Stockbridge

Where Community Connects

Council Meeting Agenda
February 9, 2026 6:00 PM

STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912

Translation and Interpretation Services are available with (7) days prior notice. Please contact the City's HR Manager at 770-389-7908 for assistance.

STOCKBRIDGE CITY COUNCIL

Mayor Jayden L. Williams
At-Large

Mayor Pro Tem Elton Alexander
Council District 5

Councilmember LaKeisha Gantt
Council District 1

Councilmember Antwan Cloud
Council District 2

Councilmember Kyle D. Berry, Sr.
Council District 3

Councilmember Yolanda Barber
Council District 4

CITY MANAGER

Shawn Edmondson

INTERIM CITY CLERK

Cassandra Lester

CITY TREASURER

Frank Milazi

CITY ATTORNEY

Quinton G. Washington

Megan McCulloch

AGENDA
COUNCIL MEETING
CITY OF STOCKBRIDGE

MONDAY, FEBRUARY 9, 2026 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

1 Review and approve the January 27, 2026 work session minutes.

CEREMONIAL

2 Presentation by Stockbridge City Council

PUBLIC COMMENTS - All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting. You must sign your name, address, and phone number. You will be able to address the Mayor and Council for three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated while meetings are in session.

CONSENT AGENDA

3 Council's consideration for the Stockbridge Youth Council to use the lower level of the Merle Manders for the February 28, 2026 Leadership Retreat.

4 **Stockbridge Police Department- Georgia Department of Public Safety Approved Roadways**
Council consideration to approve the most recently updated list of Georgia Department of Public Safety–approved roadways authorized for the use of speed detection devices. The update includes the addition of Tye Street, from 308 feet north of Misty Ridge Trail to 308 feet south of 1st Street. This approved list will remain in effect through December 31, 2027. - Presented by:

PUBLIC HEARING

5 **ADOPTION OF NEW CITY OF STOCKBRIDGE MAPS for 2026. (Citywide)**
Council consideration of the adoption of six new City of Stockbridge Maps for 2026, including the following: the Zoning Map, the Overlay Districts Map, the Future Land Use Map, the Subdivisions Map, the Council Districts Map, and the City Limits Map. These maps have been updated to reflect the recent annexations of new properties into the City, the de-annexations of other properties from the City (within the Manderley Subdivision), and the rezoning of certain properties for proposed new developments. - Presented by: Ryan Anderson

NEW BUSINESS

6 Council Consideration — Proposed Martin Luther King Jr. Way (Street Renaming) - Presented by: Decius Aaron

7 **Stockbridge Police Department Wrecker Service**
Council consideration to approve the renewal of the piggyback wrecker contract through the Henry County Board of Commissioners with Supreme Trio LLC, d/b/a Swanson Towing and Recovery. - Presented by: Richard Godfrey

8 **LIVABLE CENTERS INITIATIVE (LCI)—FUNDING REQUEST. (Citywide)**
Consideration of Community Development's request for a letter of financial commitment for a local match not to exceed $30,000 to support the City's effort to compete for a grant from the Atlanta Regional Commission (ARC) to undertake a new LCI study for the City. The funding cycle closes on February 27, 2026. - Presented by: Ryan Anderson

9 **COMMUNITY DEVELOPMENT ASSISTANCE PROGRAM (CDAP)—FUNDING REQUEST. (Citywide)**
Consideration of Community Development's request for a letter of financial commitment for a local match not to exceed $30,000 to support the City's effort to compete for a grant from the Atlanta Regional Commission (ARC) to receive professional planning assistance that aligns with CDAP's goals of advancing equity, resiliency, and regional planning priorities. - Presented by: Ryan Anderson

10 **CONTRACT APPROVAL FOR CONSULTANT FOR U.D.C. UPDATE. (Citywide)**
Consideration of a resolution to approve a contract with CPL Architects, Engineers, and Landscape Architect, D.P.C. (P.C.) for professional planning services to update the City's Unified Development Code (UDC). This update should ensure that the UDC remains current, effective, and aligned with the City's long-term development goals. Fiscal Year 2026 funds would be used (GL#100-74100-521200). - Presented by: Ryan Anderson

11 **TEXT AMENDMENT CASE #TX-2026-01 for BUSINESS COMPLIANCE OFFICER I. (Citywide)**
Consideration of a text amendment to the Municipal Code of Ordinances to formally authorize and codify the duties and enforcement powers of the Business Compliance Officer I, ensuring clear regulatory authority within Title 9. This amendment is necessary to establish consistent procedures for business licensing compliance, inspections, and administrative citation

authority, as are outlined in the proposed Chapter 9.60. - Presented by: Ryan Anderson

12 **MULTI-PURPOSE CENTER—CONTRACT APPROVAL FOR ARCHITECTURAL SERVICES. (Citywide)**
Consideration of a resolution to approve a contract for On-Call Architectural Services for the Multi-Purpose Cultural Arts, Youth, and Senior Recreation Center to TSW, as was identified in the City's Notice of Intent to Award. This approval would authorize the City to execute the contract and allow TSW to begin providing architectural, planning, design, and construction-related services on an as-needed basis. - Presented by: Ryan Anderson

MAYOR'S COMMENTS (Mayor Jayden L. Williams)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

Council meetings will be held in the City Council Chamber, while some Board and Committee meetings will take place via Zoom. Meeting dates and times may change, so please check the city's website at www.stockbridgega.org or contact City Hall at 770-389-7900 for updates. The City of Stockbridge complies with the Americans with Disabilities Act (ADA) and does not discriminate based on disability. Individuals requiring auxiliary services for meeting participation should contact City Hall at 770-389-7900 in advance.

ADJOURNMENT

Stockbridge
Where Community Connects

CITY COUNCIL WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, JANUARY 27, 2026 6:00 P.M.

Mayor & City Council

Mayor Jayden L. Willams At-Large
Mayor Pro Tem Elton Alexander – Council District 5
Councilmember LaKeisha Gantt – Council District 1
Councilmember Antwan Cloud – Council District 2
Councilmember Kyle D. Berry, Sr. – Council District 3
Councilmember Yolanda Barber – Council District 4

Administration

Shawn Edmondson – City Manager
Frank Milazi – City Treasurer
Cassandra Lester – Interim City Clerk
Quinton Washington – City Attorney
Megan McCullough – Associate Attorney

Mission: To provide visionary leadership and superior municipal services that enhance the quality of life for citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events.

The meeting was called to order by Mayor Williams at 6:00 p.m.

Invocation by: Councilmember Kyle Berry Sr.

The Pledge of Allegiance was recited by all in attendance.

Interim City Clerk, Cassandra Lester was asked to proceed with a verbal roll call. All members were present; Mayor Pro Tem Alexander arrived at 6:05pm Councilmember Gantt arrived at 6:12pm.

Motion to adopt the Agenda was made by Councilman Berry, seconded by Councilman Cloud, and approved unanimously 4-0.

There were no public comments.

REVIEW OF THE MINUTE

Review of the December 8th, 2025 City Council Summary Meeting Minutes
Review of the January 12th, 2026 City Council Summary Meeting Minutes
Motion to approve the meeting minutes was made by Councilman Berry, seconded by Councilman Cloud, and approved unanimously 5-0.

CITY MANAGER'S 4TH QUARTER REPORT

City Manager Edmondson introduced the fourth quarter report, explaining that department heads would present their accomplishments from the quarter and upcoming initiatives. He noted that Finance Director would provide their report at the next meeting as they were still closing the books for December 31st. The following department representatives provided reports:

Finance Department: Frank Milazi reported that the department was still in the process of closing the books for December 31st. They expect to close by February 15th, after which they will prepare the quarter report.

City Clerk's Office: Cassandra Lester reported that the Clerk's Office prepared 33 meetings and agendas, completed 124 open records requests, qualified the 2025 election candidates, coordinated Stockbridge Youth Council initiatives, hosted the Hometown Legislative Breakfast meeting and Legislative Municipal Dinner, and hosted Pate's Creek Elementary for their second-grade government class. Mayor Williams noted that Ms. Sharee Lane from the clerk's office was officially sworn into the Georgia Records Association.

Governing Body Administration: Rosalynd Rawls reported that she and Raven Eatmon provide daily administrative support to the mayor and council. During the fourth quarter, they supported line dance classes, the Mayor's Quarterly Meeting, The Fall Festival, the Mayor's Meet and Greet, Senior Bingo, Town Hall Meetings, Community Cleanups, and Community Forums.

Mayor Pro Tem Alexander commended the team on their work and inquired about additional needs they might have to be more successful. Ms. Rawls indicated that communication and responsiveness from council members were key, and that the city council is responsive. She states equipment needs were currently being met. She confirmed that fleet additions had been made, including a passenger van, two explorers, and a suburban and are legally ready to drive.

Councilmember Gantt recognized and thanked Rosalynd Rawls and Raven Eatmon, for their professionalism, flexibility, and support to the six-member governing body.

IT Department: Demetrius Ivery reported that they focused on inventory review and audits during the fourth quarter. For the quarter, they handled 367 tickets, closing 357 with the remaining 10 now also closed.

Mayor Pro Tem Alexander asked about expanding social media presence beyond Facebook to include YouTube for council meetings to increase accessibility. He also expressed concern about the city website navigation and requested simplification of the business services process, particularly for the façade grant program information.

Councilmember Gantt thanked Mr. Ivey and his department for their exceptional work in closing out projects and updating technology and noted that Stockbridge has become a model for transparency because of this effort.

Human Resources Department: Dwayne Pollock, reported on recruitment (13 open positions, 9 new hires), employee recognition (36 employee anniversaries), and turnover metrics (3.27% turnover rate with 189 active employees). He noted that the average time to hire is 118 days, which he considered too long. He also discussed monthly health and wellness challenges for employees and reported six workers' compensation claims for the quarter, with only one remaining open.

Public Works: Decius Aaron reported that in the fourth quarter, the department completed 6.8 miles of resurfacing, noting that over 15 miles have been resurfaced in the last two years. The department continued aggressive street lighting programs and engaged in several joint projects with Henry County, including Rock Quarry Road widening. He mentioned immediate repairs to the Pate's Creek Bridge and the ongoing demolition of the current maintenance shop with a completion date of September 2026 for the new facility.

Council members expressed appreciation for the visible road improvements and the department's work during the recent weather event.

Councilwoman Gantt expressed appreciation for the department's work over the past decade, noting their significant progress.

Discussions focused on the Rock Quarry Road extension project, the Parks Master Plan implementation, and the Bridgeway Trail system.

Mayor Pro Tem Alexander emphasized the need for a comprehensive beautification project for North Henry Boulevard.

Councilmember Barber asked for an update on the Rock Quarry Road Extension project, specifically clarifying that it is a separate project from the current widening/expansion and involves two pathway options:

- From N. Henry Blvd to Old Conyers Road
- Or alternatively, to Duval Drive.

Mr. Aaron responded that at the next council meeting, they will be bringing the task order for Falcon Design, who will present the project scope and design. The allocated budget of $2 million is for the design phase. Funding for construction will need to be determined later.

Community Development: Ryan Anderson reported that the department met with 21 developers in the last quarter, conducted 166 plan reviews, issued 250 permits, performed 1,231 inspections, and had 79 fire marshal plan reviews with 116 inspections. The department opened 25 new businesses, with a total department revenue of $2.6 million for the fourth quarter of 2025.

Councilwoman Barber asked about the status of hiring a consultant to conduct a Master Development Plan/Area Study along State Route 42/Valley Hill Road/Davis Road in District 4. Mr. Anderson confirmed that the Request for Proposal (RFP) for on-call planning services is in draft form and is expected to be finalized soon, adding he would solicit input from council at the retreat to prioritize area studies. He confirmed that

District 4 was among the priorities, with $200,000 allocated for approximately three area studies.

Councilmember Gantt states she is proud of Mr. Andersons appointment and wanted to personally thank him for his prompt responsiveness. She appreciates the community development department and his leadership.

Economic Development: Lisa Fareed reported on Main Street program accomplishments including the 5K diabetes and health fair, revamped car show, and training for the Main Street and DDA boards. The department has partnered with the SBDC to create the Stockbridge Business Partnership for workforce development and business retention.

Mayor Pro Tem Alexander inquired about the wayfinding project, particularly the implementation of city limit signs. The staff reported that phase one is complete with phase two (which includes monument signs and city limit signs) now moving forward.

Councilwoman Barber asked for an update on the shipping container project. Ms. Fareed explained that the architect was to provide feedback on pricing and designs. However, they are currently awaiting final input and invoices from the architect. She further stated that the city manager is coordinating funding before moving to the next phases. She also noted that the council had already approved ordinances for the designs at the December 8th meeting, moving the project one step forward.

Events Department: Charisma Webster reported on several successful fourth quarter events including the 50 Shades of Pink luncheon and walk with over 300 breast cancer survivors and 1,000 walk participants, Veterans Day luncheon, Turkey giveaway (700+ turkeys), volunteer appreciation dinner, food drive (1,000+ boxes), and holiday festival with tree lighting and toy giveaway.

Municipal Court: Genea Stanley reported that the court conducted 18 sessions in the fourth quarter and implemented new payment software. They received 1,582 new citations, scheduled 1,651 cases, closed 1,447 cases, had 88 defendants enter pretrial diversion, 104 on probation, 52 warrants issued, and collected $365,400 in revenue. The recent amnesty program resulted in 10% of eligible people successfully closing their cases.

Police Department: Richard Godfrey reported that the department answered almost 11,000 calls for service, had over 5,500 proactive officer-initiated activities, conducted almost 1,800 traffic stops, and made 238 arrests. They took 25 firearms off the street, and their investigation division cleared all three homicides from 2025. The overall crime rate for the fourth quarter was down 9.16%, for 2025 compared to 2024 it was down 15.76%, and for 2023-2025 it was down 20.22%

PRESENTATION

GEORGIA INITIATIVE FOR COMMUNITY HOUSING (GICH) CERTIFICATION

Mr. Anderson from Community Development and Ms. Denita Dolman from CS Community Partners presented the city's pursuit of GICH certification.

After showing a news report about families living in extended-stay hotels due to housing affordability issues, they explained that the certification would strengthen Stockbridge's housing strategy and position the city to attract funding for housing initiatives.

They reported on the initial stakeholder meeting held January 8th with 16 participants from government, small businesses, residents, and nonprofits including Connecting Henry, United Way, and Habitat for Humanity. Key concerns include rising housing costs affecting workforce affordability, need for housing choices across life stages, and better collaboration with developers.

The presentation highlighted Stockbridge's rapid population growth and housing market challenges, noting that housing costs are rising faster than affordability for many households. A community stakeholder meeting was scheduled for Thursday at 6:00 PM at the Merrill Mander Center to gather additional input.
Council members expressed concerns about investor purchases driving up housing costs and emphasized the need for diverse housing options. Mayor Pro Tem Alexander noted that apartments and townhomes are essential components of affordable housing despite public resistance to these housing types.

OLD BUSINESS

COUNCIL CONSIDERATION TO APPROVE TASK ORDER NO. 2025.14 WITH FALCON DESIGN – PATES CREEK BRIDGE REPAIR DESIGN

Mr. Aaron explained that when certain areas were annexed into Stockbridge, the city inherited two bridges at Pate's Creek on Patrick Henry Parkway and Eagles Landing Parkway. GDOT inspections found issues requiring repair, and this task order would develop the bid documents and scope of work for those repairs.

Motion to approve the task order with Falcon Design for $107,500 was made by Mayor Pro Tem Alexander, seconded by Councilmember Berry, and passed unanimously 5-0.

MAYOR'S RECOMMENDATIONS FOR COMMITTEES

Mayor Williams proposed an alternative to the traditional committee structure. Instead of standing committees, he recommended "Mayor's Mini Work Sessions" where the council could meet with specific departments throughout the year to address questions and get feedback.

Motion to approve the Mayor's Mini Work Sessions approach was made by Councilmember Gantt, seconded by Councilmember Alexander, and passed unanimously 5-0.

COUNCIL CONSIDERATION TO APPOINT MEMBERS TO THE PLANNING COMMISSION

The City Attorney noted vacancies in Districts 1, 3, and 4.

For District 1, Councilmember Gantt requested to table her appointment.

For District 3, Councilmember Berry nominated Darryl Thompson.

For District 4, Councilmember Barber nominated Meeka Douglas.

Motion to table the District 1 Planning Commission appointment was made by Councilmember Gantt, seconded by Mayor Pro Tem Alexander, and passed unanimously 5-0.

Motion to appoint Darryl Thompson to the District 3 Planning Commission position was made by Councilmember Berry, seconded by Mayor Pro Tem Alexander, and passed unanimously 5-0.

Motion to appoint Meeka Douglas to the District 4 Planning Commission position was made by Councilmember Barber, seconded by Councilmember Gantt, and passed unanimously 5-0.

COUNCIL CONSIDERATION TO APPOINT MEMBER TO THE CITYWIDE DEVELOPMENT AUTHORITY

The City Attorney noted one vacancy with three applicants: Willie Carter, Gernita Johnson, and Jai Tazel

Motion to appoint Jai Tazel to the Citywide Development Authority was made by Councilmember Gantt, seconded by Mayor Pro Tem Alexander, and passed unanimously 5-0.

COUNCIL CONSIDERATION TO APPOINT MEMBER TO THE ETHICS BOARD

Four applicants: Johnnie Jenkins, Willie Carter, Gernita Johnson, and Jai Tazel indicated interest in the Ethics Board vacancy.

Motion to appoint Johnnie Jenkins to the Ethics Board was made by Councilmember Barber, seconded by Mayor Pro Tem Alexander, and passed unanimously 5-0.

COUNCIL CONSIDERATION TO APPOINT MEMBERS TO THE PUBLIC FACILITIES AUTHORITY

Four applicants: Johnnie Jenkins, Willie Carter, Gernita Johnson, and Jai Tazel indicated interest in the two vacancies.

Motion to appoint Willie Carter to the Public Facilities Authority was made by Councilmember Barber, seconded by Councilmember Berry, and failed with a vote of 2-0-3 (three abstentions).

The council voted to table the second appointment to the Public Facilities Authority.

Motion to table the second Public Facilities Authority appointment was made by Councilmember Gantt, seconded by Councilmember Cloud, and passed unanimously 5-0.

COUNCIL CONSIDERATION TO APPOINT MEMBER TO THE YOUTH COUNCIL ADVISORY COMMITTEE

Motion to appoint Gernita Johnson to the Youth Council Advisory Committee was made by Councilmember Gantt, seconded by Councilmember Berry, and passed unanimously.

The council voted to table the remaining Youth Council Advisory Committee appointments.

Motion to table the remaining Youth Council Advisory Committee appointments was made by Councilmember Gantt, seconded by Councilmember Barber, and passed unanimously 5-0.

COUNCIL CONSIDERATION TO APPOINT MEMBER COUNCIL ON AGING
The City Attorney clarified that there is currently no vacancy for the Stockbridge appointee to the Henry County Council on Aging.

NEW BUSINESS
REQUEST MAYOR AND CITY COUNCIL CONSIDERATION TO INCREASE THE CITY MANAGER'S CONTRACT SIGNING AUTHORIZATION LIMIT FROM THE CURRENT $50,000
City Treasurer Frank Milazi explained the background: Previously, the amphitheater general manager could sign contracts of any amount while the city manager remained limited to $50,000. With no general manager now, this created a dilemma for time-sensitive amphitheater contracts and the City Manager now needs authorization to approve amphitheater contracts that exceed the current limit.

A thorough discussion ensued, during which Councilmember Barber expressed strong opposition to the proposed increase. She cited previous budget overruns at the amphitheater and raised concerns about losing council oversight over significant expenditures. Barber emphasized the need to prevent situations in which an artist charges $700,000, resulting in multiple payments to fulfill that fee. She stated, "This is why I am very reluctant; the council will lose control of these transactions."

Mr. Milazi clarified that this authorization would apply only to budgeted funds already approved by the council for the amphitheater (approximately $3 million annually) and that all standard financial control procedures would remain in place.

Councilmember Barber raised a question regarding the legal contracts used for booking artists and performances at the amphitheater. She inquired whether key provisions such as the force majeure and cancellation clauses were included in the artist contracts. Councilmember Barber expressed concerns about the city potentially paying the same amount for rescheduled shows and emphasized the need for clarity on contract terms.

Legal Counsel responded that force majeure clauses are generally included in artist contracts but deferred detailed legal interpretation to the entertainment attorney, who was not present at the meeting.

Councilmember Barber requested to review the template or standard contract language used for artist agreements to better understand contractual obligations and protections.

Mayor Williams asked Legal Counsel to arrange the contract template to be provided to Councilmember Barber. Legal Counsel affirmed they would coordinate sending the contract language for review.

Councilwoman Gantt crafted the specific motion using the following language:

Motion to increase the city manager's spending authority to a cap of $300,000 per contract / per artist / per show for amphitheater operations only, with any amendments above $300,000 requiring council notification. Made by Councilmember Gantt, second by Mayor Pro Tem Alexander, the motion passed 4-1-0. (Barber against).

MAYOR'S COMMENTS

Mayor Williams deferred his comments for executive session.

EXECUTIVE SESSION

Motion to adjourn to executive session for real estate, personnel, litigation, and cybersecurity was made by Councilmember Gantt, seconded by Councilmember Berry, and passed unanimously 5-0.

Motion to adjourn from executive session made by Councilmember Gantt, seconded by Councilmember Berry, and passed unanimously 5-0.

Motion to reconvene the work session made by Councilmember Gantt, seconded by Councilmember Cloud, and passed unanimously 5-0.

From Executive Session City Manager Shawn Edmonson announced that the Amphitheater General Contractor awardee is Ms. Saundra Poag.

Councilmember Gantt moved to approve Ms. Saundra Poag as the Amphitheater General Contractor Awardee. This motion was seconded by Mayor Pro Tem Alexander and passed with a vote of 4-0-1 (Barber abstained).

Motion to adjourn the meeting at 10:03 p.m. was made by Councilmember Gantt; seconded by Councilmember Berry. The motion passed unanimously 5-0.

Respectfully submitted by:

_____ _____

Cassandra Lester, Interim City Clerk Jayden L. Williams, Mayor

City of Stockbridge

AGENDA ITEM

MEETING DATE

February 9, 2026

☑	RESOLUTION
☐	ORDINANCE
☐	CONTRACT APPROVAL/RENEWAL
☐	PUBLIC HEARING
☐	PRESENTATION
☐	BID SELECTION/AWARD
☐	TASK ORDER
☐	CHANGE ORDER
☐	BUDGET AMENDMENT
☐	BUDGET TRANSFER
☐	PAYMENT APPROVAL
☐	OTHER

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Richard Godfrey

DEPARTMENT: Police Department

ITEM/PROJECT/EVENT:

Requesting Council approval of the updated list of Georgia Department of Public Safety, approved roadways on which speed detection devices may be utilized.

BACKGROUND INFORMATION:

The Police Department is requesting Council approval of the most recently updated list of Georgia Department of Public Safety–approved roadways on which speed detection devices may be utilized. Tye Street, 308 feet North of Misty Ridge Trail to 308 feet South of 1st Street has been added to the approved list, as highlighted. This approved list will remain in effect through December 31, 2027.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Frank S. Milazi Key: 7ed53636-d898-4ade-b417-932d73311167

eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880

CITY TREASURER eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

0.00

ATTACHMENTS: ☑

ITEM/PROJECT/EVENT:

A copy of the state approved list of roadways is attached.

STAFF RECOMMENDATION:

As this approved list is required for the Police Department to operate speed detection devices within the city limits of Stockbridge, staff recommends approval of the list as presented.

eSigned via GovOS.com

Richard Godfrey

Key: 7cb6a9e3-7863-4556-a458-502734485a99

Docusign Envelope ID: 5C7B2A7C-2263-432E-AEB7-A8A8DDD0C29D

STATE OF GEORGIA

Department of Public Safety

STOCKBRIDGE CITY GOVERNMENT
(Governing Authority)

having submitted an application in proper form for a permit for the use of a speed detection device at the following location(s):

The speed limits and locations approved for the use of speed detection device are listed and hereby incorporated by reference on the attached list #SZ-151-000761-3, approved by the Georgia Department of Transportation and adopted by the MUNICIPALITY on 01/06/2024.

This newly updated approved list supersedes and replaces all previous lists and ordinances and will serve as the controlling document for this permit.

and STOCKBRIDGE CITY GOVERNMENT having shown compliance with all applicable laws, rules and regulations, the Department of Public Safety hereby issues this permit, as provided by law to

STOCKBRIDGE CITY GOVERNMENT
(Governing Authority)

For the use of a speed detection at the authorized location(s).

Issued in Atlanta, Georgia, this 7/29/2025

Expires: 12/31/2027

Permit Number: 614 D

DocuSigned by:
William W. Hitchcock III
3AF836A2D5AB448...

Commissioner, Department of Public Safety

Docusign Envelope ID: 5C7B2A7C-2263-432E-AEB7-A8A8DDD0C29D

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

7/29/2025

The Stockbridge City Government is hereby requesting that the following roadways be approved for the use of speed detection devices:

LIST OF ROADWAYS for **Stockbridge City Government**

ON-SYSTEM ROADWAYS

ALL ON-SYSTEM ROUTES HAVE BEEN VERIFIED BY GEORGIA DEPARTMENT OF TRANSPORTATION

STATE ROUTE	WITHIN THE CITY / TOWN LIMITS OF and/or School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
S.R. 42/U.S. 23	STOCKBRIDGE	550 feet north of Inverness Avenue	15.80	1520 feet south of Brannan Road	16.20	0.40	55
S.R. 42/U.S. 23***SCHOOL ZONE***	STOCKBRIDGE Eagles Landing Christian Academy7:15 to 8:30 am2:30 to 3:30 pm ****ATESD****	597 feet north of Technology Parkway	15.83	2222 feet north of Technology Parkway	16.11	0.28	45
S.R. 42/U.S. 23	STOCKBRIDGE	900 feet north of Brannan Road	16.64	1750 feet south of Wilson Road	17.44	0.80	55
S.R. 42/U.S. 23	STOCKBRIDGE	250 feet north of Scott Boulevard (South City Limits of Stockbridge)	19.48	100 feet south of Mann Boulevard	19.86	0.38	45
S.R. 42/U.S. 23	STOCKBRIDGE	100 feet south of Mann Boulevard	19.86	200 feet south of Flippen Road	20.99	1.13	35
S.R 42/U.S. 23 ***SCHOOL ZONE***	STOCKBRIDGE Stockbridge Elementary 7:00 to 8:00 am 2:00 to 3:00 pm SCHOOL DAYS ONLY *****ATESD*****	200 feet south of North Lee Street	20.07	200 feet north of East Atlanta Road	20.30	0.23	30
S.R. 42/U.S. 23	STOCKBRIDGE	200 feet south of Flippen Road	20.99	1000 feet north of Valley Hill Road (North City Limits of Stockbridge)	23.28	2.29	45
S.R. 138	STOCKBRIDGE	Clayton County Line	0.00	Clayton County Line	1.23	1.23	45
S.R. 138		This section of roadway has an exception in Clayton County from MP 1.23 to MP 1.87, a distance of 0.64 miles	1.23		1.87		

Docusign Envelope ID: 5C7B2A7C-2263-432E-AEB7-A8A8DDD0C29D

S.R. 138	STOCKBRIDGE	Clayton County Line	1.87	S.R. 42	2.26	0.39	45
S.R. 138	STOCKBRIDGE	State Route 138 runs common with State Route 42 from M.P. 2.26 to M.P. 4.82, a distance of 2.56 miles					
S.R. 401/(I-75)	STOCKBRIDGE	Flippen Road	225.23	3012 feet south of Eagles Landing Parkway	223.53	1.70	70
S.R. 401/(I-75)	STOCKBRIDGE	Clayton County Line	228.80	2263 feet south of Walt Stephens Road	226.00	2.80	70
S.R. 413/(I-675)	STOCKBRIDGE	S.R. 401 (I-75)	0.00	Clayton County Line	0.72	0.72	65

OFF-SYSTEM ROADWAYS

ALL OFF-SYSTEM ROUTES WILL NOT BE VERIFIED BY GEORGIA DEPARTMENT OF TRANSPORTATION

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF and/or School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
County Club Drive	STOCKBRIDGE	Patrick Henry Parkway	Eagles Landing Parkway	0.78	35
Davidson Parkway	STOCKBRIDGE	North Henry Boulevard	Clayton County Line	0.70	35
Davis Road	STOCKBRIDGE	Burke Street	S.R. 42 (North Henry Boulevard)	1.81	35
Eagles Landing Parkway	STOCKBRIDGE	I-75/S.R. 401	Country Club Drive	0.84	45
Eagles Landing Parkway	STOCKBRIDGE	S.R. 42	555 feet east of Trade Center Parkway	0.34	45
East Atlanta Road	STOCKBRIDGE	S.R. 42	380 feet north of Valley Hill Road	1.00	35
East Atlanta Road	STOCKBRIDGE	380 feet north of Valley Hills Road	North City Limits of Stockbridge (600 feet north of Stagecoach Road)	0.82	45
East Lake Parkway	STOCKBRIDGE	915 Feet east of Talon Place	S.R. 42	0.45	45
Flippen Road	STOCKBRIDGE	210 feet south of Fairhaven Road	S.R. 42/S.R. 138 (North Henry Boulevard)	0.60	35
Flippen Road	STOCKBRIDGE	150 feet north of Avian Forest Drive	210 feet south of Fairhaven Road	1.15	45
M.L.K. Senior Heritage Trail	STOCKBRIDGE	Love Street	South Berry Street	0.57	25
M.L.K. Senior Heritage Trail	STOCKBRIDGE	South Berry Street	Rock Quarry Road	0.64	35
Mount Zion Parkway	STOCKBRIDGE	S.R. 138	North City Limits of Stockbridge (2900 feet east of Fielder Road)	0.62	45
Old Atlanta Road	STOCKBRIDGE	Flippen Road	Davidson Parkway	1.00	35
Old Conyers Road	STOCKBRIDGE	East Atlanta Road	920 feet east of Collier Road	0.42	35
Old Conyers Road	STOCKBRIDGE	920 feet east of Collier Road	Mays Road	0.40	45

Docusign Envelope ID: 5C7B2A7C-2263-432E-AEB7-A8A8DDD0C29D

Old Conyers Road ***SCHOOL ZONE***	STOCKBRIDGE Stockbridge Middle School 8:00 to 9:15 am 3:30 to 4:45 pm SCHOOL DAYS ONLY	1846 feet east of Collier Road	390 Feet east of Mays Road	0.29	35
Patrick Henry Parkway	STOCKBRIDGE	Eagles Landing Parkway	2212 feet south of Country Club Drive	0.53	45
Red Oak Road	STOCKBRIDGE	Flippen Road	Rock Quarry Road	1.08	35
Rock Quarry Road	STOCKBRIDGE	675 feet north of Reeves Parkway	S.R. 42/S.R. 138 (North Henry Boulevard)	0.70	35
Rock Quarry Road	STOCKBRIDGE	Eagles Landing Parkway	675 feet north of Reeves Parkway	1.83	45
Shields Road	STOCKBRIDGE	S.R. 42	Davis Road	0.90	35
Speer Road	STOCKBRIDGE	S.R. 138	Walt Stephens Road	1.21	45
Spivey Road	STOCKBRIDGE	S.R. 138	Stonemill Drive	0.46	35
Tye Street	STOCKBRIDGE	S.R. 42	Red Oak Road	1.10	35
Tye Street	Stockbridge Smith Barnes Elementary School 7:15 to 8:15 am 2:00 to 3:00 pm SCHOOL DAYS ONL	308 feet North of Misty Ridge Trail	380 feet South of 1st Street	1.00	35
Tye Street	STOCKBRIDGE	Red Oak Road	Banks Road	0.31	25
Valley Hill Road	STOCKBRIDGE	East Atlanta Road	S.R. 42	1.77	35
Walt Stephens Road	STOCKBRIDGE	Speer Road	Flippen Road	1.73	45
Walt Stephens Road ***SCHOOL ZONE***	STOCKBRIDGE Red Oak Elementary 7:15 to 8:15 am 2:00 to 3:00 pm SCHOOL DAYS ONLY *****ATESD*****	77 feet west of Carriage Lake Drive	Manderly Drive	0.67	35
Walter Way	STOCKBRIDGE	S.R. 138	300 feet south of Davidson Parkway	0.48	35
Walter Way	STOCKBRIDGE	300 feet south of Davidson Parkway	Addy Lane	0.48	25

SCHOOL ZONES ARE EFFECTIVE

One hour before normal hours of school operation begin until one hour after normal hours of school operation have concluded for the dismissal of school. **SCHOOL DAYS ONLY**

****AUTOMATED TRAFFIC ENFORCEMENT SAFETY DEVICE (ATESD) HOURS ARE EFFECTIVE****

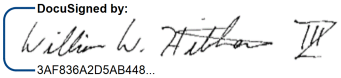
One hour before instructional classes begin until one hour after instructional classes have concluded for the dismissal of school. **SCHOOL DAYS ONLY**

Certificate Of Completion

Envelope Id: 5C7B2A7C-2263-432E-AEB7-A8A8DDD0C29D
Status: Completed
Subject: The Speed Zone Permit Application has been submitted and needs to be reviewed.
Source Envelope:
Document Pages: 4
Signatures: 1
Envelope Originator:
Certificate Pages: 5
Initials: 0
GDOT DocuSign Admin
AutoNav: Enabled
600 W Peachtree St, NW
EnvelopeId Stamping: Enabled
Atlanta, GA 30308
Time Zone: (UTC-05:00) Eastern Time (US & Canada)
gdot_contracts@dot.ga.gov
IP Address: 143.100.53.13

Record Tracking

Status: Original
7/29/2025 8:08:23 AM
Holder: GDOT DocuSign Admin
gdot_contracts@dot.ga.gov
Location: DocuSign
Security Appliance Status: Connected
Pool: StateLocal
Storage Appliance Status: Connected
Pool: Georgia Department of Transportation
Location: Docusign

Signer Events	Signature	Timestamp
William Hitchens III sddp@gsp.net Security Level: .Email 7/29/2025 8:10:23 AM	DocuSigned by:  3AF836A2D5AB448... Signature Adoption: Uploaded Signature Image Using IP Address: 167.192.187.90	Sent: 7/29/2025 8:08:24 AM Resent: 7/29/2025 8:08:33 AM Viewed: 7/29/2025 8:10:35 AM Signed: 7/29/2025 8:10:49 AM

Electronic Record and Signature Disclosure:
Accepted: 2/6/2024 12:28:38 PM
ID: 69080ad7-c00d-4a41-bd60-ebe81b282a9d

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/29/2025 8:08:24 AM
Envelope Updated	Security Checked	7/29/2025 8:08:33 AM
Envelope Updated	Security Checked	7/29/2025 8:08:33 AM
Envelope Updated	Security Checked	7/29/2025 8:08:33 AM
Envelope Updated	Security Checked	7/29/2025 8:08:35 AM
Certified Delivered	Security Checked	7/29/2025 8:10:35 AM
Signing Complete	Security Checked	7/29/2025 8:10:49 AM
Completed	Security Checked	7/29/2025 8:10:49 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

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From time to time, Georgia Department of Transportation (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through your DocuSign, Inc. (DocuSign) Express user account. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

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If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

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Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through your DocuSign user account all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Georgia Department of Transportation:
You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: gdot_contracts@dot.ga.gov

To advise Georgia Department of Transportation of your new e-mail address
To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at gdot_contracts@dot.ga.gov and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..
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To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to gdot_contracts@dot.ga.gov and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Georgia Department of Transportation
To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
ii. send us an e-mail to gdot_contracts@dot.ga.gov and in the body of such request you must state your e-mail, full name, IS Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	•Allow per session cookies •Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

Acknowledging your access and consent to receive materials electronically
To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.
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- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES document; and

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- Until or unless I notify Georgia Department of Transportation as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by Georgia Department of Transportation during the course of my relationship with you.

City of Stockbridge

AGENDA ITEM

MEETING DATE

FEBRUARY 9, 2026

- [ ] RESOLUTION
- [ ] ORDINANCE
- [ ] CONTRACT APPROVAL/RENEWAL
- [ ] PUBLIC HEARING
- [ ] PRESENTATION
- [ ] BID SELECTION/AWARD
- [ ] TASK ORDER
- [ ] CHANGE ORDER
- [ ] BUDGET AMENDMENT
- [ ] BUDGET TRANSFER
- [ ] PAYMENT APPROVAL
- [x] OTHER

FUNDING SOURCE

- [ ] GENERAL FUND
- [ ] FUND BALANCE
- [ ] SPLOST
- [ ] TSPLOST
- [ ] CDBG GRANT
- [ ] GRANT FUNDING
- [ ] TRAFFIC CAMERA FUNDING
- [ ] PARTNER/SPONSOR
- [ ] DEPARTMENT FUND BALANCE
- [ ] BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

ADOPTION OF NEW CITY OF STOCKBRIDGE MAPS FOR 2026. (Citywide)
Council consideration of the adoption of four maps for the City of Stockbridge, including the City Limits Map, the Future Land Use Map, the Zoning Map, and the Overlay Districts Map.

BACKGROUND INFORMATION:

These maps have been updated to reflect recent annexations of new properties into the City, the de-annexations of other properties from the City (within the Manderley Subdivision), and the rezoning of certain properties for proposed new developments.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Frank S. Milazi Key: 7ed53636-d898-4ade-b417-932d73311167

eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880

CITY TREASURER eSigned via GovOS.com City Attorney Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

0.00

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

ADOPTION OF NEW CITY OF STOCKBRIDGE MAPS FOR 2026

STAFF RECOMMENDATION:

APPROVAL AND ADOPTION

eSigned via GovOS.com

R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

Adoption of New City of Stockbridge 2026 Maps

City Council Meeting

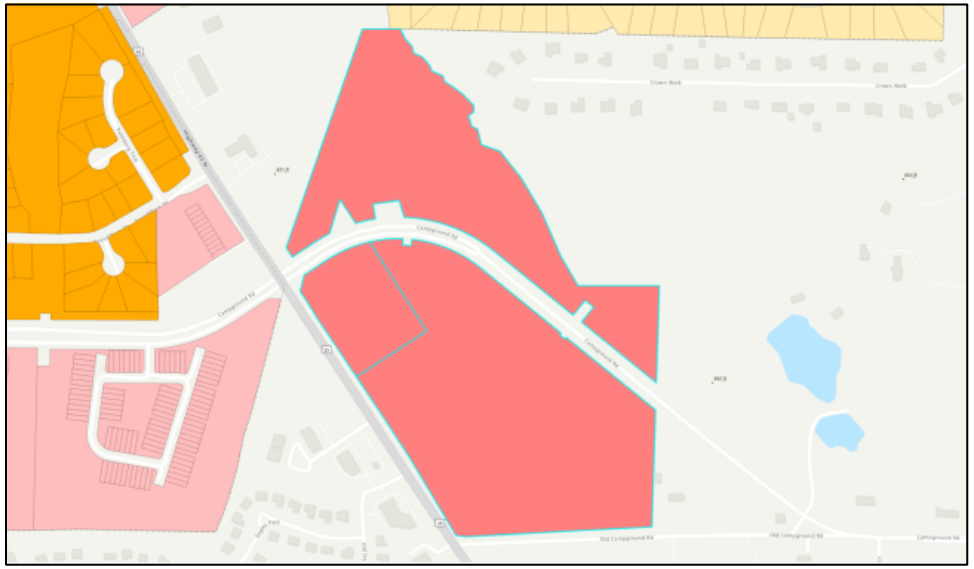
February 9, 2026

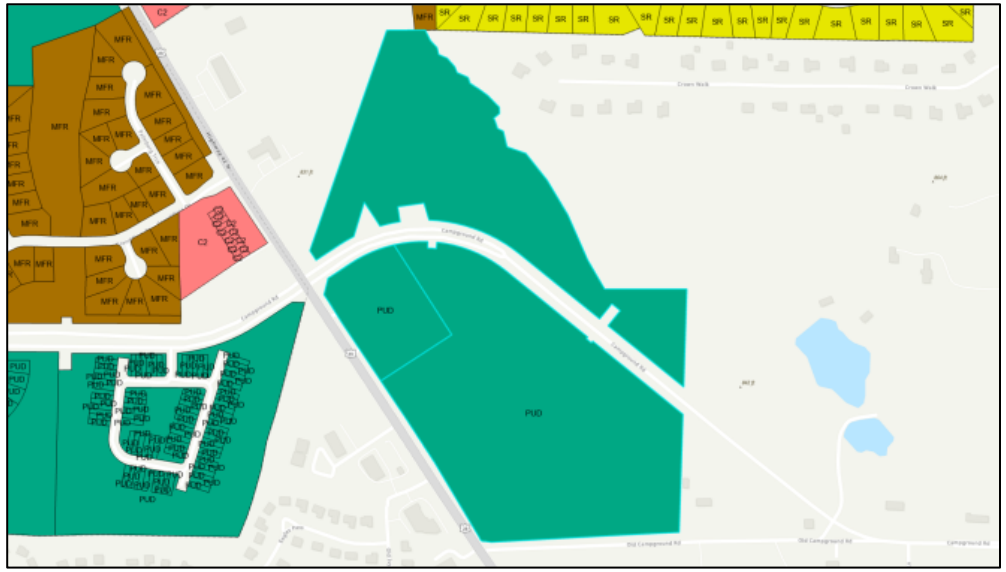
Approved 2025 Changes

Includes annexations, de-annexations, Comprehensive Plan amendments (for land use changes), and rezonings.

Approved Changes: 02/10/2025

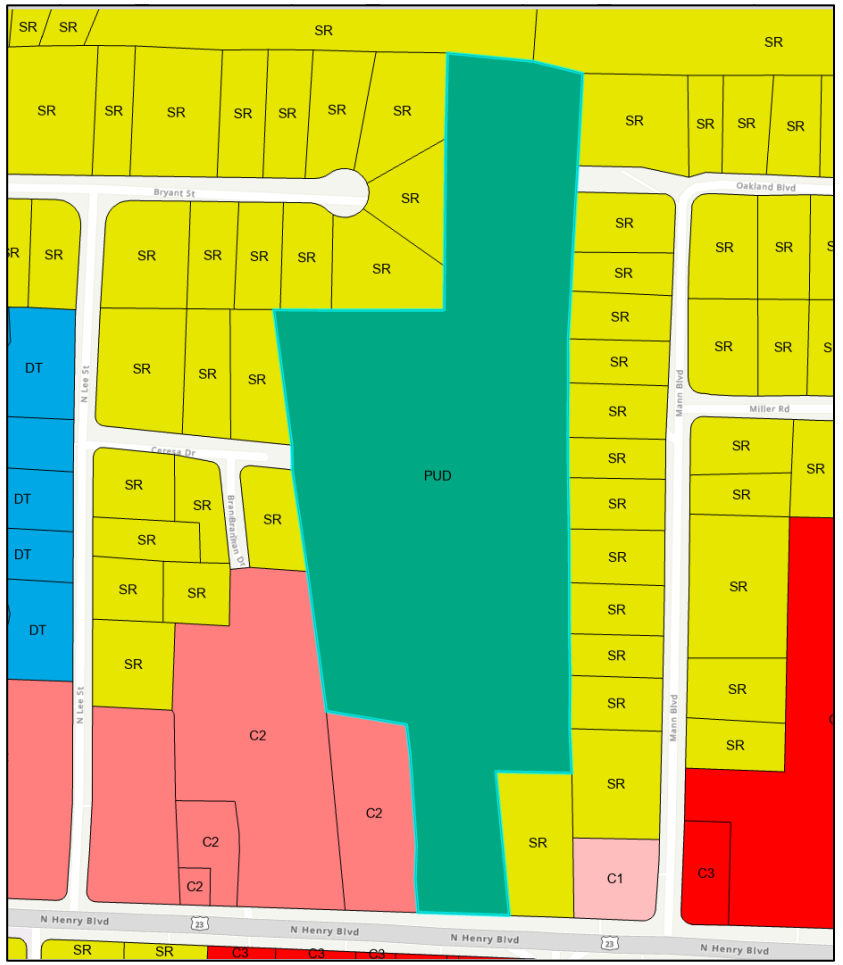
- Parcel #089-01001000, 089-01001003
  - AX-2024-02
  - RZ-2024-10: PUD
  - CP-2024-09: MDMU





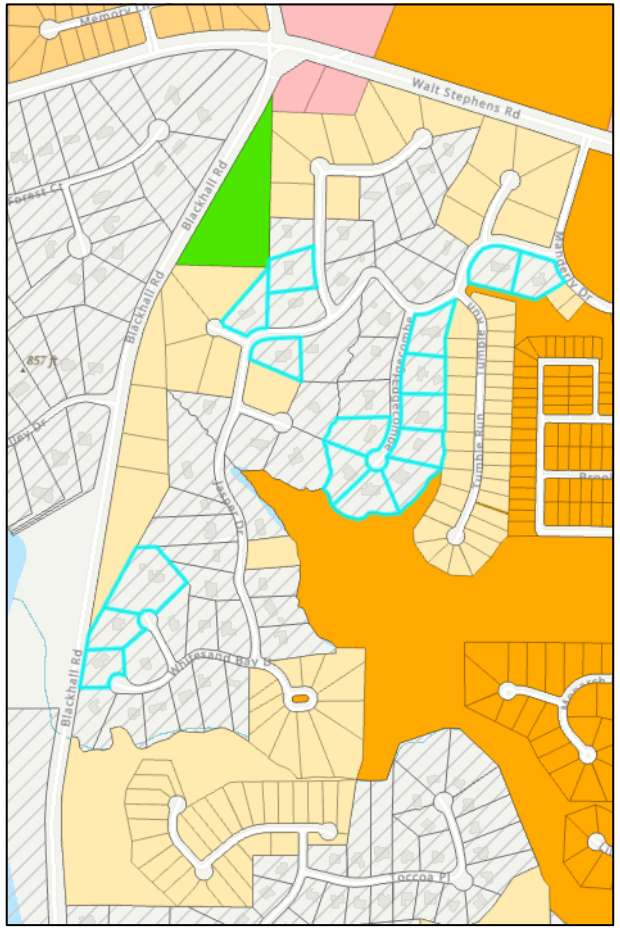
Approved Changes: 04/13/2025

- Parcel #S26-01014000
  - RZ-2025-02: SR → PUD



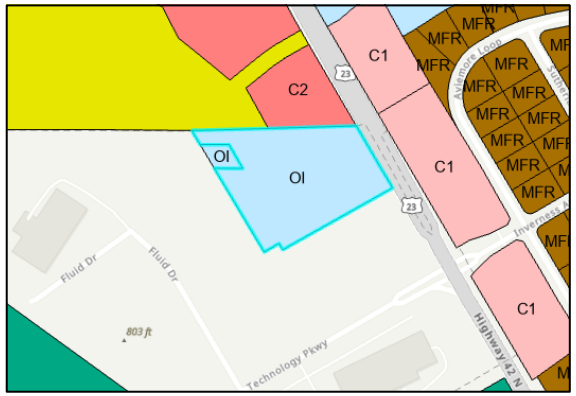
Approved Changes: 04/13/2025 (cont.)

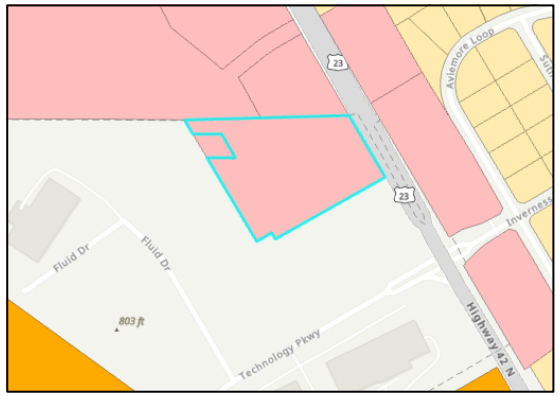
- DX-2024-05
  - 013A01004000
  - 013A01005000
  - 013A01006000
  - 013A01011000
  - 013A01007000
  - 013A01010000
  - 013A01008000
  - 013A01009000
- DX-2024-06
  - 013A01002000
  - 013A01003000
- DX-2024-07
  - 013A01024001
  - 013A01040000
  - 013A01045000
- DX-2024-08
  - 013A01129000
  - 013A01131000
  - 013A01128000

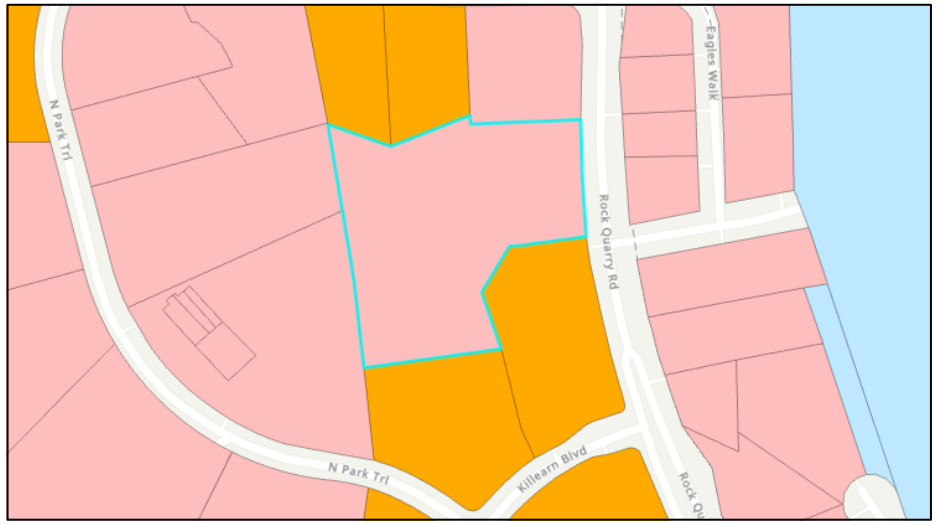


Approved Changes: 06/09/2025

- Parcel #070-01012001
  - AX-2024-03
  - RZ-2024-12: OI
  - CP-2024-03: LDMU
- Parcel #032-01030012
  - CP-2024-10: HDR → LDMU

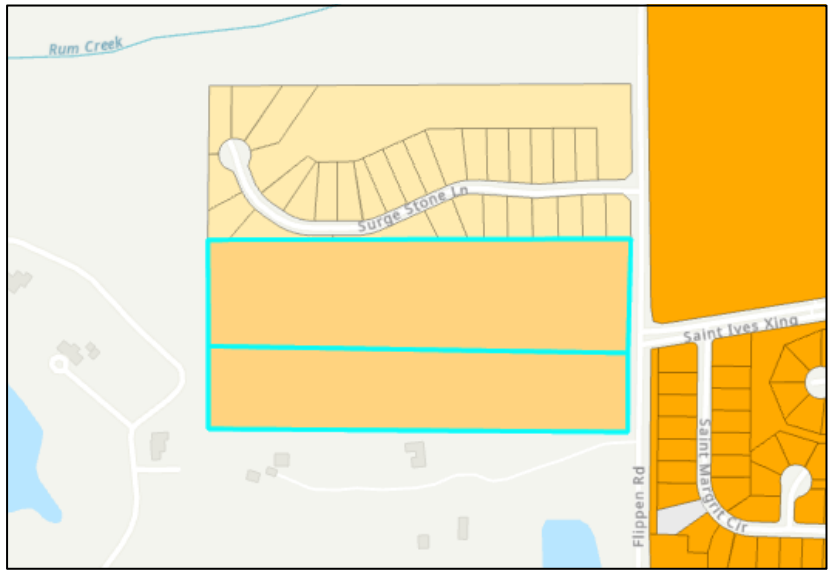


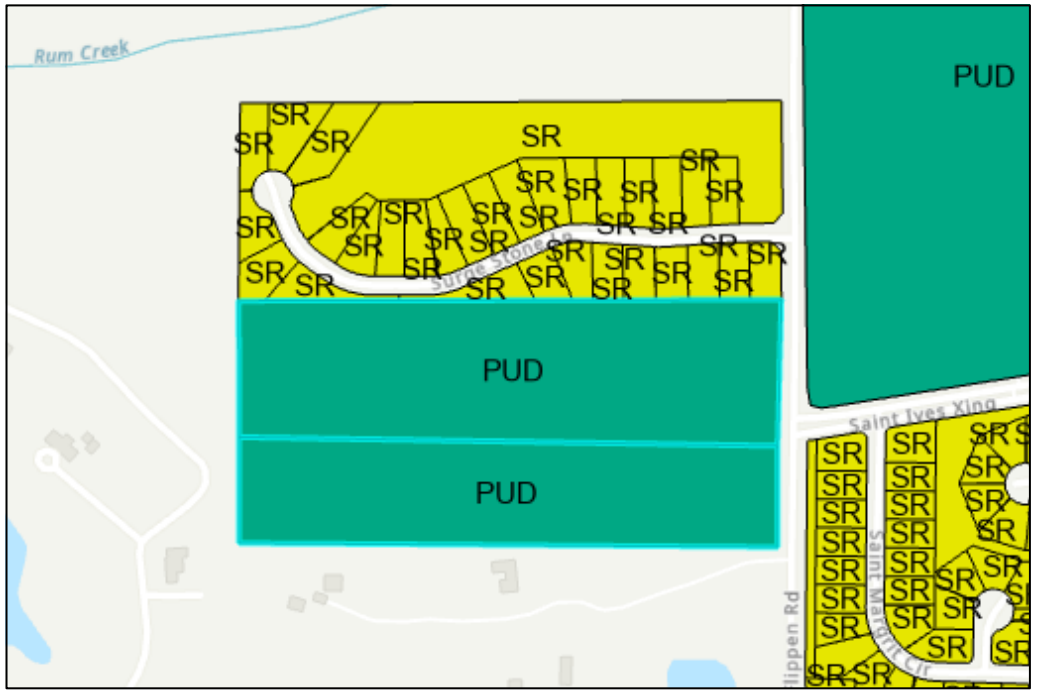




Approved Changes: 07/15/2025

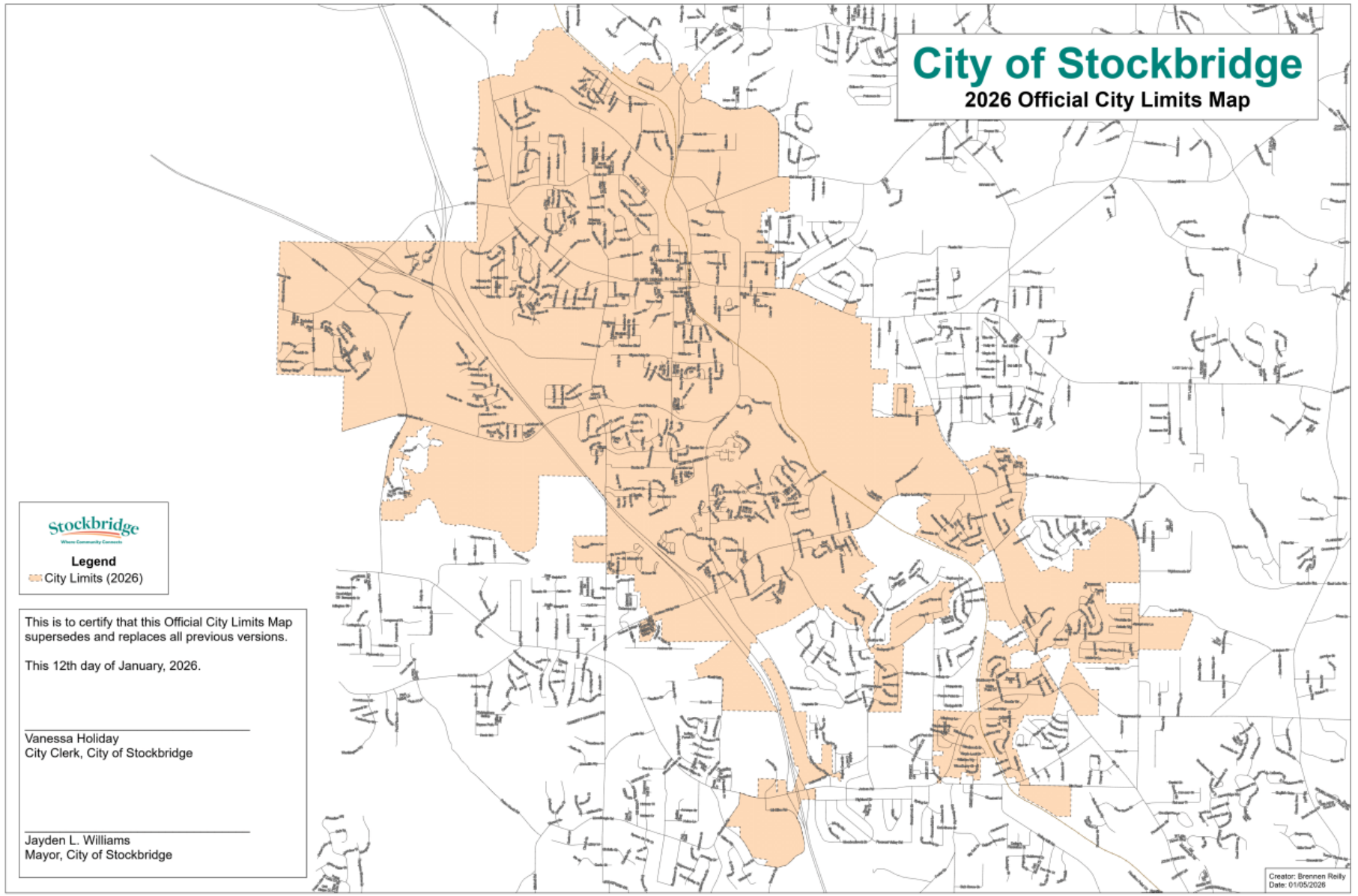
- Parcels #032-02005001, 032-02006000
  - AX-2025-01
  - RZ-2025-01: PUD
  - CP-2024-01: MDR



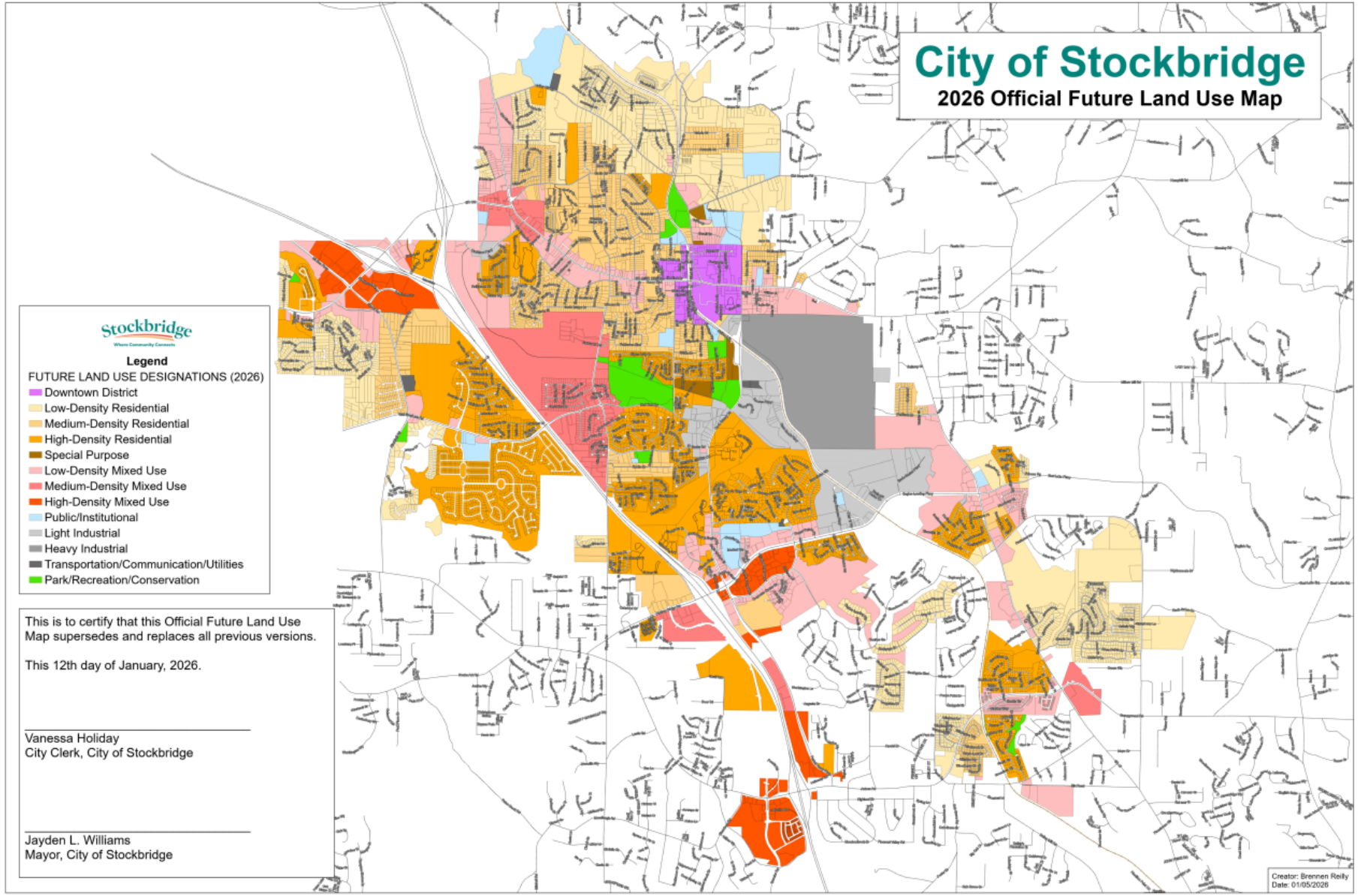


Proposed New City of Stockbridge 2026 Maps

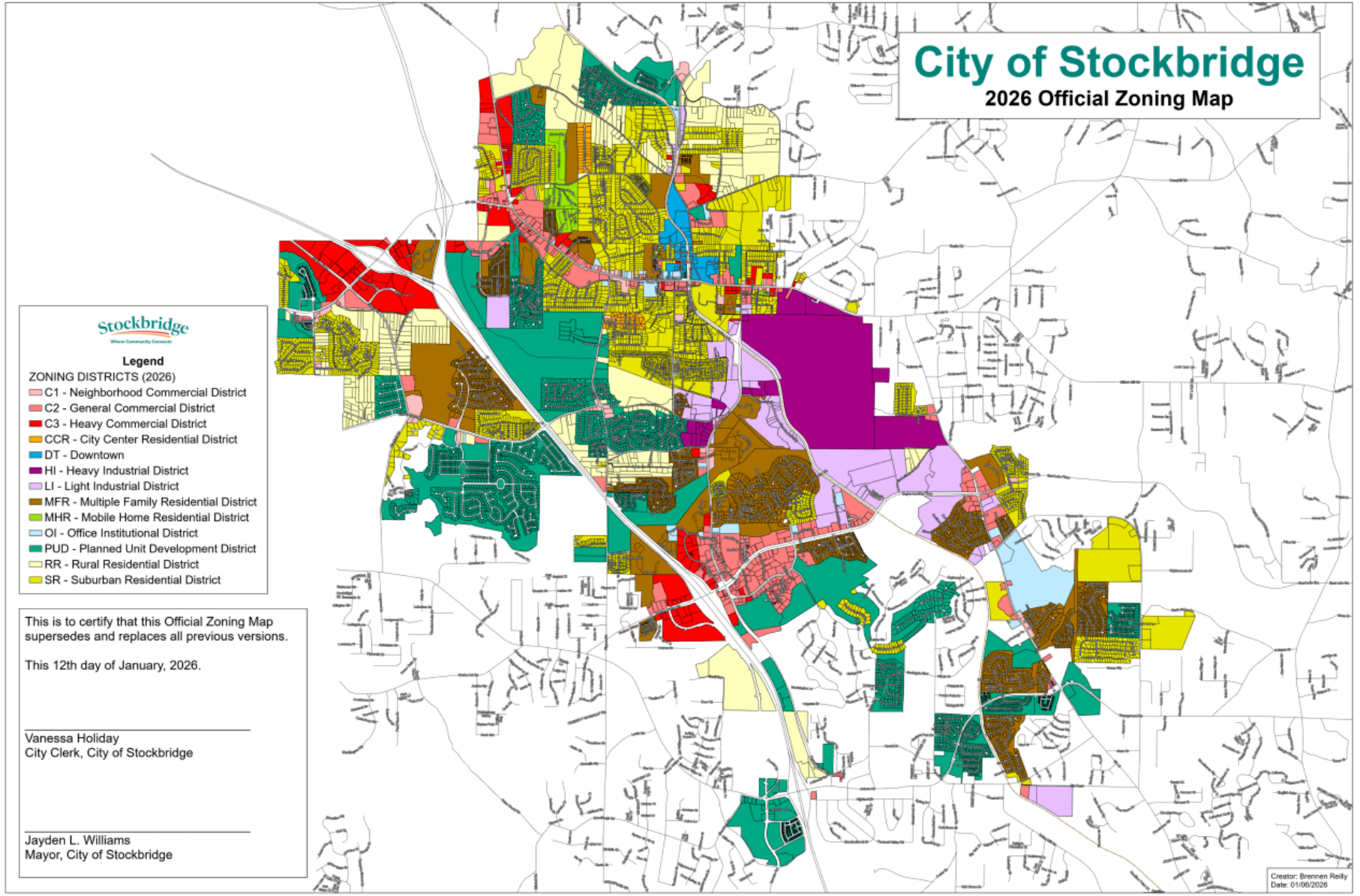
2026 Official City Limits Map



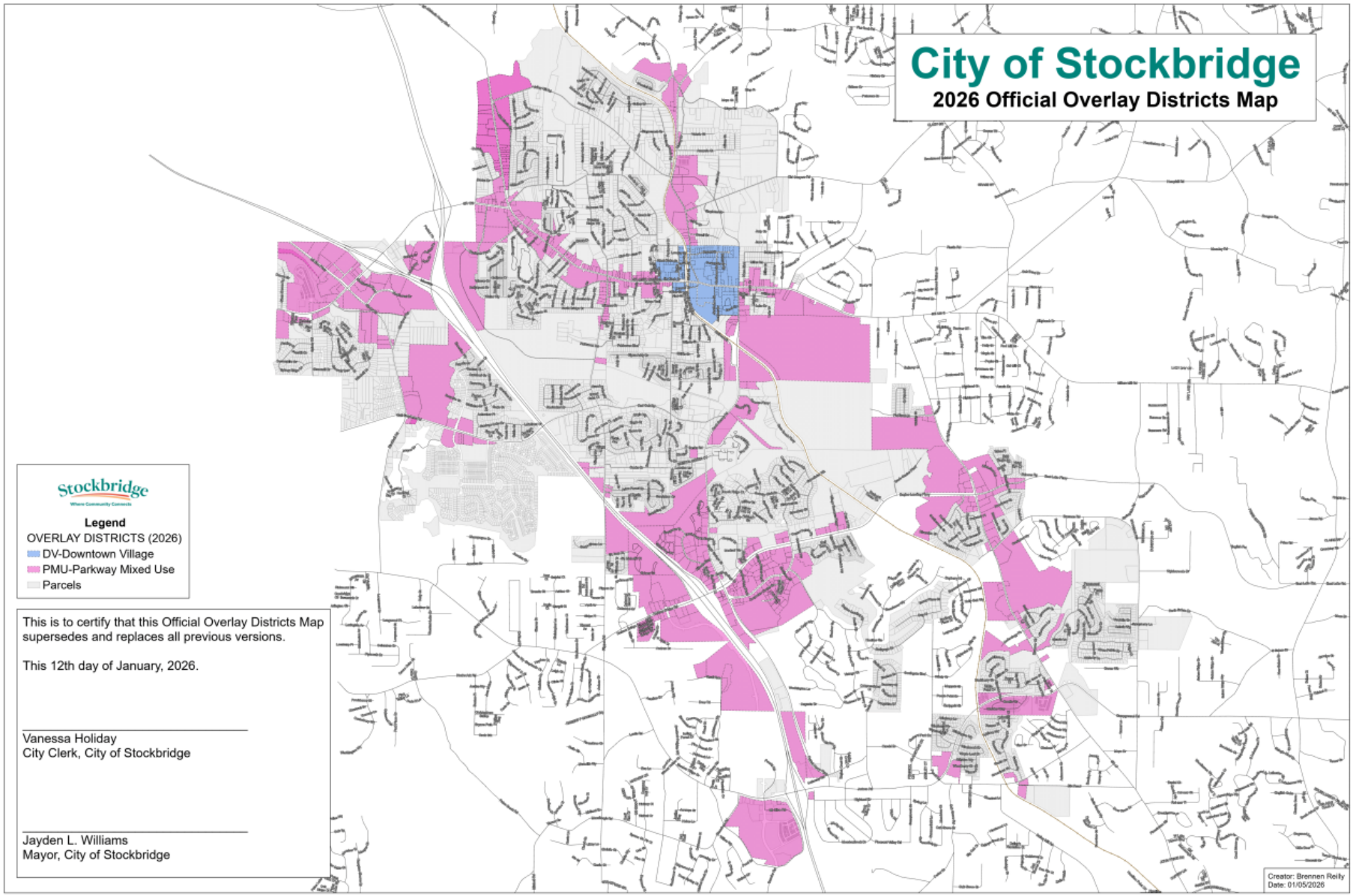
2026 Official Future Land Use Map



2026 Official Zoning Map

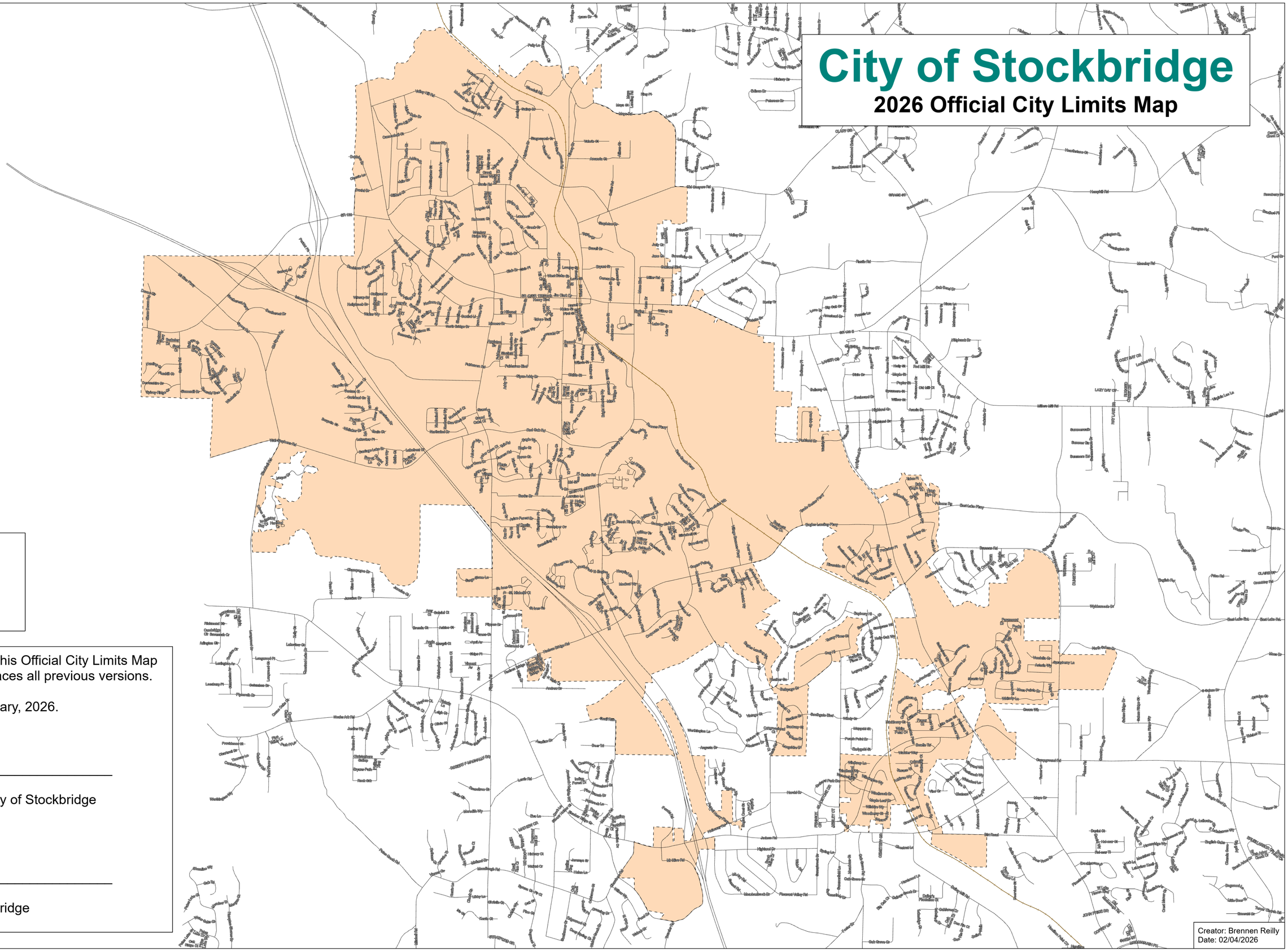


2026 Official Overlay Districts Map



City of Stockbridge

2026 Official City Limits Map



Stockbridge
Where Community Connects

LEGEND

City Limits (2026)

This is to certify that this Official City Limits Map supersedes and replaces all previous versions.

This 9th day of February, 2026.

_____

Cassandra Lester
Interim City Clerk, City of Stockbridge

_____

Jayden L. Williams
Mayor, City of Stockbridge

Creator: Brennen Reilly
Date: 02/04/2026

City of Stockbridge

2026 Official Future Land Use Map

Stockbridge
Where Community Connects

LEGEND

FUTURE LAND USE DESIGNATIONS (2026)

- Downtown District
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Special Purpose
- Low-Density Mixed-Use
- Medium-Density Mixed-Use
- High-Density Mixed-Use
- Public Institutional
- Light Industrial
- Heavy Industrial
- Transportation/Communication/Utilities
- Park/Recreation/Conservation

This is to certify that this Official Future Land Use Map supersedes and replaces all previous versions.

This 9th day of February, 2026.

_____

Cassandra Lester
Interim City Clerk, City of Stockbridge

_____

Jayden L. Williams
Mayor, City of Stockbridge

Creator: Brennen Reilly
Date: 02/04/2026

City of Stockbridge

2026 Official Overlay Districts Map

Stockbridge
Where Community Connects

LEGEND

OVERLAY DISTRICTS (2026)

- DV-Downtown Village
- PMU-Parkway Mixed Use
- Parcels

This is to certify that this Official Overlay Districts Map supersedes and replaces all previous versions.

This 9th day of February, 2026.

_____

Cassandra Lester
Interim City Clerk, City of Stockbridge

_____

Jayden L. Williams
Mayor, City of Stockbridge

Creator: Brennen Reilly
Date: 02/04/2026

City of Stockbridge

2026 Official Zoning Map

Stockbridge
Where Community Connects

LEGEND

ZONING DISTRICTS (2026)

- C1 - Neighborhood Commercial District
- C2 - General Commercial District
- C3 - Heavy Commercial District
- CCR - City Center Residential District
- DT - Downtown
- HI - Heavy Industrial District
- LI - Light Industrial District
- MFR - Multiple Family Residential District
- MHR - Mobile Home Residential District
- OI - Office Institutional District
- PUD - Planned Unit Development District
- RR - Rural Residential District
- SR - Suburban Residential District

This is to certify that this Official Zoning Map supersedes and replaces all previous versions.

This 9th day of February, 2026.

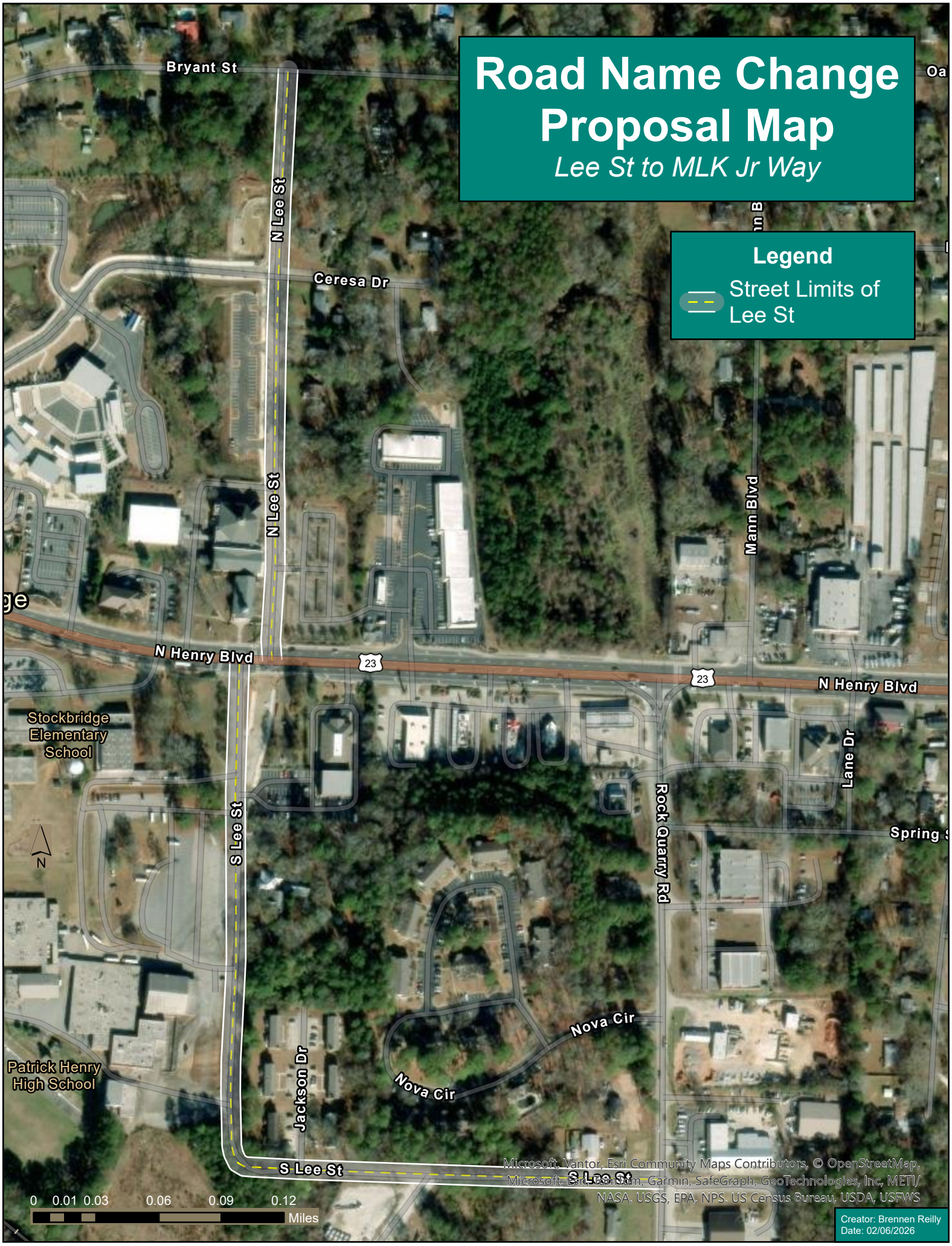
_____

Cassandra Lester
Interim City Clerk, City of Stockbridge

_____

Jayden L. Williams
Mayor, City of Stockbridge

Creator: Brennen Reilly
Date: 02/04/2026


Road Name Change Proposal Map
Lee St to MLK Jr Way
Legend
Street Limits of Lee St
Bryant St
N Lee St
Ceresa Dr
Mann Blvd
N Henry Blvd
23
Stockbridge Elementary School
S Lee St
Rock Quarry Rd
Lane Dr
Nova Cir
Jackson Dr
Patrick Henry High School
N
0 0.01 0.03 0.06 0.09 0.12
Miles
Microsoft, Vantor, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
Creator: Brennen Reilly
Date: 02/06/2026

City of Stockbridge

AGENDA ITEM

MEETING DATE

February 9, 2026

☑	RESOLUTION
☐	ORDINANCE
☐	CONTRACT APPROVAL/RENEWAL
☐	PUBLIC HEARING
☐	PRESENTATION
☐	BID SELECTION/AWARD
☐	TASK ORDER
☐	CHANGE ORDER
☐	BUDGET AMENDMENT
☐	BUDGET TRANSFER
☐	PAYMENT APPROVAL
☐	OTHER

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Richard Godfrey

DEPARTMENT: Police Department

ITEM/PROJECT/EVENT:

The police department is requesting council approval to renew the piggyback wrecker contract with the Henry County Board of Commissioners, specifically with Supreme Trio LLC dba Swanson Towing and Recovery.

