **PBI®/Kevlar® blend hand and wrist guards** (over the hand) not less than 7 inches in length and of double thickness. A separate thumbhole with an approximate diameter of 2 inches shall be recessed approximately 1 inch from the leading edge. The wristlets shall be sewn to the end of the liner sleeves. Flame resistant neoprene coated cotton/polyester material shall be sewn to the inside of the sleeve shell approximately 5 inches from the sleeve end and extending toward the cuff forming the sleeve well. The neoprene sleeve well shall form a cuff end that shall be elasticized providing a snug fit at the wrist and covering the knit wristlet. This sleeve well configuration serves to prevent water and other hazardous elements from entering the sleeves when the arms are raised. The neoprene material shall also line the inside of the sleeve shell from the cuff to a point approximately 5 inches back, where it joins the sleeve well and is double stitched to the shell. Four Ara-shield® snap tabs will be sewn into the juncture of the sleeve well and wristlet. The tabs will be spaced equidistant from each other and shall be fitted with female snap fasteners to accommodate corresponding male snap tabs on the liner sleeves. One of the Ara-shield® snap tabs shall be a different color in the liner to correspond with color-coded snap tabs for ease of matching the liner system to the outer shell after inspection or cleaning is completed. This configuration will ensure there is no interruption in protection between the sleeve liner and wristlet.

_____ Comply _____ Exception

LINER SHOULDER THERMAL ENHANCEMENT PLUS ADDITIONAL THERMAL

A minimum of one additional layer of thermal liner material shall be used to increase thermal insulation in the shoulder area of the liner system. This thermal enhancement layer shall drape over the top of each shoulder, extending from the collar to the sleeve/shoulder seam and 5 inches to the front 2 inches to the back of the shoulder cap. The shoulder thermal enhancement layers shall be sandwiched between the thermal liner and moisture barrier layers of the liner system and shall be stitched to the thermal liner layer only. The thermal enhancement layer shall have finished edges by means of overedging. Raw or unfinished edges shall be considered unacceptable. Thermal scraps shall not be substituted for full-cut fabric padding. Smaller CCHR reinforcements shall not be considered acceptable since they provide far less area of coverage. In addition to the enhancement above, additional thermal protection shall be provided with a front/back padded Nomex thermal liner.

_____ Comply _____ Exception

RADIO POCKET

Each jacket shall have a pocket designed to store a portable radio. This pocket shall be of box type construction, double stitched to the jacket, and have one drainage eyelet in the bottom. The pocket flap shall be constructed of two layers of outer shell material measuring approximately 3 inches longer than the depth of the pocket and approximately ¼ inch wider than the pocket. The pocket flap shall be closed by means of FR hook and loop fastener tape. A 1½ inch by 3-inch piece of FR hook fastener tape shall be installed on the inside of the pocket flap beginning at the center of the bottom of the flap. A 1½ inch by 3-inch piece of FR loop fastener tape shall be installed horizontally on the outside of the pocket near the top center and positioned to engage the hook fastener tape. In addition, the entire pocket inside shall be lined with neoprene-coated cotton/polyester material to ensure that the radio is protected from the elements. The impermeable barrier material shall also be sandwiched between the two layers of outer shell material in the pocket flap for added protection. The radio pocket shall measure approximately 3 inches deep by 3.5 inches wide by 9 inches high and shall be installed on the left chest.

_____ Comply _____ Exception

MICROPHONE STRAPS

A strap shall be constructed to hold a microphone for a portable radio. It shall be sewn to the jacket at the ends only. The size of the microphone strap shall be 1 inch x 3 inches. The microphone strap shall be mounted above the radio pocket and over the right chest and shall be constructed of double layer outer shell material.

_____ Comply _____ Exception

SELF STRAP WITH HOOK & LOOP

Each jacket shall be equipped with a Strap Below the microphone clip on the right chest will be a strap
constructed of outer shell material measuring approximately 1 inch by 12 inches and shall hold the barrel of the flashlight. The strap will be equipped with a 1 inch by 3 inches FR hook and loop closure at front of the strap to facilitate easy removal of the flashlight.

_____ Comply _____ Exception

4. PANT CONSTRUCTION

BODY

The shell's body shall be constructed of four separate body panels consisting of two front panels and two back panels. The body panels shall be shaped so as to provide a tailored fit, thereby enhancing body movement, and shall be joined together by double stitching with Nomex® thread. The body panels and seam lengths shall be graded to size to ensure accurate fit in a broad range of sizes.

_____ Comply _____ Exception

SIZING
The pants shall be available in even size waist measurements of two-inch increments and shall be available in a range of sizes from 24 to 68 for both men and women. The pant inseam measurement shall be available in two-inch increments. Generalized sizing, such as small, medium, large, etc., shall not be considered acceptable. Sizing specifically for women shall also be available.

_____ Comply _____ Exception

LINER ACCESS OPENING (PANT)
The thermal liner and moisture barrier layers of the pant liner system shall be constructed in such a way as to allow an access opening for interior inspection, service and replacement. The thermal liner and moisture barrier layers shall be stitched together for security and prevention of inadvertent use of one layer without the other. The liner system shall have a reinforcement material sewn to the bottom of the fly opening. This reinforcement shall serve to prevent the liner from tearing in that area from the constant donning and doffing of the pants. The liner system of the pant shall incorporate an opening along the back of the waistline for ease in inspecting the inner layers and to facilitate performing the complete Liner Inspection. The thermal liner and moisture barrier shall be individually bound with a neoprene coated bias cut tape and joined together on each of the front panels, along the waistband from the front fly opening to side seam. The back of the liner system shall be allowed to remain open with two snaps on either side of the back seam to attach the moisture barrier layer to the thermal liner layer. As described previously, the pant thermal layer system snaps directly to the independent waistband by means of nine snap fasteners. No hook and loop shall be used to close the liner access opening.

_____ Comply _____ Exception

RETROREFLECTIVE FLUORESCENT TRIM
The pant shall have a stripe of retroreflective fluorescent trim encircling each leg below the knee to comply with the requirements of NFPA #1971 in 3 inch lime/yellow 3M Scotchlite™ Triple Trim (L/Y borders with silver center). Bottom of trim band shall be located approximately 3" above cuff.

_____ Comply _____ Exception

REINFORCED TRIM STITCHING
All reflective trim is secured to the outer shell with Nomex® thread, using a locking chainstitch protected by Kevlar trim abrasion cording. This strip of 3/32-inch strong, durable, flame resistant black Kevlar® cording provides a bed for the stitching along each edge of the retroreflective fluorescent trim surface and affords extra protection for the thread from abrasion. Two rows of stitching used to attach the trim in place of the TrimTrax® shall be considered an unacceptable alternative. All trim ends shall be securely sewn into a seam for a clean finished appearance.

_____ Comply _____ Exception

WAISTBAND

The waist area of the pants shall be reinforced on the inside with a separate piece of black aramid outer
shell material, cut on the bias (diagonally). The reinforcement shall be folded in half, for a finished bottom edge and shall have a finished width of not less than approximately 1½ inches. The top edge of the waistband reinforcement shall be double stitched to the outer shell at the top of the pants. The lower edge of the waistband shall be unattached to the shell to accept the thermal liner and moisture barrier. The top of the thermal liner and moisture barrier shall be secured to the underside of the waistband reinforcement by means of nine snaps, spaced equidistant along the length of the waistband reinforcement. Inserting the liner system between the waistband reinforcement and outer shell serves to reduce the possibility of liner detachment while donning and doffing. The independent waistband construction affords greater comfort and fit than a turned and stitched method. Pants that do not include an independent waistband or are not cut on the bias shall not provide the same amount of stretch to the garment and shall be considered unacceptable.

_____ Comply _____ Exception

PANT CLOSURE SYSTEM

The exterior primary positive locking closure shall be an inward facing metal safety hook and dee ring. The safety hook shall be threaded through an Ara-Shield® material strap. The strap shall measure a total of approximately 10 inches and shall be folded in half to create a double layer strap for the safety hook to be threaded through. The double layer strap shall be folded in half and stitched to the waist area using three heavy duty bar tacks, for a finished strap length of approximately 2 ½ inches. A dee ring shall be riveted to the leading edge of the fly flap near the top. The snap hook shall engage the dee ring located on the fly flap when in the closed position.

_____ Comply _____ Exception

EXTERNAL / INTERNAL FLY FLAP

The pants shall have a left-handed opening and shall have a vertical outside fly flap constructed of two layers of outer shell material, with a layer of moisture barrier material sandwiched between. The fly flap shall be double stitched to the right front body panel and shall measure approximately 2 ½ inches wide, with a length graded to size based on waist measurement and reinforced with backtacks at the base. An internal fly flap constructed of one layer of outer shell material, thermal liner, and specified moisture barrier, measuring approximately 2 inches wide, with a length graded to size based on the waist, shall be sewn to the leading edge of the left front body panel. The inside of the left front body panel shall be thermally enhanced directly under the outside fly with a layer of moisture barrier and thermal liner material. The underside of the outside fly flap shall have a 1½-inch wide piece of FR loop fastener tape quadruple stitched along the full length and through the shell material only; stitching shall not penetrate the moisture barrier inserted between the two layers to ensure greater thermal protection and reduced water penetration. A corresponding strip of 1½ inch wide piece of FR hook fastener tape shall be quadruple stitched to the outside left front body panel, securing the fly in a closed position.

Appropriate snap fastener halves shall be installed at the waistband's leading edge to further secure the pants in the closed position.

_____ Comply _____ Exception

KNEE

The outer shell of the pant legs shall be constructed with horizontal expansion pleats in the knee area with corresponding darts in the liner to provide added fullness for increased freedom of movement and maximum flexibility. The pleats shall be folded to open outwardly towards the side seams to ensure no restriction of movement. The AXTION® knee shall be installed proportionate to the pant inseam so it falls in an anatomically correct knee location. The thermal liner shall be constructed with four darts per leg in the front of the knee. Two shall be located above the knee (one on each side), and two shall be located below the knee (one on each side). On the moisture barrier, the system shall consist of two darts, rather than pleats, to allow added length in the under knee. The darts in the liner provide a natural bend at the knee. The darts in the liner work in conjunction with the expansion panels in the outer shell to increase freedom of movement when kneeling, crawling, climbing stairs or ladders, etc.

_____ Comply _____ Exception

LINER KNEE THERMAL ENHANCEMENT

A minimum of one layer of specified thermal liner and one layer of moisture barrier material, measuring a minimum of 9 inches by 11 inches, shall be sewn to the knee area of the liner system for added CCHR protection and increased thermal insulation in this high compression area. The knee thermal enhancement layers shall be sandwiched between the thermal liner and moisture barrier layers of the liner system and shall be stitched to the thermal liner layer only. The thermal enhancement layer shall have finished edges by means of overedging. Raw or unfinished edges shall be considered unacceptable. Thermal scraps shall not be substituted for full-cut fabric padding. Smaller CCHR reinforcements shall not be considered acceptable since they provide far less coverage area.

_____ Comply _____ Exception

KNEE REINFORCEMENTS

The knee area shall be reinforced with a layer of black Dragonhide® material. The knee reinforcement shall be slightly offset to the outside of the leg to ensure proper coverage when bending, kneeling, and crawling. The knee reinforcements shall measure approximately 9 inches wide by 12 inches high and shall be double-stitched to the outside of the outer shell in the knee area for greater strength and abrasion resistance. Knee reinforcements of a smaller size do not provide the same protective
coverage and shall be considered unacceptable. The knee reinforcement specified shall be removable for replacement without opening the Major A seams of the outer shell of the pants.

_____ Comply _____ Exception

PADDING UNDER KNEE REINFORCEMENTS
Padding for the knees shall be accomplished with one layer of neoprene-coated aramid batt and one layer of quilted aramid batt. Both layers of padding shall be sandwiched between the shell and the knee reinforcement layers. The neoprene shall face outward. In addition to the above padding, two layers of Nomex quilt shall also be provided.

_____ Comply _____ Exception

5. EXPANSION POCKETS

EXPANSION ESCAPE SYSTEM ROPE POCKET (Right)
A 2X8X9 pocket shall be specifically designed for CMC emergency escape. The pocket shall be reinforced with Dragonhide on the lower half with compartments divided for the safety hook. The pocket flap shall measure 9" of double Kombat Flex material with the end of the flap weighted with silizone. A separate compartment flap shall be sewn inside the pocket to separate the rope from the descending device. 3" Lime Yellow Triple Trim shall be sewn on the outside of the pocket flap.

_____ Comply _____ Exception

LEFT POCKET WITH ARASHIELD 3 PACK TOOL POUCH AND REFLECTIVE TRIM
An expansion pocket, measuring approximately 2 inches deep by 10 inches wide by 10 inches high shall be double stitched to the side of the left leg straddling the outseam above the knee and positioned to provide accessibility. *The lower half of each expansion pocket shall be reinforced with a layer of Kevlar® material on the inside.* Two rust resistant metal drain eyelets shall be installed on the underside of each expansion pocket to facilitate drainage of water. The pocket flaps shall be rectangular in shape, constructed of two layers of outer shell material and shall measure approximately 3 inches deeper than the pocket expansion and ½ inch wider than the pocket. The pocket flaps shall be closed by means of FR hook and loop fastener tape. Two pieces of 1½ inch by 3 inch FR hook fastener tape shall be installed vertically on the inside of each pocket flap (one piece on each end). Two corresponding pieces of 1½ inch by 3 inch FR loop fastener tape shall be installed horizontally on the outside of each pocket near the top (one piece on each end) and positioned to engage the hook fastener tape. A gray Arashield 3 pack tool pouch shall be sewn in. A row of 3" lime yellow scothlite triple trim shall be sewn over the left pocket in the vertical position.

_____ Comply _____ Exception

PANT CUFF REINFORCEMENTS
The cuff area of the pants shall be reinforced with an extra layer of outer shell material. The cuff reinforcements shall not be less than 2 inch in width and folded in half, approximately one half inside and one half outside the leg cuff for greater strength and abrasion resistance. The cuff reinforcement shall be double stitched to the end of the leg for a minimum of two rows of stitching. This independent cuff provides an additional layer of protection over a hemmed cuff.

Pants that are turned and stitched at the cuff, as opposed to an independent cuff reinforcement, do not provide the same level of abrasion resistance and shall be considered unacceptable.

_____ Comply _____ Exception

PADDED RIP-CORD SUSPENDERS & ATTACHMENT

On the inside waistband shall be attachments for the standard "H" style "Padded Rip-Cord" suspenders. There shall be four attachments total – 2 front, 2 back. The suspender attachments shall be constructed of black Ara-Shield® material measuring approximately ½ inch wide by 3-inches long. They shall be sewn in a horizontal position on the ends only to form a loop. The appearance shall be much like a horizontal belt loop to capture the suspender ends. A pair of "H" style "Padded Rip-Cord" suspenders shall be specially configured for use with the pants. The main body of the suspenders shall be constructed of 2 inch wide black webbing straps. The suspenders shall run over each shoulder to a point approximately shoulder blade high on the back, where they shall be joined by a 2 inch wide horizontal piece of webbing measuring approximately 8-inches long, forming the "H". This shall prevent the suspenders from slipping off the shoulders. The shoulder area of the suspenders
shall be padded for comfort by fully encasing the webbing with aramid batting and wrap-around black
aramid. The rear ends of the suspenders shall be sewn to 2-inch wide elasticized webbing extensions measuring approximately 8-inches in length and terminating with thermoplastic loops. The forward ends of the suspender straps shall be equipped with specially configured black powder coat non-slip metal slides with teeth. Through the metal slides will be the 9 inch lengths of strap webbing "Rip-Cords" terminating with thermoplastic loops on each end. Pulling on the "Rip-Cords" shall allow for quick adjustment of the suspenders. Threaded through and attached to the thermoplastic loops on the forward and rear ends of the suspenders shall be black aramid suspender attachments incorporating two snap fasteners. The aramid suspender attachments are to be threaded through the suspender attachment loops on the inside waistband of the pants. The aramid suspender attachments shall then fold over and attach to themselves securing the suspender to the pants.

_____ Comply _____ Exception

SEAT

The rise of the rear pant center back seam, from the top back of the waistband to where it intersects the inside leg seams at the crotch, shall exceed the rise at the front of the pant by approximately 8 inches. The longer rear center back seam provides added fullness to the seat area for extreme mobility without restriction when stepping up or crouching and shall be graded to size. This feature in combination with other design elements shall maintain alignment of the knee directly over the knee pads when kneeling and crawling.

_____ Comply _____ Exception

TAKE UP STRAPS

The pants shall be equipped with two take up straps. The straps shall be constructed of approximate 1
inch wide black Aramid twill and be positioned in the waist area on the outside of the garment; one on each side. Each take up strap shall be comprised of two sub-component straps and one pull-tab. The rear strap component shall be constructed of black Aramid twill. The rear strap shall measure 1 inch wide and approximately 5 inches long and shall be folded back to form a loop which shall hold a high-temp thermoplastic slide fastener. The slide fastener shall point toward the front. The opposite end of the strap shall be stitched to the pants with two rows of double-needle stitching. The front strap component shall measure approximately 1 inch wide by approximately 10 inches long. One end shall be folded back on itself to form a loop and the high-temp thermoplastic slide fastener from the other strap shall be captured within the loop. The opposite end of the front strap component shall be inserted through a high-temp thermoplastic buckle forming a loop and double-needle stitched to itself to secure the buckle in place. The opposite end shall be inserted through the buckle and shall be stitched to the pants with two rows of doubleneedle stitching. An approximate 1 inch by 1 ¾ inch black Aramid pull tab shall be secured to the buckle. The pull-tab shall be constructed of approximate 1 inch by approximately 4 inch black Aramid twill shall be looped through the opposite end of the buckle, folded in half and double-needle stitched to itself just below the buckle and at the opposite end. The take up strap pull-tabs shall pull toward the front to allow for adjustment. The overall finished length of the take up strap shall measure approximately 9 inches.

_____ Comply _____ Exception

REVERSE BOOT CUT/ANGLED BOOT CUT DESIGN

The outer shell pant leg cuffs shall be constructed such that the back of the leg is approximately 1 inch
shorter than the front. The liner shall also have a reverse boot cut at the rear of the cuff and a concave/angled cut at the front to keep the liner from hanging below the shell. This construction feature shall minimize the chance of premature wear of the cuffs and injuries due to falls as a result of "walking" on the pant cuffs. Pants that have “cut-outs” in the back panel rather than a contoured boot cut shall be considered
unacceptable.

_____ Comply _____ Exception

RAPPELLING HARNESS LOOPS

Each trouser shall have a series of 9 Harness loops around the waist and inner thigh. The loops shall be
constructed of a double layer of outer shell material and shall be of a 2-piece design – top and bottom. The top and bottom of each loop shall attach to each other with snap fasteners, FR hook, and loop fastener tape sewn to the ends to accommodate the donning of the harness. The loops shall be universally located to accept the Rappelling Harness worn outside the trousers. One additional loop shall be installed on the straight fly.

