



LUMPKIN COUNTY
Board of Commissioners
Special Called Meeting Agenda
Commissioners Boardroom

February 18, 2021
5:15 P.M.

- **CALL TO ORDER** Chairman Dockery
- **CONSIDERATION OF AGENDA**
- **RESOLUTIONS**
 1. Authorize the Introduction of Local Legislation to Amend an Act to create the Board of Commissioners
- **CONTRACTS**
 2. Lumpkin County Planning and Development Office Renovations- GMP Charles Black Construction (*Special Projects Director Allison Martin*)
- **OTHER ITEMS**
 3. Aquatic Center Rendering Approvals (*Special Projects Director Allison Martin*)
- **ADJOURNMENT**



Lumpkin County, Georgia

Board of Commissioners Department

Date: February 18, 2021

Agenda Item: Authorize the Introduction of Local Legislation to Amend an Act to create the Board of Commissioners

Item Description: Authorize the Introduction of Local Legislation to Amend an Act to create the Board of Commissioners

Lumpkin County Resolution No. 2021 – 17

**A Resolution to Authorize the Introduction of Local Legislation to
Amend an Act to create the Board of Commissioners of Lumpkin County,
approved April 13, 2001 (Ga. L. 2001, p. 4272), as amended**

Whereas, Section 1-13 of an Act to create the Board of Commissioners of Lumpkin County, approved April 13, 2001 (Ga. L. 2001, p. 4272), as amended, provides that the board of commissioners shall employ a county manager having at least a bachelor's degree in public administration or a related field and at least four years experience in county or city management; and

Whereas, O.C.G.A. 36-5-22 (a) provides that the qualifications, method of selection, appointment, compensation, tenure, and such other related matters pertaining to the office of county manager shall be provided for by the governing authority of the county; and

Whereas, the Board is beginning the process to search for the next county manager and has determined that the requirements set forth in the local act could limit the field of candidates that may apply for the position; and

Whereas, the Board of Commissioners of Lumpkin County desires to introduce local legislation to amend the local act to remove the required qualifications of the county manager from the Act; to provide for the qualifications of the county manager to be determined by the governing authority of the county as set forth in O.C.G.A. 36-5-22(a); to provide for related matters; to repeal conflicting laws; and for other purposes; and

Whereas, the Board desires that appropriate action be taken to place this matter on the Georgia Legislative calendar for consideration at the present term of the Georgia Legislature;

Now, therefore, be it resolved that appropriate action be taken to amend said Act by revising the first paragraph of Section 1-13 as follows:

“The board of commissioners shall employ a county manager. The qualifications, method of selection, appointment, compensation, tenure, and such other related matters pertaining to the office of county manager shall be provided for by the board of commissioners. The county manager shall serve at the pleasure of the board of commissioners, shall not be an elected official of any county or municipality, and shall have the following duties, powers, and authority:”

It is further resolved that the County Clerk certify a copy of this Resolution and provide a copy to Senator Steve Gooch of the 51st District and to Representative Will Wade of the 9th District, and to provide such other information as may be deemed necessary or appropriate.

Resolved, adopted and effective this 18th day of February, 2021.

Chris Dockery, Chairman
Lumpkin County Board of Commissioners

Attest:

Melissa Z. Witcher
Lumpkin County Clerk



Lumpkin County, Georgia

Special Projects Department

Date:	February 18, 2021
Agenda Item:	Lumpkin County Planning and Development Office Renovations- GMP Charles Black Construction
Item Description:	Lumpkin County Planning and Development Office Renovations - GMP Charles Black Construction
Facts & Historical Information:	Lumpkin County entered into a contract with Charles Black Construction Company for design-build services for the Kelley Building which will house Lumpkin County's Planning and Development Services. As part of the contract, a Guaranteed Maximum Price is to be submitted once bids are received by the Construction Manager. Bids were received on February 16, 2021 and the GMP was submitted to the county on the 18 th . The document is attached for reference and consideration. As presented, the bids are within the budget allocated for the project. All other plans and drawings have been submitted for approval by the Building Committee and the Board of Commissioners
Potential Courses Of Action:	This item is being discussed at today's building committee meeting. Once the committee makes a recommendation, this item will be updated for the board's consideration.
Contract Term:	The contract terms have not changed and the facility is expected to be ready for occupancy in 5 months with a temp CO until the elevator is finished as it has the longest lead time.
Budget Impact:	There is no impact to the budget as this project was budgeted and is funded from the '14 sales tax program.
Staff Recommendation:	Once the building committee makes a recommendation, this section will be updated for the board's consideration.
Attachments:	GMP with Subs Codes - 2-17-21 Transmittal - 00001

LUMPKIN COUNTY PLANNING AND DEVELOPMENT OFFICE RENOVATION
CM : Charles Black Construction Company, Inc.

GMP

Bid Date: 02/16/21

Size: 7,300

Package Number	Code	Item	Actual Bids	Trade Contractor
		General Conditions	110,000	
		Reimbursables	55,000	
1		Demolition/Concrete/Masonry	105,000	CBCC
2		Structural and Misc. Steel	9,857	A&A Welding
3		Hollow Metal Frames, Doors & Hardware	40,509	Robinson Door and Security
4		Installation of Doors & Hardware	4,560	TC Lock and Door
5		Aluminum Entrances & Storefronts/ Glass and Glazing	72,200	Gwinnett Window and Door
6		Drywall/Ceiling	79,600	D&A Drywall
7		Resilient Flooring	30,875	AAA Commercial Floors
8		Resinous Flooring	6,090	JR's Remodeling
9		Painting	27,850	AEI, LLC
10		Specialities	18,630	Scratch and Seal, LLC
11		Casework	33,700	Atlanta Casework Systems
12		Elevator	79,950	Thyssen Krupp Elevator
13		Plumbing	67,600	Freeman Plumbing Company
14		H.V.A.C.	67,000	Stiles Heating and Cooling
15		Electrical	138,000	Wilson and Fortner Electric
		Roofing (Previously Awarded)	76,000	
		Grading/Landscape/Sidewalks (Allowance)	30,000	
		Furniture (Allowance)	20,000	
		Elevator roof (Allowance)	2,000	
		Low Voltage (Allowance)	18,000	
		Subtotal	1,092,421	
3.75%		CM Fee	40,966	
		A&E Fee	65,546	
		Total	\$1,198,933	
		Contingency	1,067	
		Total GMP	\$1,200,000	



Transmittal

PROJECT: Old Lumpkin County Library Renovation 2010 DATE: 1/4/2021

SUBJECT: Link to Plans and Specs TRANSMITTAL ID: 00001

PURPOSE: For your review and comment VIA: Info Exchange

FROM

NAME	COMPANY	EMAIL
Cindy King United States		cindy@charlesblackconstruction.com

TO

NAME	COMPANY	EMAIL
Allison.Martin@Lumpkin County.GOV		Allison.Martin@LumpkinCounty.GOV

REMARKS: Mr. Martin

Good afternoon.

CJ McDonald asked that I provide you with a link to the plans and specs for the Renovations to the Old Lumpkin County Library. If you have any problems using this link, please let me know.