BACKGROUND INFORMATION:

The police department initiated the piggyback contract with the Henry County Board of Commissioners in FY-2022 for towing services for the City of Stockbridge. The contract was recently renewed by The Henry County Board of Commissioners on January 21, 2026 for one additional year, expiring on January 20, 2027.

SIGNATURES:

eSigned via GovOS.com
Key: 3268d159-4d63-438f-940b-014ea0428880

CITY MANAGER eSigned via GovOS.com Frank S. Milazi
Key: 7ed53636-d898-4ade-b417-932d7331116f

CITY TREASURER eSigned via GovOS.com Quinton Washington
Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☑ N/A

AMOUNT:

0.00

ATTACHMENTS: ☑

ITEM/PROJECT/EVENT:

To seek council approval to renew the piggyback contract with the Henry County Board of Commissioners in FY-2022 for towing services for the City of Stockbridge. The contract was recently renewed by The Henry County Board of Commissioners on January 21, 2026 for one additional year, expiring on January 20, 2027.

STAFF RECOMMENDATION:

It is staff's recommendation to approve this renewal with Supreme Trio LLC dba Swanson Towing and Recovery.

eSigned via GovOS.com

Richard Godfrey

Key: 7cb6a9e3-7863-4556-a458-502734485a99

HENRY COUNTY
— Government —

Henry County Government
Purchasing Department
140 Henry Parkway - McDonough, Georgia 30253

January 5, 2026

RE: Contract Number HC-25-26
Wrecker Services (North End)

Steve Chong
Supreme Trio LLC dba Swanson Towing & Recovery
3329 North Henry Blvd
Stockbridge, GA 30281

Dear Steve:

SUBJECT: **CONTRACT AMENDMENT NO. 1**

The contract referenced above will expire on January 20, 2026. Pursuant to the terms and conditions of the contract, if both parties are in agreement, this contract may be renewed under the same terms, conditions and prices. This letter serves as notice that the Henry County Board of Commissioners desires to renew this contract for a period of one (1) year.
Please indicate below, with your signature and date, as to whether you will or will not renew Contract Number HC-25-26, as set forth by the terms and conditions of the original contract, for the period of one year. A copy of this letter should be retained for your records and the original letter returned to the Henry County Purchasing Department within ten business days.

Thank you for your assistance in this matter. If you have any questions, please contact me at 770-288-6027.
Sincerely,

Christina Dismuke
Procurement Agent II, Purchasing

Initial Effective Date of Contract:	January 21, 2025
Effective Date of this Renewal Notice:	January 21, 2026
Expiration Date:	January 20, 2027

[✓] will renew [ ] will not renew this contract for one (1) year.

Company's Name: Supreme Trio dba Swanson Towing & Recovery Date: 1-7-2026

Amanda M Gallister
Authorized Representative's Name

Authorized Representative's Signature

GVWR 10,000 or less

BASIC TOW 228 NCV 35 CV

STANDARD CAP 300 NCV 60 CV

RFP # 25-26
Wrecker Services – Annual Contract
COST PROPOSAL (Fee Schedule)

Basic Tow - Non-County Vehicle (NCV)/ County Vehicle (CV)		
(Gross Vehicle Weight) GVWR	**Basic Tow**	**Standard Cap**
See above GVWR 10,001 lbs. to 20,000 lbs.	$ 390 NCV $ 90 CV	$ 500 NCV $ 100 CV
GVWR 20,000 lbs. + N/A SAME AS ↓	$ — NCV $ — CV	$ — NCV $ — CV
GVWR 20,001 lbs. + per unit charge (Truck + Trailer)	$ 585 NCV $ 90 CV	$ 1000 NCV $ 200 CV
GVWR 20,001 lbs. + combination unit	$ 1105 NCV $ 150 CV	$ 2000 NCV $ 500 CV

Additional Services	
Type of Service/ Maximum Fee	
Road Service (no tow)	$ 75 NCV / $ 20 CV
No Key Fee	$ 25 NCV
Cover Window	$ 35 NCV
Winching (no tow)	$ 135 NCV / $ 20 CV
Use of dollies	$ 70 CV / $ 20 CV
Drop Driveshaft	$ 25 NCV
Remove - No Axle	$ 25 NCV
Remove Tractor/Trailer Axle provider may charge additional fee	$ 25 / NCV
Remove Tractor Bumper	$ 25 / NCV
Connect Air to a tractor- trailer provider may charge additional fee	$ 12 / NCV
Flipping (vehicle on side or back and tow or fewer tires touching the ground)	NCV & CV $ 150 - GVWR 19,999 LBS OR LESS NCV & CV $ 325 GVWR 20,000 LBS. +
Loading but no tow/vehicle, not left site of loading (i.e., the owner/operator produced ignition key and removes vehicle with no tow)	NCV & CV $ 130 @ - GVWR 19,999 LBS OR LESS NCV & CV $ 195 @ - GVWR 20,000 LBS. +
If at the request of Henry County, a provider may charge an additional flat fee and mileage surcharge for any tow from a location outside of Henry County to Fleet services or to the providers storage lot located in Henry County, or for any tow from Henry County to a location out of Henry County	NCV $ 50 + 2.50 PER MILE CV $ 2.50 PER MILE

Supreme Tow LLC DBA Swanson Towing + Recovery
Company's Name

11-29-2024
Date

Steve Chong
Authorized Representative's Name
(Print or Type)

Authorized Representative's Signature

RFP # 25-26
Wrecker Services – Annual Contract
COST PROPOSAL(Fee Schedule)

Extraordinary Services * Hourly rates based on time of arrival on the incident scene until the scene is cleared and crew members may leave scene. Crew staffing shall be no more than what is reasonable for work required. **Price per Pound is based on total gross weight of vehicle including cargo. *see cost proposal***	
Below fees apply to Non- County Vehicle (NCV) and/or County Vehicle (CV) Wrecker Services	
16,000 lb. Mobile Home/ Motor Homes	.10 ¢ per vehicle pound
30,000 lb. Bus/Straight Truck	.10 ¢ per vehicle pound
60,000 lb. Tractor/ Trailer (with load)	.10 ¢ per vehicle pound
69,000 lb. Heavy Equipment i.e. cranes, dozers, excavators, etc.	.20 per vehicle pound
Cutting of trees, guardrails or removal of obstacles necessary	$ 75 / per crew member/ per hour *
Vehicle is hanging over an embankment or bridge, vehicle is in a body of water, vehicle is in a ravine	$ 75 / per crew member/ per hour*
Major clean-up (truck spill of more than 300 lbs. of materials, rollovers, vehicle in body of water, vehicle in ravine)	$ 75 / per crew member/ per hour*
Clean-up of flammable or chemical high hazard loads (Not including spills of vehicle fluids such as gasoline, oil or antifreeze or standard loads)	$ 200 / per crew member/ per hour*
Routine clean-up fees for crash-related incidents	$ 35 / per vehicle
If a wrecker service transports a vehicle to the Henry County Police Department's or Sheriff's Office designated impound area, that same service shall be called to transfer such vehicle to that wrecker service's storage lot for storage	$ 50 / per vehicle
Administrative Fees	
Notification fees may include all administrative services performed or required to be performed by the wrecker service in connection with the towing and/or impounding of any vehicle, which shall include, but not be limited to, record searches, notification requirements and/or billing services. **Henry County *shall not be* charged for administration fees for any County Vehicle (CV).** A fee of no more than $ 100 may be charged for related administration services, only after the first 24 hours of the vehicle being at the Wrecker's lot. All fees must be itemized upon request of the vehicle owner/operator.	

Supreme Trio LLC DBA Swanson Towing & Recovery
Company's Name

11-29-2024
Date

Steve Chong
Authorized Representative's Name
(Print or Type)

Authorized Representative's Signature

RFP # 25-26
Wrecker Services – Annual Contract
COST PROPOSAL(Fee Schedule)

Notification and Administration Fees - One Vehicle		
Notification fee may be charged within the first 24 hours where local law enforcement is notified in writing, by facsimile other electronic means, in a manner acceptable to local law enforcement	Not to exceed $ 26.00	
After 24 hours - related administration services. Itemized upon request	$ 100	
Third day after the tow	$ 20	
Notification fee may be charged after the first 72 hours	Not to exceed $ 80 notification fee + $ 45 per additional notification.	
Seventh day after the tow	$ 55	
Twenty-first day after the tow	$ 95	
Storage Fee Schedule **Below fees apply to Non-County Vehicles (NVC)** *** GVWR - GROSS VECHILE WEIGHT RATING**		
Storage fee for the first 24 hours, beginning at the time the vehicle arrives at the lot	No Charge	
Storage fee for the impoundment facility is closed, and the vehicle's owner is unable to claim the vehicle	No Charge	
Loadout fee or any similar charge for moving the vehicle within or from the lot to make the vehicle accessible for pickup	No Charge	
Storage - GVWR of 10,000 pounds or less	$ 33 / per day	
Storage - GVWR of 10,001 to 20,000 lbs.	$ 39 / per day	
Storage - GVWR of 20,001 lbs., or greater (per unit charge)	$ 52 / per day	
Storage - GVWR of 20,001 lbs., or greater (Combination unit)	$ 98 / per day	
Storage - for Electric Vehicles	$ 60 / per day	
Storage - Electric vehicle that is damaged and requires an isolation barrier.	$ 100 / per day	
An after-hours fee may be charged if the vehicle's owner wishes to claim an impounded vehicle earlier that 8: am or the start of the wrecker services posted business hours (whichever is earlier), or later than 5: pm. Or the end of the wrecker's posted business hours (whichever is later)	$ 65	
After 30 days, the process outlined in Chapter 11 of Title 40 of the Official Code of Georgia, related to abandoned motor vehicles, applies		

Supreme Tnso LLC DBA Swanson Towing & Recovery
Company's Name

11-29-2024
Date

Steve Chong
Authorized Representative's Name
(Print or Type)

Authorized Representative's Signature

RFP # 25-26
Wrecker Services – Annual Contract
COST PROPOSAL(Fee Schedule)

(Note: Proposer must sign and submit their cost proposal in a separate sealed enveloped marked as "Cost Proposal". The cost proposal is to be submitted with the "Original", but in a separate sealed envelope and marked "Cost Proposal". The Cost Proposal is not to be included within the documents of the "Original", nor the six (6) bound complete copies.)

"Upon execution of the Contract Agreement, Henry County will not modify unit prices due to impediments such as fluctuations in labor, supply, or equipment costs. The Contractor shall submit bid prices factoring anticipation of varying economic trends and volatile costs deviations. Bid prices submitted by the Contractor shall be honored throughout the duration of the Contract. "

Supreme Towing LLC DBA Swanson Towing
Company's Name

11-26-2024
Date

Steve Chong
Authorized Representative's Name
(Print or Type)

Authorized Representative's Signature

BOARD OF COMMISSIONERS OF
HENRY COUNTY, GEORGIA

RESOLUTION NO.25- 45

Resolution of the Board of Commissioners awarding RFP #25-26 to the Wrecker Services Annual Contract

WHEREAS, proposals were solicited through the Purchasing Department per RFP #25-26 for the Wrecker Services Annual Contract; and

WHEREAS, Three (3) vendors responded, their proposals were reviewed and scored by an evaluation committee; and

WHEREAS, Supreme Trio DBA Swanson Towing & Recovery and Corner Lot, Inc. were determined to be ranked with the highest scores, the evaluation committee recommends award to the two wrecker companies; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Henry County awards RFP #25-26 to Supreme Trio DBA Swanson Towing & Recovery for the North end of Henry County and Corner Lot, Inc. for the South end of Henry County for the Wrecker Service Annual contract, utilizing their proposed individual tow rate fee schedules for a term of one year with two (2) mutually agreed upon one (1) year periods. This resolution also authorizes update of the tow rates of the I-75 corridor of Henry County to the basic tow rates on file by Wrecker 1, Inc. The Chair and/or County Manager or his or her designee is hereby authorized to execute all appropriate documentation to accomplish this contract.

This the 21st day of January, 2025.

HENRY COUNTY BOARD OF COMMISSIONERS

BY: _____
Carlotta Harrell, Chair

ATTEST:

_____
Stephanie Braun, County Clerk

RFP #25-26
Wrecker Services - Annual Contract
Evaluation Results -

Vendor Name	Human Resources	E911	Police	Fire	Fleet	Totals
Supreme Trio DBA Swanson Towing & Recovery Stockbridge, GA	90	76	73	90	81	410
Corner Lot Inc Locust Grove, GA	70	70	59	58	84	341
Bulldog Towing Recovery McDonough, GA	60	12.5	12.5	34	65	184

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:
January 21, 2025

Department Requesting Agenda Item:
County Manager

Action Type:
Action Requested by BOC

Attachments/Exhibits for Agenda Item:
1. 25-26 Eval Results

Presenter:
Kevin Johnson, EMA Director

Agenda Item:
Resolution awarding RFP #25-26 to the Wrecker Services Annual Contract *(Presenter: Kevin Johnson/Deputy County Manager)(Exhibit 2)*

Background/Summary:
The current wrecker service contract has expired, The purchasing department solicited proposal for wrecker services annual contract..(RFP #25-26) three (3) proposals were received and were evaluated by a committee. Staff recommends award to Supreme Trio DBA Swanson Towing & Recovery for the North end of Henry County and Corner Lot, Inc. for the South end of Henry County for the Wrecker Service Annual contract, utilizing there proposed individual tow rate fee schedules for a term off one year with two (2) mutually agreed upon one (1) year periods. This resolution also authorizes update of the tow rates of the I-75 corridor of Henry County to the basic tow rates on file by Wrecker 1, Inc

Financial Implications/Considerations:

Additional Comments/Recommendation:

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO. R22-1444

A RESOLUTION TO APPROVE THE WRECKER SERVICES POLICY FOR THE CITY OF STOCKBRIDGE

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with being fiscally responsible concerning the use and expenditure of all public funds; and

WHEREAS, the intent of the city is to utilize the most qualified wrecker services that provides the best value to the public and the City. It is imperative the wrecker companies of the City of Stockbridge provide a reasonable and fair cost to the City, be professional, and comply with state and federal laws, rules, and regulations;

THEREFORE, THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY RESOLVES:

SECTION 1. Approval of Request. The Council hereby approves the Wrecker Services Policy to establish a policy that will govern how wrecker service selection will be accomplished and how the city will enter into contracts with the selected wrecker service. The supporting documentation is attached as Exhibit A.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

SECTION 3. Authorization of Execution. The Mayor is hereby authorized to sign all documents, including the contract with such changes and modifications as recommended by the City Attorney, necessary to effectuate this Resolution.

SECTION 4. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney.

SECTION 5. Effective Date. This resolution shall become effective immediately upon its adoption by the Mayor and City Council of the City of Stockbridge as provided in the City Charter.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

SO RESOLVED this 11th day of April, 2022.

ANTHONY S. FORD, Mayor

ATTEST:

(SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

QUINTON G. WASHINGTON, ESQ., City Attorney

City of Stockbridge

AGENDA ITEM

MEETING DATE

February 9, 2026

☑	RESOLUTION
☐	ORDINANCE
☐	CONTRACT APPROVAL/RENEWAL
☐	PUBLIC HEARING
☐	PRESENTATION
☐	BID SELECTION/AWARD
☐	TASK ORDER
☐	CHANGE ORDER
☐	BUDGET AMENDMENT
☐	BUDGET TRANSFER
☐	PAYMENT APPROVAL
☐	OTHER

FUNDING SOURCE

☑	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST
☐	TSPLOST
☐	CDBG GRANT
☐	GRANT FUNDING
☐	TRAFFIC CAMERA FUNDING
☐	PARTNER/SPONSOR
☐	DEPARTMENT FUND BALANCE
☐	BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM/PROJECT/EVENT:

LIVABLE CENTERS INITIATIVE (LCI)—FUNDING REQUEST. Consideration of Community Development's request for a letter of financial commitment for a local match not to exceed $30,000 to support the City's effort to compete for a grant from the Atlanta Regional Commission (ARC) to undertake a new LCI study for the City. The funding cycle closes on February 27, 2026.

BACKGROUND INFORMATION:

The City completed its last LCI study in 2001 and conducted a 10-year update in 2012 to reassess land use, transportation, housing, and redevelopment strategies in response to changing community and market conditions. Previous LCI efforts have guided improvements such as sidewalk expansions, streetscape upgrades, zoning overlays, and the Town Center Project framework.

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Frank S. Milazi Key: 7ed53636-d898-4ade-b417-932d73311167

eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880

CITY TREASURER eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

☑ FINANCIAL IMPACT ☐ N/A

AMOUNT:

30000

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

LIVABLE CENTERS INITIATIVE (LCI)—FUNDING REQUEST. Consideration of Community Development's request for a letter of financial commitment for a local match not to exceed $30,000 to support the City's effort to compete for a grant from the Atlanta Regional Commission (ARC) to undertake a new LCI study for the City. The funding cycle closes on February 27, 2026.

STAFF RECOMMENDATION:

Approval for a letter of financial commitment

eSigned via GovOS.com

Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

City of Stockbridge

LIVABLE CENTERS INITIATIVE 10-YEAR UPDATE

July 9, 2012 - As Adopted

Prepared for:
The City of Stockbridge, Georgia

Prepared by:
Tunnell-Spangler-Walsh & Associates
Keck & Wood, Inc.
Marketek, Inc.
DW Smith Design Group

Mayor and City Council

Lee Stuart, Mayor

Mark Alarcon, Councilman

Robin Buschman, Councilwoman

Harold L. Cochran, Councilman

Richard Steinberg, Councilman

Alphonso Thomas, Councilman

Project Management Team

Caleb Racicot
Tunnell-Spangler-Walsh & Associates Project Manager

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CITY OF STOCKBRIDGE

LIVABLE CENTERS INITIATIVE 10-YEAR UPDATE

Part 1: Introduction

July 9, 2012

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1.1 Overview

The Livable Centers Initiative (LCI) program is intended to promote greater livability, mobility and development alternatives in existing corridors, employment centers, and town centers. The rationale behind the program is that directing development towards areas with existing infrastructure will benefit the region and minimize sprawling land use patterns. Minimizing sprawl, in turn, will potentially reduce the amount of vehicle miles traveled and the air pollution associated with those miles. Thus, the LCI program is a vehicle whereby the Atlanta Regional Commission (ARC) can attempt to direct mixed-use and mixed-income development towards areas with existing infrastructure by providing study and implementation dollars.

In this context, the City of Stockbridge undertook one of the first LCI studies in 2001, when a master plan was prepared for its traditional downtown, the State Route (SR) 138 corridor, and nearby residential areas. The vision of this plan called for strengthening and expanding the downtown area; promoting commercial growth along SR 138; establishing a regional activity center near I-675; improving multi-modal transportation connections; and updating land use regulations.

Since the 2001 plan's completion, the City has implemented several of its recommendations, while others remain unfinished or irrelevant due to changing conditions or obstacles that could not be overcome. In this light, the purpose of this 10-year update is to reevaluate and update the previous LCI vision to reflect current market conditions and changing community needs. Doing so will ensure that the plan remains relevant, and will position the community for transportation implementation funds available through the LCI program.

Study Goals

As a 10-year LCI update, this study is guided by both local and regional planning goals. Key local goals include creating a plan that serves the needs of the area residents and provides a market-based strategy for realizing a vibrant community center. Regional goals, as established by the LCI program, include to:

- Encourage a diversity of medium to high-density, mixed-income neighborhoods, employment, shopping and recreation choices at the activity and town center level.
- Provide access to a range of travel modes, including transit, roadways, walking and biking to enable access to all uses within the study area.
- Through transportation investments, increase the desirability of redevelopment of land served by existing infrastructure at activity and town centers.
- Preserve the historic characteristics of activity and town centers and create a community identity.

One of the goals of the LCI program is to promote more livable communities

New sidewalks on East Atlanta Road were planned during the 2001 LCI

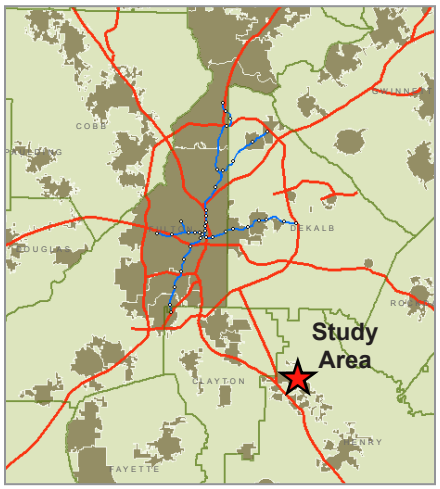
Well designed development can encourage alternatives to driving

- Develop a community-based transportation investment program at activity and town center levels that will identify capital projects, which can be funded in the annual Transportation Improvement Program (TIP).
- Provide transportation infrastructure incentives for jurisdictions to take local actions to implement the resulting activity or town center study goals.
- Provide for the implementation of the Regional Development Plan (RDP) policies, quality growth initiatives and Best Development Practices in the study area, both through local governments and at the regional level.
- Develop a local planning outreach process that promotes the involvement of all stakeholders particularly low income, minority and traditionally under-served populations.
- Provide planning funds for development of activity and town centers that showcase the integration of land use policy and regulation and transportation investments with urban design tools.

Successful LCI plans are based on community involvement

Regional Context

Stockbridge is located just east of the junction of I-75 and I-675 in northwest Henry County, approximately 16 miles southeast of downtown Atlanta. Established in 1829, the city was historically a self-contained community set in a rural landscape until growth from Atlanta starting in the 1980s transformed much of the surrounding countryside into subdivisions, industrial parks, and shopping centers. As one of the first parts of Henry County to suburbanize, Stockbridge is starting to face many of the same issues that other aging suburban areas across the region are also experiencing.



Map showing the study area's location in the Atlanta region

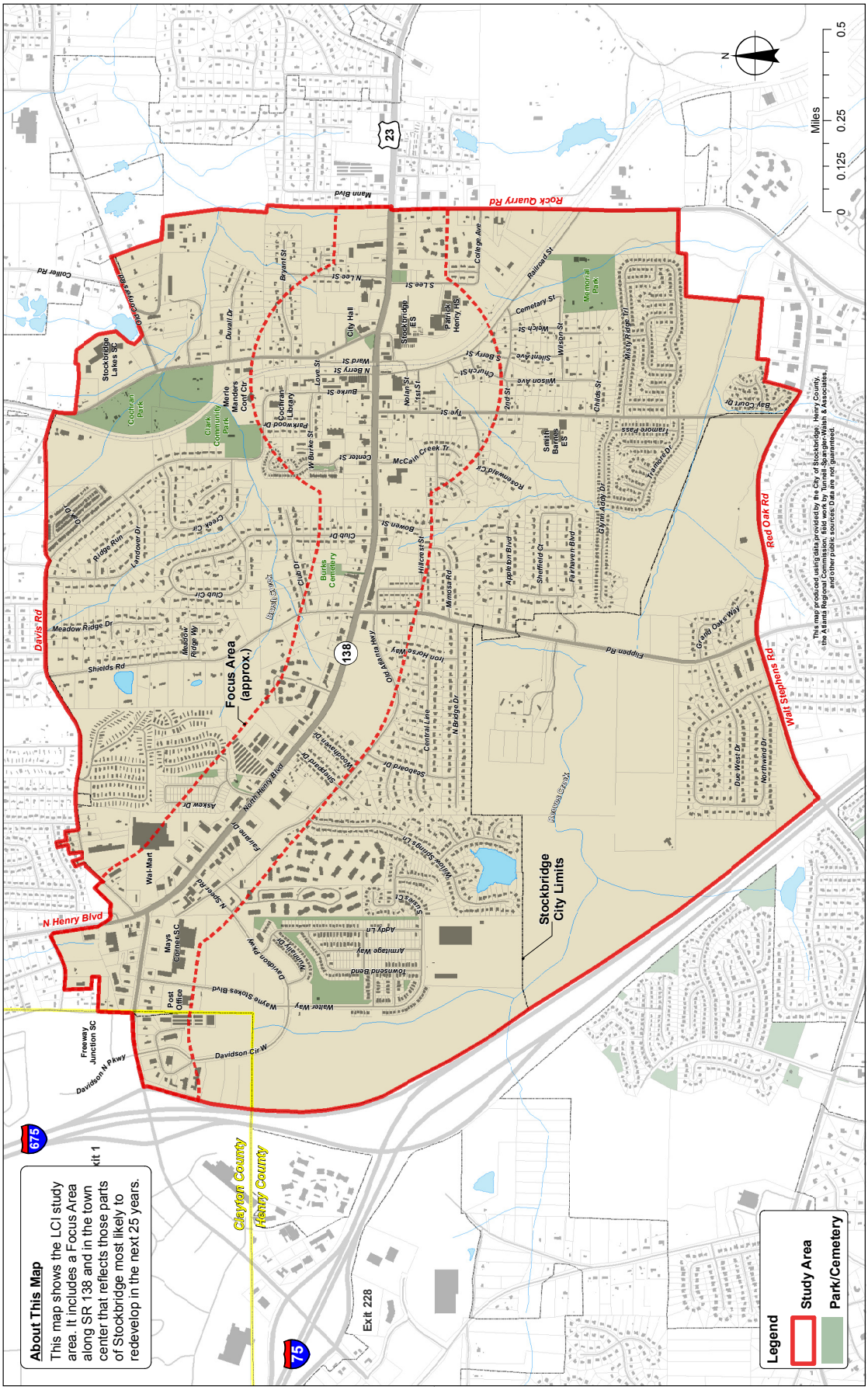
Study Area Boundaries

The study area is roughly bounded by Davis Road to the north, Rock Quarry Road to the east, Walt Stephens Road/Red Oak Road to the south, and I-75/I-675 to the west. It includes the traditional downtown of Stockbridge, commercial areas along North Henry Boulevard (SR 138/42), and surrounding residential areas. Approximately 2,661 acres of land are included in the study area, of which 2,094 lie within the City of Stockbridge. Of the remaining area, approximately 520 acres are within unincorporated Henry County, and 47 acres are within unincorporated Clayton County.

Due to the study area's large size, and a previously-identified community desire to preserve Stockbridge's existing neighborhoods, the study area also includes a smaller focus area that includes the SR 138 corridor and the traditional downtown area. This area reflects those areas of Stockbridge most likely to change or redevelop in the next 25 years, and will serve as the focus of this plan's land use and transportation updates.

The study area includes a small focus area centered on SR 138 and Stockbridge's downtown

Figure 1.1: Study Area Map


Focus Area (approx.)
Stockbridge City Limits
Clayton County
Henry County
Exit 228
About This Map
This map shows the LCI study area. It includes a Focus Area along SR 138 and in the town center that reflects those parts of Stockbridge most likely to redevelop in the next 25 years.
Legend
Study Area
Park/Cemetery
Miles
0
0.125
0.25
0.5
N
Rock Quarry Rd
Red Oak Rd
Walt Stephens Rd
Davis Rd
N Henry Blvd
Main Blvd
Old Atlanta Rd
Hudson Bridge Rd
Flippen Rd
Shields Rd
Meadow Ridge Dr
Fairview Blvd
Appleton Blvd
Sheffield Ct
Hillcrest St
Mimosa Rd
Iron Horse Way
Georgia Oaks Way
Due West Dr
Northwind Dr
Wal-Mart
Mays Grocery
Post Office
Freeway Junction SC
Davidson N Pkwy
Davidson Cir W
Wayne Stokes Blvd
Walter Way
Townsend Bend
Armitage Way
Lady Ln
Davidson Pkwy
Whitney Ct
Stockbridge Lakes SC
Cochran Park
Clark Community Park
Merle Manders Conference Ctr
Cochran Library
Stockbridge ES
Henry HS
City Hall
Memorial Park
Smith Barnes ES
Burkes Cemetery
Ridge Run
Lindover Dr
Club Dr
Club Ct
Cedar Ct
Meadow Ridge Way
Askew Dr
Stonepine Ct
Woodhaven Ct
Seaboard Dr
Central Lake
N Bridge Dr
Fairview Dr
N Spring Rd
Wildfire Ct
Whitney Ct
Whitney Pkwy
Whitney Glen Ln
Tanner Ct
Tanner Rd
Rockaway Rd
Collier Rd
Bryant St
N Lee St
S Lee St
College Ave
Railroad St
Cemetery St
Welch St
Wilson St
Mistyridge Trl
Durell Dr
Ward St
N Berry St
Love St
Burke St
Parkwood Dr
W Burke St
Center St
Nolan St
1st St
2nd St
Tye St
Church St
S Berry St
Sherr Ave
Wilson Ave
Childs St
Fairmore Pass
Trailwood Dr
Bay Court Dr
McCalla Creek Tr
Rosenwald Ck
Bowen St
Club Dr
Cedar Ct
Ridge Run
Lindover Dr
Meadow Ridge Dr
Meadow Ridge Way
Shields Rd
Iron Horse Way
Georgia Oaks Way
Flippen Rd
Due West Dr
Northwind Dr

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CITY OF STOCKBRIDGE

LIVABLE CENTERS INITIATIVE 10-YEAR UPDATE

Part 2: Existing Conditions

July 9, 2012

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2.1 Existing Plan Assessment

Periodic assessment and evaluation is an essential part of the community planning progress. Because planning is impacted by a variety of internal and external forces, the ARC requires such assessment for LCI plans in order to ensure that they remain relevant to the communities they are intended to serve.

Since the completion of its initial LCI study in 2001, the City of Stockbridge has made significant progress in implementing the recommendations of said plan and its subsequent 5-year update conducted in 2006. The City's accomplishments are summarized below and in the tables that follow.

5-Year Action Plan Accomplishments

The 5-Year Action Plan in the 2006 LCI update identified 23 tasks for the City of Stockbridge to undertake to bring the plan's vision to reality. While many of these extended beyond 2011, the action plan's suggested time frame, the City of Stockbridge has nevertheless made progress in plan implementation, with three tasks completed and an additional six underway.

Table 2.1 Report of Accomplishment (5-year)

Project	Description	Status						Notes
		PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	
Transportation Initiatives								
Clark-Gardner Park Multi-Use Trail and Underpass	Construct minimum 8 ft. wide trail connecting Gardner Park/E. Atlanta Road with Clark Park/ Davis Road via tunnel under NSRR	2008	2011				X	
Davis Road Multi-Use Path	Construct minimum 8 ft. wide side path trail along Davis Road from US 23 to tunnel.	2012	2013				X	Right-of-way limitations make a sidewalk more feasible.
Ward Street Pedestrian Facilities	Install sidewalks/streetscape along Ward Street from US 23 to Love Street.	2012	2013			X		
Flippen Road Sidewalks	Install Sidewalks along Flippen Road from Red Oak Road to US 23.	2013	2014			X		
Shields Road Sidewalks	Install Sidewalks along Shields Road from US 23 to Davis Road	2013	2014			X		
Bryant Street/North Lee Street Sidewalks	Install Sidewalks along Bryant Street/North Lee Street from US 23 to East Atlanta Road.	2013	2014	X				
Old Downtown Streetscape	Reconstruct streetscape in Old Downtown along Railroad Street from US 23 to Love Street; Burke Street from US 23 to Davis Road; Love Street from Burke Street to Ward Street; and Jim Clark Street from Railroad Street to Burke Street.	2013	2014		X			Plans have been completed for improvements on Berry Street.
Davidson Parkway to Flippen Road Bypass	Bypass to remove through traffic from town center area	2011	2016			X		

Project	Description	Status						Notes
		PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	
Rock Quarry Road Extension		2011	2016				X	The current traffic volume does not support this as a public project. Comparable connectivity in the area should be provided with private development.
Nolan Street Sidewalks	Install sidewalks to provide a safer walk to access business than high-traffic SR 138					X		This project was highlighted on the LCI and will be pursued if funding becomes available.
Flippen Road Bike Lanes	Bicycle lanes to improve cycling	2012	2014			X		
East Atlanta Road Streetscape	Improved facilities from Old Conyers Road to SR 138	2009	2010	X				
Reeves Creek Trail	Multi-use trail from Memorial Park to Flippen Road	2008	2010		X			Phase I is complete. City is pursuing Phase II.
Transit Infrastructure	Transit service in study area				X			City will continue to coordinate with the State and Henry County to pursue transit initiatives.
Housing Initiatives								
Downtown Master Plan	Implement New Downtown Master Plan (to include condos and townhome developments)	2012-2015				X		
Accessory Dwelling Zoning Updates	Amend/expand Overlay District to allow for accessory dwelling units in the area surrounding the Town Center.	2012-2015				X		
Other Local Initiatives								
SR 138 Overlay	State Route 138 Overlay District Ordinance	2011			X			City will issue RFP later this year.
Town Center Master Plan Completion	Implement Town Center Master Plan (Construct 112,214 sf Office and Commercial portion)	2012-2015				X		Plan completion has been stalled by the economy
Town Center Green Space	Implement Town Center Master Plan (Construct 1.58 acre green space portion)	2012-2015				X		Plan completion has been stalled by the economy.
Town Center Master Plan Offices	Implement Town Center Master Plan (Construct 50,000 sf Civic Office portion)	2012-2015			X			Plan completion has been stalled by the economy. The City is current exploring options for temporary public uses of the vacant land.
Architectural Design Guidelines	Prepare architectural/design guidelines for reconstruction of “old” downtown streetscape (Railroad and Burke Street)	2011				X		
LCI 10-Year Update	Update plan to reflect current market conditions and community needs	2012		X				

Project	Description	Status						Notes
		PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	
Old City Hall Reuse	Plan for re-use of existing City Hall when new facility is completed.	2008		X				

Land Use Regulation Assessment

Significant progress has been made in updating land use policies and zoning to reflect the vision of the 2001 LCI study. The Joint County/Cities Comprehensive Plan 2030 that was adopted in 2008 aligns with the plan's vision, resulting in no inconsistencies between the 2001 LCI study vision (shown below) and the future land use plan. Zoning was also updated to reflect the plan's vision through the creation of a High Rise Mixed-Use Overlay District for the area near I-675 and an Old Town Overlay for the historic core. The only unfinished zoning item from the original plan is a design-focused overlay for North Henry Boulevard (SR 138/42). Fortunately, the City plans on moving forward with this effort in the near future, following the outcome of this 10-year update.

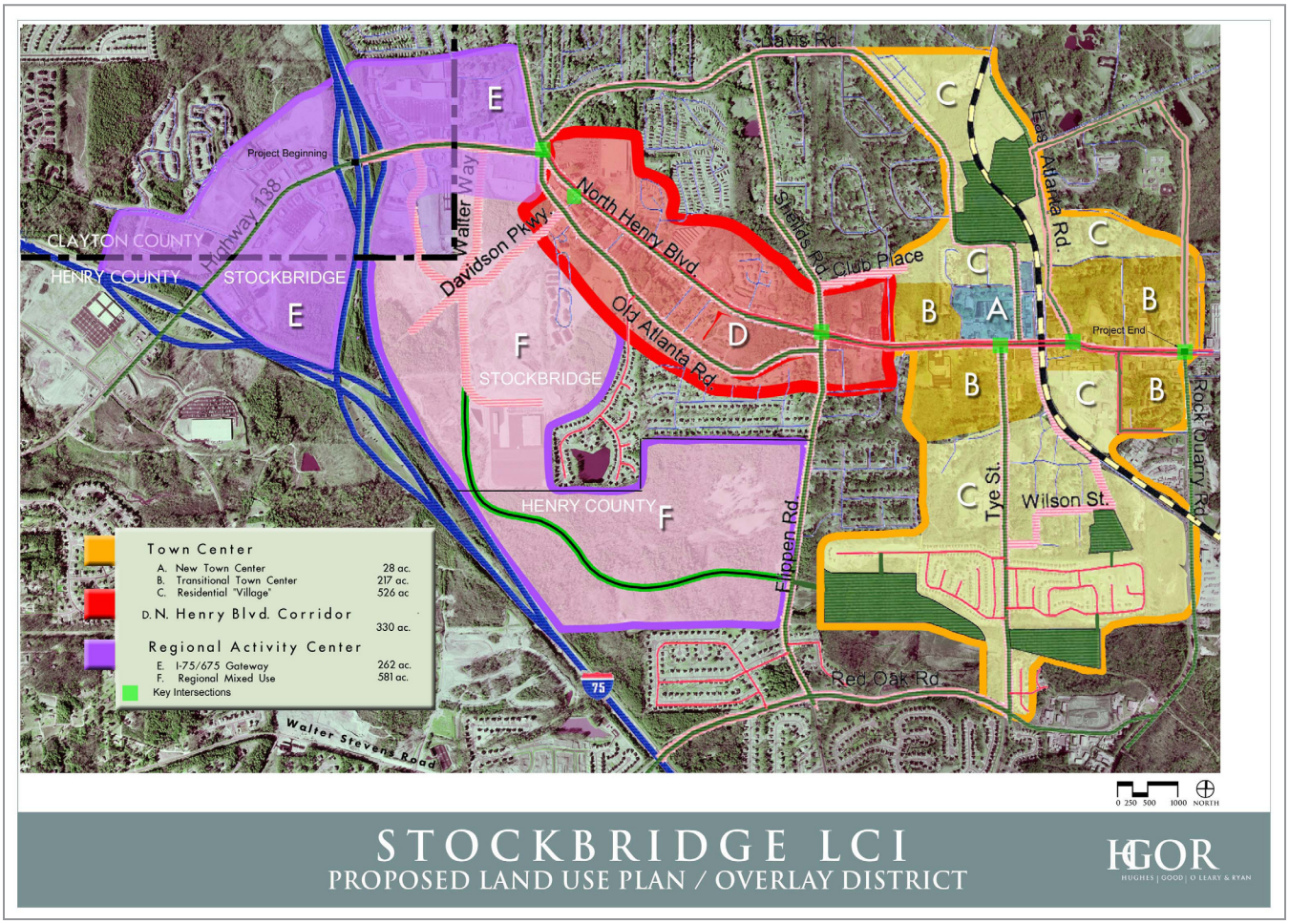


Figure 2.1: 2001 LCI Study Proposed Land Use Plan/Overlay District

Transportation Plan Assessment

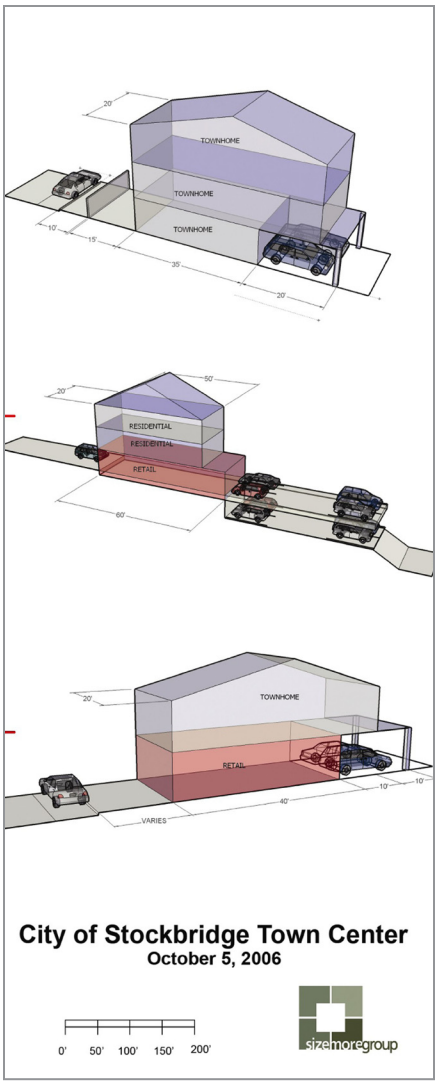
As part of this 10-year update, deliberate attention was given to integrating previous transportation planning efforts. To this end, the Joint Henry County/Cities Transportation Plan and the regional Envision6 Transportation Plan were reviewed and incorporated. For this reason, there is no inconsistency between the LCI plan and other transportation initiatives.

Potential Implementation Obstacles

As with other communities, one of the greatest challenges to achieving LCI visions has been, and will continue to be, transportation funding. Public funds never match need, especially for competitive regional grants, but Stockbridge has, nevertheless, been successfully awarded several funding requests.

In addition, the current state of the Atlanta real estate market has slowed efforts to develop the Town Center Master Plan as envisioned in the original LCI. Although public buildings, streetscapes, and open spaces have been realized, the critical private sector element has yet to materialize. As a result, the housing, shops, and offices that were so essential to the initial plan remain absent, and their development sites lie graded and unbuilt. Whether the type of vertical mixed-use development envisioned is still financially viable remains to be seen, and represents a key focus of the 10-year update.

The failure of the Town Center Master Plan to completely materialize also contributes to another potential implementation challenge - the lack of a community focal point. Without a clearly defined core serving Stockbridge residents it may be challenging for the average citizen to support future LCI-related efforts, particularly given the city's spread out nature. Fortunately, if the Town Center Master Plan can be restarted when the economy improves, this potential obstacle will probably only be temporary.



The mixed-use development and structured parking envisioned in 2006 is unlikely to be developed today

Finally, the implementation of specific public and private projects envisioned in this plan will always be impacted by concerns from affected citizens. Designing in a way that minimizes negative impacts will always present a challenge.

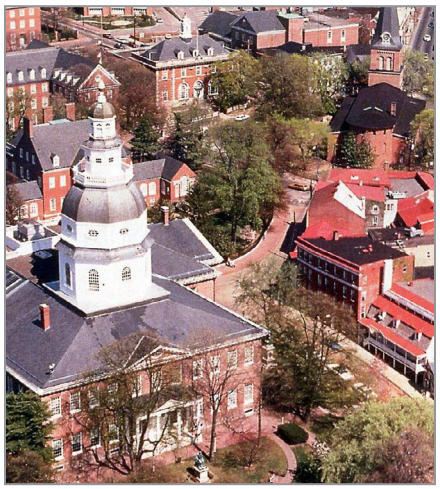
2.2 Land Use

Land Use

Land uses and the relationship between them impact the quality of life in a community. Different land uses have varying impacts on transportation and utility systems. The arrangement of land uses and their proximity also support or discourage different modes of travel, including bicycling, walking, and transit use; this can directly impact the vehicular system by reducing or increasing traffic.

The five-minute or quarter-mile walk is central to walkable communities

Towns and cities were traditionally built as mixed-use environments with housing, shops, offices, religious institutions, schools, parks, and factories all within a short walk of one another. As the benefits of mixed-use areas are rediscovered, it is increasingly important to understand the uses that can operate within an acceptable walking distance of five to ten minutes. Many uses are compatible, including retail, office, open space, civic, and residential uses. Others, such as industrial and transportation services, are more difficult to reconcile in a mixed-use setting.



Traditional towns include a mix of uses in a walkable layout

Existing Conditions

The study area is marked by a variety of land uses as shown in Table 2.1. Due to the study area's large size, it includes a variety of land uses ranging from intense commercial development along North Henry Boulevard (SR 138/42), to undeveloped land along Flippen Road. The most prevalent land use, however, is single-family residential, which can be found across the study area, frequently interspersed with pockets of townhouses, duplexes, and apartments.

Table 2.1: Existing Land Uses

Land Use	Parcels	Acres	Percent of Study Area
Single-family	2032	834.1	31.3%
Mobile Home Park	3	58.1	2.2%
Residential 1-4 Stories	168	125.1	4.7%
Low Density Commercial	195	244.2	9.2%
Public/Institutional	22	114.8	4.3%
Industrial	10	101.0	3.8%
Park/Cemetery	20	69.8	2.6%
Undeveloped/Wooded	79	610.9	23.0%
Vacant Lot/Site	204	200.5	7.5%
Transportation/Utilities	6	32.0	1.2%
Rights-of-Way	n/a	270.9	10.2%
Total	2,739	2661.3	100.0%

Other than a few exceptions in Stockbridge's historic core, the orientation and design of land uses in the study area focus completely on vehicular transportation. Uses are designed for access by car, and the distances between different uses (for example, offices and restaurants) are too great to walk, even if quality sidewalks were provided. The result is that the study area's land uses fail to maximize the use of existing transit, or even provide residents with facilities that they can easily walk to, if so desired.

Most land uses in the study area are laid out for access by car

Strengths

- There is a wide mix of land uses in the area, ensuring that most daily needs are provided.
- The area has excellent proximity to I-75, I-675, Hartsfield-Jackson Atlanta International Airport, and the Atlanta region.
- Neighborhoods provide a good single-family base.
- Institutional uses, including schools, churches, and public facilities, anchor the study area.

Weaknesses

- The lack of housing types suitable for an aging population could be a challenge as residents age and their needs change.
- There is a lack of mixed-use or pedestrian-friendly land uses.
- Existing land uses are generally auto-oriented.
- Some commercial buildings are nearing obsolescence.
- Existing land uses do not provide many employment opportunities beyond retail, service, and government jobs.
- A large amount of unbuilt single-family lots exist.
- Commercial encroachment into single-family areas along North Henry Boulevard (SR 138/42) has contributed to visual clutter; accommodating commercial parking and signs is often difficult.

The study area has many undeveloped home lots

Opportunities

- Creating an activity center near I-75 could expand employment and housing options.
- New land use patterns could support alternatives to driving.
- Additional housing options for all ages could be provided.

Threats

- Long-term, the continuation of nearly three miles of commercial uses on North Henry Boulevard (SR 138/42) may be unsustainable and excessive; regional and national trends are favoring more concentrated commercial activity at strategic locations.
- The state of the region's real estate markets could limit growth for years to come.
- The costs of redevelopment and unproven market for vertical mixed-uses could limit growth until the market matures.
- Ill-planned development could preclude a new growth model.

Elderly housing could allow residents to remain in the area as they age

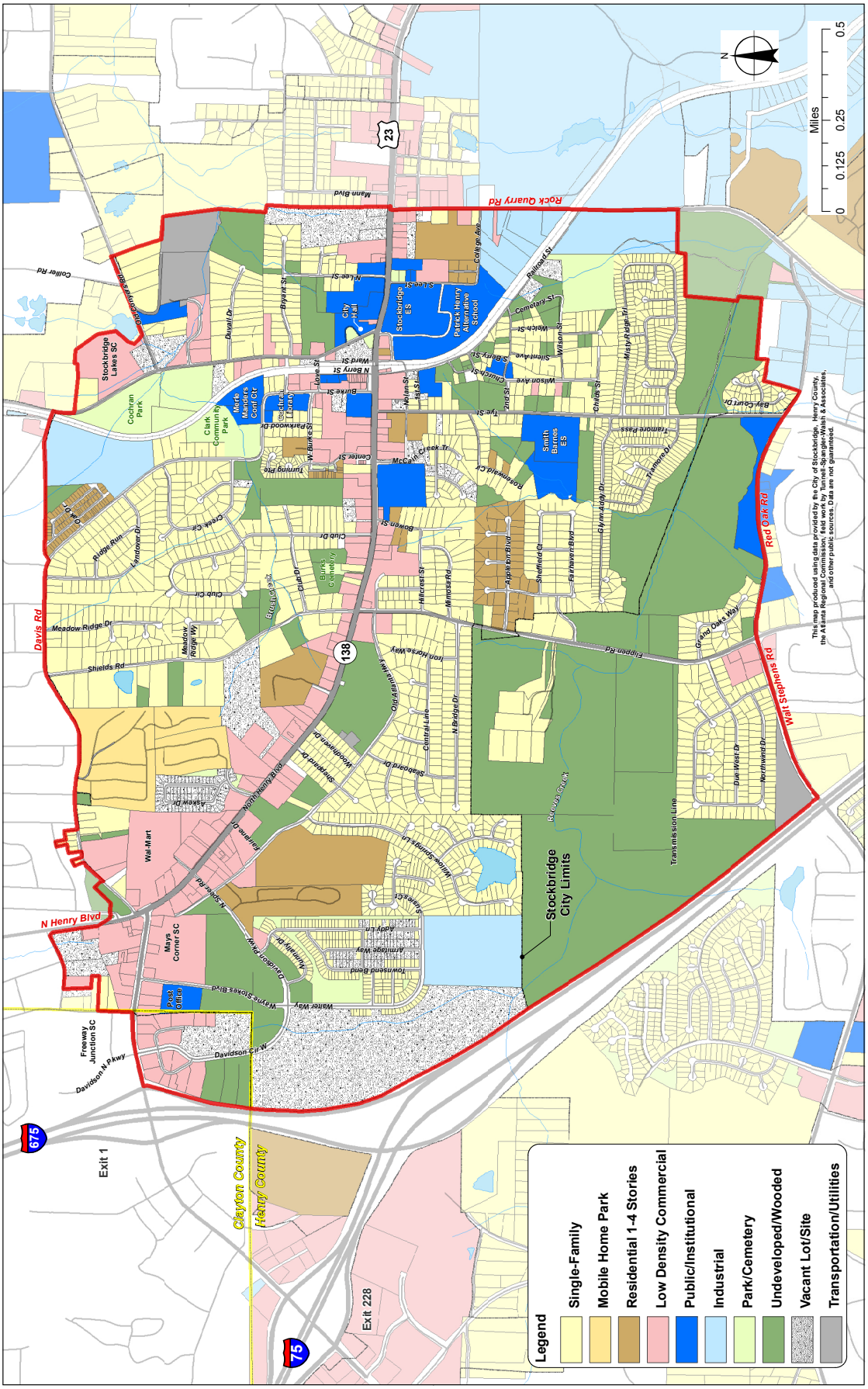


Figure 2.2: Existing Land Use

Future Land Use Plan

Aside from existing land uses, land use considerations are also affected by the future land use designations of the local comprehensive plan. Such designations need not reflect on-the-ground uses today, but rather express the long-term land use vision for growth. They establish local policies that, under state law, must support proposed rezoning requests.

Existing Conditions

The future land use designations shown in Figure 2.2 are taken from the Joint Henry County/Cities Comprehensive Plan 2030. Generally speaking, the land use classifications reflect a proactive vision for future growth consistent with the vision of the 2001 LCI study.

In addition, the Comprehensive Plan incorporates a variety of policies striving to preserve existing Stockbridge neighborhoods while supporting more walkable, mixed-use development in strategic areas, including in the traditional downtown. Many of these were informed by the 2001 LCI effort and, therefore, are likely to support the vision that will emerge from this current effort.

Walkable communities are becoming important as the population ages

Current land use policies encourage mixed-use development in the downtown area

Existing classifications support commercial growth on SR 138

Strengths

- The Comprehensive Plan contains many policies consistent with the principles of the LCI program, including concentrating mixed-use development in strategic locations, while preserving and protecting nearby neighborhoods.
- Current land uses classifications allow the area to accommodate growth without commercial or multifamily encroachment into single-family areas.
- The “Suburban Employment Center” classification near I-75/I-675 and the “Mixed-Use” classification downtown support a broad range of possibilities and allows the study area to respond to changing markets.

Weaknesses

- The “Mixed-Use” classification does not encompass the entire downtown, notably excluding the historic core along North Berry and Burke Streets.

Opportunities

- Amendments to the future land use map could make it more compatible with the vision emerging from this study.

Threats

- Commercial classifications along much of North Henry Boulevard (SR 138/42) could perpetuate its role as a barrier between the core of Stockbridge and nearby neighborhoods unless provisions are made for walkability in these areas.

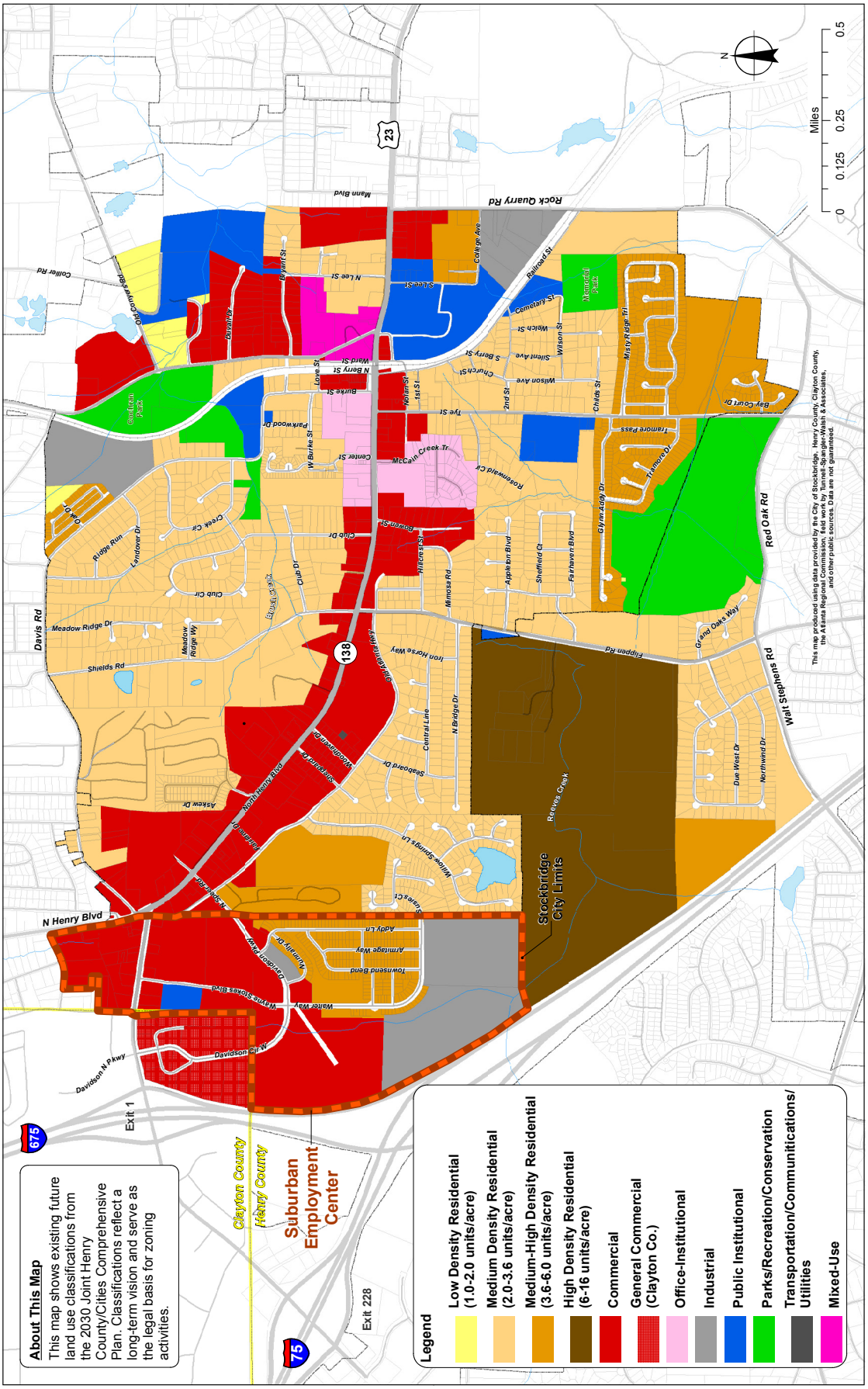


Figure 2.3: Existing Future Land Use Plan

Zoning

The third major land use consideration is zoning. Zoning is the legal framework that codifies the land use vision of a comprehensive plan to regulate development. It directly shapes the form, placement, and design of new projects, and therefore affects the future of how a community feels and functions more than any other element.

Existing Conditions

The study area contains a variety of zoning districts that allow a mix of uses across it, while also permitting a mix within individual developments in some locations.

As shown in Figure 2.4, most of the North Henry Boulevard (SR 138/42) corridor and the traditional downtown is zoned C-1 Neighborhood Commercial or C-2 General Commercial. Both allow large exclusively commercial uses with few, if any, design standards. Most of the remaining study area is zoned a residential district, including RA Residential-Agriculture and R-2 or R-3 Single-family. Pockets of RM/RM-2 Multi-Family Residential and RMH Mobile Home Development also exist. Each of these allows the uses that their names suggest.

The City of Stockbridge has also adopted supplemental regulations above and beyond the base zoning identified above. These supplemental regulations include:

- A **High-Rise District Overlay** near I-675, which permits mixed-use development in buildings as tall as 30 stories, and provides design guidelines to ensure higher-quality development.
- An **Old Downtown Overlay** for the traditional downtown which permits condominiums and townhouses as part of new mixed-use development. This also includes design standards.
- A **Planned Town Development** district which allows the City to rezone certain sites for alternative development patterns not anticipated in the base zoning. These include mixed-use projects and those utilizing amenity-based density bonuses.

In addition, the City has a Residential Growth Regulation to guide the development and rezoning processes. This regulation ensures that no less than 70 percent of Stockbridge's housing stock is single-family, with the intention of providing a healthy ratio of owner-occupied to rental housing in the city.

Like many communities, the current zoning in the study area reflects far more development permission than likely to ever be built, particularly for commercial space. The buildout analysis shown in Table 2.2 suggests that the study area is zoned for nearly 25 million square feet (sf) of commercial and industrial space (the equivalent of nearly 25 Southlake Malls) and nearly 6,000 housing units.

Zoning directly shapes the character of new development

Some places, such as Woodstock, Georgia, use zoning to support quality growth

High rises are currently allowed near I-675

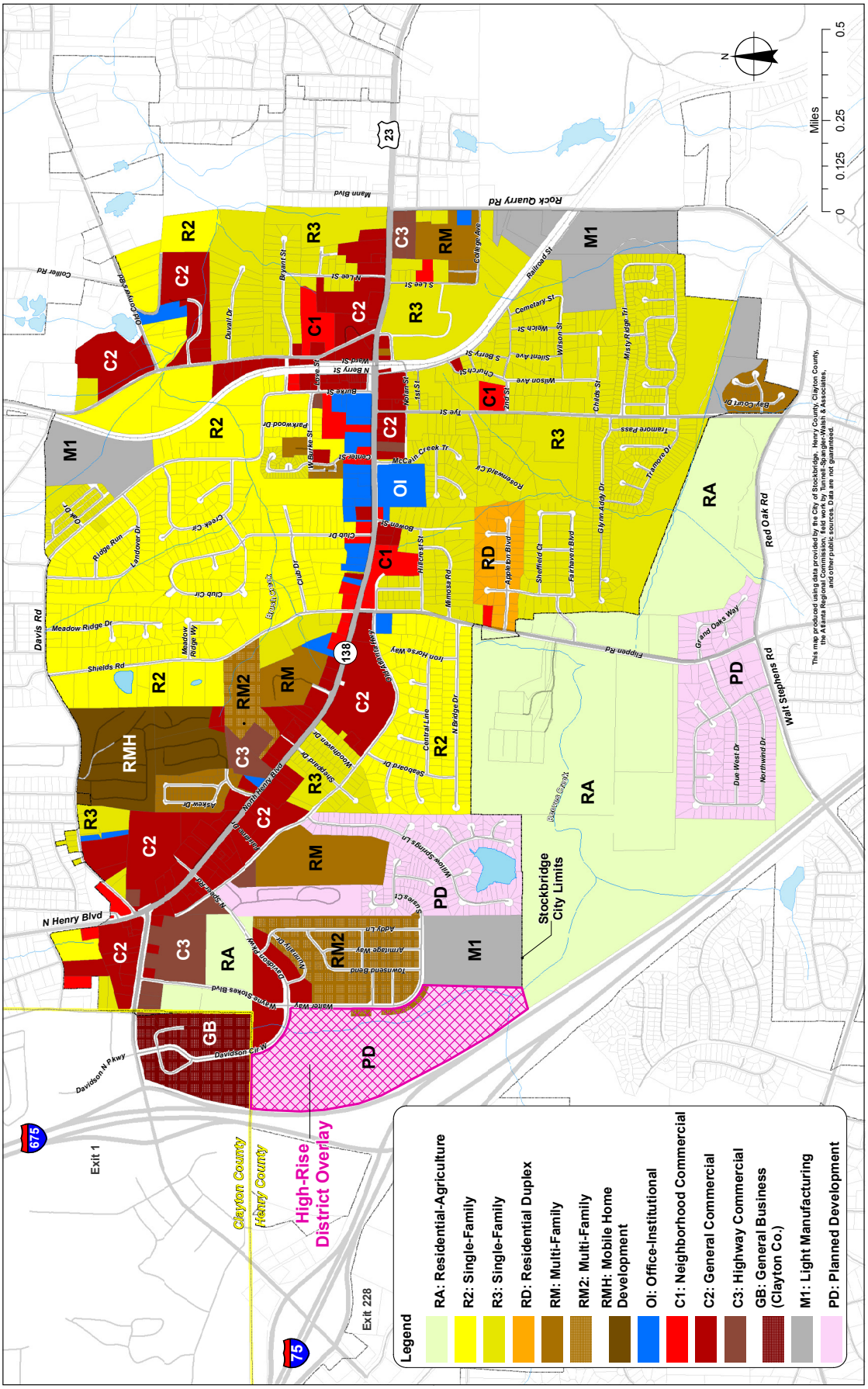


Figure 2.4: Existing Zoning

Strengths

- The existing mix of zoning in the study area supports a variety of development types.
- The High-Rise and Old Downtown Overlays allow mixed-use development and include design standards.
- R-2 and R-3 districts protect existing neighborhood character.

Weaknesses

- The area is over-zoned for commercial, with 23.1 million sf permitted.
- Current zoning does not support quality residential uses within some parts of the study area, particularly those types that may be necessary to serve an aging population.
- No design standards exist today for new construction along North Henry Boulevard (SR 138/42).

Opportunities

- A design-based overlay for North Henry Boulevard (SR 138/42) could raise the bar for development.
- Zoning changes could support the vision emerging from this plan.
- Easier permitting could encourage desired growth.
- Flexible, mixed-use zoning could allow projects to respond to changing market conditions and position the study area to capitalize on growth trends.

Threats

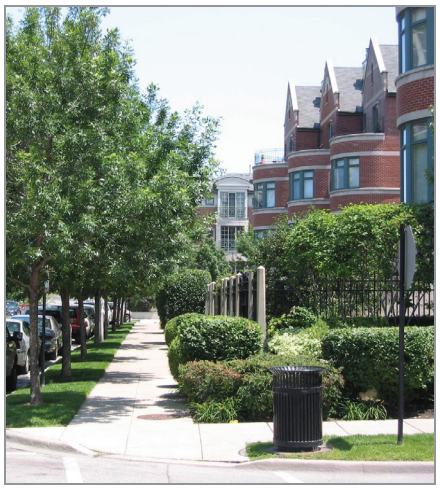
- Opposition to zoning changes could hinder the ability to achieve the vision emerging from this plan.
- Zoning changes that do not match the City of Stockbridge's ability to administer them could threaten their effectiveness.

Table 2.2: Buildout Analysis Under Existing Zoning Regulations

District	Acres	Floor Area Ratio[1]	Dwelling Units/Acre[2]	Total Zoned Commercial Square Feet	Total Zoned Industrial Square Feet	Total Zoned Residential Units
RA	436.9	0.00	0.5	none	none	218
R2	414.4	0.00	0.7	none	none	285
R3	541.4	0.00	0.4	none	none	224
RD	23.2	0.00	1.4	none	none	32
RM	84.1	0.00	3.6	none	none	303
RM-2	63.8	0.00	6.0	none	none	383
RMH	57.1	0.00	3.6	none	none	206
OI	37.5	0.50	0.0	816,000	none	none
C1	39.9	0.25	0.0	435,000	none	none
C2	230.8	0.25	0.0	2,514,000	none	none
C3	41.3	0.25	0.0	450,000	none	none
GB (Clayton Co.)	39.3	0.30	0.0	514,000	none	none
M1	121.2	0.30	0.0	1,584,000	1,584,000	none
High-Rise Overlay[3]	96.5	4.00	45.0	16,814,000	none	4,343
Total	**2,227.4**	**—**	**—**	**23,127,000**	**1,584,000**	**5,963**

1. An approximation of building density allowed by the code.
2. An approximation of units per acre. For RM and RM-2 these vary based on the future land use plan.
3. Although shown as PD on the zoning map, PD is a site-specific district no longer used.

Environmental Factors



New developments nationwide are incorporating "green" techniques

The ways that communities are built are closely related to the natural environments in which they are located. Development patterns affect and are affected by the natural environment in direct and indirect ways that must be considered in any planning process.

The direct environmental effects of development are those with a physical, on-site impact. These include things like topography, streams, forest lands, building performance, and noise. They must be considered during site design if negative environmental impacts are to be minimized.

Recent thinking has embraced a broader understanding of environmental impacts that also considers indirect factors. This perspective looks beyond the immediate impacts of activity on an individual site to also consider off-site impacts, especially energy consumed by transport. Given that in 2007 nearly 29 percent of the nation's energy use was for transportation,[1] and that in 2010 nearly 61 percent of transportation energy was used by cars,[2] land use patterns that reduce driving can have a positive environmental impact. In some cases, their macro level benefits can outweigh on-site disadvantages.

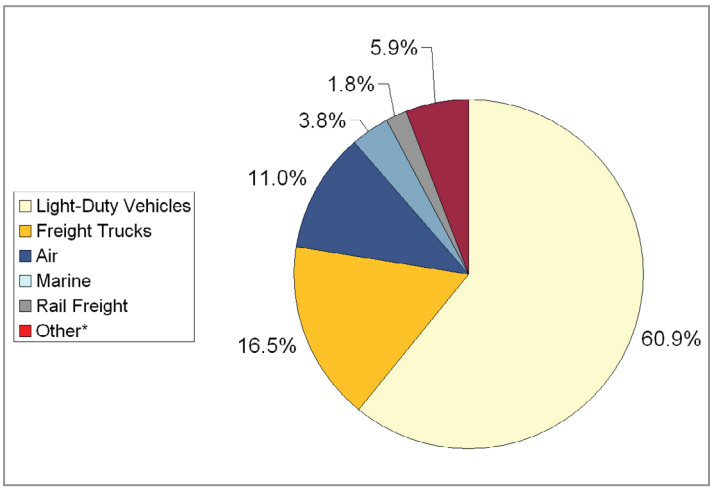


Figure 2.5: 2010 Transportation Energy Use (Source: US Department of Energy)

Existing Conditions

There are many direct environmental factors in the study area, both natural and man-made, that have a significant impact on its future. The most notable natural feature is its hydrologic or water system. The study area includes a variety of protected stream corridors, wetlands, and flood zones that will shape development now and in the future. These include Reeves Creek, Brush Creek, and their tributaries.

In addition, the study area's tree cover is notable. As Figure 2.7 shows, there is an extensive tree canopy found in its wooded sites and residential areas. Unfortunately, this breaks down in commercial areas and on cleared and graded, but unbuilt, development sites found throughout the study area.

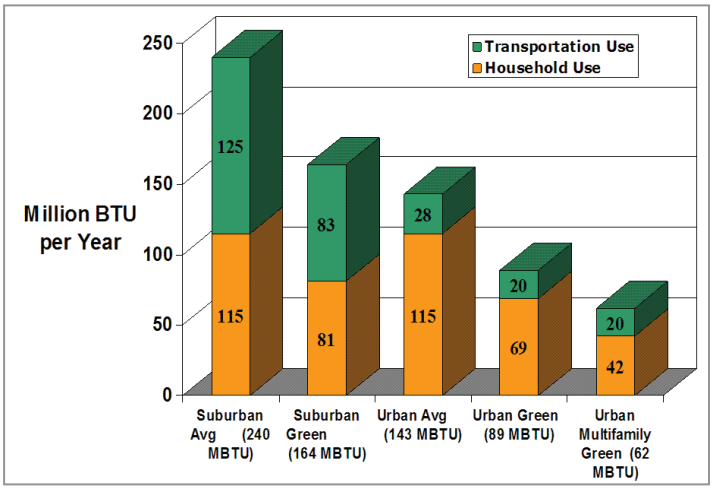


Figure 2.6: Aggregate energy consumption by housing type (Source: Jonathan Rose Companies)

1 United States Department of Energy. Annual Energy Outlook 2009 with Projections to 2030. Report #:DOE/EIA-0383(2009). Washington: GPO, 2009

2 United States Department of Transportation. Research and Innovation Technology Administration. Transportation Vision 2030. January 2008. Washington. http://www.rita.dot.gov/publications/transportation_vision_2030/html/figure_02.html. Accessed 9/11/09

Man-made factors are also present, including noise and air pollution, radiant heating and runoff, and potential ground contaminants. Noise levels from I-75 and I-675 are high, as is localized air pollution around them. Research shows that airborne particulate matter is greatest within 300 meters downwind of highways.[3] Parking lots are another factor; they can contribute to water runoff and localized heating. Finally, the presence of commercial uses, particularly gas stations, may suggest that ground contaminants exist on some sites, although this can only be determined through an Environmental Site Assessment.

Indirect environmental factors in the study area are more difficult to quantify, but still significant. Most notable is the driving patterns of area residents that result from the community's form, the lack of sizeable employment, and the lack of some amenities in the area. If jobs, services, housing, and other amenities were provided in a walkable setting, it is certain that many more people would walk or bicycle than currently do, benefiting public health, the environment, and their wallets in the process.

Strengths

- Streams, including Reeves Creek, exist in the study area.
- Flood zones ensure that many areas will remain open space.

Weaknesses

- Noise and pollution from I-75 and I-675 are challenges.
- Parking lots contribute to radiant heating and water runoff.
- There is a lack of landscaping on streets or in parking lots.
- The area's built form encourages driving.

Opportunities

- "Green" building and planning techniques could allow growth with a lesser impact on the local environment.
- Creek corridors and flood zones could be future greenways.
- Compact, mixed-use development could reduce driving.
- Certain housing options could reduce energy consumption.
- Water retention ponds could be environmental amenities.
- Stormwater management techniques, such as bioswales or pervious paving, could reduce runoff and improve water quality.

Threats

- Poorly planned development could increase stormwater runoff and radiant heating.
- Existing gas stations could contaminate soils if not maintained.
- The tree canopy could be lost if new development fails to provide street trees, public spaces, landscape parking lots, and similar contextually appropriate landscaping.

Paved surface can contribute to water runoff and radiant heating

The study area has a healthy tree canopy in many parts

Roadside swales and infiltration can be visually pleasing and reduce water erosion

3 Zhu, Yifang and William C. Hinds. "Concentration and Size Distribution of Ultrafine Particles near a Major Highway." Journal of the Air & Waste Management Association. 52, September 2002. Page 1032.

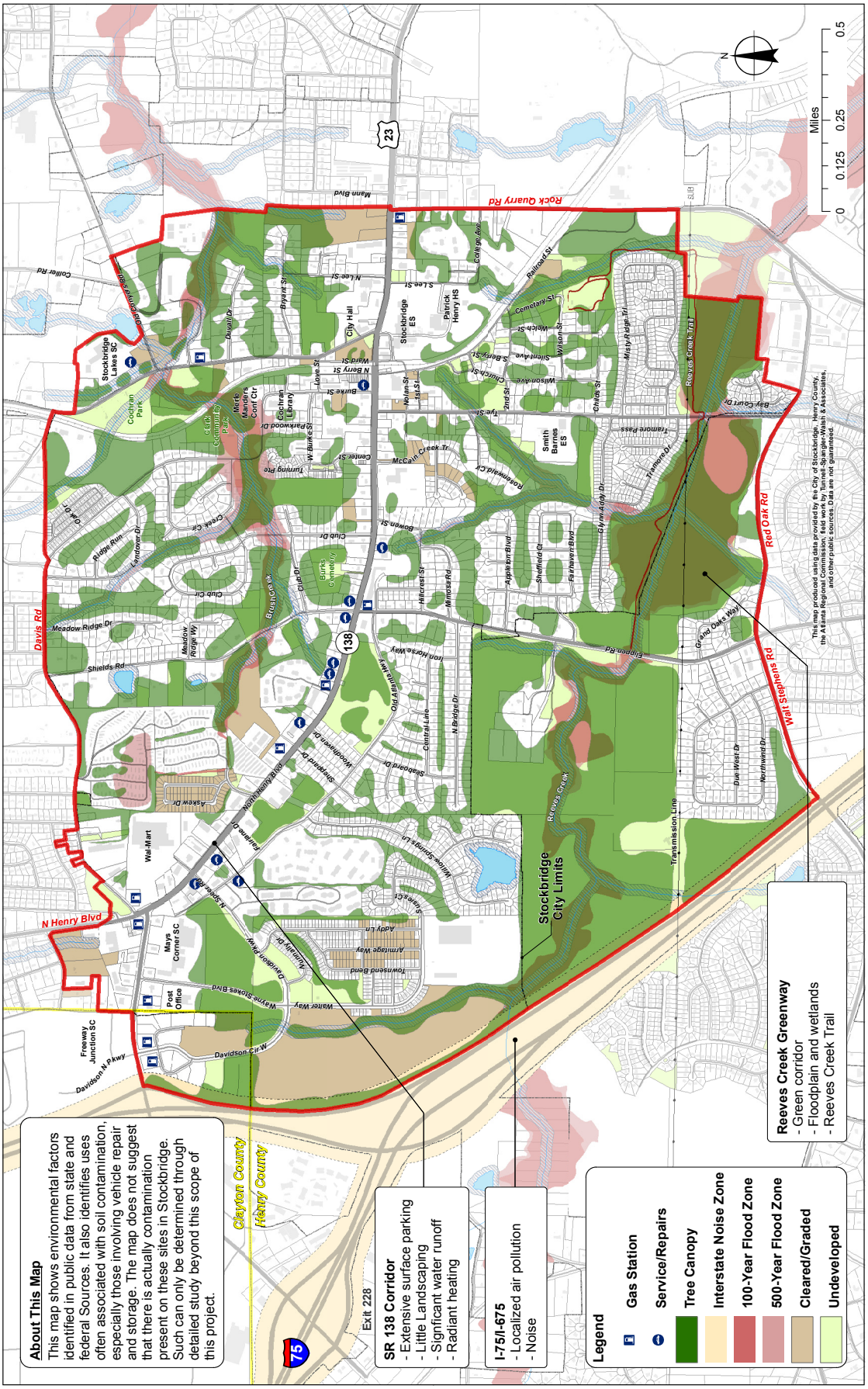


Figure 2.7: Existing Environmental Conditions

2.3 Transportation

A community's transportation system is comprised of several interconnected components that work together to move people and goods within a given area. These include vehicular, transit, pedestrian, and bicycle facilities. Together, these different components interact with one another to affect travel mode, land use and system flexibility.

More than anything else, traffic is affected by the organization of the streets and blocks within which they occur. In fact, these are the most defining characteristics of a community and its transportation system. While buildings and land uses change, the street pattern of a community often remains unchanged over centuries.

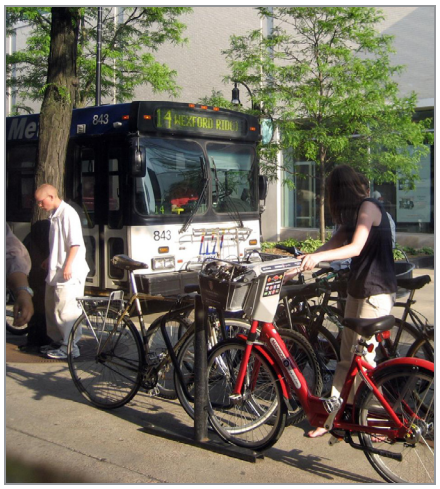
Blocks and streets can be thought of as the bones of a community. Just as bones determine a person's height, stature, and looks, block and street patterns directly affect a community's form and the importance of key sites within it. There are two major types of street patterns:

Dendritic or branch-like street systems are made up of many small and disconnected local streets that feed into fewer collector streets that, in turn, feed into even fewer arterials. Because this pattern contains many dead-end local streets, it forces all traffic onto collectors and arterials, resulting in large block sizes and increased trip distances.

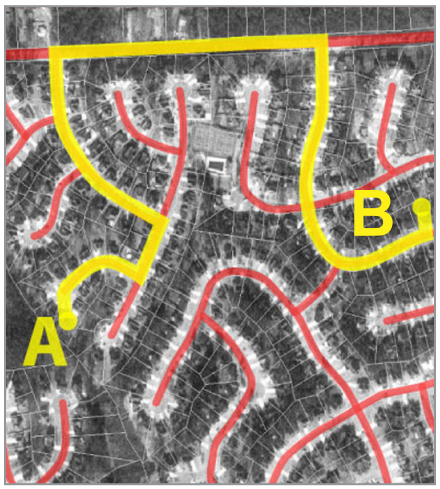
Dendritic street patterns tend to discourage walking, encourage traffic congestion on collectors and arterials, and create a transportation system that is prone to shutdown when accidents or other incidents disrupt traffic on collectors or arterials. Its creation of longer trips also supports conventional suburban-style land uses marked by automobile orientation, separation of use, and disregard for the quality of the streetscape. These great distances also have a direct impact on the ability of emergency vehicles to respond to situations in an efficient manner.