_____ Comply _____ Exception

RIGHT LEG POCKET/TOOL POUCH

Each pant shall have a pocket/tool pouch designed to store a pair of pliers or a small hand tool. An expansion pocket, measuring approximately 1 inch deep by 3 inches wide by 6 inches high shall be double stitched to the side of the right leg straddling the out seam below the knee and above the ankle positioned to provide accessibility. *The lower half of each expansion pocket shall be reinforced with a layer of Kevlar® material on the inside*. One rust resistant metal drain eyelet shall be installed on the underside of the expansion pocket to facilitate drainage of water. The pocket flap shall be rectangular in shape, constructed of two layers of outer shell material and shall measure approximately 3 inches deeper than the pocket expansion and ½ inch wider than the pocket. The pocket flaps shall be closed by means of FR hook and loop fastener tape. Two pieces of 1½ inch by 3 inch FR hook fastener tape shall be installed vertically on the inside of the pocket flap (one piece on each end). Two corresponding pieces of 1½ inch by 3 inch FR loop fastener tape shall be installed horizontally on the outside of the pocket near the top (one piece on each end) and positioned to engage the hook fastener tape.

_____ Comply _____ Exception

6. OTHER SPECIFICATION REQUIREMENTS

THIRD-PARTY TESTING AND LISTING PROGRAM

All components used in the construction of these garments shall be tested for compliance to NFPA Standard #1971 by Underwriters Laboratories (UL). Underwriters Laboratories shall certify and list compliance to that standard. The Underwriters Laboratories certification mark shall denote such certification.

_____ Comply _____ Exception

LABELS

Appropriate warning label(s) shall be permanently affixed to each garment. Additionally, the NFPA
certification label shall include the following information.

Compliance with NFPA Standard #1971
Underwriters Laboratories classified mark
Manufacturer's name
Manufacturer's address
Manufacturer's garment identification number
Date of manufacture
Size

_____ Comply _____ Exception

ISO CERTIFICATION / REGISTRATION

The protective clothing manufacturer shall be certified and registered to ISO Standard 9001 to assure a satisfactory level of quality. Indicate below whether the manufacturer is ISO certified and registered by checking either "Yes" or "No" in the space provided.

_____ Yes _____ No

WARRANTY

The manufacturer shall warrant these jackets and pants to be free from defects in materials and workmanship for their serviceable life when properly used and cared for.

_____ Comply _____ Exception

HOOK AND LOOP SUPPORT PROGRAM

The support program shall cover hook or loop tape that has begun to fray or otherwise degrade from normal wear. This program shall remain in effect for a period of five years from the original date of manufacture of the garment. This support program shall cover the repair or replacement, without charge, of any hook and/or loop on the garments produced by the manufacturer, providing the garments are otherwise serviceable. This support program does NOT cover damage from fire, heat, chemicals, misuse, accident or negligence. Failure to properly care for garments will serve to void this support program.

_____ Comply _____ Exception

SIZING BY VENDOR

Both male and female sizing samples shall be available. Both male and female sizing samples shall be on hand for use when sizing. The vendor shall be available to perform all sizing requirements within 48 hours of written notice. Measuring with a tape measure is not acceptable. Measuring shall be conducted at the Fire Stations as needed. Measuring on all three shifts shall be required, with two different measuring days per shift plus a makeup day.

_____ Comply _____ Exception

GARMENT TRAINING AND SUPPORT

OSHA requires employees to be trained on the capabilities and limitations of their Personal Protective Equipment. The selected vendor shall provide the following:

The manufacturer shall provide local care and maintenance training. Training shall be in compliance with NFPA 1851, current edition, at the conclusion of which each participant shall receive a certificate of completion. An online class shall also be available at no additional charge.

_____ Comply _____ Exception

BAR-CODE/RECORD KEEPING INTERFACE

A 1-dimensional barcode, in the interleaved 2 of 5 format shall be printed on the label of each separable layer of the garment. This barcode shall represent the serial number of the garment. The manufacturer shall be able to provide a detailed list of each asset of a drop-shipped order and shall include the following:

- Brand
- Order Number
- Serial Number
- Style Number
- Color
- Description
- Chest/Waist Size
- Jacket/pant Length
- Sleeve Length
- Date of Manufacture
- Mark-For Data

This information shall be able to be imported into the manufacturer's web-based system designed to facilitate the organization and tracking of assets in accordance with the cleaning and inspection requirements of OSHA and NFPA 1851.

_____ Comply _____ Exception

LOANER GEAR PROGRAM

The manufacturer shall provide loaner gear for no charge for jackets or trousers sent back for warranty-related issues if they occur. This same loaner program shall also be available as a rental program in the event of an emergency contamination situation where gear has to be taken out of service.

_____ Comply _____ Exception

COUNTRY OF ORIGIN

Jackets and Pants shall be manufactured in the United States.

_____ Comply _____ Exception

FACTORY AND FACILITIES INSPECTION

The manufacturer shall provide and make available an inspection visit to confirm compliance to specifications at no expense to the Fire Department.

_____ Comply _____ Exception

PPE RECORD KEEPING

The manufacturer shall make available, at no-charge, a password protected data based backed website that does not care whose brand of PPE assets are being recorded. The website shall have

the functionality to allow the manufacturer to import all of the pertinent data into the department's account so that the initial data entry by fire department personnel is eliminated. The website shall allow for the department to use a barcode scanner, if desired, to scan the Interleaved 2 of 5
barcode found in the gear by going to the Search the Serial Number page in the PPE record-keeping program and scanning the asset's barcoded serial number.

_____ Comply _____ Exception

Appendix B: Specifications for Structural Fire Fighting 14" Pull-On Boots

Instructions:

1. This completed Appendix G General Specification Form must be included with the Offeror's proposal to be considered responsive and eligible for review by the Evaluation Committee.
2. Offerors must review each specification, then note if the Offeror will comply or if there is an exception to the specification.
3. ALL exceptions to these specifications must include an explanation clearly stating the reason for the exception. Use additional pages as needed, noting the number/title of the exception.
4. If the Offeror is not offering items exactly as listed in these specifications, the Offeror shall be prepared to supply a sample (at the Offeror's expense) to the City within one week of the City's request. Offeror shall not send samples unless requested by the City after the City's review of exceptions.
5. After award recommendation to Council, Offerors may request the return of any samples at Offeror's expense.

NFPA and OSHA-Certified

This specification details design and materials criteria to afford protection to the lower legs and feet against adverse environmental effects during structural firefighting. All materials and construction will meet or exceed current NFPA and OSHA standards for structural firefighters' protective clothing.

- Certified to NFPA 1971, *Standard on Protective Ensembles for Structural Firefighting and Proximity Firefighting, Current Edition* for Structural Fire Fighting and
- NFPA 1992, *Standard on Liquid Splash-Protective Ensembles and Clothing for Hazardous Materials Emergencies, Current Edition*.

_____ Comply _____ Exception

General Design

14-inch Pull-On athletic footwear (cement construction) boot, black flame-resistant and water-resistant
leather, double-stitched leather joining seams, hi-vis yellow and silver reflective trim, leather-trimmed
webbing pull straps, padded leather collar, padded leather flex joints in the shaft above vamp and heel,
liquid and chemical-resistant breathable bootie liner, cut-resistant and thermal protective bootie-shield liner, composite safety toe cap, composite shank, composite penetration-resistant insole barrier, molded shin guard, flame-resistant synthetic rubber molded cup outsole and toe bumper, 3D lasting board, molded composite heel counter, internal heel fit system, and a removable molded footbed as well as an additional insert for use in conjunction with the footbed.

_____ Comply _____ Exception

Slip Resistance

Boots must exceed the minimum test values for slip resistance (average of left and right foot) as detailed below to provide superior performance in dry, wet, and frosted ice conditions. Boots that do not exceed these minimums in all conditions shall not be acceptable. Bidders must promptly

supply a Technical Services Report from a recognized independent testing laboratory upon request, showing the boots did exceed this requirement.

Test Method:	SATRA TM144:2011 Slip Resistance of Footwear and Floorings Load = 500 N
Dry Clay Quarry Tile:	Forepart > 1.00 Heel > 1.00
Wet Clay Quarry Tile:	Forepart > 0.60 Heel > 0.60
Frosted Ice -7°C Run 1:	Forepart = 0.28 Heel = 0.28
Frosted Ice -7°C Run 4:	Forepart > 0.12 Heel > 0.12

For maximum slip resistance, each outsole shall have Siping lines. Siping lines cut into flat areas open when flexed to provide additional traction on water and ice. The boot shall also include self-cleaning lugs and an omnidirectional tread pattern designed for superior performance in all terrains and when working on ladders.

_____ Comply _____ Exception

Flexibility
Boots must reach the Maximum Flex Angle of 48 degrees without exceeding the critical bending moment with a resulting stiffness index of less than 10.0, as detailed below, to provide maximum flexibility. Boots that do not meet this requirement shall not be acceptable. Bidders must promptly supply a Technical Services Report from a recognized independent testing laboratory upon request, showing the boots did meet this requirement.

Test Method:	SATRA TM194:2004 Longitudinal stiffness of footwear

_____ Comply _____ Exception

FireStorm Leather
Boots shall be made from heavy-duty, flame-resistant, and water-resistant full-grain cattle hide leather
measuring 2.0 – 2.2 mm of thickness for durable tear and puncture resistance. Tumbled full-grain cattle
hide leather shall be utilized in collar and flex areas for mobility. The leather shall be chrome-tanned to
withstand high temperatures with minimal shrinkage, re-tanned to impart water resistance and low water absorption and finished to retain maximum breathability. Leather shall meet or exceed the following physical tests:

Water Penetration	ASTM D2099	15,000 flex minimum

Dynamic Water Absorption	ASTM D2099	15% maximum
Static Water Absorption	ASTM D6015	30% maximum
Slit Tearing Strength	ASTM D2212	30-pound minimum
Moisture Vapor Transmission	ASTM D5052	350 g/meter2/24 hours minimum
Flame Resistance	NFPA 1971	after flame no more than 2.0 sec, not melt or drip, no burn-through

_____ Comply _____ Exception

CROSSTECH® Footwear Fabric
A full-height, full sock bootie liner made from a package of Omaha lining fabric, 300g felt insulation, and CROSSTECH® moisture barrier shall be provided for a liquid-resistant and breathable moisture barrier as well as thermal protection as defined by the specified NFPA standards.

_____ Comply _____ Exception

Athletic Footwear (Cement) Construction Outsole
For optimum flexibility and comfort, boot shall include a VIBRAM® Synthetic Rubber Contoured Cup Outsole cemented to the bottom and sides of the upper using a 2-part cross-linking adhesive that forms a bond stronger than the materials it attaches. The outsole must be made from a flame, abrasion, oil, acid, and slip-resistant compound engineered for high-traction, cold-weather resistance, and durability. Goodyear welt or direct attach construction methods shall not be acceptable.

_____ Comply _____ Exception

Bootie-Shield Liner
A protective bootie shield of KEVLAR® fiber blend stitch bonded non-woven batting weighing 4.0 oz/yd2 shall be positioned between the leather shell and the CROSSTECH® moisture barrier bootie to provide abrasion and cut resistance and additional thermal protection. Boots that do not have an additional Flame Resistant (FR) protective bootie shield between the leather shell and the CROSSTECH® moisture barrier bootie shall not be acceptable.

_____ Comply _____ Exception

Composite Safety Toe Cap
The safety toe shall consist of a composite material that is lighter than steel, does not transmit heat or cold, and will spring back to shape after impact. Must exceed NFPA standards for safety. Metal toe caps shall not be acceptable.

_____ Comply _____ Exception

Padded Leather Collar
The padded collar shall have a rolled top edge formed by folding over the leather to help the boots slide against the pants liner and reduce the potential for the pants liner to hang up on the top of the boots as well as to reduce abrasion against the wearer's calf.

_____ Comply _____ Exception

Composite Penetration Resistant Insole Barrier
A composite insole shall provide penetration resistance to maximize flexibility and insulate from heat or cold transmission. Must exceed NFPA standards for safety. Metal plates shall not be acceptable.

_____ Comply _____ Exception

3D Composite Lasting Board
Molded, contoured, and lasted to boot uppers with a built-in flex zone in the forefoot and a torsionally stable heel. Flat fiberboard lasting boards shall not be acceptable.

_____ Comply _____ Exception

Composite Shank
The shank shall consist of a composite material that is lighter than steel, does not transmit heat or cold,
and springs back to shape better. Metal shank shall not be acceptable.

_____ Comply _____ Exception

Molded Heel Counter
Boots shall have a molded heel counter of water-resistant composite material individually molded to fit each size perfectly. Leather or fiberboard heel counters shall not be acceptable.

_____ Comply _____ Exception

Padded Shin Guard
Boots shall include a padded composite shin guard to provide extra protection when working on a ladder. Moisture-absorbing natural fiber padding shall not be acceptable.

_____ Comply _____ Exception

Synthetic Rubber Toe Bumper
Boots shall have a molded Flame Resistant (FR) synthetic rubber toe bumper to provide abrasion resistance when crawling. The toe bumper shall be cemented, and 2-needle stitched to the vamp.

_____ Comply _____ Exception

3M SCOTCHLITE™ Reflective Material
Boots shall have flame-resistant fluorescent yellow and silver 3M SCOTCHLITE™ reflective material sewn to both sides of the shaft for added visibility.

_____ Comply _____ Exception

Webbing Pull-Straps
Boots shall have NOMEX® webbing pull-straps with leather trim securely attached to the leather uppers by inserting into to collar seam to minimize stitching through the leather. Pull strength must be a minimum of 120 lbs when tested with a single handle.

_____ Comply _____ Exception

Internal Fit System
Boots shall have an anatomical foam insert that wraps around the top and sides of the heel with an opening to fit and hold the back of the heel securely while cushioning the ankle.

_____ Comply _____ Exception

Dual Density Enhanced 3D Molded Footbed System
Boots shall include removable dual density inserts, which shall be contoured to cradle and cushion the
bottom of the foot and to provide arch support. The bottom layer shall be made of polyurethane foam for durable cushioning and support. The mid layer consists of a breathable microcellular foam with an antimicrobial fabric top layer which to wick moisture away from the foot. This layer molds to the foot to keep the foot cool. An additional polymer insert shall be provided to use in conjunction with the footbed for a snugger fit as needed.

_____ Comply _____ Exception

Sizes
Boots must be available in Men's full sizes 5 – 18 and half sizes 5½ – 15½ in Narrow, Medium, Wide, and X-Wide widths. Boots must also be available in a Wide Calf model in the same size range that will provide an additional 3 inches in circumference at the calf to fit those with larger calves. Boots must be available in Women's full sizes 5 – 12 and half sizes 5½ – 11½ in Narrow, Medium, Wide, and X-Wide widths.

_____ Comply _____ Exception

Resoling Service
The winning vendor shall have resoling services available at their factory as needed.

_____ Comply _____ Exception

Country of Origin
Boots shall be manufactured in the United States.

_____ Comply _____ Exception

Third-Party Testing and Listing Program
All components used in the construction of these garments shall be tested for compliance to NFPA Standard 1971 and 1992 by a recognized independent testing lab which shall certify and list compliance to that standard. Such certification shall be denoted by the independent testing labs mark on the certification label affixed to the boots.

_____ Comply _____ Exception

Labels
Appropriate warning label(s) shall be permanently affixed to each garment. Additionally, the label(s) shall include the following information.

Compliance to applicable NFPA Standard(s), current edition(s).
Independent Testing Lab mark
Manufacturer's name
Manufacturer's address
Manufacturer's boot identification number
Date of manufacture
Size

_____ Comply _____ Exception

ISO Certification/Registration
The manufacturer shall be certified and registered to ISO Standard 9001 to assure a satisfactory level of
quality.

_____ Comply _____ Exception

Warranty
The manufacturer shall warrant these boots to be free from defects in materials and workmanship for one year when properly used and cared for.

_____ Comply _____ Exception

Sizing by Vendor
The vendor shall be available to perform all sizing requirements.

_____ Comply _____ Exception

PPE Record Keeping

The manufacturer shall make available at no-charge, a password protected data based backed website that allows all brands of PPE assets are being recorded. The website shall have the functionality to allow the manufacturer to import all of the pertinent data into the department's account so that the initial data entry by fire department personnel is eliminated. The website shall allow for the department to use a barcode scanner, if desired, to scan the Interleaved 2 of 5 barcode found in the gear by going to the Search the Serial Number page in PPE record keeping program and scanning the asset's barcoded serial number.

_____ Comply _____ Exception

CITY OF ALPHARETTA REQUEST FOR PROPOSALS (RFP)

RFP Number: **26-112**

RFP Title: **Firefighter Structural Turnout Gear**

INFORMATION AND CONTRACT TERMS & CONDITIONS

RFP Information

1. Offeror Acknowledgement

By submitting a Proposal for this request, the authorized signer and represented firm acknowledge and confirm that they have read, understand, and agree to information within this RFP's documents including all required and informational documents, files, and forms posted to the Bonfire project webpage for this RFP. These documents make up the RFP. They will become part of any contract that may be awarded because of responses to this RFP.

By sending a Proposal, the Offeror acknowledges and agrees that:

a. The Offeror has carefully examined and fully understands the terms, conditions, and requirements of any proposed Work as noted within this RFP.

b. The Offeror acknowledges that they completed a personal examination of the site of the proposed work (if applicable).

c. The Offeror is satisfied with the actual conditions and requirements of the proposed Work.

d. The Offeror acknowledges that they are capable of completing the Work as noted in this RFP.

e. In compliance with Scope of Work/Specifications, by submitting a cost proposal in response to the request, the Offeror agrees that if this proposal is accepted by the City Council within one hundred twenty (120) days of the date of RFP Response Due Date, that the Offeror will furnish any or all of the deliverables upon which prices are quoted, at the price set opposite each, to the designated point(s) within the time specified.

Acknowledging these statements by the submittal of a proposal to the City, the Offeror proposes and agrees that if the Offeror's proposal is accepted, the Offeror will contract with the City in full agreement with the Contract Documents.

2. City's Authority and Right to Investigate

This procurement is issued under the authority of the City of Alpharetta's Procurement Policy, also following State of Georgia and Federal applicable laws. The City has the right to reject all proposals, to reject any proposal that has not followed or met the City's scope of work or specifications (non-responsive), or reject any proposal that shows that a Offeror cannot meet one or more of the requirements (non-responsibility). The City has the right to ignore unimportant mistakes that do not affect the work or service to be provided, the purchase of requested item(s), or proposal pricing in order to award a contract that is in the best interest of the City.

The City may make such investigations as considered necessary to determine the ability of the Offeror to provide the supplies and/or perform the services specified.

3. Receipt of Proposals and Public Inspection

a. Public Information:

Upon receipt of all sealed proposals, only the name of each supplier and the date and time of receipt shall be recorded. No other information will be disclosed nor shall the proposals be considered open record until after council award. (O.C.G.A 50-18-72, paragraph 10) All information received in response to this RFP, including copyrighted material, is deemed public information and will be made available for public viewing and copying shortly after the council award with the following five exceptions:

1. bona fide trade secrets that have been specifically identified, properly marked, separated, and documented and to which the Offeror has attached an affidavit declaring that such specific information constitutes a trade secret pursuant to Article 27 of Chapter 1 of Title 10 of the Official Code of Georgia Annotated, will not be disclosed; provided however, if the City determines that such specifically identified information does not in fact constitute a trade secret, the City will notify the Offeror of its intent to disclose such information prior to its initial disclosure as required by law;
2. matters involving individual safety, as determined by the City, may be withheld from disclosure;
3. any company financial information in the form of records containing tax matters or tax information that is confidential under state or federal law, which has been requested by the City to determine vendor responsibility, unless prior written consent has been given by the Offeror will not be disclosed;
4. any document or record, or portion thereof, containing information exempt from disclosure pursuant to O.C.G.A. § 50-18-70, et seq., may be withheld from disclosure as determined by the City; and
5. any other document or record, or portion thereof, mandated by law to be kept confidential, as determined by the City.