Transmittal

DATE: 1/4/2021
TRANSMITTAL ID: 00001

DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NOTES
1	12/8/2020	001 20207 COVER.pdf	
1	12/8/2020	002 20207 AD.1 DEMOLITION PLAN.pdf	
1	12/8/2020	003 20207 A1.2a FLOOR PLAN.pdf	
1	12/8/2020	004 20207 A1.2b FINISH PLAN.pdf	
1	12/8/2020	005 20207 A1.2c REFLECTED CLG PLAN.pdf	
1	12/8/2020	006 20207 A1.3 ROOF PLAN.pdf	
1	12/8/2020	007 20207 A2.1 EXTERIOR ELEVATIONS.pdf	
1	12/8/2020	008 20207 A3.1 WALL SECTIONS.pdf	
1	12/8/2020	009 20207 A4.1 ENLARGED PLANS AND DETAILS.pdf	
1	12/8/2020	010 20207 A5.1 PLAN DETAILS.pdf	
1	12/8/2020	011 20207 A6.1 DOOR AND SIGN SCHEDULE AND DTLS.pdf	
1	12/8/2020	012 20207 A7.0 MANUFACTURED CASEWORK DETAILS.pdf	
1	12/8/2020	013 20207 A8.0 OVERALL FLOOR PATTEN PLANS.pdf	
1	12/8/2020	014 20207 S0-1 - GENERAL STRUCTURAL NOTES.pdf	
1	12/8/2020	015 20207 S1-1 - PLANS, SECTIONS & DETAILS.pdf	
1	12/8/2020	016 20207 M1-0 - HVAC DEMOLITION FLOOR PLAN.pdf	
1	12/8/2020	017 20207 M1-1 - NEW HVAC FLOOR PLAN.pdf	
1	12/8/2020	018 20207 M3-1 - HVAC DETAILS.pdf	
1	12/8/2020	019 20207 M6-1 - HVAC NOTES AND SCHEDULES.pdf	
1	12/8/2020	020 20207 P1-1 - SANITARY PIPING PLAN & STUB UP PLAN.pdf	
1	12/8/2020	021 20207 P1-2 - WATER PIPING PLAN.pdf	
1	12/8/2020	022 20207 P6-1 - FIXTURE SCHEDULE, DETAILS & NOTES.pdf	
1	12/8/2020	023 20207 PD1-1 - SANITARY AND WATER DEMOLITION PLANS.pdf	
1	12/8/2020	024 20207 E0-1 - DEMOLITION PLANS.pdf	
1	12/8/2020	025 20207 E1-1 - LIGHTING PLANS.pdf	
1	12/8/2020	026 20207 E1-2 - POWER PLANS.pdf	
1	12/8/2020	027 20207 E3-1 - FIRE ALARM PLANS.pdf	
1	12/8/2020	028 20207 E4-1 - LOW VOLTAGE PLANS.pdf	
1	12/8/2020	029 20207 E5-1 - ONE-LINE DIAGRAM, DETAILS, AND PANELBOARD SCHEDULES.pdf	

Attachment: Transmittal - 00001 (1981 : Lumpkin County Planning and Development Office Renovations- GMP Charles Black Construction)

Transmittal

DATE: 1/4/2021
TRANSMITTAL ID: 00001

QTY	DATED	TITLE	NOTES
1	12/8/2020	030 20207 E6-1 - ELECTRICAL LEGEND, DETAILS, AND SCHEDULES.pdf	
1	12/8/2020	20207 Project Manual.pdf	

COPIES:

CJ McDonald

Attachment: Transmittal - 00001 (1981 : Lumpkin County Planning and Development Office Renovations- GMP Charles Black Construction)



Lumpkin County, Georgia

Special Projects Department

Date: February 18, 2021

Agenda Item: Aquatic Center Rendering Approvals

Item Description: Aquatic Center Rendering Approvals

Facts & Historical Information:

The Aquatic Center design continues to move forward in preparation for final plans to be delivered to Carroll Daniel Construction Company in February for bidding and submission of a Guaranteed Maximum Price to the county in April. As part of the processes in Lumpkin County, the board uses a building committee to review designs and make recommendations to the Board of Commissioners. The next phase of approvals centers around the exterior elevation and interior color/material scheme. Both items are being brought forth to the board for consideration of approval.

Potential Courses Of Action:

The board can consider approval of the exterior elevation and interior design plan as submitted.

The board can choose to make changes to the submissions.

Budget Impact:

This construction project is not funded by the general fund.

Staff Recommendation:

Once the building committee meets, the recommendation of the committee will be added to this agenda item.