Interconnected street systems are made up of a series of small and medium sized streets arranged in a grid or modified grid pattern. In this pattern, virtually all streets connect to other streets. This provides small blocks, ensuring many possible routes and eliminating the need for wide, high-traffic arterials and collectors.

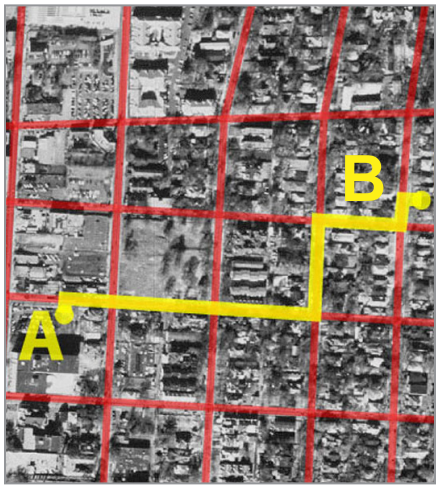
An interconnected street pattern encourages walking, bicycling, and other forms of non-motorized transportation because it increases the likelihood of being able to make a trip without being forced onto a high-speed, high-volume road. It also tends to support pedestrian-oriented land uses by allowing land uses to be closer together, thus increasing the opportunities for shared parking and pedestrian-oriented streetscapes.



Transportation systems include many ways to travel



In a dendritic system, the distance from A to B is one mile and achievable along one route



In an interconnected system the distance from A to B is one half mile, with multiple route options

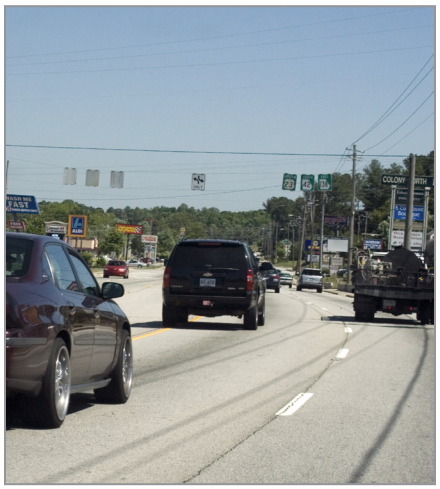
"Smart growth" principles generally support an interconnected system over a dendritic system because it better balances pedestrian and vehicular needs. Both cars and pedestrians operate more efficiently when multiple routes, shorter distances, and more direct trips are available.

Generally, the largest a block in a walkable setting should be is 800 feet in length or 3,200 feet in perimeter, although between 200 and 600 feet in length or 800 to 2,400 feet in perimeter is more desirable. In developed areas with an existing dendritic system, achieving this can be a challenge because interconnected systems work best over a large area. In most places, the reality is that arterials and collectors serve transportation needs that extend beyond the immediate area. Even so, a localized interconnected system can reduce congestion on these streets by dispersing local trips.

An interconnected network in Boston allows most streets to be two lanes wide and pedestrian friendly

Traffic Systems

Traffic system operations are affected by a variety of factors, including intersection operations, signal timings, turning movements, volume, capacity, and speeds. The interface of these different components affects each other and defines the ability of the whole system to operate efficiently and as part of a well-balanced system.



North Henry Boulevard (SR 138/42) is a key east-west corridor

Existing Street Network

The existing street network in the study area includes urban principal arterials, urban minor arterials, urban collector streets and urban local streets serving regional and local needs. These roadways are primarily four-lanes with curb and gutter or two-lanes without curbs. One State Route passes though the study area, and two State Routes create the western boundary of the study area:

- SR 138/42 (North Henry Boulevard) provides east/west regional access thru the center of the study area
- SR 401 (I-75) borders the study area to the southwest, but is not part of the study
- SR 413 (I-675) borders the study area to the west, but is not part of the study

Flippen Road, East Atlanta Road, and Old Conyers Road are urban minor arterial streets within the study area. Rock Quarry Road serves as an urban collector street and borders the study area to the east. All remaining streets are local streets.

The existing street network consists of extremely large blocks, especially in its western half

Existing Freight Rail

A Norfolk Southern rail line exists in the study area parallel to Railroad Street and runs in a north to southeast direction. The railway has three at-grade crossings and one grade separated crossing at North Henry Boulevard (SR 138/42). The three at-grade crossings are located at Love Street in the traditional downtown, Nolan Street in the traditional downtown, and Rock Quarry Road near the intersection with Railroad Street. A grade-separated bridge is currently under construction to replace the Rock Quarry Road at-grade crossing. The Federal Railroad Administration Office of Safety Analysis reports 47 trains passing through the study area each weekday, at speeds ranging from 5 to 50 miles per hour (mph).

Existing Traffic Signals

There are eight traffic signals in the study area. The majority of these are found along North Henry Boulevard (SR 138/42), where all include pedestrian signals and crosswalks. The remaining three are along the edge of the study area and also include pedestrian signals and crosswalks. In addition to the traffic signals, several intersections are managed by 4-way or 3-way stops.

Existing Traffic Volume

The following volumes are consistent with the average daily traffic flow of the functional roadway classifications for each street. State routes having the higher volumes, and the principal and minor arterials carrying lower traffic volumes.

Existing Traffic Calming Devices

The only study area traffic calming devices are located in the Ansley Park community, off Davis Road.

Existing Parking

There is no on-street parking along any study area urban arterial or collector streets, although it can be found on several local streets.

Existing Truck Routes

Current truck routes through Stockbridge are along the urban principle arterial, North Henry Boulevard

Table 2.3: Traffic Volumes

Location	2010 Traffic Volumes (AADT)
SR 138 SW, between Interstate 675 (SR413) and North Henry Boulevard (SR 138/42)	31,640
North Henry Boulevard (SR 138/42), between Club Drive and Center Street	31,510
North Henry Boulevard (SR 138/42), between Davidson Parkway and Fairlane Drive	30,870
North Henry Boulevard (SR 138/42), between East Atlanta Road and South Lee Street	27,700
Flippen Road, between North Bridges Road and Red Oak Road	9,330
East Atlanta Road, between North Henry Boulevard (SR 138/42) and Bryant Street	8,730
Rock Quarry Road, between College Avenue and Railroad Street	8,360

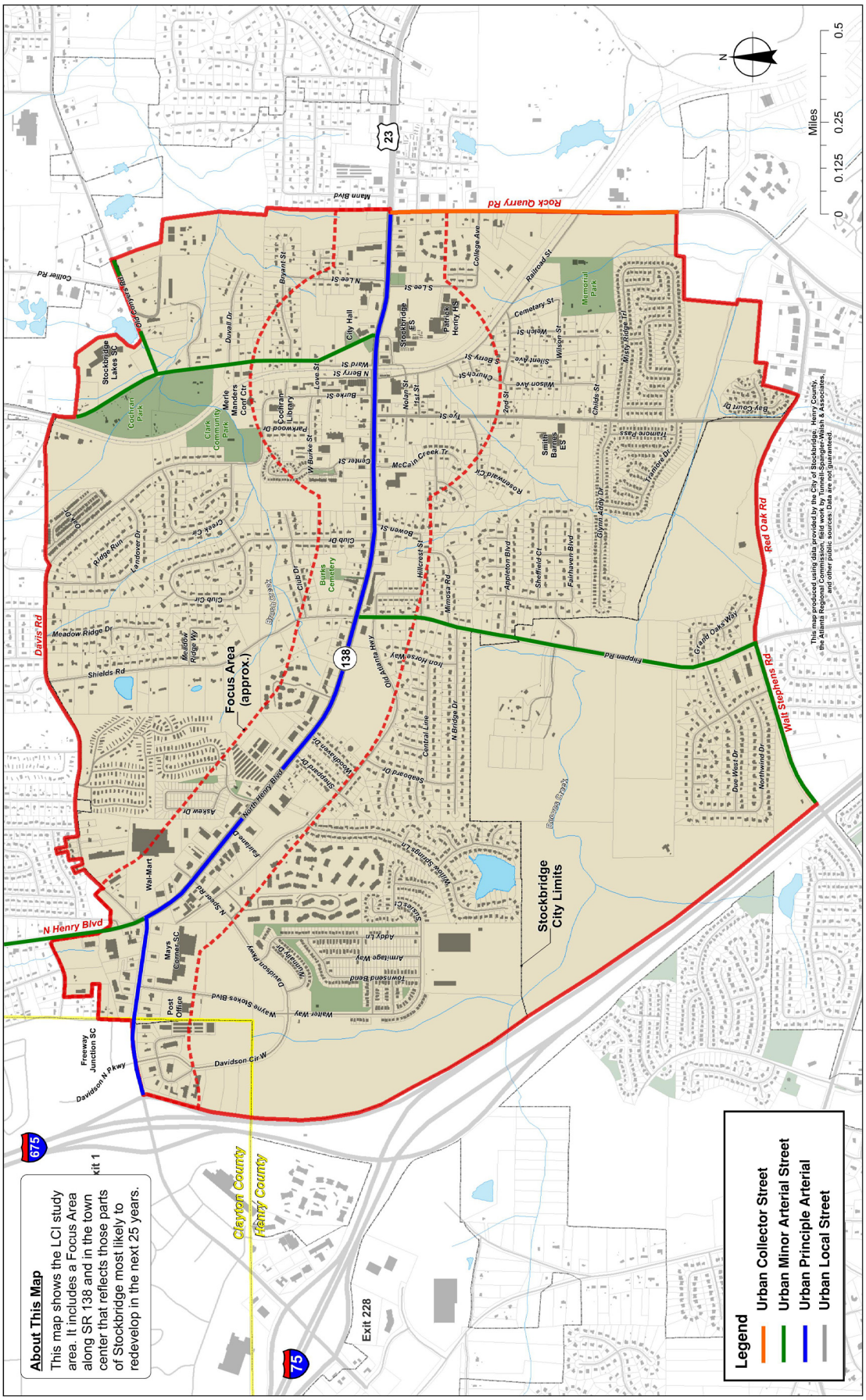


Figure 2.8: Roadway Function Classification

(SR 138/42), the urban minor arterials, Flippen Road and East Atlanta Road, and the urban collector street Rock Quarry Road.

Existing Speed Limits

Speed limits in the study area vary vastly depending upon the functional classification of the roadway. The speed limit on the urban interstate principal arterial is 55+ mph. The speed limit on the urban principal arterial, urban minor arterial, and urban collector streets generally varies between 45 and 35 mph. The majority of the local streets are 35 mph, but some are 25 mph in certain areas.

Existing Travel Patterns

The study area contains one urban principal arterial (North Henry Boulevard) that is fed from the urban minor arterials, urban collector streets, and from outside the study area to the west. The corridor serves as the main access for the study area to I-75 and I-675. Therefore on a typical business day the urban principle and urban minor arterials experience congestion during "rush hours." Rush hour can be defined as the time between 7 A.M. and 9 A.M. when motorists are travelling to work or school, and 4 P.M. to 7 P.M. when motorists are returning to their homes. A significant point of congestion on these roads is the intersection of North Henry Boulevard (SR 138/42) and SR 138 SW. Traffic congests at this traffic signal where vehicles from the west and north attempt to access I-75 and I-675. Due to the high volume of motorists passing thru this area, a certain level of congestion is to be expected.

Programmed Future Projects

Several projects have been planned for the study area to improve pedestrian accessibility, traffic flow, and bicycling. A few projects from the previous LCI are underway or funded.

Ongoing projects include:

- Transit Infrastructure - Coordination with the State and County continues.
- Stockbridge Downtown Streetscape (PI 0009093) - Streetscape improvements along Berry Street from Nolan Street to North of Love Street. Improvements include new asphalt pavement, drainage upgrades, concrete sidewalks, Americans with Disabilities Act (ADA) compliant ramps, lighting, signs, street furniture, trees, and landscaping.

GDOT planned projects include:

- North Henry Boulevard (SR 138/42) - Signalization upgrades and maintenance in and north of the study area.
- South Lee Street and College Avenue - Pedestrian facilities along South Lee Street and College Avenue between North Henry Boulevard (SR 138/42) and Rock Quarry Road.
- Reeves Creek Trail Phase II - Addition of a parking lot and 700 feet of trail along Flippen Road to the trailhead of Reeves Creek Trail.

Project Development Process

There are a number of steps to be taken in the project development process. Some of these include:

- Developing consensus among stakeholders and community leaders on traffic issues that needs to be addressed, so that there is motivation to proceed with project implementation steps;
- Identifying a few projects or alternatives that appear to cost effectively solve the problem;
- Begin considering sources of funding from traditional and, if possible, non-traditional sources;
- Perform preliminary design, environmental, project cost and right-of-way analyses;
- Conduct public hearings to share findings and solicit comments;

- Reflect comments;
- Build consensus on action plan among elected officials;
- Identify the project(s), finalize design(s), and finalize right-of-way needs;
- Secure funding agreements and get project(s) programmed into the ARC's and GDOT's formal programming documents: Regional Transportation Plan (ARC); Transportation Improvement Program (ARC); and, Statewide Improvement Program (GDOT).

If the City and County develop a set of projects that has community support and meets local mobility, access and safety concerns, then the project(s) will have a very good chance to receive funding from traditional sources even though the implementation timeline may not be clear. This also means the City and County will need to supply local matching funds toward the total project cost. Local matching funds often take the form of preliminary engineering studies, site preparation work such as utility relocation and right-of-way acquisition.

Strengths

- There is easy access to nearby I-675 and I-75.
- There is adequate off-street commercial parking.
- Traffic signals seem to be synchronized to adequately move traffic on major streets.
- There are turn lanes and flush medians on major roads to reduce traffic congestion.

Weaknesses

- There is congestion during peak hours.
- The intersection configuration at North Henry Boulevard (SR138/42) and SR 138 is not ideal.
- There is a large amount of traffic "passing thru" on Davidson Parkway.
- Multiple curb cuts along North Henry Boulevard (SR 138/42) create safety concerns for motorist
- There are long peak hour delays at the intersection of North Henry Boulevard and SR 138 SW.
- The existing traffic system is not interconnected to provide multiple route options.
- Block sizes are large, which forces traffic onto a few major corridors.

Opportunities

- The redesign of existing road intersections could improve their operations.
- Additional interstate access could benefit the area.
- The addition of traffic signals at major intersections could provide safe access onto state routes
- The addition of turn/u-turn lanes and raised medians to control traffic and reduce turning accidents along North Henry Boulevard (SR 138/42) could improve operations.
- New development could expand the street network.

Threats

- Additional traffic signals could further congest state routes and increase travel time increase travel time for vehicles traveling through the study area.
- Connectivity of street system could increase traffic volume on local streets and could decrease pedestrian safety if not properly planned for.
- The ability to acquire right-of-way for future projects could be limited by high costs and concerns over displacing existing residents or businesses.

Pedestrian Facilities

Because every trip begins on foot, the walking experience is critical to understanding the current transportation system. Pedestrian trips are also important as they have the opportunity to take the stress off of vehicular systems and create a safer study area.

Existing Conditions

The main corridor of the study area, North Henry Boulevard (SR 138/42), provides a traversable network of pedestrian facilities from east to west across the study area. Restaurants, stores, and other businesses front this corridor and have adequate passages between each other. The sidewalks along this corridor are some of the most heavily used in the community due to the access they provide to these businesses.

The secondary or "feeder" sidewalks receive less foot traffic, but are equally important to the pedestrian network. These are the sidewalks used to transport residents from their homes to the traditional downtown area. Sidewalks along Old Atlanta Highway, Tye Street, Club Drive, and East Atlanta Road currently serve as gateways into the residential community.

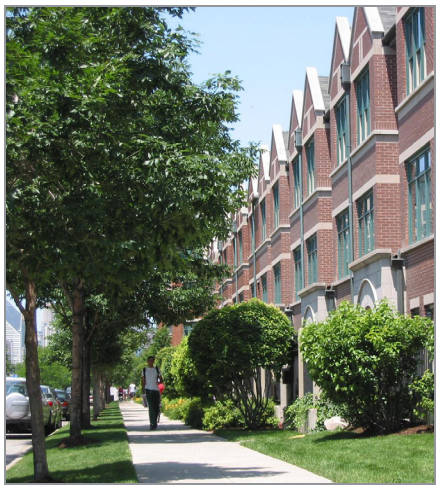
Most existing sidewalks on secondary streets are in good condition, but narrow; this discourages the sense of safe pedestrian passage. Also several of the secondary streets in the study area do not currently have sidewalks. Future streetscape projects along secondary streets would improve accessibility to North Henry Boulevard (SR 138/42).

Strengths

- Almost all of the newer neighborhoods in the study area have sidewalks in them.
- Existing sidewalks are in-place on both sides of the street along the main commercial corridor.
- Close proximity of neighborhoods to commercial uses along North Henry Boulevard (SR 138/42) make walking viable.

Weaknesses

- The combination of development patterns, existing facilities, and distances mean that much of the study area is not walkable.
- There is poor ADA accessibility for pedestrians along North Henry Boulevard (SR 138/42).
- Many buildings have frontal parking and are set back from the street, which discourages walking.
- There is a lack of sidewalk connectivity on key streets.
- ADA-compliant pedestrian facilities are lacking at many intersections.



Sidewalks alone do not create a walkable community, land uses and building form also play a part

Quality sidewalks not only provide transportation, but can also support commerce

The railroad and a pedestrian-hostile bridge create barriers to walking

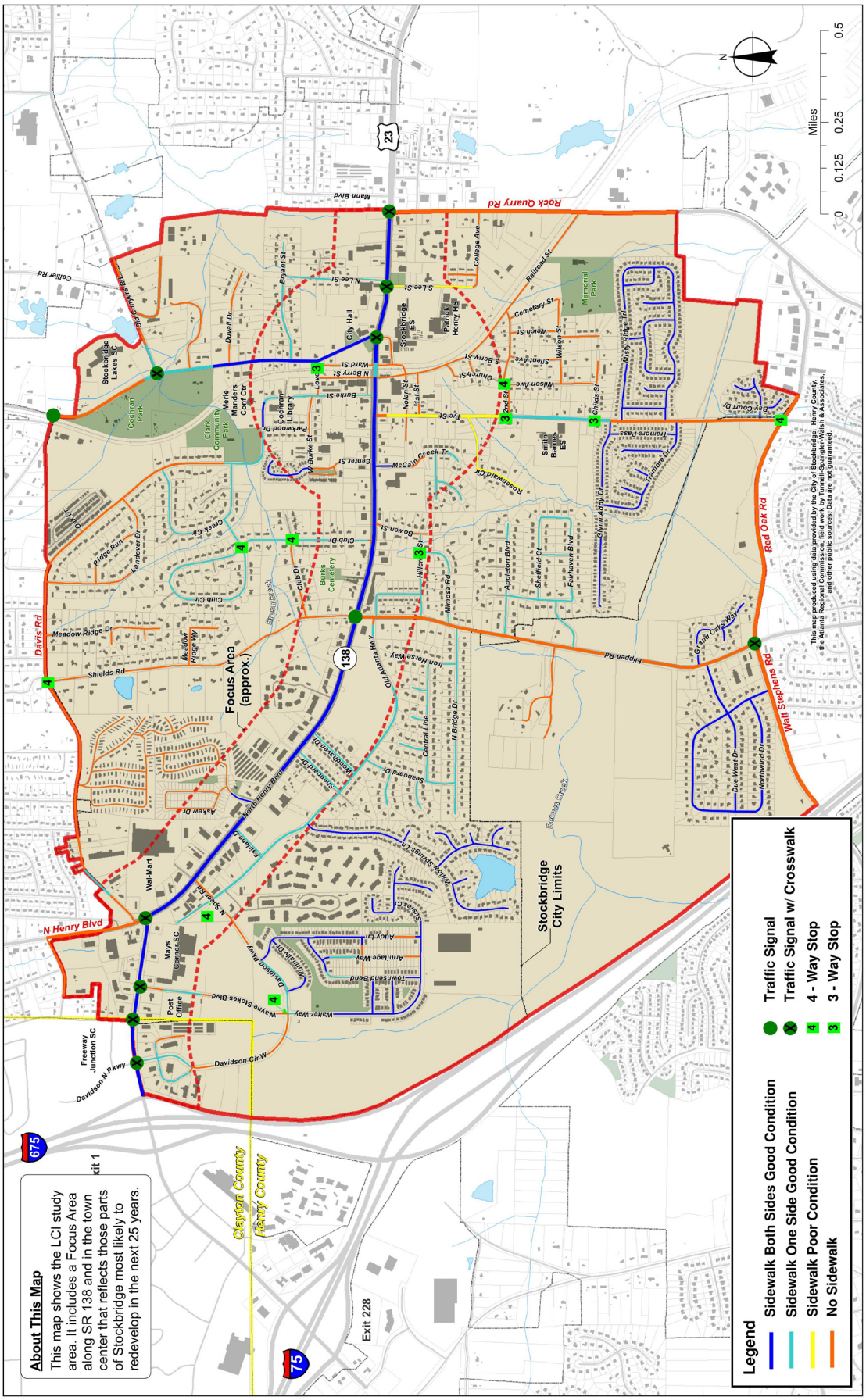


Figure 2.9: Pedestrian and Roadway Facilities

- Most secondary streets lack a sidewalk to connect neighborhoods to commercial uses.
- The lack of a planting strip between roadway and sidewalk along North Henry Boulevard (SR 138/42) reduces the sense of safety for pedestrians.
- There are few pedestrian crossing locations along North Henry Boulevard (SR 138/42).
- There are few walkways from buildings to the sidewalk in existing auto-oriented sites.
- There are few street trees to provide shade in summer months.
- Large blocks make walking distances very great, especially between adjacent uses and neighborhoods that are geographically close, but which lack safe, direct pedestrian routes.

ADA-accessible ramps were recently installed along parts of SR 138

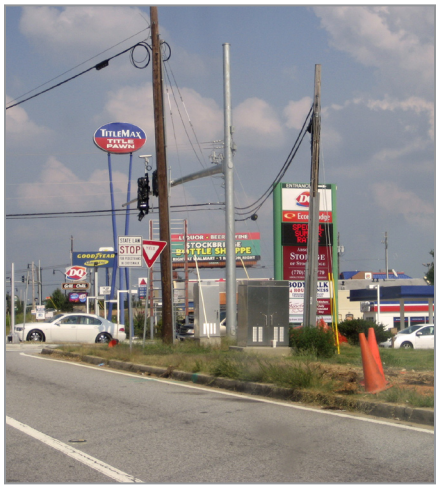
Opportunities

- Crosswalks could be restriped or better marked.
- The existing right-of-way along North Henry Boulevard (SR 138/42) provides an opportunity to increase sidewalk width.
- Pedestrian improvements along North Henry Boulevard (SR 138/42) could improve access for persons with disabilities.
- Additional sidewalks could provide connectivity on secondary streets.
- Street furnishings and a typical section could establish and maintain a community image.
- Pedestrian connections across the railroad between Cochran and Clark Community Parks could better connect the two.
- The proximity of business and housing makes walking a viable form of transportation if improved, continuous facilities are provided.
- Pedestrian improvements on major streets could improve safety and connectivity.
- Sidewalks constructed on new proposed streets could provide supplementary travel routes for pedestrians.
- Mid-block paths or connections between otherwise disconnected adjacent neighborhood could decrease walking distances.

A new sidewalk was installed on East Atlanta Road as part of the Town Center project

Threats

- Narrow rights-of-way on secondary streets could limit the provision of quality sidewalks.
- Drainage improvements would be necessary along secondary streets if curb and gutter are added to provide pedestrian facilities.
- Redevelopment could increase pedestrian crossings on state routes and create conflicts if facilities are not improved.



There are no sidewalks in the Clayton County portion of the study area

Bicycle Facilities

Bicycles are an increasingly important means of transportation today. A balanced transportation system including a mix of transit and bicycle facilities can help diversify how people travel. Bicycle facilities can take four major forms.

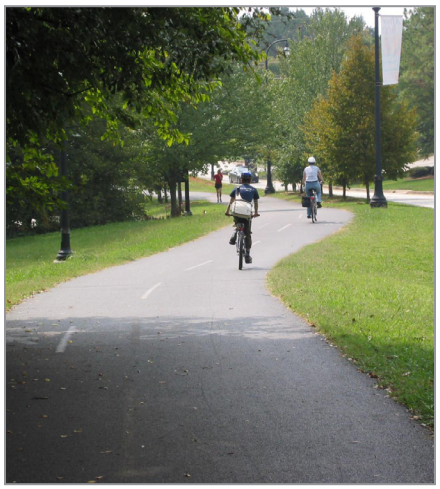
Off-street bicycle facilities are generally ten to twelve feet wide off-road paved areas that permit travel in two directions; lanes may or may not be striped. Usually, these facilities are built in conjunction with greenways, and their off-road nature makes them ideal for inexperienced bicyclists.

Bicycle lanes are striped one-way on-street facilities. They are usually located next to the curb so bicyclists move in the same direction as traffic, and are sometimes found next to parking spaces. In Georgia, designated bicycle lanes are required to have a minimum width of five feet. However, undesignated bike lanes can be striped for narrower widths. Lanes are strongly suggested on streets with vehicular speeds greater than 25 miles per hour.

Cycle tracks combine the experience of an off-street bicycle facility with the on-street infrastructure of a bicycle lane. They provide a protected, dedicated bicycling area physically separated from motor traffic and distinct from the sidewalk.

Sharrow markings are installed in a street's travel lane to alert drivers that bicyclists also use the roadway. They also assist bicyclists with lateral positioning, encourage safe passing of bicyclists by motorists, and reduce the incidence of wrong-way bicycling. Sharrows are often used where streets are too narrow for dedicated bicycle lanes.

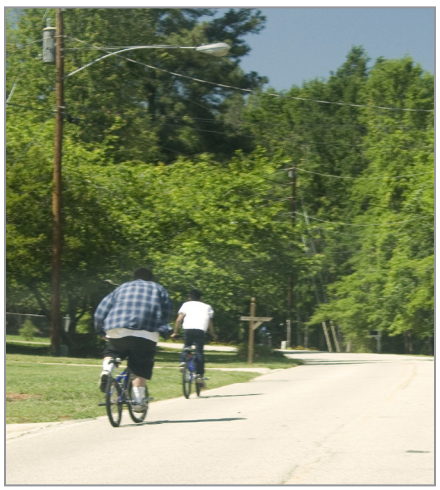
Bicycle and pedestrian facilities are part of a balanced transportation system



Multi-use paths are off-street facilities used by pedestrians and bicyclists

Existing Conditions

Currently the study area only contains one off-street bicycle facility, the multi-use path along Reeves Creek. Although only one funded project with bicycle facilities is scheduled for the study area, several streets have the potential of including bicycle facilities in the future. These could include off-street paths, bicycle lanes, or just a shared roadway.



Today, people do bike in the study area, but they lack quality facilities

<u>Strengths</u>

- Reeves Creek Trail provides a recreational path for bicyclists.
- Relatively low vehicular volumes and speeds make on-street bicycling feasible along secondary streets in the study area
- Close proximity of neighborhoods to the commercial corridor may create a demand for bike facilities.
- Some people do bicycle in the study area, in spite of poor bicycling conditions.

Weaknesses

- North Henry Boulevard is a key corridor, but it is very automobile-oriented - creating a hostile environment for bicyclists.
- High truck traffic on urban minor arterial and urban collector streets creates a hostile environment for bicyclists.
- Narrow local streets create safety concerns for bicyclists.
- The lack of bike racks encourage storage on other elements in the pedestrian environment, and may discourage bicycling.

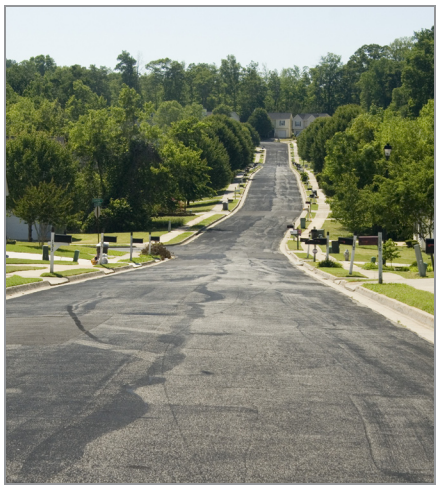
Opportunities

- Due to the area's demand for transit and its relatively high number of pedestrians, there is the potential to significantly increase bicycle use.
- Off-street paths could tie neighborhoods to parks and open spaces, the downtown, and surrounding communities.
- Existing plans identify potential bicycle facility links along secondary roads between the study area and nearby communities.
- Expansion of the Reeves Creek Trail could provide a link between the study area and nearby communities.
- Bike routes or shared-road markings could be established on streets that are too narrow for bike lanes or multi-use trails.
- The installation of bicycle racks at existing businesses or within new developments could promote bicycle use.

Threats

- Development of bicycle facilities at the expense of existing vehicular lanes on roads without excess capacity could negatively impact vehicular flow on urban principal arterials, urban collectors, and urban minor arterials.

- Implementing bicycle lanes or other facilities along existing State Routes could create a false sense of security and actually expose more bicyclists to unsafe conditions.



Low speeds and traffic volumes make bicycling relatively safe on most local streets

Installing bicycle racks at businesses could encourage bicycle use

Public Transportation

While public transit accounts for only 2.5 percent of trips made in the Atlanta metropolitan region,[4] interest in it is growing as traffic congestion increases and demographics changes, especially the aging population, create demand for alternatives to driving. Public transit can be a vital asset to a community that works hand-in-hand with improved walkability.

Public transportation can be incorporated into the study area in two main ways, regional and/or local transit. Regional transit could provide access to major destinations or other transportation ports outside of the study area. Local transit could provide a system of transportation to destinations within the study area. The addition of a transit service would require coordination with several governmental agencies as well as several studies of feasibility, potential ridership, and economic impact.

Existing Conditions

The only available public transportation in the study area is the Henry County Transit. This is a curb-to-curb service that is available to county residents for transport to any destination within Henry County. A park and ride lot is located less than a mile west of the study area at the I-75/I-675 interchange. GRTA Xpress commuter transportation service runs two bus routes from this lot to downtown Atlanta. Xpress provides commuters an alternative to driving their own vehicles alone to work.

Strengths

- Henry County Transit provides public transportation in the study area and surrounding areas.
- Close proximity to nearby shopping centers and the Hartsfield-Jackson Atlanta International Airport could create a high demand for residents interested in utilizing public transportation.

Weaknesses

- There are no dedicated bus lanes for faster service, especially along North Henry Boulevard (SR 138/42).
- The lack of transit-supportive uses within the study area limits its ability to attract riders.
- The lack of quality pedestrian facilities also negatively impacts transit ridership, as every transit trip starts on-foot.

Opportunities

- Signal preemption, or dedicated bus lanes could streamline bus service, especially on I-75.
- Transit-supportive land uses could make using transit a desirable option for a larger population.

Threats

- Creating bus stops along North Henry Boulevard (SR 138/42) may increase traffic congestion.
- Expensive research and numerous studies would be needed to merit the addition of a public transportation system.

4 Atlanta Regional Commission, Household Travel Survey, (2002)

2.4 Markets & Economics

As part of the 10-year update a market analysis was performed to determine the potential market depth for new residential, retail and office space. The following tasks were performed as part of this:

- **Study Area Overview**: The study area's current position in the marketplace was assessed in terms of the quality and level of existing supply and in how it relates to competitive markets.
- **Demographic and Economic Profile**: Analysis of demographic and economic trends in and around the study area, as well as larger geographic areas from which customers and new residents are likely to emanate.
- **Market Analysis**: Analysis of the competitive supply of residential, retail and office uses. Estimates of potential market support for new or rehabbed residential, retail and office development, phased over a 10-year period.
- **Economic Development & Marketing**: Based on community input and findings of the market analysis, redevelopment considerations will be provided in Part 4: Recommendations

Note:
This section contains a summary of market conditions. Please see the appendix for a complete market study.

It is critical to understand how market forces impact the planning process

Methodology

While redevelopment activity throughout the study area will be phased over time, the market analysis is focused on the ten-year time period from 2012-2022, a realistic projection period for redevelopment. The results of this study are based on:

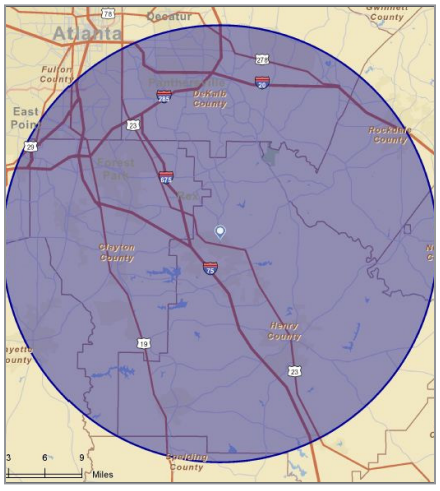
- Site visits conducted by Marketek, Inc.;
- Analysis of secondary data, including those provided by the US Census, ESRI Business Information Solutions, and others;
- Input from local residents and property owners, public officials, and real estate professionals;
- Statistical estimates of potential supportable space;
- Business inventory and mapping of key shopping centers; and
- The professional and technical expertise of Marketek, Inc.

Target Market Profile

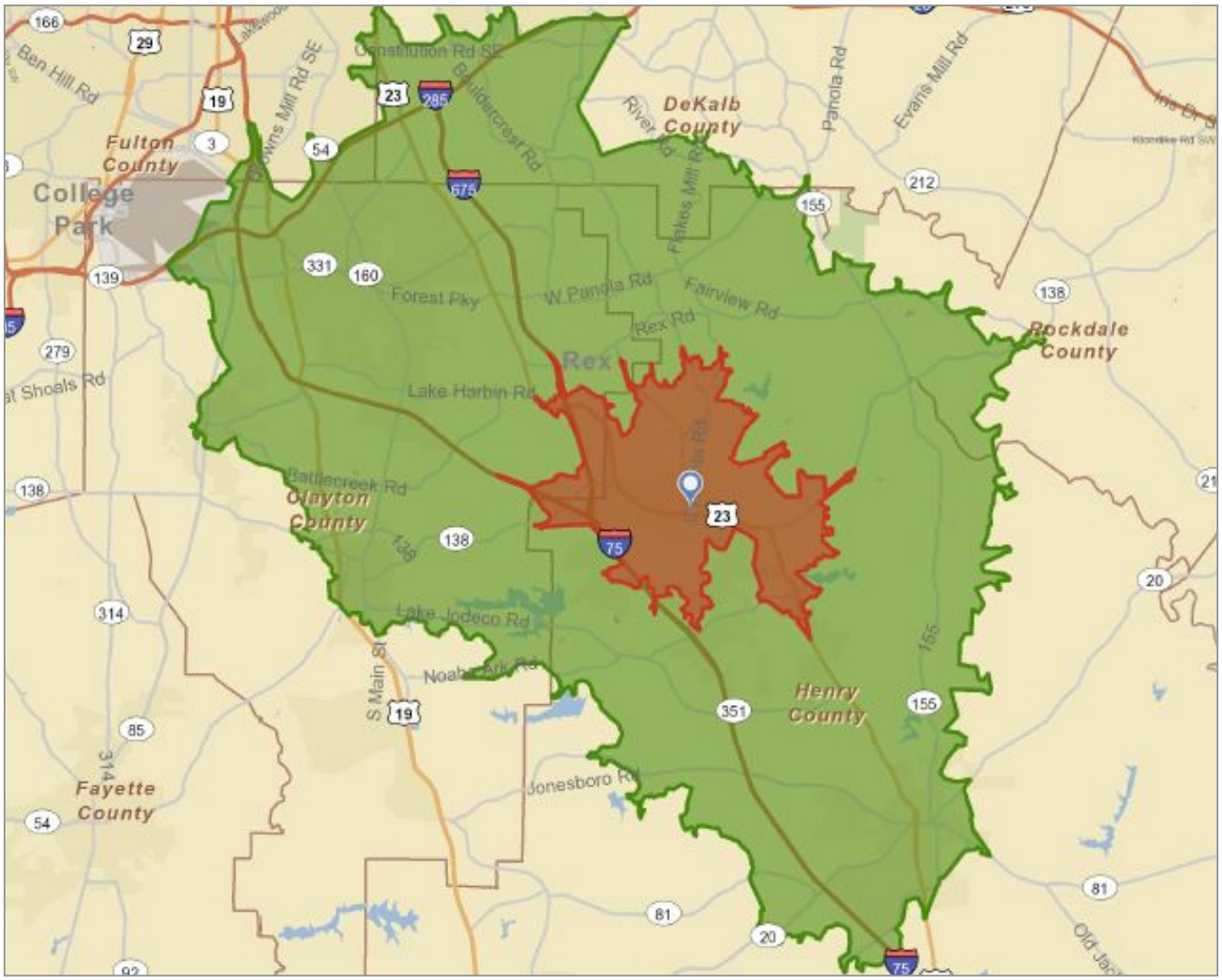
Retail and Residential Market Areas are the areas from which the most potential retail customers and residents of new housing will come. They are based on drive time estimates, geographic and man-made boundaries, and the location of existing competition.

The study area's market areas include:

- **Local Resident Market Area:** Approximately a ten-minute drive from Stockbridge City Hall. Residents will visit the area for convenience goods and services, as well as for specialty shopping, dining and entertainment.



The Residential Market Area extends 15 miles from City Hall



Local and Greater (green) Retail Market Areas represent ten and twenty-minute drives

- **Greater Retail Market Area:** Approximately a twenty-minute drive from City Hall. Residents will visit the study area for destination shopping, dining and entertainment.
- **Residential Market Area:** Fifteen-mile radius from City Hall. Most new study area residents will move from within this area. It is from these different market areas that the analysis in this section is based.

Demographic trends are analyzed for the 2000 to 2015 time period and comparisons to the City of Stockbridge and the Atlanta Metropolitan Statistical Area (MSA) are made where appropriate. Table 2.4 provides several demographic and economic indicators.

- Over the last decade, the Local Retail Market Area grew by 14,833 persons, or an average of 7.4 percent per year, to reach 35,021 in 2010. This increase is not surprising given that Henry County had one of the strongest growth rates nationwide in the 2000s and was the seventh fastest growing county in the country through 2006.
- The Greater Retail Market Area and Residential Market Areas saw more modest growth – with average annual population growth rates of 2.5 percent and 1.6 percent, respectively – similar to the study area average of 2.3 percent and the metro average of 2.4 percent. Stockbridge more than doubled its population, although some growth is attributable to changes in the city boundaries.

Table 2.4: Demographic Snapshot

Demographic Indicator	Study Area	City of Stockbridge	Local Retail Market Area	Greater Retail Market Area	Residential Market Area	Atlanta MSA
Population						
2010	8,270	25,636	35,021	283,903	852,370	5,268,860
2015 (forecast)	9,500	30,051	39,036	309,415	929,703	5,803,172
Avg. Ann. % Change ('00 -'10)	2.33%	16.02%	7.35%	2.52%	1.58%	2.40%
Avg. Ann. % Change ('10 -'15)	2.97%	3.44%	2.29%	1.80%	1.81%	2.03%
Households						
2010	3,238	9,499	13,010	100,128	305,338	1,937,225
2015 (forecast)	3,729	11,158	14,545	109,269	333,042	2,132,276
Avg. Ann. % Change ('00 -'10)	2.15%	15.34%	7.43%	2.87%	2.11%	2.46%
Avg. Ann. % Change ('10 -'15)	3.03%	3.49%	2.36%	1.83%	1.81%	2.01%
Average Household Size	2.51	2.69	2.67	2.87	2.89	2.72
Median Household Income	$61,130	$72,139	$65,280	$60,701	$61,600	$68,106
Median Age (Years)	30.5	32.8	32.9	32.8	33.4	34.7
Race						
Percent White Alone	37.60%	28.80%	38.00%	31.00%	25.60%	55.40%
Percent Black Alone	48.10%	55.70%	48.90%	55.10%	65.70%	32.40%
Percent Hispanic	14.10%	9.50%	12.00%	11.60%	7.50%	10.40%
Homeownership	67.20%	70.90%	73.20%	65.70%	67.90%	66.50%
Educational Attainment						
Associate Degree	9.00%	8.90%	9.20%	7.50%	7.60%	6.80%
Four Year Degree or More	27.80%	32.70%	23.50%	20.80%	22.50%	34.40%

Sources: 2000 and 2010 US Census; ESRI Business Information Solutions

- As of 2010, the study area included 8,270 persons in 3,238 households. Median income ($61,130) and median age (30.5 years) are both slightly below metro medians. About half of residents are African American (48 percent), 38 percent are white, and 14 percent are of Hispanic origin.
- As of 2010, the Greater Retail Market Area contained 283,903 residents and the Residential Market Area is home to 852,370 people. Despite cooled growth rates compared to the 2000s, the former is projected to gain 25,512 residents through 2015, and the latter 77,333.
- Median income in 2005-2009 for the three market areas ranged from $49,047 in the Greater Retail to $57,812 in the Local Retail; all were below, but within $10,000 of, the metro median. Like the study

area, market area populations had a slightly lower median age than the metro, but Henry County is anticipated to see aggressive gains in the 55+ population through 2030, according to the ARC.

- The largest share of residents in each market area in 2010 were African American (ranging from 49 percent in the Local Retail to 66 percent in the Residential). White persons constituted between 26 percent in the Residential and 38 percent in the Local Retail. In both retail market areas, 12 percent of the population was of Hispanic origin as of 2010.
- ESRI Business Information Solutions categorizes neighborhoods into 65 consumer groups or market segments. Neighborhoods are defined by census blocks and are analyzed by a variety of demographic and socioeconomic characteristics and other determinants of consumer behavior. In the Stockbridge Market Areas, the top consumer segments consist of young families with incomes near or above the national median whose spending reflects family needs - purchases for babies/children, home improvement and gardening, and big-ticket home items. The market areas are also include older couples who are either retired or approaching retirement and have fewer children living at home.

Employee Market

Market research conducted by the Business Owners and Managers Association of America demonstrates that office workers (as one segment of the workforce) spend between 10 and 15 percent of their expendable income in and near their places of work.

An estimated 415 businesses with 3,411 employees operate in the study area. Within three miles there are an additional 1,277 businesses and 9,784 jobs. In the three-mile area, the largest share of employees work in retail trade (27 percent), health services (21 percent) and other services (15 percent).

Additional Population Segments

During the LCI Kick-Off Meeting and Community Workshop, community members identified several population segments whose needs should be specifically considered in the planning process, including:

- **Families with Children**: Workshop participants identified recreation and after-school activities as a key need in the study area. The 2010 Census shows that 4,329 households in the City of Stockbridge (45 percent) have children and, of these, 1,717 are single-parent households. As of 2010, there were a total of 5,812 school-aged children in the city and 1,754 in the study area.
- **Seniors**: Nationally, aging Baby Boomers are projected to fuel increases in the senior (65 and older) population in the coming decades. In Stockbridge, there were an estimated 1,603 seniors (65+) as of 2010 and senior householders made up 10 percent of the households. In the study area, seniors constituted 6 percent of the population and senior householders made up 7 percent of households.
- **Veterans**: Residents also expressed a desire to serve veterans. There are 2,301 veterans living in Stockbridge and 16,729 in Henry County. Looking at characteristics for Henry County's veteran population, the majority are male (87 percent) and the largest share (45 percent) are between ages 35 and 54. Henry County veterans are college-educated at about the same rate as non veterans (24 percent) and have a slightly lower unemployment rate (8.5 percent versus 9.9 percent).
- **Disabled Persons**: The 2008-2010 American Community Survey also provides estimates of the disabled population in Stockbridge. There are an estimated 2,365 persons in the City with one or more disabilities, including 1,094 persons with ambulatory disabilities (i.e., difficulty walking or climbing stairs). Persons with disabilities constitute about 10 percent of the Stockbridge population.

Residential Market Analysis

This section provide an overview of the existing housing market, along with a statistical demand analysis to estimate potential market depth for for-sale and rental housing in the study area. Target markets and approaches to supporting development of affordable and senior housing will be provided in the recommendations phase of this study.

Market Overview

Economic uncertainty, job losses, an oversupply of residential real estate and continuing foreclosures have continued to plague the housing market nationally and in metro Atlanta. In the US, new single and multifamily housing starts bottomed out in the second half of 2009 and are anticipated to grow to 0.9 million units per year by 2012. Before the recession, housing starts averaged 2 million plus per year. While home sales were boosted by the extended homebuyer tax credit, they did not match the volume sold during the first tax credit period.

In metro Atlanta, several factors have coalesced to depress rents, sales prices and sales volumes. From 1995 to 2005, the Atlanta MSA led the nation in terms of square footage of new home construction. This construction boom leaves the metro area with an estimated 150,000 vacant, developed lots (i.e., lots that are served by varying levels of infrastructure but no homes are built). Meanwhile, risky lending practices, unemployment, and a short foreclosure process statewide have further increased oversupply as foreclosed homes are made available.

On the rental side, rents and occupancies have fallen for apartments, although the market has not been hit as hard as for-sale. A 2011 report by the National Multi Housing Council reports that rental apartment development activity has increased in most areas, and apartments are generally performing better than other real estate sectors nationally. In metro Atlanta, apartment occupancy rates average 90 percent, down from 96 percent ten years ago. Rental rates are stable and poised to increase, and complex and land sales are picking up.

Housing Supply

Table 2.5 summarizes the characteristics of the existing housing supply in the study area, Residential Market Area, City of Stockbridge, and Atlanta MSA.

- **Tenure**: In all geographies, the majority of housing is owner-occupied. Homeownership rates in the study area and Residential Market Area are similar to that of the Atlanta MSA, at 67 to 68 percent.
- **Vacancy**: Residential vacancy rates range from 8 percent in the city and county to 12 percent in the Residential Market Area. All have increased since 2000. In the Study Area, there are approximately 314 vacant housing units and 180 vacant, unbuilt home lots.
- **Home Values**: Median home values in Stockbridge and Henry County are close ($168,000 and $171,000, respectively) but remain below that of the MSA ($188,000). Median values are lower in the study area and Residential Market Area ($145,000 and $150,000, respectively).
- **Structure Type**: Detached single-family housing is the dominant residential type in each geography, constituting 62 percent of housing in the study area and 71 percent in the Market Area. Apartments with 10 or more units follow, making up a quarter of units in the study area, one-fifth of units in the city and one-tenth of units in the Market Area.
- **Building Permits**: Another indicator of the housing market is the number of residential building permits issued. Permits issued in Henry County reveal a significant decline over the last decade. In 2010, only 220 permits were issued, down from as high as 4,689 in 2002, evidencing the drastic slowdown in residential construction.

Table 2.5: Summary Characteristics of Existing Housing

Housing Characteristic	Study Area	City of stockbridge	Henry County	Residential Market Area	Atlanta MSA
Occupied Units (2010)	3,238	9,499	70,255	305,388	1,937,225
Owner occupied	67%	71%	84%	68%	67%
Renter occupied	33%	29%	16%	32%	33%
Vacancy Rate (2010)	9%	8%	8%	12%	11%
Median Owner Occupied Unit Value ('05-'09)	$144,494	$168,400	$171,700	$149,588	$188,400
Median Contract Rent (2005-2009)	$815	$808	$800	$698	$733
Units in Structure (2005-2009)					
Single-family Detached	62.20%	66.10%	84.70%	71.10%	67.00%
Single-family Attached	1.10%	2.50%	1.80%	4.00%	4.70%
2-4 Units	2.20%	1.90%	1.70%	4.60%	4.50%
5-9 Units	5.70%	6.60%	2.60%	7.60%	6.10%
10+ Units	24.70%	18.90%	5.40%	10.60%	14.30%
Mobile Home	4.10%	4.00%	3.80%	2.10%	3.40%
Median Year Structure Built (2005-2009)	1995	2000	1997	1986	1987

Source: 2010 US Census, 2005-2009 American Community Survey, ESRI Business Information Solutions

Henry County home sales for the last five years have declined. New sales for both detached and attached homes fell significantly from 2005 to 2009, by 83 percent and 78 percent, respectively. Existing detached home sales fell less drastically (21 percent) but saw a steep decline in median price (24 percent); by comparison new single-family homes prices peaked in 2007 before returning to 2005 levels.

Sales of existing attached homes increased from only 21 in 2005 to 74 in 2009. Prices, however, fell considerably; medians dropped from $123,000 in 2005 to $40,000 in 2009. New attached home sales prices also fell, with a median of $85,000 in 2009. In the case of resales for both attached and detached housing, foreclosures are bolstering sales numbers while depressing prices.

Interviews with local real estate professionals echo building permit data and sales histories - construction and market activity have slowed significantly in Henry County and many sales now involve foreclosures. Few communities are actively building, although some builders have had success selling new units at competitive prices after acquiring vacant foreclosed lots. Prices in these neighborhoods ranged from the $170s to $260s, or about $60 to $70 per square foot. The majority of sales, however, are resales or foreclosures and, as permit data indicates, little to no speculative building is underway.

On the rental side, Henry County is among the top performing apartment markets in the region, along with Rockdale, north Fulton, and the City of Atlanta. The occupancy rate for Henry County in 2010 was estimated at 92 percent, the second highest of the 12 Atlanta submarkets tracked by real estate information providers Databank, Inc. According to Databank, with more Class A and Class B product, newer construction and higher rents, Henry was less affected by job losses that led many low-wage workers to vacate mid- and low-rent apartment in South Fulton and Clayton.

Despite strong occupancy rates in some suburban counties, developer interest is currently focused

primarily on infill locations in Atlanta. Thus, while about 2,000 new apartment units were planned for Henry County over the next two to three years, development timelines will be heavily influenced by the pace of economic recovery throughout the region.

Marketek surveyed several apartment communities in and near the study area. Occupancy rates range from 85 percent to 99 percent; seven of the eleven properties surveyed have occupancy rates at 92 percent or above. All of the surveyed communities have one, two and three bedroom apartments but typically offer fewer floorplan options for three bedroom units.

Starting rental rates for one bedroom homes are roughly evenly distributed from $589 to $850 per month (or $0.74 to $1.11 per square foot). Two bedroom unit starting monthly rents range from $659 to $990 (or $0.62 to $0.93 per square foot), but most are below $800. Rents for three bedrooms are in the $790 to $1,000 range, with the exception of Mandalay Villas, where they start at $1,260. Compared to a similar rental survey completed in Henry County in 2008, rents in most complexes have increased slightly.

There are an estimated 180 vacant single-family house lots in the study area

These townhouses are located off of Davis Road

Housing Demand

Over the next ten years, 1,441 Residential Market Area households will be potential buyers of newly developed or rehabilitated market rate housing annually. An estimated 1,228 households in the Residential Market Area are potential renters at market rate rental projects annually.

It is estimated that during the first ten years of development, approximately 793 for-sale and 614 rental units could be absorbed in the study area. These may include newly developed housing units or rehabilitation of obsolete units.

Table 2.6: Summary of Potential New Residential Units in Stockbridge LCI Study Area

	10-Year Market Area Potential Demand	Study Area Capture	10-Year Study Area Potential Demand	Potential Price Points/Rents
For-Sale Product	14,413 units	5.50%	793 units	Condos: $85,000 to $125,000
				Townhomes: $125,000 to $175,000
				Single-Family Detached: $175,000 to $250,000
Rental Product	12,280 units	5.00%	614 units	1 bd: $700 to $850
				2 bd: $775 to $975
				3 bd: $950 to $1,250

Retail Market Analysis

The supply and demand analysis estimates the amount of potential new retail space that can be supported in the Stockbridge LCI study area now and over the next ten years by merchandise type.

Market Overview

Nationally, slowed retail sales, increasing vacancy, and tightening lending markets have lowered lease rates and stalled commercial construction in many markets. Several indicators, however, point to a recovery. After being down by nearly $45 billion, retail sales have almost returned to pre-recession levels and are anticipated to grow over the next year. Nationwide, occupancy rates are recovering (estimated at 7.1 percent) and positive absorption has continued (21.5 million sf in the first half of 2011).

As retailers took advantage of lower rental rates and other deals, leasing activity has increased. First tier properties have seen the strongest recovery, with some demand for space spilling over to second tier centers. Third tier properties and unanchored strip centers face the most challenges in filling vacancies and stabilizing rents. While discount retailers remain strong and luxury retailers are strengthening, the middle market segment has been slower.

Retail Supply

Dorey Publishing and Information Services places the study area in the "Stockbridge/McDonough/Henry County" retail submarket. The vacancy rate in this submarket was estimated at 9.4 percent in 2010, up from 8.1 percent five years ago. Of the 28 metro submarkets tracked, Stockbridge has the sixth-lowest vacancy rates; of suburban submarkets, it is the second-lowest behind Stone Mountain, at 9.1 percent. Of the study area's 1.25 million square feet of retail space, fieldwork conducted as part of this 10-year update estimates that 65,000 square feet, or 5.2 percent, is vacant.

In terms of rental rates, Stockbridge falls in the middle when compared with the 20 suburban retail markets. At $14.15 per square foot, Stockbridge's average is above that of eight submarkets, below that of another eight and on par with (within a dollar of) the remaining three. Lease rates in Stockbridge have increased since 2005, when they averaged about $11 per square foot.

Overall, discount retailers, including second-hand stores, make up a large share of study area commercial space. In terms of restaurants, the majority are chains - primarily fast food and casual dining. Shopping plazas and free-standing stores are typical. Vacancies tend to be concentrated in a few centers, with others being fully-occupied or having only one or two storefronts available. An exception to this development style is the downtown, which includes several historic "Main Street" buildings. While many of the existing buildings are deteriorating, the downtown could offer an

There is an estimated 65,000 sf of vacant space in the study area

Most existing retail is found in strip malls

Walkable retail could strengthen the existing downtown area

Table 2.7: Summary of Potential Supportable Retail Space: Stockbridge LCI Study Area, 2010-2021

Merchandise/Service Category	Existing Unmet Demand		New Supportable Retail Space in Study Area				Total New Supportable Space in Study Area
	2010		2016		2021		
	Capture	Sf	Capture	Sf	Capture	Sf	
Local Retail Market Area							
Convenience Goods							
Grocery	*-*	*-*	*40%*	*9,811*	*45%*	*12,056*	*21,867*
Health & Personal Care	*50%*	*2,826*	*42%*	*1,850*	*48%*	*2,273*	*6,949*
Subtotal	*50%*	*2,826*	*40%*	*11,661*	*45%*	*14,329*	*28,816*
Personal Services			40%	4,897	45%	6,018	10,915
Greater Retail Market Area							
Shoppers' Goods							
Apparel	*15%*	*2,827*	*14%*	*9,624*	*18%*	*12,915*	*25,366*
Home Furnishings	*15%*	*19,206*	*12%*	*8,423*	*15%*	*11,303*	*38,932*
Home Improvement			*13%*	*9,578*	*16%*	*12,854*	*22,431*
Misc. Specialty Retail			*10%*	*7,760*	*12%*	*10,414*	*18,174*
Subtotal	*15%*	*22,033*	*12%*	*35,384*	*15%*	*47,486*	*104,903*
Restaurants	10%	12,949	15%	19,079	18%	24,580	56,609
Entertainment	NA	NA	15%	7,004	18%	9,024	16,029
Total	**13%**	**37,808**	**15%**	**78,026**	**19%**	**101,438**	**217,272**

Note: Because demand for Convenience Goods and Personal Service businesses is derived primarily from nearby residents, captures are based predominately on Local Retail Market Area demand.
Source: ESRI; Urban Land Institute; Marketek, Inc.

alternative to the auto-oriented nature of most retail and restaurant development in the area.

Retail Demand

"Existing demand" is demand for retail goods by current market area households that is now being met outside of the market area. Existing demand is found by comparing retail supply (i.e., actual retail sales) with retail demand (i.e., the expected amount spent by market area residents based on consumer expenditure patterns). When demand outweighs supply, a leakage occurs, indicating that consumers are spending outside of the market area. While consumers will always do a certain amount of shopping away from home, this comparison provides an indication of the availability of goods in the local market.

The second source of resident demand is "future demand," or demand based on projected household growth and spending patterns in the market areas over the next ten years. Potential retail sales are found by applying expenditure potential by type of merchandise to market area population figures and are divided among five merchandise categories: shoppers' goods, convenience goods, restaurants, entertainment and personal services. Based on standards sales per square foot of store space, potential sales are converted to supportable space.

The share of this demand that the Stockbridge study area can ultimately capture depends on its success at implementing a comprehensive development program with a wide variety of retail, entertainment,

Table 2.8: Potential Annual Demand for Office Space: Henry County, 2011-2021

Employment Category	Average Annual Employee Change (1)	Office Space User Ratio (2)	Office Space Users (2)	Sq. Ft. per Employee (2)	Average Annual Demand (sf)
Construction	118	10%	11.8	245	2,889
Manufacturing	2	10%	0.2	245	49
TCU	95	20%	19	245	4,655
Wholesale Trade	36	10%	3.6	245	882
Retail Trade	145	5%	7.3	245	1,776
FIRE	320	80%	256	245	62,720
Services	861	40%	344.4	245	84,378
Government	169	25%	42.3	245	10,351
TOTAL	**1,746**			**245**	**167,700**

(1) 2010-2020 annual net change in employment from ARC Employment Forecasts (prepared February 2011).
(2) Based on standards developed by the Urban Land Institute.
Sources: Marketek, Inc.; ARC; Urban Land Institute

housing and office uses and on its ability to establish a robust business recruitment system. In other words, a passive or segmented approach would result in Stockbridge achieving only a fraction of its estimated potential.

Based on the assumption that a comprehensive business development program is underway, Marketek estimates that over the next ten years, the study area has the potential to capture 17 percent of new market area demand (or 180,000 sf of commercial space) and 13 percent of existing market area demand (38,000 sf). Combined, these form potential for 217,000 sf of new or rehabbed retail space in the study area over ten years. Estimates of potential new retail space in the area should be considered conservative based on the fact that expenditures of three key markets - employees, visitors and students - fall outside of the model.

Office Market Analysis

Accurately forecasting demand for leasable office space is difficult at best. It is especially so in a market like Stockbridge, where small-scale product and small tenants predominate. The proceeding methodology uses forward-looking demand projections, based on estimates of employment growth, to forecast potential demand for office over the next ten years. However, given the current slow pace of economic recovery, employment gains in the short term are likely to be low compared with long-term growth rate projections.

Based on the ARC's recent job growth forecasts for Henry County, potential future demand for office space in Henry is estimated at 167,000 sf per year through 2021, as shown in Table 2.8. While some demand will also be generated by turnover of existing office space, this is likely to be negligible considering the high vacancy in the market at present.

Assuming that a comprehensive development program is underway, including development of attractive commercial space in a mixed-use, downtown atmosphere, Marketek estimates that the study area could initially attract 5 percent of Henry County demand for new or rehabilitated office space and increase progressively to 9 percent over the next ten years. These capture rates translate to the potential for 117,390 sf of new or rehabbed office space in the study area through 2021. However, given the vagaries of economics and real estate and the unknown pace of economic recovery, actual demand can fluctuate significantly on a year-to-year basis. The subsequent phase of this research will identify more specific types of office space users likely to locate in the study area.

Land Values

Land values also significantly impact redevelopment prospects in a community. To identify these impacts in Stockbridge a study was conducted that factored land costs into multifamily rental, for-sale housing, and mixed use redevelopment.

By establishing a set of assumptions and extrapolating a range of variables, an acceptable range of land values under which a particular development type may be feasible was determined for the study area. Key findings include that:

- **Multifamily housing** without structured parking (30 units/acre or less) could be feasible where land values at or below $175,000 per acre, but only where density achievable in the High-Rise District Overlay is provided. In other areas, where a maximum density of 16 units/acre is assumed, the maximum land price falls to just under $100,000 per acre.
- **Multifamily housing with structured parking** (generally 30 units/acre or more) is not feasible anywhere in the study area.
- **Conventional single-family housing** at up to 3.6 units per acre could be built within areas of land value up to $150,000 to $175,000 per acre.
- **Small lot single-family housing** at could only be build on areas with land prices of no more than $225,000 per acre, due to a lower sale price per unit.
- **Townhouses** at 15 units per acre could occur on land as high as $280,000 per acre.
- **Commercial uses**, such as found along North Henry Boulevard, can occur on land up to $700,000 per acre, depending on the specific franchise, and their potential sales.
- **Vertical Mixed-Use development** is not feasible in the study area today, with the exception of live/work units, where the ground floor of a townhouse is used by the owner for a business.

Regarding the fact that vertical mixed-use development is not feasible today, conventional wisdom would have it that the uses combined in a mixed-use development add value to both (or each) use through synergy and efficiency. While this may happen where pedestrian-oriented demand is robust and exceeds supply of available opportunities or where densities are exceedingly high - as in a high-rise environment - in the earlier stages of redevelopment, the additional costs to design and build mixed-use projects tend to work against their economics, leaving a lower, rather than higher land value. Furthermore, the financial community tends to penalize mixed-use underwriting because of the added costs and risks. As such, vertical mixed-use development is unlikely to lead redevelopment in an area with relatively high land costs, but little ambiance. Horizontal mixed-uses, however, remains viable.

Pedestrian-friendly multifamily units such as these are feasible in the study area today

Townhouses are also feasible given land costs in most places

Vertical mixed-use development in the study area will remain challenging to finance for several years

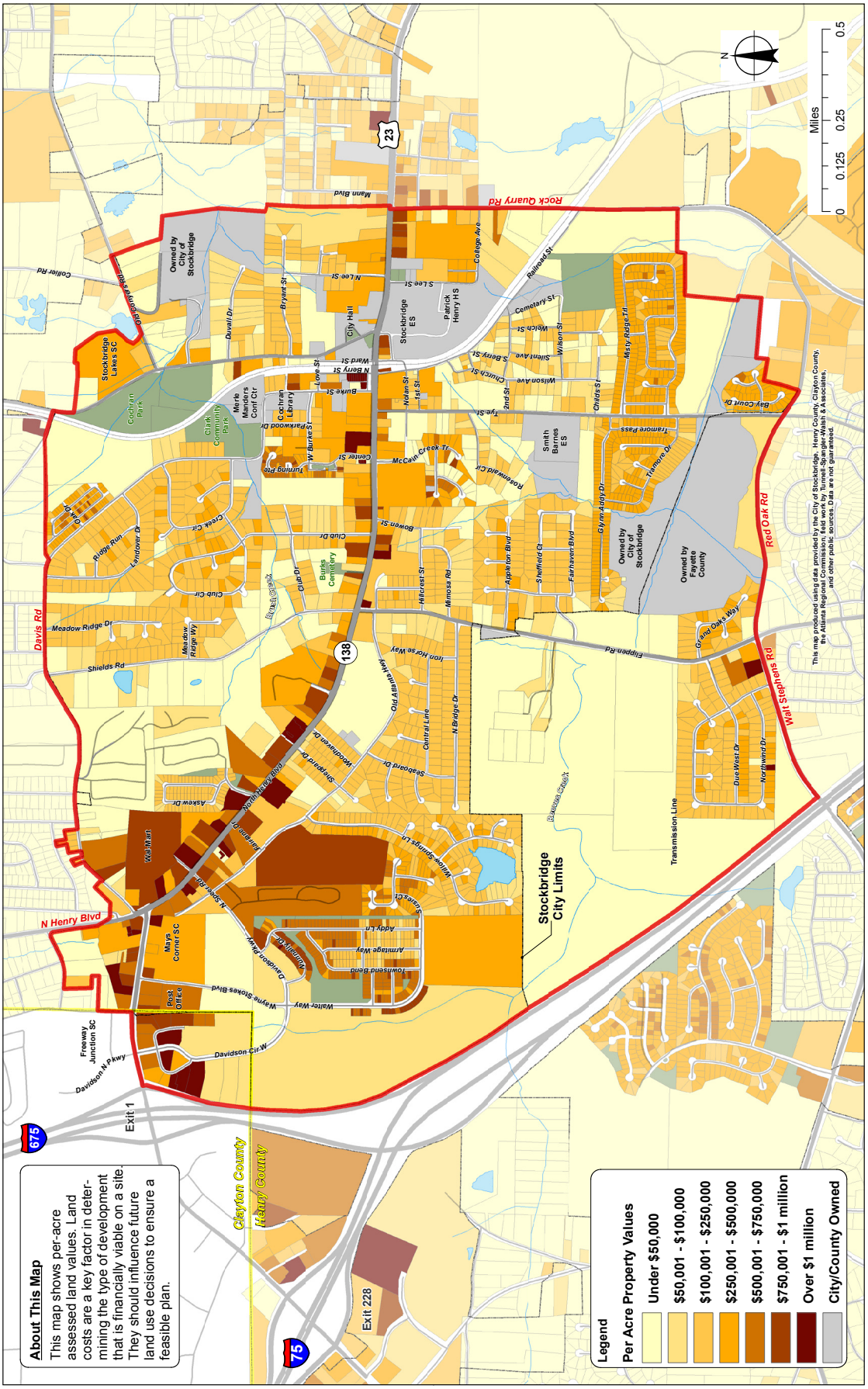


Figure 2.10: County-Appraised Land Values

2.5 Urban Design & Historic Resources

Urban Design

Urban design is a comprehensive review of the collective patterns that define a community and the design opportunities that they represent. It looks at the physical impacts of a variety of factors that shape our communities, and then evaluates their ability to create a whole that is greater than the sum of its parts. A key component of urban design is the experience that a place provides. This experience is defined by an interaction of building, street, trees, sidewalks, topography, and other physical features that work together to define "place" and establish physical character.

Good urban design can be found in downtown Decatur

A key component of place is the public realm and its spatial form. Spatial form refers to the way in which the placement and massing of buildings work together to form a space greater than the individual buildings. Different spatial forms have different impacts on psychology and the ability of places to support activities. For example, most people like to feel protected while walking. This is best achieved by making them feel enclosed.

From a psychological point of view, a street with a height-to-width ratio of between 1:1 and 1:3 provides the necessary enclosure, irrespective of how tall the buildings are. Therefore, if there is a desire to create an environment where walking is encouraged, these ratios should be respected. The existence or lack of enclosure also has a direct impact on driver behavior; all else being equal, buildings close to the street psychologically narrow it and result in slight decreases in vehicular speeds. It also contributes to a sense-of-place.

Buildings on the most walkable streets line up and touch one another

Existing Conditions

Due to the study area's large size, a variety of design experiences exist across it. Within the study area these fall into four general types: the traditional downtown, residential neighborhoods, the North Henry Boulevard "strip," and undeveloped areas.

The traditional downtown includes the historic core along North Berry Street, the newer Town Center Project by City Hall, and nearby streets. This area represents the physical and psychological heart of Stockbridge, albeit a fragmented one. Here, design features vary from block to block, with pre World War II buildings typically contributing more positively to the area's identity than newer ones. This is largely because the historic buildings front the street with doors, windows, shopfronts, porches, and quality architectural design, while newer buildings tend to be set back further. There are, of course, some exceptions to this, including City Hall and the Ted Strickland Community Center.

Bull Street in Savannah has a 1:1 height to width ratio

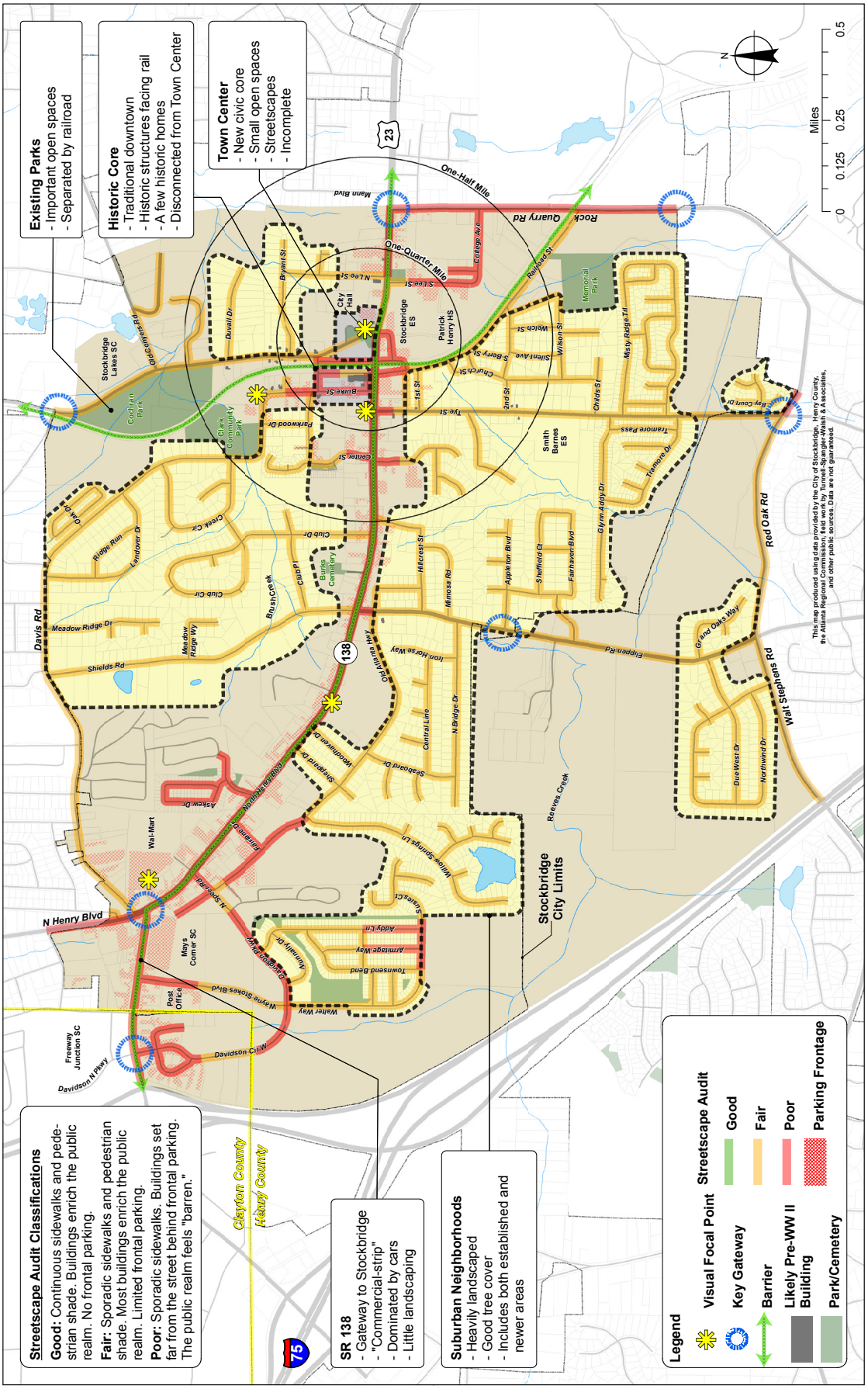


Figure 2.11: Urban Design Analysis

Stockbridge's neighborhoods are its second major character area. Generally speaking, the community's residential streets have a positive design experience, especially those with mature landscaping. Design features in these areas include buildings set back from the street behind landscaped yards or small frontal parking pads, and buildings that face the street with doors and porches. There are, however, exceptions to this, particularly in some newer neighborhoods, where prominent front garages and parking areas contribute to a less visually pleasing streetscape. In parts of the Northbridge Crossing neighborhood, the need to accommodate parking on small lots was mitigated through the use of rear alleys.

The third element of Stockbridge's community design is the North Henry Boulevard (SR 138/42) "commercial strip." Although once a rural "farm to market" road, today virtually all of the corridor is marked by the same post World War II development patterns found across the region. Elements of this include buildings with a low level of architectural detail set far from the street, frontal parking, visual clutter, little landscaping, and a lack of spatial enclosure. The result is that this prominent corridor resembles "Anywhere, USA."

The final design feature of Stockbridge is its undeveloped or rural areas. These areas recall Stockbridge's past and provide a strong identify that many parts of the Atlanta region lack.

Despite the fact that much of the study area has been developed in a way that does not contribute to a positive or sense-of-place, it is important to note that urban design is not static. As portions of the area invariably redevelop, particularly the North Henry Boulevard (SR 138/42) corridor and the traditional downtown area, an opportunity exists to improve the quality of the built environment. This was a key component of the 2001 LCI plan and something that could benefit the community today, although changing economic conditions mean that this will likely be a more incremental process than originally envisioned.

Strengths

- The remnants of the traditional downtown, as well as the newer Town Center Project, are a starting point for creating a downtown area with a strong sense-of-place.
- Pre World War II buildings relate to the street appropriately with storefronts or porches, and shallow setbacks.

Weaknesses

- There is a lack of street-oriented buildings in most places.
- Auto-oriented development creates the impression of "Anywhere, USA" on North Henry Boulevard.
- Visual clutter is prevalent on North Henry Boulevard, especially where former houses that have converted to businesses.
- There is a lack of public art in the study area.
- Major barriers separate different parts of the study area.

Opportunities

- The completion of the Town Center Project could create a high-quality "place" that becomes a focal point for Stockbridge's citizens and strengthens the community's identify.
- Large redevelopment sites could become master planned projects with a strong sense of place and good urban design.
- Zoning changes could improve the quality of development.
- Landscaping could improve aesthetics, especially along North Henry Boulevard.
- The study area's large size could allow several different character areas to be developed.
- Building height could vary by location to reduce the visual impacts of taller buildings.
- Public art could be incorporated into new developments or public spaces.

Figure 2.12: Figure Ground

A figure ground shows the arrangement of buildings and the spaces they define. It is a tool for understanding the development patterns of a community.

- Several major gateways could welcome people to the area.
- Streetscape projects could improve aesthetics.

Threats

- Development could continue in a disjointed manner.
- Lack of upkeep, especially at aging commercial properties, could worsen aesthetics in the community.

North Henry Boulevard includes key gateway areas

Historic Resources

Preserving a community's heritage is becoming increasingly important in today's world of homogenous cities and towns. Many places have found that the best way to promote future growth is by preserving the past. This is particularly true where historic buildings are of a quality that is financially prohibitive today. People are increasingly drawn to communities with a sense of character and history. In addition, "place-oriented" retail has become one of real estate's hottest commodities, with many new "Main Streets" emerging across the nation. Given this demand, authentic historic areas can be positioned to capture this growing market.

While only a few historic structures from before World War II exist within the study area, these structures represent a key piece of Stockbridge's history and provide a sense of history that cannot be replicated in new development. In addition, the study area includes other features such as mature trees, cemeteries, and farmland that should be investigated as candidates for preservation. Incorporating such features into developments can provide the sense of "authenticity" that many long for.

Historic buildings on North Berry Street sit close to the sidewalk

Strengths

- Stockbridge is a small town with a rich history, including being the birthplace of Martin Luther King, Sr.
- Several historic houses and businesses recall earlier times.
- Many historic or "legacy" trees exist throughout the study area.
- Area cemeteries preserve local family history.

Weaknesses

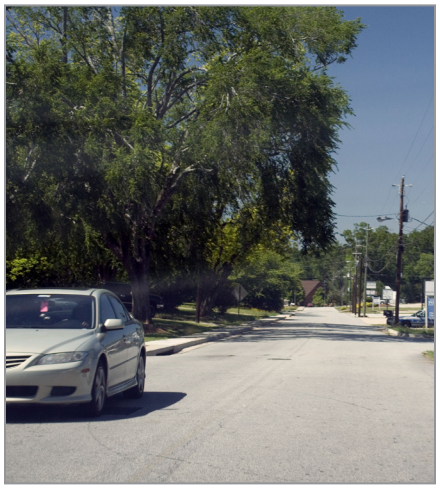
- Many potentially historic buildings have been modified or are in a state of disrepair.
- Little remains of Stockbridge's historic core.

Opportunities

- Architecture could build upon local or regional precedents, rather than simple corporate prototypes.
- Historic features could be incorporated into new developments.

Threats

- The loss of the study area's few historic buildings could further degrade its history.



Historic trees on Burke Street remain from when it was lined with homes

2.6 Public Facilities & Spaces

Today many services are provided by local, state, and federal governments, or private companies. These include basic facilities for public health, safety, and welfare, as well as additional services that make a community an inviting place to live or do business. An example of the latter includes open space, which is becoming an important development strategy in some places.

Public Facilities

Within the study area a variety of public facilities exist, including

- Stockbridge City Hall
- Stockbridge Municipal Court
- Stockbridge Police Department
- The Ted Strickland Community Center, a space for special events held by residents and community groups
- The Merle Manders Conference Center, a multi-use space hosting conference, weddings, banquets, and meetings
- Fire Station #9, which is about to be housed in a new building
- Cochran Public Library, a division of the Henry County Library System
- Smith-Barnes Elementary School (Henry County Schools)
- Patrick Henry Alternative School (Henry County Schools)

The area also contains several private facilities that serve the public, including religious institutions, some of which include schools. The closest hospital, Henry Medical Center, is located just to the south of the study area.

City Hall occupies a prominent location at North Henry Boulevard and East Atlanta Road

The Cochran Public Library is located on Burke Street

A new home for the Henry County Fire Station #9 is almost complete on Rock Quarry Road

Strengths

- Many public and private facilities exist in the study area.

Weaknesses

- Many are concerned about public safety in certain areas.
- Many view the lack of swimming and/or recreational facilities (such as a YMCA) as a negative, especially for those with limited transportation options
- There are no facilities for Stockbridge's seniors or youth

Opportunities

- The existing JP Moseley Recreation Center on Miller's Mill Road could serve the area better, perhaps if a shuttle was provided.
- New facilities could be created either publicly or as part of privately-developed master planned projects.

Threats

- Growth without facility expansion and improvements could strain existing resources and reduce quality.

Public Spaces

Reliance on technology and fast-paced lifestyles leads people to increasingly value places that allow them to connect with others. In fact, one of today's hottest real estate trends is the community where people can partake in a wide variety of public spaces on a daily basis. Many people no longer want to drive to walk down a pleasant, tree-lined sidewalk, play in a park with their children, or relax on a warm summer evening. They want their communities to provide all of these opportunities and more.

There are five major categories of public spaces, each with their own distinct definition and applicability:

Streets and sidewalks are the most used public spaces in towns and cities. In addition to serving as a transportation conduit, streets and sidewalks can be designed to encourage social interaction and community building. Streets can be parade routes or the location of special festivals, while sidewalks can provide room for cafe dining, street furniture, and street trees.

Plazas are hardscaped gathering places in a town or city center and surrounded by commercial, mixed-use, or civic buildings. They often include fountains, benches, or similar elements. Their entire surface is accessible to the public and consists of stone, concrete, or pavement interspersed with trees and limited plant materials.

Parks are landscaped recreation and gathering places that can be located in any area of a town or city. They may be surrounded by residential or commercial buildings, and are often the focal points of neighborhoods. Parks often include picnic facilities, drinking fountains, benches, and playgrounds. Larger parks may include ponds, sports fields, and courts. Well designed parks are defined at the edges by streets, lawns, shrubs, and other plant materials.