All open records requests must be presented in writing along with specific items requested. The Open Records Request form is available from the City's main website and requested through the City Clerk's office.

b. Procurement Agent's Review of Proposals:

The Procurement Agent in charge of the solicitation will open and review the Proposals and separate out any information that meets the referenced exceptions noted above, providing the following conditions have been met:

1. Documents or records containing information that the Offeror wishes to keep confidential must be specifically identified and clearly marked and separated from the rest of the Proposal by the Offeror and;
2. The Proposal does not contain any such confidential material in the cost/price section; and
3. An affidavit from the Offeror specifically identifying information as a trade secret and declaring that such information constitutes a trade secret pursuant to Article 27 of Chapter 1 of Title 10 of the Official Code of Georgia Annotated is attached to each separated document or record in the Proposal that Offeror wishes to be kept confidential because it contains trade secrets.

Information separated out under this process will be available for initial review only by the Procurement Officer, Procurement Agent, and limited other designees. Offerors acknowledge that the act of separating out such information by the Procurement Agent does not operate to exempt such information from disclosure as a public record; rather, the disclosure of such information is governed by O.C.G.A. § 50-18-70, et seq. Offerors should be prepared to pay all legal costs and fees associated with defending a claim for confidentiality in the event an (open records) request is submitted by another party and the City determines that such information is subject to disclosure.

General Terms and Conditions

We will incorporate the City's standard terms and conditions into the Contract. Those terms and conditions are set forth below in this document. We ask that Offerors notify the City of any Terms and Conditions that either prevent them from responding to this procurement or add unnecessary cost. The Offeror must make this notification in writing either as a written question sent before the question deadline or with the Offeror's response.

1. Disclosure

Any Consultant as defined in O.C.G.A. §36-80-28 that is engaged to develop or draft specifications/requirements or serve in a consultative role during the procurement process for any City procurement method, by entering into such an arrangement or executing a contract that the consultant agrees to: (1) Avoid any appearance of impropriety and must follow all policies and procedures of the City; (2) disclose to the City any material transaction or relationship pursuant to §36-80-28, considered a conflict of interest, any involvement in litigation or other dispute, relationship or financial interest not disclosed in the Disclosure form; and (3) Acknowledge that any violation or threatened violation of the agreement may cause irreparable injury to the City, entitling the City, to seek injunctive relief in addition to all other legal remedies. This requirement does not apply to confidential economic development activities pursuant to §50-18-72 or to any development authority for the purpose of promoting the development of trade, commerce, industry, and employment opportunities or for other purposes and, without limiting the generality of the foregoing, must specifically include all authorities created pursuant to Title 36 Chapter 62; However, per provisions of subparagraph (e)(1)(B)of Code Section 36-62-5 reporting of potential conflicts of interest by development authority board members is required.

2. Compliance with Title VI of the Civil Rights Act of 1964

The City of Alpharetta, as a federal grant recipient, conforms to Title VI of the Civil Rights Act of 1964 and its amendments. Title VI of the Civil Rights Act of 1964 requires that no person in the United States will, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance. Presidential Executive Order 12898 addresses environmental justice in minority and low-income populations. Presidential Executive Order 13166 addresses services to those individuals with limited English ability.

The City is committed to enforcing the provisions of Title VI and to taking positive and realistic affirmative steps to ensure the protection of rights and opportunities for all persons affected by its programs.

Any person who believes they have been subjected to unlawful discriminatory practice under Title VI has a right to file a formal complaint. Any such complaint must be filed in writing or in person with the City of Alpharetta's, Title VI Compliance Officer, within one hundred-eighty (180) days following the date of the alleged discriminatory action. For more information or Title VI Discrimination Complaint Forms contact the Title VI Compliance Officer at the following:

Human Resources: Title VI Compliance
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009
Tel: 678-297-6014

3. Substitutions and Change Orders

NO substitutions of material, schedule cancellations, or Change Orders are allowed after Contract award without written approval by the Director of the contracting City Department or his authorized representative. For purchase orders $50,000.01 or greater, cumulative Change Orders more than 10% of the original contract will require the approval of the City Council.

Where specific employees are proposed by the Contractor for the work, those employees must perform the work as long as those employees work for the Contractor, either as employees or subcontractors, unless the City agrees to a replacement or requests same based on an objective standard of review of past performance. We will review requests for any substitution and may be approved by the City at its sole discretion. We will not recognize any verbal agreements to the contrary. In the event a substitution of a Contractor employee is required due to termination of employment by Contractor, Contractor must provide the City with prompt written notice of the need for such substitution and must cooperate with the City in providing a replacement.

4. General Insurance Requirements

Upon Council approval, the awarded Contractor shall provide the City with a Certificate of Insurance (COI) to the procurement agent listed on the cover page for this RFP. The COI shall indicate the existence of the policies prior to the beginning of the contract work or term. Thereafter, a renewal certificate shall be delivered to the City at least thirty (30) days prior to the expiration date of each expiring policy. If at any time, any of the policies shall be or become unsatisfactory to the City as to form or substance, or any of the carries issuing such policies shall be or become unsatisfactory to the City, the Contractor shall deliver to the City representative upon demand a certified copy of any policy required herein for review. The Certificates of Insurance shall state that the City of Alpharetta is additionally insured.

- **Workers Compensation:** Workers Compensation $500,000 per accident per employee with waiver of subrogation. Required documentation includes certificate from insurance company showing issuance of workmen's compensation coverage for the State of Georgia.
- **Comprehensive General Liability Insurance:**
  Commercial General Liability $1,000,000 each occurrence
  $1,000,000 aggregate
- **Comprehensive Auto Liability Insurance:**
  Bodily Injury Liability $1,000,000 each occurrence
  Property Damage Liability $ 100,000 each occurrence
- **Excess Umbrella Liability:**
  Combined Single Limit Bodily Injury
  and / or Property Damage $1,000,000 each occurrence
  $1,000,000 aggregate

Insurance; Indemnification. The awarded Consultant must keep the types and amounts of insurance set forth as from time to time will be requested by the City. The awarded Consultant must supply proof of such insurance to the City at the same time as the execution of any resulting Contract and/or purchase order, 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. The awarded Consultant will 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 the Consultant's, or Consultant's agents', employees' or subconsultants', negligent performance or non-performance of any resulting Contract and/or purchase order, including, but not limited to, claims for injury to person or property; provided, however, that this indemnification obligation will not apply to claims arising from the sole negligence of the City or its employees. Nothing in this paragraph or any resulting Contract and/or purchase order will be considered to constitute a waiver of the City's sovereign immunity, create rights in any third party, or create any third-party beneficiaries.

5. Term.

The Contract is for a term of (1) one year, starting upon contract execution, but no sooner than April 3, 2026, and ending (1) year 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.

6. Additional Contract Provisions and Terms

The procurement, including all documents and appendices attached hereto, referenced here and/or incorporated here, and any addenda hereto, and the response of the awarded Consultant, including any amendments thereto, will be incorporated into the Contract (as previously set forth, all such documents are collectively referred to as the "Contract Documents").

The Terms and Conditions set forth here do not define the total extent of the contract language. In the event of a conflict or dispute as to the duties and responsibilities of the City and Consultant under any resulting Contract Documents, the Contract, will govern in accordance with the order of precedence set forth therein.

7. Invoicing, Payment Processing

A. The City agrees to pay the Consultant in current funds for the performance of the Contract subject to additions and deductions as provided in the Contract, and, if applicable, to make payments in the manner. Upon completion of the Work or, if agreed to by the City, upon completion of certain portions thereof, the Contractor shall submit an invoice detailing the appropriate charges as currently allowed.

B. The City will process approved payment requests under this Project to the awarded Consultant only. Payment to subcontractors and suppliers is the responsibility of the Consultant. The City will not entertain any other payment arrangements.

C. Upon receipt of invoice and inspection and acceptance of the Work, the City will render payment. All such invoices will be paid within forty-five (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 Consultant will provide complete cooperation during any such investigation.

8. Performance Prior to Contract Execution

The successful Consultant will not begin performance of the Project prior to the execution of a formal written contract by the City and the successful Consultant. Any Consultant beginning performance prior to the execution of the Contract will be proceeding at the Consultant's risk and will not be entitled to any compensation for such performance. Under such circumstances, the City reserves the right to withdraw or cancel the award of the procurement.

9. Subconsultants

The highest-scoring responsive and responsible Consultant will be the prime consultant if a contract is awarded and executed and will be responsible, in total, for all work of any subconsultants. All subconsultants, if any, must be listed in the Consultant's response to this procurement. The City reserves the right to approve all subconsultants. The Consultant will be responsible to the City for the negligent acts and negligent omissions of all subconsultants or agents and of persons directly or indirectly employed by such subconsultants, and for the acts and omissions of persons employed directly by the Consultant. Further, nothing contained within the procurement, or otherwise in the Contract Documents created because of any contract award derived from the procurement, will create any contractual relationships between any subconsultant of the Consultant and the City.

10. Independent Consultant

The Consultant will always be acting as an independent consultant and not be considered or deemed to be an agent, employee, joint venture, or partner of the City. The Consultant will have no authority to contract for or bind City in any manner. Neither the Consultant nor its employees are employees of the City. The Consultant will have and maintain the responsibility for and control of the rendition of the Work (including, the services performed) under the Contract, the discipline of its employees, and other matters incident to the performance of the Work (services, duties, and responsibilities as described and contemplated in the Contract). The Consultant must supply the City with proof of compliance with the Workers' Compensation Act while performing work for the City. Proof of compliance must be received with the Consultant's response to the procurement at the address listed on the Cover Page of the procurement.

11. Compliance with Illegal Immigration Reform and Enforcement Act

E-Verify Program:

The City of Alpharetta 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 unless the Consultant registers and takes part in a federal work authorization program (E-Verify). Further, Consultants submitting a Proposal for the physical performance of service must include a fully executed E-Verify affidavit as part of their Response to the procurement.

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

No Consultant will give a response for the physical performance of service unless the Consultant takes part in a Federal Work Authorization Program and follows the requirements of O.C.G.A. § 13-10-91.

1) Per O.C.G.A. § 13-10-91, the Consultant represents, warrants, acknowledges, and/or agrees that:
    a) The Consultant has registered and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees;
    b) Subconsultants will not enter into any contract with the Consultant for the physical performance of services within the State of Georgia unless such subconsultant registers

and takes part in a federal work authorization program to verify the employment eligibility of all newly hired employees; and

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

2) 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 about E-Verify program registration, corporate administrator registration, and designated agent registration can be found at such website address.

Consultant, Subconsultant, and Sub-subconsultant Evidence of Compliance:

1) The Consultant, if entering a contract with the City supplying the physical performance of services, will follow the requirements of O.C.G.A. § 13-10-91.
2) Per O.C.G.A. §13-10-91, in the event the Consultant employs or contracts with a subconsultant in connection with a covered contract, Consultant will secure from such subconsultant attestation of the subconsultant's compliance with O.C.G.A. § 13-10-91 by the subconsultant's execution of the subconsultant affidavit, the form of which is provided in Appendix B hereof and keep records of such attestation for inspection by the City at any time. Such subconsultant affidavit will become a part of the consultant/subconsultant agreement. It will be the duty of the Awarded Consultant 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.
3) Pursuant to O.C.G.A. §13-10-91, in the event the Consultant employs or contracts with a subconsultant that employs or contracts with any sub-subconsultant, the subconsultant will secure from such sub-subconsultant attestation of the sub-subconsultant's compliance with O.C.G.A. § 13-10-91 by the sub-subconsultant's execution of the sub-subconsultant affidavit, the form of which is also provided in Appendix A hereof, and maintain records of such attestation for inspection by the City at any time. Such sub-subconsultant affidavit will become a part of the subconsultant/sub-subconsultant agreement.
4) The Consultant must follow all other applicable requirements and provisions of O.C.G.A. § 13-10-91 and other applicable rules and regulations issued in relation thereto.
5) All portions of contracts about compliance with O.C.G.A. § 13-10-91 and all other applicable rules and regulations issued in relation thereto, and any affidavit related hereto, will be open for public inspection in this State at reasonable times during normal business hours.
6) Forms necessary to ensure compliance with this section are included in Required Forms and must be received at the address listed on the procurement's Cover Page prior to review of Consultant's response.

12. Compliance with Laws

The Consultant will, in performance of work under the Contract, fully follow 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. Any subletting or subcontracting by the Consultant subjects subconsultants to the same provision. The Consultant agrees that the hiring of persons to perform the contract will be made based on merit and qualifications and there will be no discrimination based upon race, color, religion, gender, national origin or ancestry, age, creed, marital status, physical or mental disability, or political ideas by the persons performing the contract.

13. Termination

This Contract may be ended prior to the term ending by either party in case of substantial failure or default of the other party to fulfill its obligations under this Contract. Prior to such termination, the non-defaulting party will 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 at once upon the provision of written notice as provided in Section 15 (Notices). The Contract may also be ended prior to expiration of the term by the City for City's convenience upon the provision of not less than fourteen (14) days written notice to the Consultant. In case of such termination, the Consultant will be compensated for services performed prior to termination. Such amount will be paid by the City upon the Consultant'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 Consultant in performing the services included in this Contract, whether completed or in progress. All unperformed obligations incurred by Consultant prior to such date will survive termination of this Contract.

14. Annual Appropriation and Renewal

Notwithstanding any other provision or provisions of this Contract, per O.C.G.A. § 36-60-13, this Contract will end at once and absolutely if the City finds 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.

15. Ownership of Work Product

In the event Consultant 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.

Appendix A: City Truck Route Allowed Truck Routes and Map

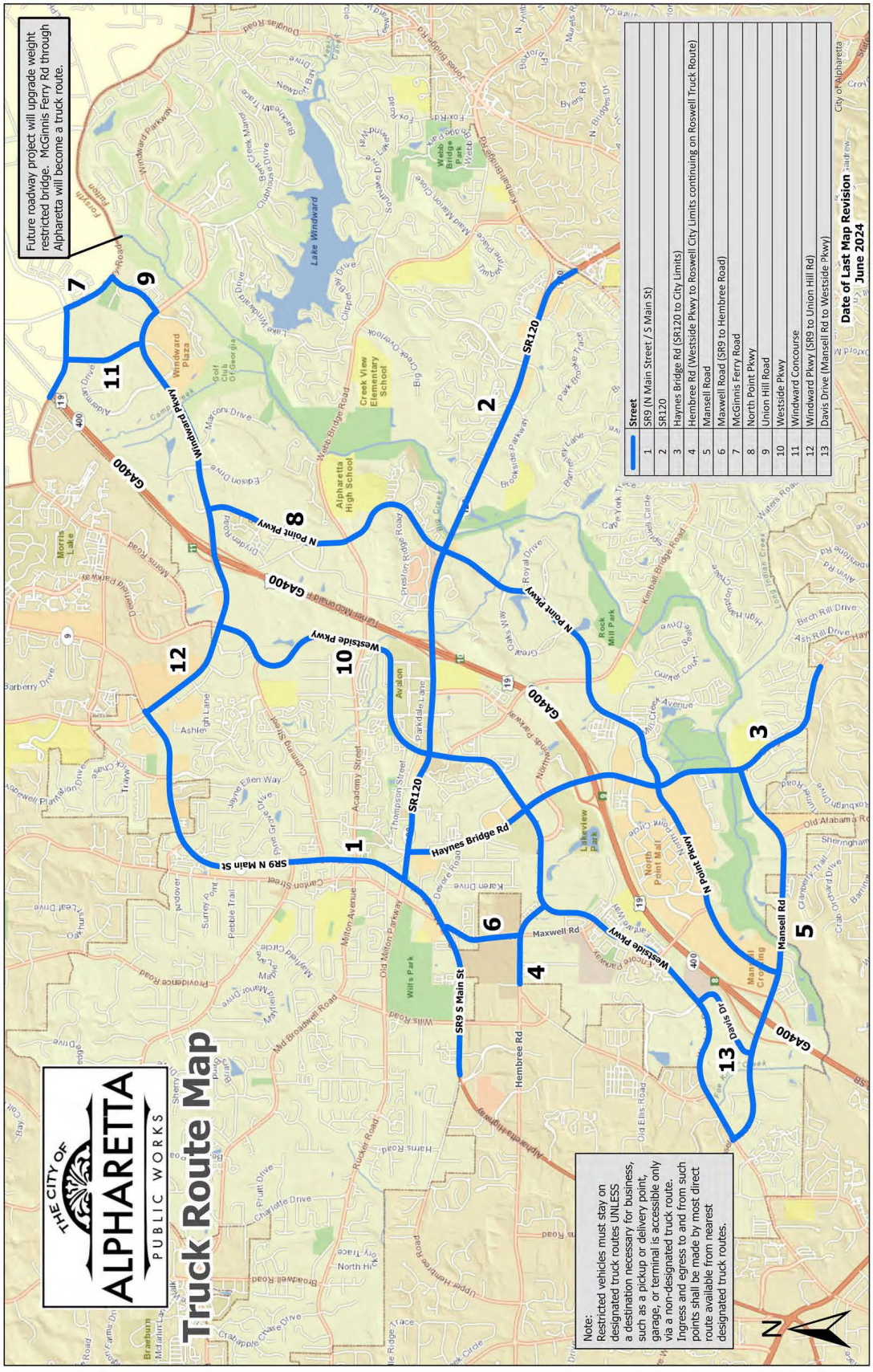
Certain trucks may travel in and through the City of Alpharetta using only those streets and roads highlighted in the Truck Route Map provided in Appendix A of this document and available for review online at:

https://www.alpharetta.ga.us/government/departments/public-works/alpharetta-truck-routes

As noted in Chapter 18 (Traffic) of the Code of the City of Alpharetta, Georgia, except as specifically set out herein, trucks (defined as motor vehicle having a gross vehicular weight rating (G.V.W.R.) in excess of thirty-six thousand pounds (36,000 lbs.) or having an overall length in excess of thirty feet (30'), except vehicles designed to carry passengers) are prohibited from using any street within the City except those designated below:

1) SR 9 (North Main Street – South Main Street)
2) SR 120
3) Haynes Bridge Road (SR 120 to City Limits)
4) Hembree Road (Westside Parkway to Roswell City Limits continuing on Roswell Truck Route)
5) Mansell Road
6) Maxwell Road (SR 9 to Hembree Road)
7) McGinnis Ferry Road
8) North Point Parkway
9) Union Hill Road
10) Westside Parkway
11) Windward Concourse
12) Windward Parkway (SR 9 to Union Hill Road)
13) Davis Drive (Mansell Road to Westside Parkway)

Exceptions to the above schedule are when the terminal, parking lot, repair garage, headquarters, place of pickup or delivery of the restricted motor vehicle is not on a designated truck route, ingress to and egress from such places will be made by the most direct route available between the terminal, parking lot, repair garage, headquarters, place of pickup or delivery and the nearest designated truck route.


