



REGULAR AGENDA

OF

MAY 1, 2017



CITY OF NORTH AUGUSTA

AGENDA: REGULAR CITY COUNCIL MEETING

May 1, 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 17, 2017
Special Called meeting minutes of April 24, 2017

UNFINISHED BUSINESS

None.

NEW BUSINESS

- 5. PERSONNEL: Employee of the Quarter, October, November, and December, 2016 – Mandy Nelson, Tourism and Marketing Coordinator for the Department of Parks, Recreation, & Tourism
6. PERSONNEL: Employee of the Quarter, January, February, and March, 2017 – Tim Stembridge, PSO for the Department of Public Safety
7. CITY COUNCIL: Oath of Office – Mayor Robert A. Pettit, and Councilmembers Pat C. Carpenter, Fletcher L. Dickert, and David W. McGhee, Administered by Judge Thomas Murphy
8. CITY COUNCIL: Mayor Pro Tempore – Selection by Council
9. CITY PROPERTY: Authorization to Approve the Exchange and Acquisition of Real Estate as Contemplated and Agreed Pursuant to the Master Development Agreement among the City of North Augusta, Greenjackets Baseball, LLC, Ackerman Greenstone North Augusta, LLC and Greenstone Hammonds Ferry, LLC as Recorded in the Office of the RMC for Aiken County on March 28, 2017 in Book 4654, Pages 723-821
A. Ordinance, First Reading
B. Ordinance, Second Reading
10. ECONOMIC DEVELOPMENT: Authorizing the City Administrator to Execute a Contract with Brasfield and Gorrie, LLC Related to the Construction of the Stadium within Project Jackson – Remove from Table/Resolution
11. STREETS AND DRAINS: Authorizing the City to Execute a Memorandum of Understanding Between North Augusta and the South Carolina Department of Transportation to Address Potential Traffic Impacts to the SCDOT Roadway System Resulting from Development of Ballpark Village at Hammonds Ferry - Resolution
12. 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
13. ADJOURNMENT:

Interoffice Memorandum



TO: Mayor and City Council

FROM: B. Todd Glover, City Administrator

DATE: April 28, 2017

SUBJECT: Regular City Council Meeting of May 1, 2017

REGULAR COUNCIL MEETING

ITEM 5. PERSONNEL: Employee of the Quarter, October, November, and December, 2016 – Mandy Nelson, Tourism and Marketing Coordinator for the Department of Parks, Recreation, & Tourism

The City of North Augusta Employee Recognition Committee would like to recognize the employee of the quarter for October, November, and December, 2016, Mandy Nelson, Tourism and Marketing Coordinator for the Department of Parks, Recreation, & Tourism.

Mandy started her career at the City of North Augusta as a summer intern in May of 2011 from the Clemson University Parks, Recreation & Tourism Management Department. She worked three consecutive summer internships. Upon graduation and completion of her third summer internship, she was hired in August 2013 as a Part-time Center Coordinator. Mandy was promoted to full time Center Coordinator in January, 2015. With the change in the name of the Department, Mandy's position was changed to Tourism & Marketing Coordinator in January, 2017.

Mandy has been tasked with planning and supervising special events, activities, and festivals for the City of North Augusta. Mandy's responsibilities include the primary role in the Jack-O-Lantern Jubilee fall festival, the annual Christmas Tree Lighting, and Kid's Earth Day. Mandy managed over 150 craft vendors and an additional 30 food vendors for the 2016 Jack-O-Lantern Jubilee. Mandy's positive and professional attitude in dealing with so many different people in a fast and frenzied atmosphere has won the accolades of her fellow employees and management. Mandy's responsibilities for the Jack-O-Lantern Jubilee also include the coordination of the carnival rides as well as being a part of the team that selects the festival's musical entertainment, laying out the festival's footprint, and promoting the City's signature event through media.

Mandy's work can also be seen in the upgrading of the annual Christmas Tree Lighting event and Kid's Earth Day.

Mandy is also responsible for all aspects of marketing that includes brochures, website content, advertisements, and social media. Some of Mandy's handiwork can be seen on the big screen by the front office of the Activities Center as she keeps the information and activities up to date for our members and guests to view.

In addition to her new duties with Tourism & Marketing, Mandy also serves as the face of the front office of the Activities Center. She works the front desk for a major portion of her shift each day in helping walk-in customers, answering numerous phone calls, and supporting the athletic staff. She also serves as Co-Camp Director of the department's

- ITEM 7. **CITY COUNCIL:** **Oath of Office – Mayor Robert A. Pettit, and Councilmembers Pat C. Carpenter, Fletcher L. Dickert, and David W. McGhee, Administered by Judge Thomas Murphy**

Municipal Judge Thomas Murphy will administer the Oath of Office to:

Mayor Robert A. Pettit
Councilmember Pat C. Carpenter
Councilmember Fletcher L. Dickert
Councilmember David W. McGhee

Please see **ATTACHMENT #7** for the oaths of office.