Greenways are parks that can serve as corridors for transportation, wildlife migration, or habitat protection that occur in a linear manner - usually along creeks or rivers. Greenways can also connect plazas, parks, and conservation lands. Because of this, they can be located in virtually any setting and with any size.

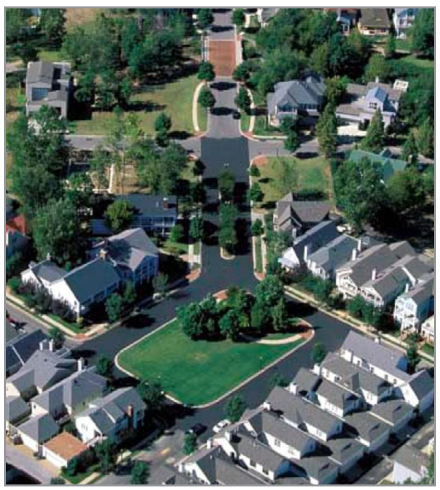
Conservation Lands protect and enhance areas of environmental and historic significance. They are usually located at the edge of a town or city. Because their primary purpose is the protection of open space, they can include camping sites and trails.

Existing Conditions

Public space conditions in the study area vary widely. In older parts of the city surrounding the traditional downtown several parks exist, including Cochran Park, Memorial Park, Clark Community Park, Gardner Park, and a small square and fountain developed as part

A mother and her son experience a well designed public street at Atlanta's Atlantic Station

The Mall of Georgia in Buford incorporates a plaza with a fountain

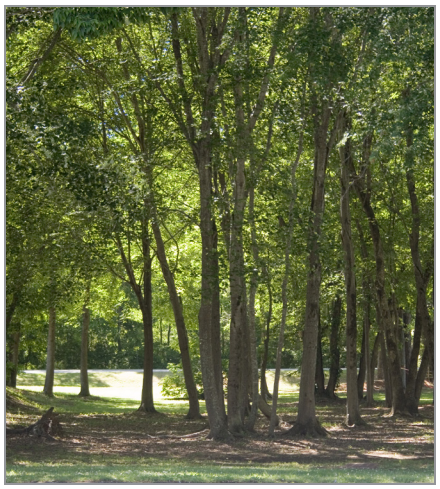


A park is the center of Harbor Town, near Memphis (Courtesy of Alex S. MacLean)

of the Town Center Project. In addition, the City of Stockbridge owns conservation lands along Reeves Creek. There are also a variety of other privately-owned public spaces, including Burks Cemetery and the green spaces found in several of the study area's newer subdivisions, including Northbridge Crossing.

Despite these existing assets, the study area's public spaces are still lacking in many respects. Most major streets and sidewalks are impoverished public spaces that only serve drivers. Minor streets are only slightly better, in large part because they retain vestiges of the area's past, including mature trees that provide shade and greenery. In addition, the city lacks a square or focal point of sufficient size to host larger public events, especially those involving live music.

With growth, an opportunity exists to enrich the public realm. New developments could incorporate pedestrian friendly streets and plazas, while existing stream corridors could become greenways. Buildings could be placed in a way that enriches these spaces, rather than turning their backs on them. Without such facilities, however, growth will only continue to degrade the area's public realm.



Cochran Park and nearby Clark Community and Gardner Parks are key assets to the study area

Small pocket parks could be scattered throughout developments and fronted with buildings

This development, Glenwood Park, in Atlanta incorporates a central park

Strengths

- The study area includes several existing public spaces.
- Some secondary streets, such as Old Atlanta Highway, are lined with trees on adjacent properties

Weaknesses

- There is no traditional town square or other central public space that can serve large community events.
- Most streets and sidewalks fail to serve as meaningful public spaces.
- Litter and weeds in streets and sidewalks make much of the public realm appear neglected.

Opportunities

- New developments could provide public spaces, including plazas that could be a focal point or "town center."
- Stream corridors and flood zones could become greenways.
- Street trees could enhance the public realm.

Threats

- Development could occur without appropriate or well-placed public spaces.
- Poorly designed public spaces might lack appeal and fail to capitalize on the need for a community focal point.
- Liability and limited funds, which could limit the ability to provide publicly-owned open spaces.
- Poorly located open spaces could result when open spaces are relegated to the areas with least development potential.
- Maintenance of public spaces could be a long-term challenge.

2.7 Lifelong Communities

Lifelong communities are places where people of all abilities can live throughout their lifetime. Components that make a community a place where individuals can age in place successfully include a range of housing and transportation options (including a connected and walkable environment), opportunities that encourage healthy lifestyles, and access to supportive services and information.

Lifelong Communities serve people of different ages in a walkable setting (Courtesy NHTSA)

Existing Conditions

Stockbridge is a place where people of all ages and abilities live, but it lacks many amenities and characteristics that are important for an aging population or those with physical disabilities. Table 2.9 shows the study area's performance in a variety of Lifelong Communities measures established by the ARC. These are grouped for consideration during the planning process.

Many principles of Lifelong Communities involve the ability of the transportation system to support mobility and accessibility, especially for non-drivers. As identified in Section 2.3 Transportation, many parts of the study area today are difficult and inconvenient to walk in, both due to a lack of safe facilities, but also development patterns favoring drivers.

The area provides a range of healthy food options, but not in a walkable setting

A second set of principles involves providing a range of accessible dwellings. Unfortunately, the study area performs poorly in this category, as well, in that it fails to provide housing for those of a variety of ages, incomes, and lifestyles. This limits its appeal and means that there are few options for residents of nearby single-family neighborhoods to down-size to other housing types as they age, unless they choose to move out of the area.

Social interaction between people of all ages and abilities is also key to Lifelong Communities. In Stockbridge this occurs primarily in semi-public settings such as restaurants or religious facilities. A few encounters also occur in parking lots, public buildings, or parks.

The study area does provide some support for healthy living, including parks and many places selling healthy foods. Unfortunately the community is largely laid out in a way that discourages informal physical activity that is part of daily life.

There are many houses of worship in and near the study area

The final element of Lifelong Communities is access to services. In this category parts of the study area come close to achieving Lifelong Communities principles. Those living near North Henry Boulevard (SR 138/42) have access to a range of daily goods and services. During field work conducted as part of this study, several people were seen walking from nearby apartments and neighborhoods to said businesses, especially along Tye and Railroad Streets.

Table 2.9: Lifelong Communities Assessment of the Study Area

	Lifelong Communities Principle	Status
Mobility and Accessibility	Streets that are welcoming and unintimidating	◪
	Traffic calming strategies that make the environment feel safe	□
	Plantings and fencing positioned to reduce traffic noise	□
	Engaging frontages that include diverse urban and building form	◪
	Walkable/fall-safe sidewalks	◪
	Manage sidewalks during any construction and repair to avoid access barriers	◪
	Manage sidewalks to avoid cluttering of pedestrian environment	■
	Grade level changes that are clearly marked and well-lit	◪
	Handrails installed where appropriate	□
	Curb cuts at all intersections	◪
	Pedestrian friendly sidewalk paving	■
	Trees for shade	◪
	Sensory cues at decision points, such as junctions or grade changes	◪
	Adequate pedestrian lighting	◪
	Crossable streets	◪
	Accommodation for specialized vehicles (power chairs, golf carts, etc.)	□
	Sitting arrangements to provide respite and facilitate conversation	□
	Sturdy seating with arm and back rests, made of appropriate materials	◪
	Covered bus stops with seating	□
	Areas of sun and shade considered in the design of the street	◪
	Gates/doors requiring less than 5 lbs of pressure to open & having lever handles	□
	Consideration given to required vegetative buffers and pedestrian access	□
	Consideration given to parking requirements and pedestrian access	□
	Centralized transit waiting areas	□
	Transit stops that provide protection from rain, wind and sun	□
	Smart transit technology that alerts riders to bus/shuttle's arrival time	□
	Smart transit technology alerts bus drivers to riders waiting out of sight	□
	Stops for shuttles, jitneys, buses and light rail	□
Dwelling	Diversity of housing (varying sizes, products)	◪
	Accessibility of housing products	◪
	Workforce housing	■
	Range of supportive housing types	◪
	Range of specialized housing types (cohousing, models that address disabilities)	□
	Accessible spaces as appropriate based on community accessibility standards	◪
Social Interaction	Front yard gardens, porches and stoops	◪
	Reinforcement of found gathering places	□
	Community rooms (large enough for exercise classes, meetings, movies)	■
	Opportunities for meaningful volunteer activities (e.g. after-school tutoring)	■
	Active and passive open space such as dog parks, playgrounds, etc.	■
	Third-places such as parks, shops, community centers, etc.	◪
Healthy Living	Daily needs within safe and inviting walking distance	◪
	Fall-safe environment	□
	Shorter block sizes	□
	Walkable destinations	◪
	Designated walking loop	◪
	Exercise and recreation venues (e.g. bocce, dancing, tennis, yoga, tai chi)	◪
	Swimming pool	□
	Community equipped with access to health services and education	◪
	Community concierge (and case management)	□
	Neighborhood access to healthy foods	■
Access to Services	Community bulletin boards	□
	Wayfinding signage	◪
	Local access to ordinary daily needs that are location appropriate	◪

■ Yes, this principle is met □ No, this principle is not met ◪ This principle is partially met

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CITY OF STOCKBRIDGE

LIVABLE CENTERS INITIATIVE 10-YEAR UPDATE

Part 3: Public Process

July 9, 2012

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3.1 Public Process

The Stockbridge LCI Study 10-Year Update utilized a number of public outreach tools and techniques to solicit community involvement from over 600 people between July of 2011 and March of 2012. These included interviews, core team meetings, public notices, press releases, an image preference survey, a community workshop, three public presentations, and a website.

Note:
This section provides an overview of public outreach. The Appendix provides more detailed information.

Interviews and Surveys

Confidential interviews and surveys were used throughout the planning process to solicit candid feedback on Stockbridge and its future potential. These included:

- **Interviews** with assorted agencies and stakeholders at the beginning of the process
- An on-line **Community Survey** taken by 48 stakeholders at the beginning of the process
- An on-line **Image Preference Survey** taken by 23 stakeholders at the beginning of the process
- A focus meeting with the **Stockbridge Historical Society** on September 15, 2011, attended by 10 people
- A **Community Questionnaire** handed out at the Bridgefest in the Pines on October 1, 2011, and taken by 10 people
- An **Intercept Survey** on December 13, 2011, at the Food Depot in which 240 people were asked to share their opinions on the community's future and 72 did
- An **Intercept Survey** on December 13, 2011, at Walmart in which 300 people were asked to share their opinions on the community's future and 15 did
- A **Visioning Survey** for those unable to attend the community workshop that was taken by 3 people
- A **Draft Plan Survey** for those unable to attend the Draft Plan Open House that was taken by 3 people

Raw comments from these surveys can be found in the Appendix.

The public process engaged residents of all ages

The Core Team

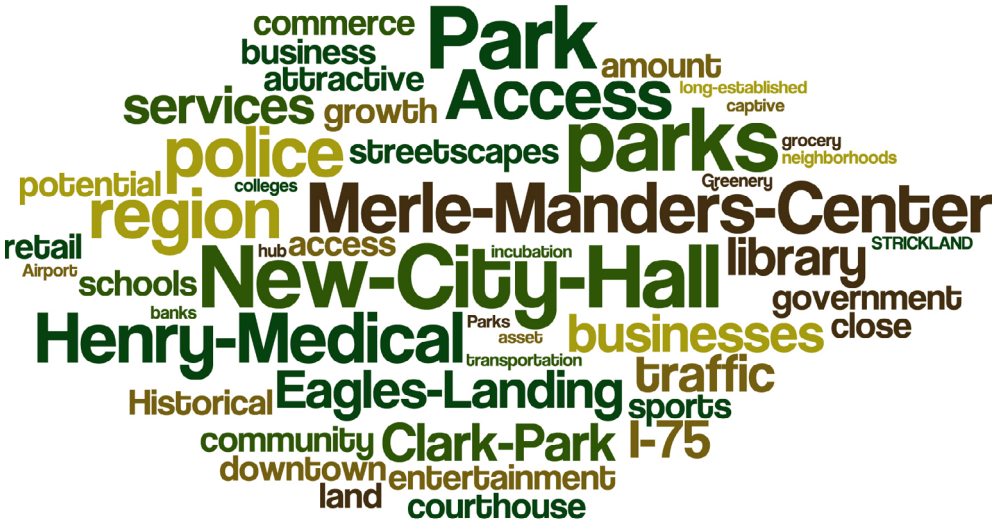
To guide the process and facilitate outreach, a Core Team of stakeholders was also established. The Core Team consisted of property owners and developers, elected officials, Stockbridge staff, Henry County staff, business owners, residents, and other leaders in the community. Nearly 30 people either expressed interest in the Core Team or were invited to participate.

Stakeholders sign-in at the Kickoff Meeting

Because of the use of surveys, interviews, and other methods of directly interacting with Stockbridge's stakeholders at all stages of the planning process, the Core Team only met twice during the 10-

Summary of Survey Comments

Following completion of stakeholder interviews and surveys, a Wordle was prepared for strengths, challenges, and opportunities. A Wordle is a tool for generating "word clouds" from text that gives greater prominence to words that appear more frequently in the source text. Wordles can be used to quickly and graphically identify major themes.



Study Area Strengths Wordle

Study Area Challenges Wordle

Study Area Opportunities Wordle

year update. The following are brief summaries of these meetings:

- **Core Team Meeting #1** (September 20, 2011): At this meeting the consultant team introduced the process to the Core Team, defined the Core Team's role, provided an update on inventory work, and answered process questions.
- **Core Team Meeting #2** (December 13, 2011): At this meeting the consultant team presented ideas emerging from the workshop and offered preliminary plan recommendations for review and comment.

Core Team members also attended the various public meetings and provided their input at them. In addition, they frequently contacted the consultant team through emails and phone calls to discuss specific issues and ideas.

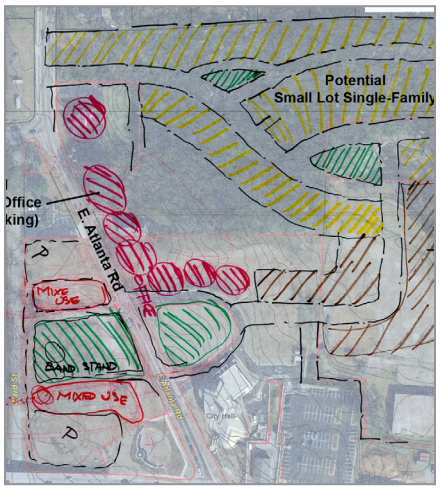
The workshop allowed residents to have a hand in shaping Stockbridge

Public Meetings

In addition to the Core Team meetings, four public meetings were held to ensure that interested parties were given an opportunity to be involved in shaping the community's future. Summaries of these meetings are provided below. Further information is available in the Appendix.

Kickoff Meeting

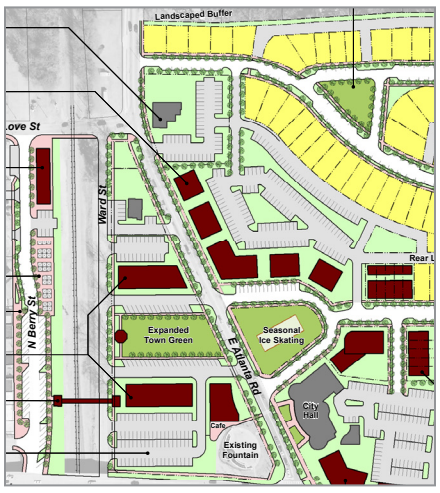
On August 30, 2011, a public meeting was held at the Stockbridge City Hall to commence the public portion of the planning effort. The meeting began with an exercise that allowed participants to put red and green dots on a map to show where they thought negative and positive things were happening. Following this, attendees were introduced to the project team, the LCI program, the planning process, and current planning trends. As the meeting closed, participants were given an opportunity to visit different stations to share their thoughts on transportation, housing/marketing, land use, and other issues. They were asked to tell the project team what they liked most and least in the study area, as well as specific needs for change.



Town Center Project concept plans were explored at the workshop

Community Workshop

Through a workshop held at the Ted Strickland Community Center on October 18, 2011, the consultant team shared the results of the Community Survey and Image Preference Survey with attendees. They then conducted breakout sessions to further define the community's desires on several fronts: the traditional downtown area, North Henry Boulevard (SR 138/42), markets and economic development, study area-wide transportation, and community linkages.



Based on public comments, concept plans were revised and finalized

Specifically, workshop attendees brainstormed various ideas for each topic, encouraged not to limit their thoughts at this point in the planning effort. At the conclusion of the sessions, a representative

for each topic presented the highlights of the ideas discussed.

Draft Plan Open House

The draft master plan recommendations were made at an open house held on January 23, 2012, at the Merle Manders Conference Center. At the meeting, boards showing all plan recommendations were available for review and comment; this informal format allowed participants to focus on the areas of most interest to them. In addition, the public could share their most- and least-liked recommendations with the consultant team, and fill out a detailed worksheet with specific comments.

Final Plan Presentation

The final master plan recommendations were presented to the public on March 5, 2012, at the Stockbridge City Hall. At this meeting, comments on the plan were heard and later incorporated into the finished plan document.

An open house allowed stakeholders to review plans at their own pace

We need your input for the
STOCKBRIDGE LIVABLE CENTERS INITIATIVE STUDY 10-YEAR UPDATE

Final Plan Presentation

Monday, March 5, 2012
6:00 - 8:00 pm
City Hall - Council Chambers
4640 North Henry Boulevard
Stockbridge, GA 30281

Please join us for a formal presentation of the final recommendations of the Stockbridge LCI 10-Year Update. These have been prepared based on comments received at January's Draft Plan Open House and through the project website.

At the meeting consultants will present:
- *Revised Town Center concepts*
- *Land use recommendations*
- *Transportation recommendations*
- *Public facilities and space recommendations*
- *Environment recommendations*
- *Implementation strategies*
- *And much more!*

Comments will also be taken so that the plan can be finalized for adoption.

This study is sponsored by the Atlanta Regional Commission and the City of Stockbridge.
To learn more about the LCI program and the study, please visit:

www.tunspan.com/stockbridge

Flyers were posted at many area businesses prior to public meetings

Communication Tools

Recognizing the importance of communication to public involvement, the planning effort utilized a number of tools to keep stakeholders informed of upcoming meetings and project information.

One key tool was the project website, which provided access to the project maps, meeting presentations, meeting minutes, flyers, documents, and other information pertaining to the study. The website also included a listserv which was used to keep members updated on the planning process.

In addition to the website, various print media were distributed to inform residents and property owners of upcoming meetings. Flyers were posted at area businesses, government buildings, and other high traffic locations to let the community know about upcoming events. Core Team members also assisted in spreading the word through word-of-mouth and neighborhood associations.

Finally, Channel 14, Henry County's public access channel, was used to remind viewers of upcoming meetings at least two weeks before the schedule date. The advertisement also included a link to the project website.

3.2 Image Preference Survey

A key visioning tool of the Stockbridge LCI Study 10-Year Update was the image preference survey (IPS). Using an online format accessed from the project website, the public was given the opportunity to score a variety of images for their level of appropriateness for the future of the study area. Categories included Commercial and Mixed-Use, Multifamily Residential, Small Lot Single-Family and Townhouses, Transportation, and Public and Open Spaces. Possible scores ranged from -5 (extremely inappropriate) to +5 (extremely appropriate). A score of 0 indicated no preference.

The IPS was available from September 21, 2011, to October 14, 2011, and was completed by 23 people. Demographic information collected during the survey indicated:

- 43% of respondents lived in the LCI study area
- 26% lived in the City of Stockbridge (excluding the study area)
- 22% lived in Henry County (excluding the study area)
- 9% lived outside of Henry County

Following the survey, the most and least appropriate images were identified by taking the average (mean) score for each image. In addition, agreement between respondents was determined by looking at the standard deviation of image scores.

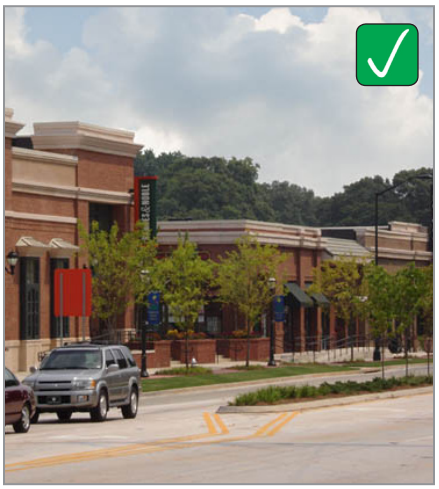
Because survey participation was self-selected and limited to persons with Internet access, it was not a statistically valid representation of all Stockbridge's residents, and was but one of many tools used to solicit input into the planning process. This said, the highly visual nature of the survey played an important role in getting the public to think about future possibilities and spurring discussion at the Community Workshop

The following is a summary of key findings.

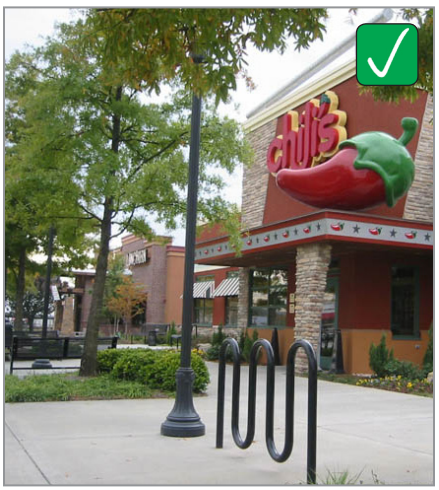
Commercial and Mixed-Use

A key element of the LCI program is the promotion of commercial and mixed-use development, both vertically and horizontally. However, in Stockbridge, survey responses suggest a desire to ensure that mixed-use development is also well-designed and walker-friendly. To this end, the highest scoring mixed-use images were of The Walk at Legacy in Cobb County, Edgewood Retail District and Lindbergh City Center in Atlanta, and Vickery in Forsyth County. These images showed one to three story traditionally styled brick and clapboard buildings containing shops, housing, and offices. More significantly, they included open space and landscaping that minimized the visual impact of the higher density development and provided spaces for people.

This image of a mixed-use project in Cobb County scored +3.23



Atlanta's Edgewood Retail District scored +2.95



This Chili's at Lindbergh City Center in Atlanta also scored +2.95

Images of modern designs and tall buildings scored poorly (although a minority rated them highly), as did photos of existing commercial areas in Stockbridge. Images of the latter include the commercial buildings on North Berry Street and the Mays Corner shopping center.

Overall, the survey confirmed that there is a role for high-quality, commercial and mixed-use development in the study area's future.

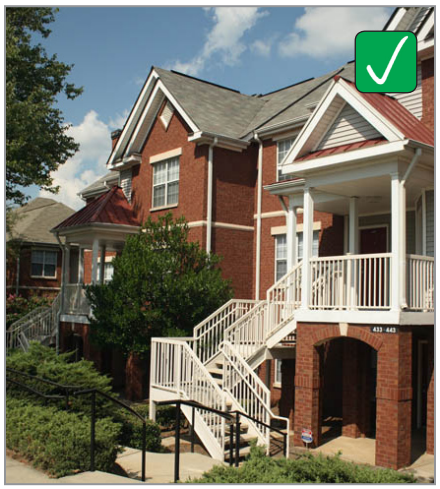
Multifamily Residential

Currently the study area contains a handful of large multifamily apartment complexes scattered throughout it, and no for-sale condominiums. Survey results suggest that respondents are lukewarm, at best, to increasing the amount of multifamily housing in the study area, particularly if in the form of large, monolithic apartment complexes found across much of suburban Atlanta.

This multifamily residential image scored +1.50

Most images in this category scored poorly, particularly images of existing aging complexes and high-rise buildings. The images that scored the highest were of small, low-rise buildings that looked more like houses than "complexes." These frequently included small buildings containing only a few units, ample landscaping, discrete parking, sidewalks, and two or three stories.

While the image survey focused on building form, an optional comment section, as well as the Community Survey, suggested that stakeholders are interested in new multifamily housing that is incorporated into a mixed-use setting, well-designed, and primarily owner-occupied or targeted towards the elderly. Many feel that Stockbridge's existing large apartment complexes offer enough of that type of housing for the community.



This image of a well landscaped brick building scored +1.19

Small Lot Single-Family and Townhouses

As Stockbridge's population ages and residents choose to down-size from their large lot single-family houses, townhouses and small lot single-family houses are expected to become an increasingly popular housing option, especially within a short walk of shops and services. While these options in the study area will be limited, due to a desire to protect existing neighborhoods, there will still be some opportunities for such uses in Stockbridge.

When small lot single-family houses and townhouses are built, survey results suggest that the conventional approach to cookie-cutter development that provide higher density living, but without the amenities that make it desirable (including parks, sidewalks, and a true "town" environment) are inappropriate for the future of the study area.

These "patio homes" scored +2.40, the highest for the category

Both townhouse and single-family images that scored well were of traditional designs with quality design features and landscaped

yards. These houses fronted on tree-lined sidewalks and alluded to a setting that was truly walkable. Parking was provided, but to the rear of buildings so as to not disrupt the pedestrian-oriented building front.

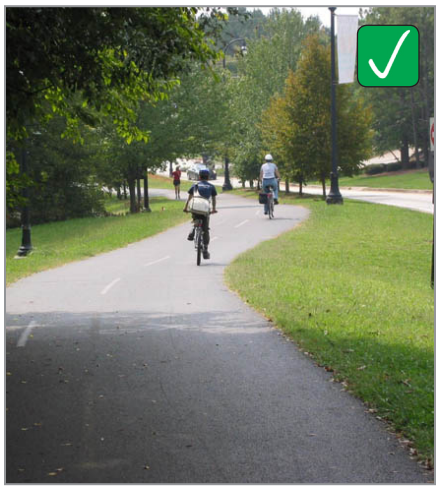
Survey results also suggest that small lot single-family houses and townhouses may be appropriate for Stockbridge's aging population. The two highest scoring images in this category were one story houses that are well suited to the elderly because they provide living space on one level and can readily be adapted for persons with limited mobility.

These one story houses on a tree-lined street scored +2.05

Transportation

Transportation images showed many different facilities, including roadways, medians, bicycle lanes, multi-use paths, sidewalks, buses, and more. Except for one image showing North Henry Boulevard (SR 138/42) as it exists today, all images in this category received positive scores, suggesting that people want to expand the range of transportation offerings.

The top rated images in this category showed a strong desire for improving transportation options for bicyclists and pedestrians. The highest scoring image, shown at right, was a landscaped multi-use path that is very similar to the existing Reeves Creek Trail. Said trail represents an ideal method for linking existing neighborhoods to existing and proposed growth centers in Stockbridge.



This path was the highest-scoring image in the survey, at +3.75

The second highest score in this category was of a very different facility from the multi-use path. This image showed a wide, tree-lined sidewalks in a downtown environment. Here, the design of buildings and the public realm worked together to create a setting ideally suited for walking. This suggests that transportation facilities alone are not enough to truly promote walking

This image of SR 138 today scored -1.35

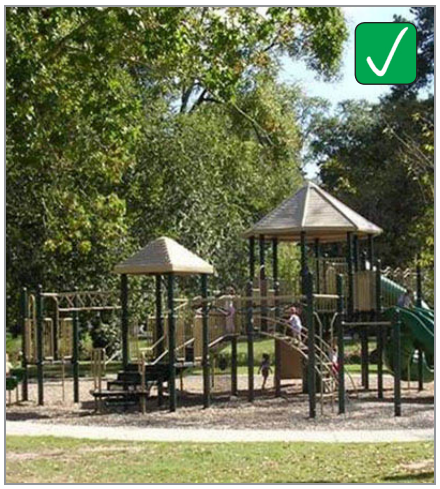
When a median and landscaping were added the score increased to +0.55

Public and Open Spaces

This category showed a series of open spaces ranging from parks and plazas, to farmers markets and community gardens. The study area currently has several parks, but no true community gathering spot, such as a town green or square. Survey responses suggest a desire to increase the amount of quality open space in the future. To this end, all images in this category scored well.

The highest scoring image in this category was of a playground; this was also the second-highest scoring image in the entire survey. This is consistent with interview comments and Community Survey findings that suggest a strong desire to make central Stockbridge a family-friendly community.

Other images that scored well included a tree-lined sidewalk, an urban town square, and a small farmers market. The lowest-scoring image was a community garden, which suggests that many respondents were only lukewarm to the idea or did not consider gardens to be a priority.



This image a playground was the second-highest scoring, at +3.35

General Findings

The images selected as most appropriate represent places from around the nation; regardless of origin, all share certain design elements. Most notable is that all show a vibrant, human-scaled small town environment; survey participants rejected the images of sprawling suburban areas and high-rise canyons equally. Furthermore, all share a common respect for the pedestrian, landscaping, and well-designed buildings. Another key indication is that people think the study area should provide facilities that serve a range of people. This is reflected in terms of business types, housing types, open space types, transportation facilities, and architectural styles.

This lively sidewalk environment scored well, at +3.25

Results also suggest that the residents, businesses, and property owners in and around Stockbridge are yearning for a place that is different from what has been offered in recent decades, and one which, in many ways, recalls Stockbridge's traditional role as a self-contained small town. As evidenced by the scores, many would like to see both a walkable downtown environment in Stockbridge's historic core, but also improved aesthetics, landscaping, and quality of design in other areas, particularly the North Henry Boulevard (SR 138/42) corridor. The recommendations contained in the following section represent a blueprint for doing just that.

This small square in Atlanta's Glenwood Park scored +3.10

CITY OF STOCKBRIDGE

LIVABLE CENTERS INITIATIVE 10-YEAR UPDATE

Part 4: Recommendations

July 9, 2012

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4.1 Overview of Recommendations

This part of the document includes recommendations for the Stockbridge LCI Study 10-Year Update study area that proactively shape its future character; it also provides short- and long-range actions to address the weaknesses and threats identified in Part 2: Inventory & Analysis. There are two types of recommendations: Policies and Projects. Projects are followed by a reference number corresponding to the Section 5.1: Action Plan.

Recommendations are a synthesis of the desires of area residents, businesses, property owners, the project Core Team, and others, coupled with sound planning principles. They offer a visionary yet achievable blueprint for sustainable growth that will benefit Stockbridge and its residents for decades to come.

Future Vision

This 10-year update is a refinement of the vision for Stockbridge that emerged from the initial LCI study. Since 2001, many factors affecting the city's future have changed significantly, not the least of which are aging local and regional populations; an economic slowdown; tightening real estate lending practices; and a decrease in state and federal funds available for community improvements. These and other factors have created a need for a plan that serves changing demographics, maximizes the return on public investments, reduces barriers to private investment, and has a resiliency that allows it to adjust to change - all while keeping with a community desire for growth that improves Stockbridge's quality-of-life and benefits current and future residents.

The recommendations that follow have been developed to realize a vision that emerged from an open and inclusive planning process. Central to this is a belief that poorly planned development practices must be shunned in favor of a thoughtful and integrated approach to land use, transportation, economic development, design, and public facilities - one that builds on Stockbridge's strengths to create a place of lasting economic, social, and environmental value.

As the area develops, it is envisioned as becoming both a revitalized heart for Stockbridge and a key activity center for northern Henry County. It is designed to be:

- **Compact**: Offering different uses close to one another, preferably within a ten minute walk.
- **Connected**: Providing pedestrian, vehicular, bicycle, and transit facilities that allow easy access between uses.
- **Complex**: Striving for diversity in the mix of uses, economic resilience, the range of housing, and the design of buildings and public spaces. Failure to do this creates monotony, and places that are monotonous are not of lasting value.

Policies & Projects

There are two types of plan recommendations:

Policies are guidelines that provide direction for the implementation of the plan's vision. They often support specific implementation projects and should be the basis for actions by the City of Stockbridge. Policies should also guide the private sector, especially to the extent that they define plan aspirations.

Projects are specific tasks, such as transportation improvements or new parks, with a defined cost and time frame. They are often undertaken by a local agency such as the City of Stockbridge, Henry County, GDOT, or GRTA.

In general, this means providing a mix of employment, housing, retail, civic, and open spaces connected by a balanced system of streets, transit, sidewalks, and bicycle facilities. It also means arranging them in a way that creates “a place” where people want to live, work, and play, both today and in the coming decades. Most importantly, it means doing so in a way that benefits existing residents and businesses.

Highly walkable growth centers often focus on a public space

Specifically, the land use vision calls for directing growth into walkable centers that can serve as focal points for nearby areas. Due to its large size, it is not feasible to expect the study area to have a single identity. However, by establishing different centers based on access, environmental factors, and location, it is possible to create a framework that can accommodate the range of development patterns desired by stakeholders.

Envisioned growth centers areas include:

- The **Downtown**, which includes Stockbridge’s Town Center Project and the historic core along North Berry Street. This area features a mix of restored historic and new buildings, streetscapes, housing options, and expanded public spaces.
- The **Regional Activity Center** near I-75, which is a high-density area featuring employment, hotels, retail, housing, and public spaces serving as a buffer to Northbridge Crossing.
- **Davis Road Neighborhood Center**, which lies north of Walmart and is envisioned as a neighborhood center that could develop long-term to serve surrounding residents.
- **Old Atlanta Road Neighborhood Center**, which could one day become a pedestrian-friendly mixed-use center within a short walk or bike ride of several nearby neighborhoods.
- **Flippen Road Neighborhood Center**, which currently only offers gas and convenience retail, but could gradually provide more neighborhood services.
- **Stockbridge Lakes Neighborhood Center**, which surrounds the existing Stockbridge Lakes shopping center.

Neighborhood centers often include pedestrian-friendly businesses

Between these centers, preserved neighborhoods and greenspace corridors are envisioned, as well as the continuation of existing commercial uses along major corridors. A range of transportation facilities should serve and connect these areas, including sidewalks, shuttles, paths, and streets, to benefit the immediate community and improve access to greater north Henry County. In all areas, the design of buildings, streets, and public spaces should create a memorable place where people want to be. Buildings should use lasting materials and strive for design excellence, while art and landscaping are envisioned throughout.

A series of streets, sidewalks, and paths will connect growth centers

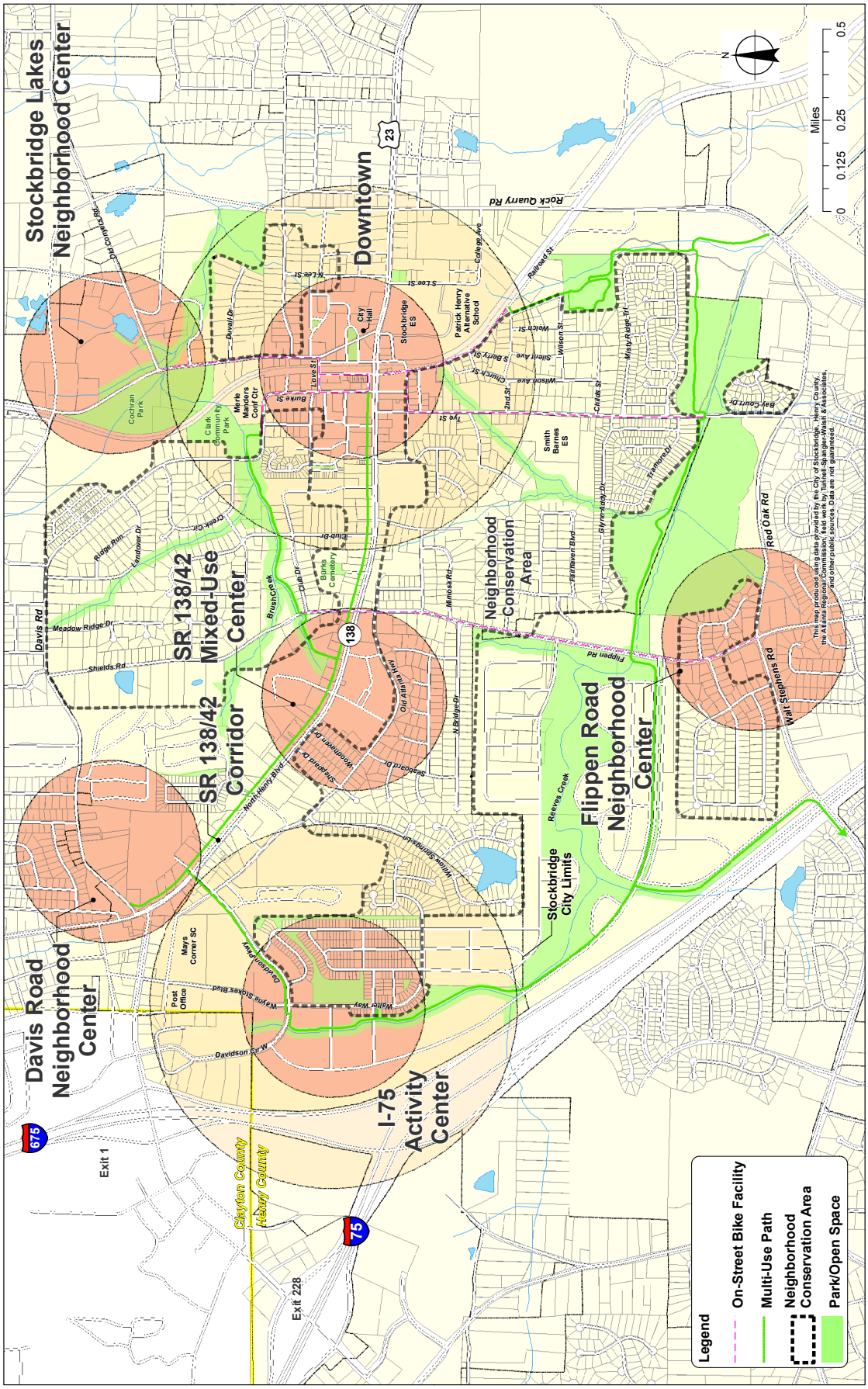


Figure 4.1: Growth Centers

4.2 Land Use Recommendations

The large amount of marginal lands in the study area represents an opportunity to proactively plan for change. As market forces increasingly favor walkable, compact communities, the area should grow in a way that increases the mix of uses, particularly those creating high-paying jobs, serving the aging population, or enhancing available goods and services. This must occur in a way that minimizes negative environmental impacts and improves the area's quality-of-life.

Higher-density, mixed land uses must be well designed to have a positive impact in Stockbridge

Land Use Policies

Use the Framework Plan as a guide for long term redevelopment, while recognizing that interim growth may be less intense than reflected in the plan.

The Framework Plan in Figure 4.2 reflects aspirations for how the area should grow over the next 25 years in a way that protects existing neighborhoods, supports appropriate development, and positions Stockbridge to be a model for sustainable development. Central to this is a land use vision that provides opportunities for everything from townhouses to high rise offices and condominiums. The plan's goal is that people of all incomes and ages will be able to live, work, and play in the community, with all the necessary supporting services such as schools, parks, and places of worship within a short walk or bicycle ride.

Before this aspiration can be achieved, some sites, especially aging shopping centers, will probably be renovated or converted into other uses, such as offices or religious facilities, in advance of their long-term redevelopment. Such should not be viewed as a plan failure, but rather one step in the incremental growth of the area.

The plan will improve accessibility in Stockbridge, especially for bicyclists

Table 4.1: Description of Typical Framework Plan Land Uses

Land Use	Primary Uses	Typical Building Heights	Typical Housing Density*
Single-family	Single-family houses	1-3 stories	1-2 DUA
Residential 1-4 Stories	Small lot single-family houses, townhouses, assisted living, multifamily	1-3 stories	8 DUA
Highway Commercial	Hotels, auto-oriented retail	1-3 stories	-
General Mixed-Use	Housing, offices, hotel, retail	1-4 stories	16 DUA
High-Rise Mixed-Use	Housing, offices, hotels, retail	max. stories	max. 45 DUA
Public/Institutional	Schools, religious facilities, etc.	1-3 stories	-
Industrial	Manufacturing, processing, etc.	1-3 stories	-
Park/Open Space	Public or private parks or open space	-	-
Transportation/Utilities	Public utility or transportation facilities	-	-

**Dwelling units per acre*

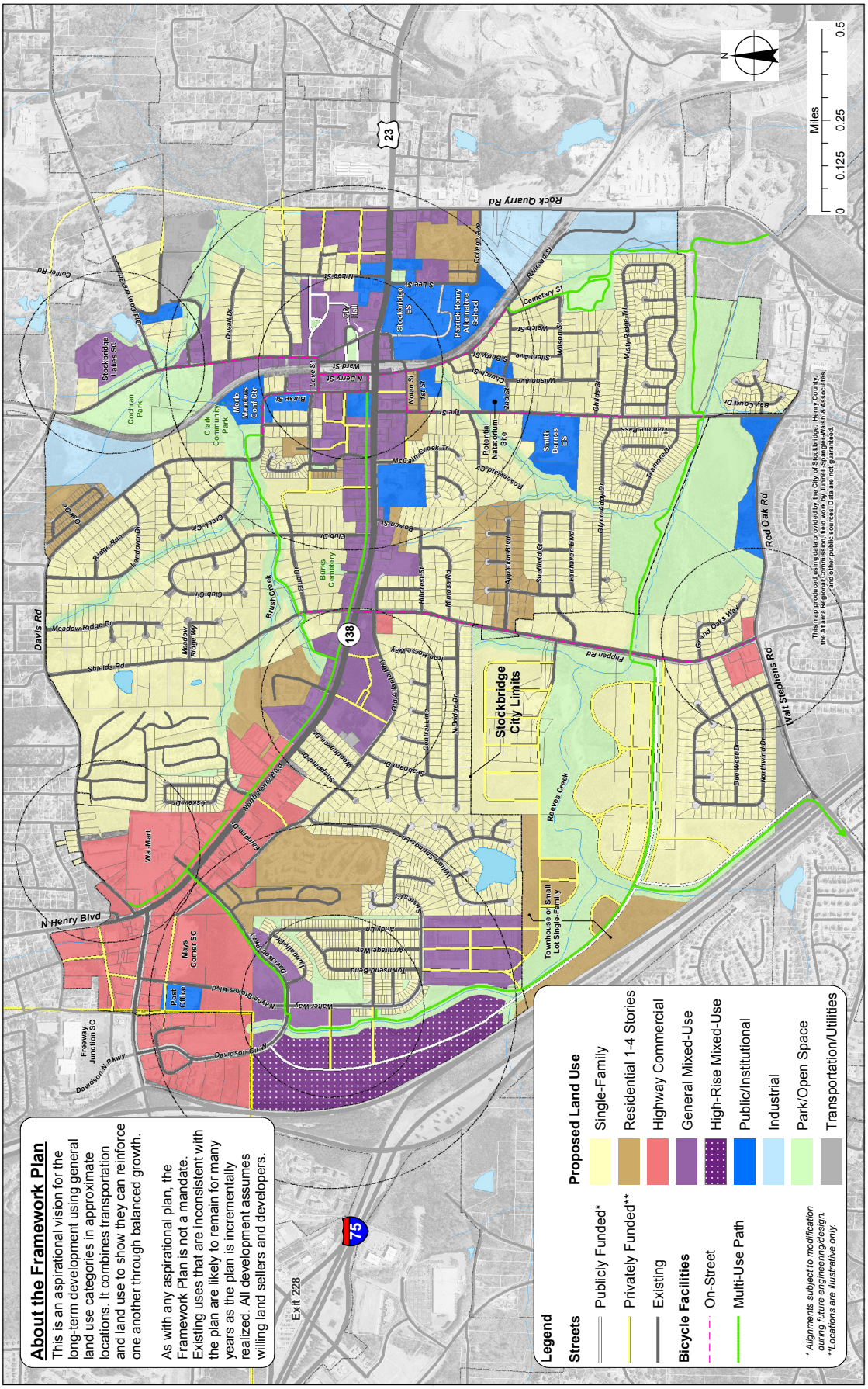


Figure 4.2: Framework Plan

Establish the greater downtown area as a mixed-use focal point for Stockbridge.

The greater downtown area, which includes Stockbridge's historic core and nearby areas, was once the civic and business heart of the community. Although time and growth have diminished this role, it is critical that the area stays relevant to the Stockbridge community, now and in the future. Most cities are only as healthy as their downtown and, over the long-term, Stockbridge may be no different.

To position Stockbridge for changing local, regional, and national market and demographic trends, particularly the needs of aging residents and the so-called "Millenials," the downtown must be revitalized in a way that builds on its historic character and positions it as a walkable, mixed-use alternative to surrounding areas - many of which will be less suitable to adapt to these changes.

Central to this vision is:

- Making the downtown a good place to live, particularly for those desiring a more walkable lifestyle.
- Providing amenities and programs that attract residents from all of Stockbridge to visit.
- Connecting the downtown to nearby neighborhoods through improved bicycle, pedestrian, transit, and vehicular linkages.
- Directing compact mixed-use development into the area to generate activity and reduce development in existing neighborhoods.
- Focusing on creating a special "place" through careful attention to design and the preservation of the area's historic resources.

The recommendations on the following pages reflect specifics of how this can be achieved.

Please see the Town Center Project Concept Plans for examples of how part of the downtown might develop.

Many downtowns have positioned themselves as "mallternatives;" Stockbridge could do the same

Events can attract people and establish downtown as the community's heart

Create a mixed-use regional activity center near I-75.

The Joint Henry County/Cities Comprehensive Plan 2030 identifies the area near I-75 as a "Suburban Employment Center." This means that it should develop as a high intensity mixed-use district featuring significant employment options. Feedback received during this study shows that Stockbridge stakeholders support this, provided that appropriate height and scale transitions are made to the Northbridge Crossing neighborhood

Please see the I-75 Activity Center Concept Plan for an example of how this area might develop.

The I-75 Activity Center could house major offices in a walkable setting

Protect existing neighborhoods from commercial and multifamily encroachment.

Given the large amount of vacant or under-developed land in the study area and an abundance of areas zoned for commercial or

I-75 Activity Center Concept Plan

The I-75 Activity Center has the potential to become a major employment center for the City of Stockbridge and North Henry County. This concept plan shows how that might occur in a way that is consistent with the vision of this plan.

The images at right and below show one option for how the area could accommodate the following long-term development program:

- *1.0-1.5 million sf of Class A office (blue)*
- *2 full-service hotels (purple)*
- *250,000 - 300,000 sf of retail (red)*
- *750-1,000 units of high-quality multifamily (yellow)*
- *300-500 units of senior housing or assisted living (turquoise)*
- *1,500 housing units (yellow and brown)*
- *20-25 acres of park space (green)*
- *Potential long-term parking decks (white)*

Of these uses, big box retail and parking could front I-75, with mixed-uses and offices lining a new north-south roadway connecting to Flippen Road. Housing could occur to the east, where proposed parks and muli-use paths would create a quality residential address. Nearby, the former Manheim Drive Center could become a college.

multifamily uses, it is reasonable to expect new development to occur in these areas or within the proposed growth centers. To this end, the City of Stockbridge should encourage reinvestment in these areas before supporting developments or zoning changes that could negatively impact existing neighborhoods.

Provide appropriate transitions between new development and existing neighborhoods.

A variety of design techniques exist for mitigating the impacts of redevelopment on adjacent houses. These could include conventional techniques such as buffers, or innovative site planning that uses small lot single-family houses or townhouses to make the transition.

Please see the following page potential approaches.

Continue existing city policies and regulations that provide a balance of owner and renter-occupied housing in Stockbridge.

The City's Residential Growth Regulation guides the development and rezoning process to ensure that no less than 70 percent of Stockbridge's housing stock is single-family. This and similar policies aimed at providing a healthy ratio of owner-occupied to rental housing in the city should be continued, with consideration given for exceptions for condominiums and senior housing/assisted living that are developed in a manner consistent with this plan.

Land Use Projects

Town Center Project completion (O-1)

The unfinished Town Center Project represents unfulfilled potential for the City of Stockbridge. As the economy and real estate market recover, the City should prioritize the project's completion. Yet, because completion will depend on factors beyond the scope of this study, the plan does not recommend a specific development program beyond the following minimum components:

- New open spaces, including one serving the entire city
- Housing, including potentially small lot single-family houses, townhouses, senior housing, and above-shop flats
- Retail and office space
- New pedestrian-friendly streets and sidewalks
- Sufficient parking for the development program

To demonstrate how these might be accommodated, the following pages contain two of many possible options for project realization. The final determination of which, if any, of these options the City pursues should only be made following careful deliberation by the City of Stockbridge and discussion with a potential developer.

Please see the Town Center Project Concepts on the following pages.

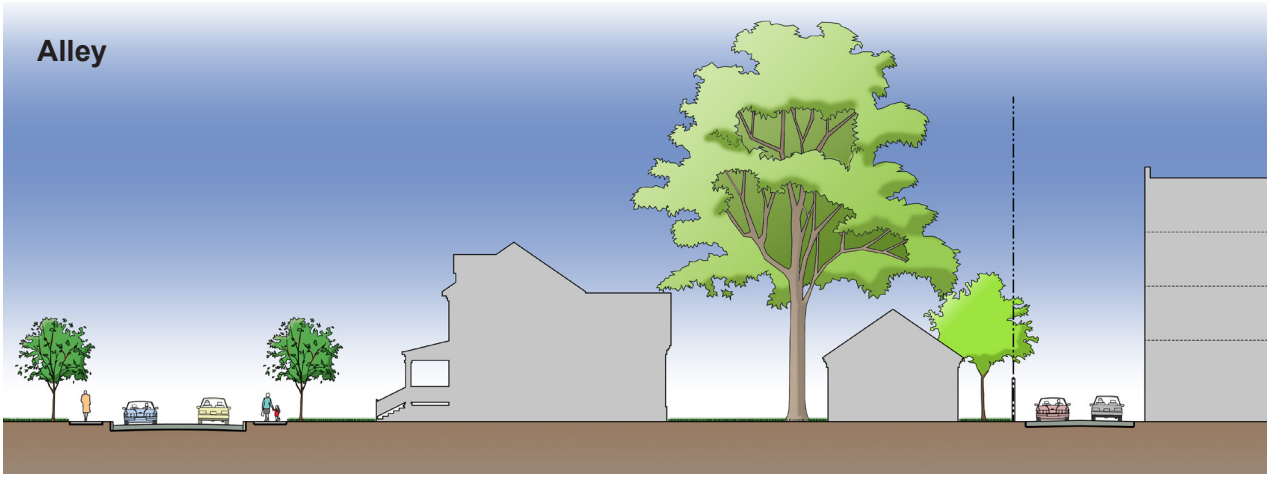
Townhouses are an appropriate transition between higher and lower density sites

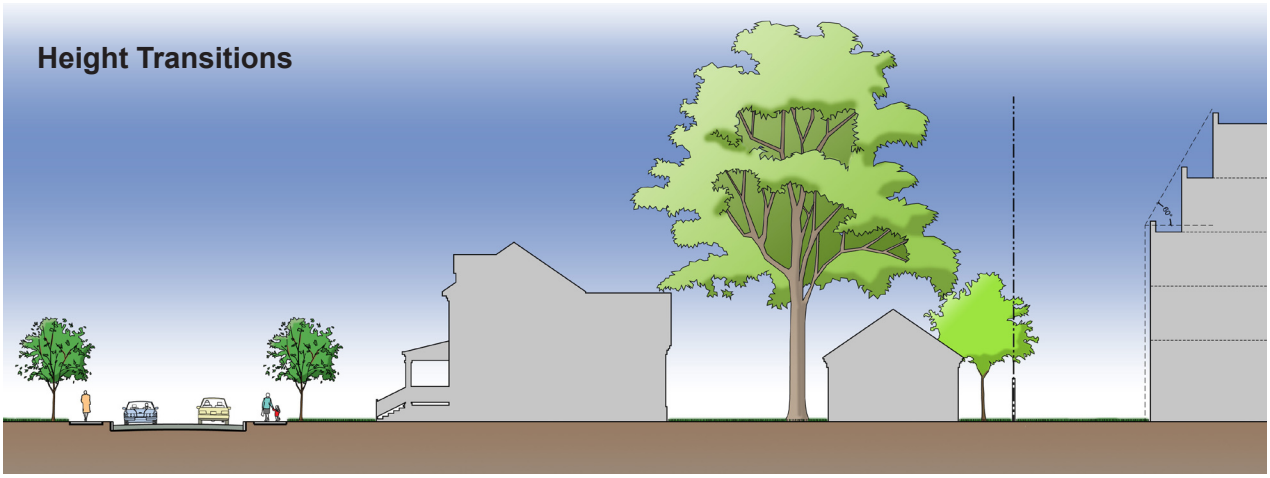
The unfinished Town Center Project is fails to live up to its potential

The Town Center Project should become a focal point for the city

Potential Neighborhood Transitions

In addition to conventional buffers, several techniques exist for providing transitions between new development and single-family houses. The following are options that should be explored individually or combined, especially as redevelopment occurs adjacent to existing neighborhoods.





Town Center Project Concept A

This concept plan shows how the Town Center Project could develop in a way that adds significant new residential and commercial space to the community, with only modest increases in the amount of open space. It includes the following program:

- *40,000-55,000 sf Office/Retail*
- *30,000-50,000 sf Retail/Office*
- *76 Single-family Houses*
- *10 Townhouses/Live-Work Units*
- *1.0 acre Town Green*
- *0.5 acre Park Space*

Highlights of this concept include an expanded town green on the west side of East Atlanta Road that could host special events, such as markets or ice-skating. If alternate routes are built, East Atlanta Road could even be closed during these events - creating a space that could accommodate as many as 2,250 people.

Surrounding the green, shops and offices are housed in one- to two-story buildings (although up to three stories might be appropriate if the market justifies it). Further away, the plan transitions into small lot single-family houses.

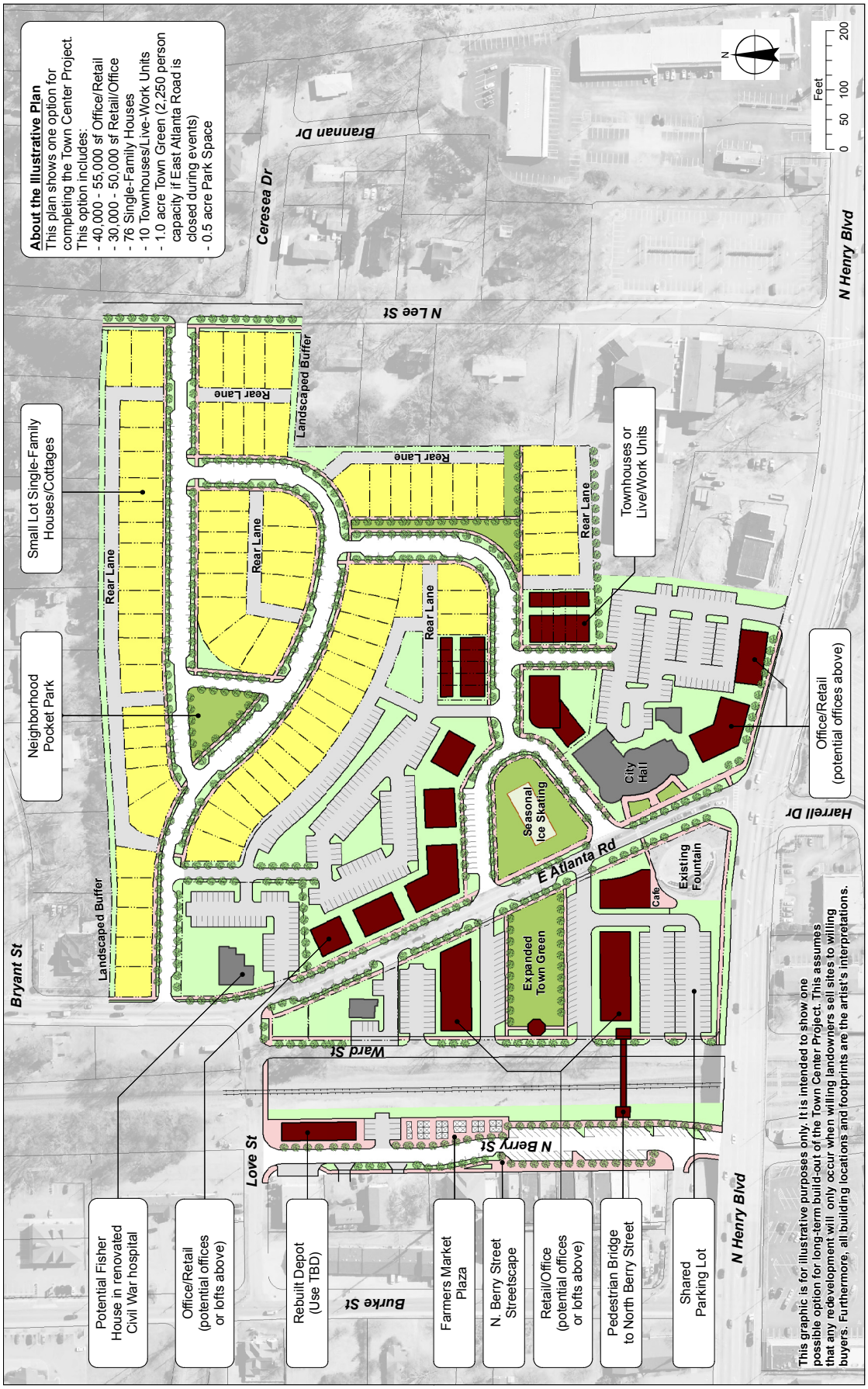


Figure 4.3: Town Center Project Concept Plan A

Town Center Project Concept B

This concept shows how a large central park and amphitheater could be incorporated into the Town Center Project, but at the expense of other uses. It envisions:

- *40,000-50,000 sf Office/Retail*
- *45,000-65,000 sf Retail/Office*
- *46 Single-family Houses*
- *12 Townhouses/Live-Work Units*
- *5.3 acres Park Space*

Within the proposed parks, the plan includes a 3,000 seat amphitheater. To accommodate this, two parking decks are also recommended - one behind City Hall and one off of East Atlanta Road. Depending on the programming, it may also be necessary to provide off-site parking and shuttles for patrons.

Around the existing town green, the plan envisions a ring of one- to two-story buildings housing ground-floor shops and offices (like Concept Plan A, taller buildings would be appropriate if feasible). The plan then transitions to live/work units, townhouses, and small lot single-family houses, although with far fewer than in Concept Plan A.

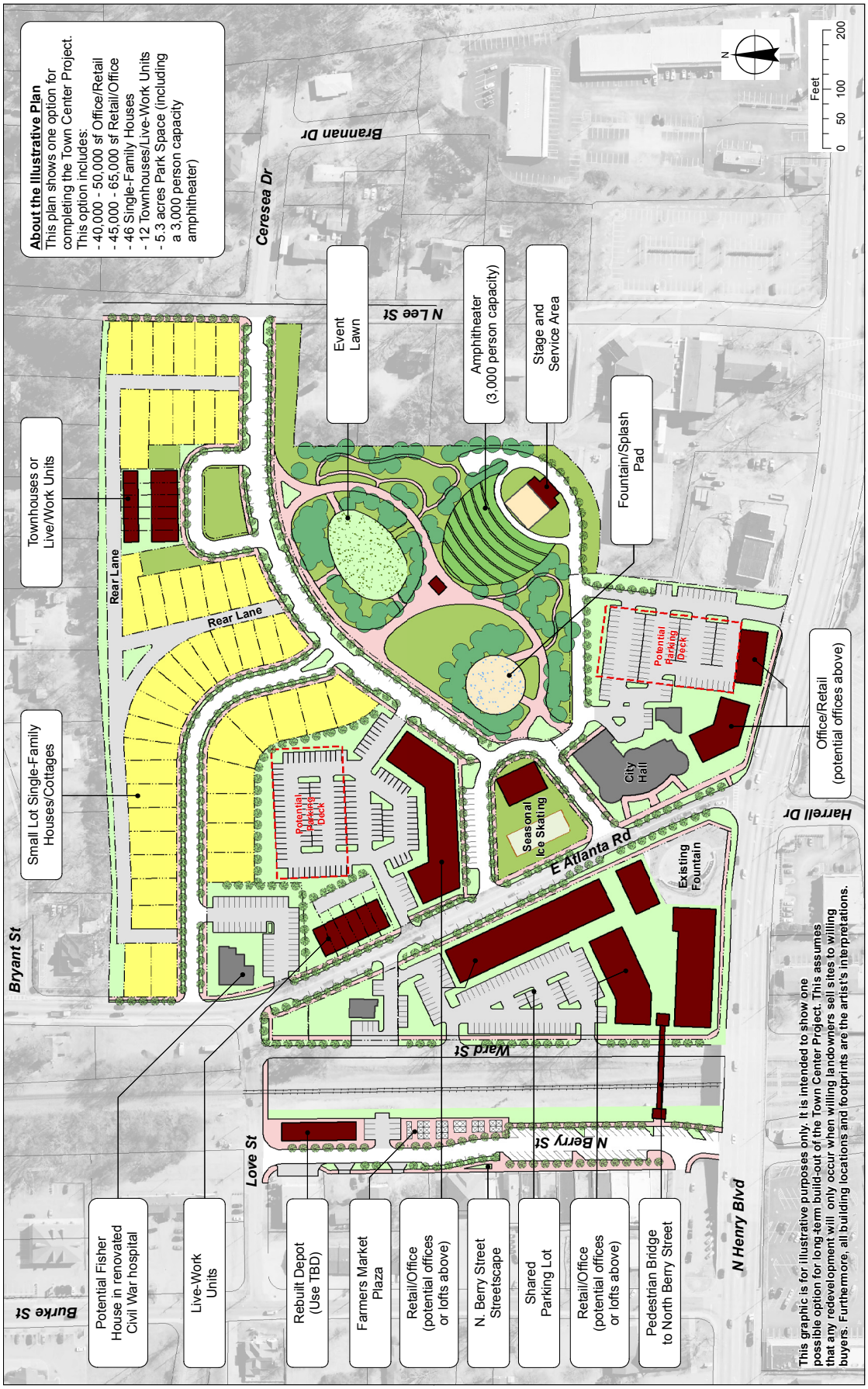


Figure 4.4: Town Center Project Illustrative Plan B

Comprehensive plan updates (O-2)

The Joint Henry County/Cities Comprehensive Plan 2030 should be updated to reflect the vision of this 10-year update.

Please see Section 6 for details.

North Henry Boulevard (SR 138/42) Overlay (O-3)

In many ways, North Henry Boulevard (SR 138/42) represents most people's image of Stockbridge; unfortunately, the image conveyed is not a positive one. To address this and ensure that future growth achieves the vision of this plan, an overlay for the North Henry Boulevard (SR 138/42) corridor should be created that addresses, at a minimum:

- Aesthetics and buildings design
- Sidewalk and streetscape standards
- Placement and treatment of parking
- Landscape and open spaces
- Mix of uses
- Access management

A similar overlay currently exists along the corridor to the west in Clayton County.

Temporary uses in the Town Center Project (O-4)

Given the limited demand for new development in Stockbridge in the short-term, efforts should be made to generate excitement over the Town Center Project in advance of its actual development.

Many communities have found that temporary uses represent an inexpensive, low risk way to do this. Sometimes called "tactical" or "incremental" urbanism, these efforts should be explored in Stockbridge.

Potential uses could include:

- Farmers or artists markets
- Market stalls and community events
- Temporary buildings or "pop-up shops"
- Food trucks or vendors
- Community gardens
- Ice skating (in winter)

These are just a few of the options that should be considered by the City of Stockbridge.

An overlay along SR 138 could address aesthetics, sidewalk standards, parking, and more

Temporary buildings such as this could energize the Town Center Project

Food trucks could also create activity at certain times

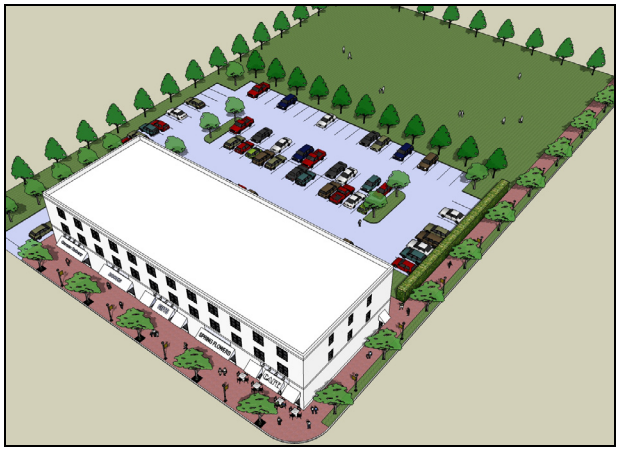
Horizontal Mixed-Use Development

A goal of the LCI program and this 10-year update is creating a mixed-use environment where housing, businesses, and other uses are seamlessly blended in a high-quality, pedestrian-friendly setting. Due to the current state of the real estate market and increasingly conservative lending practices, this means that vertical mixed-use development - where different uses are stacked in the same building - will probably not be financially feasible for developers in Stockbridge for several years.

In response to this, horizontal mixed-use development - where different uses are arranged next to one another in a high-quality setting - has been illustrated in the Town Center Project Concept Plans. This development pattern provides the mix of uses desired by the community while still incorporating discrete commercial or residential real estate "products" demanded by lenders in all but the most urban real estate markets.

To ensure that horizontal mixed-use development is truly integrated into a cohesive town setting, several important design steps should be taken:

- *Distances between different uses should be as short as possible to encourage walking.*
- *Buffers between different uses should be avoided or minimized. In their place, walls, fences, alleys, or height transitions should be used.*
- *The streetscape should be consistent. This means that trees, lighting, and building orientation should create a seamless transition from one use to the other.*
- *Shared parking should be encouraged to minimize the amount of land dedicated to it.*
- *Architectural design should be harmonious. When residential and non-residential uses are mixed a common architectural vocabulary is a powerful tool for camouflaging distinctions that might otherwise be objectionable.*[4]



Vertical mixed-use scenario showing a three-story building containing 24 residential flats above 12,600 sf of commercial space

Horizontal mixed-use scenario showing a two-story 24 unit multifamily building and a 12,600 sf commercial building

Horizontal mixed-use scenario showing 24 townhouses and a 12,600 sf commercial building

4 Andres Duany and Jeff Speck. The Smart Growth Manual. New York: McGraw Hil, 2010. Page 14.2.

Environmental Policies

Promote the protection of natural waterways, such as Brush and Reeves Creeks.

Several creeks, streams, and wetlands exist in the study area. These should be protected and promoted as the area develops through their incorporation into parks, greenways, and buffers. In other communities, such features have become amenities.

Incorporate sustainable development practices, but with consideration of their potential impacts on the viability of redevelopment.

New developments should strive to meet an established standard for sustainability, such as LEED (Leadership in Environmental and Energy Design) or EarthCraft.

Reduce the environmental impacts of parking.

Parking consumes a large amount of land, contributes to heating in summer, and increases water runoff. Structured parking decks can free up land for other uses, including open space, while permeable paving can accelerate water infiltration.

Encourage the use of permeable paving.

Permeable paving is appropriate for parking and hardscape pedestrian surfaces, where it allows water to percolate into the soil rather than contributing to runoff and flooding. It can take the form of pervious materials or open grid pavers.

Embrace sustainable stormwater management practices.

Many techniques exist for managing stormwater in a less damaging way than conventional engineering practices. These include use of bioswales, and rooftop gardens, to name a few. These and other techniques should be embraced in the greater Stockbridge community, particularly in the proposed growth centers.

Minimize exterior light pollution.

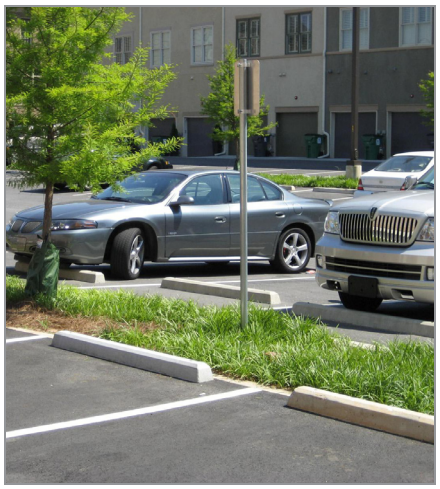
Reducing light pollution saves energy, preserves views of the night sky, and benefits wildlife.

Support local food production.

Even if they produce only a small portion of a household's food, community gardens and related programs make a difference long-term by changing society's thoughts about food production. They can also offer community gathering spots.

Incorporate bioswales along streets in new developments.

Bio-swales are planted areas that allow stormwater to infiltrate into the ground. By redirecting water, they can reduce the load on treatment plans and benefit street landscaping.



Parking lots could be designed with infiltration areas for stormwater

Pervious paving allows water to pass through it and infiltrate into the ground

Curbside bioswales could improve water quality

Encourage tree planting on private property, in both existing and new development.

Property owners are encouraged to plant trees to ensure the long-term preservation of the tree canopy.

Encourage xeriscaping and native species in all landscape design projects.

Xeriscaping, where plant materials are native to the region and use available water, should be promoted in public and private projects such parks, yards, and streetscapes.

Encourage the use of plants that are native or adaptive to the Georgia Piedmont.

Such plants require less water to irrigate than other species, provide food for native birds and insects, and are more tolerant to local weather extremes.

Native or adaptive trees, such as Shumard Oaks, are good street trees

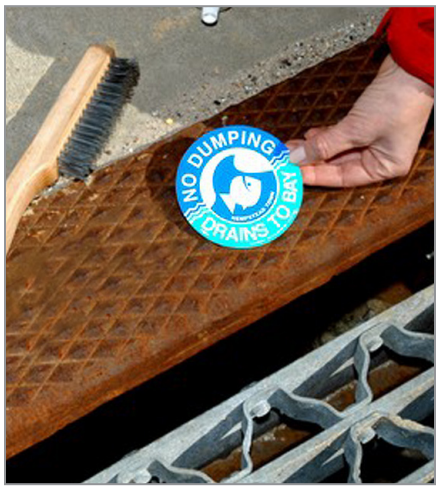
Encourage the renovation and reuse of existing buildings.

One of the best ways to practice "green" development is by reusing existing buildings, rather than demolishing them and building new. Not only does this prevent building material waste from going to the landfill, it can also help meet a community's historic preservation goals.

Environmental Projects

Storm drain labels to make people aware of impacts on streams. (O-5)

Help make people think twice before pouring chemicals in drains by labeling them to indicate that they eventually feed into area waterways.



Labeling drains will make people aware that they lead to creeks

4.3 Transportation

As the study area develops and redevelops it should provide a range of transportation options. In addition to driving, the area should encourage bicycling, walking, and potential future transit use. Smooth and speedy traffic flow should be provided along major arterials and collectors, but local streets should be focused on responding to adjacent land uses and development patterns, rather than simply moving as many vehicles as possible in the shortest amount of time.

As the study area grows, the needs of cars must be balanced with those of other users

General Transportation Policies

Create a balanced transportation system that does not promote one form of travel at the expense of another.

Although sidewalks and multi-use paths exist in the study area today, it is overwhelmingly auto-oriented. However, as the area grows, it must do so in a way that expands non-vehicular facilities and ensures that travel types are balanced with the land use vision.

Use a "complete street" approach for new or redesigned streets.

A "complete street" is designed to consider the array of potential travel modes and how each mode would use the street, with a balance struck between motorized and non-motorized users.

Interconnected streets can greatly reduce walking distances

Create new streets and inter-parcel connections.

As the area grows, new interconnected streets must be created to provide more routes for drivers, bicyclists, and pedestrians. In addition, where new streets are not feasible, connections between adjacent properties should be provided so people can drive, walk, or bicycle between them without going onto the adjacent road.

Maximize connectivity and minimize dead-end streets, but only when adequate provisions are made to minimize the negative impacts of cut-through traffic.

Other than stub streets designed to one day connect to adjacent sites, cul-de-sacs and dead-end streets should be minimized and new connections maximized to provide pedestrian connectivity and support multimodal travel. At the same time, measures should be taken to reduce the impacts of cut-through traffic and speeding, particularly where said streets pass through a residential neighborhood.

The plan envisions many new streets, shown here in yellow

Provide access management along major roadways.

Access management ensures a smooth traffic flow, reduces pedestrian-vehicle conflict, and reduces conflicts between on-street bicyclists and drivers. Access management can include shared driveways, inter-parcel access, alleys, or side street access.

Vehicular Transportation Policies

When parking is shared, it can reduce the amount of paving required

Promote shared parking arrangements wherever possible to decrease the number of underused parking spaces.

Different land uses have parking needs at different times of the day and week. Allowing shared parking can make more efficient use of land and keep parking from sitting empty.

Promote inter-parcel access between commercial and transitional uses.

A key tenet of access management is inter-parcel access, where it is possible to drive from one lot to another without going onto the roadway. Such is encouraged in all commercial and transitional use areas, particularly along North Henry Boulevard (SR 138/42).

Promote on-street parking, except on state highways.

On-street parking is important to support retailers and create a safe pedestrian environment. It should be maximized on existing streets where possible, and incorporated into most new streets.

On-street parking should be provided on streets with adjacent pedestrian-oriented uses

Vehicular Transportation Projects

North Henry Boulevard (SR 138/42) improvements (T-1)

This project would reduce congestion, improve safety, and update existing traffic signals along North Henry Boulevard (SR 138/42). Signals would also be synchronized to streamline travel, in coordination with the GDOT Traffic Operations Office, and replaced with mast arms and upgraded pedestrian crossing signal heads.

Access management would be supported by the project. It would encourage existing adjoining businesses to share driveways and provide inter-parcel access, an idea that could be reinforced by the proposed zoning overlay. Fewer curb cuts would improve traffic flow and possibly reduce the frequency of rear-end collisions.

This project would also add raised median with turn/u-turn lanes in place of the existing shared turning lane to regulate traffic operations and control the location of left turns. Medians would provide refuges and safer locations for pedestrians crossing the roadway. Mid-block pedestrian crosswalks can also be installed in locations where people already commonly cross, and to divide a long distance without a marked crossing. Due to the travel speeds along the corridor, signalized mid-block crossings (such as the high intensity activated crosswalk

A median could improve safety for both pedestrians and drivers along North Henry Boulevard (SR 138/42)

[HAWK] pedestrian beacons) would be recommended to provide the safest option for pedestrians.

Finally, this project would replace existing ramps and retrofit existing ramps not meeting ADA standards along the corridor. This would create a continuous accessible route from I-675 east to Rock Quarry Road.

This project would require coordination with GDOT since it would involve operations along a state route.

A HAWK crossing stops traffic only when pedestrians need to cross

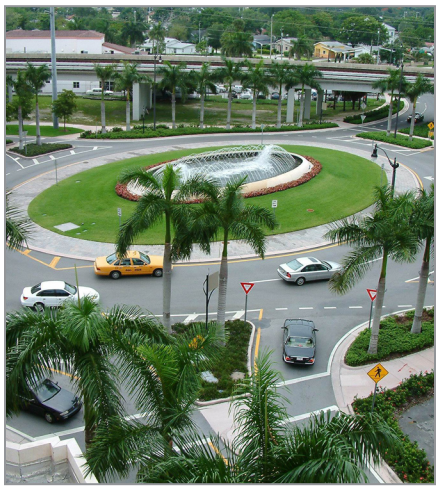
Traffic studies and plans (T-2)

These proposed studies would evaluate the feasibility for various vehicular related projects. A feasibility study would provide data and analysis to justify moving forward with a particular project.

a. Feasibility Study for Roundabout at North Henry Boulevard (SR 138/42) - This study would determine the feasibility of a new roundabout at the existing intersection of North Henry Boulevard (SR 138/42) and SR 138 SW.

b. Traffic Signal Warrant Analysis for Tye Street and North Henry Boulevard (SR 138/42) Intersection - This study would determine if a traffic or HAWK signal is warranted for the Tye Street and North Henry Boulevard (SR 138/42) intersection.

c. Access Management Plan for North Henry Boulevard (SR 138/42) - This project would develop a master plan for improving access management along North Henry Boulevard (SR 138/42). The plan would include provisions for reducing the number of commercial driveways and creating inter-parcel access.



A modern roundabout could reduce vehicular delay

Roundabout at North Henry Boulevard (SR 138/42) (T-3)

This project proposes a new roundabout to improve an existing problematic intersection with North Henry Boulevard (SR 138/42) and SR 138 SW. A roundabout could provide continuous traffic flow through the intersection and reduce congestion. The roundabout would include landscaping and pedestrian facilities for a non-vehicular route through the proposed intersection.

New development should expand the street network

New publicly funded streets (T-4)

These proposed projects would add new streets throughout the study area to provide alternate routes, reduce congestion along North Henry Boulevard (SR 138/42), and improve connectivity. These new streets would be designed as “complete streets,” incorporating bicycle and pedestrian facilities, landscaping, and other features specified in local standards.

a. North Henry Boulevard (SR 138/42) Bypass - A new street from Flippen Road northwest to Davidson Circle West to provide an alternate route for motorists south of North Henry Boulevard (SR 138/42) to access the I-675 and I-75 interchanges. Davidson Circle West could be reconfigured to dead end into the new bypass. Due to the proximity of tie-in on the northern end of the I-675 on/off ramps, special attention must be paid to proper

timing and interconnections between signals. This project would assist in alleviating congestion along North Henry Boulevard (SR 138/42), and would create a direct connection to Walt Stephens Road. This new road could be joined with the proposed continuation of the existing Reeves Creek Trail to the northwest and southwest portions of the study area. This project would provide pedestrian and bicycle access connecting Flippen Road to Davidson Parkway. Portions of the proposed path would be along a new proposed publicly-funded street, and other portions would follow Reeves Creek. This extension of Reeves Creek Trail would serve as a continuous non-vehicular route across the entire study area from Memorial Park to Davidson Parkway. This new street would require right-of-way acquisition within four parcels.

b. New street network around City Hall from East Atlanta Road to North Lee Street - This project would provide access to proposed facilities such as an amphitheater, event lawns, and small parks. The roads would also be an entrance for office/retail ventures to the new development area. This new street network would be on City-owned land and would not require right-of-way acquisition.

New traffic signal at Tye Street and North Henry Boulevard (SR 138/42) (T-5)

This project would add a traffic signal to the existing un-signalized intersection of Tye Street and North Henry Boulevard (SR 138/42). A signal would reduce left turn congestion on Tye Street during peak hours and improve the overall safety of the intersection. Due to the proximity of the intersection to the overpass, additional signs and advanced warning would need to be added to alert motorists traveling over the bridge.