Truck Route Map
THE CITY OF ALPHARETTA PUBLIC WORKS
Future roadway project will upgrade weight restricted bridge. McGinnis Ferry Rd through Alpharetta will become a truck route.
Date of Last Map Revision June 2024
Street
1 SR9 (N Main Street / S Main St)
2 SR120
3 Haynes Bridge Rd (SR120 to City Limits)
4 Hembree Rd (Westside Pkwy to Roswell City Limits continuing on Roswell Truck Route)
5 Mansell Road
6 Maxwell Road (SR9 to Hembree Road)
7 McGinnis Ferry Road
8 North Point Pkwy
9 Union Hill Road
10 Westside Pkwy
11 Windward Concourse
12 Windward Pkwy (SR9 to Union Hill Rd)
13 Davis Drive (Mansell Rd to Westside Pkwy)
Note:
Restricted vehicles must stay on designated truck routes UNLESS a destination necessary for business, such as a pickup or delivery point, garage, or terminal is accessible only via a non-designated truck route. Ingress and egress to and from such points shall be made by most direct route available from nearest designated truck routes.
N
GA400
SR120
SR9 N Main St
SR9 S Main St
Haynes Bridge Rd
Maxwell Rd
Mansell Rd
Davis Dr
Westside Pkwy
N Point Pkwy
Windward Pkwy

Appendix B: Informational Forms

Do not return these forms with your proposal. These are information only for the RFP process. Forms will be used only by the consultant / contractor that is awarded the contract for this project or service.

1. Subcontractor E-Verify Affidavit
2. Sub-subcontractor E-Verify Affidavit

Subcontractor E-Verify Affidavit

AFFIDAVIT VERIFYING SUBCONTRACTOR PARTICIPATION IN FEDERAL WORK AUTHORIZATION PROGRAM

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract with _____(contractor) on behalf of the **City of Alpharetta (GA)** has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned subcontractor will continue to use the federal work authorization program throughout the contract period and the undersigned subcontractor will contract for the physical performance of services in satisfaction of such contract only with sub-subcontractors who present an affidavit to the subcontractor with the information required by O.C.G.A. § 13-10-91(b). Additionally, the undersigned subcontractor will forward notice of the receipt of an affidavit from a sub-subcontractor to the contractor within five business days of receipt. If the undersigned subcontractor receives notice that a sub-subcontractor has received an affidavit from any other contracted sub-subcontractor, the undersigned subcontractor must forward, within five (5) business days of receipt, a copy of the notice to the contractor.

Subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

_____
Federal Work Authorization (E-Verify) User Identification Number

_____
Date of Authorization

_____
Name of Subcontractor

_____
Name of Project

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

Executed on _____, ____, 20___ in _____ (city), _____ (state).

_____
Signature of Authorized Officer or Agent

_____
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE ____ DAY OF _____, 20___.

_____ _____
NOTARY PUBLIC My Commission Expires

Sub-subcontractor E-Verify Affidavit

AFFIDAVIT VERIFYING SUB-SUBCONTRACTOR PARTICIPATION IN FEDERAL WORK AUTHORIZATION PROGRAM

By executing this affidavit, the undersigned sub-subcontractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation that is engaged in the physical performance of services under a contract with _____ (name of subcontractor or sub-subcontractor with whom such sub-subcontractor has privity of contract) and _____ (contractor) on behalf of the **City of Alpharetta (GA)** has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned sub-subcontractor will continue to use the federal work authorization program throughout the contract period and the undersigned sub-subcontractor will contract for the physical performance of services in satisfaction of such contract only with sub-subcontractors who present an affidavit to the sub-subcontractor with the information required by O.C.G.A. § 13-10-91(b). The undersigned sub-subcontractor shall submit, at the time of such contract, this affidavit to _____ (name of subcontractor or sub-subcontractor with whom such sub-subcontractor has privity of contract). Additionally, the undersigned sub-subcontractor will forward notice of receipt of any affidavit from a sub-subcontractor to _____ (name of subcontractor or sub-subcontractor with whom such sub-subcontractor has privity of contract).
Sub-subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

_____
Federal Work Authorization (E-Verify) User Identification Number

_____
Date of Authorization

_____
Name of Subcontractor

_____
Name of Project

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

Executed on _____, ____, 20___ in _____ (city), _____ (state).

_____
Signature of Authorized Officer or Agent

_____
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE ____ DAY OF _____, 20___.

_____ _____
NOTARY PUBLIC My Commission Expires

RFP # 26-112: Firefighter Structural Turnout Gear
Cost Proposal

Instructions: Complete the highlighted fields. The totals will auto-calculate.
For evaluation purposes, cost will be scored based on the total price for a regular sized set of turnout gear.

Offeror/Company Name:

		Regular Size		Note any Price Differences for Larger Sized Items			
	Item	Note Regular Size Range	Regular Size Pricing	Note Large Size Range	Large Size Pricing	Additional Large Size Range	Additional Large Size Pricing
Year 1	Protective Jacket for Structural Fire						
	Protective Pant for Structural Fire						
	Structural Firefighting 14" Pull-On Boots						
	Total		$ -		$ -		$ -

		Regular Size		Note any Price Differences for Larger Sized Items			
	Item	Note Regular Size Range	Regular Size Pricing	Note Large Size Range	Large Size Pricing	Additional Large Size Range	Additional Large Size Pricing
1-Year Renewal Option	Protective Jacket for Structural Fire						
	Protective Pant for Structural Fire						
	Structural Firefighting 14" Pull-On Boots						
	Total		$ -		$ -		$ -

CITY OF ALPHARETTA
LOCAL VENDOR PREFERENCE (LVP)

It is the policy of the City to invest in the local community when appropriate through securing goods/services from local businesses at competitive pricing and terms. This is to encourage local businesses to compete for City Business for formal procurement with a contract value of $50,000.01 to $500,000.00.

To apply for the Alpharetta LVP, the Vendor must meet the following requirements:

- Has a permanent place of business with full-time employee(s) within City limits for a minimum of six months prior to the issuance date of any formal solicitation to which said business is responding;
- The permanent place of business must distribute goods/services and cannot be a post office box or a residence;
- Has a valid business license from the City; and
- Is not delinquent on any taxes/fees owed to the City (e.g. property taxes, business license fees, etc.).

For preference, Alpharetta Vendors must complete and return the Local Vendor Certification Form located at the end of this document. Every Vendor seeking qualification for local preference must include this form with vendor's response to this eligible procurement. The completed form must be accompanied with all required documentation noted on the form.

An Alpharetta vendor that has submitted the Local Vendor Certification Form with all required information and has been confirmed as eligible by City personnel will be given preference in contract award for their responsive and responsible bid (ITB)/proposal (RFP) if:

For an ITB: If the lowest responsive and responsible Bidder is a non-Alpharetta vendor:

- Alpharetta vendor will be given preference in contract award if their responsive and responsible bid is within three percent (3%) of the lowest responsive and responsible bid.
- If multiple Alpharetta vendors are within three percent (3%) of the lowest responsive and responsible bid, then contract award will go to the Alpharetta vendor with the lowest responsive and responsible bid.

For an RFP: Alpharetta Vendor preference of three percent (3%), or equivalent unit of measure, shall be provided as an evaluation criterion.

Exceptions:

a. Formal solicitations with a contract value of $500,000.01 or greater;
b. Public Works Construction Projects totaling $100,000.00 and greater (O.C.G.A. Chapter 91 of Title 36);
c. Sole Source, Single Source, Name Brand, and Cooperative Purchasing Agreements;
d. Federal or State law prohibits the use of local preference;
e. The work is funded in whole or part by a governmental entity that prohibits the use of local preference;
f. The Alpharetta vendor is either non-responsive or non-responsible;
g. All bids submitted exceed the budget amount and supplemental funding is not available;
h. Emergency purchases; and
i. The procurement Official, City Administrator, and/or City Council may exempt any formal solicitation from the Alpharetta Vendor Preference.

Local Vendor Certification Form

City of Alpharetta

Local Vendor Certification Form

THE CITY OF ALPHARETTA GEORGIA

Finance Department
2 Park Plaza
Alpharetta, GA 30009
Phone: 678-297-6094
Fax: 678-297-6063
www.alpharetta.ga.us

The City of Alpharetta has enacted an Alpharetta Vendor Preference (a.k.a. Local Vendor Preference) which applies to all formal procurements between $50,000.01 and $500,000.00 excluding Public Works Construction Projects ($100,000.00 and greater), grant funded projects, and other exceptions as set forth in Section III(E) of the Alpharetta Purchasing Policy.

Invitation to Bid (ITB): An Alpharetta Vendor will be given preference in contract award if their responsive and responsible bid is within 3% of the low-bid offered by a non-Alpharetta vendor.

Request for Proposal (RFP): An Alpharetta Vendor will be provided a preference of 3% as an evaluation criterion.

Alpharetta Vendors must submit this form with their ITB/RFP to receive the preference.

Qualifications

A person or business entity must meet ALL of the following criteria to qualify as an Alpharetta Vendor. Please check all the apply.

☐ Has a permanent place of business with full-time employee(s) within City limits for a minimum of six months prior to the issuance date of any formal solicitation to which the business will be responding. The permanent place of business must distribute goods/services and cannot be a post office box or a residence.

☐ Has a valid business license from the City.

☐ Is not delinquent on any taxes/fees owed to the City (e.g. property taxes, business license fees, false alarm fees, etc.).

Certification

Business/Company Name:	
Current Business/Company Address:	

If the business has been located at the above address for less than six months, please provide the previous physical address below.

Previous Business/Company Address:	

The place of business identified above employs the following number of full-time employee(s): _____

City of Alpharetta Business License # _____

Please provide a copy of you current City of Alpharetta Occupational Tax Certificate Business Registration (a.k.a. Business License) with your ITB/RFP response.

Business Representative Approval/Contact Information

Name (print):		Date:	
Position Title:		Phone #:	
Signature:		E-mail:	

This Section is for City Use Only

Qualifications Verification: _____ Date: _____

BIDDER'S DISCLOSURES AND CERTIFICATIONS

PROCUREMENT NUMBER & TITLE: RFP 26-112: Firefighter Structural Turnout Gear

DISCLOSURE FORM AND CERTIFICATION OF NON-COLLUSION			
Bidder must disclose any possible conflict of interest and/or any relationship that exists between any principal or employee of your corporation/firm/team/organization and with any City elected official and/or employee. Relationship may be financial, personal, or family or may be in the form of campaign contributions to elected officials. State whether Relationship DOES or DOES NOT exist. Failure to disclose or to submit this completed form may result in response being declared non-responsive and will not be considered further.			
Check applicable box. Use additional forms if needed:	No known relationship exists ☐	Yes, Relationship does exist ☐	If this box checked, include the name and position of the City Official to whom a campaign contribution was made or official/employee relationship. Use a separate form for each official to whom a contribution has been made within the past two (2) years or for additional official/employee relationships.
City Elected Official and/or Employee Name and position			

Contribution Amount/Value (if any)		Contribution Date and Description	
List other Relationship if not contribution			

CERTIFICATION REGARDING DEBARMENT, SUSPENSION. PROPOSED DEBARMENT, AND OTHER RESPONSIBILITY MATTERS

The Contractor certifies to the best of its knowledge and belief that neither it nor any of its principals:

1. are presently debarred, suspended, proposed for debarment, or declared ineligible from submitting bids or proposals by any federal, state or local entity, department or agency;
2. have within a three-year period preceding this bid/offer, been convicted or had a civil judgment rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performance of a public (Federal, state or local) contract or subcontract; violation of Federal or state antitrust statues relating to the submission of offers; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statement, tax evasion, or receiving stolen property;
3. are presently indicted for, or otherwise criminally or civilly charged by a governmental entity with, commission of any of the offenses enumerated in paragraph 2 of this certification;
4. have within a three-year period preceding this offer, had one or more contracts terminated for default by any Federal, state or local public agency.

By signing this form, I certify that:

- As an officer of this firm, or per the attached letter of authorization, I am duly authorized to certify the information provided herein is accurate and true; and my firm shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.
- That the firm's response is made without prior understanding, agreement, or connection with any corporation, firm, team, organization, or person submitting a response for the same materials, supplies, equipment, opportunity, or services and is in all respects fair and without collusion or fraud. My firm understands and agrees that bid/proposal collusion is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards;
- Employees of this company or employees of any company supplying material or subcontracting to do work on this Contract will not engage in business ventures with employees of the CITY or Consulting Engineers nor shall they provide gifts, gratuities, favors, entertainment, loans or other items of value to employees of this Department, and
- That the provisions of the Official Code of Georgia Annotated, Sections 45-10-20 et seq. have not been violated and will not be violated in any respect. O.C.G.A. 45-10-20 through 45-10-28 provide that it is unlawful for a City elected official or employee to transact business with the City by which that person is employed for himself, on behalf of a business in which the employee or his/her spouse or dependents has a substantial interest, or on behalf of anyone as agent, broker, dealer, or representative.

_____
Company Name

_____
Signature of Authorized Officer or Agent

_____
Date

_____
Printed Name & Title of Authorized Officer or Agent

_____
Company Address

Subscribed and sworn before me on this the

_____day of _____, 20_____

_____
Notary Public

_____
My Commission Expires
(Notary Stamp)

AFFIDAVIT VERIFYING CONTRACTOR PARTICIPATION IN FEDERAL WORK AUTHORIZATION PROGRAM (E-Verify)

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

a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;

b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof;

c) The Contractor will notify the City of Alpharetta in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;

d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;

e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c);

f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10- 91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and

g) The Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the City of Alpharetta within five business days of receipt.

_____ _____

Federal Work Authorization User Identification Number Date of Authorization

RFP 26-112: Firefighter Structural Turnout Gear

_____ _____

Name of Contractor Name of Project

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

Executed date _____ in _____ (city), _____ (state).

_____

Signature of Authorized Officer or Agent

_____

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE _____ DAY OF _____, 20_____.

_____

NOTARY PUBLIC

My Commission Expires: _____

(Notary Stamp)

STAFF REPORT

Department: Recreation, Parks & Cultural Services
Submitted By: Morgan Rodgers
Meeting Date: April 27, 2026

AGENDA ITEM:

Request For Proposal 26-113: Design/Build: Wills Park Field Artificial Turf Conversion
Consideration and approval of the award of RFP 26-113, Design/Build: Wills Park Field Artificial Turf Conversion, to Sprinturf, LLC in the amount of $546,286.00 for Wills Park artificial turf conversion, and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve the award of a contract for RFP 26-113 to Sprinturf, LLC for the design/build conversion of Wills Park Baseball Field 5 to an artificial turf field in an amount totaling $546,286.00. Accept the funding and associated payment terms from the Alpharetta Youth Baseball Association in an amount totaling $282,143. 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: $564,286.00
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
AYBA Contribution: 30161150-541500-C2612	$282,143
City Contribution - Capital Project Fund (30161150-541500-C2612)	$90,000
City Contribution - Impact Fee Fund (27061150-541500-C2612)	$150,000
City Contribution – Impact Fee Fund (reallocation of Non-Allocated Balance from 27074110-579002 to 27061150-541500-C2612)	$42,143

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
AYBA Contribution of 50%; 30161150-371000-C2612	$282,143
-	-$_
-	-$_
-	-$_

ITEM DESCRIPTION:

BACKGROUND
Wills Park Field 5 is currently a natural grass field that has experienced persistent drainage issues for several years. As a result, scheduled games and practices are frequently canceled due to poor field conditions. The Alpharetta Youth Baseball Association (AYBA), which has relied on this field for many years, has expressed ongoing concerns about its limited usability. AYBA has agreed to partner with the City to address these issues through the conversion of the field to artificial turf along with necessary drainage improvements and has committed to funding 50 percent of the total project cost.

PROJECT DESCRIPTION:
The City is seeking a qualified and experienced contractor to design and construct a synthetic turf field at Wills Park Baseball Field 5. The existing sod field has poor drainage and frequently necessitates cancellation of activities following rain. The City desires to replace the existing sod field with a new synthetic turf field. According to Georgia

Public Works Law, public works construction means the building, altering, repairing, improving, or demolishing of any public structure or building or other public improvements of any kind to any public real property other than road construction or the routine operation, repair, or maintenance of existing structures, buildings or real property. A. Permits anticipated for this project: I. The Design-Build Contractor is responsible for the preparation of all required documents, plans, and forms for compliance with Georgia's NPDES permit. II. The Design-Build Contractor is responsible for all required NPDES testing as set forth in the State of Georgia DNR-EPD Permit No. GAR100001. III. The Design-Build Contractor is responsible for the Erosion and Sediment Control permit from the City of Alpharetta. B. There are no anticipated rights of way and/ or easements required for this project. The work is within City-owned property and right of way. C. The Cost Proposal form will be used as the primary representation of each Design-Build Contractor's cost/ price. Evaluation of cost proposals will follow review process and evaluation criteria noted in this RFP. Award will be based on the best value to the City. Georgia Procurement Registry Event ID: PE-66085-NONST-2026-000000081 (RFP 26-113, Design / Build: Wills Park Field Artificial Turf Conversion).

PROCUREMENT METHOD
Request for Proposals (RFP): This method allows the City to seek a solution or service that is complex and/or requires customization. Unlike an Invitation to Bid (ITB), an RFP goes beyond just the cost factor and instead focuses on evaluating various other aspects (qualifications, experience, project approach, innovation, value-added services, etc.) in addition to cost when making the contract award decision. By issuing an RFP, the City outlines our needs, expectations, and desired outcomes, allowing suppliers to submit detailed proposals that comprehensively address these requirements.
The focus of an RFP is multi-layered, but ultimately aims to select the best firm to fulfill a specific need, considering both qualifications and cost. As opposed to an ITB, the RFP process allows for negotiations with firms after proposals have been evaluated. This flexibility allows the City to refine requirements, discuss terms, and potentially negotiate aspects of the contract (e.g. cost) before finalizing the award.

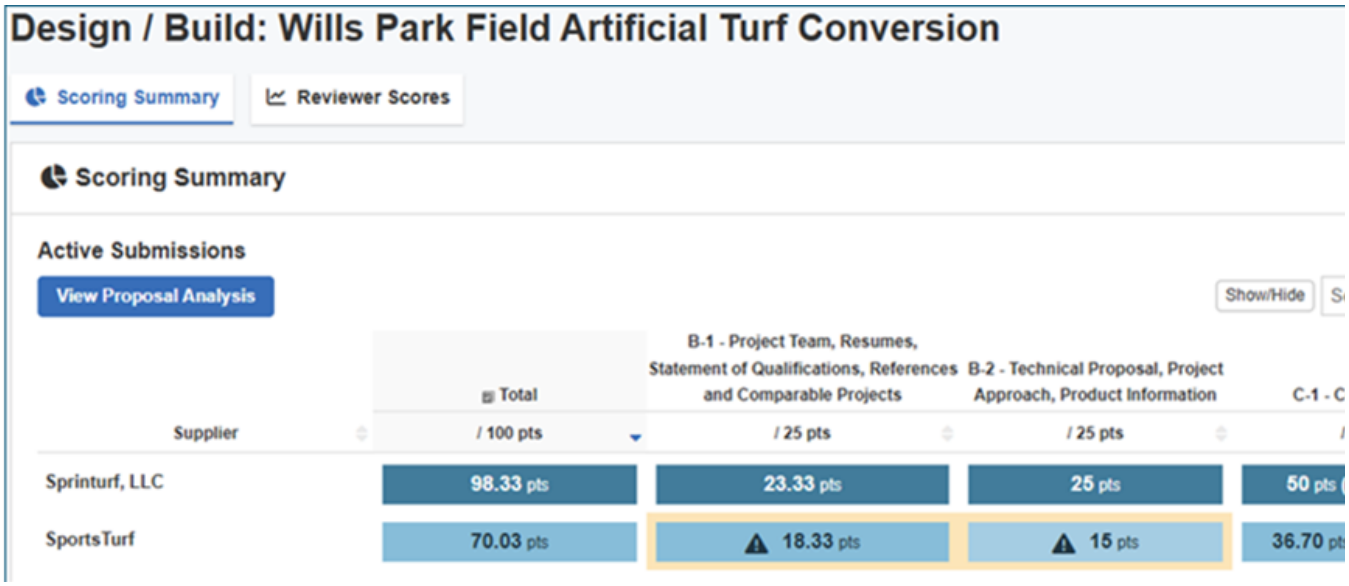
The delivery method for this RFP is Design/Build which offers several key benefits, primarily single-point responsibility for both design and construction, leading to faster project completion (accelerated schedules) and reduced owner risk. This integrated approach often results in better cost control and improved communication between the designer and contractor, streamlining the overall project delivery process.

