



# **REGULAR AGENDA**

**OF**

**APRIL 17, 2017**





**CITY OF NORTH AUGUSTA**

**AGENDA: REGULAR CITY COUNCIL MEETING**

**April 17, 2017 – Municipal Center – 100 Georgia Avenue, 3rd Floor – 7:00 P.M.**

**CITIZEN COMMENTS:** Citizens may speak to Mayor and City Council on each item listed on this agenda. Mayor Jones will call for your comments prior to City Council discussing the matter. When speaking to Council, please step up to the microphone, give your full name and address, and direct your remarks to Mayor Jones.

**CITIZEN ASSISTANCE:** Individuals needing special assistance or sign interpreter to participate in the meeting, please notify the Administration Department 48 hours prior to the meeting.

1. **CALL TO ORDER:**
2. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
3. **ROLL CALL:**
4. **APPROVAL OF MINUTES:** Regular and study session meeting minutes of April 3, 2017  
Study session minutes of April 10, 2017

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

5. **CITY PROPERTY/STREETS AND DRAINS:** Approval of the Relocation of Railroad Avenue within the Area being Developed as Ballpark Village at Hammonds Ferry and Authorizing the Exchange of Real Estate Necessary for such Relocation
  - A. Ordinance, First Reading
  - B. Ordinance, Second Reading
6. **ECONOMIC DEVELOPMENT:** Approving Change Orders for Brasfield and Gorrie, LLC to Continue Critical Path Work Related to the Ballpark Scope as a Part of Ballpark Village - Resolution
7. **PRESENTATIONS/COMMUNICATIONS/RECOGNITION OF VISITORS:**
  - A. Citizen Comments: At this time, citizens may speak to Mayor and City Council regarding matters not listed on the agenda.
  - B. Council Comments
8. **ADJOURNMENT:**

Interoffice Memorandum



TO: Mayor and City Council  
FROM: B. Todd Glover, City Administrator  
DATE: April 13, 2017  
SUBJECT: Regular City Council Meeting of April 17, 2017

**REGULAR COUNCIL MEETING**

**ITEM 5. CITY PROPERTY/EASEMENT: Approval of the Relocation of Railroad Avenue within the Area being Developed as Ballpark Village at Hammonds Ferry and Authorizing the Exchange of Real Estate Necessary for such Relocation**

**A Ordinance, First Reading**

An ordinance has been prepared for Council's consideration on first reading authorizing the relocation of Railroad Avenue within the area being developed as Ballpark Village at Hammonds Ferry and authorizing the exchange of real estate necessary for such relocation.

Please see the **ATTACHMENT NO. 5-A** for a copy of the proposed ordinance.

**B. Ordinance, Second Reading**

Pending City Council's action on **Items #5-A** above, the ordinance is submitted for Council's consideration on second reading.

**ITEM 6. ECONOMIC DEVELOPMENT: Approving Change Orders for Brasfield and Gorrie, LLC to Continue Critical Path Work Related to the Ballpark Scope as a Part of Ballpark Village - Resolution**

A resolution has been prepared for Council's consideration approving the Change Orders for Brasfield and Gorrie, LLC to continue the critical path work related to the Ballpark scope as a part of Ballpark Village.

Please see **ATTACHMENT #6** for a copy of the proposed resolution and supporting documentation.



## ATTACHMENT 5-A

ORDINANCE NO. 2017-04  
AN ORDINANCE TO APPROVE THE RELOCATION OF RAILROAD AVENUE  
WITHIN THE AREA BEING DEVELOPED AS BALLPARK VILLAGE AT  
HAMMONDS FERRY AND AUTHORIZING THE EXCHANGE OF REAL ESTATE  
NECESSARY FOR SUCH RELOCATION

WHEREAS, Greenstone Hammonds Ferry, LLC, is currently in the process of developing an area to be known as Ballpark Village at Hammonds Ferry on acreage consisting of approximately 35.27 +/- acres located on property adjacent to the Savannah River and between the existing Hammonds Ferry development and the Georgia Avenue right of way; and

WHEREAS, as part of the overall Development Plan, the existing right of way for Railroad Avenue requires a minor relocation within the confines of the Ballpark Village Development; and

WHEREAS, the current terminus of Railroad Avenue at the Georgia Avenue right of way, as well as where it enters the existing Hammonds Ferry Subdivision will be unchanged; and

WHEREAS, the relocation will require that Greenstone Hammonds Ferry, LLC convey to the City title to portions of the new right of way that currently belong to Hammonds Ferry, LLC; and

WHEREAS, in exchange for the conveyance by Hammonds Ferry, LLC of title to the property necessary for the relocation, the City has agreed to convey to Hammonds Ferry, LLC such portions of the current Railroad Avenue right of way that will no longer be required for such roadway.