New privately funded streets (T-6)

A large portion in the southwest region of the study area is comprised of vacant land; therefore, much of the area can be developed by private entities. Areas like to redevelop also exist in its northeast quadrant between North Henry Boulevard (SR 138/42) and East Atlanta Road. In order to avoid congestion, a street network should be designed to promote traffic flow with and to through the study area. Also several large parcels exist along the North Henry Boulevard (SR 138/42) corridor creating “mega blocks” without access to parallel secondary streets. Short connector streets would divide these “mega blocks” and create more route options. A general road network is proposed in this report that meets both of these qualifications.

Rock Quarry Road improvements and railroad grade separation (T-7)

This proposed project would provide vehicles with a grade separated bridge over the existing railroad tracks. The bridge would be constructed to accommodate four lanes (in the future), even though Rock Quarry road is not expected to be widened for some time. This road is routinely used as a cut through from North Henry Boulevard to Eagles Landing, and is currently under construction.

Pedestrian and Bicycle Policies

The focus for pedestrian and bicycle infrastructure is to provide safe, accessible, and connected facilities. Primary considerations for pedestrian and bicyclist safety are traffic volumes, design and separation, and traffic speed. Lowering speeds on pedestrian-oriented streets is especially critical; as noted in the Federal Highway Administration Pedestrian Facilities User Guide, "Speeding has serious consequences when a pedestrian is involved. A pedestrian hit at 40 mph has an 85 percent chance of being killed; at 30 mph, the likelihood goes down to 45 percent, while at 20 mph, the fatality rate is only 5 percent. Faster speeds increase the likelihood of a pedestrian being hit. At higher speeds, motorists are less likely to see a pedestrian, and are even less likely to be able to stop in time to avoid hitting one." As a result, the recommendations here focus on improving walking and bicycling in areas most suitable to them.

Improved pedestrian and bicycle facilities will benefit children

Encourage adjacent homeowner associations to work together to study ways to improve pedestrian and bicycle connections between them.

A need exists to connect adjacent neighborhoods in order to reduce walking and bicycling distances and make them more feasible forms of transportation. Adjacent homeowners associations should coordinate to explore options such as the use of mid-block paths, street connections, or other options.

Facilities must comply with the ADA (photo courtesy Michael Ronkin)

Provide public facilities and buildings that are accessible and visitable to persons with disabilities and the elderly.

All new public facilities, including parks, sidewalks, and buildings must be accessible to persons with disabilities and the elderly.

Improve pedestrian accessibility to and across the North Henry Boulevard (SR 138/42) Corridor.

Improving pedestrian conditions along this corridor should be a priority given the large number of businesses on it.

Implement requirements for non-vehicular improvements as part of the proposed North Henry Boulevard (SR 138/42) overlay district.

See project O-3 for details.

Buildings should provide ground floor doors and windows facing sidewalks

Design new buildings to support walking and bicycling with basic urban design elements.

In addition to outdoor displays and dining, the design of buildings impacts the walkability of an area. Where walking is desired, buildings should front the street with doors, windows, stoops, interesting architecture, and active uses.

Continue coordination of joint bicycle facilities with Henry County, the ARC, and surrounding areas.

For transportation to truly serve people it must reflect their travel

patterns, not arbitrary political lines. To this end, coordination between the City of Stockbridge, Henry County, ARC, and other surrounding areas is critical to creating a cohesive bicycle network.

Implement requirements for non-vehicular improvements for all future transportation projects.

All future transportation projects, including new roads, should serve bicycles and pedestrians. This means, at a minimum, providing sidewalks and shade in all locations, and dedicated bicycle facilities in areas where traffic volumes and travel patterns make shared roadways unsafe. Development patterns along these roads should also support alternatives travel.

Pedestrian and Bicycle Projects

A number of specific sidewalk and path recommendations have been identified to improve multimodal access, connectivity, and mobility. As noted in Part 2: Inventory and Analysis, the area currently lacks a comprehensive sidewalk or bicycle network. This plan supports expanding options for non-motorized transportation and providing a means for those living, working, or going to school in the area to access nearby employment, shopping, dining, and other destinations without driving.

Major Pedestrian Facilities (T-8)

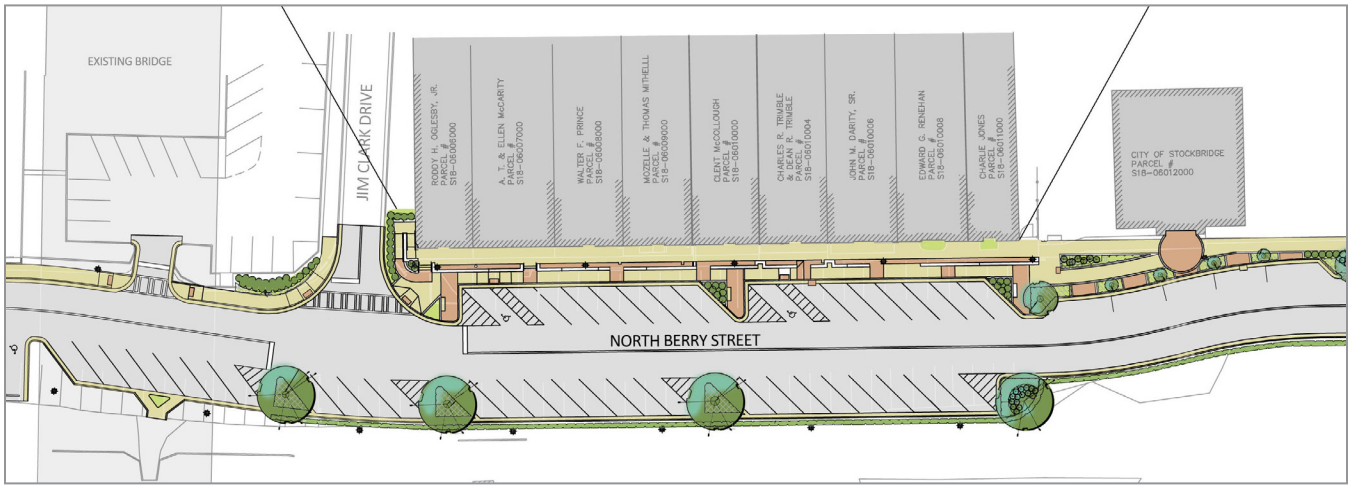
These proposed projects would provide pedestrian facility revitalization to several existing streets within the study area. An improved pedestrian network would encourage locals and visitors to use non-vehicular methods of travel within the study area. Projects include:

a. North Berry Street from Love Street to Nolan Street - Improvements include: new sidewalk, curb and gutter, storm drainage system, landscaping, on-street bicycle facilities, and pedestrian lighting. This project is designed and programmed for construction in 2012.

b. South Berry Street from Nolan Street to Railroad Street - Improvements include: new sidewalk, curb and gutter, drainage, landscaping, on-street bicycle facilities, and pedestrian lighting. New features would match adjacent proposed Transportation Enhancement (TE) facilities on North Berry Street.

c. Railroad Street from Rock Quarry Road to South Berry Street - Improvements include: new sidewalk, curb and gutter, storm drainage system, landscaping, on-street bicycle facilities (from 2nd Street to South Berry Street), and pedestrian lighting. New features to match adjacent proposed TE facilities on North Berry Street.

d. Nolan Street from Tye Street to South Berry Street - Improvements include: new sidewalk, curb and gutter, storm drainage system, landscaping, on-street bicycle facilities, and pedestrian lighting.



Plans have already been drawn up for major pedestrian upgrades along North Berry Street, adjacent to the city's only row of historic commercial buildings

e. Ward Street from South Berry Street to Love Street - Improvements include: new sidewalk, curb and gutter, storm drainage system, landscaping, and pedestrian lighting. New features to match nearby facilities on North Berry Street and East Atlanta Road.

f. Love Street from Burke Street to East Atlanta Road - Improvements include: new sidewalk, curb and gutter, storm drainage system, landscaping, on-street bicycle facilities, and pedestrian lighting. New features to match nearby facilities on North Berry Street and East Atlanta Road.

g. 1st Street from Tye Street to South Berry Street - Improvements include: new sidewalk, curb and gutter, storm drainage system, landscaping, and pedestrian lighting. New features to match the adjacent proposed TE facilities on North Berry Street.

h. Flippen Road from North Henry Boulevard (SR 138/42) to Walt Stephens/Red Oak Road - Improvements include: new sidewalk, curb and gutter, storm drainage system, landscaping, pedestrian lighting, on-street bicycle facilities, and new pedestrian crossing signals at North Henry Boulevard (SR 138/42).

i. Davis Road from North Henry Boulevard (SR 138/42) to Clark Community Park - Improvements include: curb and gutter, storm drainage system, a new sidewalk, landscaping, and pedestrian lighting.

j. Shields Road from North Henry Boulevard (SR 138/42) to Davis Road - Improvements include: new sidewalk, curb and gutter, storm drainage system, landscaping, on-street bicycle facilities (from North Henry Boulevard to the new multi-use path along Brush Creek, T-10), pedestrian lighting, and new pedestrian crossing signals at North Henry Boulevard (SR 138/42).

k. Tye Street from North Henry Boulevard (SR 138/42) to Red Oak Road - Improvements include: new sidewalk, curb and gutter, storm drainage system, landscaping, on-street bicycle facilities (from Reeves Creek Trail to Nolan Street), and pedestrian lighting. Portions of this project would replace existing sidewalk not in compliance with ADA standards.

Bicycle/Pedestrian Facilities (T-9)

These proposed projects would provide bicycle/pedestrian facilities to several existing streets and new locations within the study area. An improved bicycle/pedestrian network would encourage locals and visitors to use non-vehicular methods of travel, as well as provide linkages between neighboring areas. Projects include:

a. Extension of Reeves Creek Trail to Flippen Road - This project would provide pedestrian and bicycle access along Reeves Creek from the current trail terminus to Flippen Road. This non-vehicular route would connect to the existing Reeves Creek Trail, providing pedestrians with a multi-use path across the

Pedestrian projects will make walking in Stockbridge safer

Sharrow markings are used where there is no room for bike lanes

Multi-use paths could one day tie Stockbridge's neighborhoods to its downtown

southern portion of the study area. This project would also add a small parking lot at the Flippen Road trailhead for motorists who wish to visit the trail.

c. Multi-use path along Brush Creek from North Henry Boulevard (SR 138/42) to Cochran Park - This project would provide pedestrian and bicycle access along Brush Creek from North Henry Boulevard (SR 138/42) to Cochran Park. This non-vehicular route would connect to the existing Cochran Park, providing pedestrians with a multi-use path across the northern portion of the study area.

d. North Henry Boulevard (SR 138/42) from downtown to Davis Road - This project would add a separated multi-use path for cyclists and pedestrians, and could be combined with other proposed improvements along the corridor.

e. Cemetery Street and a short segment of 2nd Street, Connecting Memorial Park to Railroad Street - This project would add a separated multi-use path for cyclists and pedestrians.

f. Burke Street from North Henry Boulevard (SR 138/42) to Clark Community Park - This project would add on-street bicycle facilities to Burke Street to connect North Henry Boulevard to Clark Community Park.

g. East Atlanta Road from Cochran Park to Love Street - This project would add on street bicycle facilities to East Atlanta Road connecting Cochran Park to the downtown area.

Minor Pedestrian Facilities (T-10)

These proposed projects would provide minor pedestrian upgrades on several streets within the study area. An improved pedestrian network would encourage locals and visitors to use non-vehicular methods of travel within the study area. Projects include:

a. Wilson Street (entire length) - Improvements include: new sidewalk, possibly curb and gutter, storm drainage, and landscaping.

b. Wilson Avenue (entire length) - Improvements include: new sidewalk, possibly curb and gutter, storm drainage, and landscaping.

c. 2nd Street (entire length) - Improvements include: new sidewalk, possibly curb and gutter, storm drainage, and landscaping.

d. Church Street (entire length) - Improvements include: new sidewalk, possibly curb and gutter, storm drainage, and landscaping.

e. Jackson Drive (entire length) - Improvements include: new sidewalk, remove and replace existing curb and gutter, and possibly landscaping.

f. Childs Street (entire length) - Improvements include: new sidewalk, possibly curb and gutter, storm drainage, and landscaping.

g. Welch Street (entire length) - Improvements include: new sidewalk, possibly curb and gutter, storm drainage, and landscaping.

h. Silent Avenue (entire length) - Improvements include: new sidewalk, possibly curb and gutter, storm drainage, and landscaping.

i. West Burke Street (entire length) - Improvements include: new sidewalk, remove and replace existing curb and gutter, and possibly landscaping.

j. Center Street from North Henry Boulevard (SR 138/42) to West Burke Street - Improvements include: new sidewalk, removing and replacing existing curb and gutter, and possibly landscaping.

k. Bowen Street (entire length) - Improvements include: new sidewalk with grass landscaping strip.

l. Club Drive from Club Circle to Shields Road - Improvements include: new sidewalk. This project would tie into existing sidewalk along Club Drive and Club Circle.

m. Davidson Parkway (entire length as needed) - Improvements include: new sidewalk with grass landscaping strip.

n. Davidson Circle West (entire length as needed) - Improvements include: new sidewalk with grass landscaping strip.
o. Walter Way from Davidson Parkway to SR 138 SW - Improvements include: new sidewalk with grass strip.
p. Meadow Ridge Way (entire length) - Improvements include: new sidewalk, remove and replace existing curb and gutter, and possibly landscaping.
q. Meadow Ridge Drive (entire length) - Improvements include: new sidewalk with grass landscaping strip.
r. Angela Court (entire length) - Improvements include: new sidewalk with grass landscaping strip.
s. Rebecca Court (entire length) - Improvements include: new sidewalk with grass landscaping strip.
t. Ridge Run (entire length) - Improvements include: new sidewalk, remove and replace existing curb and gutter, and possibly landscaping.
u. Landover Drive (entire length) - Improvements include: new sidewalk, remove and replace existing curb and gutter, and possibly landscaping.
v. Duvall Drive (entire length) - Improvements include: new sidewalk, possibly curb and gutter, storm drainage, and landscaping.
w. Askew Drive (entire length) - Improvements include: new sidewalk with grass landscaping strip.
x. Susie Court (entire length) - Improvements include: new sidewalk with grass landscaping strip.
y. Armitage Way (entire length) - Improvements include: new sidewalk with grass landscaping strip.
z. Addy Lane (entire length) - Improvements include: new sidewalk with grass landscaping strip.
aa. Repair South Lee Street (entire length) - Improvements include: repair of existing sidewalk and new sidewalk from Rock Quarry Road to Jackson Drive.
ab. Repair Rosenwald Circle (entire length) - Improvements include: remove and replace existing sidewalk, and possibly the addition of curb and gutter, storm drainage, and landscaping.

Citywide Standards (T-11)

This project would develop a citywide standard for typical street sections and layout, as well as tree types and styles for all street furnishings to be used for the proposed pedestrian facility projects. A common themed would give the area a sense of cohesiveness.

Pedestrian bridge over railroad (T-12)

This would connect the Town Center Project to North Berry Street.

New sidewalks will make walking much safer

Transit works best where land uses are walkable

Expanded GRTA Xpress service could benefit Stockbridge

Transit Policies

Establish development patterns that could one day support enhanced transit service.

For transit to be effective, development patterns must support it. The Framework Plan on page 75 does this by concentrating mixed-uses in a walkable, compact setting. These could be ideal stops for future transit.

Develop expanded schedule options and additional routes with existing GRTA services.

GRTA service currently exists on the western edge of the study area. As the community grows, GRTA should seek to develop expanded service hours and additional routes to serve future demand.

Continue coordination with Henry County and McDonough for development of an express bus service and/or commuter rail service.

For transit to truly serve Stockbridge's residents, it must connect to nearby areas that people use on a daily basis. To do this, continued coordination with Henry County and McDonough will be essential.

Encourage a taxi business to begin service within the study area.

Taxis represent a form of public transit that requires no government involvement and is responsive to local travel patterns.

Encourage the addition of a high occupancy vehicle lane on I-75 to promote carpooling and rideshare.

Long-term, providing high occupancy vehicle lanes on I-75 could make car pooling, ridesharing, and GRTA bus service more attractive.

Transit Projects

City Funded Shuttle Service Along North Henry Boulevard (SR 138/42) (T-13)

A shuttle or trolley service along the North Henry Boulevard (SR 138/42) corridor could be established to serve patrons traveling within the study area. This could reduce vehicular congestion along the corridor. A feasibility study should be conducted to evaluate the merits of this service.

Addition of a Park and Ride Lot (T-14)

The addition of a park and ride lot near the northwest corner of the study area (near the Walmart parking lot) would provide the public with an alternative to single occupancy commuting. This project should encourage coordination with other entities such as GRTA, GDOT, and Henry County in the early planning stages.

New Public Parking Decks (T-15)

This proposed project would add two new 160 to 240 space (each) parking decks near City Hall. This project would be an alternative to traditional parking lots as part of the Town Center Project.

New Train Depot (T-16)

This proposed project would construct a new train depot in the historic downtown between North Berry Street, Love Street and the existing Norfolk Southern Railroad. This area is currently the property of Norfolk Southern Railroad. This project would require coordination with the Railroad for any improvements proposed within their right-of-way.

4.4 Markets & Economics

In the coming decades, Stockbridge has the potential to develop into an economically successful community that offers a balanced mix of uses including shopping, restaurants, entertainment, services, community activities, and civic space. The community already has many of these uses, although at present there is little located in the historic downtown. As the economy recovers an opportunity exists to build on these strengths and position the community for growth.

Market & Economic Policies

Support development of a proposed business incubator designed to serve veterans with business start-ups.

A business incubator is currently proposed for the former police station site in downtown Stockbridge. The facility would provide veterans and other local entrepreneurs who have new business ideas with low-cost start-up space and various other forms of technical assistance (business planning, financing, marketing, etc.). As start-ups grow, they would be potential tenants for new store and office space in downtown Stockbridge and would help increase the number of locally-owned businesses in the study area.

Promote Stockbridge's history and landmarks to residents and visitors.

Community stakeholders frequently listed Stockbridge's history as one of its strongest assets, including the traditional core, historical churches, and proximity to the railroad tracks. Identification and promotion of these can enhance Stockbridge's image in the region and, as the downtown revitalizes and the city builds a critical mass of destinations, serve as another attraction for local visitors.

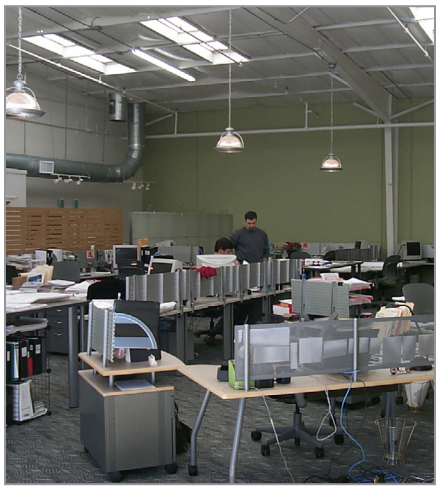
Encourage local and regional entrepreneurs to locate stores, restaurants, and offices in Stockbridge's downtown.

Stakeholder input reflected a strong desire for a downtown business mix focused on interesting and unique locally-owned businesses in contrast to the national chains that constitute the majority of the study area's commercial space. Development of a business incubator and outreach to local and regional business owners regarding opportunities in Stockbridge can help influence the existing mix and that of newly developed downtown space.

Focus downtown business recruitment on restaurants, entertainment, and specialty shopping.

To attract shoppers and residents, Stockbridge's downtown would need to offer local residents and visitors from the south metro region compelling reasons to make it their destination of choice. To that end, business recruitment efforts should concentrate on attracting a critical mass of unique retailers and dining and entertainment options. While convenience goods and services (groceries,

The study area should develop into a walkable mix of offices, homes, shops, and civic amenities



A business incubator could serve local veterans desiring to start businesses

Specialty shopping, restaurants, and entertainment should be encouraged to locate in Stockbridge's downtown

healthcare/pharmacy, dry cleaning, etc.) would be important as downtown builds its residential base, the initial recruitment goal should be to locate several destination businesses in the downtown.

Promote local art including public art, studio/gallery space, and art-related events.

When asked to describe what identity or image they would like to see Stockbridge's downtown develop for itself, one idea that the public suggested was for the city to be known as a haven for the arts. Examples of ways to work towards this goal include development of public art in and around downtown, recruitment of one or more artist studios and/or galleries, and creation of a regular art-related event such as an art-fest or juried show.

Involve Stockbridge's youth and teen residents in community development activities.

Throughout the planning process, one key idea that many participants voiced was the need to offer interesting activities for the city's youth and teen residents. Along with education and recreation programs, involvement in planning and community development activities offers younger community members with a fun, positive way to fill their after-school and weekend time. A few examples of projects in which children/teens could participate include creation of public art, development of a map of historic locations in Stockbridge, participation in potential public events held in the downtown or the opening of a youth business enterprise in downtown Stockbridge.

Strive for new housing units that are affordable to teachers, police officers, firefighters, nurses, and similar essential professions.

While much of the housing developed in the study area will target upwardly mobile households, affordably priced workforce housing should also be incorporated. As commercial development occurs in downtown, creating a variety of housing options and price points will become increasingly important to maintaining a jobs-housing balance and lessening impacts on the transportation system.

One method many jurisdictions have used to maintain their supply of workforce housing is inclusionary zoning. These regulations allow for some relaxation of zoning requirements in exchange for setting aside a small share of housing units at prices affordable to working moderate income households.

Market & Economic Development Projects

Conversion of the former Manheim Design Center into a job-creating use (O-6)

Explore opportunities for attracting an employer to the recently-closed Manheim Design Center. Potential options may include a campus for a higher education facility or a large-scale office space user.

Façade improvement program targeted at historic facades along North Berry Street (O-7)

One factor that will be crucial to the redevelopment of Stockbridge's historic core is revitalization of the building facades that line it. Offering incentives for property owners to invest in restoring façades is one way to spur change. A successful façade improvement program is a targeted effort designed to provide a high visual impact and send the message that investment is underway. One option would be to run a pilot program in which a few façade improvement grants are available in bigger amounts during an introductory period. Another option is to match property owners' investments up to a certain amount. Free or reduced cost design assistance and initial drawings suggesting designs, colors and signs options may also be supplied.

Regardless of what type of façade assistance is made available, the program and its successes should be well advertised. Building improvements along North Berry Street would substantially increase its attractiveness and marketability to potential business owners and create a more enticing atmosphere for shoppers. Following development of the Town Center Project, a revitalized historic core will be a strong draw for residents and visitors, who would then be more likely to cross the railroad tracks and see what North Berry Street has to offer.

Business development team responsible for sharing information about opportunities in Stockbridge, attracting new businesses and assisting existing businesses (O-8)

Successful business development requires strong coordination and a clear understanding of roles and responsibilities. Many cities have staff dedicated to business recruitment and expansion within their central business districts, whether employed directly by the city, a downtown agency or a redevelopment authority. Staff size varies, with small towns typically having one downtown manager and larger cities having entire agencies dedicated to business support and customer attraction.

In Stockbridge, an initial step to more actively managing the business district is to establish a small team of people responsible for recruiting new businesses and assisting existing ones. This team may be composed of City staff, community leaders willing to volunteer their time, or, most likely, a combination of the two. Key outreach and assistance tasks for the team would include:

Business Attraction:

1. Real Estate Product Readiness: Downtown economic development is as much tied to the availability of attractive, appropriately sized commercial space in the right location as it is market opportunity. One of the first steps to attracting new businesses is to identify what space the district has to offer them. The "available properties" database should identify what space is available; its size, cost and amenities, contact information, and other pertinent property information. This information should be available on the City's website so business owner can easily access it.
2. Sales Package: A simple sales package is needed to share with business prospects and other marketing contacts (and should also be available online). At a minimum it should include:
   - A map showing the vision for the downtown and location of recently completed or anticipated catalytic projects. In other words, a simple, visual representation of the plan for Stockbridge's future;
   - A 1-2 page market opportunity fact sheet highlighting the city's consumer markets, the estimated potential demand and key business targets;
   - A brochure for Stockbridge and, if/when available, the Town Center Project;
   - A list of any business incentives available for new establishments; and
   - Contact information for the business development team and/or City of Stockbridge.
3. Recruitment Campaigns: Develop a business recruitment campaign for up to three key business opportunities outlined in the market analysis. Top candidates include restaurants and casual apparel stores. The campaign may include mailings, phone calls, one-on-one contact, third party outreach, hosted site visits, targeted marketing materials and related activities.
4. Measure Progress: Publish a simple annual report of key economic indicators that promotes the downtown's vitality and progress. Data may include: jobs, employment, public/private investment, businesses recruited/retained, special events/ promotions, retail impacts, etc. Demonstrating success is critical to encouraging investment in the downtown.

Business Retention:

Helping Stockbridge's existing business base succeed will be the underpinning of successful economic development. Communication to build trust and promote problem-solving to increase profitability are the tried and true most effective approaches to business retention and assistance. Sample tasks include:

- Distributing highlights of the LCI update and the retail market analysis report to business/property owners. This is a chance to educate local businesses about what is going on in the downtown and about potential new market opportunities and to encourage people to get involved in making change there.
- Now and in the future, keeping in touch with existing businesses to stay informed about business activity, property redevelopment, real estate transactions, business owner interests and other key factors to stay on top of how the commercial district is faring. This will also allow the business development team to identify any businesses desiring assistance.

- Offering small business workshops. Training and education are critical components of business assistance. Querying existing businesses regarding their most pressing information/assistance needs could help determine workshop topics, which may include ideas such as lean business techniques, cash flow management in a down economy, and use of social media for marketing, as examples. A business mentoring program that connected recently-opened businesses with longstanding ones is another possibility.

Study of the creation of a community improvement district (CID) for the commercial and mixed-use portions of the study area. Depending on the outcome of this study, establish a CID (O-9)

A community improvement district creates a predictable funding source that can be used for a variety of projects and services (such as economic development, marketing, maintenance, parking and special events) within the district. The CID is funded by an annual assessment on the businesses located within it. Creation of a CID in Stockbridge, potentially in the downtown or another redeveloped commercial and/or mixed-use area, would allow private businesses to collectively raise money to fund initiatives they see as critical to their success and the success of the district as a whole.

Main Street News identified several questions that should be carefully considered prior to attempting to enact a CID, including:

- How will the CID enhance the district and what problems could possibly be solved by creation of a CID?
- How strong are the relationships amongst property owners within the proposed district?
- What do district merchants need and want to grow their businesses?
- Who will be responsible for enacting the CID? Is there an appropriate level of commitment to undertake the 1-2 year process?
- What level of revenue would the CID be able to generate? How costly would the CID be for businesses, both small and large, within the district?

If the results of the CID feasibility study warrant, begin the process to enact the CID in the desired area.

Foreclosure counseling and homeownership counseling seminars through a housing counseling agency (O-10)

One of the most efficient ways to preserve housing affordability in the area as new development occurs is to help current residents remain in their homes for as long as they choose. Foreclosure risk threatens this option, and research and interviews with real estate agents indicate a high level of risk in Stockbridge and Henry County. To combat this problem, Stockbridge can act to connect households at risk for foreclosure and households considering homeownership with a housing counseling agency that can provide information and assistance. The Department of Housing and Urban Development lists agencies on their website that provide such services. Local examples include Metro Fair Housing Services and Resources for Residents and Communities.

"Fisher House" on the site of the historic home on East Atlanta Road at Love Street (O-11)

Fisher Houses provide temporary free or low cost housing to veterans and their families while receiving care at a military medical facility. Houses are designed to match the style of the surrounding area and are not treatment facilities, hospices or counseling centers. Each house has a full-time manager overseeing operations and may offer between 8 and 21 suites with a communal kitchen, dining room and living room. The Stockbridge Fisher House would be developed in conjunction with the business incubator designed to serve veterans and other area entrepreneurs that is also proposed in downtown Stockbridge.

4.5 Urban Design & Historic Resources

As public and private investment occurs, attention to design will be critical to creating a place with a strong identity and lasting value. Central to this will be building on the area's history, while recognizing that its future must incorporate timeless place-making principles from the best town and city centers across the region.

Urban Design & Historic Resource Policies

Preserve the few remaining historic buildings in Stockbridge.

Stockbridge has only a handful of remaining historic buildings. These should be preserved and incorporated into new development.

Require good urban design standards in most area.

Basic elements of urbanism should be required for new developments in growth centers. These include:

- Buildings oriented to the street
- Doors accessible from the sidewalk along key walking streets
- Active ground floor uses
- Storefronts, stoops, and porches along the sidewalk
- Pedestrian-scaled signs
- Front yards used for pedestrian purposes such as outdoor dining, landscaping, or porches
- No gated communities surrounded by fencing, or private streets that do not connect to surrounding streets
- Parking to the side or rear of the building, except on major streets (e.g. western portions of North Henry Boulevard) where some frontal parking is appropriate

These should be incorporated into the proposed zoning overlay along North Henry Boulevard (SR 138/42) as appropriate.

Support architectural standards that allow a variety of styles, but require good design.

The following elements are recommended to improve the quality of the built environment in Stockbridge:

- In non-historic areas, allow and encourage a variety of architectural styles
- Encourage the use of quality building materials including brick, terracotta, stone, masonry, hard coat stucco, poured-in-place rubbed concrete, and hardiplank
- Use Exterior Insulation Finish Systems (EIFS) only along facades not facing a street or park. Additionally, its use for facade details, such as window sills, is discouraged

Historic buildings in Stockbridge should be preserved for the character they bring to the community

Buildings must be designed in a way that creates a sense-of-place

This historic house in Decatur, GA, has been converted to retail use

Create pocket parks with intersection improvements or road construction, especially where unbuildable sites remain.

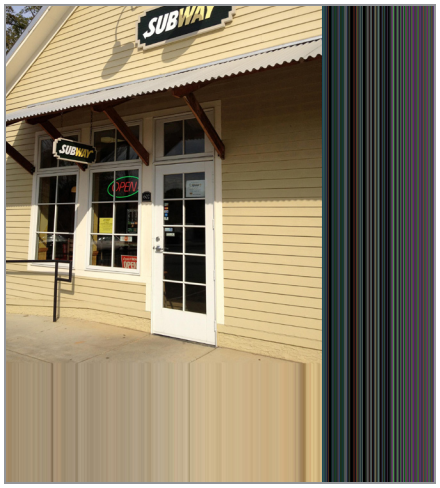
Proposed transportation projects will create a variety of opportunities for small pocket parks.

Incorporate Crime Prevention through Environmental Design (CPTED) Principles.

Design can support or discourage crime. Techniques that minimize opportunities for crime and support policing should be incorporated into new projects. Please see pages 104 and 105 for details.

Avoid corporate prototype architecture.

Chains have an important role in the area's future, but their design should respond to the future vision. Generic prototype architecture is discouraged in favor of designs that reflect traditional materials, styles, and building placement found in Georgia's downtowns.



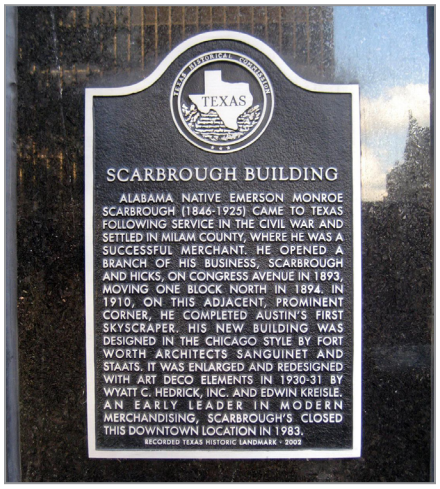
Most chain businesses will vary their prototype when required by zoning

Encourage public art and incorporate it, monuments, and memorials in public spaces.

The installation of a variety of public art in transportation projects and open spaces could enliven them and provide interest. Partnerships with local artists are encouraged.

Encourage art in private developments, as well.

Install art, monuments, and memorials in new developments as they are built. Ideal locations would include newly created open spaces, development entries, or other high visibility locations.



Historic markers can reinforce the community's identity

Urban Design & Historic Resource Projects

Historic signs and markers in the study area (O-12)

Historic markers would convey the study area's history.

Statue at City Hall (O-13)

When it was built, there was discussion of a statue in front of City Hall. The City should explore an appropriate statue for the site and install it to enrich the area.

Public art on the existing North Henry Boulevard (SR 138/42) bridge over the railroad (O-14)

The existing bridge in Stockbridge's core is an unrealized opportunity to brand the community and improve its visual appeal. The City of Stockbridge should work with GDOT to explore appropriate public art installations for the bridge and identify funding for them.

Other communities have applied public art to existing bridges

Crime Prevention through Environmental Design

The following summarizes elements of crime prevention through environmental design (CPTED) principles. It was compiled using information from wikipedia.com accessed on May 20, 2010.

CPTED is a multi-disciplinary approach to deterring criminal behavior through design. Its strategies rely upon the ability to influence offender decisions that precede criminal acts. Research into criminal behavior shows that the decision to offend or not to offend is more influenced by cues to the perceived risk of being caught than by cues to reward or ease of entry. Consistent with this research, CPTED strategies emphasize enhancing the perceived risk of detection and apprehension.

Natural surveillance

Natural surveillance increases the threat of apprehension by taking steps to increase the perception that people can be seen. Natural surveillance occurs by designing the placement of physical features, activities and people in such a way as to maximize visibility and foster positive social interaction among legitimate users of private and public space. Potential offenders feel increased scrutiny and limitations on their escape routes.

- *Place windows overlooking sidewalks and parking lots.*
- *Leave window shades open.*
- *Use passing vehicular traffic as a surveillance asset.*
- *Create landscape designs that provide surveillance, especially in proximity to designated points of entry and opportunistic points of entry.*
- *Use the shortest, least sight-limiting fence appropriate for the situation.*
- *Use transparent weather vestibules at building entrances.*
- *When designing lighting, avoid poorly placed lights that create blind-spots for potential observers and miss critical areas. Ensure potential problem areas are well-lit: pathways, stairs, entrances/exits, parking areas, ATMs, phone kiosks, mailboxes, bus stops, children's play areas, recreation areas, pools, laundry rooms, storage areas, dumpster and recycling areas, etc.*
- *Avoid too-bright security lighting that creates blinding glare and/or deep shadows, hindering the view for potential observers. Eyes adapt to night lighting and have trouble adjusting to severe lighting disparities. Using lower intensity lights often requires more fixtures.*
- *Use shielded or cut-off luminaires to control glare.*
- *Place lighting along pathways and other pedestrian-use areas at proper heights for lighting the faces of the people in the space (and to identify the faces of potential attackers).*

Natural surveillance measures can be complemented by mechanical and organizational measures. For example, closed-circuit cameras can be added where window surveillance is unavailable.

Natural access control

Natural access control limits the opportunity for crime by taking steps to clearly differentiate between public space and private space. By selectively placing entrances and exits, fencing, lighting and landscape to limit access or control flow, natural access control occurs.

- *Use a single, clearly identifiable, point of entry*
- *Use structures to divert persons to reception areas*
- *Incorporate maze entrances in public restrooms. This avoids the isolation that is produced by an anteroom or double door entry system*

- *Use low, thorny bushes beneath ground level windows.*
- *Eliminate design features that provide access to roofs or upper levels*
- *In the front yard, use waist-level, picket-type fencing along residential property lines to control access, encourage surveillance.*
- *Use a locking gate between front and backyards.*
- *Use shoulder-level, open-type fencing along lateral residential property lines between side yards and extending to between back yards. They should be sufficiently unencumbered with landscaping to promote social interaction between neighbors.*
- *Use substantial, high, closed fencing (for example, masonry) between backyards and alleys*.

Natural access control is used to complement mechanical and operational access control measures, such as target hardening.

Natural territorial reinforcement

Territorial reinforcement promotes social control through increased definition of space and improved proprietary concern. An environment designed to clearly delineate private space does two things. First, it creates a sense of ownership. Owners have a vested interest and are more likely to challenge intruders or report them to the police. Second, the sense of owned space creates an environment where "strangers" or "intruders" stand out and are more easily identified. By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public, semi-public and private space, natural territorial reinforcement occurs. Additionally, these objectives can be achieved by assignment of space to designated users in previously unassigned locations.

- *Maintained premises and landscaping such that it communicates an alert and active presence occupying the space.*
- *Provide trees in residential areas. Research results indicate that, contrary to traditional views within the law enforcement community, outdoor residential spaces with more trees are seen as significantly more attractive, safer, and more likely to be used than similar spaces without trees.*
- *Restrict private activities to defined private areas.*
- *Display security system signage at access points.*
- *Avoid cyclone fencing and razor-wire fence topping, as it communicates the absence of a physical presence and a reduced risk of being detected.*
- *Placing amenities such as seating or refreshments in common areas in a commercial or institutional setting helps to attract larger numbers of desired users.*
- *Scheduling activities in common areas increases proper use, attracts more people and increases the perception that these areas are controlled.*

Territorial reinforcement measures make the normal user feel safe and make the potential offender aware of a substantial risk of apprehension or scrutiny.

Maintenance

Maintenance is an expression of ownership of property. Deterioration indicates less control by the intended users of a site and indicates a greater tolerance of disorder. The Broken Windows Theory is a valuable tool in understanding the importance of maintenance in deterring crime. Broken Windows theory proponents support a zero tolerance approach to property maintenance, observing that the presence of a broken window will entice vandals to break more windows in the vicinity. The sooner broken windows are fixed, the less likely it is that such vandalism will occur in the future.

4.6 Public Facilities & Spaces

As the study area develops as provided for in the Framework Plan it will be necessary to upgrade public facilities and spaces to serve the growing community. The following recommendations provide guidance on how to do this in an incremental way that achieves the long-term vision, while reflecting current limited resources.

Public Facilities Policies

Construct civic buildings and facilities that set the standard for the type of high quality development desired in the area.

Public buildings are more than places to conduct government business; they are symbols of the values and identity of the communities they represent. As such, they should set models for the standard of architecture that a community aspires to. Cheap civic buildings encourage cheap private development nearby.

Support expanded recreation opportunities for children and seniors.

To be a truly diverse and balanced community Stockbridge should serve people of different ages. The City and County should support efforts to expand recreation opportunities targeted towards children and seniors.

Public Facilities Projects

Community center serving Stockbridge residents (O-15)

While the existing Ted Strickland Community Center is an ideal place for meetings, it is not the full service community center that many in Stockbridge desire. The City should explore opportunities to establish a full-service community center that includes programs targeted to seniors and youth

Reconstructed replica of the historic train depot (O-16)

A strong desire exists to build a replica of the historic train depot that existed along North Berry Street. Potential uses for this could include a welcome center, a history museum, an inter-modal facility (T-16), a community center (O-15), or other potential uses.

Shuttle service to the JP Moseley Recreation Center (O-17)

The existing JP Moseley Recreation Center on Miller's Mill Road could better serve residents without transportation by establishing a shuttle from neighborhoods to it. Said shuttle would be an ideal short-term option for improving recreation options in Stockbridge.

New YMCA or similar recreational facility (O-18)

Over the long-term, the City of Stockbridge should explore options for a new YMCA or similar recreation facility. Consideration should also be given to incorporating a public natatorium (O-19).

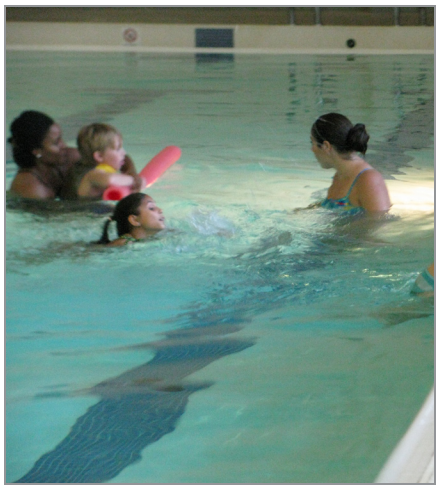
Civic facilities should continue to set the standard for the quality of development desired in the area

A full-service community center could serve Stockbridge residents, including seniors and youths

The Stockbridge depot was once the heart of the community

Public natatorium (O-19)

Either in conjunction with O-18, or as a separate facility, options for a public natatorium should be explored. While an ideal location cannot be assessed by this plan, several in the community expressed a desire to see such a facility on Tye Street.



Many would like to see a public natatorium in Stockbridge

Services to assist seniors wishing to age-in-place in existing single-family homes (O-20)

As Stockbridge's population ages it will be necessary to expand services that assist seniors wanting to age-in-place, such as transportation or small home repair assistance.

Extended water and sewer as the area develops (O-21)

As the area continues to develop it will be necessary to extend water and sewer into new areas to accommodate growth.

City planner (O-22)

A city planner could assist the City of Stockbridge in implementing the vision of this LCI 10-year update.

Open spaces should be bounded by streets fronted with buildings

Public Space Policies

Continue improved existing parks

Stockbridge is blessed with several large public spaces that should be constantly maintained and improved.

Encourage an appropriate relationship between parks and adjacent development.

New development adjacent to public spaces should front them with doors, windows, and walkways. Parking, loading zones, dumpsters, or similar uses should be minimized and hidden from view in these areas. New, publicly-accessible streets should be created to separate parks from development where feasible.

Incorporate parks and open spaces into large developments.

Developments greater than ten acres can easily accommodate pocket parks or plazas. Typically, this only needs to be between five and ten percent of the site's area, if properly designed.

Encourage the creation of shared stormwater facilities and those integrated into parks.

Shared facilities can reduce the cost to individual developers and the amount of land dedicated to stormwater retention. In addition, they can often be designed as community assets and integrated into planned public spaces.

Shared stormwater facilities can be designed as community amenities, such as this one in Atlanta

Incorporate trees into existing new development.

The National Association of Homebuilders reports that house lots with mature trees sell for an average of 20 to 30 percent more than those without. To ensure that Stockbridge's quality-of-life is

maintained and improved, trees should be planted in existing yards and along existing streets, while new developments are encouraged to preserve mature trees (to the maximum extent possible) and plant new ones as compatible with the development program.

Public Space Projects

Town Center Project public spaces (O-23)

The ideal option for public spaces in the Town Center Project will require study beyond the scope of this plan. There are many trade-offs between an expanded town green and an amphitheater that the City of Stockbridge should consider, not the least of which is cost. This 10-year update identifies two options in the Town Center Concept Plans:

a. Expanded Town Green - a 0.5 acre space that could be expanded to 1.0 acre by closing down adjacent streets during events to create a space capable of accommodating 2,250 visitors. This should only occur if alternate routes are in place so that traffic can be diverted.

b. Amphitheater - a 5.0 acre space capable of accommodating 3,000 visitors, but also featuring play and passive recreation areas.

Please see the Town Center Project Concept Plans for details.

North Berry Street Plaza (O-24)

The area south of the former train depot could be converted into a small plaza either with or without the reconstruction of a depot next door. Said plaza could be outfitted with movable stalls to create a permanent location for a weekend farmers market or similar use. In the case of a farmers market, back-in angled parking could also be provided so that vendors can sell directly from their trucks.

If the City of Stockbridge determines that the amphitheater is appropriate, it could be a focal point for the entire community

The North Berry Street Plaza could sit south of the reconstructed train depot and include space for a weekend farmers market

Temporary ice skating rink (O-25)

During winter a temporary ice staking rink could be installed in the existing town green to draw visitors to the Town Center Project and build civic pride.

Skateboard park (O-26)

During intercept surveys conducted as part of the public outreach effort, several youth in the community expressed an interested in seeing a skateboarding park in Stockbridge. As Stockbridge progresses towards becoming a place that serves the needs of all ages, a skateboarding park could provide a highly-desired activity for its youth.

Many youth want a skateboard park in Stockbridge

Community dog park (O-27)

Community members also expressed a desire for a dog park, a need that will become even greater if and when the Town Center Project is realized and new residents of small lot single-family houses and townhouses move into the area.

Preserved stream corridors (O-28)

The Framework Plan identifies preserved open space corridors along existing streams in the study area, including:

a. Reeves Creek and tributaries

b. Brush Creek and tributaries

Most of these areas are already protected through wetland laws and stream buffer requirements, but opportunities to maximize open space in these areas should continue to be explored.

A community garden could be established in conjunction with area schools

Assorted new open spaces with private development (O-29)

As development occurs, new open spaces should be provided.

Community gardens (O-30)

Residents would like increased community gardens. These could be on vacant or unbuilt lots, such as within the Town Center Project, or in partnership with schools.

Police station redevelopment (O-31)

The former police station along Burke Street should be redeveloped into a use consistent with the vision of this plan.

CITY OF STOCKBRIDGE

LIVABLE CENTERS INITIATIVE 10-YEAR UPDATE

Part 5: Implementation

July 9, 2012

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5.1 Action Plan

This Action Plan outlines the next steps after the 10-year update is adopted by the City of Stockbridge. The action Matrices, provided on the following pages, list all proposed projects, along with timelines, responsible parties, and cost estimates. The matrices are intended to serve as a blueprint for achieving the community's vision for the future.

Most recommendations are provided on an aggressive five year timeline, although some may extend beyond this time period if funding is delayed or not available. Projects in the near future represent those addressing areas with the most critical need, or those where public investment can spur private investment. Longer-term projects are less urgent, but equally key to the ultimate success of this plan.

Community Priorities

During the public outreach process it became evident that four plan recommendations were of high priority to the community. These include:

- Town Center Project completion (O-1)
- North Henry Boulevard (SR 138/42) improvements (T-1)
- Community center serving Stockbridge residents (O-15)
- North Berry Street improvements (T-8a, O-7)

These four projects are complicated endeavors that will require extensive coordination between the City of Stockbridge and other parties. For example, the Town Center Project will require a partnership with developers to become a reality. Similarly, the two priority transportation projects will require the involvement of the ARC and GDOT in both design and funding.

Local Funding

Through the LCI program, the ARC has committed to making funding available for the implementation of plan elements related to transportation. Their expressed desire is for public infrastructure improvements to spur private investment. Transportation projects may also be funded through other sources administered through the ARC. The City of Stockbridge should work with ARC staff to ensure that projects requiring transportation funds are included in future Regional Transportation Plans (RTPs), which are revised every five years. Most transportation funds administered by the ARC will require a 20 percent local match. Potential sources for local match funds could include:

- **General Funds**: City of Stockbridge general funds have been used in the past to fund previous LCI improvements. Such funds will likely be used in the implementation of this plan as well.
- **SPLOST Funds**: A Special Purpose Local Option Sales Tax (SPLOST) has been used to fund public improvements in Henry County in recent years.
- **Proposed Community Improvement District (CID)**: If a CID is created within the study area, it will have a role in providing matching funds for transportation projects, and completing many of the marketing recommendations of the plan.
- **Private donations**: Local matches could also be obtained by soliciting area property owners, businesses, residents, and institutions. Private funds may also be used to fund specific "special interest" projects. For example, the PATH Foundation funds multi-use paths, while the Trust for Public Land and the Blank Foundation sometimes fund park projects.

Additionally, a window of opportunity exists to fund some transportation projects through the **Transportation Investment Act** (TIA). If the act passes when voted on in July 2012, Stockbridge will receive discretionary funds that could be used for transportation projects identified in this plan. These and other potential local options should be explored.

Steps Toward Implementation

This 10-year update contains an aggressive but achievable plan for Stockbridge. For the vision to become a reality there must be both short- and long-term commitments to its principles.

Ongoing

In order to ensure implementation, continued diligence will be required on the part of residents, businesses, the City of Stockbridge, and other organizations. These groups must monitor development and public improvements in the study area to ensure that they are consistent with the vision of the plan. A continuation of the open outreach process used during the planning process will be central to this effort.

Additionally, City staff will be required to track projects and maintain milestone dates and deadlines to keep projects on schedule and moving toward completion. The recommendation to hire a city planner would assist in this effort and aid elected officials in establishing policies and setting priorities for funding and implementation.

Short Term

Short-term steps toward implementation include the code amendments and other administrative projects outlined in the action matrices. Creation of a zoning overlay and related land use plans will require an update to the Joint Cities/County Comprehensive Plan. This effort will need to be undertaken in conjunction with the aid of Henry County staff and elected officials.

Long Term

Realizing the plan's vision will also require a long-term commitment. The plan's aggressive vision cannot be achieved overnight, and if it is not consulted and reviewed regularly, it risks becoming obsolete. As the City of Stockbridge moves forward with implementation, it is important to remember the following:

- **The Vision**: Of all of the components of this plan, the vision should represent its most lasting legacy. The ideas contained in Part 4.1: Future Vision are the result of an inclusive public involvement process. It is unlikely that the general vision and goals resulting from this process will change significantly, even though the steps to achieving them may.
- **Flexibility**: While the vision is unlikely to change in the near future, it is critical that the community recognize that the ways in which the vision is achieved can and will change. The future addition or subtraction of policies or projects should not be viewed as a compromise of the study, but rather its natural evolution in response to new conditions. Many of the assumptions used to guide this process, including the economic climate, land costs, transportation costs, transportation funding programs, and development trends, are never fixed. The City of Stockbridge must be prepared to respond to changes in order to ensure a relevant plan.
- **Development Guide**: One of the greatest long-term values of this document, in addition to its role in procuring transportation funding, is that it lays out a detailed land use framework. Future development proposals should be reviewed for compatibility with the framework.

By being mindful of these three concepts, the Stockbridge LCI Study 10-Year Update can guide positive change in and around the area for years to come.

Cost Assumptions

As with any macro-level planning process, it is impossible to assign exact costs to future projects. However, it is possible to produce cost estimates based on standard unit cost assumptions. The following unit cost assumptions are used in the action matrices. Where project costs have already been estimated by another plan, the other plan's costs are used. All costs are in 2012 dollars.

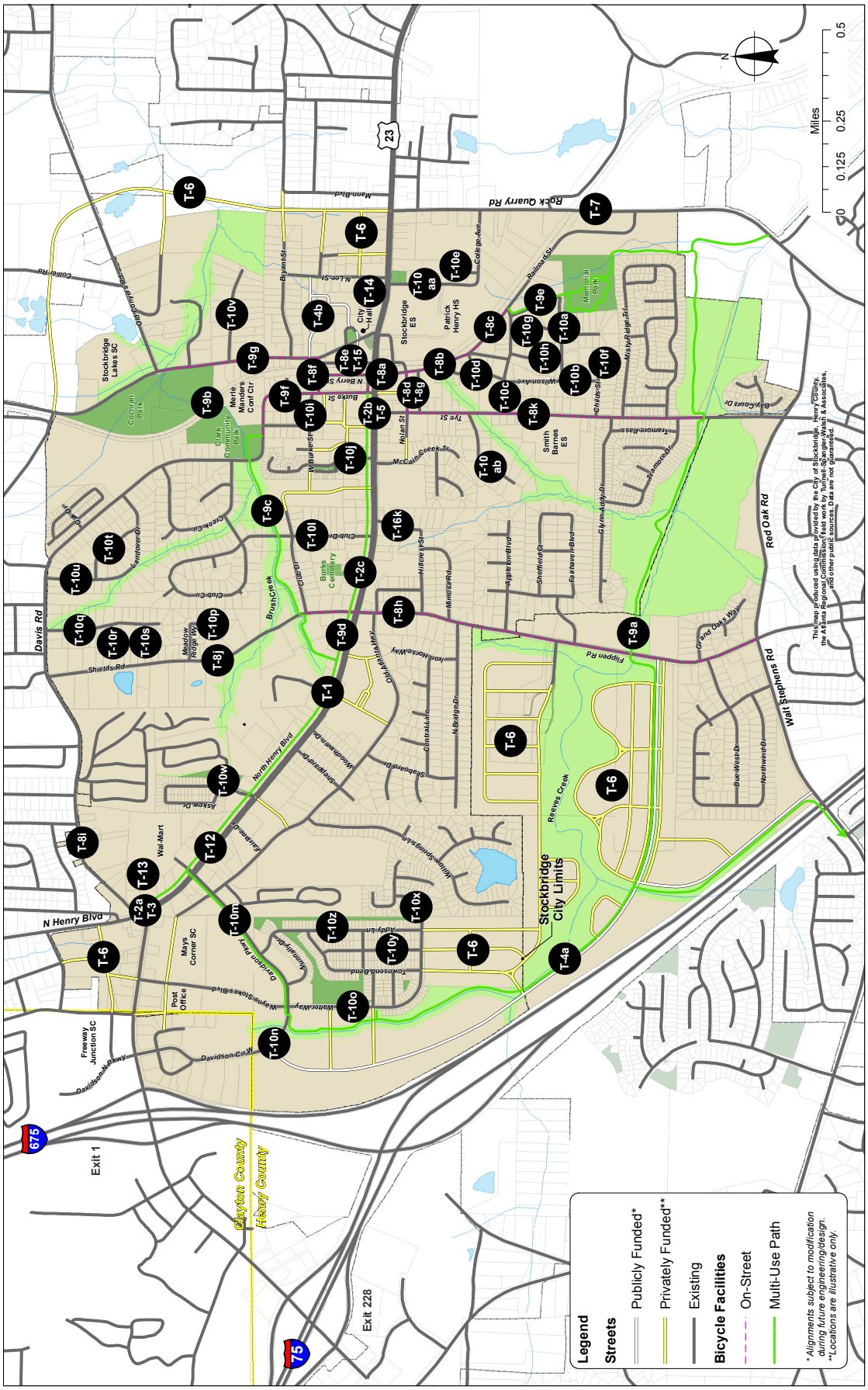


Figure 5.1: Transportation Project Map

Transportation Projects

ID	Description	Type of Improvement	Engineering Year	Engineering Costs	ROW Year	ROW Costs	Length of Project (ft)
Vehicular							
T-1	North Henry Boulevard (SR138/42) Improvements	Vehicular / Pedestrian	2012	$480,000	2013	$500,000	10,000
T-2	Traffic Studies & Plans	Roadway Operations	2012	$55,000	n/a	n/a	n/a
T-2a	*Feasibility Study for Roundabout at North Henry Boulevard (SR 138/42)*	*Roadway Operations*	*2012*	*$20,000*	*n/a*	*n/a*	*n/a*
T-2b	*Traffic Signal Warrant Analysis for Tye Street and North Henry Boulevard (SR 138/42) Intersection*	*Roadway Operations*	*2012*	*$5,000*	*n/a*	*n/a*	*n/a*
T-2c	*Access Management Plan for North Henry Boulevard (SR 138/42)*	*Roadway Operations*	*2012*	*$30,000*	*n/a*	*n/a*	*n/a*
T-3	Roundabout at North Henry Boulevard (SR138/42) and SR 138 SW	Vehicular	2013	$132,000	2014	$2,000,000	1,000
T-4	New publicly funded streets within study area	Varies	Varies	$2,646,000	Varies	$13,500,000	15,800
T-4a	*New street from Flippen Road northwest to Davidson Circle West, to serve as North Henry Boulevard (SR 138/42) bypass*	*Vehicular / Multi-use Path*	*2013*	*$2,250,000*	*2015*	*$12,500,000*	*12,500*
T-4b	*New street network around City Hall from East Atlanta Road to North Lee Street*	*Vehicular*	*2014*	*$396,000*	*2015*	*$1,000,000*	*3,300*
T-5	New Traffic Signal at Tye Street and North Henry Boulevard (SR 138/42)	Vehicular	2014	$15,000	n/a	n/a	n/a
T-6	New Privately funded streets built with redevelopment	Vehicular	2014	n/a	n/a	n/a	25,000
T-7***	Rock Quarry Road improvements and railroad grade separation	Vehicular	2010	$840,000	2011	$1,000,000	4,300
Pedestrian & Bicycle							
T-8	Major pedestrian facilities	Pedestrian / Bicycle	Varies	$2,961,600	Varies	$597,000	30,900
*T-8a****	*North Berry Street from Love Street to Nolan Street*	*Pedestrian Enhancements*	*2009*	*$120,000*	*2010*	*$5,000*	*1,300*
*T-8b**	*South Berry Street from Nolan to Railroad Street*	*Pedestrian Enhancements*	*2012*	*$96,000*	*2013*	*$20,000*	*1,000*
*T-8c**	*Railroad Street from Rock Quarry Road to South Berry Street*	*Pedestrian Enhancements*	*2012*	*$254,400*	*2013*	*$53,000*	*2,650*
*T-8d**	*Nolan Street from Tye Street to South Berry Street*	*Pedestrian Enhancements*	*2013*	*$57,600*	*2014*	*$12,000*	*600*
*T-8e**	*Ward Street from South Berry/Railroad Street to Love Street*	*Pedestrian Enhancements*	*2013*	*$124,800*	*2014*	*$26,000*	*1,300*
*T-8f**	*Love Street from Burke Street to East Atlanta Road*	*Pedestrian Enhancements*	*2014*	*$52,800*	*2015*	*$11,000*	*550*
T-8g	*1st Street from Tye Street to South Berry Street*	*Pedestrian Enhancements*	*2014*	*$57,600*	*2015*	*$12,000*	*600*
*T-8h**	*Flippen Road from North Henry Boulevard (SR138/42) to Walt Stephens/Red Oak Road*	*Pedestrian Enhancements*	*2015*	*$561,600*	*2016*	*$117,000*	*5,850*
*T-8i**	*Davis Road from North Henry Boulevard (SR138/42) to Clark Community Park*	*Pedestrian Enhancements*	*2015*	*$864,000*	*2016*	*$180,000*	*9,000*
*T-8j**	*Shields Road from North Henry Boulevard (SR138/42) to Davis Road*	*Pedestrian Enhancements*	*2016*	*$446,400*	*2017*	*$93,000*	*4,650*

Cost per Linear Foot	Construction Year	Construction Costs	Total Project Costs	Responsible Party	Funding Source	Local Source & Match Amount	
$400	2015	$4,000,000	$4,980,000	GDOT, City	GDOT, LCI, TE, SPLOST	SPLOST, City	$1,780,000
n/a	n/a	n/a	$55,000	City	GDOT, SPLOST	SPLOST, City	$55,000
n/a	*n/a*	*n/a*	*$20,000*	*City*	*SPLOST*	*SPLOST, City*	*$20,000*
n/a	*n/a*	*n/a*	*$5,000*	*City*	*SPLOST*	*SPLOST, City*	*$5,000*
n/a	*n/a*	*n/a*	*$30,000*	*City*	*LCI, SPLOST*	*SPLOST, City*	*$30,000*
$1,100	2016	$1,100,000	$3,232,000	GDOT, City	GDOT, SPLOST	SPLOST, City	$2,352,000
Varies	Varies	$22,050,000	$37,196,000	City	GDOT, SPLOST	SPLOST, City	$20,556,000
$1,500	*2017*	*$18,750,000*	*$33,500,000*	*City*	*GDOT, SPLOST*	*SPLOST, City*	*$18,500,000*
$1,000	*2017*	*$3,300,000*	*$3,696,000*	*City*	*SPLOST*	*SPLOST, City*	*$3,696,000*
n/a	2017	$100,000	$115,000	GDOT	GDOT, SPLOST	SPLOST, City	$35,000
$1,000	2017	$25,000,000	$25,000,000	Private	Private	n/a	n/a
$163	2013	$7,000,000	$8,840,000	Henry County	Henry County SPLOST	n/a	n/a
Varies	Varies	$24,330,000	$27,888,600	City	Varies	Varies	$8,424,600
$500	*2012*	*$650,000*	*$775,000*	*City*	*TE*	*SPLOST, City*	*$255,000*
$800	*2015*	*$800,000*	*$916,000*	*City*	*TE, LCI*	*SPLOST, City*	*$276,000*
$800	*2015*	*$2,120,000*	*$2,427,400*	*City*	*TE, LCI*	*SPLOST, City*	*$731,400*
$800	*2016*	*$480,000*	*$549,600*	*City*	*TE, LCI*	*SPLOST, City*	*$165,600*
$800	*2016*	*$1,040,000*	*$1,190,800*	*City*	*TE, LCI*	*SPLOST, City*	*$358,800*
$800	*2017*	*$440,000*	*$503,800*	*City*	*TE, LCI*	*SPLOST, City*	*$151,800*
$800	*2017*	*$480,000*	*$549,600*	*City*	*TE, LCI*	*SPLOST, City*	*$165,600*
$800	*2018*	*$4,680,000*	*$5,358,600*	*City*	*TE, LCI*	*SPLOST, City*	*$1,614,600*
$800	*2018*	*$7,200,000*	*$8,244,000*	*City*	*TE, LCI*	*SPLOST, City*	*$2,484,000*
$800	*2019*	*$3,720,000*	*$4,259,400*	*City*	*TE, LCI*	*SPLOST, City*	*$1,283,400*

Transportation Projects (continued)

ID	Description	Type of Improvement	Engineering Year	Engineering Costs	ROW Year	ROW Costs	Length of Project (ft)
T-8k	*Tye Street from North Henry Boulevard (SR138/42) to 2nd Street, Glynn Addy Road to Red Oak Road*	*Pedestrian Enhancements*	*2017*	*$326,400*	*2018*	*$68,000*	*3,400*
T-9	Bicycle/Pedestrian Facilities	Various	Varies	$629,880	Varies	$1,051,000	21,700
*T-9a***	*Extension of Reeves Creek Trail from its current terminus to Flippen Road*	*Multi-use Path*	*2012*	*$32,400*	*2013*	*$60,000*	*600*
T-9c	*New multi-use path along Brush Creek from North Henry Boulevard (SR 138/42) to Cochran Park*	*Multi-use Path*	*2014*	*$297,000*	*2015*	*$440,000*	*5,500*
T-9d	*North Henry Boulevard (SR138/42) from downtown area to Davis Road*	*Multi-use Path*	*2014*	*$240,000*	*2015*	*$400,000*	*10,000*
T-9e	*Cemetery Street & short segment of 2nd Street, Connecting Memorial Park to Railroad Street*	*Multi-use Path*	*2015*	*$16,200*	*2016*	*$36,000*	*900*
T-9f	*Burke Street from North Henry Boulevard (SR138/42) to Clark Community Park*	*On-Street Bike Facility*	*2016*	*$41,400*	*2017*	*$115,000*	*2,300*
T-9g	*East Atlanta Road from Cochran Park to Love Street*	*On-Street Bike Facility*	*2017*	*$2,880*	*2018*	*$0*	*2,400*
T-10	Minor pedestrian facilities	Sidewalk	Varies	$409,860	Varies	$683,100	34,155
T-10a	*Wilson Street (entire length)*	*Sidewalk*	*2012*	*$14,400*	*2013*	*$24,000*	*1,200*
T-10b	*Wilson Avenue (entire length)*	*Sidewalk*	*2012*	*$15,600*	*2013*	*$26,000*	*1,300*
T-10c	*2nd Street (entire length)*	*Sidewalk*	*2012*	*$19,200*	*2013*	*$32,000*	*1,600*
T-10d	*Church Street (entire length)*	*Sidewalk*	*2012*	*$12,000*	*2013*	*$20,000*	*1,000*
T-10e	*Jackson Drive (entire length)*	*Sidewalk*	*2013*	*$4,800*	*2014*	*$8,000*	*400*
T-10f	*Childs Street (entire length)*	*Sidewalk*	*2013*	*$10,800*	*2014*	*$18,000*	*900*
T-10g	*Welch Street (entire length)*	*Sidewalk*	*2013*	*$8,400*	*2014*	*$14,000*	*700*
T-10h	*Silent Avenue (entire length)*	*Sidewalk*	*2013*	*$8,400*	*2014*	*$14,000*	*700*
T-10i	*West Burke Street (entire length)*	*Sidewalk*	*2014*	*$12,000*	*2015*	*$20,000*	*1,000*
T-10j	*Center Street North Henry Boulevard (SR 138/42) to West Burke Street*	*Sidewalk*	*2014*	*$11,400*	*2015*	*$19,000*	*950*
T-10k	*Bowen Street (entire length)*	*Sidewalk*	*2014*	*$11,700*	*2015*	*$19,500*	*975*
T-10l	*Club Drive from Club Circle to Shields Road*	*Sidewalk*	*2014*	*$13,560*	*2015*	*$22,600*	*1,130*
T-10m	*Davidson Parkway (entire length as needed)*	*Sidewalk*	*2014*	*$36,000*	*2015*	*$60,000*	*3,000*
T-10n	*Davidson Circle West (entire length as needed)*	*Sidewalk*	*2015*	*$11,400*	*2016*	*$19,000*	*950*
T-10o	*Walter Way from SR 138 SW to Davidson Parkway*	*Sidewalk*	*2015*	*$25,800*	*2016*	*$43,000*	*2,150*
T-10p	*Meadow Ridge Way (entire length)*	*Sidewalk*	*2015*	*$12,300*	*2016*	*$20,500*	*1,025*
T-10q	*Meadow Ridge Drive (entire length)*	*Sidewalk*	*2015*	*$20,400*	*2016*	*$34,000*	*1,700*
T-10r	*Angela Court (entire length)*	*Sidewalk*	*2015*	*$3,000*	*2016*	*$5,000*	*250*
T-10s	*Rebecca Court (entire length)*	*Sidewalk*	*2016*	*$2,400*	*2017*	*$4,000*	*200*
T-10t	*Ridge Run (entire length)*	*Sidewalk*	*2016*	*$12,300*	*2017*	*$20,500*	*1,025*

Cost per Linear Foot	Construction Year	Construction Costs	Total Project Costs	Responsible Party	Funding Source	Local Source & Match Amount	
$800	*2020*	*$2,720,000*	*$3,114,400*	*City*	*TE, LCI, SRTS*	*SPLOST, City*	*$938,400*
Varies	Varies	$5,249,000	$6,929,880	City	TE, LCI, CMAQ	SPLOST, City	$2,730,680
$450	*2015*	*$270,000*	*$362,400*	*City*	*TE, LCI, CMAQ*	*SPLOST, City*	*$146,400*
$450	*2017*	*$2,475,000*	*$3,212,000*	*City*	*TE, LCI, CMAQ*	*SPLOST, City*	*$1,232,000*
$200	*2017*	*$2,000,000*	*$2,640,000*	*City*	*TE, LCI, CMAQ*	*SPLOST, City*	*$1,040,000*
$150	*2018*	*$135,000*	*$187,200*	*City*	*TE, LCI, CMAQ*	*SPLOST, City*	*$79,200*
$150	*2019*	*$345,000*	*$501,400*	*City*	*TE, LCI, CMAQ*	*SPLOST, City*	*$225,400*
$10	*2020*	*$24,000*	*$26,880*	*City*	*TE, LCI, CMAQ*	*SPLOST, City*	*$7,680*
Varies	Varies	$3,415,500	$4,508,460	Varies	Varies	Varies	*$1,776,060*
$100	*2015*	*$120,000*	*$158,400*	*City*	*SPLOST, CDBG, SRTS*	*SPLOST, City*	*$62,400*
$100	*2015*	*$130,000*	*$171,600*	*City*	*SPLOST, CDBG, SRTS*	*SPLOST, City*	*$67,600*
$100	*2015*	*$160,000*	*$211,200*	*City*	*SPLOST, CDBG, SRTS*	*SPLOST, City*	*$83,200*
$100	*2015*	*$100,000*	*$132,000*	*City*	*SPLOST, CDBG, SRTS*	*SPLOST, City*	*$52,000*
$100	*2016*	*$40,000*	*$52,800*	*City*	*SPLOST, CDBG, SRTS*	*SPLOST, City*	*$20,800*
$100	*2016*	*$90,000*	*$118,800*	*City*	*SPLOST, CDBG, SRTS*	*SPLOST, City*	*$46,800*
$100	*2016*	*$70,000*	*$92,400*	*City*	*SPLOST, CDBG, SRTS*	*SPLOST, City*	*$36,400*
$100	*2016*	*$70,000*	*$92,400*	*City*	*SPLOST, CDBG, SRTS*	*SPLOST, City*	*$36,400*
$100	*2017*	*$100,000*	*$132,000*	*City*	*SPLOST, CDBG*	*SPLOST, City*	*$52,000*
$100	*2017*	*$95,000*	*$125,400*	*City*	*SPLOST, CDBG*	*SPLOST, City*	*$49,400*
$100	*2017*	*$97,500*	*$128,700*	*City*	*SPLOST, CDBG*	*SPLOST, City*	*$50,700*
$100	*2017*	*$113,000*	*$149,160*	*City*	*SPLOST, CDBG*	*SPLOST, City*	*$58,760*
$100	*2017*	*$300,000*	*$396,000*	*City*	*SPLOST, CDBG*	*SPLOST, City*	*$156,000*
$100	*2018*	*$95,000*	*$125,400*	*City*	*SPLOST, CDBG*	*SPLOST, City*	*$49,400*
$100	*2018*	*$215,000*	*$283,800*	*City*	*SPLOST, CDBG*	*SPLOST, City*	*$111,800*
$100	*2018*	*$102,500*	*$135,300*	*City*	*SPLOST, CDBG*	*SPLOST, City*	*$53,300*
$100	*2018*	*$170,000*	*$224,400*	*City*	*SPLOST, CDBG*	*SPLOST, City*	*$88,400*
$100	*2018*	*$25,000*	*$33,000*	*City*	*SPLOST, CDBG*	*SPLOST, City*	*$13,000*
$100	*2019*	*$20,000*	*$26,400*	*City*	*SPLOST, CDBG*	*SPLOST, City*	*$10,400*
$100	*2019*	*$102,500*	*$135,300*	*City*	*SPLOST, CDBG*	*SPLOST, City*	*$53,300*

Transportation Projects (continued)

ID	Description	Type of Improvement	Engineering Year	Engineering Costs	ROW Year	ROW Costs	Length of Project (ft)
T-10u	*Landover Drive (entire length)*	*Sidewalk*	*2016*	*$29,400*	*2017*	*$49,000*	*2,450*
T-10v	*Duvall Drive (entire length)*	*Sidewalk*	*2016*	*$16,500*	*2017*	*$27,500*	*1,375*
T-10w	*Askew Drive (entire length)*	*Sidewalk*	*2016*	*$26,400*	*2017*	*$44,000*	*2,200*
T-10x	*Susie Court (entire length)*	*Sidewalk*	*2017*	*$3,600*	*2018*	*$6,000*	*300*
T-10y	*Armitage Way (entire length)*	*Sidewalk*	*2017*	*$14,400*	*2018*	*$24,000*	*1,200*
T-10z	*Addy Lane (entire length)*	*Sidewalk*	*2017*	*$8,100*	*2018*	*$13,500*	*675*
T-10aa	*Repair South Lee Street (entire length)*	*Sidewalk*	*2017*	*$27,600*	*2018*	*$46,000*	*2,300*
T-10ab	*Repair Rosenwald Circle (entire length)*	*Sidewalk*	*2017*	*$18,000*	*2018*	*$30,000*	*1,500*
T-11	Citywide standards for street furniture, trees, and lighting	Pedestrian	2012	$5,000	n/a	n/a	n/a
T-12	Pedestrian bridge over railroad tracks	Pedestrian	2016	*$240,000*	n/a	n/a	n/a
Transit							
T-13	Implement a City funded shuttle service along North Henry Boulevard (SR 138/42)	Transit	n/a	n/a	n/a	n/a	n/a
T-14	Establish a park and ride lot near the Wal-Mart at the intersection of North Henry Boulevard (SR 138/42) and SR 138 SW	Transit / Vehicular	2012	$24,000	2013	$500,000	n/a
T-15	Two new 160 to 240 vehicle parking (each) decks in the Town Center Project	Transit / Vehicular	n/a	$360,000	n/a	n/a	n/a
T-16	Train Depot near Historic Downtown	Historical Transit	2014	$240,000	2015	$30,000	n/a
			Totals:	**$9,038,340**		**$19,861,100**	

** Project proposed in previous LCI study*

*** Project partially or completely outside the LCI study area*

**** Already programmed*

All cost estimates are in 2011 dollars

CDBG: Federal Community Development Block Grant

GDOT: Georgia Department of Transportation

LCI: Livable Centers Initiative

SPLOST: Special Purpose Local Option Sales Tax, includes potential TIA funds

SRTS: Safe Route To School

TE: Federal Transportation Enhancement

Cost per Linear Foot	Construction Year	Construction Costs	Total Project Costs	Responsible Party	Funding Source	Local Source & Match Amount	
$100	*2019*	*$245,000*	*$323,400*	*City*	*SPLOST, CDBG*	*SPLOST, City*	*$127,400*
$100	*2019*	*$137,500*	*$181,500*	*City*	*SPLOST, CDBG*	*SPLOST, City*	*$71,500*
$100	*2019*	*$220,000*	*$290,400*	*City, Private*	*SPLOST, Private*	*SPLOST, City*	*$114,400*
$100	*2020*	*$30,000*	*$39,600*	*City, Private*	*SPLOST, Private*	*SPLOST, City*	*$15,600*
$100	*2020*	*$120,000*	*$158,400*	*City, Private*	*SPLOST, Private*	*SPLOST, City*	*$62,400*
$100	*2020*	*$67,500*	*$89,100*	*City, Private*	*SPLOST, Private*	*SPLOST, City*	*$35,100*
$100	*2020*	*$230,000*	*$303,600*	*City*	*SPLOST, CDBG*	*SPLOST, City*	*$119,600*
$100	*2020*	*$150,000*	*$198,000*	*City*	*SPLOST, CDBG*	*SPLOST, City*	*$78,000*
n/a	n/a	n/a	$5,000	City	SPLOST, City	SPLOST, City	$5,000
n/a	2018	$2,000,000	$240,000	City	TE, LCI, CMAQ	SPLOST, City	$240,000
n/a	n/a	$200,000	$200,000	City	SPLOST	SPLOST, City	$200,000
n/a	2015	$200,000	$724,000	City, Private, GDOT, GRTA, Henry County	GDOT, SPLOST	SPLOST, City	$564,000
n/a	n/a	$3,000,000	$3,360,000	City	SPLOST	SPLOST, City	$3,360,000
n/a	2017	$2,000,000	$2,270,000	City	TE	SPLOST, City	$670,000
		$99,644,500	**$125,543,940**				**$44,388,340**

Other Projects

ID	Description	Cost	Starting Year	Responsible Party	Funding Source
Land Use					
O-1	Town Center Project completion	TBD	2018	City, Private	City, Private
O-2	Comprehensive plan updates	Staff hours	2012	City	-
O-3	North Henry Boulevard (SR 138/42) overlay	$50,000	2013	City	-
O-4	Temporary uses in the Town Center Project	TBD	ongoing	City, Private	City, Private
Environmental					
O-5	Stormdrain labels	$2,000	2014	City, County Water & Sewer	City
Markets and Economics					
O-6	Conversion of the Former Manheim Design Center into a Job-creating Use	TBD	2014	Private	Private
O-7	Façade improvement program	$50,000 - 100,000	ongoing	City	CDBG, Hotel/Motel Tax, Private
O-8	Business development team	Staff hours	ongoing	City, Private	City, Private
O-8b	*Business development efforts*	*$20,000 - 35,000*	*ongoing*	*City, Private*	*City, Private*
O-8a	*Business retention efforts*	*$10,000 - 15,000*	*ongoing*	*City, Private*	*City, Private*
O-9	CID study and creation	Staff hours	2012	City, Private	City, Private
O-10	Foreclosure and homeownership counseling seminars	$0	2013	City; housing conseling agency	-
O-11	Fisher House	$1.5 - 2.25 million	2015	Private	Private (Fisher House Foundation)
Urban Design & Historic Resources					
O-13	Historic signs and markers in the study area	$5,000 - 10,000	2013	City	City, GA Historical Society, Private
O-14	Public art on the existing bridge over the railroad	$50,000 - 100,000	2014	City, Private	City, Private
Public Facilities & Spaces					
O-15	Community center serving Stockbridge residents	$1.5 - 2.0 million	2017	City	City
O-16	Reconstructed replica of the historic train depot	See T-15			
O-17	Shuttle service to the JP Moseley Recreation Center	TBD	ongoing	City	City, Henry County Parks & Rec
O-18	New YMCA or similar recreational facility (may combine with O-19)	$2.5 - $5.0 million	TBD	City	City, Private, Henry County Parks & Rec
O-19	Public natatorium (may combine with O-18)	$4.0 - $7.0 million	TBD	City	City, Private, Henry County Parks & Rec
O-20	Services to assist seniors wishing to age-in-place in existing single-family homes	Staff hours	ongoing	Henry County	Henry County Senior Services, ARC

Other Projects (continued)

ID	Description	Cost	Starting Year	Responsible Party	Funding Source
O-21	Extended water and sewer as the area develops	TBD	ongoing	Henry County	Henry County, Private
O-22	City Planner	$70,000 - 80,000	ongoing	City	General Fund
O-23	Town Center Project public spaces	-	2018	City, Private	General Fund, Private, SPLOST
0-23a	*Expanded Town Green (including edge streets)*	*$1.1 - $1.6 million*	*2018*	*City, Private*	*General Fund, Private, SPLOST*
0-23b	*Amphitheater (excluding land)*	*$3.5 - 6.0 million*	*2018*	*City, Private*	*General Fund, Private, SPLOST*
O-24	North Berry Street Plaza	$600,000 - 1.0 million	2015	City	TE, SPLOST, General Fund
O-25	Temporary ice skating rink	$75,000 - 150,000	2014	City	City, Private
O-26	Skateboard park	$50,000 - 300,000	2018	City	City, Henry County Parks & Rec
O-27	Community dog park	$35,000 - 75,000	2014	City	General Fund
O-28	Preserved stream corridors	$0	ongoing	Private	Private
O-28a	*Reeves Creek and tributaries*	$0	ongoing	Private	Private
O-28b	*Brush Creek and tributaries*	$0	ongoing	Private	Private
O-29	Assorted new open spaces with private development	TBD	ongoing	Private	Private
O-30	Community gardens	$3,000 - 6,000	ongoing	City, Henry County, Private	City, Henry County Schools, Private
O-31	Police station redevelopment	TBD	ongoing	City, Private	City, Private

5.2 Zoning and Land Use Changes

For the vision of this plan to become a reality, it will be necessary to update the City of Stockbridge's development regulations. The changes below will allow the study area to grow in a way that fully achieves the plan's vision and promotes a high-quality, pedestrian friendly, mixed-use environment.

Future Land Use Plan Amendments

The first step following adoption of the LCI 10-year update is updating the land use element of the Joint Henry County/Cities Comprehensive Plan 2030 to reflect the plan's vision. The map on page 125 shows recommended changes, which include:

- **Mixed-Use Classification:** The areas classified as "Mixed-Use" should be expanded west along North Henry Boulevard (SR 138/42) and within the downtown area.
- **Medium Density Residential Classification**: There are several areas, including whole neighborhoods, classified as "Commercial." This has resulted in the destabilization of residential areas as homeowners forgo property upkeep and reinvestment (and often convert houses to rental units) in hopes of selling for future rezoning to commercial uses. However, given the amount of land zoned for commercial uses today, it is unlikely that additional commercial land will be needed for decades, if ever. In order to stabilize neighborhoods, achieve the Framework Plan's vision, and support the redevelopment of existing marginal commercial properties, parcels currently zoned residential but classified "Commercial" should be changed to "Medium Density Residential."
- **Minor Discrepancy Updates**: Several other minor discrepancies between the Framework Plan and the future land use plan should also be corrected as noted on page 125.