PROCUREMENT PROCESS
The Department of Recreation, Parks and Cultural Services, with guidance from the Finance Department, prepared RFP 26-113 which was issued on January 22, 2026. RFP 26-113 was advertised through the City's e-procurement site (Bonfire) as well as the Georgia Procurement Registry and resulted in 2,350 vendor invites and 54 document takers. RFP 26-113 responses were received on February 24, 2026, and included proposals from 2 firms.

PROCUREMENT EVALUATION
An Evaluation Committee from members of the Recreation, Parks and Cultural Services Department evaluated the proposals based on the following criteria (max of 100 points):
Phase 1 Evaluation Criteria

- Project Team, Resumes, Statement of Qualifications, References and Comparable Projects (25 points)
- Technical Proposal, Project Approach, Product Information (25 points)
- Cost (50 points)

Evaluation Committee members independently evaluated and scored each proposal for all criteria above, excluding cost. Upon completion of the independent evaluations, cost was added to the overall scoring resulting in the following rankings:



PROCUREMENT COST
Total Project costs are $564,286.00 and include funding for the Base Scope (design/build of turf field conversion).

PROCUREMENT AWARD RECOMMENDATION
The Evaluation Committee recommends the award of RFP 26-113 to Sprinturf, LLC as the high-scoring proposal and believes their proposal best meets the criteria intent in overall design approach, materials, necessary durability, and cost competitiveness. In addition, Sprinturf, LLC has been contracted by the City for five previous turf replacement projects since 2017. The level of service and products delivered on those projects has consistently exceeded expectations and the artificial turf fields have proven to be durable and well received by our customers.

ALTERNATIVES:

Do not approve the project.

ATTACHMENTS:

1. RFP 26-113 Sprinturf (Contract)
2. RFP 26-113 Sprinturf (RFP Technical Proposal, Approach, Product Info)
3. RFP 26-113 Scoring Summary
4. Wills Park - Turf Field 5 Financial Agreement - SMv1

CONTRACT AGREEMENT
DESIGN / BUILD: WILLS PARK FIELD 5 ARTIFICIAL TURF CONVERSION

THIS AGREEMENT, made by and between **CITY OF ALPHARETTA, GEORGIA**, a municipal corporation of the State of Georgia (hereinafter, the "CITY"), and **SPRINTURF, LLC**, a Delaware limited liability company, with its principal office located at 146 Fairchild Street, Suite 150, Daniel Island, SC 29492 (the "CONTRACTOR").

WITNESSETH: that for and in consideration of the payments to be made by the CITY, and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the CONTRACTOR hereby agrees to commence and complete the construction project described as follows:

DESIGN / BUILD: WILLS PARK FIELD 5 ARTIFICIAL TURF CONVERSION
--- Provide complete design with permitted construction plans for the synthetic grass turf field project. The work will include, but may not be limited to, providing all labor, materials, equipment, tools, material protection, and final site cleanup necessary for the complete construction of the Project including installation of the synthetic grass turf field per the completed design, including, but not limited to installation new Ultrablade 44 synthetic grass turf system as agreed and provided in CONTRACTOR'S proposal and the Scope of Work in the Request for Proposal 26-113, stormwater, erosion, and sediment control, as described in the specifications (the "Work"). The project site is Wills Park, located at 1825 Old Milton Parkway --- within the City of Alpharetta, Georgia (hereafter called the PROJECT).

The Contract Documents consist of this Contract (the "CONTRACT"), the CITY'S Request for Proposal No. 26-113, dated January 22, 2026 (the "RFP"), including any addenda thereto, the CONTRACTOR'S Proposal, dated February 24, 2026, (the "Proposal"), which 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 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 shall control. Subject to the foregoing, in the event of a conflict between the language in the RFP and the Proposal, the language in the former shall govern. In the event of any conflict in the CONTRACT DOCUMENTS, the provisions and requirements set forth in this CONTRACT shall govern.

For CONTRACTOR'S performance and completion of the Project, CITY shall pay CONTRACTOR a fee in accordance with the unit costs established in CONTRACTOR'S Pricing Proposal dated February 19, 2026, provided herein as Exhibit "A", and as finally awarded by the CITY for a total sum not to exceed **[FIVE HUNDRED SIXTY-FOUR THOUSAND, TWO HUNDRED EIGHTY-SIX DOLLARS AND 00/100 ($564,286.00)]**. 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 Project and the other CONTRACT Documents, all of which are made a part hereof and collectively constitute the CONTRACT (the "Work").

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 completion set forth in this CONTRACT). In the event of such delay, CONTRACTOR shall provide written notice to the CITY within 5 business days of the commencement of any and all such delays. This notice is a condition precedent to any additional days. 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 this CONTRACT is to be performed.

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. If this CONTRACT is terminated for convenience, the CONTRACTOR shall not be entitled to any lost profits or consequential damages. 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.

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 affidavit 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 representation or has violated such representation by failure to carry out this requirement.

CONTRACTOR shall maintain the types and amounts of insurance set forth in CONTRACT DOCUMENTS, 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. 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.

The provisions of this CONTRACT and the CONTRACT DOCUMENTS 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.

Any dispute arising in connection with the interpretation of this CONTRACT, 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 Construction Arbitration Rules of the American Arbitration Association.

The CONTRACTOR shall promptly commence the Work within ten (10) calendar days from receipt of Notice to Proceed, or as otherwise specified in the Notice to Proceed. CONTRACTOR shall complete the

design for CITY approval so that construction may begin not before May 18, 2026. CONTRACTOR shall continuously pursue the Work without interruption to completion and fully complete the Work (i.e., complete all tasks required of the Work and, as outlined in this CONTRACT and CONTRACT DOCUMENTS, achieve "Final Completion") in no event later than August 14, 2026.

Liquidated Damages shall be assessed should the CONTRACTOR or, in case of default, the Surety fails to achieve Final Completion within the time stipulated in the CONTRACT or within such extra time that may be allowed, charges shall be assessed against any money due or that may become due the CONTRACTOR and the CONTRACTOR shall be liable to the CITY for the sum $213.00 per day for each and every calendar day of unexcused delay in achieving Final Completion beyond the time stipulated in the CONTRACT.

For each calendar day that any work shall remain uncompleted after the CONTRACT time specified for the completion of the work required by the CONTRACT, the sum specified in this CONTRACT will be deducted from any money due the CONTRACTOR, not as a penalty, but as liquidated damages. However, an adjustment to the Final Completion by mutual agreement of the parties shall be considered given future circumstances which may delay the PROJECT.

The CITY may waive, at its own discretion, such portions of the liquidated damages as may accrue after the work is in condition for safe and convenient use by the traveling public.

The amount of such charges is hereby agreed upon as fixed liquidated damages due the CITY after the expiration of the time for completion specified in the CONTRACT. The CONTRACTOR and his Surety shall be liable for liquidated damages in excess of the amount due the CONTRACTOR on the final payment.

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 _____

[Signatures on next page]

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

Date: _____

Approved as to Content:

_____
Chris Lagerbloom, City Administrator

Approved as to form and legal sufficiency:

_____
Jennifer McCall, City Attorney

SPRINTURF, LLC

By: _____
Jacob Kelly, Contracting Manager

EXHIBIT "A"

CITY OF ALPHARETTA
RFP 26-113: Design / Build: Wills Park Field Artificial Turf Conversion
Schedule of Items and Cost Proposal

Addendum 2

Sprinturf, LLC

Instructions for Cost Proposal Completion:
1. This form MUST be used to submit cost proposal.
2. Do not include a copy of this Cost Propasl Form with other proposal documents.
3. Complete all the fields. Enter Respondent's Name at top of form. See end of form as well for bid authorization and contact info.
4. Verify all amounts entered and all project requirements. This form will be used for scoring of Cost Proposal.
5. Enter Unit Price. Form will calculate the Bid Price by multiplying Estimated Quantity by Unit Price entered.

Item #	Item Description	Unit Price	Unit	QTY	Total
	DESIGN				
D1	Design (Including, but not limited to, design development, construction documents, and hydrology report)	$ 16,560.00	LS	1	$ 16,560.00
D2	As-built Certification of Stormwater Management Facility	$ 5,850.00	LS	1	$ 5,850.00
	CONSTRUCTION				
C1	Site Development (including, but not limited to, demolition, capping/removal of existing irrigation system, and grading complete)	$ 175,445.00	LS	1	$ 175,445.00
C2	Storm Drainage System and Stormwater Management Facility	$ 145,330.00	LS	1	$ 145,330.00
C3	Synthetic Turf Field (including, but not limited to, concrete border, synthetic turf, striping, and infill)	$ 196,885.00	LS	1	$ 196,885.00
C4	Erosion & Sediment Control (installation, maintenance, and removal)	$ 7,500.00	LS	1	$ 7,500.00
	MISCELLANEOUS				
M1	Bonds & Insurance	$ 6,716.00	LS	1	$ 6,716.00
M2	Construction Mobilization	$ 10,000.00	LS	1	$ 10,000.00

CITY OF ALPHARETTA
RFP 26-113: Design / Build: Wills Park Field Artificial Turf Conversion
Schedule of Items and Cost Proposal
Addendum 2

GRAND TOTAL	**$**	**564,286.00**

By completing and submitting this proposal price form in response to the City of Alpharetta's RFP 26-113, Design / Build: Wills Park Field Artificial Turf Conversion, Design-Build Contractor certifies that:

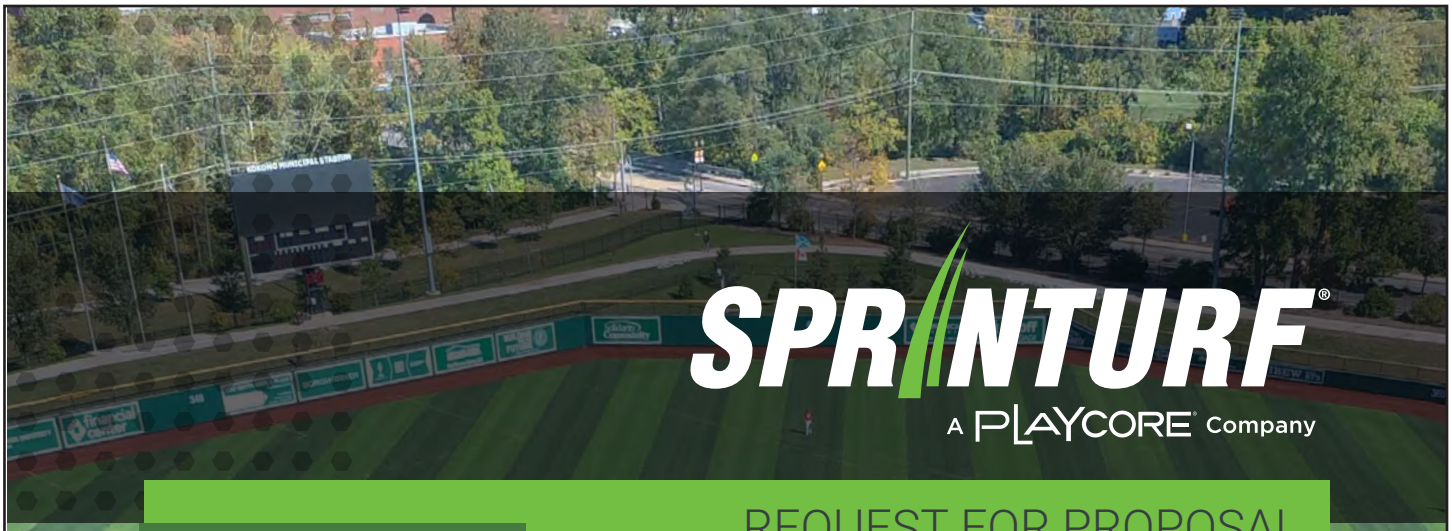
A. Design-Build Contractor has carefully read and understands Procurement and Project Documents;

B. Design-Build Contractor has visited site and/or has become familiar with local conditions under which Work is to be performed, including verifying visible conditions, such as dimensions, materials, and attachments to remain, on existing facility;

C. Design-Build Contractor has correlated Design-Build Contractor's personal observations with requirements of Procurement, Project, and Proposal Documents;

D. Design-Build Contractor understands that Proposal may not be withdrawn within One Hundred twenty (120) days after proposal due date, and Design-Build Contractor guarantees that the City has the right to waive informalities and irregularities in proposal received and to accept proposal which, in City's judgment, is the best value and in City's own best interests.

Sprinturf, LLC	**Design-Build Contractor Name(s):**
146 Fairchild Street, Suite 150, Daniel Island, SC 29492	**Address:**
Daniel Dietrich, Chief Estimator	**Name(s) and Title(s) of Authorized Signer(s):**
843-936-6023	**Contact Info - Phone Number:**
daniel.dietrich@sprinturf.com	**Contact Info - Email Address:**



SPRINTURF®

A PLAYCORE Company

REQUEST FOR PROPOSAL

City of Alpharetta

RFP 26-113 Design / Build: Wills Park Field Artificial Turf Conversion

1825 Old Milton Parkway, Alpharetta, GA 30004

February 24th, 2026 @ 11:00 AM EST

100% AMERICAN MADE

SPRINTURF REPRESENTATIVE

Charlie Welsh
C: 651-239-0400
E: charlie.welsh@sprinturf.com

PHONE: 843-936-6023 • FAX: 843-284-8823 • INFO@SPRINTURF.COM
146 FAIRCHILD STREET, SUITE 150, DANIEL ISLAND, SC 29492

Sprinturf, LLC
146 Fairchild Street, Suite 150
Daniel Island, SC 29492
Telephone: 843-936-6023
Fax: 843-410-5712
www.sprinturf.com

City of Alpharetta, Georgia
RFP 26-113 Design / Build: Wills Park Field Artificial Turf Conversion
February 24th, 2026

RE: Cover Letter

Thank you for the opportunity to allow Sprinturf to participate in the Request for Proposal 26-113 – Design / Build: Wills Park Field Artificial Turf Conversion Project. We appreciate the opportunity and are eager to showcase why Sprinturf is uniquely qualified to manufacture and install your new field within the specified schedule and provide an elite level playing surface for the community and future athletes.

Established in 1998, Sprinturf has been a leader in the synthetic turf industry for over two decades. During this time, we have installed over 4,000 fields across the United States. Specializing in field replacements, we manage both the removal and disposal of old fields and the installation of new ones using our own experienced crews and equipment. Over the past five years alone, Sprinturf has successfully replaced over 600 fields nationwide, demonstrating our commitment to excellence and customer satisfaction.

What sets Sprinturf apart is our comprehensive "pellet to play" approach. As the first and only company in North America to offer a fully integrated manufacturing and installation process, we produce 100% of our polyethylene yarns and finished turf systems in-house, right here in the United States. From yarn manufacturing to tufting, coating, and installation, every aspect of our process is meticulously controlled to ensure the highest quality standards. We exclusively source our materials from trusted North American suppliers such as Dow and ExxonMobil.

Sprinturf has a proven track record of delivering exceptional projects on time and within budget. Our portfolio includes installations for prestigious clients such as the MiLB, USL, NCAA Divisions I, II and III, various high schools, and municipalities large and small. We are proud of our 98% on-time record, made possible by our predominantly in-house installation crews and dedicated equipment strategically located within two hours of your project site.

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Daniel Island, SC 29492
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Fax: 843-410-5712
www.sprinturf.com

Our corporate office is located in Charleston, South Carolina with turf manufacturing facilities located in Dadeville, Alabama and Chatsworth, Georgia providing convenience for all operations of the project. For this proposal, Charlie Welsh, our Regional Sales Manager, will serve as your primary point of contact. Mr. Welsh brings extensive industry knowledge and will ensure seamless communication throughout the project lifecycle. For any communication Mr. Welsh can be reached at Charlie.welsh@sprinturf.com & 651-239-0400 and mailing address 146 Fairchild Street, Suite 150, Daniel Island, SC 29492.

We assure you that Sprinturf's current workload and projected capacity will not impact on our ability to deliver outstanding results for this project. With qualified personnel, advanced equipment, and readily available materials, we are fully prepared to meet your project's requirements and exceed your expectations.

Thank you once again for considering Sprinturf. We are committed to delivering a high-quality product and would be honored to be selected as your partner for this prestigious project.

Sincerely,

Daniel Dietrich

Chief Estimator

Daniel.dietrich@sprinturf.com

864-230-9877

Sprinturf, LLC
146 Fairchild Street, Suite 150
Daniel Island, SC 29492
Telephone: 843-936-6023
Fax: 843-410-5712
www.sprinturf.com

Key Sales Team Members

**** Primary Contact ** Charlie Welsh, Regional Sales Manager / charlie.welsh@sprinturf.com / 651-239-0400**

Mr. Welsh is the Southeast Regional Sales Manager covering South Carolina, Georgia, Tennessee, Alabama, and Mississippi regions. Mr. Welsh has been with Sprinturf since 2014, being a part of nearly 1,000 projects varying in size from multi-sport complexes greater than 500,000 SqFt to individual Baseball & Softball Fields less than 40,000 SqFt. His extensive knowledge in Sprinturfs' product line and construction management has led to his success and relationships in these states. Mr. Welsh is based out of Sprinturf's corporate headquarters in Charleston, South Carolina.

Marc Belluomini, Vice President of Sales / marc.belluomini@sprinturf.com / 559-260-2344

Mr. Belluomini is Vice President of Sales and oversees all aspects of an organization's sales operations, including setting goals, developing strategies, managing sales teams, and ensuring revenue targets are met. Key responsibilities include creating sales plans aligned with company objectives, leading and developing the sales team, monitoring performance metrics to optimize sales effectiveness, fostering customer relationships, and conducting market analysis to identify opportunities and trends.

Webb Cook, Regional Vice President / webb.cook@sprinturf.com / 717-917-1790

Mr. Cook is the Regional Vice President (RVP) for the East Coast region, focusing on driving sales, profitability, and growth. His duties include developing regional strategies in line with company goals, managing a team of sales managers and representatives to achieve targets, analyzing sales data to optimize performance, maintaining key customer relationships, and ensuring efficient resource allocation and compliance. Webb has been with Sprinturf since 2010 and has worked in the synthetic turf industry since 1998. Besides his sales role, he has contributed to Sprinturf's product development program.

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Key Operations Team Members

Kevin Wozniak, VP of Operations / kevin.wozniak@sprinturf.com / 843-817-9926

Kevin Wozniak serves as the Vice President of Operations at Sprinturf. His role involves defining project objectives, creating schedules, and overseeing quality control throughout projects. Kevin is responsible for delivering projects on time and within budget, managing resources, coordinating project teams, third-party contractors, and consultants. As an *ASBA Certified Field Builder* he also focuses on identifying, assessing, and mitigating project risks with extensive review of project specifications.

Daniel Dietrich, Chief Estimator / daniel.dietrich@sprinturf.com / 864-230-9877

Daniel Dietrich is the Chief Estimator at Sprinturf, with extensive experience in the artificial turf industry. He collaborates with estimating, project management, designers, subcontractors, and sales teams to ensure quality control and oversee all proposals. Daniel has successfully generated estimates for over 700 field projects.