- ITEM 8. **CITY COUNCIL:** **Mayor Pro Tempore – Selection by Council**

Section 2-31 of the North Augusta City Code entitled “Mayor Pro Tempore”, states:

- (a) The council shall at the first meeting of the newly constituted council after any general election for municipal council, elect one of its members as mayor pro tempore for a term of two (2) years.
- (b) It shall be the duty of the mayor pro tempore to act as mayor during the absence or disability of the mayor, or in case of a vacancy in the office of mayor.

A majority vote of the members of City Council is required to select the Mayor Pro Tempore.

- ITEM 9. **CITY PROPERTY:** **Authorization to Approve the Exchange and Acquisition of Real Estate as Contemplated and Agreed Pursuant to the Master Development Agreement among the City of North Augusta, Greenjackets Baseball, LLC, Ackerman Greenstone North Augusta, LLC and Greenstone Hammonds Ferry, LLC as Recorded in the Office of the RMC for Aiken County on March 28, 2017 in Book 4654, Pages 723-821**

A. Ordinance, First Reading

An ordinance has been prepared for Council’s consideration authorizing the approval of the the exchange and acquisition of real estate as contemplated and agreed pursuant to the Master Development Agreement among the City of North Augusta, Greenjackets Baseball, LLC, Ackerman Greenstone North Augusta, LLC and Greenstone Hammonds Ferry, LLC as recorded in the Office of the RMC for Aiken County on March 28, 2017 in Book 4654, Pages 723-821

Please see **ATTACHMENT #9-A** for a copy of the proposed ordinance.

B. Ordinance, Second Reading

Pending Council’s passage of the ordinance on first reading, it is submitted for Council’s consideration on second reading.

- ITEM 10. **ECONOMIC DEVELOPMENT:** **Authorizing the City Administrator to Execute a Contract with Brasfield and Gorrie, LLC Related to Construction of the Stadium within Project Jackson – Remove from Table/Resolution**

May 1, 2017

Pending removal from the table a resolution has been prepared for Council's consideration to authorize the City Administrator to execute a contract with Brasfield and Gorrie, LLC related to the construction of the stadium within Project Jackson. This resolution was tabled on March 21, 2016.

Please see [ATTACHMENT #10](#) for a copy of the proposed resolution and supporting documents.

ITEM 12.

STREETS AND DRAINS:

Authorizing the City to Execute a Memorandum of Understanding Between North Augusta and the South Carolina Department of Transportation to Address Potential Traffic Impacts to the SCDOT Roadway System Resulting from Development of Ballpark Village at Hammonds Ferry - Resolution

A resolution has been prepared for Council's consideration authorizing the City to execute a Memorandum of Understanding between North Augusta and the South Carolina Department of Transportation to address potential traffic impacts to the SCDOT roadway system resulting from development of Ballpark Village at Hammonds Ferry.

Please see [ATTACHMENT #11](#) for a copy of the proposed resolution and Memorandum of Understanding.

MAYOR

"I DO SOLEMNLY SWEAR (OR AFFIRM) THAT I AM DULY QUALIFIED, ACCORDING TO THE CONSTITUTION OF THIS STATE, TO EXERCISE THE DUTIES OF THE OFFICE TO WHICH I HAVE BEEN ELECTED, AND THAT I WILL, TO THE BEST OF MY ABILITY, DISCHARGE THE DUTIES THEREOF, AND PRESERVE, PROTECT AND DEFEND THE CONSTITUTION OF THIS STATE AND THE UNITED STATES."

"AS MAYOR OF THE CITY OF NORTH AUGUSTA, I WILL EQUALLY, FAIRLY, AND IMPARTIALLY, TO THE BEST OF MY ABILITY AND SKILL, EXERCISE THE TRUST REPOSED IN ME, AND I WILL USE MY BEST ENDEAVORS TO PRESERVE THE PEACE AND CARRY INTO EFFECT ACCORDING TO THE LAW, THE PURPOSE FOR WHICH I HAVE BEEN ELECTED. SO HELP ME GOD."