Attachments:

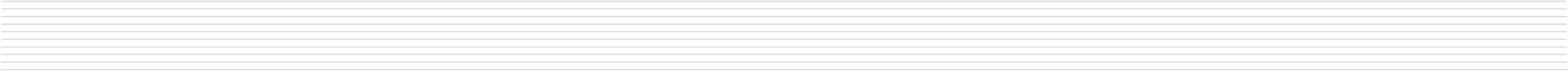
Cottrell Aquatic Center - 21-0209 - for Notebook

Cottrell Aquatic Center - 21-0215 -Interior Package(1)

Cottrell Aquatic Center



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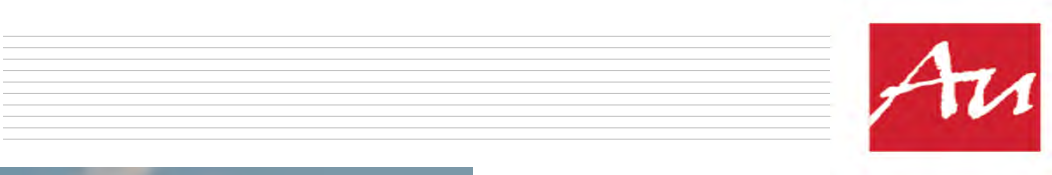


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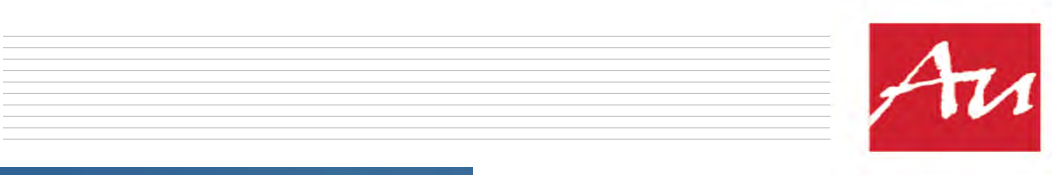


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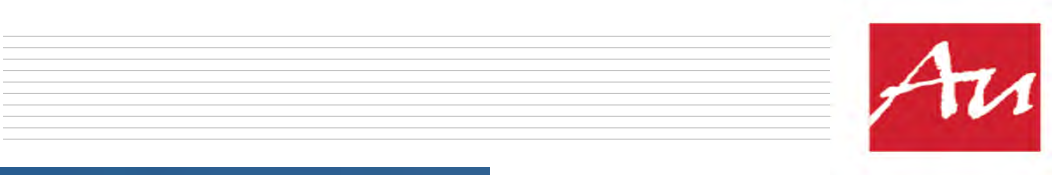
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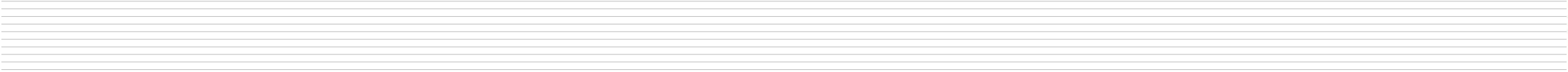


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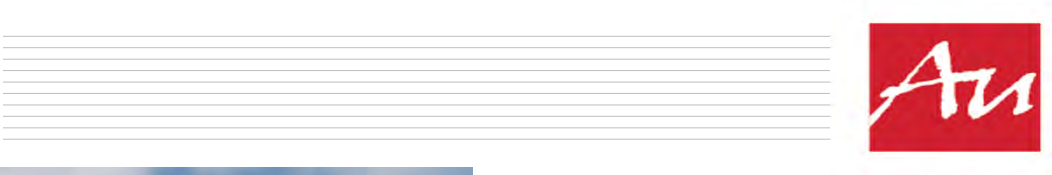