Nicholas Codd, Pre-Construction Manager / nicholas.codd@sprinturf.com / 908-528-6332

Nicholas Codd directs the Pre-Construction department at Sprinturf, managing project design, estimation, and contracting. He ensures efficient project setup and organization, facilitating seamless transitions to project managers by aligning project scopes and budgets with client objectives for optimal bidding and execution.

Ty Aydin, Vice President of Field Operations / ty.aydin@sprinturf.com / 201-481-0412

Ty Aydin brings 31 years of construction experience, including 23 years focused on turf installation. As Sprinturf's Vice President of Field Operations and National Installations Manager, Ty oversees the installation of turf projects, ensuring high-quality results. He has extensive experience as a Project Superintendent and Foreman, with a background in Project Management dating back to 1992.

Matt Steigerwalt, Chief Logistics Manager / matt.steigerwalt@sprinturf.com / 610-876-6063

Matt Steigerwalt serves as Sprinturf's Chief Logistics Manager, leveraging over 23 years of experience in scheduling, planning, and project management, including 15 years with Sprinturf. He coordinates closely with operations and production plants to ensure materials are available and production schedules are maintained within the master schedule. Mr. Steigerwalt is based out of Philadelphia, Pennsylvania.

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www.sprinturf.com

Key Project Management Team Members

Matthew Kelly, Operations Manager / matt.kelly@sprinturf.com / 207-418-7606

Matthew Kelly, formerly Senior Project Manager for the northeast region, took over as Operations Manager for nationwide projects and serves as an oversee for all Project Managers and Assistant Project Managers. He coordinates with on-site subcontractors, maintains revenue goals, and brings in new vendors & material suppliers. Mr. Kelly has completed nearly 250 projects during his time as Senior Project Manager.

Chase Mote, Project Manager / chase.mote@sprinturf.com / 931-279-3670

Chase Mote serves as the Project Manager for the southeast region and is responsible for overseeing all construction, scheduling, material coordination, submittals, and RFI's for his projects. As a former Project Manager for a home builder construction company, he is uniquely qualified and experienced in large scope of work projects and on-site construction knowledge. Chase will also serve as the liaison between owner representatives, Sprinturf, and Subcontractors.

Timothy Latto, Assistant Project Manager / tim.latto@sprinturf.com / 843-442-2343

Tim Latto serves as an Assistant Project Manager and works side by side with Chase Mote and is responsible for calculating roll cuts for turf systems, purchase orders and direct communication with Sprinturfs' in-house installation team.

Billing and Payment Team:

Megan Eschenbacher, Operations Coordinator / megan.eschenbacher@sprinturf.com / 843-670-8505

Tammy Curry, Accounts Receivable / ar@sprinturf.com / 843-936-6007

Jennifer Bradshaw, Accounts Payable / ap@sprinturf.com / 843-648-0414

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Fax: 843-410-5712
www.sprinturf.com

City of Alpharetta, Georgia

26-113 – Design / Build: Wills Park Field Artificial Turf Conversion

February 24th, 2026

RE: Statement of Qualifications

Sprinturf is honored and duly appreciates the opportunity to provide the City of Alpharetta with another prestigious synthetic turf field. Being the basis of design for this project, Sprinturf knows the importance and wants to maintain a reputation of providing elite synthetic turf systems for all levels of play. Partnering with OnSite Civil Construction and Capital Sports Construction, all teams feel extremely knowledgeable of familiar with all requirements and documents needed to complete this project. Both OnSite Civil Group and Capital Sports Construction are local businesses both within one hour of the site. Sprinturf Corporate office being in Charleston, SC allows for plentiful access and resources to get personnel on-site when required. Both parties were also involved in the Design / Build of Webb Bridge Park and performed exactly as expected for their scopes of work. In conjunction with these businesses' Sprinturf feels confident in all parties' ability to deliver another in budget and in schedule synthetic turf field for the City of Alpharetta.

Sincerely,

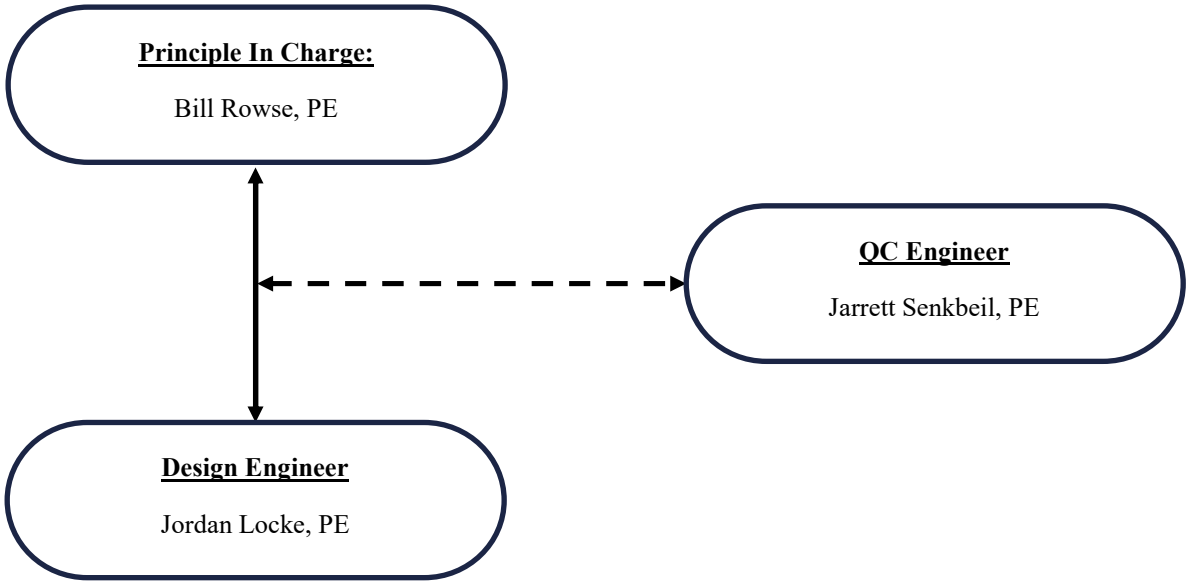
Daniel Dietrich
Chief Estimator
Daniel.dietrich@sprinturf.com
864-230-9877

Synthetic Turf Experience

OnSite Civil Group has been a proud partner in the design and construction of over 100 synthetic fields. We have served as owners representatives, designers, and members of a design-build team to deliver quality fields throughout the Eastern United States. Our typical services include master planning, civil engineering design, storm water detention / hydrology studies, erosion control, agency permitting, and construction phase services for tracks and fields. Our designs have included both new facilities and synthetic turf retrofits.

K-12		City /County		Higher Education
Dekalb:	Adams Stadium	Roswell:	Roswell Area Park (3)	Kennesaw State University (6)
	Panthersville Stadium		Waller Park (2)	Life University
	North Dekalb Stadium		East Roswell Park (2)	Anderson University
	Chamblee HS	Sparks, MD:	US Lacrosse Headquarters	Jackson State University
	Miller Grove HS	Alpharetta:	Wills Park	
	MLK HS		North Park	
	Druid Hills MS		Webb Bridge Park	
	Lithonia HS	Forsyth County:	Central Park	
	Lakeside HS		Coal Mountain	
	Cross Keys HS		Fowler Park (4)	
	Stephenson HS		Sharon Springs	
	Stone Mountain HS		Sawnee Mountain	
	McNair HS	Johns Creek:	Ocee Park (5)	
	Towers HS	Cobb County:	East Cobb Baseball (8)	
Alpharetta:	Saint Francis HS	East Point:	East Point Marta Station	
Atlanta:	Booker T Washington	Fulton County:	West End Marta Station (2)	
	Carver HS		Lindbergh Marta Station (2)	
	South Atlanta HS	Dekalb County:	Kennsington Marta (2)	
	Best Academy		East Lake Marta Station (2)	
	Coretta Scott King HS		HE Holmes Marta Station (2)	
	Douglas HS	Dawson County:	Rock Creek Park (3)	
	Holy Innocents HS	Floyd County:	Garden Lakes Park (2)	
Fayetteville:	Our Lady of Mercy HS		Alto Park (5)	
Hancock :	Central HS			
Blairsville:	Union County HS			
Bremen:	Bremen HS			
Johns Creek:	Mount Pisgah HS			
Marietta:	Marietta HS			
	McEachern HS (2)			
	Mount Bethel Christian Academy			
	Northcutt Stadium			
Duluth:	Notre Dame Academy (2)			
Forsyth:	Pinecrest Academy			
Greensboro:	Lake Oconee Academy			
Stephens:	Stephens County HS			
Gilmer:	Gilmer County HS			

Organizational Chart



Principle In Charge:

- Overall project leadership and coordination
- Stakeholder communication and management
- Resource allocation and scheduling
- Budget monitoring and control

QC Engineer:

- Design specifications review
- Material and system validation
- Collaboration and reporting

Design Engineer

- Conceptual and detailed design development
- Preparation of engineering drawings and specifications
- Collaboration with others design disciplines

CAPITAL SPORTS CONSTRUCTION

PROFESSIONAL PROFILE

STEVEN TIPPENS

Contact Info:

73 Hickory Corner
Dallas, GA 30157

O: 678-779-1650
C: 404-732-4198

tippens@
capitalsportsconstruction.com

YEARS IN INDUSTRY: 19 YEARS

RESPONSIBILITIES AND HIGHLIGHTS

As Owner-Operator and Project Manager, Mr. Tippens will define the project objectives, create schedules and oversee quality control throughout the entire project. His main responsibility will be to deliver the project according to plan and schedule. Steven will also be responsible for attaining resources, managing the project team, third-party contractors and consultants and working alongside the designer and owner. In addition, he will identify, assess and minimize project risks and value engineer.

PROFESSIONAL EXPERIENCE

Everclear Grading	Superintendent/Project Manager/Estimator	2004 – Present
Capital Sports Construction	Superintendent/Project Manager/Estimator	2020 – Present

RECENT SYNTHETIC TURF EXPERIENCE

- McEachern HS Stadium – Powder Springs, GA
- Rock Creek Park – Dawsonville, GA
- Hancock Central High School – Sparta, GA
- Bethlehem Christian Academy – Bethlehem, GA
- Islands High School – Savannah, GA
- Memorial Stadium – Savannah, GA
- Savannah High School – Savannah, GA
- Jenkins High School – Savannah, GA
- Troup County High School – LaGrange, GA
- AMBUC Park – Savannah, GA
- Ocee Park – Johns Creek, GA
- Julius West Middle School – Rockville, MD
- Indianland Soccer Complex – Indianland, SC
- Rockmart High School – Rockmart, GA
- Cedartown High School – Cedartown, GA
- Wabash High School – Wabash, IN
- Carmel Clay High School – Carmel, IN
- One Touch Soccer – Atlanta, GA
- Episcopal Day School – Augusta, GA
- Rush Union Soccer – Milton, GA
- Alpharetta Town Green – Alpharetta, GA
- Gordon Lee High School – Chickamauga, GA
- Rock Creek ADA Field – Dawsonville, GA
- Ball State University Indoor – Muncie, IN
- Championship Park – Kokomo, IN
- Cottonwood Creek Park – Colorado Springs, CO
- McEachern High School Baseball & Softball
- Lost Mountain Park – Powder Springs, GA
- Wallace Park – Mableton, GA
- Bethesda Academy – Savannah, GA
- Panorama Park – Colorado Springs, CO
- Switchback Stadium – Colorado Springs, CO
- Strikers Soccer Complex – Charlotte, NC
- Greencastle High School – Greencastle, IN
- Life University Rugby - Marietta, GA
- Richard Barry Park – Huntersville, AL
- Hoover Metro Complex – Hoover, AL
- Pass Christian High School – Pass Christian, MS
- Fowler Park – Cumming, GA
- Lake Norman Charter School – Huntersville, NC
- Cedar Grove High School - Atlanta, GA
- Fort Mill High School – Fort Mill, SC
- Buford High School – Buford, SC
- Woodland High School – Stockbridge, GA
- Locust Grove High School - Locust Grove, GA
- Dutchtown High School – Hampton, GA
- Goldsboro Multi-Sport Complex – Goldsboro, NC
- North Park – Alpharetta, GA
- Washington Int'l School – Washington DC
- Cobb County High Schools – Cobb County, GA
- Westlake High School – Atlanta, GA
- Fredrick Douglass High School – Atlanta, GA
- Coretta Scott King High School - Atlanta, GA
- Ed Reed Park – St. Charles Parish
- Florida A&M Band Field – Tallahassee, FL
- Merrimack Sports Complex – Huntsville, AL
- Hancock Central High School – Sparta, GA
- Coal Mountain Park – Cumming, GA
- Webb Bridge Park – Alpharetta, GA
- Windsor Forest High School – Savannah, GA

MEMBER AMERICAN SPORTS BUILDERS ASSOCIATION

Aaron Cook Field

Town of Windsor, Colorado

Aaron Cook Field at Chimney Park

Scope Description:

Complete design build conversion of existing natural grass baseball field which Sprinturf acted as the prime contractor. Project scope included surveying, planning & design and permitting done by *OnSite Civil Group*. Base construction was done by *JA Landscape* which included perimeter L-Curb, stone profile base, geo-fabric, drainage system, nailerboard, Brock SP14 Shock Pad, installation of Sprinturfs' DFE Sharktooth Turf System, game lines, logo, infill system and maintenance equipment.

Project was completed May 2025, within scope and schedule requirements. Sprinturf is pending the Notice of Award for additional fields at Chimney Park as the customer was extremely pleased with the construction, field design and playability of the field.

Reference Contact: Craig Ellingson, CPRP

P: 970-388-5201

E: cellingson@windsorgov.com

Northview High School

Fulton County Schools

Northview High School Renovation

Johns Creek, Georgia

Scope Description:

Practice Field - Full conversion from natural grass to synthetic turf system including perimeter concrete curbs, nailed board, drainage collector pipe, geo-fabric, 10” stone drainage base with 2” finish stone & compaction and laser grading. Installation of Sprinturfs’ Predator Turf System, game lines, infill system and maintenance equipment.

Stadium Field – Removal and disposal of existing turf system, remediation of stone base, installation of new Predator Turf System, game lines, logos and infill system.

All site work was completed by Turfwell Athletic Fields subcontracted through Sprinturf. Installation of Synthetic Turf was done in house by Sprinturf crews.

Project was completed June 2025, within scope and schedule requirements with no additional change orders or cost implications needed.

Reference Contact: Lamarr Glenn

P: 470-254-3828

E: glennl2@fultonschools.org

Webb Bridge Park

City of Alpharetta, Georgia

Webb Bridge Park Design Build

Scope Description:

Complete design build conversion of existing natural grass soccer fields which Sprinturf acted as the prime contractor. Included surveying, planning & design and permitting done by *OnSite Civil Group*. Base Construction was done by *Capital Sports Construction* which included perimeter concrete curb, chain-link fencing, netting system, stone profile base, geo-fabric, drainage system, nailerboard, installation of Sprinturfs' DFE Turf System, game lines, logo, infill system and maintenance equipment.

Project was completed February 2025, within scope and schedule requirements. Client and Ambush Soccer Club were all thoroughly impressed with the fields leading to Sprinturf being the basis of design for Wills Park Field Artificial Turf Conversion project.

Reference Contact: Kurt Kirby

P: 770-871-9195

E: kkirby@alpharetta.ga.us

Hoover Met Sports Complex

City of Hoover, Alabama

Hoover Met Sports Complex

Scope Description:

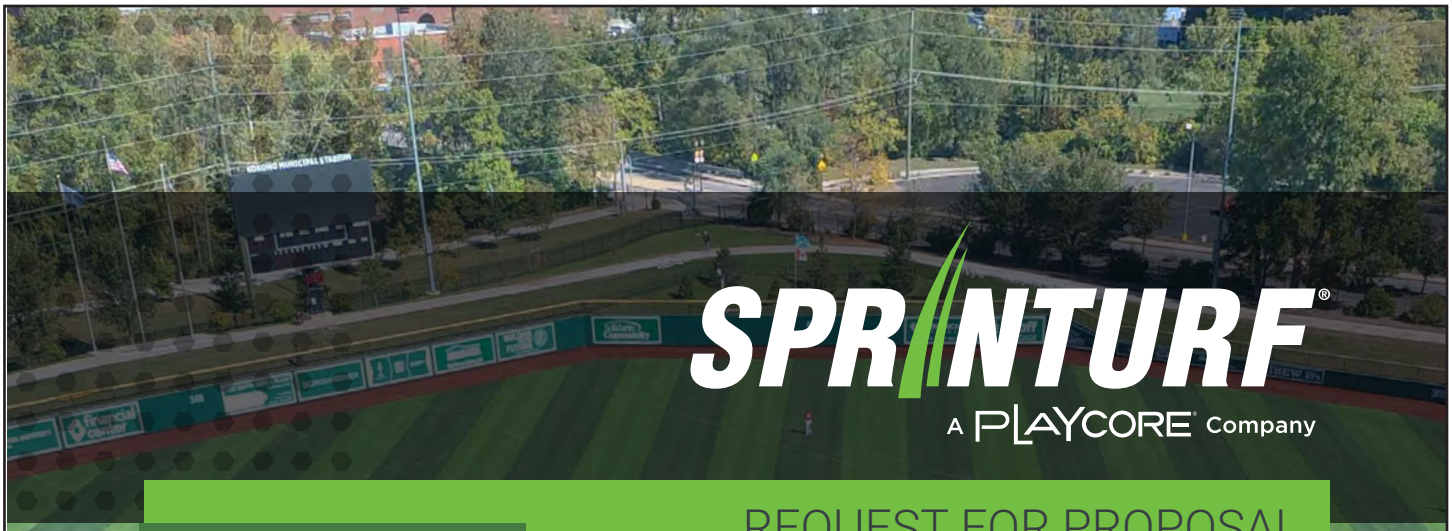
Full subgrade up new construction in which Sprinturf was a sub-contractor to Brasfields & Gorrie who served as the Construction Manager. Base Construction was done by *Capital Sports Construction* which included perimeter concrete curb, chain-link fencing, stone profile base, geo-fabric, drainage system, nailerboard, installation of Sprinturfs' Ultrablade with Thatch for Baseball Fields and DFE for Multipurpose Fields, game lines, logo, infill system and maintenance equipment.

Project was completed July 2019, within scope and schedule requirements. The city has been extremely pleased with the longevity, playability and overall construction process. As the field(s) enter year seven since completion, zero reported fiber issues have been detected with consistent grooming being done by the on-site staff.