ROBERT A. PETTIT

SWORN TO BEFORE ME THIS
_____ DAY OF _____, 2017

NOTARY PUBLIC, SOUTH CAROLINA
MY COMMISSION EXPIRES _____

COUNCILMAN

"I DO SOLEMNLY SWEAR (OR AFFIRM) THAT I AM DULY QUALIFIED, ACCORDING TO THE CONSTITUTION OF THIS STATE, TO EXERCISE THE DUTIES OF THE OFFICE TO WHICH I HAVE BEEN ELECTED, AND THAT I WILL, TO THE BEST OF MY ABILITY, DISCHARGE THE DUTIES THEREOF, AND PRESERVE, PROTECT AND DEFEND THE CONSTITUTION OF THIS STATE AND THE UNITED STATES."

"AS COUNCILMAN OF THE CITY OF NORTH AUGUSTA, I WILL EQUALLY, FAIRLY, AND IMPARTIALLY, TO THE BEST OF MY ABILITY AND SKILL, EXERCISE THE TRUST REPOSED IN ME, AND I WILL USE MY BEST ENDEAVORS TO PRESERVE THE PEACE AND CARRY INTO EFFECT ACCORDING TO THE LAW, THE PURPOSE FOR WHICH I HAVE BEEN ELECTED. SO HELP ME GOD."

PAT C. CARPENTER

SWORN TO BEFORE ME THIS
_____ DAY OF _____, 2017

NOTARY PUBLIC, SOUTH CAROLINA
MY COMMISSION EXPIRES _____

COUNCILMAN

"I DO SOLEMNLY SWEAR (OR AFFIRM) THAT I AM DULY QUALIFIED, ACCORDING TO THE CONSTITUTION OF THIS STATE, TO EXERCISE THE DUTIES OF THE OFFICE TO WHICH I HAVE BEEN ELECTED, AND THAT I WILL, TO THE BEST OF MY ABILITY, DISCHARGE THE DUTIES THEREOF, AND PRESERVE, PROTECT AND DEFEND THE CONSTITUTION OF THIS STATE AND THE UNITED STATES."

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FLETCHER L. DICKERT

SWORN TO BEFORE ME THIS
_____ DAY OF _____, 2017

NOTARY PUBLIC, SOUTH CAROLINA
MY COMMISSION EXPIRES _____

COUNCILMAN

"I DO SOLEMNLY SWEAR (OR AFFIRM) THAT I AM DULY QUALIFIED, ACCORDING TO THE CONSTITUTION OF THIS STATE, TO EXERCISE THE DUTIES OF THE OFFICE TO WHICH I HAVE BEEN ELECTED, AND THAT I WILL, TO THE BEST OF MY ABILITY, DISCHARGE THE DUTIES THEREOF, AND PRESERVE, PROTECT AND DEFEND THE CONSTITUTION OF THIS STATE AND THE UNITED STATES."

"AS COUNCILMAN OF THE CITY OF NORTH AUGUSTA, I WILL EQUALLY, FAIRLY, AND IMPARTIALLY, TO THE BEST OF MY ABILITY AND SKILL, EXERCISE THE TRUST REPOSED IN ME, AND I WILL USE MY BEST ENDEAVORS TO PRESERVE THE PEACE AND CARRY INTO EFFECT ACCORDING TO THE LAW, THE PURPOSE FOR WHICH I HAVE BEEN ELECTED. SO HELP ME GOD."

DAVID W. MCGHEE

SWORN TO BEFORE ME THIS
_____ DAY OF _____, 2017

NOTARY PUBLIC, SOUTH CAROLINA
MY COMMISSION EXPIRES _____

ATTACHMENT 9

ORDINANCE NO. 2017-05

AN ORDINANCE TO APPROVE THE EXCHANGE AND ACQUISITION OF REAL ESTATE AS CONTEMPLATED AND AGREED PURSUANT TO THE MASTER DEVELOPMENT AGREEMENT AMONG THE CITY OF NORTH AUGUSTA, GREENJACKETS BASEBALL, LLC, ACKERMAN GREENSTONE NORTH AUGUSTA, LLC AND GREENSTONE HAMMONDS FERRY, LLC AS RECORDED IN THE OFFICE OF THE RMC FOR AIKEN COUNTY ON MARCH 28, 2017 IN BOOK 4654, PAGES 723-821

WHEREAS, the City has entered into a Master Development Agreement (the "Agreement") dated March 15, 2017, with GreenJackets Baseball, LLC, Ackerman Greenstone North Augusta, LLC, and Greenstone Hammonds Ferry, LLC ("Greenstone") that is related to the development to be known as "Ballpark Village"; and,