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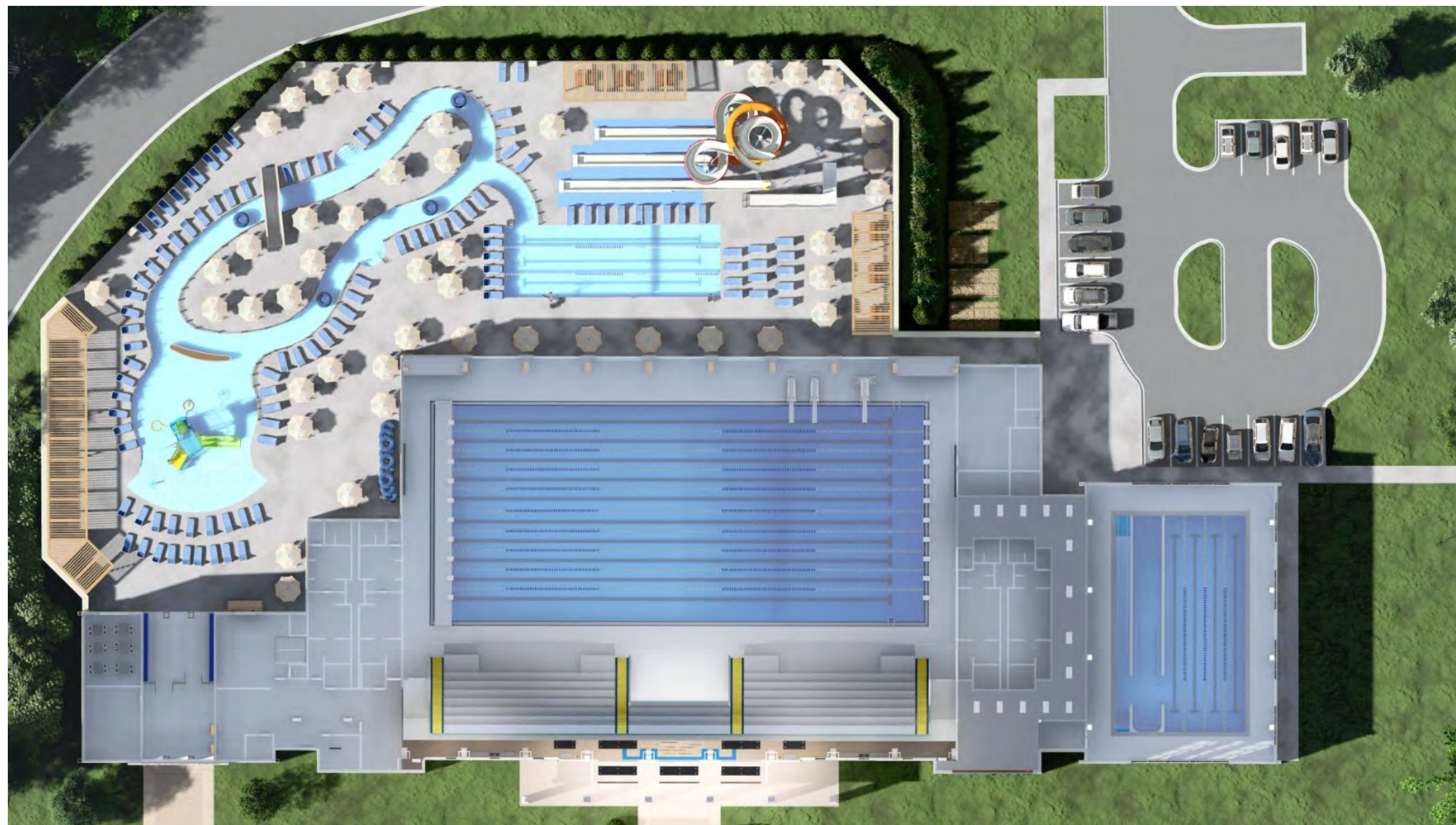