Reference Contact: Tucker Rainey

P: 256-227-1583

E: trainey@hoovermetcomplex.com



SPRINTURF®

A PLAYCORE Company

REQUEST FOR PROPOSAL

City of Alpharetta

RFP 26-113 Design / Build: Wills Park Field Artificial Turf Conversion

1825 Old Milton Parkway, Alpharetta, GA 30004

February 24th, 2026 @ 11:00 AM EST

100% AMERICAN MADE

SPRINTURF REPRESENTATIVE

Charlie Welsh
C: 651-239-0400
E: charlie.welsh@sprinturf.com

PHONE: 843-936-6023 • FAX: 843-284-8823 • INFO@SPRINTURF.COM
146 FAIRCHILD STREET, SUITE 150, DANIEL ISLAND, SC 29492

Sprinturf, LLC
146 Fairchild Street, Suite 150
Daniel Island, SC 29492
Telephone: 843-936-6023
Fax: 843-410-5712
www.sprinturf.com

City of Alpharetta, Georgia
26-113 – Design / Build: Wills Park Field Artificial Turf
February 24th, 2026

RE: Technical Approach

When preparing for the Wills Park Field Artificial Turf Conversion, Sprinturf knew we wanted to bring back our same partners from the Webb Bridge Park Synthetic Turf Field Design Build Project. Led by Bill Rowse, PE from OnSite Civil Group, Sprinturf is confident in Bill Rowse and his team to appropriately coordinate with the city meeting their requirements and providing all finalized documentation including Erosion and Sediment Control Plans, as-built surveying and certification of the stormwater management facility. In coordination with OnSite Civil Group, a cost effective and reasonable solution for mitigation of downstream erosion with include a full Outflow Control Structure being installed to properly take all stormwater and run off and be connected to drainage systems. Once required documents and plans are approved by the city, effective mobilization will take effect by Capital Sports Construction.

Upon mobilization, necessary tree protection, drainage inlet protection, & silt fence will take place. From there we will install the necessary construction access, and laydown protection in the designated parking spaces. With the assistance and recommendations from the county arborist, we will trim and protect all impacted trees.

Once approved by county, the removal of the existing surfacing will take place. Cutting and excavating the softball field surface up to a uniform 8” and haul off site. From there we will be sloping the subgrade at a .5% slope towards the right field corner fence. Once field meets grade and proof roll of the base will take place. Once approved installation of the subdrain system will take place.

We will trench & install HDPE 10” perforated pipe around the perimeter of the field with two nyloplast basins. At the outflow point in right field, we will install an outflow control structure and install a solid pipe to daylight into an existing swale next to the field. Geo fabric will be installed lining the trench and separating the subgrade from the stone layer. The trenches will be backfilled with stone, and the field will be filled with a two-layer stone system, with the top layer being of 1.5” of finish stone.

An 8”x8” concrete curb will be formed and poured in place around the field perimeter inside of the existing fence line overtop a layer of stone. Once cured we will attach a 2x4 nailer to act as a connection point for the synthetic turf system. Upon completion of the base profile and nailer board, synthetic turf rolls 15’ wide will be rolled out in accordance with approved seaming diagrams and properly sewn together with waste trimmed off. Next the infill system of ChillFill & Sand will be evenly spread using a drop spreader to create and even level of infill depth.

Finally, all on site protection will be removed and cleaned up restoring the site back to its original condition. Final GMAX testing will take place by an independent testing service with results shared to the owner in the closeout binder. The binder will also include as built surveying, shop drawings, warranty information, GMAX results and maintenance guidelines. After signing off of the closeout binder, the field will be ready for years use and play.

Sprinturf, LLC
146 Fairchild Street, Suite 150
Daniel Island, SC 29492
Telephone: 843-936-6023
Fax: 843-410-5712
www.sprinturf.com

City of Alpharetta, Georgia
26-113 – Design / Build: Wills Park Field Artificial Turf Conversion
February 24th, 2026

RE: Project Approach

For the Wills Park Field Artificial Turf Conversion, Sprinturf, OnSite Civil Group and Capital Sports Construction will join forces in creation of construction drawings, synthetic turf field design and drainage plans, and all necessary elements to properly complete and follow all project requirements within budget and on schedule. Upon agreed dates, Sprinturf and our Partners will properly coordinate with designated personnel for an effective mobilization. Sprinturf will set up our designated material storage area and secure all equipment and machinery on site. Sprinturf will also coordinate appropriate means of access to the work area, including concrete or site protection, to not disturb any existing conditions.

Phase 1 — Surveying, Engineered Drawings and Field Design

- Initial land surveying, (Partnered with On Site Civil Group)
- Engineered Drawings will be constructed by Professional Engineer(s) showing existing conditions, site plan, erosion & sediment control plans, storm drainage and utility plan
- General Pre-Construction for project timeline, site amenities, synthetic turf and project needs
- Permitting to be completed in partnership with On Site Civil Group. Expected timeline is 60 - 90 days from submission

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Phase 2 — Site Preparation & Demolition

- Establish construction limits, necessary tree protection and site protection / temporary fencing
- Install necessary site access and site security
- Strip and dispose of existing natural grass surface, unsuitable topsoil, and organic material up to 8”
- Excavate to the design subgrade depth and compact subgrade for stability

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Phase 3 — Earthwork and Subgrade Conditioning

- Prepare plane / crown of field to proper levels with compaction and moisture conditioned subgrade
- Cut & Fill to ±0.10 ft of crown / plane
- Proof Roll with weighted truck and back fill any required areas

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Phase 4 — Perimeter Concrete Curbing & Nailer Board

- Excavate for concrete curb
- Install stone below concrete curb
- Perimeter Concrete curb is formed & poured and set with rebar with laser verifying top of curb elevation
- Install 2”x4” Pressure Treated Nailer Board or Synthetic Nailer Board set into curb

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Phase 5 — Sub-Surface Drainage

- Excavate & install HDPE Perforated Pipe, Nyloplast Storm Structures, and Outflow Control Structure
- Establish final field slope to direct storm water into drainage network
- Install geo-fabric between finish subgrade and stone layer
- Install Base and Finish grade stone with appropriate depth and compaction to secure drainage

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Phase 6 — Synthetic Turf Field of Play

- Synthetic turf system is rolled out based on approved seaming diagram and includes logos, game lines, base lines, and electrical box cut outs
- Infill setting and brushing to meet pile height requirements and achieve required GMAX and HIC testing levels. Tests performed by independent testing service

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Phase 7 – Restoration, Clean Up & Punchlist

- Perform site clean up to broom clean conditions and remediate outstanding issues and punch list items
- Perform site restoration of damaged asphalt, concrete, & sod areas
- Provide as built drawings and documents including final GMAX and or HIC testing results
- Sign off on final warranty and substantial completion documents

Sincerely,

Daniel Dietrich

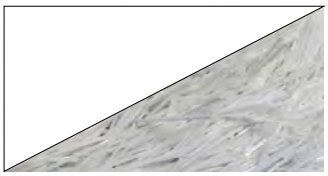
Chief Estimator

Daniel.dietrich@sprinturf.com

STANDARD COLOR CHART

LEFT TO RIGHT – FIBER COLORS SHOWN IN ORDER OF COLOR WHEEL

SPRINTURF® A PLAYCORE® Company



● WHITE

● YELLOW

NAVY BLUE

RED

● BLACK

FLORIDA BLUE

CLAY RED

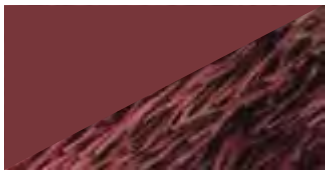
● VEGAS GOLD

LIGHT BLUE

PURPLE

ORANGE

GOLD

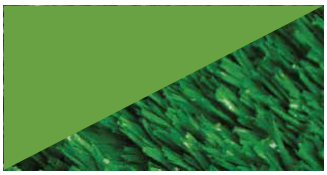


MAROON

● GREY

BROWN

CRIMSON*



● FIELD GREEN*

● LIME / FIELD GREEN*

***COLORS NOT SHOWN ON COLOR WHEEL**

Please note that the colors represented in regards to this product may vary within industry standards from actual material. While reliable, these colors are intended only as an informational source for your benefit and do not constitute a warranty and/or guarantee. The Purchaser is still required to determine if the color of the actual material meets the individual needs of the Purchaser.

● **DENOTES NO UPCHARGE COLORS.** ALL OTHER COLORS AVAILABLE FOR ADDITIONAL COST.

SPRINTURF®
A PLAYCORE Company

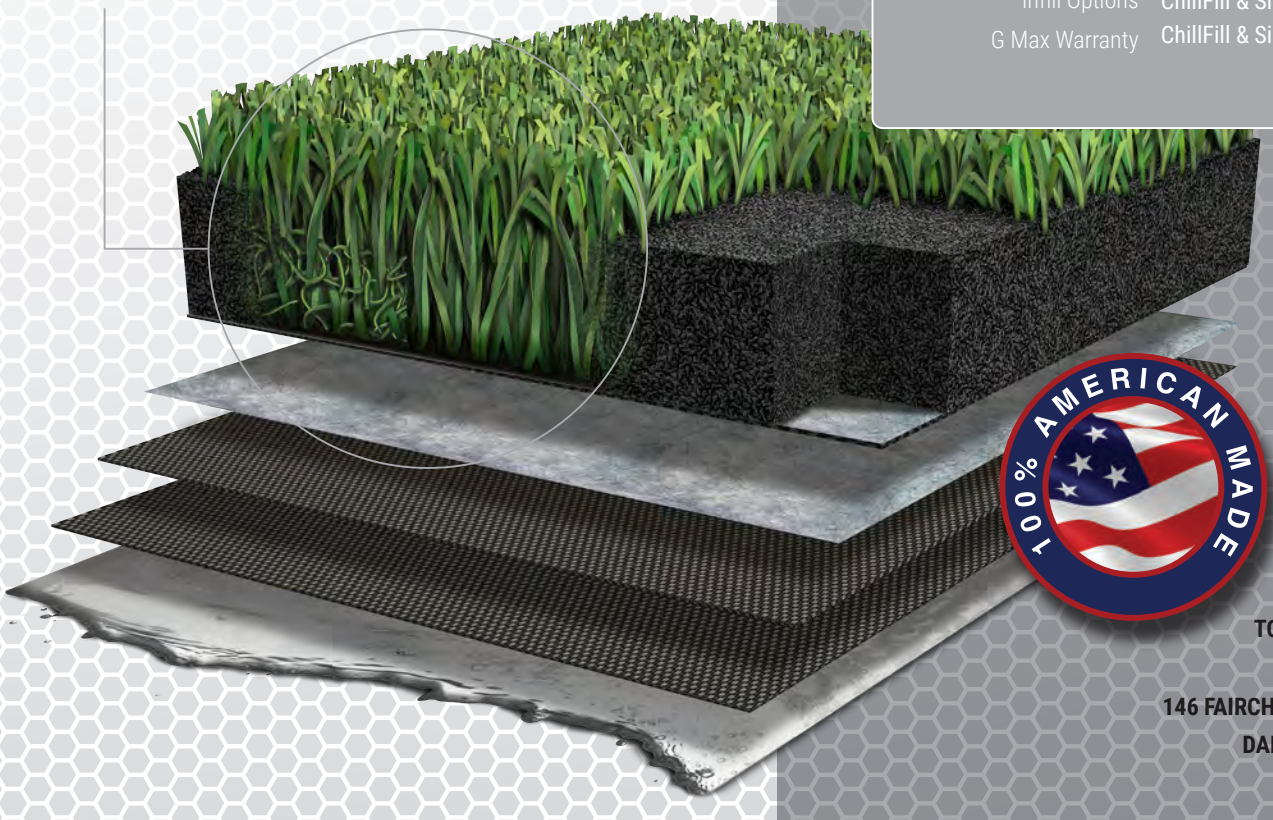
ULTRABLADE™ 44

SYNTHETIC TURF SYSTEM

SLIT-FILM FIBER

Sprinturf's parallel long slit fibrillated fibers are featured in the most fields in the nation over 10 years old. Exclusively made in-house and in America. Sprinturf pioneered the Ultrablade parallel slit fiber system in 1998. Over 250 fields have been installed with Ultrablade since 2006 alone. The current Ultrablade slit fiber system features a proprietary Exxon metallacene resin. The 120 micron plus fiber provides unmatched durability. Tensile strengths average 40 percent higher than comparable Tencate XP fibers. Ultrablade routinely passes 100,000 plus cycles on Lisport accelerated testing. Installations include University of Pennsylvania, Valdosta State University, and Ball State University.

AVAILABLE WITH OR WITHOUT THATCH ZONE



SPECIFICATIONS

Fiber	Fibrillated, Parallel Long Slit
Fiber Supplier	ITS - Sprinturf
Fiber Denier	10,000
Fiber Thickness	114 Microns
Pile Height	2.00"
Face Weight	44 oz / yd2
Primary Backing	Non-Woven/Woven/Woven
Primary Backing Weight	8.5 oz / yd2
Secondary Backing	Polyurethane
Secondary Backing Weight	22 oz / yd2
Total Weight (w/o infill)	74.5 oz / yd2
Tufting Gauge	3/8" or 1/2"
Tuft Bind	> 12 lbs/force
Permeability	> 40 inches/hour
Infill Options	ChillFill & Silica Sand
G Max Warranty	ChillFill & Silica Sand: < 175G's

The information provided above represents the standard characteristics for the named product. If required this product can be manufactured to meet alternative specification requirements within our manufacturing tolerances. The above referenced data and supporting reports apply only to the sample tested and are not necessarily indicative of the qualities of apparently identical or similar products.

TOLL FREE: 877-686-887
FAX: 843-410-5712
146 FAIRCHILD STREET, SUITE 150
DANIEL ISLAND, SC 29492

www.testingservices.us ▪ (706)226-1400
office@testingservices.us

CLIENT:

Company:	Sprinturf
Address:	146 Fairchild Street
	Suite 150
	Daniel Island, SC 29492

TEST MATERIAL:

Date Material Received:	February 23 , 2024
Material Type:	Synthetic Turf
Material Condition:	Excellent, New
Material ID:	44 oz 2" UB
Infill System:	30% Silica Sand / 70% Rubber ¼" Reveal

Test Overview: Testing Services was instructed by the client to perform fiber, construction, and performance analysis on a submitted finished synthetic turf roll identified as: Product Testing in accordance with ASTM, EN, FIFA, or other accredited test methods outlined in the project specification.

Test Methods:

Standard:	ASTM D7138	Test Method:	Standard Test Method for Determination of Melting Temperatures of Synthetic Fibers (Fiber ID)
Standard:	ASTM D1907	Test Method:	Standard Test Method for Liner Density of Yarn by the Skein Method (Yarn Denier)
Standard:	ASTM D3218	Test Method:	Standard Specification of Polyolefin Monofilaments (Ribbon Thickness/Width)
Standard:	ASTM D2256	Test Method:	Standard Test Method for Tensile Properties of Yarns by the Single Strand Method (Yarn Breaking Strength/Elongation)
Standard:	ASTM F2765	Test Method:	Standard Specification for Total Lead Content in Synthetic Turf Fibers (Lead Content)
Standard:	ASTM D5848	Test Method:	Standard Test Method for Mass Per Unit Area of Pile Yarn Floor Coverings (Weights: Total, Face, Primary, Secondary)
Standard:	ASTM D5823	Test Method:	Standard Test Method for Tuft Height of Pile Floor Coverings (Tuft Height above Backing)
Standard:	ASTM D5793	Test Method:	Standard Test Method for Binding Sites per Unit Length or Width of Pile Yarn Floorcoverings (Stitch & Gauge Count)
Standard:	ASTM D1335	Test Method:	Standard Test Method for Tuft Bind Strength of Pile Yarn Floor Coverings (Tuft Lock)
Standard:	ASTM D5034	Test Method:	Standard Test Method for Breaking Strength of Textile Fabrics (Grab Tear Strength)
Standard:	ASTM F1551	Test Method:	Standard Test Methods for Comprehensive Characterization of Synthetic Turf Playing Surfaces and Materials: Suffix-DIN 18-035, Part 6: Water Permeability of Synthetic Turf Systems and Permeable Bases (Water Permeability)
Standard:	ASTM D2859	Test Method:	Standard Test Method for Ignition Characteristics of Finished Textile Pile Yarn Floorcoverings (Pill Flammability)
Standard:	ASTM F1015	Test Method:	Standard Test Method for Relative Abrasiveness of Synthetic Turf Playing Surfaces (Abrasive Index)

Construction Analysis

Method	Test Description	Test Result	Date Tested
ASTM D5848	Total Product Weight	74.76 oz/yd²	2/23/2024
	Pile Yarn Weight	44.19 oz/yd²	2/23/2024
	Primary Backing Weight	9.20 oz/yd²	2/23/2024
	Secondary Backing Weight	21.37 oz/yd²	2/23/2024
ASTM D5823	Average Tuft Height	2.0"	2/23/2024
ASTM D5793	Stitch Count	2.66 spi	2/23/2024
ASTM D5793	Gauge	3/8"	1/18/2024
ASTM D1335	Average Tuft Bind	11.4 lbs/force	1/15/2024
ASTM D5034	Average Grab Tear Strength: Length Direction	228 lbs/force	1/15/2024
ASTM D5034	Average Grab Tear Strength: Width Direction	192 lbs/force	1/15/2024

Test Results:

Performance Analysis

Method	Test Description	Test Result		Date Tested
ASTM F1551	Water Permeability (1)(2)	123 inches/hour		1/18/2024
ASTM D2859-16	Pill Flammability (1)	8 out of 8 Pass	Meets 16CFR 1630 (FF1-70)	2/29/2024
ASTM F1015-03 (2017)	Relative Abrasiveness	38		2/29/2024

(1)30% Silica Sand + 70% Rubber

Testing Services (TSI) LLC
817 Showalter Avenue
PO Box 1343
Dalton, GA 30721

OUR LETTERS AND REPORTS APPLY ONLY TO THE SAMPLE TESTED AND ARE NOT NECESSARILY INDICATIVE OF THE QUALITIES OF APPARENTLY IDENTICAL OR SIMILAR PRODUCTS. THESE LETTERS AND REPORTS ARE FOR THE USE ONLY OF THE CLIENT TO WHOM THEY ARE ADDRESSED AND THEIR COMMUNICATION TO ANY OTHERS OR THE USE OF THE NAME TESTING SERVICES, INC. MUST RECEIVE OUR PRIOR WRITTEN APPROVAL. OUR REPORTS, LETTERS, NAME, SEALS, OR INSIGNIA ARE NOT UNDER ANY CIRCUMSTANCES TO BE USED IN ADVERTISING TO THE GENERAL PUBLIC.

www.testingservices.us ▪ (706)226-1400
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CLIENT:

Company:	Sprinturf
Address:	146 Fairchild Street
	Suite 150
	Daniel Island, SC 29492

TEST MATERIAL:

Date Material Received:	February 23 , 2024
Material Type:	Synthetic Turf
Material Condition:	Excellent, New
Material ID:	44 oz UB
Infill System:	30% Silica Sand / 70% Rubber ¼" Reveal

Test Method	Test Description		Test Result:UB Slit	
ASTM D7138	Fiber ID, Melt Point		Polyethylene	119 °C
ASTM D1907	Yarn Denier		10,708	
ASTM D2256	Avg Yarn Breaking Strength	Elongation	39.32 lbs/force	51.21 %
ASTM D3218	Ribbon Thickness		0.00480"	122 microns
ASTM D3218	Ribbon Width		0.2466"	6263 microns
ASTM F2765	Lead Content		1.40 mg/Kg	

- Under NVLAP guidelines, TS is to report any outsourcing of testing to another laboratory facility. In the ASTM F2765 testing, test was outsourced to: Analytical Industrial Research Laboratories. Their accreditations are on file and available upon request. Acceptable level per test method <300 mg/Kg

PRECISION/BIAS:

Pill Flammability: Level of uncertainty is not possible due to a lack of no standard reference to evaluate the precision of the pass/fail criterion. The only reportable result outlined in the standard is whether the charred portion of the test specimen extends within (1.0") of the edge of the hole in the steel frame. There are no requirements for quantitative measurement of the charred portion of the test specimen. No bias statement can be made since the true value cannot be established.