WHEREAS, Greenstone and the City own all land lying within Ballpark Village, which land is shown on that Final Subdivision Plat of Ballpark Village at Hammond's Ferry prepared for Greenstone Hammond's Ferry, LLC by John M. Bailey, SC PLS No. 7399, of John M. Bailey & Associates, P.C., bearing Project No. 15039, dated October 17, 2016, and last revised February 28, 2017 (the "Plat");

WHEREAS, pursuant to the Agreement, the City is obligated to (i) purchase the Hotel Parking Deck land from Greenstone for \$378,000.00; (ii) purchase the Hotel land from Greenstone for \$500,000.00; and (iii) exchange certain other land with Greenstone such that, immediately after the exchanges, the land within Ballpark Village shall be owned as set forth on Exhibit "A" to this Ordinance (collectively, the "Transactions"); and,

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

1. The City enter into and consummate the Transactions.
2. The City Administrator is authorized to make such payments and execute and accept all deeds and other documents necessary to carry out the matters authorized herein on behalf of the City.
3. The City Administrator is authorized to approve minor adjustments to the property lines reflected on the Plat and the resulting minor adjustments to the Transactions, including, but not limited to, the expansion of Tract E to the west and adjustments to the property line between Tract C and B.
4. The City Administrator is authorized to establish access, utility, and other easements as may be necessary or desirable for the use and enjoyment of the land within Ballpark Village.
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: MAY 1, 2017

SECOND READING: MAY 1, 2017

ROBERT A. PETTIT, MAYOR

THIRD READING: MAY __, 2017

ATTEST:

DONNA B. YOUNG, CITY CLERK

EXHIBIT "A"

Use	Parcel	Acreage	Ownership after Exchanges
Stadium	A	6.46	City
Outfield Building	A1	0.80	Greenstone
Right Field Restaurant	A2	0.14	Greenstone
Stadium Deck	B	1.53	Greenstone
Office	C	0.98	Greenstone
Retail/Residential Flats	D	0.83	Greenstone
Hotel Deck	E	1.25	City
Hotel	F	1.78	City
Retail/Residential Flats	G	0.41	Greenstone
Retail	G1	0.01	Greenstone
Single Family	H	0.69	Greenstone
Single Family	I	0.69	Greenstone
Apartments	J	7.11	Greenstone
Senior Living	K	2.12	Greenstone
Greenway	L	1.97	City
Greenway / Park	L1	0.19	City Fee, Greenstone Easement
Roads, infrastructure, Common	-	6.75	City
Wetlands	B1, B2, C1, D1, E1, K1	<u>1.56</u>	City
Final Subdivision Plat Total:		<u>35.27</u>	
Misc. Land outside Plat:		0.16	City

ATTACHMENT 10

RESOLUTION NO. 2016-08
A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO
EXECUTE A CONTRACT WITH BRASFIELD AND GORRIE, LLC RELATED
TO CONSTRUCTION OF THE STADIUM WITHIN PROJECT JACKSON

WHEREAS, by Resolution No. 2015-01, the Mayor and City Council authorized the City Administrator to negotiate a contract with Brasfield and Gorrie, LLC for construction of the stadium in Project Jackson; and

WHEREAS, the Mayor and City Council further directed that such negotiated contract be presented to Mayor and City Council for its review; and

WHEREAS, the City Administrator has performed in accordance with the previous directions from Mayor and City Council and has provided the proposed contract for review; and

WHEREAS, the Mayor and City Council have reviewed the proposed contract and find that such contract is satisfactory and that it is appropriate and in the best interest of the City that the City move forward with the execution and entering into of said contract.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof, that the City Administrator is authorized to execute the contract with Brasfield and Gorrie, LLC as general contractor for the construction of the stadium within Project Jackson. Such contract being attached hereto marked Exhibit A and incorporated by reference.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 1ST DAY OF MAY, 2017.

Robert A. Pettit, Mayor

ATTEST:

Donna B. Young, City Clerk

**North Augusta Green Jackets Ballpark
Stadium GMP**
Schedule of Values - 4.27.17



STADIUM*	
Item Description	Value
Earthwork	
Grubbing	\$70,062
Erosion Control	\$274,843
Demolition & Debris Removal	\$48,056
Grading Permitting/Business Licensing	\$14,500
Strip & Stockpile Topsoil	\$106,752
Mass Grading	\$278,619
Spread Excess Soils	\$20,675
Utilities	
Water	\$5,016
Stormwater	\$1,054,451
Exterior	
Hardscape	\$255,305
Asphalt Paving	\$50,148
Concrete Paving	\$79,676
Curb and Gutter	\$5,160
Site Lighting	\$150,218
Landscape	\$140,945
Fencing	\$169,460
Concrete Construction	
East Service Drive Retaining Wall Construction	\$593,756
Foundations / Substructure / Retaining Walls	\$3,964,650
Structural and Misc Steel	
Structural and Misc Steel	\$3,111,476
Railing	\$439,337
Building Enclosure	
Masonry	\$1,115,528
Glass and Glazing	\$1,142,464
Air Barrier and Rigid Insulation	\$276,570
Siding	\$657,000
Thermal and Moisture Protection	
Roofing and Waterproofing	\$790,542
Interior Construction	
Doors, Frames, and Hardware	\$341,237
Drywall and Acoustical Ceilings	\$1,331,176
Rough Carpentry	\$28,405
Interior Finishes	
Flooring	\$329,378
Paint	\$430,852
Toilet Accessories and Partitions	\$157,600
Lockers and Benches	\$6,529
Fire Extinguishers	\$8,286
Misc Specialties	\$35,574
Millwork	\$209,282
MEP / Equipment	
Kitchen Equipment	\$1,272,177

**North Augusta Green Jackets Ballpark
Stadium GMP**
Schedule of Values - 4.27.17



Elevators	\$408,444
HVAC	\$1,492,501
Plumbing	\$1,569,864
Fire Protection	\$536,995
Electrical (excl Stadium Lighting)	\$3,320,080
Low Voltage Systems	\$584,349
Site Furnishings	\$81,144
Owner Furnish Items	
Front Entry Marquee	By Owner
Playing Field	By Owner
Stadium Lighting	By Owner
Stadium Seating	By Owner
Scoreboard/Sound/Wi-fi	By Owner
Graphics/Signage (Sky Design)	By Owner
FF&E	By Owner
Permits	\$73,989
General Conditions	\$2,077,454
Builders Risk, Insurance, Bond	\$356,333
Subtotal	\$29,466,858
Contractor Fee	\$884,006
Contractor Contingency	\$500,000
ESTIMATED STADIUM CONSTRUCTION COST:	\$30,850,864
Accepted Alternates (Alt. 2, 4, 10, 11, 15)	(\$89,642.00)
Accepted VA Identified (Per Attached VA Summary)	(\$979,880)
Removed Contractor Contingency	(\$500,000)

Adjusted Stadium GMP \$29,281,342

CHANGE ORDER 001 (Stadium Costs)	
COR 006 - Additional Demo at Parcel A	\$128,136
COR 010 - Load and Haul off Contaminated Soils	\$72,618
COR 013 - Credit for City Demo of Asphalt Paving	(\$4,963)
COR 014 - Install Stone Drain and Backfill Swale	\$108,753
COR 015 - Undercut and Removal at Swale	\$69,923
Re-Designed Foundations at A&B Areas**	\$310,247
Subtotal	\$684,714
Adjusted Stadium GMP with Executed Stadium Change Orders	\$29,966,056
Current GMP Contract (Stadium Only)	\$8,270,491
CHANGE ORDER 003 to Revise Stadium GMP	\$21,695,565

PROJECTED CHANGE ORDERS	
Haul off of Crushed Concrete and Brick (Projected)**	\$60,000
Additional Contaminated Soil Remediation (Projected)**	\$50,000
Subtotal	\$110,000

Adjusted Stadium GMP with Projected Change Orders \$30,076,056

Potential Additional VA (\$422,000)
Stadium GMP with Projected Change Orders and Potential VA \$29,654,056

**North Augusta Green Jackets Ballpark
Stadium GMP
Schedule of Values - 4.27.17**



INFRASTRUCTURE CHANGE ORDERS	
CHANGE ORDER 001 & 002 (Infrastructure Costs)****	
COR 003 - Additional Clearing at Roadway Areas	\$26,960
COR 004 - Collecting Bricks for City Re-use	\$4,000
COR 015 - Temp Berms at Front St. / Inf Work Remediation	\$45,986
CO #002 - Stormwater for Infrastructure on RR Ave (Negotiated Scope Portion - \$270,735)	\$1,419,420
Subtotal	\$1,496,366

Current GMP Contract (Infrastructure)	\$1,496,366
CHANGE ORDER 004 to Revise Stadium GMP (Infrastructure)	(\$1,148,685)

PARCEL J SITEWORK & OTHER PARCELS	
Item Description	Value
Parcel J - Demo, stripping, Cut/Fill, Fine Grading	\$453,807
Sitework - Permits	\$2,500
Sitework - General Conditions	\$29,600
Sitework - Builders Risk, Insurance, Bond	\$6,074
Subtotal	\$491,981
Sitework - Contractor Fee	\$14,759
Sitework - Contractor Contingency	\$0
PARCEL J SITEWORK - ESTIMATED CONSTRUCTION COST***:	\$506,740