WHEREAS, the Mayor and City Council have determined that the relocation of the right of way as well as the exchange of properties as described, will be beneficial to the City.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof, that:

1. The Mayor and City Council specifically authorize the relocation of Railroad Avenue as shown on the plat prepared by John M. Bailey and Associates PC for Greenstone Hammonds Ferry, LLC entitled "Ballpark Village at Hammonds Ferry". Said plat is dated March 8, 2017. Reference is made to said plat for specific metes, bounds, and locations of the relocation of Railroad Avenue.
2. The City is authorized to accept title to real estate from Greenstone Hammonds Ferry, LLC, or such other entity that may claim any

interest in and to any new properties needed for the relocation of Railroad Avenue.

3. The City is authorized to deed to Greenstone Hammonds Ferry, LLC, by quit claim deed, any portions of the existing right of way of Railroad Avenue that will not be utilized for such roadway following the relocation.
4. The City Administrator is authorized to execute any documents required to carry out the intent of this ordinance, to include the execution of deeds to property as referred to above.
5. This Ordinance shall become effective immediately upon its adoption on third and final reading.
6. All Ordinances or parts of Ordinances in conflict herewith or to the extent of such conflict are hereby repealed.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

\_\_\_\_\_  
Lark W. Jones, Mayor

ATTEST:

\_\_\_\_\_  
Donna B. Young, City Clerk



ATTACHMENT 6

RESOLUTION NO. 2017-12  
A RESOLUTION APPROVING CHANGE ORDERS FOR BRASFIELD AND GORRIE, LLC TO  
CONTINUE CRITICAL PATH WORK RELATED TO THE BALLPARK SCOPE AS A PART OF  
BALLPARK VILLAGE

WHEREAS, the City has been working on Project Jackson for several years; and

WHEREAS, as part of the Project, the City will construct a multi-use stadium; and

WHEREAS, delays in the project to this point have caused cost escalations; and

WHEREAS, the construction timeframe for construction of the stadium is approximately 14 months; and

WHEREAS, the City believes that Project Jackson is at a point where additional work must commence on the project to ensure a completion date in time for the 2018 baseball season; and

WHEREAS, time is of the essence in proceeding with such construction, in order to achieve the total development as envisioned by Project Jackson; and

WHEREAS, for the purpose of meeting its responsibility to provide the stadium, the City issued a request for qualifications with respect to construction services related to the construction of said stadium; and

WHEREAS, following a review of the submitted qualifications, the City determined that BRASFIELD and Gorrie, LLC is best qualified to provide the services on the time schedule required; and

WHEREAS, the City would desire to authorize the approval of change orders #001 and #002 to authorize additional critical path work, and

WHEREAS, this authorization brings the total contract with Brasfield and Gorrie to a not to exceed number of \$10,479,758.00, and

WHEREAS, the Mayor and City Council have determined that it is in the best interest of the City to move forward with such work for the ballpark;

NOW THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof approve the above referenced change orders proposed by Brasfield and Gorrie, LLC to continue critical path work and authorize the City Administrator to execute a contract with same for this work only.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 17 TH DAY OF APRIL, 2017.

---

Lark W. Jones, Mayor

ATTEST:

---

Donna B. Young, City Clerk



**AIA**<sup>®</sup>

# Document G701™ – 2001

## Change Order

PROJECT (Name and address):

North Augusta Site Work Package  
City of North Augusta, SC

CHANGE ORDER NUMBER: 001

DATE: April 12, 2017

OWNER:

ARCHITECT:

CONTRACTOR:

TO CONTRACTOR (Name and address):

Brasfield & Gorrie, L.L.C.  
3021 7th Avenue South  
Birmingham, AL 35233

ARCHITECT'S PROJECT NUMBER: N/A

CONTRACT DATE: December 27, 2017

CONTRACT FOR: General Construction

FIELD:

OTHER:

### THE CONTRACT IS CHANGED AS FOLLOWS:

*(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)*

Contract changes include the below scope additions and amounts:

BG COR 001: Additional Clearing at Parcels F, G, H, and I - \$19,250

BG COR 002: Critical Path Alternate (Gap Funding) - \$1,697,703

BG COR 003: Additional Clearing at Roadway Areas - \$26,960

BG COR 004: Collection of Old Bricks - \$4,000

BG COR 005: Additional Demolition at Parcel J - \$162,106

BG COR 006: Additional Demolition at Parcel A - \$128,136

BG COR 007: Additional Demolition at Parcels BC - \$18,066

BG COR 008: Additional Clearing at Parcel E - \$6,740

BG COR 010: Load and Haul Off Contaminated Soils at Parcel A - \$72,618

BG COR 013: Credit for Asphalt Paving Demolition on RR Ave - (\$4,963)

BG COR 014: Install Stone Drain and Backfill Swale with Onsite Material - \$108,753

BG COR 015: Undercut Swale, Temp Berms and Infrastructure work Remediation - \$115,909

Estimate of Additional Costs for Re-designed Foundations at Bldg A B - \$310,247

(Revised design for foundations at Bldg A B may affect estimated cost and schedule. This will be determined upon receipt of the actual design documents)

Additional Critical Funding Commitments for Proceeding with Critical Path Activities - \$3,148,000

(This funding will support continuation of stadium work and critical commitments necessary to avoid cost escalation and schedule impacts from delayed project funding. This commitment will support commitments needed to 5/2/17, when full project funding is required)

The original Contract Sum was	\$	3,246,813.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	3,246,813.00
The Contract Sum will be increased by this Change Order in the amount of	\$	5,813,525.00
The new Contract Sum including this Change Order will be	\$	9,060,338.00

The Contract Time will be increased by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is 4/1/18

**NOTE:** This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive



NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Odell Associates, Inc.  
ARCHITECT *(Firm name)*

800 West Hill Street, Third Floor  
Charlotte, NC 28208  
ADDRESS

\_\_\_\_\_  
BY *(Signature)*  
\_\_\_\_\_  
*(Typed name)*

\_\_\_\_\_  
DATE

Brasfield & Gorrie, L.L.C.  
CONTRACTOR *(Firm name)*

3021 7th Avenue South  
Birmingham, AL 35233  
ADDRESS

\_\_\_\_\_  
BY *(Signature)*  
\_\_\_\_\_  
*(Typed name)*

\_\_\_\_\_  
DATE

City of North Augusta, SC  
OWNER *(Firm name)*

100 Georgia Avenue  
North Augusta, SC 29861  
ADDRESS

\_\_\_\_\_  
BY *(Signature)*  
\_\_\_\_\_  
*(Typed name)*

\_\_\_\_\_  
DATE



# AIA® Document G701™ – 2001

## Change Order

PROJECT (Name and address):

North Augusta Site Work Package  
City of North Augusta, SC

CHANGE ORDER NUMBER: 002

DATE: April 12, 2017

OWNER:

ARCHITECT:

CONTRACTOR:

TO CONTRACTOR (Name and address):

Brasfield & Gorrie, L.L.C.  
3021 7th Avenue South  
Birmingham, AL 35233

ARCHITECT'S PROJECT NUMBER: N/A

CONTRACT DATE: December 27, 2017

CONTRACT FOR: General Construction

FIELD:

OTHER:

### THE CONTRACT IS CHANGED AS FOLLOWS:

*(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)*

Contract changes include the below scope additions and amounts:

Estimate of Infrastructure work at Parcel A along Railroad Avenue and Center Street - \$1,419,420.

Estimate assumes no conflicts on schedule or coordination with Stadium work. Conflicts between infrastructure and stadium work could impact cost or schedule.

The original Contract Sum was	\$	3,246,813.00
The net change by previously authorized Change Orders	\$	5,813,525.00
The Contract Sum prior to this Change Order was	\$	9,060,338.00
The Contract Sum will be increased by this Change Order in the amount of	\$	1,419,420.00
The new Contract Sum including this Change Order will be	\$	10,479,758.00

The Contract Time will be increased by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is 4/1/18

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive

### NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Odell Associates, Inc.  
ARCHITECT (Firm name)

800 West Hill Street, Third Floor  
Charlotte, NC 28208  
ADDRESS

BY (Signature)

(Typed name)

DATE

Brasfield & Gorrie, L.L.C  
CONTRACTOR (Firm name)

3021 7th Avenue South  
Birmingham, AL 35233  
ADDRESS

BY (Signature)

(Typed name)

DATE

City of North Augusta, SC  
OWNER (Firm name)

100 Georgia Avenue  
North Augusta, SC 29861  
ADDRESS

BY (Signature)

(Typed name)

DATE