Test Report Approval:

Erle Miles, III, Lab Director Testing Services (TSI) LLC

TSi Accreditation: *Our Laboratory is accredited by NVLAP (Lab Code 100108-0), which is part of NIST and the US Dept of Commerce. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, and any agency of the U.S. Government. The above testing is under the scope of our NVLAP accreditation.*

Member of ISSS

NVLAP TESTING 100108-0

ASTM Organizational Member

Testing Services (TSI) LLC
817 Showalter Avenue
PO Box 1343
Dalton, GA 30721

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LIMITED 8-YEAR WARRANTY

Sprinturf warrants the synthetic grass turf field at the **XXXXXXX** for a period of eight (8) years from the date of substantial completion or "first use" (whichever comes first) against defects in the materials and workmanship provided including but not limited to, excessive ultraviolet degradation, loss of tensile strength, or excessive fading, as recognized by accepted industry standards. Sprinturf will, at its option, either repair or replace the affected area without charge to the Owner for the duration of the Warranty period. No cash refunds will be made. Sprinturf also warrants that the average G-Max level of its synthetic turf field will not exceed **XXXXXXX** for the duration of the Warranty period.

Failure to follow the recommendations for proper maintenance of the synthetic grass turf field as outlined in our "Maintenance Guidelines" supplied to every customer at time of completion will void this Warranty.

This Limited Warranty does not cover:

- Damage due to external causes including, but not limited to, the application of chemicals or cleaning agents, vandalism, fire, flood, fireworks, contamination, windstorm, acts of God, change in water table and improper care.
- Damage resulting from accidents, force majeure, misuse, abuse, and neglect or from other than normal and ordinary intended use of the Product.
- Damage resulting from failure to maintain the Product in accordance with the Maintenance Guidelines provided to the Owner. It will be the Owner's responsibility to keep a detailed log of the maintenance provided to the field including (a) date and time of maintenance, (b) personnel providing the maintenance and (c) the maintenance action taken.
- All perceived or potential problems must be reported to Sprinturf headquarters in writing within 48 hours of the occurrence. Failure to do so will void this warranty.
- Damage resulting from materials applied or labor performed, including, but not limited to, repair or attempted repair by anyone other than Sprinturf or an authorized Sprinturf third party serviceperson.
- Use of improper footwear such as long spiked track shoes. Standard plastic molded soccer, lacrosse, football, or baseball shoes are recommended.
- Any recommendations by a third party provided to the Owner or its representative without the written approval of Sprinturf, which would alter or change materials or workmanship that were originally supplied or installed by Sprinturf.
- Damage attributable to normal wear and tear, as determined by acceptable standards in the synthetic turf industry.
- Improper design of sub-base or drainage system.

The obligations of Sprinturf under the Warranty are subject to full payment of all monies due Sprinturf for materials and/or labor related to the above referenced project. This Warranty will be voided if any third party, contractor, or turf manufacturer other than Sprinturf performs any labor or service on the subject field.

Sprinturf does not warrant recommendations, drawings, undocumented subgrade for engineer witnessed proof rolls or compaction tests, specifications, or plans made by Owner or its design professionals, architects, or other representatives. This Warranty is limited to the remedies of repair or replacement, which shall constitute the exclusive remedies available, and all other remedies or recourses that might otherwise be available are hereby waived by the Owner. Sprinturf will also not warrant any field where grooming tines have been used.

Sprinturf shall have no other obligations or liability for damages arising out of or in connection with the use or performance of the product including, but not limited to, damages for personal injury or economic losses. Sprinturf disclaims liability for incidental and consequential damages for breach of any express or implied warranty, including any implied Warranty of merchantability, with respect to the product.

This Warranty constitutes Sprinturf's entire obligation. All other prior written or oral agreements or drafts of agreements between the parties pertaining to the subject matter of this Warranty are superseded and of no force and effect and may not be used as evidence in interpreting the provisions of this Warranty. This Warranty is a Supplier's/Manufacturer's warranty. Any surety bond posted by ITS Sprinturf Holdings, LLC and/or Sprinturf, LLC to Owner/Obligee for the securitization of bid, performance and payment obligation does not guarantee any obligation contemplated in the warranty.

Date of Substantial Completion: _____

By: _____ Date: _____

Justin Reddy, President

Witness: _____ Date: _____

SAMPLE

2-YEAR SUPPLEMENTAL WARRANTY

Sprinturf warrants the synthetic grass turf field at the **XXXXXX** for a subsequent period of two (2) years from the expiration date of the original Sprinturf eight (8) year warranty. During this two (2) year period, Sprinturf will make commercially reasonable efforts to repair the turf but will focus on ensuring the playing surface is safe for play as determined by G-Max testing. No cash refunds will be made. All other tests will be the responsibility of the Owner.

The only warranty being provided in this two-year supplemental warranty is that Sprinturf warrants that the average G-Max of the Surface will not exceed two hundred (200) in years 9 through 10, providing the client performs standard infill maintenance, which includes monitoring and adjusting infill levels, so it is approximately equal to levels at time of installation. No other elements covered in the original 8-year warranty are covered in this subsequent two-year period.

Sprinturf does not warrant the percolation rate, long-term planarity, or compaction of the base on which the Surface is installed. Sprinturf disclaims all warranties as to the base. Sprinturf's acceptance of the base is limited to those defects which are visible to the naked eye.

WARRANTY PERIOD: This Warranty shall be in force and effect for a period of twenty-four (24) months (years 9 through 10) from the Effective Date.

All conditions of Manufacture's eight (8) year warranty apply.

Date of Substantial Completion: _____

Effective Date of Supplemental Warranty: _____

By: _____ Date: _____

Justin Reddy, President

Witness: _____ Date: _____

SAMPLE

Design / Build: Wills Park Field Artificial Turf Conversion

Scoring Summary | Reviewer Scores

Scoring Summary

Active Submissions

View Proposal Analysis

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Supplier	Total / 100 pts	B-1 - Project Team, Resumes, Statement of Qualifications, References and Comparable Projects / 25 pts	B-2 - Technical Proposal, Project Approach, Product Information / 25 pts	C-1 - Cost Proposal / 50 pts
Sprinturf, LLC	98.33 pts	23.33 pts	25 pts	50 pts ($564,286.00)
SportsTurf	70.03 pts	⚠ 18.33 pts	⚠ 15 pts	36.70 pts ($768,871.00)

The Alpharetta Youth Baseball Association ("AYBA") hereby agree as follows:

1. **Project Description**

   AYBA agrees to collaborate with the City of Alpharetta in the funding of improvements to Wills Park baseball field number 5, consisting of conversion of the existing natural grass playing surface to artificial turf (the "Project").

2. **Project Cost and Cost Sharing**

   AYBA agrees that the total cost of the Project is **Five Hundred Sixty-Four Thousand Two Hundred Eight-Six Dollars ($564,286.00)**. AYBA further agrees to share the cost of the Project on an equal basis, with each Party (AYBA and the City of Alpharetta) responsible for **Two Hundred Eighty-Two Thousand One Hundred Forty-Three Dollars ($282,143.00)**. Should unforeseen Project costs arise (e.g., costs more than the original contract value of $564,286.00), the parties will mutually agree on the appropriate funding split for the unforeseen costs before proceeding.

3. **AYBA Funding Obligations and Payment Schedule**

   The City of Alpharetta shall invoice AYBA for the total equitable Project cost of $282,143.00 upon substantial completion of the Project. Payment shall be due from AYBA within forty-five (45) days of AYBA's receipt of the City's invoice.

4. **Equitable Funding Intent**

   AYBA expressly acknowledges that the foregoing payment structure is intended to and does result in an equal 50/50 funding split between the City of Alpharetta and AYBA for the total Project cost.

_____

Matt Pringle, Volunteer Board Member – President & Commissioner
Alpharetta Youth Baseball Association (AYBA)

_____

Date

STAFF REPORT

Department: Administration
Submitted By: Chris Lagerbloom
Meeting Date: April 27, 2026

AGENDA ITEM:

Agreement: ICON Venue Group, LLC d/b/a CAA ICON - Second Amendment Services
Consideration and approval of a Second Amendment for additional services to the January 13, 2023 Agreement, and with authorization for the Mayor to Execute all necessary documents.

STAFF RECOMMENDATION:

Approve the Second Amendment Services Agreement with ICON Venue Group, LLC d/b/a CAA ICON.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: $25,000 PER MONTH FOR 4 MONTHS ($100,000).

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Economic Development Toolbox (30113230-544100-C1300)	$100,000

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	$0.00

ITEM DESCRIPTION:

The City of Alpharetta entered into an agreement with ICON Venue Group, LLC d/b/a CAA ICON dated January 17, 2023. Presented here is the Second Amendment delivered by CAA Icon setting the expectations of the parties going forward. The additional offering is defined as general advisory services and are more completely defined in the attached document labeled Phase 1.

If the Second Amendment is approved, the professional monthly fee of $25,000 for a minimum of four months, plus reimbursable expenses will be encumbered.

To give some idea of the topics that will be studied, general advisory services can be defined, but not limited to:

General advisory assistance and negotiation support services
- Establish weekly call/meeting cadence
- Participate in key City briefings/meetings/presentations
- Meet with Client's representative(s)
- Assist in developing overall negotiation strategy
- Prepare a comprehensive review and evaluation of comparable NHL deal structures and leases
- Identify and consider alternative financing structures/options
- Identify key considerations and issues list
- Develop public relations strategy
- Assess key stakeholder goals/objectives and alternatives
- Participate in negotiations

- Consider team alternatives

ALTERNATIVES:

The alternative is not to use CAA ICON any longer for continuing consulting services.

ATTACHMENTS:

1. CAA ICON Proposal Second Amendment - City of Alpharetta (Revised)

April 2, 2026

Via Email

Chris Lagerbloom
City Administrator
City of Alpharetta
clagerbloom@alpharetta.ga.us

Re: Second Amendment Services

Dear Chris:

Reference is made to the certain letter agreement between the City of Alpharetta ("Client"), and ICON Venue Group, LLC, d/b/a CAA ICON ("CAA ICON"), dated January 17, 2023, as amended (collectively, the "Agreement"). Capitalized terms not otherwise defined herein shall have the meanings for such terms in the Agreement. Client and CAA ICON agree and acknowledge the provisions of the Agreement are hereby reinstated, republished, and ratified, and shall remain in full force and effect as it relates to this letter second amendment to the Agreement (this "Second Amendment").

As requested, CAA ICON is pleased to present this Second Amendment describing our additional services and setting forth certain obligations to each other. By executing this Second Amendment, Client expressly acknowledges and agrees that CAA ICON's Reports are for Client's internal use only and may not be used for financing, investment, or marketing purposes.

SECOND AMENDMENT SERVICES

Based on our understanding of your needs, we are proposing our scope of additional services (collectively, the "Second Amendment Services") as set forth below.

Phase 1: General Advisory ("Phase 1")

1. General advisory assistance and negotiation support services
    a. Establish weekly call/videoconference/in-person meeting cadence
    b. Participate in key City briefings/meetings/presentations
    c. Meet with Client's representative(s)
    d. Assist in developing overall negotiation strategy
    e. Prepare a comprehensive review and evaluation of comparable NHL deal structures and leases
        i. Upfront payments
        ii. Rent
        iii. Taxes
        iv. Revenue sharing
        v. Expense responsibility

vi. Other

f. Identify and consider alternative financing structures/options
    i. Perform local funding analysis
    ii. Public funding sources
    iii. Private funding sources
    iv. Estimate potential bond proceeds
g. Identify key considerations and issues list
    i. Financial considerations
    ii. Financing considerations
    iii. Operating considerations
    iv. Capital repair considerations
    v. Timing considerations
    vi. Political considerations
h. Develop public relations strategy
i. Assess key stakeholder goals/objectives and alternatives
    i. City/County/State
    ii. Other
j. Participate in negotiations
    i. Public sector
    ii. Private sector
k. Consider team alternatives

2. Provide document support services/assist the Client's legal team
    a. Provide recommendations regarding outside legal counsel retention (sports facility focus)
    b. Letter of intent/memorandum of understanding
    c. Definitive agreements

BUSINESS ARRANGEMENTS

After the Second Amendment Effective Date, we will perform the Second Amendment Services for the professional monthly fee amount of $25,000 for a minimum of four (4) months ($100,000 in total professional fees), plus Reimbursable Expenses. At the end of such four (4) months, we will discuss ongoing business arrangements and reach a mutually agreeable approach moving forward, which will be memorialized in an amendment. Client hereby acknowledges that the Second Amendment Services will not be fully completed in said four month period.

Except as provided in this Second Amendment, the Agreement shall remain unchanged and apply fully for the Second Amendment Services provided hereunder. Your signature below shall signify the Client's agreement to continue to engage CAA ICON under the terms outlined in this Second Amendment. As such, the date upon which you countersign this Second Amendment as indicated below will be the "Second Amendment Effective Date" under this Second Amendment. This Second Amendment may be executed in counterparts, each of which shall be deemed to be an original, and both of which together shall be deemed to constitute one and the same instrument. Each of the parties shall be entitled to rely upon a counterpart of this Second Amendment executed by the other party and sent via electronic transmission.

We greatly appreciate the opportunity to be of continued service and assistance to you. If you have any questions or comments, please feel free to reach out directly.

Sincerely,

ICON VENUE GROUP, LLC d/b/a CAA ICON

By: _____

Name: Josh Cohen

Title: Senior Vice President

ACKNOWLEDGEMENT OF RECEIPT AND AGREEMENT WITH THE TERMS AND CONDITIONS OF THIS SECOND AMENDMENT:

City of Alpharetta

By: _____

Name: Chris Lagerbloom

Title: City Administrator

Date: _____

STAFF REPORT

Department: Legal
Submitted By: Grace Orehosky
Meeting Date: April 27, 2026

AGENDA ITEM:

Resolution: Participation in Amicus Brief in Chang v. City of Milton
Consideration and approval of a Resolution authorizing the City of Alpharetta to participate in an Amicus Brief in Chang v. City of Milton on remand before the Georgia Court of Appeals or, if warranted, the Georgia Supreme Court, and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Adopt a Resolution authorizing the City of Alpharetta to participate in an Amicus Brief in the Chang v. City of Milton appeal pending in the Georgia Court of Appeals or, if warranted, the Georgia Supreme Court, and with authorization for 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 City Attorney's Office has requested the City's permission to file an amicus brief (friend of the court legal brief) on the City's behalf in the pending matter before the Georgia Court of Appeals, or if warranted, the Georgia Supreme Court, referred to as Chang v. City of Milton.

The case involves a claim of liability against the City of Milton for personal injuries due to a 2016 vehicle collision with a fixed obstruction (a masonry planter) located on City-owned right of way where the obstruction was outside the motoring lanes of travel.

If adopted, this resolution would allow the City Attorney's Office to file an amicus brief, which may include the City's name as a participating party.

ALTERNATIVES:

Do not adopt this Resolution and forego participating in an amicus brief in this appeal.

ATTACHMENTS:

1. 2024-04-27 Resolution Authorizing Participation in Chang Amicus Brief

RESOLUTION NUMBER:

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA AUTHORIZING PARTICIPATION IN AN AMICUS BRIEF IN CHANG v. CITY OF MILTON ON REMAND BEFORE THE GEORGIA COURT OF APPEALS OR, IF WARRANTED, THE GEORGIA SUPREME COURT

WHEREAS, the litigation styled Chang v. City of Milton arises from claims asserted against the City of Milton, Georgia, related to a 2016 motor vehicle collision on Batesville Road;

WHEREAS, on September 16, 2024, the Georgia Court of Appeals issued its decision in City of Milton v. Chang, 373 Ga. App. 667 (2024);

WHEREAS, the Supreme Court of Georgia thereafter granted certiorari and, on March 12, 2026, vacated the Court of Appeals decision and remanded the case for further proceedings, holding that a municipality's ministerial duty over roadway upkeep and repair did not apply where the alleged unsafe condition was outside the lanes of ordinary travel, City of Milton v. Chang, 2026 WL 695364;

WHEREAS, following remand, the Georgia Court of Appeals will consider the separate question of whether a Georgia municipality may nevertheless be subjected to liability under a so-called nuisance theory for personal injury claims;

WHEREAS, the City recognizes that any asserted waiver of sovereign immunity for nuisance claims resulting in personal injury does not arise from any express constitutional or statutory waiver applicable to municipalities, but instead traces to judicial decisions such as Town of Fort Oglethorpe v. Phillips, 224 Ga. 834 (1968);

WHEREAS, the Supreme Court of Georgia explained in Georgia Department of Natural Resources v. Center for a Sustainable Coast, Inc., 294 Ga. 593 (2014), that waivers of sovereign immunity must come from the Constitution or the General Assembly and that courts may not create new exceptions to sovereign immunity;

WHEREAS, in Mayor & C. of Savannah v. Palmerio, 242 Ga. 419 (1978), Justice Hall, in a concurring opinion, advised that "the time is long past for this court to re-examine its opinion in Town of Ft. Oglethorpe v. Phillips, 224 Ga. 834, 165 S.E.2d 141 (1968);"

WHEREAS, in Gatto v. City of Statesboro, 312 Ga. 164, fn. 6 (2021), the Court observed "[s]ome of us have doubts about the legal foundations of Phillips, which also divorced municipal nuisance liability from its basis in our Constitution's Takings Clause;"

WHEREAS, a nuisance theory that permits personal-injury claims against cities, but not counties, creates an uneven exposure to liability that is not supported by a clear constitutional or statutory waiver;

WHEREAS, Georgia law has long distinguished between nuisance claims that implicate the Takings Clause and nuisance claims seeking damages for personal injury;

WHEREAS, municipalities across the State have a substantial interest in ensuring that any waiver of sovereign immunity remains tied to a constitutional or statutory foundation rather than a judicially created expansion;

WHEREAS, the City finds that it is in the best interests of its citizens and residents to support the City of Milton in seeking an appellate ruling that there is no waiver of municipal sovereign immunity for an alleged nuisance resulting in personal injury, outside the limited context of a nuisance claim amounting to a constitutional taking; and

WHEREAS, the City further finds that Georgia cities should have their collective voice heard on this issue of statewide importance through coordinated amicus participation before the Georgia Court of Appeals and/or the Georgia Supreme Court.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Alpharetta as follows:

- The City authorizes participation in, support for, and joinder with an amicus curiae brief or briefs to be filed in Chang v. City of Milton on remand before the Georgia Court of Appeals and/or, if further appellate proceedings occur after the Court of Appeals, before the Georgia Supreme Court, and authorizes the City's name to be included as an amicus participant.
- The City supports the position that any purported waiver of a city's sovereign immunity for nuisance claims seeking recovery for personal injury is a judicially created doctrine rather than an express waiver grounded in the Georgia Constitution or an act of the General Assembly.
- The City supports the position that, consistent with Sustainable Coast and related sovereign-immunity precedent, no waiver of municipal sovereign immunity exists for an alleged nuisance resulting in personal injury.
- The Mayor, City Administrator, City Attorney, and such other officers as may be appropriate are authorized to take all actions reasonably necessary to implement this Resolution and to coordinate with counsel for the City of Milton and other participating municipalities.

SO RESOLVED this ____ day of April _____.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

COUNCIL MEMBERS

_____
Mayor Pro Tem Dan Merkel

_____
Council Member T. Kirk Driskell

_____
Council Member Katie Reeves

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Fergal M. Brady

(SEAL)

Attest:

_____
Grace Orehosky, Acting City Clerk

Approved as to form and legal sufficiency:

_____
Molly Esswein, City Attorney