CHANGE ORDER 001 (Parcel J Costs)***	
COR 005 - Additional Demo of Structures at Parcel J	\$162,106
Subtotal	\$162,106

CHANGE ORDER 001 (Other Parcels Costs)***	
COR 001 - Clearing & Grubbing (F,G, H, I)	\$19,250
COR 007 - Demo Structures (B&C)	\$18,066
COR 008 - Clearing & Grubbing (E)	\$6,740
Subtotal	\$44,056

Current GMP Contract (Parcel J / Other)	\$712,902
CHANGE ORDER 005 to Revise Stadium GMP (Parcel J / Other)	(\$712,902)

* Stadium cost excludes Parcel A2 Shell

** Estimated additional projected change orders are based on current known conditions, and are subject to change. This is not intended to cover all future scope changes.

*** Cost portion for Parcel J Sitework, Other Parcels, and associated change orders included herein, shall be the ultimate responsibility of developers (Greenstone) via separate contract.

**** Cost portion for Infrastructure Work to remain in GMP Contract for Stadium

Change Order 004 value assumed Change Order 003 is executed prior.

**North Augusta Ballpark
Value Analysis Summary**

VA Items Approved or Included in GMP

ENGINEERING / DESIGN CHANGES	
Concrete Foundations - Redesign Left Field Wall	\$ 78,164.00
Concrete Foundations - Change foundation detail to asphaltic coating on columns from TOF to TOS in lieu of concrete encasement (approx. 455 lf)	\$ 20,000.00
Waterproofing vs Damproofing - Hydrocide 700B (spray applied application) in lieu of Hydrocide 700 at all retaining walls	\$ 7,215.00
Waterproofing vs Damproofing - Bituminous damproofing in lieu of sheet waterproofing at below grade masonry walls with backfill on both sides	\$ 11,250.00
Waterproofing vs Damproofing - Use 60 psi rigid insulation in lieu of 100 psi HD rigid insulation at split slab waterproofing	\$ 10,400.00
Waterproofing vs Damproofing - Delete waterproofing on the Service Drive retaining wall?	\$ 15,000.00
Food Service Equipment - VA's from vendor and lease to own options to reduce construction costs	\$ 281,400.00
Plumbing - CPVC in lieu of Copper on Domestic Water piping	\$ 59,000.00
Plumbing - Non ASME Expansion Tanks on water heaters	\$ 4,870.00
HVAC - Utilize Diakin Maverick units for RTU-C-3-1 and RTU C-3-2 in lieu of units specified	In Revised GMP
HVAC - Utilize the I-Vue thermostat system in lieu of DDC controls for the VRF system	In Revised GMP
Electrical - Aluminum Feeders	\$ 80,000.00
Electrical - Standard open transfer switches	\$ 70,000.00
Electrical - Utilize aluminum bussing in switchboards and panel boards	\$ 3,800.00
Electrical - Utilize MC cable where not exposed and allowable by code	\$ 6,000.00
Electrical - Fire alarm is specified to be in conduit - remove conduit where not exposed - use plenum rate wire	\$ 3,200.00
Electrical - Replace 3 each 4" conduits for backbone with cable tray	\$ 8,400.00
Electrical - Reduce minimum conduit size from 3/4" to 1/2"	\$ 6,500.00
Structural - Change Service Drive Retaining wall TOW elevation to a maximum elevations as shown on permit drawings	\$ 115,563.00
Subtotal	\$ 780,762.00

FINISH CHANGES	
Drink Rail - Suite drink rail tops - Change from Corian to metal	In Revised GMP
Glass and Glazing - Utilize "Charcoal" standard color Kawneer, includes roof flashing	\$ 28,959.00
Glass and Glazing - Replace GL-2 glazing system with laminated exterior lite glazing system	\$ 66,209.00
Carpet - VE to use a \$26/sy carpet	\$ 7,000.00
Rubber Tile Flooring - Utilize broom finished concrete steps in lieu of rubber tile at all stairs	\$ 26,500.00
Ceramic Tile - Alternate product for CTW1 and CTF1	\$ 3,500.00
Ceramic Tile - Single product CTW-3 to 72"h at Concourse Level. Similar at Suite Level, but add CTW-5 above sink countertops & no tile beneath.	\$ 8,000.00
Toilet Accessories - Use Class B partitions in color specified manufactured by Scranton: Hiny Hinders at Concourse Level & Resistall at Suite Level.	\$ 33,050.00
Toilet Accessories - Delete requirement for 15 custom wood louvered partition doors (Utilize Resistall as noted above)	\$ 8,770.00
Toilet Accessories - Utilize ASI Baby Changing Stations in plastic.	\$ 15,130.00
Site Furnishings - Only at Entrances - Reduce by 50%	In Revised GMP
Elevators - Change cab finish from SS to laminate for Elevators 2 & 3	\$ 2,000.00
Subtotal	\$ 199,118.00
TOTAL VA ACCEPTED TO DATE	\$ 979,880.00