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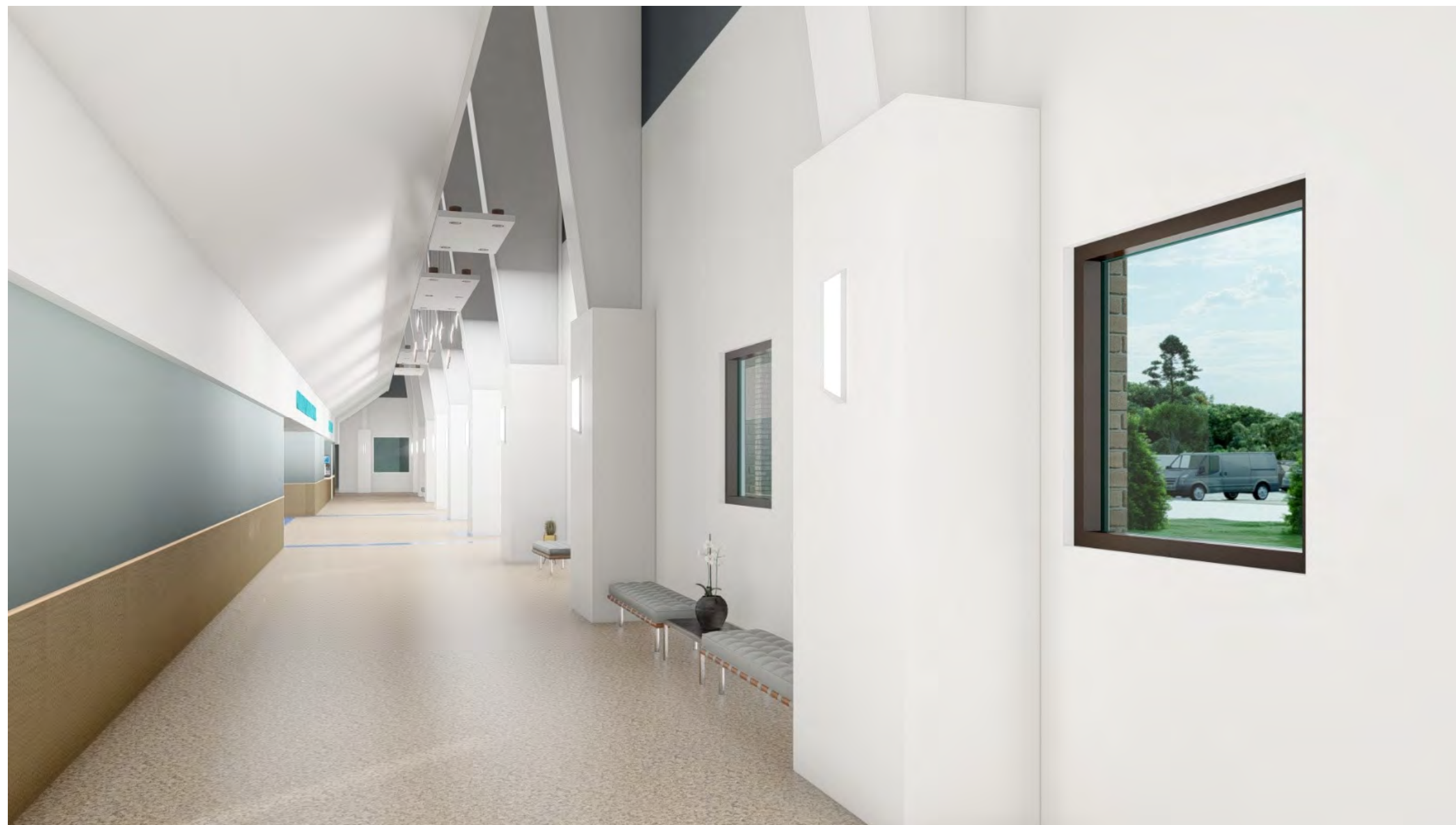