Eventually, it may also be necessary to revise the underlying land use classifications for the existing Suburban Employment Activity Center near I-75. As part of this, a higher density "Mixed-Use" classification may be needed to support the plan's vision for the area.

Zoning Amendments

The most important element to achieving the future vision for the study area is amending the zoning code to support the plan. To this end, the following actions are recommended:

- **North Henry Boulevard (SR 138/42) Overlay**: As noted in Part 4: Recommendations, an overlay is recommended for the North Henry Boulevard (SR 138/42) corridor to codify the design and streetscape vision of this plan, as well as the proposed transportation network.
- **Site Rezoning**: It may also be necessary to rezone individual properties in a manner consistent with the proposed land use plan changes identified above and the Framework Plan. Because publicly-initiated rezoning that increases the amount of by-right density on a site could increase property values (which could actually discourage redevelopment) this plan does not recommend that the City of Stockbridge or Henry County increase density on any properties. Rather, developers should have to file rezoning requests. However, greater flexibility to allocate existing density (e.g. allowing the conversion of retail floor area entitlements to housing, office space, or other uses) may be appropriate.

Both proposed zoning amendments noted above should make every effort to codify the vision and recommendations of this plan. For example, the overlay should incorporate as many of the plan's design and transportation (e.g. streetscapes, access management) ideas as possible, while individual rezonings should be reviewed for their ability to incorporate the proposed streets, open spaces, and policies of this plan. The plan should be a benchmark against which the City of Stockbridge and Henry County review and consider zoning changes.

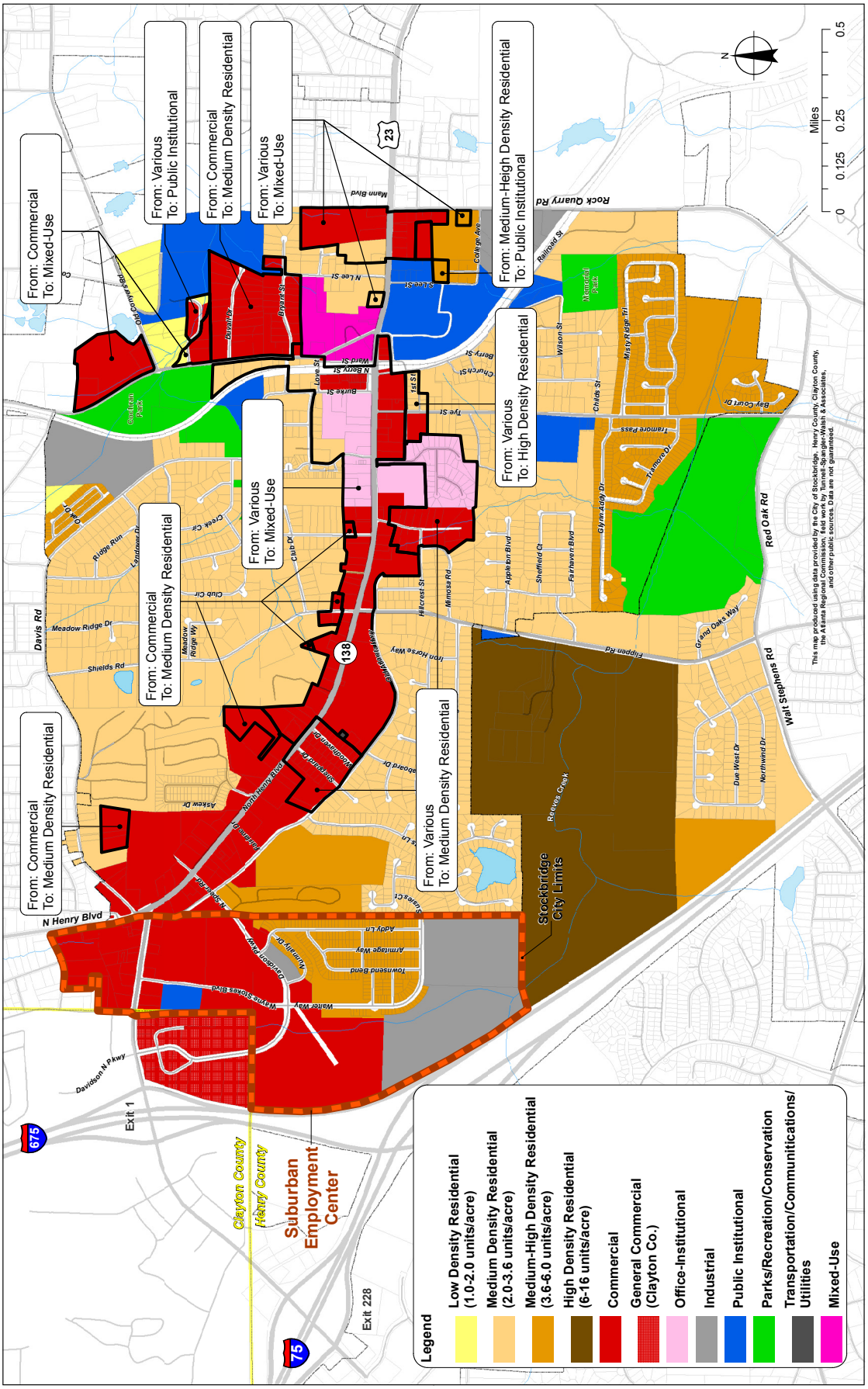


Figure 5.2: Proposed Future Land Use Plan Updates

5.3 Population and Employment Changes

It is projected that the built-out Framework Plan will add population and jobs to the study area as identified below.

2022 Population and Employment

It is estimated that 8,270 residents currently live within the study area. The recommended land uses could increase the number of residents to 8,739 by 2017 and 9,944 by 2022. Initially, the weak state of the housing market today means that most of these additional units will be single-family houses constructed on existing unbuilt lots. Longer-term, new housing will likely expand to include a greater number of townhouses and senior-oriented multifamily.

Table 5.1: Projected Population: 2012-2022

	Single-Family	Townhouses/ Duplexes	Multifamily	Mobile Home	Total
January 1, 2012					
Occupied Housing Units	1,850	127	1,141	120	3,238
Vacant Housing Units	314	12	100	5	431
Average Household Size	2.61	2.47	2.47	2.56	2.51
Population	4,830	314	2,818	307	**8,270**
Plan - 2017 Estimate					
Average New Household Size	2.61	2.47	2.47	2.56	2.51
Net New Units[1]	180	0	0	0	180
Net New Population	470	0	0	0	470
Total Population	5,300	314	2,818	307	**8,739**
Plan - 2022 Estimate					
Average New Household Size	2.45	2.35	2.35	2.56	2.40
Net New Units[2]	300	125	75	0	500
Net New Population	735	294	176	0	1,205
Total Population	6,035	607	2,995	307	**9,944**

1. Assumes that 2012-2017 housing growth is limited to absorption of 180 unbuilt lots.

2. Multifamily projection assumes the construction of assisted living or senior units.

It is estimated that employment will also increase in the coming decade, as shown in Table 5.2.

Table 5.2: Projected Employment: 2012-2022

	Commercial/ Hotel	Office/ Healthcare	Government/ Other	Total
January 1, 2012				
Employees	867	1,309	1,236	**3,412**
Plan - 2017 Estimate				
Net New Square Footage	13,000	15,000	20,000	**48,000**
Net Employees	16	36	48	**100**
Total Employment	883	1,345	1,284	**3,512**
Plan - 2022 Estimate				
Net New Square Footage	75,000	100,000	50,000	**225,000**
Net Employees	91	240	120	**452**
Total Employment	974	1,585	1,404	**3,964**

2037 Employment and Population

Estimating employment and population growth beyond ten years is difficult on the micro-level. Real estate and economic trends are complex and subject to change. Because the recommended land use plan is based on a 25-year vision, longer-term forecasts can be made based on achieving said vision. Inherent to this is a regional return to economic growth and continuation of market trends favoring walkable, compact, and mixed-use communities.

Study area growth projections are shown in Tables 5.3 through 5.6. Please note that these are based on the carrying capacity of the area and assume a moderate rate of growth for the study area (ranging from six to ten percent every five years), based on based on existing ARC projections for Henry County.

Table 5.3: Cumulative Commercial, Government, and Office Growth: 2012-2037

Year	Commercial/ Hotel	Office/ Healthcare	Government/ Other	Total
2012	135,000 sf	100,000 sf	550,000 sf	**785,000 sf**
2017	148,000 sf	115,000 sf	570,000 sf	**833,000 sf**
2022	223,000 sf	215,000 sf	620,000 sf	**1,058,000 sf**
2027*	245,300 sf	247,250 sf	640,000 sf	**1,132,550 sf**
2032*	269,830 sf	284,338 sf	680,000 sf	**1,234,168 sf**
2037*	296,813 sf	326,988 sf	720,000 sf	**1,343,801 sf**

Table 5.4:Cumulative Employment: 2012-2037

Year	Commercial/ Hotel	Office/ Healthcare	Government/ Other	Total
2012	867	1,309	1,236	**3,412**
2017	883	1,345	1,284	**3,512**
2022	974	1,585	1,404	**3,964**
2027*	1,071	1,823	1,538	**4,433**
2032*	1,178	2,097	1,635	**4,910**
2037*	1,296	2,411	1,731	**5,438**

Table 5.5: Cumulative Total Housing Units: 2012-2037

Year	Single-Family	Townhouses	Multifamily	Total**
2012	1,850	127	1141	**3,238**
2017	2,030	127	1,141	**3,418**
2022	2,330	252	1,216	**3,918**
2027*	2,563	277	1,338	**4,178**
2032*	2,819	305	1,471	**4,596**
2037*	3,101	335	1,618	**5,055**

Table 5.6: Cumulative Population: 2012-2037

Year	Single-Family Residents	Townhouse Residents	Multifamily Residents	Total**
2012	4,830	314	2,818	**8,269**
2017	5,300	314	2,818	**8,739**
2022	6,035	607	2,995	**9,944**
2027*	6,408	651	3,143	**10,202**
2032*	7,048	717	3,458	**11,223**
2037*	7,753	788	3,803	**12,345**

**Long-term data are supported by growth projections prepared by the ARC. Figures shown reflect a moderate growth scenario based on development than can be physically accommodated in the land use program.*
***Includes 120 existing mobile homes expected to remain through 2022. After 2022 projections assume redevelopment to other uses.*

5.5 Consistency with LCI Goals

The Stockbridge LCI Study 10-Year Update and the recommendations contained within it are consistent with the ten components of the LCI program as identified below:

1. Efficiency/feasibility of land uses and mix appropriate for future growth including new and/or revised land use regulations needed to complete the development program.

   The land use recommendations call for the introduction of increased employment, housing, and retail options throughout the study area. These include major office facilities near I-75, walker-friendly retail in the downtown area, and a range of housing options throughout, including above-shop lofts in new mixed-use buildings, live/work units, multifamily/senior buildings, and townhouses. Single-family houses will also be provided in existing neighborhoods, including on existing vacant house lots.

   In addition, the plan incorporates recommendations for land use plan and zoning changes that will achieve the design and mixed-use land use patterns contained herein.

2. Transportation demand reduction measures.

   The plan proposes reducing auto-demand by shifting some auto trips to pedestrian and bicycle trips via a multifaceted effort to: locate different land uses within walking distance; improve pedestrian facilities; improve bicycle facilities; and establish land use patterns that support potential future transit upgrades.

3. Internal mobility requirements, including traffic calming, pedestrian circulation, transit circulation, and bicycle circulation.

   One of the central tenets of this study is to enhance connectivity for all transportation modes and balance these with the land use vision. The plan includes both public and private street connections that will provide multiple route options as the area develops and redevelops. In addition, accessibility for non-drivers is improved by building new tree-lined sidewalks along key streets, improving pedestrian crossings along North Henry Boulevard (SR 138/42), creating a bicycle network, supporting future transit, and improving pedestrian and bicycle connectivity.

4. Mixed-income housing, job/housing match and social issues.

   The study area currently has a variety of housing options including single-family houses, duplexes, townhouses, and rental apartments. Most of these, however, occur in isolated pods rather than a fine-grained mixture. To address this, the plan calls for introducing new housing types (identified in item 1 above) in parts of the study area where they can be accommodated in a more walkable and mixed development pattern. These include housing for people of a variety of ages, lifestyles, and incomes; policies intended to support elderly housing; and recommendations to incorporate workforce housing, especially for teachers, police officers, fire fighters, and similar public employees. Plan recommendations also respond to the current housing market with strategies aimed at keeping existing owners in their houses, rather than being foreclosed on, through counseling and support services.

   The plan also proposes increasing employment options within walking distance of existing and proposed housing. New employment areas will be focused near I-75, with smaller employment opportunities throughout other mixed-use areas. These will benefit both existing nearby neighborhoods and new housing.

5. Continuity of local streets in the study area and the development of a network of minor roads.

   The plan includes a vision for creating an extensive interconnected street network as the study area develops. These include public facilities as well as those provided with private development.

6. Need/identification of future transit circulation systems.

   Although neither the study area nor Henry County are served by scheduled local transit service today, many in the community would like to establish land use patterns that could one day justify and support frequent transit service. To this end, the proposed land use vision identifies a series of growth centers that could be logical stops for future buses or shuttles. In addition, the plan incorporates recommendations for establishing such services along North Henry Boulevard (SR 138/42), as well as potential locations for future enhancements to the GRTA Xpress commuter bus service.

7. Connectivity of transportation system to other centers.

   The plan supports improved traffic operations on existing roadways connecting to nearby centers, as well as improved express bus connections to Atlanta. It calls for improving new roadways to the south (which improve access to the medical center district on Eagles Landing Parkway), assorted multi-use path connections to nearby areas, and potential transit connections.

8. Center development organization, management, promotion, and economic restructuring.

   Economic development is a key element of this plan. As the area grows, the plan calls for creating a major employment center and establishing a community improvement district (CID) to handle future marketing, management, and promotion efforts.

   The introduction of new housing near existing and proposed commercial or mixed-use growth centers will also support retailers by increasing their potential customer base.

9. Stakeholder participation and support.

   The study process included extensive public involvement in the form of an online image preference survey, four community meetings, stakeholder meetings, and in-depth interviews. In addition, the consultants met one-on-one with a variety of groups, including land owners, developers, historic preservationists, and others.

10. Public and private investment policy.

    The plan calls for the City of Stockbridge to continue its efforts to direct investment into the study area via public improvements such as pedestrian facilities, multi-use paths, new parks, and the realization of the Town Center Project. It also supports future public-private redevelopment through the possibility of creating a community improvement district (CID).

5.5 Lifelong Communities

Many of the weaknesses identified in the analysis on pages 56 and 57 are addressed by the recommendations of this plan in order to make the greater Stockbridge community a place where people of all ages and abilities can live. This approach is both a key element of the ARC's Lifelong Communities program and a desire of greater Stockbridge stakeholders.

Specific examples of projects that support creating a community that is friendly to people of all ages include:

- New sidewalks and multi-use paths to access destinations such as the downtown area, retail services, public buildings, and parks,
- Tree plantings to increase shade,
- A potential circulator shuttle,
- New public facilities, including a community center targeting the needs of senior citizens and the youth,
- Zoning changes and redevelopment concepts that increase the range of supportive housing types and support walker-friendly development patterns,
- Expanded public spaces to improve opportunities for social interaction and social well-being,
- The provision of daily needs within walking distance of existing and future houses, and
- Access to local healthy foods through community gardens and expanded farmers markets.

These recommendations, as well as other on-going efforts by the City of Stockbridge and Henry County, will make Stockbridge a place that truly serves the needs of residents of all ages.

This plan will make Stockbridge a community where people can live and be active at all ages

Many of the principles of Lifelong Communities also make a place attractive to young families

Stockbridge

Where Community Connects

Request for Financial Commitment Letter

ARC Livable Centers Initiative Application

Ryan Anderson, MPPA, CPM
Director, Community Development

Purpose of the Request

- **The Community Development is preparing an application for the Atlanta Regional Commission's Livable Centers Initiative (LCI).**
- **A formal letter of financial commitment is required to demonstrate local match support.**

Requested Action

- **We are requesting a letter of financial commitment from the Mayor and City Council.**
- **The commitment should not exceed $300,000.**
- **This match will strengthen the City's competitiveness for ARC LCI funding.**

What is the Livable Centers Initiative?

The Livable Centers Initiative (LCI) is a grant program created by the Atlanta Regional Commission (ARC) to help communities across metro Atlanta become more walkable, vibrant, connected, and economically competitive. The LCI program was created to:

- **Reduce vehicle miles traveled (VMT)** by promoting walkable centers instead of car-dependent sprawl.
- **Improve regional air quality** by providing alternatives to car travel improves emissions and public health.
- **Encourage mixed-use**, transit-supportive, healthy communities
- LCI plans focus on integrating housing, jobs, services, and transportation choices in compact, people-centered places.

Why This Matters

- **LCI funding supports planning and implementation projects that enhance walkability, mobility, and quality of life.**
- **A local match demonstrates readiness and partnership commitment.**

How LCI Works

- **LCI grants cover 80% of project costs**, funded by federal transportation dollars.
- Local governments must provide **a 20% match**.
- Grants can fund Planning studies, Transportation projects (sidewalks, trails, streetscapes, complete streets, intersection redesigns, road diets)

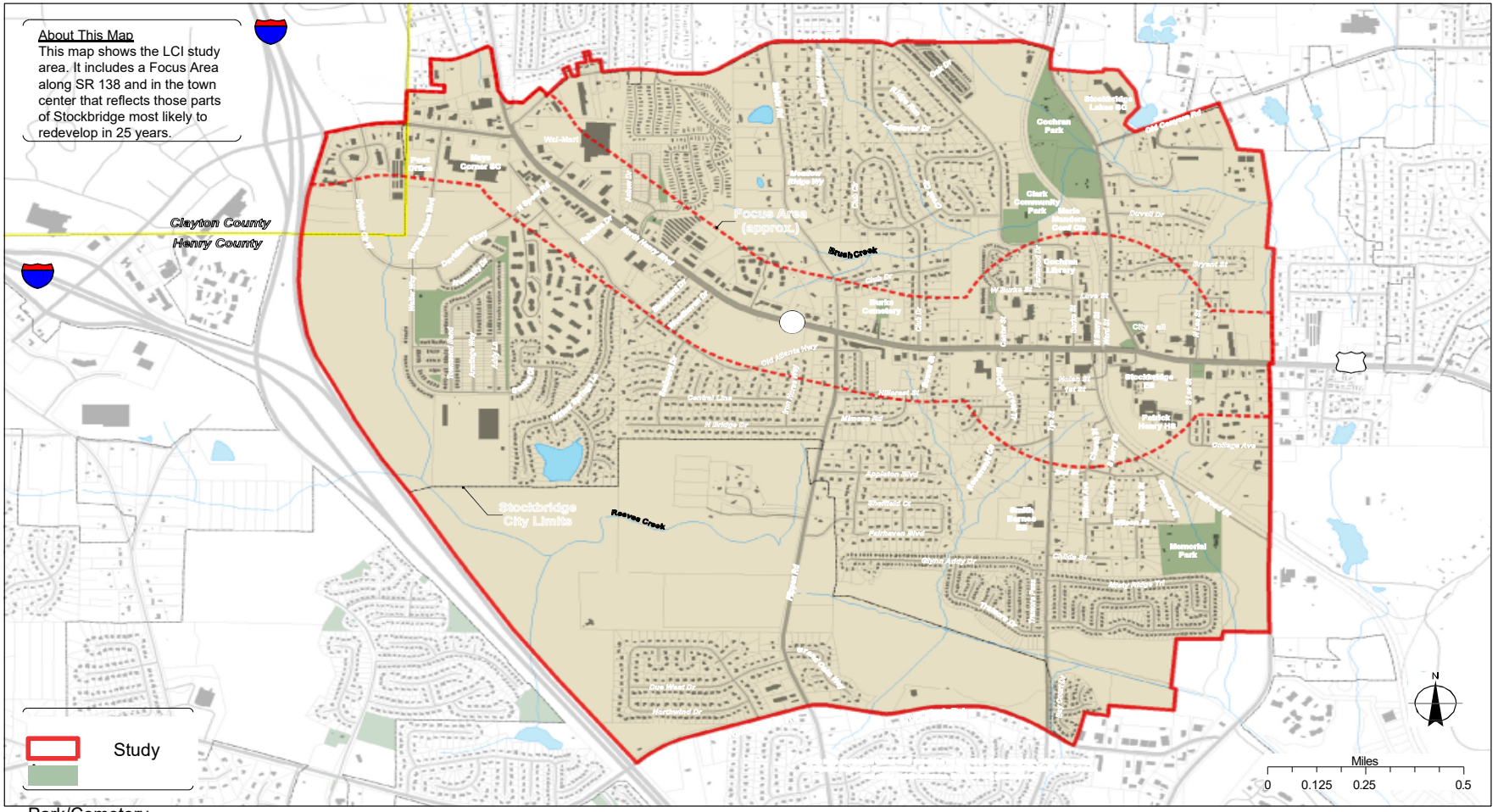
Since the program began in 2000, LCI has invested: $390+ million in 126 communities

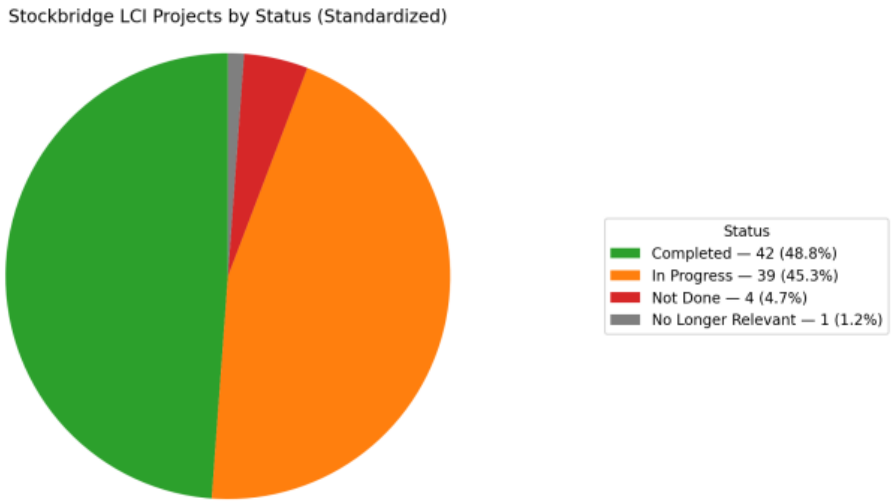
ARC has allocated $1 billion for LCI-related transportation projects through 2050

2001 & 2012 LCI Studies

- **2001 LCI Study: Established initial vision focusing on downtown, SR 138, I-675 area, multimodal connections.**
- **2012 LCI 10-Year Update: Assessed progress, refined growth centers, transportation, land use policies.**

2012 STUDY AREA MAP

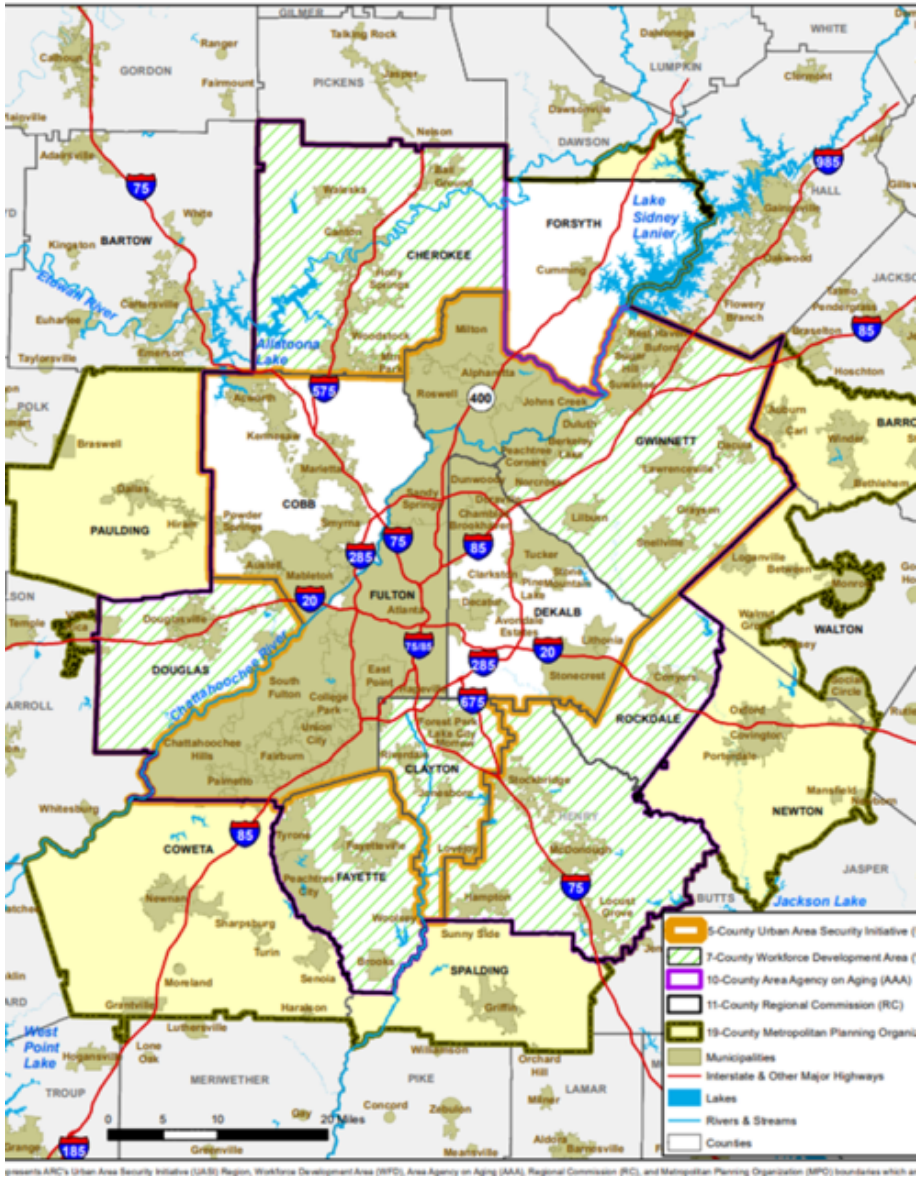




2012 LCI Recommendation Status

- 48.8% of recommendations in the 2012 LCI are complete.
- 45.3% of recommendations are currently in progress.

By 2027 The City of Stockbridge will have completed 94.1% of all recommendations in the LCI.



2025 City of Stockbridge

Stockbridge in 2026

Infrastructure & Mobility Improvements

- Nearly $4 billion in transportation upgrades progressing across Henry County, directly benefiting Stockbridge's mobility network.
- GDOT's $55M Western Parallel Connector launched in 2024–2025 to improve north–south travel and reduce congestion on I-75.

Significant Development Growth

- As of 2024, Stockbridge has 34+ active development projects, including residential, hotel, retail, and mixed-use projects—totaling $208M in investment and nearly 4,800 new housing units.

Annexation & Population Expansion

- A major 2022 annexation added roughly 6,500 new residents, expanding the city's land area and development potential.
- Downtown Redevelopment Momentum
- The estimated $300M Stockbridge Town Center project is advancing through a Tax Allocation District (TAD), including mixed-use buildings, multi-story apartments, and structured parking.

Zoning & Land Use Modernization

- The city adopted new 2023–2024 zoning and future land-use maps, reflecting annexations, rezonings, and overlay district adjustments.

Demographic & Market Shifts

- Stockbridge is one of metro Atlanta's fastest-growing suburbs, adding 2,200+ renter households in 5 years, and experiencing growth across young adults, families, and seniors.

Completed Planning Activities

- The 2024 Comprehensive Plan
- Henry County Transportation Plan
- 2024 Stockbridge Development Report
- 2024–2025 GDOT and regional mobility updates
- 2025 market and demographic analyses
- Downtown District Bike & Pedestrian Plan

1

1. Approve issuance of commitment letter.

2

2. Submit letter with LCI application package on February 27, 2028.

3

3**. Await ARC review and award announcements**.

Thank you.

Ryan Anderson, MPPA, CPM
Director, Community Development
Randerson@stockbridgega.org

FINANCIAL COMMITMENT REQUEST

Stockbridge

Where Community Connects

COMMUNITY DEVELOPMENT ASSISTANCE PROGRAM

RYAN ANDERSON, MPPA, CPM

DIRECTOR, COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING FEBRUARY 09, 2026

Purpose of Financial Commitment Request

Funding Purpose

The $**30,000 request** secures local match funding needed for Community Development Assistance Program application supporting planning initiatives.

Project Focus

The Downtown Bike and Pedestrian Connectivity Study aims to improve safety, access, and infrastructure gaps.

Partnership Requirement

Financial commitment shows readiness and partnership with ARC, required for application approval.

Plan Outcomes

Funding supports planning that advances multimodal equity, mobility, resiliency, and community engagement.

What is the CDAP?

The Community Development Assistance Program is the Atlanta Regional Commission's program for providing expert planning support to help metro Atlanta communities develop and execute local planning initiatives.

- This program provides planning assistance to local governments, Community Improvement Districts (CIDs), and nonprofits across the metro Atlanta region.
  - Matches communities with technical planning help and expertise.
  - Supports projects related to equity, resiliency, and other regional priorities.
  - Helps develop plans, reports, engagement processes, or studies that move community projects closer to implementation.

How CDAP Works?

Funding Source: Livable Centers Initiative (LCI) Program	CDAP grant money comes from ARC's Livable Centers Initiative (LCI) Program. The LCI program provides planning grants aimed at helping communities develop plans that support long-term transportation and land-use improvements.
Required Local Match (20%)	CDAP projects require a 20% local match from the participating jurisdiction. This means: • ARC provides 80% of the project cost, • The local government, CID, or other eligible applicant supplies 20% of the cost. • This structure mirrors the LCI program's broader 80/20 grant model.
Combination of Staffing Resources + Grants	ARC supports CDAP projects using: • Internal ARC planning staff, and Grant funding sourced from LCI. Together, these resources provide technical planning assistance, community engagement, and specialized support.
Partner-Led Technical Support	Some CDAP assistance is delivered through partnerships with organizations such as: • ULI Atlanta • Georgia State • University • Georgia Tech • Georgia Conservancy

Downtown Pedestrian and Bike Connectivity Plan - Project Location Map

The Downtown Pedestrian and Bike Connectivity Plan

The Downtown Pedestrian & Bicycle Connectivity Plan is a comprehensive planning effort designed to improve safe, continuous, and accessible walking and biking connections throughout Stockbridge's downtown.

Key corridors include:

- Burke Street
- Lovejoy Street
- Love Street
- Jim Clark Drive
- North Henry Blvd

The plan aims to **create a connected network** linking downtown, City Hall, Clark Community Park, and surrounding districts.

- **Replace substandard, disconnected, and non-ADA-compliant sidewalks** with modern pedestrian facilities.
- **Introduce the first dedicated bicycle facilities in the downtown area,** since none currently exist.
- **Improve safety around the Norfolk Southern railroad crossings** with ADA-compliant treatments and quad-gate systems.
- **Provide a grade-separated pedestrian bridge** to safely cross North Henry Blvd, connecting downtown to City Hall and the Amphitheatre.

Benefits of Advancing the Study with CDAP Funding

Enhanced Grant Competitiveness

CDAP funding improves Stockbridge's chances for future transportation and infrastructure grants through refined planning and community support.

Integration of Community Goals

CDAP-funded planning aligns with economic development, cultural preservation, and smart urban design promoting equity and participation.

Long-Term Resiliency Improvements

Study incorporates green infrastructure and climate-conscious design to improve environmental performance and reduce maintenance.

Strengthened Regional Partnerships

CDAP participation enhances collaboration with regional experts, enriching planning with advanced data and public engagement.

Next Steps After Approval

Application Preparation

City staff prepares and submits the CDAP application with all required documentation and community support.

Review and Notification

ARC reviews applications from March to April with award announcements made in May.

Project Kickoff and Scoping

A kickoff meeting launches the project followed by detailed scoping to refine plans and milestones.

Planning and Collaboration

Planning spans 9-10 months involving collaboration with ARC and partner organizations for support and public workshops.

Request for Financial Commitment

The Community Development Department respectfully **requests authorization from the Mayor and City Council to issue a Letter of Financial Commitment** in support of the City's 2025 Community Development Assistance Program (CDAP) application.

- **This letter is a required** component of the CDAP submittal and must confirm that the City is willing to provide the necessary local contribution should the project be selected for assistance.
- **Cover the City's local match obligation** per ARC contribution guidelines.
- Support potential partner assistance fees, if required.
- **Ensure the City is fully eligible** for CDAP planning assistance

Stockbridge

Where Community Connects

Thank you.

Ryan Anderson, MPPA, CPM

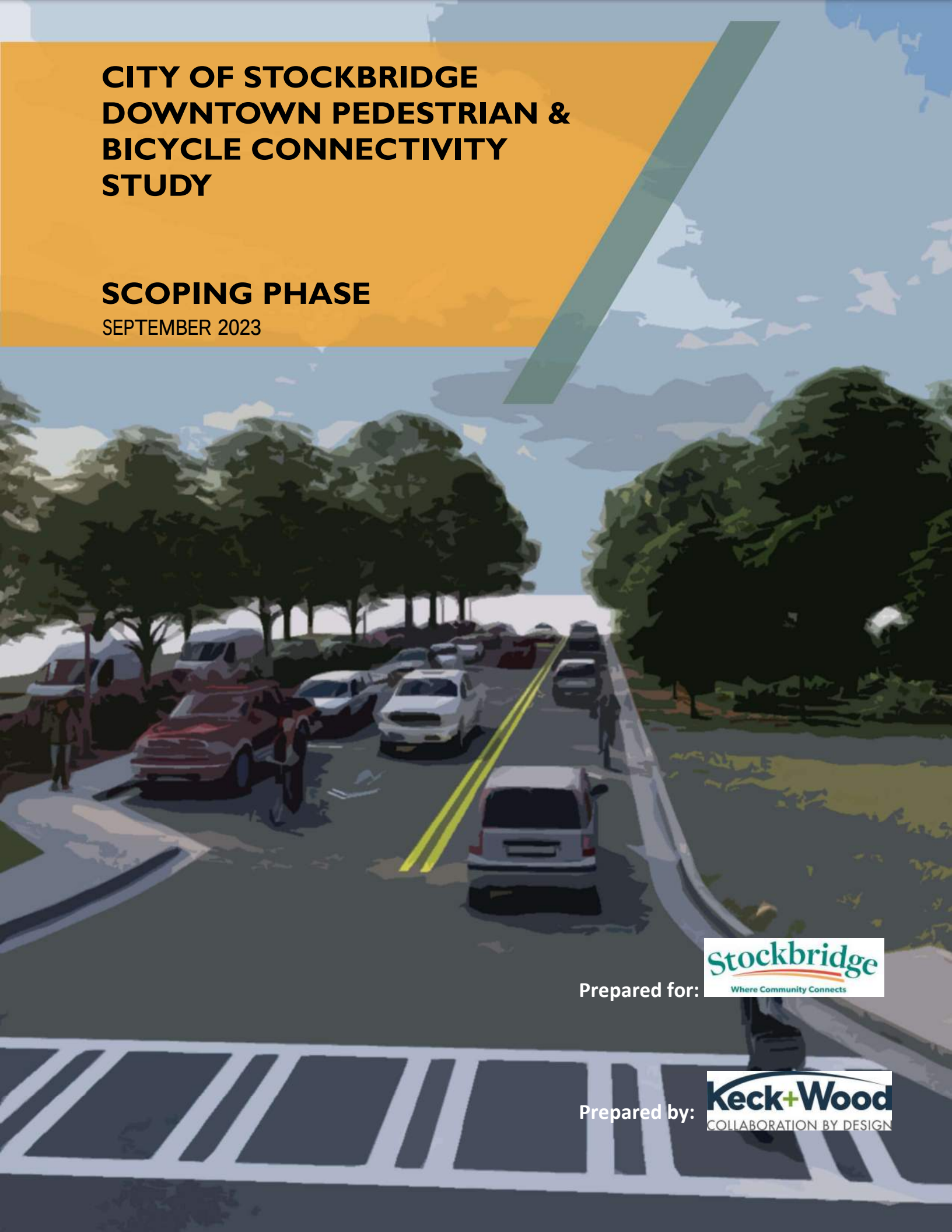
Director, Community Development

Randerson@stockbridgega.org

CITY OF STOCKBRIDGE DOWNTOWN PEDESTRIAN & BICYCLE CONNECTIVITY STUDY

SCOPING PHASE

SEPTEMBER 2023



Prepared for: Stockbridge — Where Community Connects

Prepared by: Keck+Wood — COLLABORATION BY DESIGN

Acknowledgements

City of Stockbridge Mayor and City Council

Anthony Ford, Mayor

Lakeisha Gantt, Councilwoman

Alphonso Thomas, Councilman

John Blount, Councilman

Yolonda Barber, Councilwoman/Mayor Pro Tem

Elton Alexander, Councilman

Steering Committee

Yolonda Barber, City of Stockbridge Councilwoman/Mayor Pro Tem

Alphonso Thomas, City of Stockbridge Councilman

Kellie Russell, City of Stockbridge Grants Administrator

Kim Allonce, City of Stockbridge Economic Development Director

Jeremy Goodwin, City of Stockbridge Assistant Public Works Director

Decius Aaron, Public Works Director

Kira Harris-Graggs, City of Stockbridge Main Street Program Manager

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City of Stockbridge Staff

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Ryan Anderson, City of Stockbridge Interim Community Development Director/Chief Planner

Gordon Linton, City of Stockbridge Planner

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III Impact Analysis.....13
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I. Overview

Project Name

Downtown Pedestrian and Bicycle Connectivity Study

Project Location

City of Stockbridge, Henry County

Project Sponsor

City of Stockbridge

Contact Information

Ryan Anderson,
City of Stockbridge
4640 North Henry Boulevard
Stockbridge, GA 30281
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770-389-7900

Need and Purpose Statement

Located in the center of Stockbridge, the proposed corridors serve to connect the City's downtown district, Stockbridge City Hall, and Clark Community Park, along Burke Street, Lovejoy Street, Love Street, Jim Clark Drive, and SR 42/N Henry Boulevard. The existing pedestrian facilities are in substandard condition, lack connectivity, and suffer from ADA non-compliance. Bicycle facilities are do not existing within the project study area.

Along Burke Street, narrow sidewalks along the west side of the street do not include any pedestrian connections to the east, toward store fronts along M.L.K. Heritage trail or towards City Hall. These sidewalks are not ADA compliant, and the character of the facilities do not match those along M.L.K. Senior Heritage trail. Lovejoy Street does not have any pedestrian or bicycle accommodations, forcing vehicles, bikes, and pedestrians to share the road, or find alternate routes of travel. Presently, the downtown areas along M.L.K Heritage Trail are separated from City Hall by railroad tracks, and the SR 42/Henry Boulevard overpass. This heavily traveled overpass include narrow sidewalks, directly adjacent to travel lanes, only on the south side. There is currently no pedestrian connection from the study area to the south side of this overpass.

When constructed, the Downtown Pedestrian and Bicycle Improvements will represent a vital extension of the downtown pedestrian network, and creation of a bicycle network in the downtown area. The project will also promote an alternative mode of transportation by providing continuous sidewalks and bicycle facilities throughout the corridors, and create a unified look throughout the City.

Description of Proposed Project

This project is located completely within the City of Stockbridge and is 3,800 linear feet in length. Improvements along Burke Street will start at N Henry Boulevard/US 23, and continue north to Parkwood Drive. Improvement on Burke Street will include concrete curb & gutter, and asphalt shared use path along the west side, concrete/paver sidewalks along the east side, along with pedestrian lighting, street trees and landscaping. Back in angle parking is also proposed along the east side of Burke Street. Improvements along Lovejoy Street will start at Love Street, and continue north to Burke Street. Improvements on Lovejoy Street include concrete curb & gutter, concrete sidewalk, pedestrian lighting, street trees, and parallel parking along the west side. Improvements along Love Street will start at Burke Street, and continue east to E Atlanta Road. Improvements on Love Street will include concrete curb & gutter, concrete/paver sidewalks along both sides (south side only east of Lovejoy Street), pedestrian lighting and street trees, and an ADA compliant at-grade crossing of Norfolk Southern Railroad with quad gates and concrete grade crossing system with

I. Overview

flangeway fillers. A pedestrian bridge is proposed, spanning M.L.K. Heritage Trail, two Norfolk Southern Railroad tracks (including span over two future siding tracks), and Ward Street.

Is the project in a Non-attainment area?

No

Does the project impact the ARC Model?

No

Functional Classification

Local Road and Street: Burke Street, MLK Sr. Heritage Trail, Lovejoy Street, Love Street, Jim Clark Drive
Principal Arterial: N Henry Boulevard

US Route Number

Not applicable to Burke Street, MLK Sr. Heritage Trail, Lovejoy Street, Love Street or Jim Clark Drive; N Henry Boulevard is US-23

State Route Number

Not applicable to Burke Street, MLK Sr. Heritage Trail, Lovejoy Street, Love Street or Jim Clark Drive; N Henry Boulevard is SR-138

Traffic

2021: 32,900 AADT* (provided by GDOT's Traffic Analysis and Data Application [TADA!])
Current Year (2021): 32,900** Design Year (2049): 57,280**
*Data was only provided for N Henry Boulevard
**Assumes 2% annual growth rate.

Existing Design Features

- Typical Section: Varies - see Section III.
- Posted speed:
  - 25 mph along Burke Street, MLK Sr. Heritage Trail, Lovejoy Street, and Love Street
  - 35 mph along N Henry Boulevard
  - Width of right of way:

    Burke Street – 50 ft
    MLK Sr. Heritage Trail – Varies up to 205'
    Lovejoy Street – 50 ft
    Love Street – 40 ft
    Jim Clark Drive – 40 ft
    N Henry Boulevard – 80 ft
- Major structures: none

I. Overview

- Major intersections: none
- Length of roadway segment: 0.88 mile

Proposed Design Features

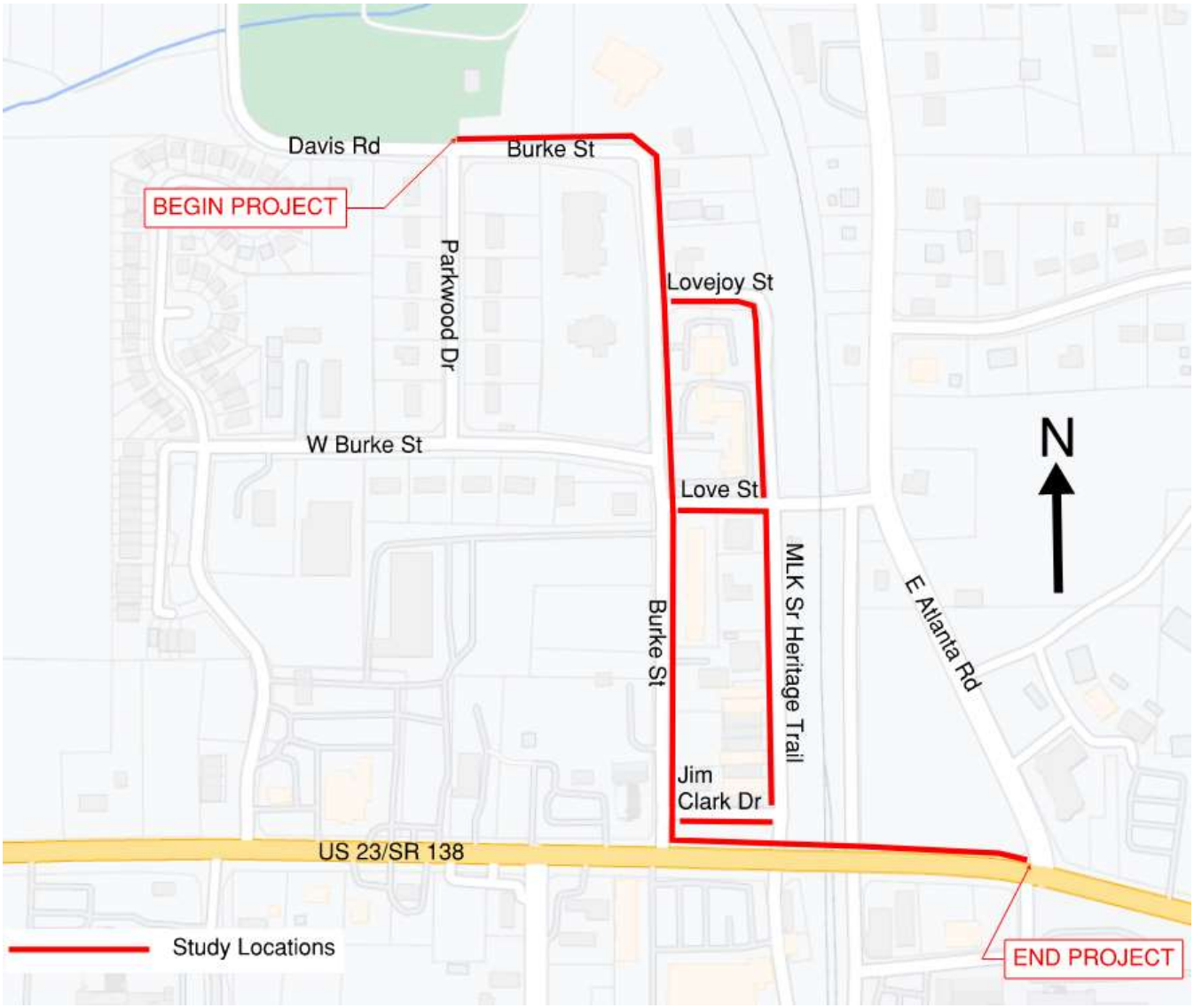
- Proposed Typical Section: Varies - see pages 16 through 21.
- Any changes of design speed or functional classification: none
- Right-of-Way:
  - Width: No changes proposed, project within existing right-of-way
  - Easements: Temporary (X) Permanent (X) Utility ( ) Other ( )
  - Number of Parcels: Number of Displacements: None
- Structures:
  - Bridges: none
  - Retaining walls: none
- Major intersections: none

DESIGN EXCEPTIONS OR VARIANCES TO CONTROLLING CRITERIA ANTICIPATED

	Undetermined	Yes	No
Horizontal Alignment			X
Lane Width			X
Shoulder Width			X
Vertical Grades			X
Cross Slopes			X
Superelevation Rates			X
Lateral Offset to Obstruction			X
Speed Design			X
Vertical Clearance			X
Bridge Width			X
Bridge Structural Capacity			X
Stopping Sight Distance			X

I. Overview

PROJECT LOCATION MAP



I. Overview

COST ESTIMATES

	FEDERAL FUNDS	MATCHING FUNDS	TOTAL COST
PE	*$400,000*	*$100,000*	*$500,000*
ROW	*$287,280*	*$71,820*	*$359,100*
CST	*$4,927,809*	*$1,231,952*	*$6,159,761*
Total:	*$5,615,009*	*$1,403,772*	*$7,018,781*

FISCAL YEAR PROPOSED

PE: 2025

ROW: 2027

CST: 2029

PROPOSED PROJECT SCHEDULE

Concept Development:

- Scoping Phase: 11 months (November 2022 – September 2023)
- Sponsor & GDOT Executive Agreements: 2 months (July 2024 - August 2024)
- Concept Report Development: 4 months (September 2024 - December 2024)
- Concept Review & Approval: 2 months (January 2025 - February 2025)

Environmental Clearance:

- ENV Documents 106/CE: 8.5 months (October 2024 - June 2025)
- Special Studies - Ecology, etc.: 4 months (February 2025 - May 2025)
- Section 106 - History and Archaeology: 6 months (February 2025 - July 2025)
- Section 106 Review: 3 months (September 2025 - November 2025)
- Special Studies Review: 3 months (June 2025 - August 2025)
- CE Preparation & Review: 6 months (October 2025 - March 2026)

Right-of-Way:

- ROW Plan Review: 2 months (May 2026 - June 2026)
- ROW Plan Approval: 2 months (July 2026 - August 2026)
- ROW Acquisition: 6 months (September 2026 - February 2027)
- GDOT Certifies ROW: 2 months (March 2027 - April 2027)

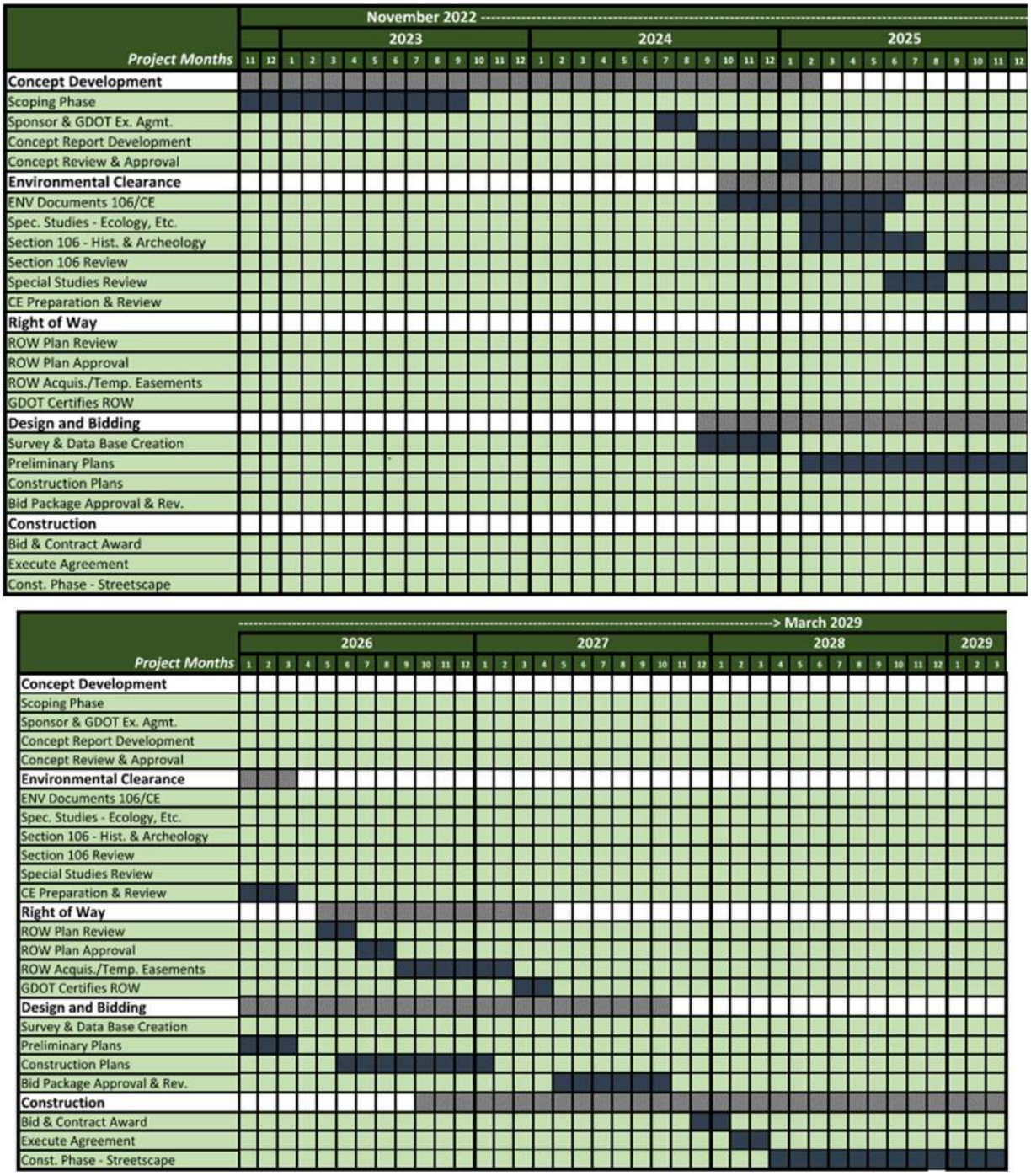
Design and Bidding:

- Survey/Data Base Creation: 4 months (September 2024 – December 2024)
- Preliminary Plans: months (February 2025 - March 2026)
- Final Plans: 8 months (June 2026 - January 2027)
- Bid Package Approval & Review: 6 months (May 2027 - October 2027)

I. Overview

Construction:

- Bid & Contract Award Phase: 2 months (December 2027 - January 2028)
- Execute Agreement (Req. Work & FED Work): 2 months (February 2028 - March 2028)
- Construction Phase - Streetscape: 12 months (April 2028 – March 2029)



II. Existing Conditions

Upon initiation of this project, the planning team utilized GIS/CAD information. Concurrent with a thorough corridor analysis, the planning team located the project area on Google Maps in order to see photographical evidence of the current state of the pedestrian and bicycle system, to document the existing conditions, and to make initial evaluations for improvements.

EXISTING SIDEWALK CONDITIONS

This analysis identified existing sidewalks and their materials. The majority of existing sidewalks within the project area are constructed of concrete, with the exception along MLK Senior Heritage Trail where the majority of the sidewalk is concrete with segments constructed with brick pavers. Along Burke Street, there is existing sidewalk on the entire west side of the street and only a small segment of existing sidewalk on the east side of the street. Lovejoy Street and Love Street consist of neither sidewalk nor curb and gutter. N Henry Boulevard consists of existing sidewalk along the south side of the street and bridge, but only a paved shoulder along the north side. The majority of the existing sidewalks within the project area are in moderate condition with the exception of a few areas where the sidewalk would need to be replaced. The reconstruction of the existing sidewalks will be a continuation to the improvements along Burke Street, which lacks sidewalks along the east side of the street, along Lovejoy Street and Love Street, which both lack any sidewalks. Together, these limitations to the existing pedestrian system discourage the higher quality of life, multimodal and walkable environment that communities desire.

EXISTING RIGHTS-OF-WAY

The rights-of-way along the corridor were obtained through GIS files. Along Burke Street, the right of way is approximately 50’ wide. Lovejoy Street has a right-of-way width of approximately 50’, Love Street’s right-of-way width is approximately 40’. N Henry Boulevard has a right-of-way width of 80’.

EXISTING LAND USE

The existing land use along the proposed project consists of downtown district property and heavy commercial district property. MLK Sr. Heritage Trail, Lovejoy Street, Love Street, Jim Clark Drive, and the majority of Burke Street is comprised of downtown district properties. One property along Burke Street is considered heavy commercial zoning and is currently an automotive business. Many of the properties in the project area are located within the Downtown Village Overlay. Figures 1 and 2 below show the existing district and zoning maps.

II. Existing Conditions

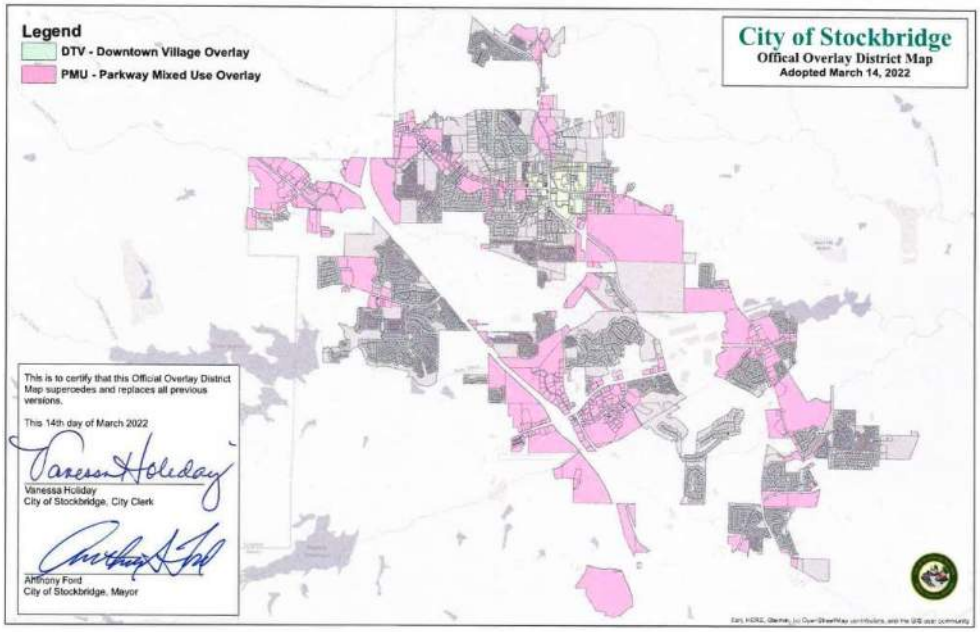


Figure 1: City of Stockbridge Official Overlay District Map

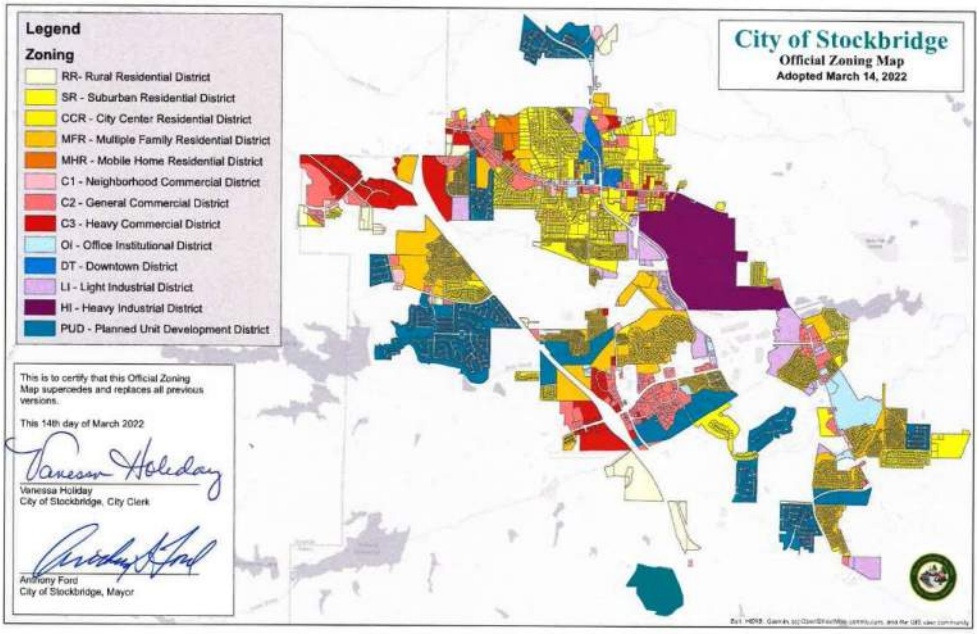


Figure 2: City of Stockbridge Official Zoning Map

PHOTOGRAPHIC INVENTORY

II. Existing Conditions

The existing conditions along Burke St are worn out and in poor condition.

Existing sidewalk on Burke St ends at Lovejoy St, leaving pedestrians with nowhere to go.

The lack of sidewalks in many areas discourages pedestrian use.

Installation of new crosswalks will provide a clear pedestrian route.

Sidewalk dead ends along Love St leaving pedestrians with no safe route across the railroad tracks.

The north side f N Henry Blvd lacks any pedestrian facilities.

Existing sidewalks on Burke St dead end at utility pole.

Existing crosswalk on Burke St lacks ADA receiving ramp.

III. Impact Analysis

ALTERNATIVES CONSIDERED

- Burke Street: Construct on-street bike lanes with pedestrian streetscape improvements along both sides of Burke Street in-lieu of the proposed shared use path. This alternate was not preferred because the shared-use path will horizontally and vertically separated from the roadway, and will therefor provide a higher level of comfort to bicyclist of all ages and abilities when compared to on-street bike lanes. The project footprint, construction costs, and right-of-way impacts are similar to the preferred alternate. Multi-use paths were preferred by the public when compared to conventional bike lanes.

Burke Street Alternative

- Lovejoy Street: Construct on-street bike lanes with pedestrian streetscape improvements along the west side of Lovejoy Street. The shared vehicular/bicycle lanes along Lovejoy Street are preferred when compared to conventional bike lanes due to the low traffic volumes along this road. These shared lane allow for incorporating parking and wider sidewalks along the road. Also, The expanded roadway footprint associated with these on-street bike lanes will require additional maintenance costs in the future when resurfacing the roadways.

III. Impact Analysis

Lovejoy Street Alternative

- N Henry Blvd: Modifications to the existing lane configuration on the bridge over the Norfolk Southern Railroad were evaluated as an alternative to the pedestrian bridge. Modifications include removal of the left turn lanes on N Henry Blvd in order to construct barrier separated sidewalks along the north side of the roadway. Input received from public involvement show strong support for a pedestrian bridge as a separate structure from the existing N Henry Blvd overpass, with City of Stockbridge architectural branding.

OTHER PROJECTS IN IMMEDIATE VICINITY OF PROJECT

- The City of Stockbridge is planning an Alley project, which will connect MLK Senior Heritage Trail to Burke Street.
- A new development is proposed on E Atlanta Road across from City Hall.
- The City has plans to relocate overhead utilities on Burke Street to underground.
- A cultural art center is planned on the West side of Burke Street.
- A new Stem school is planned at the site of Stockbridge Elementary school.
- The fire station at the corner of MLK Senior Heritage Trail and Love Street will be converted to a restaurant.

III. Impact Analysis

RAILROAD INVOLVEMENT

The proposed Stockbridge Downtown Pedestrian and Bicycle Connectivity Study project is within the vicinity of existing Norfolk Southern railroad right of way. Two pedestrian crossings of Norfolk Southern Railroad. An at-grade crossing is proposed at Love Street. This crossing is expected to include ADA compliant at-grade crossing of Norfolk Southern Railroad with quad gates and concrete grade crossing system with flangeway fillers. The City of Stockbridge has expressed interest in potentially requesting establishment of a quiet zone for at grade crossings in the downtown area in the future. This would eliminate the requirement that trail horns be sounded where they approach public grade crossings. When implementing a quit zone, Norfolk Southern will require safety countermeasures to ensure the safety of the public and Norfolk Southern personnel. The proposed four-quadrant gate system is one of the safety countermeasures that would be required when and if the City requests a quiet zone here. Having these improvements already in place can be a tool to expedite this request. A pedestrian bridge is proposed adjacent to US 23. This bridge will be required to span the two existing tracks, along with two additional future tracks. Due to the existing configuration parallel to M.L.K. Senior Heritage Trail and Ward Street, the proposed bridge would also fully span these roads. Norfolk Southern will require that the City of Stockbridge be responsible for costs associated with preliminary engineering, construction engineering, and flagging services during construction. It is expected that a Right-of-Entry will be executed between Norfolk Southern and the City of Stockbridge in order to enable the City and their Contractor to enter the railroad right-of-way for construction, operations, and maintenance of these improvements.

INTER-JURISDICTIONAL COORDINATION NEEDS

The proposed pedestrian improvements project is 100 percent located in the City of Stockbridge in Henry County. Other than the City of Stockbridge, there is no other municipal involvement required as part of the project.

Other agencies that may be involved during the permitting, design and funding process include the following:

- Georgia Department of Transportation
- Atlanta Regional Commission
- State Historic Preservation Office
- Department of Natural Resources
- Georgia Environmental Protection Division
- Norfolk Southern Railroad

ENVIRONMENTAL CONCERNS

Concurrent with the concept design phase, the Environmental phase of the project will begin. Early identification of environmentally sensitive areas will allow for either avoidance or minimization of environmental impacts, and streamline the project development process. The documentation for the project is anticipated to require a

III. Impact Analysis

Categorical Exclusion. The environmental analysis for these projects will consider the natural, physical, and social impacts of various alternatives, including the "No Build" alternative. Both direct and indirect impacts will be considered. Screening level environmental analysis show that Potential community resources along the corridor include the Merle Manders Conference Center, Cochran Public Library, and Clark Community Park. Impacts to these resources are not anticipated. Due to the project type, no disproportionally adverse effects to Environmental Justice communities are anticipated. In the project area there was found to be no effects to streams and wetlands. No eligible archaeological resources were identified within the project's area of potential effect. The segment of Norfolk Southern rail is an NRHP-eligible historical resource. An NPDES permit is anticipated due to ground disturbance greater than 1.0 acre. No Section 404 or Stream Buffer Variance are anticipated for this project.

LEVEL OF ENVIRONMENTAL ANALYSIS

In order to secure federal funding for this project, additional steps must be taken:

- Environmental resource "special" studies must be completed and sent to GDOT for review. After approval, studies would be sent to the Federal Highway Administration (FHWA).
  - Air/Noise report
  - Ecology: Survey, ecology resource survey report, ecology assessment of effects
  - Archaeology: Survey, Phase I Report/Archaeology Short Report
  - History: Survey, historical resource survey reports, cultural resources assessment of effects
  - Prepare Categorical Exclusion following the completion and approval of the special studies.

STORMWATER MANAGEMENT AND GREEN INFRASTRUCTURE

The project is located within the Georgia Department of Transportation (GDOT) Municipal Separate Storm Sewer System (MS4) that is regulated by GADNR's EPD through the MS4 NPDES permit GAR041000. Post-construction stormwater management practices and structures will be required to reduce, treat, or minimize stormwater pollution from stabilized, developed areas. Due to the nature of the project area, which is linear in nature and in a fully developed area, many traditional best management practices (BMP) such as stormwater ponds, enhanced grass channels, and filter strips will not be feasible to implement. Innovative stormwater management alternatives have been evaluated in lieu of traditional MPBs. For urban environments such as this, proprietary tree well systems that capture stormwater runoff, and filter it through specially designed filter media and tree root system, which aids in stormwater management reduction and pollutant removal. With street trees and pipe drainage systems already proposed in the project, these tree well systems can easily be incorporated into the streetscape and drainage design to provide green infrastructure and minimize environmental impacts associated with the project. Figures 3 and 4 below for examples and schematics of these products.

III. Impact Analysis

Figure 3: Example of stormwater tree well

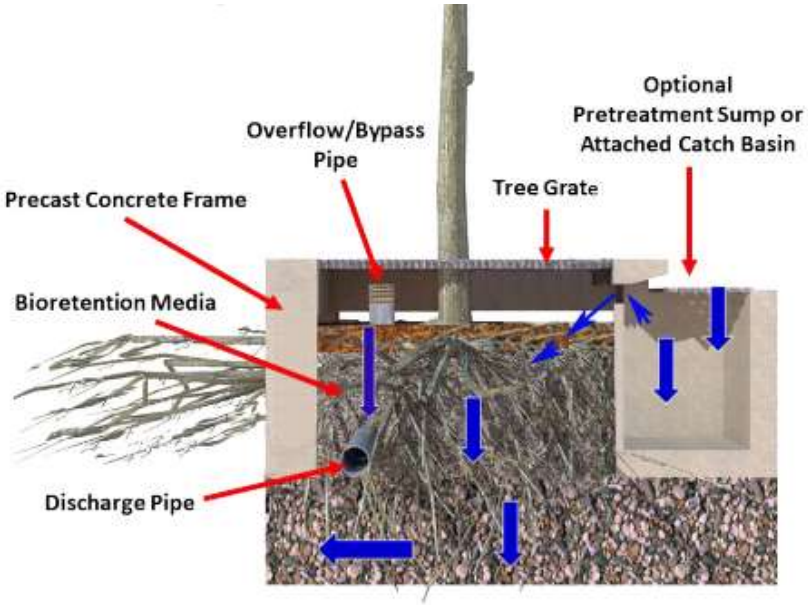


Figure 4: Schematic of tree well configuration

III. Impact Analysis

UTILITY INVOLVEMENTS OR IMPACTS

The majority of the proposed improvements will be constructed within existing rights of way and efforts will be maintained to minimize impacts to existing utility facilities.

- Gas: AGL
- Power: Georgia Power, Snapping Shoals EMC
- Water: Clayton County Water Authority, City of Stockbridge
- Communications: AT&T, Charter Communication, Comcast, Verizon Business, Zayo Fiber
- Sewer: City of Stockbridge

SHORT SUMMARY ON THE FEASIBILITY OF OBTAINING ANY RIGHT-OF-WAY

As part of the development of this project and through past communications with residents, stakeholders and elected officials, it is anticipated that the proposed pedestrian improvements along the corridor will have a positive impact to the City. Although there will be both minor property acquisition as well as utility relocation requirements, the positive aspects of improving the pedestrian connectivity within the City of Stockbridge will result in not only an improved vehicular and pedestrian environment but a better downtown community.

III. Impact Analysis

PLAN ENLARGEMENTS AND TYPICAL SECTIONS

The graphics on the following pages help to illustrate the improvements from the preferred alternative.

BURKE STREET

The existing two-lane roadway, with minimal and non-ADA compliant sidewalks will be reconstructed with new pedestrian streetscape enhancements on the east side, including wide concrete sidewalks with brick paver inlays, pedestrian lighting, street trees and landscaping, new curb & gutter and associated storm drainage improvements. Back in angle parking is also proposed along the east side of Burke Street. Bike accommodations include a new 12' wide asphalt multi-use path, along with a brick paver strip, street trees, lighting, and new curb & gutter. Driveway openings will be reconfigured where feasible to limit the number and length of pedestrian crossings. A mid-block crossing, with a rapid flashing pedestrian beacon (RRFB), is proposed just south of Lovejoy Street.

PLAN ENLARGEMENT

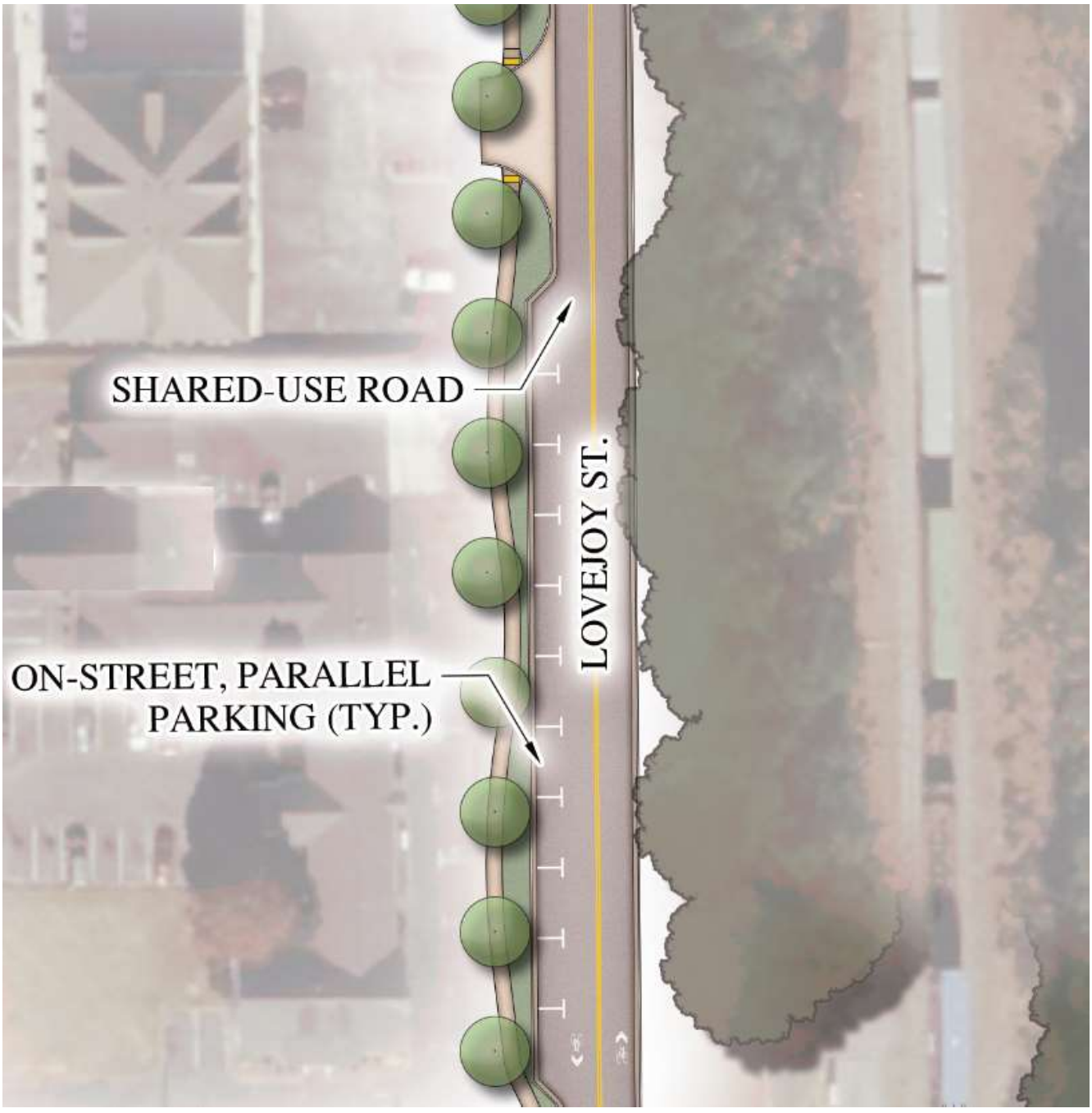
III. Impact Analysis

EXISTING CONDITIONS

PROPOSED CONDITIONS

LOVEJOY STREET

The existing two lane roadway with no pedestrian or bicycle accommodations will be reconstructed in the style of recent improvements implemented just to the south on M.L.K. Senior Heritage Trail. This includes curb & gutter, a meandering concrete sidewalk with landscape areas incorporated throughout, pedestrian lighting, and on-street parallel parking along with west side of the roadway.



III. Impact Analysis

EXISTING CONDITIONS

PROPOSED CONDITIONS

III. Impact Analysis

LOVE STREET

The existing two lane roadway includes an at grade crossing of Norfolk Southern Railroad, with no pedestrian accommodations. New sidewalk connectivity is proposed to connect the downtown area of Burkes Street, MLK Sr. Heritage Trail, and Lovejoy Street to existing sidewalks along E Atlanta Road and the City of Stockbridge campus of City Hall and their Amphitheatre. An ADA compliant concrete grade crossing, along with quad gates at the Norfolk Southern Railroad are proposed. A mid-block crossing across E Atlanta Road, with a high-intensity activated crosswalk (HAWK) signal, is proposed to provide a pedestrian connection from the downtown area to City Hall and the Stockbridge Amphitheatre.

III. Impact Analysis

EXISTING CONDITIONS

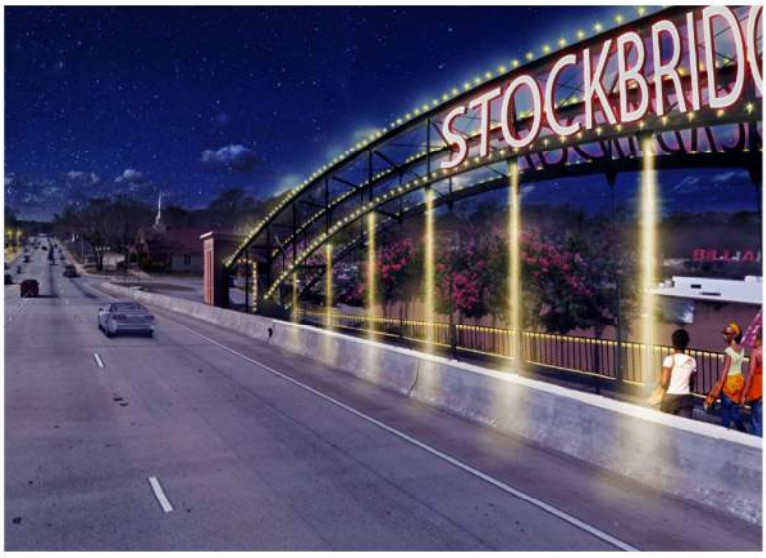
EXAMPLE OF CONC. GRADE CROSSING W/ QUAD GATES

III. Impact Analysis

NORTH HENRY BOULEVARD

The existing n Henry Blvd overpass over Norfolk Southern railroad includes two travel lanes in each direction, a center left turn lane, a 5 foot wide sidewalk along the south side, and a paved shoulder with no pedestrian accommodations along the north side. There is currently no pedestrian connectivity from Burke Street and the downtown area to the pedestrian facilities along the south side of the overpass. In order to improve pedestrian connectivity, a stand along pedestrian bridge structure is proposed parallel to the north side of the existing overpass. This will provide a grade-separated connection from Burke Street, Jim Clark Drive, MLK Sr. Heritage Trail, and the downtown area to the existing plaza at E Atlanta Road, Stockbridge City Hall, and the Amphitheatre.