Potential VA Items (To Be Determined)

Prodema - Delete Suite soffit wood finish	\$ 120,000.00
Fire Protection - Franchise space sprinklers and branch line. If the tenant build out does not occur prior to stadium CO this savings will not be available	\$ 20,000.00
Fencing - Utilize Alternate Manufacturer - American Montage Commercial, Majestic Fencing with BaSteel Gates for solid gates where required	\$ 50,000.00
Homerun Porch - Delete Structure above Foundations	\$ 202,000.00
General Conditions - Omit Performance Bond	\$ 30,000.00
Potential Subtotal	\$ 422,000.00

TOTAL WITH POTENTIAL \$ 1,401,880.00

Note: This pricing is offered as a service to the owner and design team for assistance in reducing costs and/or analyzing Costs for potential construction alternatives. Brasfield and Gorrie assumes no responsibility or liability for these items in terms of design intent, performance or coordination/interaction with other design components or code compliance. The owner is responsible to ensure that the designers of record review and incorporates the accepted items into the design within the timeframe needed to maintain the overall project schedule. Those items not approved in writing both commercially by the Owner and technically by the design team on or before the "Required Date" will be VOID and may no longer be achievable.

NORTH AUGUSTA INFRASTRUCTURE							
PROJECT BUDGET REVIEW							
4/27/17	PROJECT BUDGET	APPROVED (Executed)	Contract	APPROVED (Not Executed)	BUDGET VS. APPROVED	PROJECTED	SURPLUS (SHORTFALL)
Infrastructure Budget	\$ 3,500,000						
		\$ 76,946	B&G -CO1				
		\$ 1,419,420	B&G -CO2 (RR Ave & Center St)				
		\$ 1,496,366	B&G - TOTAL to date				
			B&G -CO4 reduce scope	\$ (1,148,685)			
Brasfield & Gorrie Scope	\$ 3,500,000	\$ 1,496,366	B&G - TOTAL to date	\$ (1,148,685)	\$ 3,152,319	\$ -	\$ 3,152,319
Testing & Inspections - sediment basins (S&ME)		\$ 9,073	Invoices 786987&790937 -City portion	\$ -	\$ (9,073)		\$ (9,073)
TOTAL BUDGET	\$ 3,500,000	\$ 1,505,439		\$ (1,148,685)	\$ 3,143,246	\$ -	\$ 3,143,246

ATTACHMENT 11

RESOLUTION NO. 2017-17
TO AUTHORIZE THE CITY TO EXECUTE
A MEMORANDUM OF UNDERSTANDING
BETWEEN NORTH AUGUSTA AND
THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
TO ADDRESS POTENTIAL TRAFFIC IMPACTS TO THE SCDOT ROADWAY
SYSTEM RESULTING FROM DEVELOPMENT OF BALLPARK VILLAGE AT
HAMMONDS FERRY

WHEREAS, Phase B of the Hammonds Ferry Planned Development, referred to as "Ballpark Village at Hammonds Ferry" (PROJECT), will consist of a variety of land uses including residential, commercial retail/restaurant, office, a hotel, a baseball stadium, public park areas, and associated surface and structure parking, covering approximately 35 acres; and

WHEREAS, access to the PROJECT (as well as existing and future phases of Hammonds Ferry) will be provided via existing State and City roadways located within and surrounding the site; and

WHEREAS, a Traffic Impact Study (TIS) was conducted to evaluate the effects of the estimated vehicular traffic upon the roadways both internal and external to the PROJECT; and

WHEREAS, the TIS concluded that the PROJECT may cause intermittent negative traffic impacts (as defined by "Level of Service" (LOS) designation) upon both the SCDOT and CITY'S roadway system in the vicinity of the PROJECT upon full build-out.

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council for the City of North Augusta in meeting duly assembled and by the authority thereof that the Memorandum of Understanding addressing mitigation of traffic impacts upon the state roadway system resulting from Ballpark Village at Hammonds Ferry development, a copy of which is attached hereto, is hereby approved and the City Administrator is authorized to execute the Memorandum of Understanding on behalf of the City.