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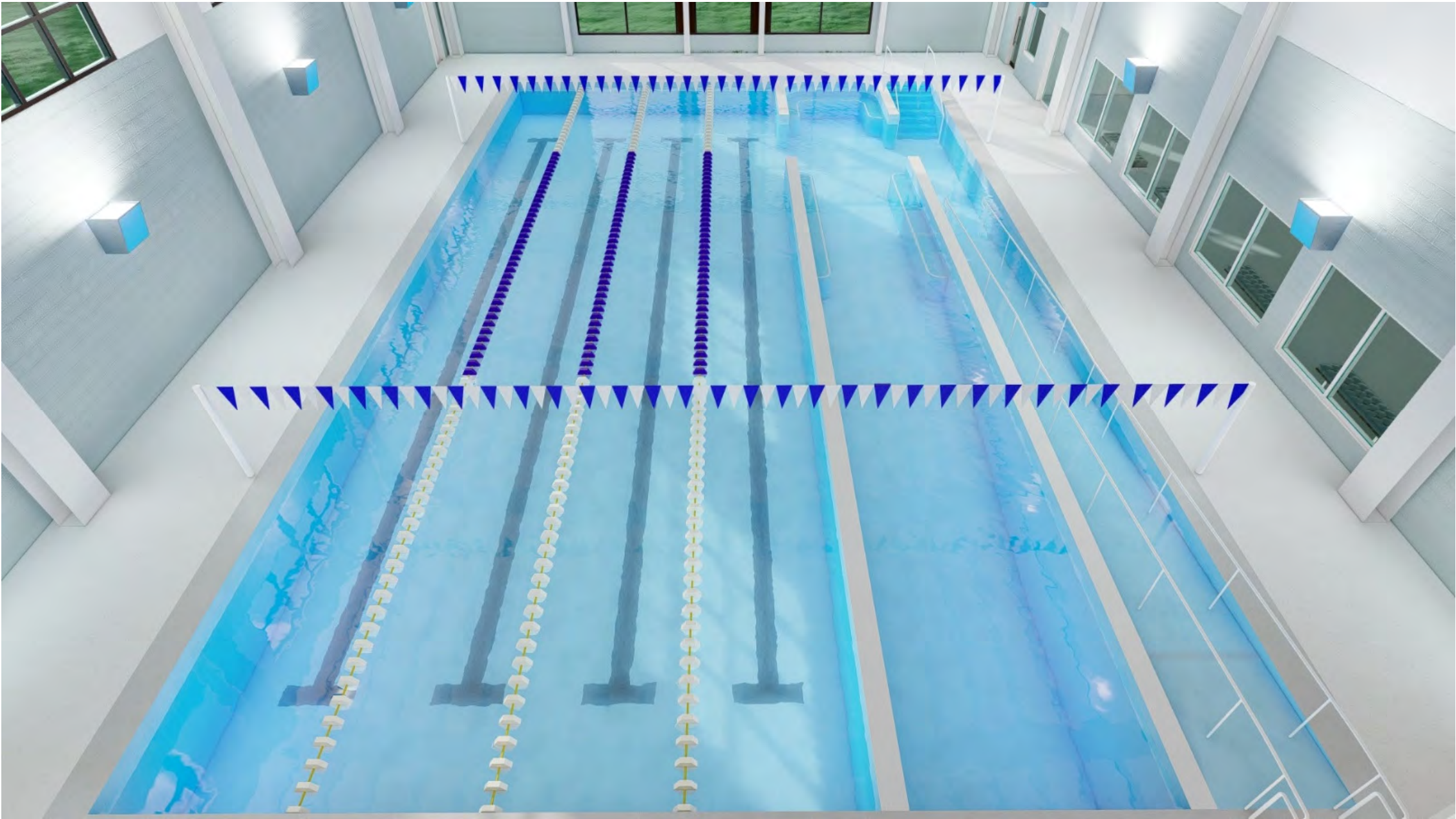