EXISTING CONDITIONS



PROPOSED CONDITIONS *(from RSVP report)*

IV. Detailed Project Costs

Item	Quantity	Units	Price	Description	Amount
150-1000	1	LS	100,000.00	TRAFFIC CONTROL - - -	$100,000.00
232-0001	1	LS	450,000.00	RAILROAD CONSTRUCTION - Quad gates and concrete grade crossing	$450,000.00
310-1101	2025	TN	45.72	GR AGGR BASE CRS, INCL MATL	$92,583.00
402-1812	75	TN	159.59	RECYCLED ASPH CONC LEVELING, INCL BITUM MATL & H LIME	$11,969.25
402-3113	325	TN	155.15	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	$50,423.75
402-3190	425	TN	166.38	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2,INCL BITUM MATL & H LIME	$70,711.50
413-0750	180	GL	5.41	TACK COAT	$973.80
432-0206	850	SY	13.41	MILL ASPH CONC PVMT, 1 1/2 IN DEPTH	$11,398.50
441-0104	2000	SY	51.95	CONC SIDEWALK, 4 IN	$103,900.00
441-4030	1000	SY	93.78	CONC VALLEY GUTTER, 8 IN	$93,780.00
441-6012	6500	LF	26.96	CONC CURB & GUTTER, 6 IN X 24 IN, TP 2	$175,240.00
500-3201	35	CY	979.12	CLASS B CONCRETE, RETAINING WALL	$34,269.20
500-9999	20	CY	342.63	CLASS B CONC, BASE OR PVMT WIDENING	$6,852.60
900-0039	13500	SF	15.00	BRICK PAVERS	$202,500.00
550-5180	3500	LF	77.71	STORM DRAIN PIPE, 18 IN, CLASS III	$271,985.00
668-1100	16	EA	3,887.51	CATCH BASIN, GP 1	$62,200.16
668-4300	4	EA	4,257.80	STORM SEWER MANHOLE, TP 1	$17,031.20
163-0232	1	AC	838.69	TEMPORARY GRASSING	$838.69
163-0240	30	TN	271.81	MULCH	$8,154.30
163-0550	16	EA	267.74	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	$4,283.84
167-1000	4	EA	1,000.00	WATER QUALITY MONITORING AND SAMPLING	$4,000.00
167-1500	12	MO	1,000.00	WATER QUALITY INSPECTIONS	$12,000.00
171-0010	4000	LF	3.65	TEMPORARY SILT FENCE, TYPE A	$14,600.00
210-0100	1	LS	650,000.00	GRADING COMPLETE - - Stockbridge Study	$650,000.00
700-9300	1200	SY	10.06	SOD	$12,072.00
636-1033	33	SF	30.55	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9	$1,008.15
636-1036	80	SF	29.90	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 11	$2,392.00
636-2070	140	LF	11.42	GALV STEEL POSTS, TP 7	$1,598.80
652-0095	6	EA	102.00	PAVEMENT MARKING, HANDICAP SYMBOL	$612.00
652-0105	4	EA	67.00	PAVEMENT MARKING, BIKE SHARED LANE SYMBOL	$268.00
653-1501	540	LF	0.63	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	$340.20
653-1502	5800	LF	0.48	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	$2,784.00
653-1704	260	LF	9.26	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	$2,407.60
653-1804	1450	LF	3.14	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN, WHITE	$4,553.00
534-1000	1	LS	1,950,000.00	PEDESTRIAN OVERPASS BRIDGE, STA - - -	$1,950,000.00
680-4110	90	EA	6,500.00	LIGHTING STD, 11-15 FT MH, POST TOP	$585,000.00
702-0007	35	EA	600.00	ACER BUERGERANUM - - 3 IN	$21,000.00
702-1125	42	EA	600.00	ZELKOVA SERRATA - - 3 IN	$25,200.00
703-4200	39	EA	750.00	TREE GRATES	$29,250.00
999-5100	2	EA	12,000.00	SOLAR POWERED FLASHING ASSEMBLY	24,000.00
647-1000	1	LS	150,000.00	TRAFFIC SIGNAL INSTALLATION - PEDESTRIAN HYBRID BEACON	150,000.00

ROADWAY SUBTOTAL= $5,262,180.54
CONTINGENCY (15%)= $828,793.44
CEI (5%)= $263,109.03
LIQUID AC ADJUSTMENT= $15,783.88
CONSTRUCTION TOTAL= $6,369,866.89

City of Stockbridge Purchasing Division

City of Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, GA 30281

ADDENDUM NO. 1

SOLICITATION NO.: REQUEST FOR PROPOSAL (RFP) NO. 2025-0010

SOLICITATION TITLE: CITY OF STOCKBRIDGE CONSULTANT SERVICES FOR THE UPDATE OF THE UNIFIED DEVELOPMENT CODE

ATTENTION ALL POTENTIAL BIDDERS:

[X] **MUST ADDENDUM. READ CAREFULLY AND FOLLOW ALL INSTRUCTIONS**. This addendum forms part of the contract documents and modifies the original bidding. Documents shall be as binding as if contained therein.

[ ] Return Addendum with Bid Submittal. Failure to do so may subject the Bidder to disqualification.

[ ] Return Completed Revised Bid Pricing Sheets with Bid Submittal.

TO ALL PROSPECTIVE BIDDERS, PLEASE NOTE THE FOLLOWING CHANGES AND CLARIFICATIONS:

Words in ~~strikethrough~~ type are deletions from existing text. Words in **bold, underline** type are additions to the existing text.

1. Proposal Due Date has not changed. The Proposal Due Date is Thursday, November 6, 2025, 3:00 PM EST.

2. The deadline for questions has not changed. The deadline for questions is Friday, October 17, 2025, 3:00 PM EST.

CLARIFICATIONS / MODIFICATIONS / QUESTIONS AND ANSWERS

Q1. **Design Charrette** - Is there a certain area that the City already has in mind for the Design Charrette?

A1. The city does not have a particular place in mind. City Hall is a likely location for the meeting.

Q2. **Consultant Budget -** Could you please share the total consultant budget anticipated for this project?

A2. The City of Stockbridge does not have a specified budget allocated for this project at this time. However, it is important to note that the scope of work is limited to an update and reorganization of the existing Unified Development Code (UDC). This effort is intended to enhance clarity, usability, and consistency within the current code framework, rather than fully rewrite. Proposers are encouraged to submit a cost proposal that reflects the scope as described, focusing on efficiency and value in delivering a streamlined and modernized UDC**.**

Q3. **Cover/Transmittal Letter -** Is the form on page 2 of the RFP document the same item as the Cover/Transmittal Letter that is referred to on page 38, or are there two "letters" required from the respondent, plus an executive summary?

A3. The Request For Proposal Letter (page 2), the Cover/Transmittal Letter (#1, page 38), are two (2) separate documents, in addition to the Executive Summary (#2, page 38). Each is required.

Q4. **Bid Bonds -** Bid bonds are not typically associated with planning (professional services) projects. Could you please clarify which exhibits associated with this RFP must be completed and uploaded as part of the respondent's submittal.

A4. Bid Bond: This is the most common bond required with an RFP. It's a guarantee that you will accept the contract and provide the other required bonds if you win the bid.

- Purpose: To ensure the bid is serious and to protect the client from having to re-bid the project if the winning bidder backs out.
- Amount: Usually a percentage of the bid price, often 5% to 10%.

Q5. **Project Schedule -** The RFP states the schedule is January 2026 to Spring 2026. Can you confirm that the project schedule is only five months?

A5. Yes. The City is seeking a 5-month schedule. This is indicative that the city is seeking an update and re-organization, not a major update or full re-write.

Q6. **Map Updates in Scope** - Are any tasks associated with updating district maps or zoning maps included as part of the consultant's scope for this project?

A6. No maps are required as a part of the consultant's scope.

Q7. **Pre-Proposal Materials** – Are there materials available from the Pre-Proposal Conference that can be downloaded?

A7. No.

End of Addendum No. 1

City of Stockbridge Purchasing Division

City of Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, GA 30281

ADDENDUM No. 2

Solicitation No.: REQUEST FOR PROPOSAL (RFP) NO. 2025-0010

Solicitation Title: CITY OF STOCKBRIDGE CONSULTANT SERVICES FOR THE UPDATE OF THE UNIFIED DEVELOPMENT CODE

ATTENTION ALL POTENTIAL BIDDERS:

[X] **MUST ADDENDUM. READ CAREFULLY AND FOLLOW ALL INSTRUCTIONS**. This addendum forms a part of the contract documents, modifies the original bidding Documents and shall be as binding as if contained therein.

[ ] Return Addendum with Bid Submittal. Failure to do so may subject the Bidder to disqualification.

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TO ALL PROSPECTIVE BIDDERS, PLEASE NOTE THE FOLLOWING CHANGES AND CLARIFICATIONS:

Words in ~~strikethrough~~ type are deletions from existing text. Words in **bold, underline** type are additions to the existing text.

1. Proposal Due Date has changed. The Proposal Due Date is ~~Thursday, November 6, 2025~~, ~~3:00 PM EST~~ **Wednesday, November 26, 2025, 3:00 PM EST**.

2. The deadline for questions has not changed. The deadline for questions is Friday, October 17, 2025, 3:00 PM EST.

End of Addendum No. 2

December 15, 2025

Ryan Anderson, MPPA
Community Development Director
City of Stockbridge
4602 N. Henry Blvd.
Stockbridge, GA 30281

VIA EMAIL

RE: City of Stockbridge Code Update Services Proposal

Dear Mr. Anderson,

CPL Architecture, Engineering, and Planning is pleased to offer this proposal for a comprehensive update to City of Stockbridge's Unified Development Code.

Scope of Work

CPL will perform the scope of work identified by the following Tasks:

1. Research and Analysis:
   - Conduct a comprehensive review of the existing ordinances, identifying strengths, weaknesses, and areas for improvement.
   - Analyze demographic trends, land use patterns, prior zoning decisions, and development needs to inform zoning updates.
   - Evaluate best practices and zoning models from comparable jurisdictions to incorporate into the ordinance.
   - Develop a brief memo to summarize policy priorities and outline recommendations to carry into the drafting phase.

2. Public Engagement:
   - Convene a stakeholder committee of up to seven members. Host in-person stakeholder meetings to get detailed feedback on project progress.
   - Conduct community walking tour with Project Management Team (PMT) and other relevant stakeholders.
   - Host virtual one-on-one sessions with elected officials, department heads, and other key stakeholders, either to gather initial input or walk through the proposed draft document.
   - Host community open houses to gather feedback on draft content and present the final recommendations.

3. Ordinance Development:
   - Draft updated zoning regulations based on research findings, staff input, and best practices.
   - Ensure consistency with the City's Comprehensive Plan and other planning documents.
   - Develop accompanying graphics, charts, and illustrations.

- Incorporate feedback and make necessary adjustments to the text amendment document.

4. Public Hearings and Adoption Process:
   - Coordinate with City officials to schedule public hearings and review sessions for ordinance review.
   - Present draft zoning updates to the public and stakeholders for feedback and revisions.
   - Provide support during the adoption process, including drafting resolutions, ordinance language, making presentations, and other necessary documentation.
   - Attend and present at up to one adoption meeting before the Planning Commission and one before the Mayor and City Council.

Timeline:

The proposed timeline for completion of this scope of work is 5-7 months for Tasks 1-3, followed by an undetermined duration that aligns with the City's adoption process and legal deadlines.

Conditions and Assumptions:

- Up to six virtual project management team (PMT) meetings.
- Up to five virtual one-on-one sessions.
- Up to three in-person stakeholder meetings.
- Up to one community walking tour.
- Up to one in-person community open house.
- Up to one Planning Commission meeting attendance.
- Up to one Mayor and City Council meeting attendance.
- Client provides all necessary background materials at project start and consolidates comments into a single markup per draft.
- Deliverables provided in PDF format; editable files available at closeout upon request.
- Up to two consolidated revision rounds for the policy memo and the draft update.
- Schedule assumes timely client review (10–15 business days per draft).
- Additional meetings, revisions, site visits, or revision rounds billed as additional services.

Fee Proposal

CPL will perform the above-referenced scope of work as follows:

Task 1 – Research and Analysis	$13,750
Task 2 – Public Engagement	$24,000
Task 3 – Ordinance Development	$56,290
Task 4 – Public Hearings and Adoption Process	$4,215
Total	$98,255

Direct expenses will be billed at cost plus 15%. Direct expenses include, but are not limited to, reproduction cost, courier service, mileage, telephone/fax cost, etc. Additional services may be charged as indicated in the hourly rates table listed in Appendix "B."

Terms and Conditions

This agreement shall be administered in accordance with the Terms and Conditions listed in Appendix "A."

This document, together with the exhibits and/or appendices identified herein, constitutes the entire understanding between City of Stockbridge and CPL with respect to the work to be performed by CPL for the benefit of City of Stockbridge and may only be modified in writing signed by both parties. Please sign and return the enclosed copy of this letter if this document satisfactorily sets forth the understanding of the arrangement between City of Stockbridge and CPL. Receipt of the signed agreement will serve as our notice to proceed. This Contract will be open for acceptance for sixty days from the date of this letter.

We look forward to working with you on this project.

Sincerely,

CPL ARCHITECTURE ENGINEERING & PLANNING

Rebecca Keefer, AICP
Principal

cc: file

Approved By: _____
Print Name

Signature: _____ Date: _____

Invoice Instructions:

Add the following project identifier or Purchase Order No. _____

Send our Invoice to the following email address: _____

Reference the following physical address: _____

_____

_____

APPENDIX "A"
TERMS AND CONDITIONS

1. CPL Architecture, Engineering, and Planning (hereinafter CPL) shall perform the services defined in this Letter Agreement and Client agrees to pay CPL for said services as set forth in the agreement. In providing services under this Agreement, CPL shall perform in a manner consistent with and limited to that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality. CPL makes no warranty, express or implied, as to its professional services rendered under this Agreement. Accordingly, the Client should prepare and plan for clarifications and modifications, which may impact both the cost and schedule of the Project.

2. All documents including Drawings and Specifications prepared by CPL are instruments of service in respect to the Project. They are not intended or represented to be suitable for reuse by Client or others on extensions of the Project or on any other project. Any reuse without written verification or adaptation by CPL for the specific purpose intended will be at Clients sole risk and without liability or legal exposure to CPL; and Client shall indemnify and hold harmless CPL from all claims, damages, losses, and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation will entitle CPL to further compensation at rates to be agreed upon by Client and CPL.

3. Client agrees to additionally compensate CPL for services resulting from significant changes in general scope of Project, for revising previously accepted reports, studies, design documents, or Contract Documents, or for delays caused by others rather than CPL.

4. The lump sum prices and hourly rates outlined in this contract are subject to an automatic annual increase of up to 5 percent. This adjustment will take effect at the beginning of the calendar year.

5. Construction cost estimates prepared by CPL represents CPL's best judgment as professionals familiar with the construction industry. It is recognized, however, that CPL has no control over cost of labor, materials, or equipment, over contractors' methods of determining bid prices, or over competitive bidding or market conditions. CPL cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from cost estimates prepared by CPL.

6. If requested by Client or if required by the scope of services of the Agreement, CPL shall visit the site at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the work and to determine in general if the work is proceeding in accordance with the Contract Documents. However, CPL shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the work. CPL shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the Work, for the acts or omissions of the contractor, subcontractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the Contract Documents.

7. Surveying will be provided as stated in the Agreement. Surveying provided on an hourly basis will be charged with a 4-hour minimum at the hourly rates in effect at the time the service is performed. Replacement of survey markers resulting from contractor disturbance or vandalism will be accomplished on an hourly basis.

8. The cost of permits, fees, toll telephone calls, courier service, reproduction of reports, Drawings, and Specifications, transportation in connection with the Project, and other out of pocket expenses will be reimbursed to CPL by Client at cost plus 15%.

9. CPL shall submit monthly statements for services rendered and for reimbursable expenses incurred. Statements will be based upon CPL's time of billing. Payment is due upon receipt of CPL's Statement. If Client fails to make any payment due CPL for services and expenses within 30 days after the date of CPL's statement therefore, the amounts due CPL shall include a charge at the rate of 1.5% per month (18% per annum), or portion thereof, from said 30th day, and, in addition, CPL may, after giving 7 days' written notice to Client, suspend services under this Agreement until CPL has been paid in full all amounts due CPL are collected through an attorney or collection agency, Client shall pay all fees and costs of collection.

10. This Agreement may be terminated by either party upon 7 days' written notice should the other party fail substantially to perform in accordance with its terms through no fault to the party initiating termination, or in the event Project is cancelled. In the event of termination, CPL shall be paid the compensation plus Reimbursable Expenses due for services performed to termination date.

11. This Agreement shall be governed by the laws of the State Georgia. In recognition of the relative risks and benefits of the Project to both the Client and the Consultant, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of the Consultant and Consultant's officers, directors, partners, employees, shareholders, owners and subconsultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and costs, so that the total aggregate liability of the Consultant and Consultant's officers, directors, partners, employees, shareholders, owners and subconsultants shall not exceed $50,000 or the Consultant's total fee for services rendered on this Project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action, including without limitation active and passive negligence, however alleged or arising, unless otherwise prohibited by law. In no event shall the Consultant's liability exceed the amount of available insurance proceeds. In the event the Client does not wish to limit the Consultant's professional liability, the Consultant agrees to waive this limitation upon written notice from the Client and agreement of the Client to

pay 25% of the Consultant's total fee within five (5) calendar days after this agreement is fully executed. This additional fee is in consideration of the greater risk involved in performing work for which there is no limitation of liability.

12. The services to be performed by CPL under this Agreement are intended solely for the benefit of the Client. Nothing contained herein shall confer any rights upon or create any duties on the part of CPL toward any persons not a party to this Agreement including, but not limited to, any contractor, subcontractor, supplier, or the agents, officers, employees, insurers, or sureties of any of them.

13. Client and CPL each binds himself and his partners, successors, executors, administrators, and assigns to the other party to this Agreement and to the partners, successors, executors, administrators, and assigns of such other party, in respect to all covenants of this Agreement. Neither Client nor CPL shall assign, sublet, or transfer his interest in this Agreement without the written consent of the other; however, CPL may employ others to assist in the carrying out of duties under this Agreement.

14. In the event the Client, the Client's contractors or subcontractors, or anyone for whom the Client is legally liable makes or permits to be made any changes to any reports, plans, specifications or other construction documents, including electronic files, prepared by CPL without obtaining CPL's prior written consent, the Client shall assume full responsibility for the results of such changes. Therefore, the Client agrees to waive any claim against CPL and to release CPL from any liability arising directly or indirectly from such changes. In addition, the Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless CPL from any damages, liabilities or costs, including reasonable attorneys' fees and costs of defense, arising from such changes. The Client also agrees to include in any contracts for construction appropriate language that prohibits the Contractor or any subcontractors of any tier from making any changes or modifications to CPL's construction documents, including electronic files, without the prior written approval of CPL and that further requires the Contractor to indemnify both CPL and the Client from any liability or cost arising from such changes made without such proper authorization.

APPENDIX "B"
2026 CPL HOURLY RATES

BILLING ROLE	BILLING RATE
Principal-in-charge	$305
Project Manager	$205
Principal Engineer/Architect/Planner	$195
Senior Engineer/Architect/Planner	$175
Project Engineer/Architect/Planner	$155
Junior Engineer/Architect/Planner	$135
Building Plans Examiner	$175
Building Official	$175
Building Inspector	$155
Soil and Erosion Control Supervisor	$155
Soil and Erosion Control Inspector	$145
Arborist	$130
Clerical/Administrative	$115
Auto Mileage	IRS Rate + 15%
Miscellaneous	Cost + 15%

From:	Jeremy T. Berry
To:	Wanda Cooley; Ryan Anderson; Veronica Green
Cc:	Frank Milazi; Wanda Thomas; Quinton Washington; Megan McCulloch
Subject:	RE: RFP No. 2025-0010 - City of Stockbridge Consultant Services for the Update of the Unified Development Code (UDC) project is pending your review before evaluators can begin scoring
Date:	Monday, December 1, 2025 11:08:51 AM

Caution: This email originated from outside your organization.
Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning. If no one has responded to this RFP, the City can cancel the RFP if the City wants. The City can then contract directly with an entity as an exception to the purchasing requirements for professional services. Thanks.

Jeremy Berry | Partner
CHILIVIS GRUBMAN
1834 Independence Square | Atlanta, Georgia 30338
Main: 404.233.4171 | Direct: 404.262.6507 | Cell: 404.798.6961| E: jberry@cglawfirm.com

---

From: Wanda Cooley <WCooley@stockbridgega.org>
Sent: Monday, December 1, 2025 9:58 AM
To: Ryan Anderson <randerson@stockbridgega.org>; Veronica Green <vgreen@stockbridgega.org>
Cc: Jeremy T. Berry <JBerry@cglawfirm.com>; Frank Milazi <fmilazi@stockbridgega.org>; Wanda Thomas <wthomas@stockbridgega.org>
Subject: FW: RFP No. 2025-0010 - City of Stockbridge Consultant Services for the Update of the Unified Development Code (UDC) project is pending your review before evaluators can begin scoring
Importance: High

Good morning, Mr. Anderson and Ms. Green.

I trust your holiday was enjoyable with family and friends.

This email is forwarded to you as a reminder to date, there "still" are no responses to this solicitation. I have prepared the attached statement to post in the Bonfire Portal as well as the Georgia Procurement Registry by 3:00 PM today, that is, if you have no objections.

Attorney Berry is included in this thread if he has legal advice regarding it.

Please advise before 3:00 PM today. Thanks.

Wanda J. Cooley,
Contract Specialist

Department of Finance – Procurement Division
4640 North Henry Boulevard
Stockbridge, GA 30281
Office: (770) 389-7900, Ext 176
Web: stockbridgega.org

"***Wisdom is the principal thing; therefore get wisdom: and with all thy getting, get understanding.***"

Georgia has a very broad Public Records Law. All written communications prepared and maintained or received in the course of official business by the City of Stockbridge are open records available to the public and news media upon request unless otherwise exempted by law (Ga. Statute 50-18-70).

From: Bonfire No-Reply <No-Reply@GoBonfire.com>
Sent: Sunday, November 30, 2025 7:52 AM
To: Wanda Cooley <WCooley@stockbridgega.org>
Subject: RFP No. 2025-0010 - City of Stockbridge Consultant Services for the Update of the Unified Development Code (UDC) project is pending your review before evaluators can begin scoring

Caution: This email originated from outside your organization.
Exercise caution when opening attachments or clicking links, especially from unknown senders.

RFP No. 2025-0010 - City of Stockbridge Consultant Services for the Update of the Unified Development Code (UDC) project is pending your review before evaluators can begin scoring

Reviewers will be notified once you release the project for viewing/scoring

Manage the project »

Have a question or need help using Euna Procurement? Email us at support.bonfire@eunasolutions.com.

Stockbridge
Where Community Connects

NOTIFICATION OF SOLICITATION CANCELLATION

Date: Wednesday, December 10, 2025

From: City of Stockbridge Procurement Division

Subject: Rejection of All Proposals – Request for Proposals (RFP) No. 2025-0010

Thank you for considering the response to Request For Proposals (RFP) No. 2025-0010, City of Stockbridge Consulting Services for the Update of the Unified Development Code (UDC).

Please note: Request for Proposals (RFP) NO. 2025-0010 City of Stockbridge Consulting Services for the Update of the Unified Development Code (UDC), Posted September 29, 2025, with a closing date of November 26, 2025, has been canceled by the City of Stockbridge, as it is in the city's best interest.

In the future, if we plan to rebid the above-referenced project, all bids will be available on the City's website at https://cityofstockbridge-ga.bonfirehub.com/portal/?tab=openOpportunities.
and the Georgia Procurement Registry https://ssl.doas.state.ga.us/gpr/index.

Again, thank you for your interest in doing business with the City of Stockbridge.

Sincerely,

Wanda J. Cooley, Contract Specialist

ec: Community Development Department
Department of Finance, Procurement Division

Unified Development Code Update Contract Approval Request

Ryan Anderson, MPPA, CPM

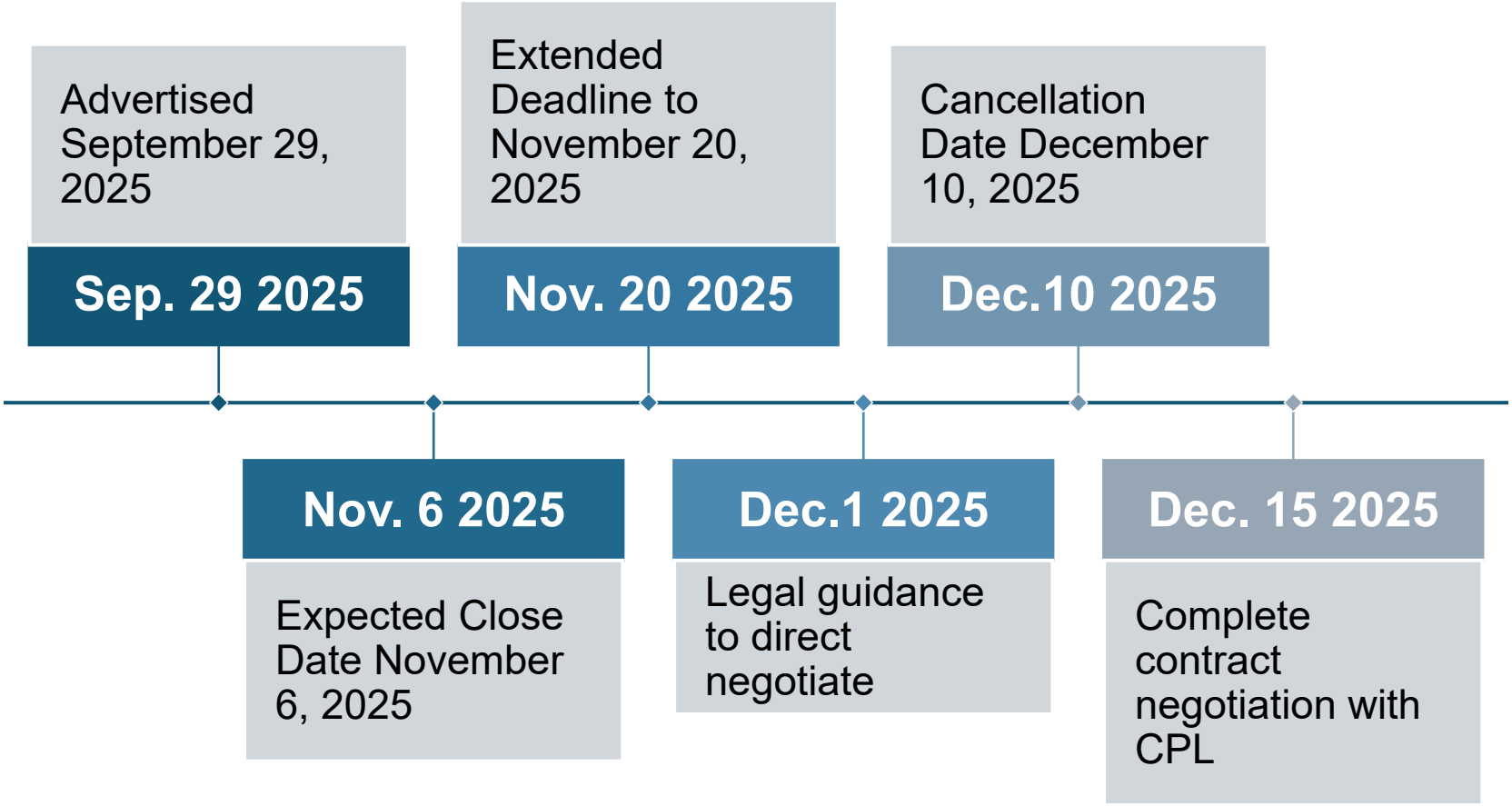
Director, Community Development

Stockbridge City Council Meeting February 9, 2026

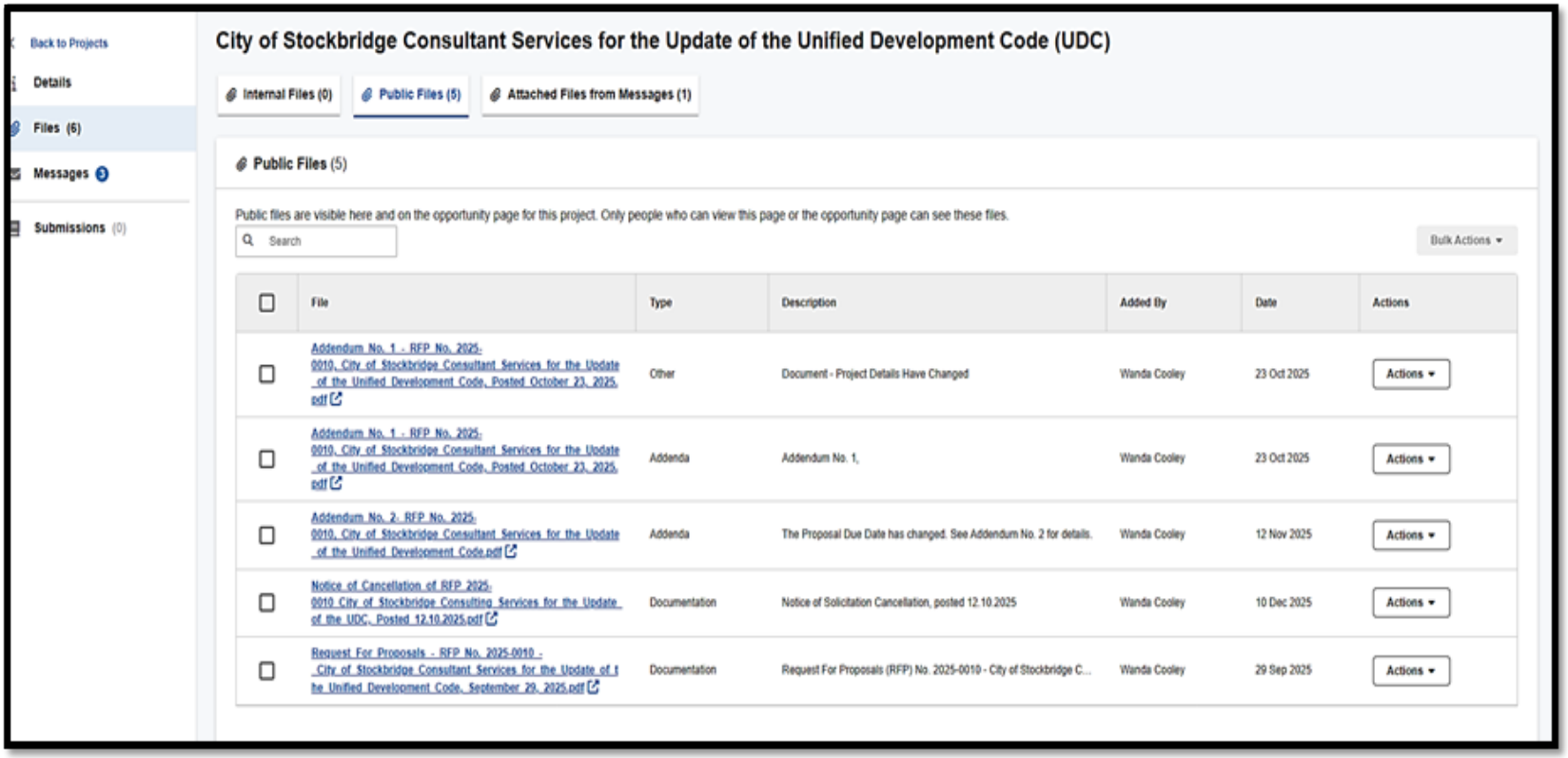
Background

- The Unified Development Code (UDC) requires modernization to ensure alignment with the City's evolving development patterns.
- The last major UDC update was completed in 2022. Since that time, the City of Stockbridge has continued to experience significant long-term population growth.
- This sustained growth has placed increasing demands on land use regulations, transportation networks, housing capacity, and public infrastructure, necessitating a modernized regulatory framework that reflects the City's current and projected development conditions.
- The original RFP solicitation did not receive any proposals, and Community Development was subsequently advised to proceed with direct negotiation with a qualified contractor.

Procurement Process



Procurement Process



Proposed Contract

Selected Contractor

Vendor: CPL Architects, Engineers & Landscape Architect, D.P.C. (P.C.)

Contract Amount: Not to Exceed $98,255

Why CPL?

- Industry-recognized expertise in UDC modernization and municipal zoning updates
- Multidisciplinary team providing planning, engineering, and urban design integration
- Demonstrated history of high-quality, technically sound ordinance drafting
- Clear understanding of Stockbridge's regulatory needs and growth pressures
- Ability to deliver on schedule and within budget
- Methodology emphasizes data-driven analysis, best-practice zoning, and stakeholder engagement

UDC Update Scope of Services

- **Project Initiation & Assessment**
  - Review existing UDC, zoning map, development procedures, and related plans
  - Identify conflicts, inconsistencies, and outdated provisions
  - Conduct kickoff meetings with staff and key stakeholders
- **Research & Best-Practice Analysis**
  - Evaluate contemporary zoning practices and regulatory trends
  - Benchmark peer and aspirational cities for alignment with modern standards
  - Examine legal, procedural, and policy considerations affecting ordinance structure
- **Public & Stakeholder Engagement**
  - Facilitate public meetings, stakeholder interviews, and targeted workshops
  - Gather community, development industry, and departmental input
  - Summarize key themes to inform ordinance revisions
- **Drafting of Updated UDC**
  - Prepare a reorganized, modernized UDC with clear, enforceable language
  - Update zoning districts, use standards, design requirements, and development procedures
  - Produce graphics, tables, and illustrations to improve usability and clarity
- **Review & Revision Process**
  - Conduct iterative review cycles with staff, legal counsel, and leadership
  - Incorporate feedback from the Planning Commission and City Council
  - Ensure compliance with state law and alignment with adopted plans
- **Adoption Support**
  - Prepare final adoption-ready documents
  - Present updates at public hearings and work sessions
  - Provide implementation guidance, training, and transition support for staff

Cost Breakdown

- Research: $13,750
- Public Engagement: $24,000
- Ordinance Development: $56,290
- Adoption Support: $4,215
- Total: $98,255

Request Council Approval of a Contract to Update the Unified Development Code

- **The Community Development Department respectfully requests that the Mayor and City Council approve** and authorize the execution of a contract to update the City of Stockbridge's Unified Development Code (UDC).
- This authorization will enable the City to proceed with a comprehensive modernization of the UDC to ensure that the development regulations remain aligned with current growth trends, best-practice zoning standards, and the City's long-term planning objectives.
- Approval of this item will grant the Mayor, or designee, the authority to execute all necessary documents for the UDC Update project in an amount not to exceed the negotiated contract total of $98,255.

THANK YOU.

RYAN ANDERSON, MPPA, CPM
Director, Community Development
Randerson@stockbridgega.org

CONTRACT BY AND BETWEEN CPL ARCHITECTS, ENGINEERS AND LANDSCAPE ARCHITECT, D.P.C. (P.C.)
AND
THE CITY OF STOCKBRIDGE, GEORGIA

This **CONTRACT** made and entered into this_____ day of February, 2026 by and between the City of Stockbridge, Georgia, (the "City"), and CPL Architects, Engineers and Landscape Architect, D.P.C. (P.C.)., hereinafter called the "Service Provider" or "Contractor").

NOW THEREFORE, for and in consideration of the mutual promises and obligations contained herein and under the conditions hereinafter set forth, the parties do hereby agree as follows:

1. **TERMS:**
   The services to be performed under this Contract shall commence on the date hereof. The initial terms of this Contract shall be through December 31, 2026. This Contract shall terminate absolutely and without further obligation on the part of the City on December 31, 2064, and each December 31 of each succeeding and renewed year, as required by O.C.G.A. §36-60-13, as amended, unless terminated earlier in accordance with the provisions of this Contract.

   This Contract may be renewed for one (1) additional twelve-month term, upon the same terms and conditions, as provided for in this Contract, unless terminated by the City, by notice to service provider or termination and non-renewal by December 31 of the Contract year.

   The Contract shall also terminate when the City determines that Contractor has met the needs of the City as stated in the December 15, 2025 Proposal from Contractor to the City.

2. **ATTACHMENTS:**
   The following documents are attached and are specifically incorporated herein by reference; and, along with this Contract and the December 15, 2025 Proposal from CPL/Contractor attached as Exhibit A encompass all of the **Contract documents.**

3. **PERFORMANCE:**
   Service Provider agrees to furnish all skill and labor of every description necessary to carry out perform, perform the services in accordance with the Contract Documents/Proposal (the "Work").

4. **PRICE:**
The City agrees to pay the Service Provider following receipt by the City of a detailed invoice reflecting the actual work performed by the Service Provider, provided, however, Service Provider guarantees that the maximum price for materials, labor and expenses, shall be the amount reflected in Cost Proposal.

5. **INDEMNIFICATION AND HOLD HARMLESS:**

The Service Provider agrees to indemnify the City (including elected officials and employees) and hold the City harmless from and against any and all claims, liabilities, damages, losses, costs or expenses, including, without limitation, reasonable attorney's fees arising out of or related to: (a) a breach of the contract by Service Provider or (b) the performance of this Contract, whether by Service Provider, a subcontractor, or anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, liability, damage, loss, cost or expense is caused by the gross negligence or willful misconduct of a party indemnified hereunder. Service Provider's indemnification obligation shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for Service Provider or subcontractor under any insurance required by the contract, including workers' compensation acts, disability benefit acts, other employee benefit acts, or any other insurance. Service Provider shall not settle or compromise any indemnifiable claims hereunder without the prior written consent of the City. The City cannot and does not agree to indemnify, hold harmless, exonerate or assume the defense of Service Provider or any other person or entity whatsoever, for any purpose whatsoever.

6. **TERMINATION FOR CAUSE:**
The City may terminate this Contract for cause upon ten (10) days prior written notice to the Service Provider of the Service Provider's default in the performance of any term of this Contract. Such termination shall be without prejudice to any City's rights or remedies provide by law.

7. **TERMINATION FOR CONVENIENCE:**
The City may terminate this Contract for its convenience at any time upon (30) days written notice to the Service Provider. In the event of the City's termination of this Contract for convenience, the Service Provider will be paid for those services actually performed. Partially completed performance of the Contract will be compensated based upon a signed statement of completion to be submitted by the Service Provider who shall itemize each element of performance.

8. TERMINATION FOR FUND APPROPRIATION:

The City may unilaterally terminate this Contract due to lack of funding at any time by written notice to the Service Provider. In the event of the City's termination of this Contract for fund appropriation, the Service Provider will be paid for those services actually performed. Partially completed performance of the Contract will be compensated based upon a signed statement of completion to be submitted by the Service Provider which shall itemize each element of performance.

9. CONTRACTOR NOT TO DISCRIMINATE:

During the performance of this Contract, the Service Provider will not discriminate against any employee or applicant for employment because of race, creed, color, sex, national origin, age, or disability which does not preclude the applicant or employee from performing the essential functions of the position. The Service Provider will also, in all solicitations or advertisements for employees placed by qualified applicants, consider the same without regard to race, creed, color, sex, national origin, age, or disability which does not preclude the applicant from performing the essential functions of the job. The Service Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Contract so that such provision will be binding upon each subservice provider for standard commercial supplies of raw materials.

10. **ASSIGNMENT:**

The Service Provider shall not sublet, assign, transfer, pledge, convey, sell or otherwise dispose of the whole or any part of this Contract or his right, title, or interest therein to any person, firm, or corporation without the previous consent of the City in writing.

11. WAIVER:

A waiver by either party of any breach of any provision, term, covenant, or condition of this Contract shall not be deemed a waiver of any subsequent breach of the same or any other provision, term, covenant, or condition.

12. SEVERABILITY:

The parties agree that each of the provisions included in this Contract is separate, distinct and severable from the other and remaining provisions of this Contract, and that the invalidity of any Contract provision shall not affect the validity of any other provision or provisions of this Contract.

13. GOVERNING LAW:

The parties agree that this Contract shall be governed and construed in accordance with the laws of the State of Georgia. This Contract has been signed in Henry County, Georgia.

14. MERGER CLAUSE and CONFLICT:

The parties agree that the terms of this Contract included the entire Contract between the parties, and as such, shall exclusively bind the parties. No other representations, either oral or written, may be used to contradict the terms of this Contract.

In the event of a conflict in language between this Contract and the foregoing Proposal documents incorporated herein, the provisions and requirements set forth in this main contract document shall control.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, the parties hereto, acting through their duly authorized agents, have caused this **CONTRACT** to be signed, sealed and delivered.

CPL ARCHITECTS, ENGINEERS
AND LANDSCAPE ARCHITECT,
D.P.C. (P.C.)

By:_____

CITY OF STOCKBRIDGE, GEORGIA

By:_____
_

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
_
City Attorney

STATE OF GEORGIA
Henry County
CITY OF STOCKBRIDGE

RESOLUTION NO._____

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA, TO APPROVE AND AUTHORIZED THE MAYOR (OR DESIGNEE) TO EXECUTE A CONTRACT WITH CPL ARCHITECTS, ENGINEERS AND LANDSCAPE ARCHITECT, D.P.C. (P.C.) FOR PROFESSIONAL PLANNING SERVICES TO UPDATE THE CITY'S UNIFIED DEVELOPMENT CODE; TO PROVIDE FOR RELATED MATTERS; AND FOR OTHER PURPOSES.

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with being fiscally responsible concerning the use and expenditure of all public funds; and

WHEREAS, the City requires professional planning and code-drafting services to update its Unified Development Code (UDC) in order to maintain consistency with state law, best practices, and the City's long-term development objectives;

WHEREAS, the City advertised the contract opportunity twice through its established Request for Proposals (RFP) process, but both solicitations resulted in no proposals;

WHEREAS, following the lack of responses, the City's procurement attorney recommended proceeding by direct negotiation with a qualified firm, noting that the low estimated cost likely contributed to limited vendor interest;

WHEREAS, CPL Architects, Engineers and Landscape Architect, D.P.C. (P.C.) (CPL) previously completed the update to the Zoning Procedures Law portion of the UDC in 2024 and is therefore well-qualified and familiar with the City's regulatory framework;

WHEREAS, a proposed contract between the City of Stockbridge, Georgia and CPL for UDC update services has been prepared and presented to the Mayor and Council for consideration (the Contract);

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA, AS FOLLOWS:

SECTION 1. APPROVAL OF CONTRACT.

The Mayor and Council hereby approve the Contract with CPL in substantially the form attached hereto as Exhibit A and incorporated herein by reference, for professional services to update the City's Unified Development Code, for a not-to-exceed amount of $98,255, subject to budgeted appropriation and in accordance with the terms of the Contract.

SECTION 2. AUTHORIZATION TO EXECUTE.

The Mayor (or the City Manager as designee) is authorized to execute the Contract and any related documents necessary to effectuate this Resolution, including minor, non-substantive changes approved by the City Attorney, and the City Clerk is authorized to attest the same.

SECTION 3. PROCUREMENT FINDING.

The Mayor and Council hereby find that, after two unsuccessful RFP advertisements and upon the recommendation of the City's procurement attorney, direct negotiation with CPL is in the best interest of the City and consistent with applicable procurement practices.

SECTION 2. SEVERABILITY.

If any part of this resolution is adjudged invalid, such judgment shall not affect the remainder of this resolution.

SECTION 3. REPEAL OF CONFLICTING PROVISIONS.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. CITY ATTORNEY'S AUTHORITY.

Pursuant to the City's charter and with explicit consent of the City Counsel, the City Attorney is duly authorized to make requisite amendments to all contracts, ordinances, resolutions, and documents, as may be necessary, in order to secure conformity with the express intent of the City Council and to ensure adherence to all pertinent laws and ordinances of the City.

SECTION 4. EFFECTIVE DATE

This Resolution shall be effective immediately upon adoption.

RESOLVED this ___ day of _____, 20__.

CITY OF STOCKBRIDGE, GEORGIA

_____
Jayden Williams, Mayor

ATTEST:
_____ (SEAL)
Cassandra Lester, Interim City Clerk

APPROVED AS TO FORM:

_____
Quinton Washington, City Attorney

REQUEST FOR PROPOSAL NO. 2025-0010
City of Stockbridge Consultant Services for the Update of the Unified Development Code

Date Open: Monday, September 29, 2025, at 12:00 Noon

Non-Mandatory Pre-Proposer's Conference
Tuesday, October 7, 2025, at 10:00 AM EST
4640 N. Henry Blvd, 1st Floor, Levi Conference Room
Stockbridge, GA. 30281

PROPOSAL DUE DATE:
Thursday, November 6, 2025, at 3:00 PM EST
.
Proposals shall only be accepted online through the Bonfire Portal at:
https://cityofstockbridge-ga.bonfirehub.com/projectDrafts/202064/details

Any Proposal submitted in any other format (email, paper, fax, mail, etc.) will not be accepted.

***INSTRUCTIONS TO OFFERORS*:**

1. All communications regarding this solicitation must be with the Procurement Division, Attn: Wanda Cooley, wcooley@stockbridgega.org.

2. Questions or requests for clarification must be sent via Bonfire under Msg. Opportunity – https://cityofstockbridge-ga.bonfirehub.com/projectDrafts/202064/details. Questions are due no later than **Friday, October 17, 2025, at 3:00 p.m. EST**. **Questions received after this date and time may not be answered.**

3. Questions and clarifications will be answered in the form of an addendum. Any addenda, schedule changes, and other important information regarding the solicitation related to this solicitation will be posted on the Bonfire website, and it is the Offeror's responsibility to check the Bonfire portal for any addenda or other communications related to this solicitation.

4. The City of Stockbridge reserves the right to reject all bids and to waive technicalities and informalities, and to make an award in the best interest of the City of Stockbridge.

5. The City of Stockbridge is not responsible for any technical difficulties. It is highly recommended that all potential contractors submit their quotes **before** the due date of this solicitation.

REQUEST FOR PROPOSAL LETTER
RFP 2025-0010 - CONSULTANT SERVICES FOR THE UPDATE OF THE UNIFIED DEVELOPMENT CODE

We propose to furnish and deliver all the deliverables and services named in the attached Request for Proposal (RFP). The price or prices offered herein shall apply for the period stated in the RFP.

We further agree to strictly abide by all the terms and conditions contained in the City of Stockbridge Procurement Manual as modified by any attached special terms and conditions, all of which are made a part hereof. Any exceptions are noted in writing and included with this bid.

It is understood and agreed that this statement of Proposal and proposal constitutes an offer, which, when accepted in writing by the Purchasing Office, City of Stockbridge, and subject to the terms and conditions of such acceptance, will constitute a valid and binding contract between the undersigned and the City of Stockbridge.

It is understood and agreed that we have read the City's specifications shown or referenced in the RFP and that this statement is made in accordance with the provisions of such specifications. By our written signature on this proposal, we guarantee and certify that all items included in this statement meet or exceed all such City specifications. We further agree, if awarded a contract, to deliver goods and services that meet or exceed the specifications. The City of Stockbridge reserves the right to reject any or all offers, waive technicalities and informalities, and to make an award in the best interest of the city.

It is understood and agreed that this statement of Proposal and proposal letter shall be valid and held open for a period of ninety (90) days from the opening date.

PROPOSAL SIGNATURE AND CERTIFICATION
(Proposer to sign and return)

I certify that this offer is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal for the same materials, supplies, equipment, or services, and is in all respects fair and without collusion or fraud. I understand collusive bidding is a violation of State and Federal Law and can result in fines, prison sentences, and civil damage awards. I agree to abide by all conditions of the proposal and certify that I am authorized to sign this proposal for the proposer. I further certify 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.

Authorized Signature_____Date_____

Print/Type Name_____

Print/Type Company Name Here_____

Email _____

Contract No. RFP 2025-0010
Consultant Services for the Update of the Unified Development Code

This **CONTRACT** made and entered into this ____ day of _____, 2025 by and between the City of Stockbridge, (Party of the First Part, hereinafter called the "City"), and_____. Party of the Second Part, hereinafter called the "Service Provider" or "Contractor").

NOW THEREFORE, for and in consideration of the mutual promises and obligations contained herein and under the conditions hereinafter set forth, the parties do hereby agree as follows:

1. **TERMS:**

   The services to be performed under this Contract shall commence upon the date stated in the notice to proceed letter. The contract period for this contract is for the duration of the project. Upon the completion of the full scope of work, the contract shall terminate absolutely and without further obligation as required by O.C.G.A. §36-60-13, as amended, unless terminated earlier in accordance with the provisions of this Contract.

   OPTIONAL RENEWALS:

   This Contract may be renewed at the sole discretion of the City for four (4) additional twelve-month terms, upon the same terms and conditions, as provided for in this Contract, unless terminated by the City, by notice to the service provider, or termination and non-renewal by December 31 of the Contract year.

2. **ATTACHMENTS:**

   The following documents are attached and are specifically incorporated herein by reference; and, along with this Contract and the General Conditions attached as Exhibit A, encompass all of the **Contract documents:**

Exhibit A:	General Conditions.
Exhibit B:	Specifications and Scope of Work
Exhibit C:	Request for Proposal
Exhibit D:	Bond Documents
Exhibit E.	Georgia Security and Immigration Compliance Affidavit.
Exhibit F:	Drug Free Workplace.
Exhibit G:	Purchasing Policy Addendum.
Exhibit H:	Affidavit Verifying Status for Public Benefit Application.
Exhibit I:	References
Exhibit J.	Cost Proposal

3. **PERFORMANCE:**

   Service Provider agrees to furnish all skill and labor of every description necessary to carry out or to perform the services in accordance with the Contract Documents (the "Work").

4. PRICE:

The City agrees to pay the Service Provider following receipt by the City of a detailed invoice reflecting the actual work performed by the Service Provider, provided, however, the Service Provider guarantees that the maximum price for materials, labor, and expenses shall be the amount reflected in Exhibit J.

5. INDEMNIFICATION AND HOLD HARMLESS:

[See Section 13 of Exhibit A. --- General Conditions]

Service Provider further agrees to protect, defend, indemnify, and hold harmless the CITY, its council members, officers, agents, and employees from and against any and all claims or liability for compensation under the Worker's Compensation Act arising out of injuries sustained by any employee or subcontractor of the Service Provider, as allowed under the law.

6. TERMINATION FOR CAUSE:

The City may terminate this Contract for cause upon ten (10) days' prior written notice to the Service Provider of the Service Provider's default in the performance of any term of this Contract. Such termination shall be without prejudice to any City's rights or remedies provided by law.

7. TERMINATION FOR CONVENIENCE:

The City may terminate this Contract for its convenience at any time upon (30) days' written notice to the Service Provider. In the event of the City's termination of this Contract for convenience, the Service Provider will be paid for those services actually performed. Partially completed performance of the Contract will be compensated based upon a signed statement of completion to be submitted by the Service Provider, who shall itemize each element of performance.

8. TERMINATION FOR FUND APPROPRIATION:

The City may unilaterally terminate this Contract due to lack of funding at any time by written notice to the Service Provider. In the event of the City's termination of this Contract for fund appropriation, the Service Provider will be paid for those services actually performed. Partially completed performance of the Contract will be compensated based upon a signed statement of completion to be submitted by the Service Provider, which shall itemize each element of performance.

9. CONTRACT NOT TO DISCRIMINATE:

During the performance of this Contract, the Service Provider will not discriminate against any employee or applicant for employment because of race, creed, color, sex, national origin, age, or disability, which does not preclude the applicant or employee from performing the essential functions of the position. The Service Provider will also, in all solicitations or advertisements for employees placed by qualified applicants, consider the same without regard to race, creed, color, sex, national origin, age, or disability, which does not preclude the applicant from performing the essential functions of the job. The Service Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Contract so that such provision will be binding upon each subservice providers for standard commercial supplies of raw materials.

10. ASSIGNMENT:

The Service Provider shall not sublet, assign, transfer, pledge, convey, sell, or otherwise dispose of the whole or any part of this Contract or his right, title, or interest therein to any person, firm, or corporation without the previous consent of the City in writing.

11. WAIVER:

A waiver by either party of any breach of any provision, term, covenant, or condition of this Contract shall not be deemed a waiver of any subsequent breach of the same or any other provision, term, covenant, or condition.

12. SEVERABILITY:

The parties agree that each of the provisions included in this Contract is separate, distinct, and severable from the other and remaining provisions of this Contract, and that the invalidity of any Contract provision shall not affect the validity of any other provision or provisions of this Contract.

13. GOVERNING LAW:

The parties agree that this Contract shall be governed and construed in accordance with the laws of the State of Georgia. This Contract has been signed in Henry County, Georgia.

14. MERGER CLAUSE:

The parties agree that the terms of this Contract include the entire Contract between the parties, and as such, shall exclusively bind the parties. No other representations, either oral or written, may be used to contradict the terms of this Contract.

IN WITNESS WHEREOF, the parties hereto, acting through their duly authorized agents, have caused this **CONTRACT** to be signed, sealed, and delivered.

Signatures on the following page.

STOCKBRIDGE, GEORGIA

By: _____
Anthony S. Ford
Mayor, City of Stockbridge, Georgia

ATTEST: _____
Vanessa Holiday
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

SERVICE PROVIDER:

Signature_____ Date _____

Print Name_____

Print Title _____

ATTEST:

_____ Date _____
Signature

Print Name_____

Print Title _____

EXHIBIT A
GENERAL CONDITIONS

1. SCOPE OF WORK

The Contract will be to provide services to the City in accordance with the Contract Documents. All work shall be performed in accordance with the Scope of Services attached hereto as Exhibit B.

2. REGULATIONS

2.1 The Service Provider shall comply with all applicable federal, state, and local laws, ordinances, rules, and regulations pertaining to the performance of the work specified herein.

2.2 The Service Provider shall obtain all permits, licenses, and certificates, or any such approvals of plans or specifications as may be required by Federal, State, and local laws, ordinances, rules, and regulations, for the proper execution of the work specified herein.

2.3 During the performance of this Contract, the Service Provider shall keep current and, if requested by the City, provide copies of any and all licenses, registrations, or permits required by applicable governing agencies. The Service Provider shall keep a copy of any and all licenses, registrations, and permits on the job site while performing the Contract work.

2.4 The Service Provider will comply with the City of Stockbridge's purchasing policies.

2.5 Service Provider will complete all work in accordance with all applicable legal requirements, including but not limited to O.C.G.A. § 50-5-63, as applicable.

3. SERVICE PROVIDER'S PERSONNEL

3.1 The Service Provider will abide by all State and Federal regulations on wages and hours of an employee dealing with the employment relationship between the Service Provider and its subsidiaries or related parties and its employees, including but not limited to the Federal National Labor Relations Act, the Federal Fair Labor Standards Act, the Federal Civil Rights Act of 1964, as amended, and the Americans with Disabilities Act.

3.2 The Service Provider shall require all prospective employees to show proof of citizenship, or proof from the United States Immigration and Naturalization Service of valid entry permits and/or work permits for legal aliens, and prove that such legal aliens are eligible to be employed in the United States. This includes any requirement for participation in the DHS E-Verify or SAVE program.

3.3 Should the Service Provider engage employees who are illiterate in English, it will be the Service Provider's responsibility and obligation to train such employees to be able to

identify and understand all signs and notices in and /or around the areas that relate to them or the services being performed by them pursuant to this Contract. In addition, the Service Provider will have someone in attendance at all times who can communicate instructions to said employees.

3.4 The Service Provider shall maintain a drug-free workplace within the meaning of the Georgia Drug-Free Workplace Act. No employee shall be hired by a Service Provider for work on the City's premises prior to such employee having tested negative for drugs. In addition, existing employees having tested negative for drugs. In addition, existing employees of the Service Provider must be subject to drug testing by the Service Provider upon reasonable suspicion of drug use. Results of all such drug tests are to be retained by the Service Provider. Copies shall be provided to the City if requested.

3.5 The Service Provider shall transfer promptly from the City any employee or employees that the City advises are not satisfactory and replace such personnel with employees satisfactory to the City; but in no event shall the City be responsible for monitoring or assessing the suitability of any employee or agent of the Service Provider.

3.6 The Service Provider's employees shall be instructed that no gratuities shall be solicited or accepted for any reason whatsoever from the tenants, customers, or other persons at the City.

3.7 A valid driver's license (Commercial Driver License, if applicable) will be required of all personnel operating motor vehicles or motorized equipment on roadways in or around the City.

3.8 While working on city property, all Service Provider's employees shall wear neat-appearing business casual attire or uniforms with the company name and/ or logo and footwear of a style that complies with all legal and safety requirements, including and without limitation, the requirements of OSHA.

3.9 Designation of Supervisor-the Service Provider shall designate an experienced Supervisor ("Supervisor") acceptable to the City for all purposes related to the work. The initial Supervisor shall be (TBD).

3.9.1 The Supervisor shall be fully responsible for the Service Provider meeting all of its obligations under this Contract. The Supervisor shall provide the City with an appropriate status report on the progress of the project.

3.9.2 The Supervisor shall be available, as reasonably required, to be on-site during necessary times. Such times shall be discussed between the

Supervisor and the City, but the final required times will be the City's discretion.

3.9.3 If the designated Supervisor terminates employment with the Service Provider or is requested by the City to be removed from the role of Supervisor (as provided in Section 3.5), the position shall be assumed by an individual with equivalent qualifications, experience, and knowledge. Such replacement shall require the City's prior approval.

3.10 The process by which the implementation partner requests the removal of a team member from the project. If a Service Provider replaces a proposed team member, the Service Provider shall replace that team member with a similar experience. The City reserves the right to accept or reject any proposed or replacement team member, with or without cause, at any time during the duration of the project.

4. TOOLS AND EQUIPMENT

It shall be the sole responsibility of the Service Provider to provide for all tools, parts, and equipment necessary to perform work under this Contract.

5. PERFORMANCE REQUIREMENTS

5.1 The Service Provider shall perform all of its obligations and functions under the Contract in accordance with the Contract specifications and industry standards. The Service Provider shall adjust and coordinate its activities to the needs and requirements of the City and perform its activities so as not to annoy, disturb, endanger, unreasonably interfere with, or delay the operations or activities of the City.

5.2 The Service Provider's personnel shall perform work in compliance with all Federal, State, and City of Stockbridge regulations.

5.3 Dates for commencement and completion of work shall be coordinated with the City's Authorized Representative (CAR).

5.4 Any work required beyond that which is specified herein shall be reported in advance to the City. At no time shall work beyond the scope be performed without prior written authorization from the City.

5.5 The Service Provider shall utilize maximum safety procedures. Tools and equipment will be in a good state of repair, safe to use, and used in the manner in which they were intended. The Service Provider is required to inform all workers and concerned persons of the Material Safety Data on all products being utilized on this project. No materials or equipment will be left unattended at any time.

EXHIBIT A
GENERAL CONDITIONS

6. CONFIDENTIAL INFORMATION

6.1 In the course of performing the Contract work, the Service Provider may gain access to security-sensitive and other sensitive information of the City.

6.2 The Service Provider agrees to hold all City data and information in confidence and to make such information known only to its employees and subcontractors who have a legitimate need to know such information and only after advising such persons of the Service Provider's non-disclosure obligations.

6.3 The Service Provider shall seek the City's prior written consent before using for any purpose other than the fulfillment of the Service Provider's obligations hereunder, or before releasing, disclosing, or otherwise making such information available to any other person.

6.4 The Service Provider shall employ such practices and take such actions to protect the City's information from unauthorized use or disclosure as the Service Provider employs and takes to protect its own information, but in no event shall the Service Provider use less than reasonable efforts to protect the City's information.

6.5 The provisions of this Section shall survive the expiration or earlier termination of the Contract.

7. USE OF PREMISES

During the progress of the work specified herein, to the extent any work is performed on the City's premises, the Service Provider shall keep the premises free from accumulation of waste materials, and other debris resulting from, work and about the premises as well as tools, equipment, machinery and surplus material, and leave the site clean and ready for occupancy by the City.

8. SAFETY AND PROTECTION

The Service Provider shall be solely and completely responsible for initiating, maintaining, and supervising all safety precautions for the safety of, and shall provide the necessary protection to prevent damage, injury, or loss to all employees on the worksite and other persons, including, but not limited to, the general public who may be affected thereby.

9. COMPENSATION – INVOICE AND PAYMENT FOR SERVICES

9.1 The City shall pay the Service Provider, subject to any authorized deductions, the applicable prices set forth for each service authorized by the City, and actually delivered or performed, as the case may be, by the Service Provider to the satisfaction and acceptance, as appropriate, of the City. The timing of such payments shall be as set forth below in the Section.

9.2 The Service Provider shall invoice with such supporting documentation and other backup material as the City may reasonably require. The Service Provider shall provide the Proof of Payment indicating all subcontractors have paid, with each invoice.

9.3 The Service Provider shall deliver to the City approval and acceptance, and before being eligible for final payment of any amounts due, all documents and materials prepared by the Service Provider for the City under this Contract.

9.4 The City shall pay the undisputed amount of the Service Provider's invoice, as it may be reduced to reflect unsubstantiated or unsatisfactory service. Items in dispute shall be paid upon the resolution of the dispute. No verification or payment of any amounts invoiced shall preclude the City from recovering any money paid in excess of that due under the terms of this Contract.

9.5 The Service Provider shall be obligated to pay promptly all proper charges and costs incurred by the Service Provider for labor and expenses incurred for the work performed hereunder. The City shall have the right, but not the obligation, to pay directly to third parties (including subcontractors) all past due amounts owed by the Service Provider to third parties for labor and materials used for the work hereunder, based on invoices submitted by such third party, and all such amounts paid by the City shall be applied toward, and shall reduce, amount owed to Service Provider hereunder.

9.6 The Service Provider shall submit all invoices with the purchase order number to: City of Stockbridge, GA, Accounts Payable, 4120 N. Henry Blvd, Stockbridge, GA. 30281.

9.7 The Service Provider will agree to comply with the City of Stockbridge's Financial Policies and Purchasing Policy, to the extent applicable.

9.8 The Service Provider agrees that the compensation provided herein shall be a full and final settlement of all claims arising against Stockbridge for work done, materials furnished, costs incurred, or otherwise arising out of this contract and shall release the City from any and all further claims related to the payment for services and materials furnished in connection with this Agreement.

9.9 The Service Provider and City agree that in any event a provision of this Contract about the time of payment, the rate of payment, and any rates of interest differs from any provision of the Prompt Pay Act, such provision of the Prompt Pay Act is hereby waived and said Contract provision shall control. The City shall not be responsible for any interest penalty or for any late payment.

10. COMPLIANCE WITH LAWS AND REGULATIONS

10.1 The Service Provider shall perform its obligations and functions hereunder in compliance with the applicable laws of the United States, the State of Georgia, Henry County, the City of Stockbridge, any applicable rules, regulations, or directives of any agency thereof, and

the applicable regulations of the City. OSHA rules and regulations shall be followed at all times. The City shall have the right (but not the obligation) to contest or challenge by any means whatsoever any law, regulation, rule or directive which in any way affects or otherwise impacts upon the Service Provider's performance of its obligations and functions hereunder; the Service Provider shall cooperate to the fullest extent and take whatever action (including becoming a party in any litigation) the City should reasonable request in connection with any such challenge or contest by the City.

10.2 The Service Provider shall obtain and keep current all licenses, permits, and authorizations, whether municipal, county, state, or deferral, required for the performance of its obligations and functions hereunder and shall pay promptly when due all fees therefore.

10.3 The Service Provider shall abide by all applicable state and federal regulations about wages and hours of employees, including but not limited to the Service Provider's compliance with requirements of O.C.G.A. 13-10-91 AND Rule 300-104-1-.02.

11. SERVICE PROVIDER'S LIABILITY

The Service Provider shall be responsible for the prompt payment of any fines imposed on the city or the Service Provider by any other federal, state or local governmental agency as a result of the Service Provider's, or its subcontractor's (or the officers' directors', employees' or agents' of either), failure to comply with the requirements of any law or any governmental agency rule, regulation, order or permit. The liability of the Service Provider under this Section 11 is in addition to and in no way a limitation upon any other liabilities and responsibilities which may be imposed by applicable law or by the indemnification provision of Section 12 hereof, and such liability shall survive the expiration or earlier termination of this Contract.

12. INDEMNIFICATION AND INSURANCE

12.1 This section is omitted.

12.2 In addition to indemnification provisions stated above, if the City's use of any service, software, firmware, programming, or other item provided by or on behalf of the Service Provider is enjoined due to infringement of another person or entity's intellectual property rights, the Service Provider shall promptly, at its sole cost and expense, modify the infringing item so that it no longer infringes, procure for the City the legal right to continue using the infringing item, or procure for the City a non-infringing item, or procure for the City a non-infringing replacement item having equal or greater functional capabilities as the infringing item.

12.3 To the extent allowed under Georgia law, the Service Provider shall indemnify and hold harmless the City, and the City's officers, directors, partners, agents, consultants, and employees from and against any and all claims, costs, losses, and damages (including but

not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the Project, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of Service Provider or Service Provider's officers, directors, partners, employees, or Consultants. The Service Provider will notify the City in writing of any claim made or suit instituted against the Service Provider because of its activities in the performance of the Contract.

12.4 No recourse under or upon any obligation, covenant or agreement contained in this Contract, or any other agreement or document pertaining to the work or services of the Service Provider hereunder, as such may from time to time be altered or amended in accordance with the provisions hereof, or any judgment obtained against the City, or by the enforcement of any assessment or by any legal or equitable proceeding by virtue of any statute or otherwise, under or independent of this Contract, shall be had against any member (including without limitation members of the City's Council, or members of the citizens advisory committees of each), any officer, employee or agent, as such, past, present, or future of the City, either directly or through the City or otherwise for any claim arising out of or in connection with this Contract or the work or services conducted pursuant to it, or for any sum that may be due and unpaid by the City. Any and all personal liability of every nature, whether at common law or in equity, or by statue or by constitution or otherwise, of any such member, officer, employee, or agent, as such, to respond by reason of any act or omission on his or her part or otherwise for any claim arising out of or in connection with this Contract or the work or services conducted pursuant to it, or for the payment for or to the City, or any receiver therefore or otherwise, or any sum that may remain due and unpaid by the City, is expressly waived and released as a condition of and in consideration of the execution of this Contract and the promises made to the Service Provider pursuant to this Contract.

12.5 In any and all claims against the City, or any of their officers, members, agents, servants or employees, by any employee of the Service Provider, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation of the Service Provider under this Section 12 shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefit payable by or for the Service Provider or any subcontractor under Workers' Compensation Acts, disability benefit acts or other employee benefit acts.

12.6 No provisions of Section 12 herein shall be construed to negate, abridge, or otherwise reduce any other right of indemnity that the City may have as to any party or person described therein.

EXHIBIT A
GENERAL CONDITIONS

12.7 Insurance

12.7.1 General Liability and Automobile Liability. The Service Provider shall purchase and maintain in force during the term of the Contract, at its own cost and expense, to protect the Service Provider, the City, and the members (including, without limitation, all members of the governing City's Council and the citizens' advisory committees of each), officers agents, and employees of each, from and against any and all liabilities arising out of or in connection with the Service Provider's performance of the Contract work:

(1) Commercial general liability insurance with coverage of not less than ONE MILLION DOLLARS ($1,000,000.00) combined single limit per occurrence, and with contractual liability coverage for the Service Provider's covenants to and indemnification of the City under the Contract, and

(2) Automobile liability insurance with policy limits of not less than ONE MILLION DOLLARS ($1,000,000.00) combined single limit per accident or occurrence covering each motor vehicle operated on City property.

12.7.1.1 Self-Insured Retention. Service Provider's commercial general liability insurance policies shall not be subject to a self-insured retention exceeding $10,000 if the value of the Contract is less than $1,000,000, and shall not be subject to a self-insured retention exceeding $100,000 if the Contract is $1,000,000 or more, unless approved by the City Manager. Service Provider's automobile liability insurance policies shall not be subject to a self-insured retention exceeding $10,000, unless approved by the City Manager.

12.7.1.2 Additional Insured Endorsement. Service Provider agrees and shall cause the City their member (including, without limitation, members of the City's Council and members of the citizens' advisory committees of each), officers, employees, and agents to be named as an additional insured under such policy or policies of commercial general and automobile liability insurance.

12.7.1.2 Workers' Compensation and Employer's Liability. If the Service Provider has any employee working on City property, the Service Provider shall procure and maintain in force during the term of the Contract (i) workers' compensation insurance, and (ii) employer's liability insurance. The policy limits of the Service Provider's employer's liability insurance shall not be less than $100,000 for "each employee." If the Service Provider is self-insured, the Service Provider shall

provide proof of self-insurance and authorization to self-insure as required by applicable state laws and regulations.

12.7.1.3 Professional Liability Insurance. The Service Provider shall purchase and maintain in force during the term of the Contract, Professional Liability insurance which will pay for damages arising out of errors or omissions in the rendering, or failure to render professional services under the Contract in the amount of at least ONE MILLION DOLLARS ($1,000,000.00) per claim. Such insurance must contain nose and tail coverage to include work performed by the Service Provider from the project's inception date and until such time as the Statue of Limitations has run for the work done on the project.

12.7.4 Health Insurance. Not applicable.

12.7.5 Garage Liability Insurance. Not applicable.

12.7.6 Garage Keeper's Legal Liability Insurance. Not applicable.

12.7.7 Crime Coverage. Not applicable.

12.7.8 Pollution Liability Insurance. Not applicable.

12.7.9 Deductibles. The Service Provider's policies of insurance required by this Section 12.7may require the Service Provider's payment of a deductible, provided the Service Provider's insurer is required to pay claims from the first dollar at 110% of the claim value without any requirement that the Service Provider pay the deductible prior to its insurer's payment of the claim.

12.7.10 Other Insurance Requirements. All insurance policies required by this Section 12.7 shall provide that they are primary insurance with respect to any other valid insurance the City may possess, and that any other insurance the City does possess shall be considered excess insurance only. All such insurance shall be carried with a company or companies that meet the requirements of Section 13.2 of these General Conditions, and said policies shall be in a form satisfactory to the City. A properly completed and executed Certificate of Insurance on a form provided or approved by the City (such as a current ACORD certificate of insurance) evidencing the insurance coverage required by this Section shall be furnished to the City upon the Service Provider shall provide the City with at least thirty (30) days' prior written notice of any adverse material change in the Service Provider's required insurance coverage except that ten (10) days' notice of cancellation for non-payment is required. For purposes of this Section 12.7.10, "adverse material change" shall mean any reduction in the limits of the insurer's liability, any reduction, non-renewal, or cancellation of any insurance coverage, or any increase in the Service Provider's self-insured retention. Prior to the expiration of any such policy, the Service Provider shall file

with the City a certificate of insurance showing that such insurance coverage has been renewed. If the insurance coverage is canceled or reduced, the Service Provider shall, within five (5) days after such cancellation or reduction in coverage, file with the City a certificate showing that the required insurance has been reinstated or provided through another insurance company or companies approved by the City. If the Service Provider fails to obtain or have such insurance reinstated, the City may, if it so elects, and without waiving any other remedy it may have against the Service Provider, immediately terminate this Contract upon written notice to the Service Provider. The City Manager shall have the right to alter the monetary limits or coverage herein specified from time to time during the term of this Contract, and the Service Provider shall comply with all reasonable requests of the City Manager with respect thereto.

13. LIABILITY INSURANCE

13.1 N/A

13.2 Liability Insurance Companies furnishing insurance coverage required by these General Conditions shall (a) be approved to issue insurance policies in the State of Georgia, and (b) must have no less than a "B+" Financial Rating and a Financial Size Category of "Class VI" or higher according to the most current edition of A.M. Best's Insurance Reports. If the liability insurer is rated by A.M. Best's Insurance Reports at an "A-Financial Rating and a Financial Size Category of "Class VIII" or higher, the City Manager may waive the requirement for the insurer to be approved by the State of Georgia.

14. CONTRACT ADJUSTMENTS

14.1 Notwithstanding any provision herein to the contrary, the City reserves the right to modify at any time the nature, method, scope, frequency, or timing of the Service Provider's obligations under this Contract (Contract Adjustments) in whatever manner it determines to be reasonably necessary for the proper completion of the Service Provider's work hereunder. Both parties agree that, should any Contract Adjustments be made, the Service Provider's compensation will be adjusted accordingly, in such amount or amounts as will be mutually agreed to by means of good faith negotiation by the City and Service Provider and, to the extent possible, by reference to any unit costs already established in the Proposal. Without exception, all deletions or additions to the scope of work will be set forth in a written Amendment to this Contract.

14.2 Notwithstanding the foregoing, the City shall have the right to terminate this Contract herein should the Service Provider and the City fail to reach agreement on the adjusted compensation within thirty (30) days after the date of the Contract Adjustment.

14.3 Notwithstanding the foregoing, there shall be no upward adjustment of the compensation on account of any Contract Adjustment made necessary or appropriate as a result of the mismanagement, improper act, or other failure of the Service Provider, its employees, agents, or its subcontractors to properly perform its obligations and functions under this Contract.

15. SUBCONTRACTORS

15.1 The Service Provider shall perform all of its obligations and functions under this Contract by means of its own employees, or by a duly qualified subcontractor which is approved in advance by the City. Such subcontractor, which is an affiliate, parent, or subsidiary company; or had principal owners, relatives, management, or employees common to the Service Provider; or any other party that has the ability to significantly influence the management or daily business operations of the subcontractor, must be disclosed in writing to the City Manager. Goods and services provided by subcontractors, which are reimbursed by the City, must be bona fide arms-length transactions. In the event a subcontractor is employed, the Service Provider shall continuously monitor the subcontractor's performance, shall remain fully responsible to ensure that the subcontractor performs as required, and itself perform or remedy any obligations or functions which the subcontractor fails to perform properly.
Nothing contained herein shall be construed to prevent the Service Provider from using the services of a common carrier for delivering goods to the City. The City approves the sub-Service Providers listed in the Statement of Qualifications.

15.2 This Contract shall be referred to and incorporated within any contractual arrangement between the Service Provider and a subcontractor, and, in such contractual arrangement, the subcontractor shall give its express written consent to the provisions of this Section 15. To the extent feasible, the provisions of this Contract shall apply to any such subcontractor in the same manner as they apply to the Service Provider. However, such application shall neither make any subcontractor a party to this Contract, nor make such subcontractor a third-party beneficiary hereof.

15.3 In the event that the Service Provider employs a subcontractor, then the City may require that copies of invoices for all work (including invoices submitted to the Service Provider for work performed by a subcontractor) shall be submitted to the City by the Service Provider and the City shall pay all compensation to the Service Provider. It shall be the sole responsibility of the Service Provider to deal with a subcontractor with respect to the collection and submission of invoices and the payment of compensation. In no event shall the City have any obligation or liability hereunder to any subcontractor, including, in particular, any obligations of payment.

16. DEFAULT AND TERMINATION

16.1 In the event that:

16.1.1 the Service Provider shall fail to keep, perform, or observe any of the promises, covenants, or agreements set forth in this Contract (provided that notice of the first failure shall have been given to the Service Provider, but whether or not the Service Provider shall have remedied any such failure); or

16.1.2 the Service Provider shall fail to keep, perform, or observe any promise, covenant, or agreement set forth in this Contract, and such failure shall continue for a period of more than five (5) days after delivery to the Service Provider of a written notice of such breach or default; or

16.1.3 the Service Provider's occupational or business license shall terminate, or the Service Provider shall fail to provide the City with any bond, letter of credit, or evidence of insurance as required by the Contract Documents, for any reason; or

16.1.4 the Service Provider fails for any reason to provide the City with an acceptable renewal or replacement bond or letter of credit within the time period specified by a provision for this Contract; or

16.1.5 the Service Provider shall become insolvent, or shall take the benefit of any present or future insolvency statute, or shall make a general assignment for the benefit of creditor, or file a voluntary petition in bankruptcy or a petition or answer seeking an arrangement for its reorganization, or the readjustment of its indebtedness under the Federal Bankruptcy laws, or under any other law or statute of the United States or any State thereof, or shall consent to the appointment of a receiver, trustee or liquidator of all or substantially all of its property; or

16.1.6 the Service Provider shall have a petition under any part of the Federal Bankruptcy laws, or an action under any present or future insolvency laws or statute filed against it, which petition is not dismissed within thirty (30) days after the filing thereof; or

16.1.7 there is any assignment by the Service Provider of this Contract or any of the Service Provider's rights and obligations hereunder for which the City has not consented in writing; or

16.1.8 the Service Provider shall default on any other agreement entered into by and between the Service Provider and the City, then, in its discretion, the City shall have the right to terminate this Contract for default, which termination shall be effective upon delivery of written notice of such termination to the Service Provider. In the event that the City terminates this Contract for default, or the Service Provider abandons or wrongfully terminates the Contract, the Service Provider shall be paid for compensation earned to the date of termination or abandonment (but the City

shall have the right to reduce by off-set any amounts owed to the Service Provider hereunder or under any other Contract or obligation by the amount of the City's damages and any amounts owed by the Service Provider to the City), but the Service Provider shall not be compensated for any profits earned or claimed after the receipt of the City's notice of termination by default or after abandonment or wrongful termination. The City's election to terminate or not to terminate this Contract in part or whole for the Service Provider's default shall in no way be construed to limit the City's right to pursue and exercise any other right or remedy available to it pursuant to the terms of the Contract or otherwise provided by law or equity.

16.2 Notwithstanding anything else herein contained, the City may terminate this Contract in whole or in part at any time for its convenience by giving the Service Provider thirty (30) days written notice. In that event, the Service Provider shall proceed to complete any part of the work, as directed by the City, and shall settle all its claims and obligations under the Contract, as directed by the City. The Service Provider shall be compensated by the City in accordance with the provisions hereof, including, in particular, Section 2 of these General Conditions, provided, however, that in no event shall the Service Provider be entitled to compensation for work not performed or for anticipatory profits. Service Provider shall justify its claims, as requested by the City, with accurate records and data.

16.3 Bankruptcy and Liquidation – In the event the Service Provider (1) makes an assignment for the benefit of creditors, or petition or apply to any tribunal for the appointment pf a custodian, receiver, or trustee for all or a substantial part of its assts; (2) commences any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution, or liquidation law or statute of any jurisdiction whether now or hereafter in effect; (3) has had any such petition or application filed or any such proceeding commenced against it in which an order for relief is entered or an adjudication or appointment is made, and which remains undismissed for a period of sixty(60) days or more; (4) takes any corporate action indicating its consent to, approval of, or acquiescence in any such petition, application, proceeding, or order for relief or the appointment of a custodian, receiver, or trustee for all or substantial part of its assets; or (5) permits any such custodianship, receivership, or trusteeship to continue undischarged for a period of sixty (60) days or more causing the Service Provider or any third party, including, without limitation, a trustee in bankruptcy, to be empowered under state or federal law to reject this Contract or any agreement supplementary hereto, the City shall have the following rights:

(i) In the event of a rejection of this Contract or any agreement supplementary hereto, the City shall be permitted to retain and use any back-up or archival copies of the software licensed hereunder under this Agreement for the purpose of enabling it to mitigate damages caused to the City because of the rejection of this Contract. The City shall exert reasonable efforts to mitigate such damage by use of such back-up or archival copies.

(ii) In the event of rejection of this Contract or any agreement supplementary hereto, the City may elect to retain its rights under this Contract or any agreement supplementary hereto as provided in Section 365(n) of the Bankruptcy Code.
Upon written request of the City to, as applicable, the Service Provider, the bankruptcy trustee, or receiver. The Service Provider or such bankruptcy trustee or receiver shall not interfere with the rights of the City as licensee as provided in this Contract or in any agreement supplementary hereto to obtain the Source Material(s) from the bankruptcy trustee and shall, if requested, cause a copy of such Source Material (s) to be available to the City.

(iii) In the event of rejection of this Contract or any agreement supplementary hereto, the City may elect to retain its rights under this Contract or any agreement supplementary hereto as provided in section 365(n) of the Bankruptcy Code without prejudice to any of its rights of setoff with respect to this Contract under the Bankruptcy Code or applicable non-bankruptcy law; or In the event of a rejection of this Contract or any agreement supplementary hereto, the City may retain its rights under this Contract or any agreement supplementary hereto as provided in section 365(n) of the Bankruptcy Code without prejudice to any of its right under section 503(b) of the Bankruptcy Code.