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

Robert A. Pettit, Mayor

ATTEST:

Donna B. Young, City Clerk

MEMORANDUM OF UNDERSTANDING BETWEEN
THE CITY OF NORTH AUGUSTA
AND THE
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION

This Memorandum of Understanding is made and entered into this 27th day of April, 2017 by and between the City of North Augusta (CITY), and the South Carolina Department of Transportation (SCDOT) regarding traffic impacts to the SCDOT roadway system resulting from "Ballpark Village at Hammonds Ferry" (PROJECT).

BACKGROUND

The Hammonds Ferry Planned Development is a proposed mixed-use development containing approximately 195 acres along the Savannah River in North Augusta. The Master Plan was originally approved by the CITY in 2002.

Phase B of the Hammonds Ferry Planned Development, referred to as "Ballpark Village at Hammonds Ferry", will consist of a variety of land uses including residential, commercial retail/restaurant, office, a hotel, a baseball stadium, public park areas, and associated surface and structure parking, covering approximately 35 acres. The majority of proposed elements within the PROJECT are anticipated to be completed/occupied by the end of 2018.

Access to the PROJECT (as well as existing and future phases of Hammonds Ferry) will be provided via existing roadways located within and surrounding the site. Center Street has always been intended to be the primary access for the development. In anticipation of this, the CITY and SCDOT secured federal funding to construct Center Street from its intersection (signalized) with Georgia Avenue (US 25) to Railroad Avenue, widen and realign Bluff Avenue from Center Street to West Avenue, and improve West Avenue from Bluff Avenue to Clifton Avenue. That project, known as "Riverfront Road Extensions Project – Phase 1" (File 2.156B) was designed and constructed by SCDOT. Following completion of construction, the roads and rights-of-ways of these streets were conveyed to the CITY.

Other access routes include Riverside Boulevard (S-643) to the east, which connects to East Buena Vista Avenue (SC 125) and Railroad Avenue to Crystal Lake Drive to the west. The intersection of Riverside Boulevard and East Buena Vista Avenue is currently under reconstruction by the SCDOT (File 2.174B).

The CITY engaged SRS Engineering, LLC (SRS) to perform a Traffic Impact Study (TIS) to evaluate the effects of the estimated vehicular traffic upon the roadways both internal and external to the PROJECT. The TIS was completed and submitted to the CITY in May, 2015. The TIS concluded that the PROJECT may cause intermittent negative traffic impacts (as defined by "Level of Service" (LOS) designation) upon both the SCDOT and CITY'S roadway system in the vicinity of the PROJECT upon full build-out. The only identified location on the SCDOT system where the decrease in LOS is of concern is at the intersection of SC 125 and S-643. At that location, the delay increases from LOS "C" to LOS "D". While a LOS of D is generally considered acceptable in an urban environment, SRS recommends that the intersection be monitored for the potential/warrant of implementing traffic signal control.

RECITALS

WHEREAS, the CITY and SCDOT have historically benefitted from a cooperative relationship related to transportation planning; and

WHEREAS, it is the desire to continue this relationship as it relates to the PROJECT and potential traffic impacts on the SCDOT system; and

WHEREAS, as the PROJECT develops, additional review, including new and/or updated traffic studies may be necessary; and

WHEREAS, SCDOT seeks to assure that their concerns will be considered in any and all subsequent traffic review; and

WHEREAS, the CITY desires, to the fullest extent possible, to mitigate the PROJECTS traffic impacts upon the SCDOT roadway system.

NOW THEREFORE, the CITY by this Memorandum of Understanding, will to the extent required by SCDOT evaluate the impacts of traffic generated by the PROJECT upon the SCDOT roadway system. The CITY will specifically monitor the intersection of SC 125 and S-643 once the PROJECT is open/operational. The CITY commits that, should it be determined through future monitoring the LOS at this intersection, or any other location on the SCDOT roadway system, as a result of the PROJECT, has declined to an unacceptable level, it will promptly undertake measures to mitigate the impact. These measures may include signalization, geometric modifications, and/or other modifications as determined by an engineering analysis. The CITY will undertake the selected mitigation practice(s) only after it has secured an SCDOT Encroachment Permit. The SCDOT commits to assist the CITY through the selection of, and issuance of an Encroachment Permit for, the appropriate mitigation practice(s).

The CITY further commits to deploy traffic control officers on an interim basis to locations as needed should the LOS decline to unacceptable levels during peak traffic times or during special events.

In Witness Whereof, the undersigned parties have executed this Memorandum of Understanding as of the day and year above written.

City of North Augusta



SCDOT