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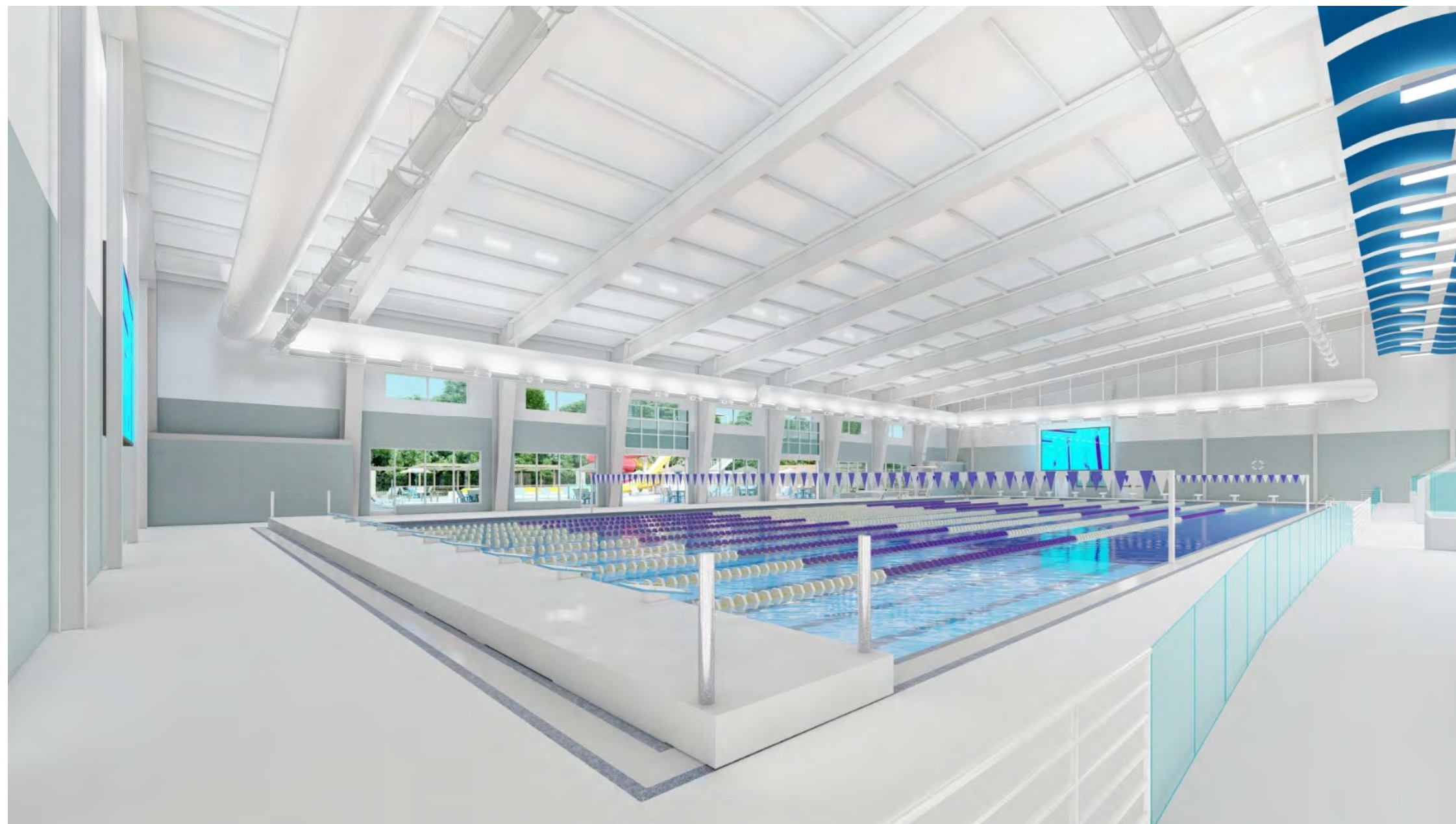


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