17. CITY'S AUTHORIZED REPRESENTATIVE

During the term of this Contract, the City Mor designee may from time to time designate an individual to serve as the City's Authorized Representative (CAR) and an Assistant CAR designated to serve in that capacity in the absence of the CAR, who shall have such authority to act on the City's behalf as the City Manager may from time to time actually delegate to such person, but in no event shall the CAR have authority to modify or terminate this Contract, or make final decisions with respect to amendments, time extensions, assignments, cost or payment adjustments or payment disputes.

18. ASSIGNMENT

Neither this Contract nor any of the Service Provider's rights or obligations hereunder may be assigned by the Service Provider without the City's prior written consent, which consent may be granted or withheld at the City's sole discretion. Any transfer of this Contract by

merger, consolidation or liquidation (unless the stock of the Service Provider is traded on a national stock exchange or in a generally recognized over the counter securities market) any change in ownership of a power to vote a majority of the outstanding voting stock or ownership interests of the Service Provider shall constitute an assignment of this Contract for purposes of this Section. In the event the Service Provider assigns or subcontracts or attempts to assign or subcontract any right or obligation arising under this Contract without the City's prior written consent, the City shall be entitled to terminate this Contract pursuant to the provisions of Section 17 hereof.

19. NOTICES

19.1 Unless otherwise stated herein, all notices or other writings which the City is required or permitted to give to the Service Provider may be hand delivered, mailed via U.A Certified Mail, or sent next-day delivery by a nationally-recognized overnight delivery service to the Service Provider's address set forth in the Proposal. Any such notice shall be deemed to have been delivered upon actual delivery, or one (1) day following submission to a nationally-recognized overnight delivery service for next-day delivery to the Service Provider, or three (3) days following submission to the Service Provider by U.S. Certified Mail.

19.2 Unless otherwise stated herein, all notices or other writings which the Service Provider is required or permitted to give to the City may be hand delivered to the City Manager, or mailed via U.S. Certified Mail. Or sent next-day delivery by a nationally-recognized overnight delivery service for next-day delivery to the City, or three (3) days following submission to the City by U.S. Certified Mail. Any such notice shall be sent to:

City of Stockbridge, GA
ATTN: City Manager
4640 N. Henry Blvd.
Stockbridge, GA 30281

Service Provider: _____
_____
_____

19.3 Either party may change its notice address by written notice to the other given as provided in this section.

20. NONDISCRIMINATION

20.1 During the performance of this Contract, the Service Provider, for itself, its assignees and successors in interest agrees as follows:

EXHIBIT A
GENERAL CONDITIONS

20.1.1 Compliance with Regulations. The Service Provider shall comply with the Law and Regulations as they may be amended from time to time (hereafter referred to as the "Regulations"), which are herein incorporated by reference and made a part of this Contract.

20.1.2 Nondiscrimination. The Service Provider, concerning the work performed by it during the Contract, shall not discriminate on the grounds of race, color, or national origin in the selection and retention of any subcontractor, including procurement of materials and leases of equipment. The Service Provider shall not participate either directly or indirectly in the discrimination prohibited by the Regulations.

20.1.3 Solicitations for Subcontracts, Including Procurement of Materials and Equipment. In all solicitations either by competitive proposing or negotiation made by the Service Provider for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Service Provider of the Service Provider's obligations under this Contract and the Regulation relative to nondiscrimination on the grounds of race, color or national origin.

20.1.4 Information and Reports. The Service Provider shall provide all information and reports required by the Regulations or directives issued pursuant thereto and shall permit access to its books, records, accounts, other sources or information, and its facilities may be determined by the City to be pertinent to ascertain compliance with such Regulations, orders and instructions, the Service Provider shall so certify to the City, as appropriate, and shall set forth what efforts it has made to obtain the information.

20.1.5 Sanctions for Noncompliance. In the event of the Service Provider's noncompliance with the nondiscrimination provisions of this Contract, the City shall impose such Contract Sanctions as it may determine to be appropriate, including but not limited to:

20.1.5.1 Withholding of payments to the Service Provider under the Contract until the Service Provider complies, and/or

20.1.5.2 Cancellation, termination, or suspension of the Contract, in whole or in part.

20.1.6 Incorporation of Provisions, The Service Provider shall include the provisions of subsections 20.1.1 through 20.1.5 in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto. The Service Provider shall take such action with respect to

any subcontract or procurement as the City may direct as a means of enforcing such provisions, including sanctions for noncompliance. Provided, however, that in the event the Service Provider becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Service Provider may request the City to enter into such litigation to protect the interest of the City and, in addition, the Service Provider may request the interest of the City and, in addition, the Service Provider may request the United States to enter into such litigation to protect the interests of the United States.

20.2 The Service Provider assures the City that it will comply with the pertinent statutes, Executive Orders, and such rules as are promulgated to assure that no person shall, on the grounds of race, creed, color, national origin, sex, age, marital status, or handicap, be excluded from participating in any activity conducted with or benefiting from Federal assistance. This provision shall bind the Service Provider from the period beginning with the initial solicitation through the completion of the Contract.

21. COPYING DOCUMENTS

The Service Provider hereby grants the City and its agents permission to copy and distribute any and all materials and documents contained in, comprising, or which are otherwise submitted to the City with or in connection with the Service Provider's Proposal or which are contained in the Contract Documents (the "Submittals"). The permission granted by the Service Provider shall be on behalf of the Service Provider and any and all other parties who claim any rights to any of the materials or documents comprising the Submittals. Such permission specifically authorizes the City and its agents to make and distribute such copies of the Submittals or portions thereof as may be deemed necessary or appropriate by the City for its own internal purposes or for responding to requests for copies from any member of the public, regardless of whether the request is specifically characterized as a public records request pursuant to Georgia Code. This provision shall survive the expiration or termination of the Contract.

22. GENERAL PROVISIONS

22.1 The Contract Documents consist of the Contract, the Proposal Forms, the Instructions to Proposers, the Request for Qualifications, all Addendum(s) issued prior to execution of this Contract, these General Conditions and Specifications. Together, these documents comprise the Contract, and all the documents are fully a part of the Contract as if attached to the Contract or repeated herein. Precedence of the Contract Documents shall be as follows: (i) addendum(s) to the Contract Documents, (ii) the Contract, (iii) the General Conditions, (iv) the Scope of Work in Exhibit B, (v) the Request for Proposal, and (vii) the Cost Proposal.

22.2 This Contract represents the entire agreement between the parties in relation to the subject matter hereof and supersedes all prior agreements and understandings between such parties in relation to such subject matter, and there are no contemporaneous written or oral agreements, terms, or representations made by any party other than those contained herein. No verbal or written representations shall be relied upon outside the Contract terms and amendments. Without exception, all deletions or additions to the scope of work will be set forth in a written amendment to this Contract. No amendment, modification, or waiver of this Contract, or any part thereof, shall be valid or effective unless in writing signed by the party or parties sought to be bound or charged therewith; and no waiver of any breach or condition of this Contract shall be deemed to be a waiver of any other subsequent breach or condition, whether of a like or different nature.

22.3 The Service Provider shall, during the term of this Contract, repair any damage caused t real or personal property of the City and/or its tenants, wherever situated, caused by the intentional, reckless, or negligent acts or omissions of the Service Provider's officers, agents, or employees, and any subcontractors and their officers, agents, or employees, or, at the option of the City, the Service Provider shall reimburse the City for the cost of repairs thereto and replacement thereof accomplished by or on behalf of the City.

22.4 The Service Provider warrants to the City that no work performed or materials purchased pursuant to the Contract, whether by, from, or through the Service Provide or a subcontractor, shall cause any claim, lien or encumbrance to be made against any property of the City, and the Service Provider shall indemnify and save the City harmless from and against any and all losses, damages and const, including attorneys' fees, with respect thereto. If any such claim, lien, or encumbrance shall be filed, the Service Provider shall, within thirty (30) days after notice of the filing thereof, cause the same to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction, or otherwise. This provision shall survive the expiration or termination of the Contract.

22.5 The language of this Contract shall be construed according to its fair meaning, and not strictly for or against either the City or the Service Provider. This Contract shall be deemed to be made, construed, and performed according to the laws of the State of Georgia. Any suit or proceeding initiated for the purpose of interpreting or enforcing any provision of this Contract or any matter in connection therewith shall be brought exclusively in a court of competent jurisdiction in Henry County, Georgia, and the Service Provider waives any venue objection, including, but not limited to, any objection that a suit has been brought in an inconvenient forum. The Service Provider agrees to submit to the jurisdiction of the Georgia courts and irrevocably agrees to acknowledge service of process when requested by the City.

22.6 The section headings herein are for the convenience of the City and the Service Provider and are not to be used to construe the intent of this Contract or any part hereof, or to modify, amplify, or aid in the interpretation or construction of any of the provisions hereof.

22.7 The use of any gender herein shall include all genders, and the use of any number shall be construed as the singular or the plural, all as the context may require.

22.8 The delay or failure of the City at any time to insist upon a performance of any of the terms, conditions, and covenants herein shall not be deemed a waiver of that breach or any subsequent breach or default in the terms, conditions, or covenants of this Contract. The Service Provider shall not be relieved of any obligation hereunder on account of its failure to perform by reason of any strike, lockout, or other labor disturbance.

22.9 If the City shall, without any fault, be made a party to any litigation commenced between the Service Provider and a third party arising out of the Service Provider's operations and activities at the premises, then the Service Provider shall pay all costs and reasonable attorney's fees incurred by or imposed upon the City in connection with such litigation for all trial and appellate proceedings. The City shall give prompt notice to the Service Provider of any claim or suit instituted against it by such third party. The provisions of this Section supplement and are not intended to be in lieu of the indemnification provisions of Section 5 hereof. The provisions of this Section shall survive the acceptance of the services and payment therefore, and the expiration or earlier termination of this Contract.

22.10 The City shall have the right to recover from the Service Provider all of the City's costs and expenses incurred in enforcing the provisions of this Contract including, but not limited to, (1) the cost of administrative investigation and enforcement (including, without limitation, audit fees and costs, attorneys' fees) and (2) the cost of any trial, appellate or bankruptcy proceeding (including, without limitation, investigation costs, audit fees and costs, attorney's fees, court costs, paralegal fees and expert witness fees). This provision shall survive the expiration or termination of the Contract.

22.11 The Service Provider shall not, during the term of the Contract, knowingly hire or employ (on either a full-time or part-time basis) any employee of the City.

22.12 The Service Provider shall be required, during the term of the Contract, at no additional cost to the City, to take such reasonable security precaution with respect to its operations at City Hall as the City, in its discretion, may from time to time prescribe. The Service Provider shall comply with all regulations, rules, and policies of any governmental authority, including the City, relating to security issues.

22.13 The City may, but shall not be obligated to, cure, at any time, upon five (5) days written notice to the Service Provider (provided, however, that in any emergency situation to the City shall be required to give only such notice as is reasonable in light of all the circumstances), any default by the Service Provider under this Contract; whenever the City so cures a default by the Service Provider, all costs and expenses incurred by the City in curing the default, including but not limited to, reasonable attorneys' fees, shall be paid by the Service Provider to the City on demand.

22.14 The City shall, in its discretion, be entitled to deduct from the compensation to which the Service Provider is otherwise entitled hereunder an amount equal to any liabilities of the Service Provider to the City which are then outstanding. In the event that additional work beyond the scope of this Contract is requested by the City Manager and it results in any extra charges to the City, the Service Provider shall so advise the City in writing of the amount of the extra charges. The City is not required to pay any extra charges for additional work unless such work and the charges therefore have been approved in advance and have been confirmed in writing within twenty-four (24) hours by the City Manager, in his or her exclusive discretion.

22.15 The Service Provider is an independent Service Provider, and nothing contained herein shall be construed as making the Service Provider an employee, agent, partner, or legal representative of the City for any purpose whatsoever. The Service Provider acknowledges that it does not have any authority to incur any obligations or responsibilities on behalf of the City and agrees not to hold itself out as having any such authority. Nothing contained in this Contract shall be construed to create a joint employer relationship between the City and the Service Provider with respect to any employee of the Service Provider or of its subcontractors.

22.16 The Service Provider and its subcontractors, if any, shall maintain complete and accurate books and records in accordance with generally accepted accounting principles, consistently applied, and shall be in a form reasonably acceptable to the City Manager or designee. The Service Provider and its subcontractors shall account for all expenses of any nature related to transactions in connection with the Contract in a manner that segregates in detail those transactions from other transactions of the Service Provider and subcontractors, and which support the amounts reported and /or invoiced to the City. At a minimum, the Service Provider's and subcontractor's accounting for such expenses and transactions shall include such records in the form of electronic media compatible with or convertible to a format compatible with computers utilized by the City at its offices; a computer-run hard copy; or legible microfilm or microfiche, together with access to the applicable reader. All such books and records and computerized accounting systems shall, upon reasonable notice from the City, be made available in Henry County, Georgia, for

inspection, examination, audit, and copying by the City through and by its duly authorized representatives at any time for up to four (4) years after the year to which books and records pertain. Such inspection, examination, or audit may include, but is not limited to, a review of the general input, processing, and output controls of information systems, using read-only access, for all computerized applications used to record financial transactions and information. The Service Provider and subcontractor shall freely lend its own assistance in a timely manner in making such inspection, examination, audit, or copying and, if such records are maintained in electronic and other machine-readable format, shall provide the City and/or its representative such assistance as may be required to allow complete access to such records. The City Manager may require the Service Provider and subcontractors to provide other records that the City Manager, in his or her sole discretion, deems necessary to enable the City to perform an accurate inspection, examination, or audit of expenses incurred in and transactions related to performance of this Contract. Such records shall be provided within thirty (30) days or request thereof. In the event that expenses incurred or reimbursed are found by such inspection, examination, or audit to have been overpaid, the Service Provider and its subcontractors agree that such amounts shall be payable to the City. If, prior to the expiration of the above-state four (4) year record retention period, any audit or investigation is commenced by the City, or any claim is made or litigation commenced relating to this Contract by the City, the Service Provider, or third party, the Service Provider shall continue to maintain all such records, and the City shall continue to have the right to inspect such records in the manner stated above, until the inspection, examination, audit, claim, or litigation is finally resolved (including the determination of any and all appeals or the expiration of time for an appeal). This provision shall survive the expiration or earlier termination of this Contract. In the event of any conflict between any provision of this Contract and generally accepted accounting principles or generally accepted auditing standards, the provisions of this Contract shall control even where this Contract references such provisions or standards. In particular, without limitation, the Service Provider and subcontractors shall maintain all records required under this Contract to the full extent required hereunder, even if some or all such records would not be required under such generally accepted accounting principles or auditing standards. If as a result of an inspection, examination or audit, it is established that amounts are due from the Service Provider to the City, the Service Provider shall forthwith, upon written demand from the City, pay the City such amount, together with interest on the amount due at the rate of twelve (12%) percent per annum, or if less, the maximum rate of interest allowed by law, from the date such additional amounts were overpaid by the City. Further, if such inspection, examination, or audit establishes that the Service Provider has over-billed such amounts for any Contract period by two (2%) percent or more, then the entire expense of such inspection, examination, or audit shall be paid by the Service Provider.

22.17 The Service Provider and subcontractors shall prepare and provide the City with all detailed reports as required under the Contract on a timely basis. The City reserves the right to modify the reporting procedures or the form and content of any report as it deems necessary.

22.18 There are no third-party beneficiaries to this Contract, and nothing contained herein shall be construed to create such.

22.19 Time is of the essence for the performance of each of the Service Provider's obligations under this Contract.

22.20 In computing any period of time established under this Contract, except as otherwise specified herein, the word "days" when referring to a period of time is ten (10) days or less means business days, and when referring to a period of time that is more than ten (10) days means calendar days. The day of the event, from which the designated period of time begins to run, shall not be included. A business day is any day other than Saturday, Sunday, or Federal, State of Georgia, or City holidays.

22.21 The Service Provider agrees to perform all acts and execute all supplementary instruments or documents which may be reasonably necessary to carry out or complete the transaction(s) contemplated by this Contract.

22.22 The City reserves the right to further develop, improve, repair and alter the facilities and all roadways, and parking areas, as it may reasonably see fit, free from any and all liability to the Service Provider for loss of business or damages of any nature whatsoever to the Service Provider occasioned during the making of such improvements, repairs, alterations and additions, including, but not limited to, any damages resulting from negligence of the City or its employees, agents or Service Providers.

22.23 The Service Provider and the City hereby mutually waive any claim against each other and their respective members, officials, officers, agents and employees for damages (including damages for loss of anticipated profits) caused by any suit or proceedings brought by either of them or by any third party directly or indirectly attacking the validity of this Contract or any part thereof, or any addendum or amendment hereto, or the manner in which this Contract was solicited, awarded or negotiated, or arising out of any judgment or award in any suit or proceeding declaring this Contract, or any addendum or amendment hereto, null, void or voidable or delaying the same, or any part thereof, from being carried out.

22.24 At the option of the Service Provider, the products and/or services provided under the Contract resulting from this solicitation may be provided to other governmental agencies,

including the State of Georgia, its agencies, political subdivisions, counties, and cities under the same terms and conditions, including price, as such products and/or services are provided under this Contract. Each governmental agency allowed by the Service Provider to purchase products and/or services in connection with this Contract shall do so independent of the City or any other governmental entity. Each agency shall be responsible for its own purchases and shall be liable only for goods and services ordered, received, and accepted by it. The City shall have no liability to Service Provider or any governmental agency resulting from the purchase by that agency of products and /or services from the Service Provider in connection with this Contract.

23. GRATUITIES, REBATES, OR KICKBACKS.

23.1 GRATUITIES. It shall be unethical for any person to offer, give or agree to give any employee or official of the City or for any employee or official of the City to solicit, demand, accept from another person, a gratuity, rebate, loan, offer of employment or other services or property of value in connection with any decision, approval, disapproval, recommendation or preparation of any part of a program requirement or a purchase request including the content of any specification or procurement standard, rendering of advice, investigation, auditing or in any other advisory capacity in any particular matter, pertaining to any program requirement or a Contract or subcontract, or to any solicitation or proposal therefore in any manner inconsistent with the State of Georgia's Department of Administrative Services Gratuity Policy. Rebates normally or routinely offered to customers in the ordinary course of business for the purchase of goods and services are acceptable and are the property of the City.

23.2 KICKBACK AND REBATES. It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor to this Contract to the prime contract or higher-tier subcontractor, or any person associated therewith, as an inducement for a subcontractor or order.

End of Exhibit A.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

1.1 BACKGROUND:

The population of Stockbridge has changed significantly over the past few decades. By 2020, the population had increased to 28,973. A recent annexation, effective January 1, 2023, brought the population to approximately 34,613 based on staff calculations and GIS resources. Stockbridge is ideally located in close proximity to I-75 and I-675, as well as Hartsfield-Jackson Atlanta International Airport. Stockbridge's affordability and proximity to Atlanta make it an attractive area to locate within the Metro Atlanta area.

As the region continues to grow, the City of Stockbridge has the opportunity to attract and retain young adults and families. The City needs to manage development that occurs with future population growth so as not to diminish the small-town community feel that existing residents enjoy. The City's recent focus has been on improving existing corridors to accommodate infill and redevelopment, particularly for commercial and multi-family/mixed-use developments.

To accommodate this growth and redevelopment, the City's current Unified Development Code is in need of reorganization and update with the following goals to help implement the vision, goals, and strategies of the City of Stockbridge.

A. Goals and Objectives

1. Unified Development Code

Reorganize the current document with a table of contents, add recently approved text amendments, and resolve all conflicts with other City plans and the City Code of Ordinances. Update design criteria for commercial, industrial, and residential zoning districts.

a. Build on the goals and action items from the 2028 Unified Plan, including implementation of small area plans
b. Insert and organize recently approved zoning code text amendments and add to the updated permitted uses
c. Contrast and bring document into alignment and make consistent with, 2025-2030 Comprehensive Plan, City Code of Ordinances, Parks Masterplan, trails plan, and any other approved city plans or studies
d. Refinement, deletion, or update of existing zoning districts, Special Purpose land use designation, Suburban Residential and Rural Residential Zoning Districts, create and add new, smaller lot-sized single-family detached residential districts, Planned Unit Development, and Mixed-Use zoning districts through conversion of existing zoning districts, create several new single-family housing districts, including a tiny home zoning district.
e. Update or refine current overlay districts and develop new special purpose zoning districts, as necessary, and consideration of planned development zoning district(s) and residential office zoning district(s) by creating new mixed-use zoning districts.

f. Create a special-purpose zoning district to match the special-purpose land use category in the Comprehensive Plan
g. Organize, streamline, index, add a table of contents, and modernize the overall look of the document
h. Inclusion of helpful illustrations, tips, and reminders throughout the document
i. Revision of the Use Table, including but not limited to the addition of common contemporary uses; deletion of antiquated uses; color-coding; and rearranging of categories.
j. Simplifying and alphabetizing supplemental regulations
k. Revise/update zoning district development permitted uses tables
l. Streamline community and building design standards
m. Add a ten percent rental cap on all new residential developments with special waiver process to exceed the standard
n. Update parking standards, including reductions where appropriate
o. Creation of administrative waivers and lot merger provisions
p. Introduction of economic development and affordable housing (including senior housing) through density bonuses and zoning incentives.
q. Review all adopted city plans, such as LCIs, Housing Studies, Strategic Plan, 2028 Comprehensive Plan, and City Code of Ordinance to ensure that there are no conflicts and that all documents agree and are consistent with the Unified Development Code.

2. Sign Ordinance

Build on the goals and action items from the 2022 Unified Development Code.

a. Establish signage as a design element that can contribute to a sense of place/gateways
b. Encourage more pedestrian-oriented signage
c. Reduce the prominence of signage while balancing commercial and aesthetic interests with emphasis on monument signs
d. Make regulations more user-friendly and easier to interpret
e. Create specific illustrations and detailed drawings, where appropriate
f. Create a temporary sign program to assist small businesses and special events
g. Address monuments, public art, and murals
h. Encourage use of modern lettering and wording on signage
i. Create a uniform signage look and feel for the overall city
j. When applicable, streamline regulations

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

B. Project Tasks

1. Task 1 Project Management Plan

The Consultant shall create a Project Management Plan to ensure that the project begins with a clear understanding of the project's processes, schedule, budget, and desired outcomes. The PMP shall drive the work schedule for the duration of the project and include a Communication Plan for City staff, the Consultant, the Project Management Team, and Stakeholders. Internal engagement should be bi-monthly meetings with staff. The purpose of the PMP is to ensure that the project begins with a clear understanding of the project's processes, schedule, and desired outcomes. The PMP outlines the working relationship among City staff, the Consultant, the Project Management Team, and a Stakeholder Committee.

The PMP shall include a process for collecting information and building relationships between the consulting team and the City. Involvement from various City of Stockbridge departments, appointed officials, and/or elected officials is imperative to a successful planning process. It will be expected to have continual and ongoing communications with City Staff. Interactions with staff will include regularly scheduled phone calls and email communications between the Consultant and the City staff project manager.

Current Planning staff and the Consultant shall create a Project Management Team. This team shall meet at least monthly to discuss the project's progress. The key responsibilities of the Project Management Team are to manage the project, set objectives and milestones, review and comment on materials to be presented at public meetings, and distribute information to community participants.

A Project Management Plan (PMP) shall be developed, indicating dates for tasks, milestones, project timeline, receipt of deliverables, and key decision-making points. The PMP will drive the work schedule for the duration of the project; therefore, it is critical that the plan provides an overview of the process, project goals, key dates, opportunities for public input, review of preliminary findings, and concepts of deliverables.

It is also expected that City Staff will periodically provide updates to various boards and commissions at their regular meetings to keep them apprised of the process and, from time to time, seek feedback on a particular topic or question. Staff will also facilitate connections between the Consultant and community stakeholders. Staff shall provide the necessary zoning information, background information, interpretations, and other documents related to the project. Information to be supplied includes, but is not limited to:

a. 2023-2028 City of Stockbridge Unified Development Code
b. Henry City Municipalities' comprehensive plans

c. Strategic Economic Development Plans, broadband accessibility plans, and housing plans (to the extent they exist and are relevant)
d. Solid Waste Management Plans
e. The Atlanta Region's Plan Policy Framework: Modal studies conducted by agencies within the study area
f. Livable Centers Initiative (LCI) plans, corridor studies, and other active small area plans
g. City Board of Education facilities planning documents
h. Police Department planning initiatives
i. Parks & Recreation Master Plan
j. Zoning Ordinance, Sign Ordinance, subdivision regulations, and any other land
k. Use controls used to implement the Comprehensive Plan.
l. City of Stockbridge Code of Ordinances

2. Task 2 Public Involvement

The Consultant shall develop a public engagement process that shall be used to achieve a community-supported project outcomes with special considerations being given to include low- to moderate-income, minority populations, millennials, students, landowners, business owners, elderly, and disabled residents. The Consultant will identify stakeholders and facilitate their involvement in the planning process. The Consultant shall produce a Public Participation Plan, to outline the public input strategy for this project. The Public Participation Plan shall also include a Stakeholder Committee. This committee shall include at least seven (7) committee members, as listed below. The Committee shall serve in a technical advisory capacity to assess zoning proposals and concepts.

- One (1) member of the Citywide Development Authority
- One (1) member of the Citywide Development Authority [duplicate]
- One (1) member from each Council District [i.e., six (6) members]
- One (1) Planning Commission member
- Three (3) members are to be chosen by the Community Development Director.

A schedule of meetings and locations shall be made available within a reasonable time from the onset of the project, including, but not limited to

a. "Kick-off" period- (in-person): to announce the beginning of the project process, goals, project timeline, key dates, preliminary findings from text review of the existing Ordinance, and opportunities for public input at a City Council Meeting, along with internal staff day(s).
b. Two (2) Community Zoning Information Meetings - Periodic drafts shall be presented to the public for review and comment prior to finalizing the updates.

c. Two (2) Planning Commission meetings- Periodic drafts and concepts shall be presented to the Planning Commission and the public for review and comment prior to finalizing the updates.
d. Two (2) City Council Meetings- Periodic progress updates, presentation of draft documents to the legislative body, and delivery of final draft documents for adoption.
e. Three (3) public meetings, including one virtual meeting and three (3) stakeholder meetings.
f. Design Charrette (in-person): to identify and validate desired architectural and site design elements for the area.

g. Data Gathering- Data gathering/outreach/engagement meetings (virtual and/or in-person): to collect, synthesize, and display data, information, and opinions from the public on pertinent topics. These meetings can also be used to review preliminary findings and general directions.
h. Mayor/Council—Planning, Economic Development, Public Works (in-person)- Periodic progress updates and discussions of concepts needing policy direction shall be presented to the Planning Commission and the public for review and comment prior to finalizing the updates.
i. Workshops (virtual and/or in-person)- Technical sessions to deep dive into specific concepts, terms, or details. These sessions should seek to educate members of the public, as well as inform and obtain input. Technical sessions will provide an in-depth knowledge of the specific learning components related to the educational goals and objectives of the planned project.
j. Community Tour, if needed (in-person): City staff will lead a community tour with the Consultant to highlight key features, communities, sites, landmarks, boundaries, geography, and other places of interest. A tour provides the consulting team with valuable context for the issues that are discussed over the course of the kick-off period. The Consultant will also use the tour to begin compilation of a photo inventory for future use.

These tasks will be documented through meeting notices, meeting summaries, and other written communications, and when possible, video recordings. Responses and acknowledgement of public comments must be documented. The public involvement process should include a variety of methods, times, and techniques to reach the broadest range of stakeholders possible.

3. Task 3 Project Deliverables

This task requires the Consultant to generate a variety of documents at various milestones of the project process. The summary planning document for the corridor study shall contain at a minimum the following:

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

a. **Project Management Plan** - an overview of the process, project goals, key dates, opportunities for public input, review of preliminary findings, and concepts of deliverables.
b. **Public Engagement Plan**- public participation process used to achieve a community-supported project outcome.
c. **Ordinance Assessment** - An evaluation of the current Unified Development Ordinance documents shall be conducted by the Consultant to establish its strengths, weaknesses, and opportunities to improve the zoning and sign regulations.

d. **Existing Conditions Report**- Evaluation of Existing Regulations-The Consultant shall perform an evaluation of the existing zoning regulations that will serve as the baseline upon which proposed changes will be made.
e. **Revised Zoning document** - A revised (digital) Zoning document shall be prepared with updated regulations, illustrations, and other content in multiple formats, including Word, InDesign, Illustrator, PDF, etc., including a format that can easily be submitted for integration into the Municode system.
f. **Revised Sign Ordinance document**- A revised (digital) Sign Ordinance document to update and streamline design elements for sign ordinances. The document shall be prepared with updated regulations, illustrations, and other content in multiple formats, including Word, InDesign, Illustrator, PDF, etc., including a format that can easily be submitted for integration into the Municode system. The Framework should include:
    i. Encourage more pedestrian-oriented signage
    ii. Reduce the prominence of signage while balancing commercial and aesthetic interests
    iii. Create specific illustrations and detailed drawings, where appropriate
    iv. Create a temporary sign program to assist small businesses and special events
    v. Address monuments, public art, and murals
g. **Executive Summary** – A clear, concise, and compelling Executive Summary document that outlines the consultant's understanding of the City's goals for updating the Unified Development Code, and highlights the proposed approach, qualifications, and anticipated outcomes.
    i. Summarize the proposer's understanding of the City's need to modernize and align the UDC with the Comprehensive Plan, current planning practices, and community priorities.
    ii. Highlight the proposer's methodology for conducting the code audit, stakeholder engagement, drafting, and implementation support.

iii. Emphasize key differentiators, such as experience with similar municipal code updates, innovative approaches, and community engagement strategies.
iv. Provide a high-level timeline and expected deliverables.

h. **Final Report Document-** The Consultant shall generate a variety of documents at various milestones of the project process to be compiled into a final report. The Consultant shall also develop a strategy to display Zoning and Sign Ordinances to the public, ensuring user-friendly access and synced with the City's geographic information.
i. information system (GIS) programs or applications in order to provide a robust and future-forward user experience.
j. The City requests ten (10) bound hard copies, three (3) USB drives, and one (1) editable digital copy of the final report. The digital version must be provided in a format that allows for future modification and reuse. The report shall aggregate the following components:
    i. The Executive Summary
    ii. Project Management Plan
    iii. Public Engagement Plan
    iv. Existing Conditions Report
    v. Ordinance Assessment
    vi. Revised Zoning Document
    vii. Revised Sign Ordinance Document
k. The city of Stockbridge shall retain ownership of all data and files generated and created as a part of the Unified Development Code Update.

C. Project Proposed Schedule

1. RFP Issued - (September 2025)
2. Evaluation of Proposals – (November 2025)
3. Process of Recommendation – (November 2025)
4. Contract Execution - (December 2025)
5. Project Kickoff – (January 2026)
6. Project Closeout/Ordinance Adoptions – (Spring 2026)

D. Implementation

Lastly, the Consultant shall aid in contemplation of the way the ordinances are displayed or made available to the public. In addition to the content of both ordinances, it is important to the City that the documents are available on digital devices, user-friendly, and preferably synchronized with geographic information system (GIS) programs or applications to provide a more robust and future-forward user experience. The Consultant will not be responsible for the implementation phase.

Project Deliverables

1. The Executive Summary
2. Project Management Plan
3. Public Engagement Plan
4. Existing Conditions Report
5. Ordinance Assessment
6. Revised Zoning Document
7. Revised Sign Ordinance Document

End of Exhibit B.

EXHIBIT C
REQUEST FOR PROPOSAL

I. REQUEST FOR PROPOSAL PROCESS

The proposal must contain the information outlined below.

Please include a title on each page of your proposal and number the pages to ensure proper identification.

1. Cover Letter
2. Executive Summary
3. Evaluation and Selection Criteria

1. Cover/Transmittal Letter

Each proposal must have a Cover/Transmittal Letter briefly summarizing the qualifications and experience relevant to the scope. Please include in the letter the following:

i. Company's information, including the name of the company (include any dba names); headquarters and parent company locations; and a brief history of the company.
ii. Company's mailing address, contact person, telephone number for the primary contact person, and email address.
iii. A principal or officer of the company authorized to execute contracts or other similar documents on the firm's behalf must sign the letter.

2. Executive Summary

Executive Summary: An executive summary letter should include the key elements of the respondent's RFP and an overview of the team. Indicate the address and telephone number of the respondent's office located nearest to Stockbridge, Georgia, and the office from which the project will be managed.

3. Evaluation and Selection Criteria

The City, at its discretion, may award the contract to the responsible and responsive consultant submitting the proposal which is deemed to be the most advantageous to the city. The following is the evaluation criteria the city will consider in determining which proposal is most advantageous to the City:

A. Approach

1. **Methodology(ies):** This section should clearly describe the methodology or methodologies planned to be used to carry out the specific tasks described in the Scope of Work with clarity and thoroughness in addressing the task required.
2. **Work Plan**: Indicate all key deliverables and their contents.
3. **Project Schedule:** Provide an outline for each performance metric listed in the Scope of Work. Demonstrate your team's ability to perform the work requested within an established schedule.

B. Consultant's Experience

1. List 3-5 similar projects completed in the last 5 five years.
2. Contracts on hand (schedule – showing gross amount of each contract and the approximate timelines).
3. Have you ever failed to complete any work awarded to you? If so, where, and why?
4. How long do you warrant a project?

C. Qualifications of Consultant's Staff

1. Identify key individuals to be assigned to this project and include the function and/or responsibility of each identified individual. Experience summaries of these key individuals must be provided with emphasis on previous experience in similar roles on comparable projects, and a copy of their resumes if applicable.

D. Demonstrated Ability of the Consultant to Perform

E. Cost Proposal

1. Performed Services
- Provide detailed line items of all costs associated with the project.
- Provide an overall lump sum bid for all scheduled services

2. Labor Costs
- Normal Hours: Monday through Friday, 7 AM to 4 PM
- After Hours/Holidays Billed at approved overtime rates

3. Parts and Materials
- No more than a 5% markup; provide a detailed price

Proposals submitted in response to this RFP will be evaluated and scored, in accordance with the criteria outlined below, by an evaluation committee established by the client.

Criteria	**Points**
Understanding and Approach to the City's Tasks	25
Consultant's Experience	20
Qualifications of Consultant's Staff, and Experience with local government and zoning ordinances	15
References - Demonstrated Ability of the Consultant to Perform	20
Cost	20
Highest Possible Score	**100**

a. All Corporations should provide a corporate seal, a copy of the Secretary of State's Certificate of Incorporation, and a listing of the principals of the corporation with the proposal.

b. The Department is concerned about proposers' financial capability to perform. Therefore, please provide enough data to lead evaluators to the conclusion that your firm has the financial capability to perform. As detailed financial data is generally proprietary, and proposers do not wish such information to be part of the public record under the Georgia Open Records Act (G.O.R.A.), the City reserves the right to perform additional due diligence in this area, at the sole discretion of the City, prior to award of any contract.

c. The proposals will be the basis from which interested firms will be selected for interviews. Following the City staff evaluation of the proposals received, selected firms may be invited to make oral presentations before the City's Evaluation Panel. The City's Project Manager will provide additional details outlining the preferred content of the presentation to each firm or team of firms that are invited to participate. Upon completion of the evaluations, the City's Evaluation Panel will determine the most qualified firm based on all materials and information presented. The City will then begin the negotiations for an agreement with the selected firm.

d. Any firm failing to submit information in accordance with the procedures set forth in the RFP may be subject to disqualification. The City reserves the right to change the solicitation schedule or issue amendments to the solicitation at any time. The City reserves the right, at its sole discretion, to waive immaterial irregularities contained in the solicitation. The City reserves the right to reject any and all proposals at any time, without penalty. The City reserves the right to request "best and final" offers, and to issue a new RFP. Firms eliminated from further consideration will be notified by mail by the City as soon as practical.

II. SUBMISSION OF RFP

Proposals shall only be accepted online through the Bonfire Portal at:

https://cityofstockbridge-ga.bonfirehub.com/projectDrafts/202064/details

Any bid submitted in any other format (email, paper, fax, mail, etc.) will not be accepted.

https://cityofstockbridge-ga.bonfirehub.com/projectDrafts/202064/details

The RFP package must include detailed information relative to the Request for Proposal Process and Selection Criteria, as required. The Proposal Letter is included as page two (2) of this RFP. Exhibits B-J must be attached in Bonfire and must be signed by a person authorized to legally bind the company.

EXHIBIT C
REQUEST FOR PROPOSAL

EVALUATION CRITERIA AND PROCESS

a. All RFPs received will be reviewed by the Purchasing Manager Representative to ensure that all administrative requirements of the RFP package have been met by the Offerors. Each RFP will be reviewed to ensure that the Offeror submitted all information required in the RFP and that all documents requiring a signature have been signed. Failure to meet these requirements may be cause for rejection. All RFP that meet the administrative requirements will then be turned over to the evaluation committee for further evaluation.

b. The Evaluation Committee will review all submittals received and rank Offerors based on submittal information required in the Evaluation and Selection Criteria. The City of Stockbridge may conduct discussions with responsible Offerors who submit an RFP determined to be reasonably susceptible of being selected for award for clarification to assure full understanding of and responsiveness to the solicitation requirements. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of statements, and such revisions may be permitted after submissions and prior to award. In conducting any such discussions, there shall be no disclosure of any information derived from proposals submitted by competing Offerors. Cost will not be a deciding factor in this RFP, only the Proposal.

c. The City of Stockbridge reserves the right to addend the RFP prior to the date of RFP submission. Addenda will be posted to the Stockbridge website at www.stockbridgega.gov.

d. Awards of contract shall be made to the responsible Offerors who have successfully submitted an RFP and been ranked by the Evaluation Committee, considering all the evaluation factors set forth in this RFP. No other factors or criteria shall be used in the evaluation. The City of Stockbridge reserves the right to reject all RFP's submitted in response to this RFP.

III. OTHER CONSIDERATIONS

a. Vendors responding to this RFP need to become a registered Vendor to sell products or services to the City of Stockbridge. Please note that the vendor file is a good source for vendor information, but not the only source. Registration does not guarantee that your firm will be solicited for any or all requirements. The vendor file will also be used to support financial transactions with vendors, including invoice payments. If you have any questions or concerns, please feel free to email:
City of Stockbridge
Purchasing Office
Wcooley@stockbridgega.org

b. Prior to the due date, a submitted RFP may be withdrawn by the Offeror by submitting a written request to the Buyer named herein. A person authorized to sign for the Offeror must sign all such requests.

The City reserves the right to add provisions to the contract to be consistent with the successful Offeror's offer and to negotiate with the successful Offeror other additions to, deletions from, and/or changes in the language in the Contract, provided that no such addition, deletion or change in Contract language would, in the sole discretion of the City affect the evaluation criteria set forth herein, or give the successful Offeror a competitive advantage.

Any exceptions to the agreement must be clearly identified, accompany the Offeror's RFP, and be attached to the agreement. Offerors are cautioned that any exception submitted that will give the Offeror a competitive advantage over another Offeror or that will cause a failure to meet a mandatory requirement of the RFP will not be accepted.

Prior to award, the apparent winning Offeror(s) may be required to enter discussions with the City to resolve any contractual differences before an award is made. These discussions are to be finalized and all exceptions resolved within one (1) week of notification; if not, this could lead to rejection of the Offeror's proposal. The offeror will not retype the enclosed contract.

EXHIBIT C
REQUEST FOR PROPOSAL

IV. CERTIFICATION

By my signature below, it is certified that my firm can meet all terms of the statement of Proposal and will perform the services specified, and for the privilege of doing so on the City of Stockbridge premises. I understand that, upon proper acceptance of this offer by the City of Stockbridge, a contract will thereby be created.
Given under my hand this _____ day of _____, 20___.

_____
Name of Firm

_____
Signature

_____
Title

_____
Business Address

_____
Email Address

End of Exhibit C.

EXHIBIT D
BOND DOCUMENTS

Each bid must be accompanied with a BID BOND (bond only: certified checks or other forms are not acceptable) in an amount equal to five percent (5%) of the base bid, payable to the City of Stockbridge. Said bid bond guarantees the bidder will enter into a contract to construct the project strictly within the terms and conditions stated in this bid and in the bidding and contract documents, should the construction contract be awarded.

The Successful Bidder shall be required to furnish a bond for the faithful performance on the contract and a bond to secure payment of all claims for materials furnished and/or labor performed in performance of the project, both in amounts equal to one hundred percent (100%) of the contract price.

The Successful Bidder shall also be required to furnish a Maintenance Bond, in the amount of one-third (1/3) of the contract price, guaranteeing the repair or replacement caused by defective workmanship or materials for a period of one (1) year from the completion of construction.

Bonds shall be issued by a corporate surety appearing on the Treasury Department's most current list (Circular 570 as amended) and be authorized to do business in the State of Georgia.

Date of Bond must not be prior to the date of Contract. If Contractor is a Partnership, all partners shall execute the Bond.

EXHIBIT D
BOND DOCUMENTS

PROVIDED, FURTHER, that Principal and Surety agree and represent that this bond is executed pursuant to and in accordance with the applicable provisions of the Official Code of Georgia Annotated, as amended, including, but not limited to, O.C.G.A. § 13-10-1, et al. Seg. And SS 36-86-101, et al. Seg. And is intended to be and shall be constructed as a bond in compliance with the requirements thereof. Signed, sealed, and dated this _____ day of _____, 2025.

ATTEST:

_____ _____
(Principal Secretary) (Principal)

(SEAL) BY: _____

(Witness to Principal) (Address)

_____ _____

_____
(Address)

_____
(Surety)

ATTEST
BY: _____
(Attorney-in-Fact) and Resident Agent

_____
(Attorney-in-Fact)

(Seal) _____
(Address)

_____
(Witness as to Surety)
_____
(Address)
_____

EXHIBIT D
BOND DOCUMENTS

PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: THAT

_____
(Name of Contractor)

_____
(Address of Contractor)

_____
(Corporation, Partnership, or Individual)

_____
Hereinafter called Principal, and

_____
(Name of Surety)

_____
(Address of Surety)

A Corporation of the State of _____and a surety authorized by law to do business in the State of Georgia, hereinafter called Surety, are held and firmly bound unto:

The City of Stockbridge, Georgia
_____
(Name of Obligee)

4640 N. Henry Blvd. Stockbridge, Georgia 30281
_____
(Address of Obligee)

Hereinafter referred to as Obligee; for the use and protection of all subcontractors and all persons supplying labor, services, skill, tools, machinery, materials and/or equipment in the prosecution of the work provided for in the contract hereinafter referred to in the full and just sum of _____ _____ Dollars ($_____) in lawful money of the United States, for the payment of which sum well and truly to be made, the Principal and Surety bind themselves, their, and

each of their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

EXHIBIT D
BOND DOCUMENTS

The condition of this obligation is such, as whereas the Principal entered into a certain contract, hereto attached, with the Obligee, dated_____ for _____.

NOW, THEREFORE, the conditions of this obligation are such that if the Principal shall well, truly, and faithfully perform said Contract in accordance to its terms, covenants, and conditions, and shall promptly pay all persons furnishing labor, materials, services, skill, tools, machinery and/or equipment for use in the performance of said Contract, then this obligation shall be void; otherwise, it shall remain in full force and effect.

All persons who have furnished labor, materials, services, skill, tools, machinery and/or equipment for use in the performance of said Contract shall have a direct right of action on this Bond, provided payment has not been made in full within ninety (90) days after the last day on which labor was performed, materials service, skill, tools, machinery, and equipment furnished or the subcontract completed.

PROVIDED FURTHER, that said Surety to this Bond, for value received, hereby stipulates and agrees that no change, extension of time, alterations, or additions, to the terms of the Contract or to the Work to be performed thereunder shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alterations, or additions to the terms of the Contract or to the work to be performed thereunder.

PROVIDED, HOWEVER, that no suit or action shall be commenced hereunder by any person furnishing labor, materials, services, skill, tools, machinery, and /or equipment having a direct contractual relationship with a subcontractor, but no contractual relationship express or implied with the Principal:

Unless such person shall have given notice to the Principal within 120 days after such person did, or performed the last of the work or labor, or furnished the last of the materials, services, skill, tools, machinery and/or equipment for which claim is made, stating with substantial accuracy the amount claimed and the name of the party to whom the materials, services, skill, tools, machinery, and/or equipment were furnished, or for whom they work or labor was done or performed. Such a notice shall be served by mailing the same by registered mail, postage prepaid, in an envelope addressed to the Principal, at any place where an office is regularly maintained for the transaction of business, or served in any manner in which legal process may be served in the State in which the aforesaid project is located, save that such service need not be made by a public officer, and a copy of such notice shall be delivered to the Obligee, to the person and at the address provided for in the Contract, within five days of the mailing of the notice to the Principal.

PROVIDED FURTHER, any suit under this Bond must be instituted before the expiration of one year after the acceptance of the public works covered by the Contract by the proper authorities.

EXHIBIT D
BOND DOCUMENTS

PROVIDED FURTHER, that Principal and Surety agree and represent that this bond is executed pursuant to and in accordance with the applicable provision of the Official Code of Georgia Annotated, as amended, including, but not limited to, O.C.G.A. § 13-10-1, et al. Eq. and SS 36-86-101, et al. Seg., and is intended to be and shall be construed as a bond in compliance with the requirements, therefore.

Signed, sealed, and dated this_____day of_____, 2025

ATTEST:

_____ _____
(Principal Secretary) (Principal)
(Seal)

By:_____

_____ _____
(Witness to Principal) (Address)

_____ (Surety)

ATTEST BY:

_____ _____
Agent

_____
(Attorney-in-Fact)

(Seal)

_____
(Address)

_____
(Witness as to Surety)

EXHIBIT D
BOND DOCUMENTS
PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: THAT

_____
(Name of Contractor)

_____
(Address of Contractor)

_____
(Corporation, Partnership, or Individual)

_____

Hereinafter called Principal, and

_____

(Name of Surety)

_____

(Address of Surety)

A Corporation of the State of _____ and a surety authorized by law to do business in the State of Georgia, hereinafter called Surety, are held and firmly bound unto:

The City of Stockbridge, Georgia

_____
(Name of Obligee)

4640 N Henry Blvd., Stockbridge, Georgia 30281

_____
(Address of Obligee)

Hereinafter referred to as Obligee; are held firmly bound unto said Obligee and all persons doing work or furnishing skill, tools, machinery, supplies, or material under or for the purpose of the Contract hereinafter referred to, in the penal sum of: _____Dollars ($_____), in lawful money of United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

EXHIBIT D
BOND DOCUMENTS

The condition of this obligation is such, as whereas the Principal entered into a certain contract, hereto attached, with the Obligee, dated_____ for: _____.

NOW THEREFORE, the conditions of this obligation are such that if the above-bound Principal shall well, truly, fully and faithfully perform said contract according to its terms, covenants, conditions, and agreements of said contract during the original term of said contract and any extensions thereof that may be granted by the oblige, with or without notice to the Surety, and during the life of any guaranty required under the contract, and shall also well and truly perform and fulfill all the undertakings, covenants, terms, conditions and agreement of any and all duly authorized modifications of said contract that may hereafter be made, then his obligation shall be void, otherwise to remain in full force and effect.

PROVIDED FURTHER, that said Surety to this Bond, for value received, hereby stipulates and agrees that no change, extension of time, alterations, or additions to the terms of the Contract or to the Work to be performed thereunder shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alterations, or additions to the terms of the Contract or to the work to be performed thereunder.

PROVIDED FURTHER, that Principal and Surety agree and represent that this bond is executed pursuant to and in accordance with the applicable provisions of the Official Code of Georgia Annotated, as amended, including but not limited to O.C.G.A. SS 13-10-1 et seq. Eq. and SS 36-86-101, et Seg., and is intended to be and shall be construed as a bond in compliance with the requirements thereof.

Signed, sealed, and dated this_____day of _____, 2025

ATTEST:

_____
(Principal)

_____
(Principal Secretary)

(Seal)

By: _____

_____
(Witness to Principal)

EXHIBIT D
BOND DOCUMENTS

_____
(Address)

_____
(Surety)

ATTEST:

_____
(Attorney-in-Fact) and Resident Agent

_____
(Attorney-in-Fact)

(Seal)

_____
(Address)

_____
(Witness as to Surety)

_____
(Address)

End of Exhibit D.

EXHIBIT E
GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contractor(s) Name: _____

Address:_____

By executing this affidavit, the undersigned person or entity verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation, which is registered with, is authorized to participate in, and is participating in the federal work authorization program commonly known as E-Verify,* in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

The undersigned person or entity further agrees that it will continue to use the federal work authorization program throughout the contract period, and it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the undersigned with the information required by O.C.G.A. § 13-10-91(b).

The undersigned person or entity further agrees to maintain records of such compliance and provide a copy of each such verification to the City of Stockbridge within five (5) business days after any subcontractor(s) is/are retained to perform such service.

_____ _____
E Verify ™ Company Identification Number Date of Authorization

_____ _____
BY: Authorized Officer or Agent Date
(Name of Person or Entity)

SUBSCRIBED AND SWORN BEFORE
ME ON THIS THE

_____ DAY OF_____, 20_

_____ [NOTARY SEAL]
Notary Public

My Commission Expires: _____

***or any subsequent replacement** operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-60

EXHIBIT E
GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Subcontractor Affidavit under O.C.G.A. § 13-10-91(b)(3)

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 (name of contractor) on behalf of (name of public employer) 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 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 User Identification Number

_____
Date of Authorization

_____
Name of Subcontractor

_____
Name of Project

_____
Name of Public Employer

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

_____ DAY OF_____, 20_

[NOTARY SEAL]

_____
Notary Public

My Commission Expires: _____

End of Exhibit E.

EXHIBIT F
DRUG-FREE WORKPLACE

The undersigned certifies that the provisions of Code Sections 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the "Drug-free Workplace Act", have been complied with in full. The undersigned further certifies that:

(1) A drug-free workplace will be provided for the Service Provider's employees during the performance of the Contract; and

(2) Each Service Provider who hires a subcontractor to work in a drug-free workplace shall secure from the subcontractor the following written certification:
"As part of the subcontracting agreement with _____ (Service Provider), _____(subcontractor) certifies to the Service Provider that a drug-free workplace will be provided for the subcontractor's employees during the performance of this Contract pursuant to paragraph (7) of the subsection (b) of Code Section 50-24-03."

Also, the undersigned further certifies that he/she will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Contract.

_____
Company Name

_____
BY: Authorized Officer or Agent Date
(Service Provider Signature)

_____
Title of Authorized Officer or Agent of Service Provider

_____
Printed Name of Authorized Officer or Agent

End of Exhibit F.

EXHIBIT G
PURCHASING POLICY ADDENDUM

I, _____, hereby certify that I have received certify that I have received a copy of the City of Stockbridge, GA, Financial Management Policies Purchasing Policy which can be found at https://stockbridgega.org/departments/procurement-division and agree to comply with all requirements of the City of Stockbridge, GA Financial Management Policies Purchasing Policy to the extent the policy applies to the undersigned.

_____
BY: Authorized Officer or Agent Date
(Service Provider Signature)

_____
Title of Authorized Officer or Agent of Service Provider

_____
Printed Name of Authorized Officer or Agent Date

End of Exhibit G.

EXHIBIT H
AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT APPLICATION

By executing this affidavit under oath, as an applicant for a City of Stockbridge, Georgia Business License or Occupation Tax Certificate, Alcohol License, Taxi Permit, execution of contract, or other public benefit as referenced in O.C.G.A. § 50-36-1, I am stating the following with respect to my application for a City of Stockbridge license/permit and /or contract for

_____

[Name of natural person applying on behalf of individual, business, corporation, partnership, or other private entity]:

1. _____ I am a United States citizen

OR

2. _____ I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States. *

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20.

Signature of Applicant: _____Date: _____

Printed Name: _____

* Alien Registration number for non-citizens: _____

** PLEASE INCLUDE A COPY OF YOUR PERMANENT RESIDENT CARD, EMPLOYMENT AUTHORIZATION, GREEN CARD, PASSPORT WITH A COPY OF YOUR DRIVER'S LICENSE, OR OTHER DOCUMENTATION AS ALLOWED UNDER THE LAW IF YOU ARE A LEGAL PERMANENT RESIDENT (#2) **

Subscribed and Sworn Before Me, this the ____day of _____, 20___

Notary Public:_____

My Commission Expires: _____

* Note: O.C.G.A.§ 50-36-1(e)(2) requires that aliens under the Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the Federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens who do not have an alien registration number may supply another identifying number below:

_____

End of Exhibit H.

EXHIBIT I:
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP NO. 2025-0010

SOLICITATION TITLE: CONSULTANT SERVICES TO UPDATE THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF STOCKBRIDGE

Proposing Firm (List name exactly as provided in proposal):

_____

Date of Verification: _____

Reference Organization: _____

Project Verified (include the Project Name / Title and brief description of the Project:

_____

Person Contacted: _____

Title of Contract: _____

Telephone and extension: _____

Email Address: _____

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance?
2. Did the firm adhere to the scope of work and bid requirements?
3. Did the firm provide deliverables as agreed upon?
4. Would you engage this firm again?

Additional Comments (if any):

_____

_____

Signature and Date: _____

EXHIBIT I:
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP NO. 2025-0010

SOLICITATION TITLE: CONSULTANT SERVICES TO UPDATE THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF STOCKBRIDGE

Proposing Firm (List name exactly as provided in proposal):

_____

Date of Verification: _____

Reference Organization: _____

Project Verified (include the Project Name / Title and brief description of the Project:

_____

Person Contacted: _____

Title of Contract: _____

Telephone and extension: _____

Email Address: _____

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance?
2. Did the firm adhere to the scope of work and bid requirements?
3. Did the firm provide deliverables as agreed upon?
4. Would you engage this firm again?

Additional Comments (if any):

_____

_____

Signature and Date: _____

EXHIBIT I:
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP NO. 2025-0010

SOLICITATION TITLE: CONSULTANT SERVICES TO UPDATE THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF STOCKBRIDGE

Proposing Firm (List name exactly as provided in proposal):

_____

Date of Verification: _____

Reference Organization: _____

Project Verified (include the Project Name / Title and brief description of the Project:

_____

Person Contacted: _____

Title of Contract: _____

Telephone and extension: _____

Email Address: _____

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance?
2. Did the firm adhere to the scope of work and bid requirements?
3. Did the firm provide deliverables as agreed upon?
4. Would you engage this firm again?

Additional Comments (if any):

_____

_____

Signature and Date: _____

EXHIBIT I:
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP NO. 2025-0010

SOLICITATION TITLE: CONSULTANT SERVICES TO UPDATE THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF STOCKBRIDGE

Proposing Firm (List name exactly as provided in proposal):

_____

Date of Verification: _____

Reference Organization: _____

Project Verified (include the Project Name / Title and brief description of the Project:

_____

Person Contacted: _____

Title of Contract: _____

Telephone and extension: _____

Email Address: _____

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance?
2. Did the firm adhere to the scope of work and bid requirements?
3. Did the firm provide deliverables as agreed upon?
4. Would you engage this firm again?

Additional Comments (if any):

_____

_____

Signature and Date: _____

EXHIBIT I
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP NO. 2025-0010

SOLICITATION TITLE: CONSULTANT SERVICES TO UPDATE THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF STOCKBRIDGE

Proposing Firm (List name exactly as provided in proposal):

_____

Date of Verification: _____

Reference Organization: _____

Project Verified (include the Project Name / Title and brief description of the Project:

_____

Person Contacted: _____

Title of Contract: _____

Telephone and extension: _____

Email Address: _____

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance?
2. Did the firm adhere to the scope of work and bid requirements?
3. Did the firm provide deliverables as agreed upon?
4. Would you engage this firm again?

Additional Comments (if any):

_____

_____

Signature and Date: _____

End of Exhibit I.

EXHIBIT J
COST PROPOSAL
RFP No. 2025-0010

1. Performed Services - Provide detailed line items of all costs associated with the project.

_____ $_____

_____ $_____

_____ $_____

_____ $_____

_____ $_____

_____ $_____

- Lump Sum - Provide an overall lump sum bid for all scheduled services $_____.

_____
Lump Sum in Words

2. Labor Costs

- A. **Normal Hours: Monday through Friday, 7 AM to 4 PM** $_____.____

_____
In words, Labor costs – Normal Hours: Monday-Friday, 7 am – 4 pm

- B. **After Hours/Holidays Billed at approved overtime rates** $_____.____

_____
In words, Labor costs – After Hours/Holidays, billed at approved overtime rates.

3. Parts and Materials

No more than a 5% markup; provide a detailed price $_____.____.

_____
Parts and Materials Costs in Words

If additional space is needed, please use a blank page.

End of Exhibit J.

City of Stockbridge

AGENDA ITEM

MEETING DATE

FEBRUARY 9, 2026

- [ ] RESOLUTION
- [x] ORDINANCE
- [ ] CONTRACT APPROVAL/RENEWAL
- [ ] PUBLIC HEARING
- [ ] PRESENTATION
- [ ] BID SELECTION/AWARD
- [ ] TASK ORDER
- [ ] CHANGE ORDER
- [ ] BUDGET AMENDMENT
- [ ] BUDGET TRANSFER
- [ ] PAYMENT APPROVAL
- [ ] OTHER

FUNDING SOURCE

- [ ] GENERAL FUND
- [ ] FUND BALANCE
- [ ] SPLOST
- [ ] TSPLOST
- [ ] CDBG GRANT
- [ ] GRANT FUNDING
- [ ] TRAFFIC CAMERA FUNDING
- [ ] PARTNER/SPONSOR
- [ ] DEPARTMENT FUND BALANCE
- [ ] BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

TEXT AMENDMENT CASE #TX-2026-01 for BUSINESS COMPLIANCE OFFICER I.
Consideration of a text amendment to the Municipal Code of Ordinances to formally authorize and codify the duties and enforcement powers of the Business Compliance Officer I, ensuring clear regulatory authority within Title 9. This amendment is necessary to establish consistent procedures for business licensing compliance, inspections, and administrative citation authority, as are outlined in the proposed Chapter 9.60.

BACKGROUND INFORMATION:

Business license compliance and inspection programs are essential for verifying that businesses maintain valid occupational tax certificates, meet zoning and land use requirements, and adhere to applicable fire safety standards which have been adopted by the City. Coordinated inspections, complaint response, and enforcement activities promote voluntary compliance, ensure life safety protections, and support the fair and accountable regulation of business operations

SIGNATURES:

CITY MANAGER eSigned via GovOS.com Frank S. Milazi Key: 7ed53636-d898-4ade-b417-932d73311167

eSigned via GovOS.com Shawn Edmondson Key: 3268d159-4d63-438f-940b-014ea0428880

CITY TREASURER eSigned via GovOS.com Quinton Washington Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

CITY ATTORNEY _____

- [ ] FINANCIAL IMPACT
- [x] N/A

AMOUNT:

0.00

ATTACHMENTS: [ ]

ITEM/PROJECT/EVENT:

TEXT AMENDMENT CASE #TX-2026-01 for BUSINESS COMPLIANCE OFFICER I.

STAFF RECOMMENDATION:

APPROVAL

eSigned via GovOS.com

R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99

Stockbridge

Where Community Connects

Text Amendment: Authorizing Duties & Powers of the Business Compliance Officer

Ryan Anderson, MPPA, CPM
Director, Community Development

City Council February 9, 2026

Purpose of the Amendment

Request for City Council approval of a text amendment establishing the formal duties and enforcement authority of the Business Compliance Officer I (BCO I).

Role of Business Compliance Officer I

Entry-level compliance role supporting licensing, zoning, and safety oversight.

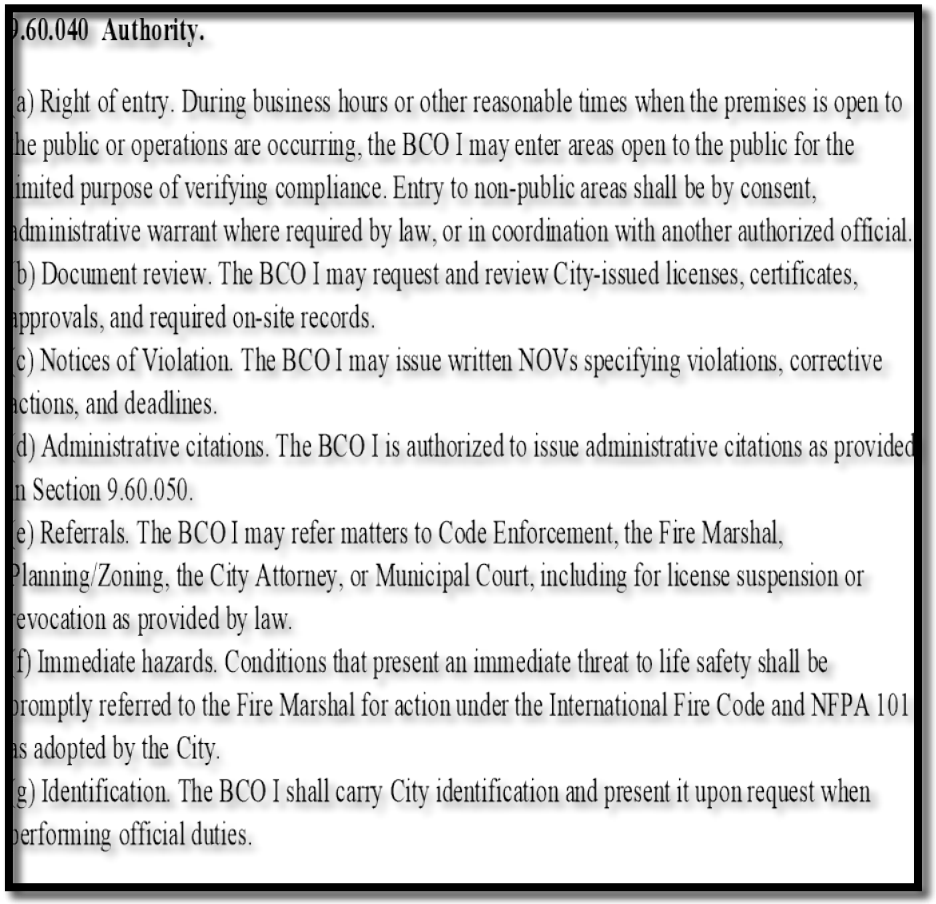
Conducts business inspections for compliance.

Investigates complaints and issues notices of violation.

Supports interdepartmental coordination and public education efforts.

9.60.030 Duties of the Business Compliance Officer I.

(1) Conduct inspections of new and existing businesses for valid occupation tax certificates, zoning/use compliance, and fire-safety conditions;
(2) Educate applicants on licensing applications and required documentation;
(3) Receive and investigate complaints of unlicensed or non-compliant operations;
(4) Issue Notices of Violation (NOVs) and maintain inspection records;
(5) Provide compliance education and outreach to business owners;
(6) Coordinate with Planning/Zoning, Code Enforcement, Finance/Business Services, and the Fire Marshal's Office;
(7) Prepare routine reports and metrics for departmental leadership.



.60.040 Authority.

a) Right of entry. During business hours or other reasonable times when the premises is open to he public or operations are occurring, the BCO I may enter areas open to the public for the imited purpose of verifying compliance. Entry to non-public areas shall be by consent, dministrative warrant where required by law, or in coordination with another authorized official.

b) Document review. The BCO I may request and review City-issued licenses, certificates, pprovals, and required on-site records.

c) Notices of Violation. The BCO I may issue written NOVs specifying violations, corrective ctions, and deadlines.

d) Administrative citations. The BCO I is authorized to issue administrative citations as provided n Section 9.60.050.

e) Referrals. The BCO I may refer matters to Code Enforcement, the Fire Marshal, Planning/Zoning, the City Attorney, or Municipal Court, including for license suspension or evocation as provided by law.

f) Immediate hazards. Conditions that present an immediate threat to life safety shall be promptly referred to the Fire Marshal for action under the International Fire Code and NFPA 101 s adopted by the City.

g) Identification. The BCO I shall carry City identification and present it upon request when erforming official duties.

New Authority Granted Under Amendment

- Administrative subpoena authority.
- Summary Hazard-Abatement Orders for imminent hazards.
- Emergency Suspension Orders to protect life safety.
- Authority to require corrective action and documentation.

Administrative Citations

9.60.050 Administrative citations; penalties.

(a) Citation authority. The BCO I **may issue administrative citations for**:

• Operating a business without a valid occupation tax certificate under Title 9, Chapter 9.01;

• Failure to display an occupation tax certificate as required;

• Operating in violation of zoning/use approvals under Title 12;

• Failure to correct violations identified in an NOV within the prescribed timeframe;

• Fire-safety violations identified during inspections, coordinated with the Fire Marshal.

(b) Penalty schedules. Penalties shall be assessed as follows:

(c) Continuing violations. Each day a violation continues after the compliance deadline shall constitute a separate offense.

(d) Payment and collections. Civil penalties are due within fifteen (15) calendar days of citation issuance unless appealed per Section 9.60.070. Unpaid penalties may result in refusal to issue or renew a license and may be referred for further enforcement.

(e) Cumulative remedies. Administrative penalties are cumulative of any criminal or civil penalties authorized elsewhere in the Code.

The BCO I may issue citations for:

1. Operating a Business with an Occupational Tax License
2. Failure to display an Occupational Tax Certificate
3. Operations in violation of zoning use/approval
4. Failure to correct violations
5. Fire Safety violations

Penalty Schedule

Licensing/Occupation Tax/Zoning Violations

Fire-Safety Violation Severity	1st Offense	2nd Offense (12 months)	3rd+ Offenses (12 months)
Non-Critical (documentation/minor equipment deficiencies)	$200	$300	$600
Critical (life-safety hazards; exit obstructions; disabled alarms/suppression)	$350	$500	$1,000

Fire-Safety Violations (coordinated with Fire Marshal)

Violation Type	1st Offense	2nd Offense (12 months)	3rd+ Offenses (12 months)
Licensing, Occupation Tax, or Zoning/Use Violations	$150	$250	$500

Reason for Amendment

- Ensures enforcement continuity and clarity in regulatory authority.
- Enhances public safety and hazard mitigation.
- Improves compliance processes and legal defensibility.
- Supports effective business regulation and consumer protection.

Appeals Process

- Businesses retain due process rights through a defined appeals system.
- Appeals may be filed within 10 days.
- Hearing Officer may affirm, modify, or rescind BCO I actions.

Stockbridge Code of Ordinances Amendment

- **Primary Placement**
  - Title 9 — Licensing and Regulation → NEW Chapter 9.60: Business Licensing Compliance and Enforcement
  - Cites authority in Title 9 and Title 12; creates the Business Compliance Officer I (BCO I) position and powers
- **Operational Scope & Authority**
  - 9.60.010–9.60.040 define purpose, duties, right of entry, document review, NOVs, referrals, and coordination with Fire Marshal
  - 9.60.050 establishes administrative citations and penalty schedules (licensing/zoning and fire-safety tiers)
  - 9.60.060–.070 set procedures for notices, service, reinspection, and appeals
- **Cross-References & Harmonization**
  - Title 9, Chapter 9.01 (fees, display, registration, penalties, revocation)
  - Title 12 — Unified Development Code: §1.2 (Authority), §1.4 (Purpose), Chs. 2–3 (zoning/use), Ch. 11 (Enforcement)
  - UDC §1.7.6 incorporates International Fire Code & NFPA 101 (life-safety)
- **Clerical, Severability & Effective Date**
  - Maintained as a public record by City Clerk; conflicting provisions repealed
  - Severability clause; effective upon adoption; City Attorney authorized for conforming edits

Requested Action

- Approval of the text amendment authorizing the duties and enforcement powers of the Business Compliance Officer I.

Thank You.

Ryan Anderson, MPPA, CPM
Director, Community Development
Randerson@stockbridgega.org

CITY OF STOCKBRIDGE, GEORGIA

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, TITLE 9 (LICENSING AND REGULATION), TO CREATE CHAPTER 9.60, 'BUSINESS LICENSING COMPLIANCE AND ENFORCEMENT, ESTABLISHING THE DUTIES AND AUTHORITY OF THE BUSINESS COMPLIANCE OFFICER I; PROVIDING ADMINISTRATIVE CITATION AUTHORITY AND PENALTIES (INCLUDING FIRE-SAFETY VIOLATIONS); PROVIDING FOR APPEALS; PROVIDING FOR SEVERABILITY; AND FOR OTHER LAWFUL PURPOSES.

HEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth that meet the needs of residents; and

WHEREAS, Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia authorizes the governing authority of each municipality to adopt plans and exercise the power of zoning in furtherance of the public health, safety, and general welfare; and

WHEREAS, the City of Stockbridge is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the City has adopted the Code of Ordinances, including **T**itle 9 – Licensing and Regulation, governing business operations, occupation tax certificates, and regulatory compliance; and

WHEREAS, the City has also adopted Title 12 – Unified Development Code, which establishes development standards, zoning districts, land use regulations, and incorporates by reference the International Fire Code and NFPA 101 Life Safety Code to ensure the safety of buildings and occupants; and

WHEREAS, the City Council finds it necessary to enhance and clarify local regulatory enforcement authority to ensure consistent compliance with licensing, zoning, and fire safety standards; and

WHEREAS, the creation of a codified enforcement framework for the Business Compliance Officer I, including inspection duties, administrative citation authority, and defined penalty structures, will promote fairness, transparency, and accountability in business regulation; and

WHEREAS, establishing clear enforcement procedures, including an administrative appeals process, serves to protect due process rights while maintaining an efficient regulatory system; and

WHEREAS, the City Council determines that the amendments set forth herein are in the best interests of the public health, safety, and welfare of the City and its residents.

SECTION 1. Title; Authority; Intent.

This ordinance shall be known and cited as the "Business Licensing Compliance and Enforcement Text Amendment." It is adopted pursuant to the City Charter and the authority granted under the City of Stockbridge Code of Ordinances, including Title 9 (Licensing and Regulation) and Title 12 (Unified Development Code). The Unified Development Code (UDC) provides the City's land development authority (UDC §1.2), states purposes including the protection of public safety (UDC §1.4), and adopts by reference the International Fire Code and NFPA 101 Life Safety Code (UDC §1.7.6(H), (O)).

SECTION 2. Findings.

(a) The City requires businesses to obtain and display occupation tax certificates and comply with licensing requirements (Title 9, Chapter 9.01); (b) Effective field inspections, complaint response, and coordinated enforcement promote voluntary compliance and life-safety; (c) Clear codified duties and authority for the Business Compliance Officer I (BCO I) are necessary to implement Title 9 and Title 12, in coordination with the Fire Marshal and other officials.

SECTION 3. Code Amendment—Creation of Title 9, Chapter 9.60.

Title 9 of the City of Stockbridge Code of Ordinances is hereby amended by creating Chapter 9.60, to read as follows:

Chapter 9.60 — BUSINESS LICENSING COMPLIANCE AND ENFORCEMENT

9.60.010 Establishment; Purpose; Reporting.

(a) Position established. There is hereby established within the Department of Community Development the position of Business Compliance Officer I (BCO I).
(b) Purpose. The BCO I conducts field and records inspections to verify business compliance with occupation tax/licensing (Title 9, Chapter 9.01), zoning and use approvals (Title 12), and applicable fire-safety requirements as coordinated with the Fire Marshal.
(c) Reporting. The BCO I shall report operationally to the Fire Marshal for life-safety coordination and administratively to the Community Development Director or designee.

9.60.020 Definitions.

For purposes of this Chapter: "Business" means any person or entity required to obtain an occupation tax certificate under Title 9, Chapter 9.01; "Inspection" means an on-site or records review to determine compliance with City licensing, zoning, and fire-safety requirements; "Notice of Violation (NOV)" means a written notice identifying noncompliance, corrective actions, and deadlines; "Premises" means any business site, structure, or property subject to City regulation.

9.60.030 Duties of the Business Compliance Officer I.

(1) Conduct inspections of new and existing businesses for valid occupation tax certificates, zoning/use compliance, and fire-safety conditions;

(2) Educate applicants on licensing applications and required documentation;
(3) Receive and investigate complaints of unlicensed or non-compliant operations;
(4) Issue Notices of Violation (NOVs) and maintain inspection records;
(5) Provide compliance education and outreach to business owners;
(6) Coordinate with Planning/Zoning, Code Enforcement, Finance/Business Services, and the Fire Marshal's Office;
(7) Prepare routine reports and metrics for departmental leadership.

9.60.040 Authority.

(a) Right of entry. During business hours or other reasonable times when the premises is open to the public or operations are occurring, the BCO I may enter areas open to the public for the limited purpose of verifying compliance. Entry to non-public areas shall be by consent, administrative warrant where required by law, or in coordination with another authorized official.
(b) Document review. The BCO I may request and review City-issued licenses, certificates, approvals, and required on-site records.
(c) Notices of Violation. The BCO I may issue written NOVs specifying violations, corrective actions, and deadlines.
(d) Administrative citations. The BCO I is authorized to issue administrative citations as provided in Section 9.60.050.
(e) Referrals. The BCO I may refer matters to Code Enforcement, the Fire Marshal, Planning/Zoning, the City Attorney, or Municipal Court, including for license suspension or revocation as provided by law.
(f) Immediate hazards. Conditions that present an immediate threat to life safety shall be promptly referred to the Fire Marshal for action under the International Fire Code and NFPA 101 as adopted by the City.
(g) Identification. The BCO I shall carry City identification and present it upon request when performing official duties.

9.60.050 Administrative citations; penalties.

(a) Citation authority. The BCO I may issue administrative citations for:

- Operating a business without a valid occupation tax certificate under Title 9, Chapter 9.01;
- Failure to display an occupation tax certificate as required;
- Operating in violation of zoning/use approvals under Title 12;
- Failure to correct violations identified in an NOV within the prescribed timeframe;
- Fire-safety violations identified during inspections, coordinated with the Fire Marshal.

(b) Penalty schedules. Penalties shall be assessed as follows:

Table 1 — Licensing/Occupation Tax/Zoning Violations

Violation Type	1st Offense	2nd Offense (12 months)	3rd+ Offenses (12 months)
Licensing, Occupation Tax, or Zoning/Use Violations	$150	$250	$500

Table 2 — Fire-Safety Violations (coordinated with Fire Marshal)

Fire-Safety Violation Severity	1st Offense	2nd Offense (12 months)	3rd+ Offenses (12 months)
Non-Critical (documentation/minor equipment deficiencies)	$200	$300	$600
Critical (life-safety hazards; exit obstructions; disabled alarms/suppression)	$350	$500	$1,000

(c) Continuing violations. Each day a violation continues after the compliance deadline shall constitute a separate offense.
(d) Payment and collections. Civil penalties are due within fifteen (15) calendar days of citation issuance unless appealed per Section 9.60.070. Unpaid penalties may result in refusal to issue or renew a license and may be referred for further enforcement.
(e) Cumulative remedies. Administrative penalties are cumulative of any criminal or civil penalties authorized elsewhere in the Code.

9.60.060 Procedures; notices; service; reinspection.

(a) Form of NOV. An NOV shall identify the business and premises, describe the violation(s), cite applicable Code sections, state corrective actions and deadlines, and include appeal instructions.
(b) Service. NOVs and citations may be served personally, by posting at the premises, and/or by mail or electronic delivery consistent with City policy.
(c) Reinspection. The BCO I may conduct re-inspections to confirm abatement.

9.60.070 Appeals and administrative review.

(a) Right to appeal. A recipient of an NOV or administrative citation may file a written appeal within ten (10) business days of issuance.
(b) Filing. Appeals may be filed in person, by certified mail, or electronically through a City-

authorized system. Appeals shall include the citation/NOV number, business name and address, grounds for appeal, and supporting evidence.
(c) Hearing. The Community Development Director or a designated Hearing Officer shall schedule a hearing within fifteen (15) business days of receipt of a complete appeal, with at least five (5) business days' notice. Hearings may be in person, virtual, or hybrid.
(d) Procedures. The appellant may present testimony, documents, and witnesses and may be represented by counsel. Formal rules of evidence shall not apply, but all evidence must be relevant and reliable. The City bears the initial burden of proof; the appellant bears the burden to demonstrate error, non-occurrence, timely compliance, or mitigating factors.
(e) Decision. A written decision shall be issued within ten (10) business days after the hearing, affirming, modifying, or dismissing the citation or penalty, or extending deadlines. The decision constitutes the City's final administrative action unless further appeal rights are provided by law.
(f) Effect on life-safety hazards. Filing an appeal does not relieve immediate correction of life-safety hazards. Monetary penalties for critical fire-safety violations may be stayed only with Fire Marshal approval.

SECTION 4. Cross-References; Coordination with Existing Code.

This Chapter shall be construed in harmony with: (i) Title 9, Chapter 9.01 (Administrative Fees, Regulatory Fees and Occupation Taxes), including §§9.01.100 (Fees payable when), 9.01.110 (Occupation tax certificate—display), 9.01.170 (Registration required—Failure to obtain), 9.01.180 (Due date—Penalty and interest), and 9.01.210 (Revocation); (ii) Title 12—Unified Development Code, including §1.2 (Authority), §1.4 (Purpose and intent), Chapters 2 and 3 (zoning districts and use regulations), and Chapter 11 (Enforcement); and (iii) the International Fire Code and NFPA 101 adopted in UDC §1.7.6.

SECTION 5. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

SECTION 6. Severability. To the extent any portion of this Ordinance is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Ordinance.

SECTION 7. Repeal of Conflicting Provisions. All City Ordinances inconsistent with this Ordinances shall be repealed.

SECTION 8. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SECTION 9. Attorney Authorization. The City Attorney, backed by the City's charter and with the explicit endorsement of the City Council, is authorized to make necessary amendments to contracts, ordinances, resolutions, and documents to align them with the intent of the City Council and ensure compliance with all pertinent city laws and regulations.

SO ORDAINED this ____ day of _____, 20__.

_____

Jayden Williams, Mayor

ATTEST:

_____(SEAL)

Cassandra Lester, Interim City Clerk

APPROVED AS TO FORM:

_____

Quinton Washington, City Attorney

City of Stockbridge Purchasing Division

City of Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, GA 30281

ADDENDUM NO. 1

SOLICITATION NO.: REQUEST FOR PROPOSAL (RFP) NO. 2025-0012
SOLICITATION TITLE: CITY OF STOCKBRIDGE – ON CALL ARCHITECTURAL SERVICES FOR A MULTI-PURPOSE CULTURAL ARTS, YOUTH, AND SENIOR RECREATIONAL FACILITY

ATTENTION ALL POTENTIAL BIDDERS:

[X] **MUST ADDENDUM. READ CAREFULLY AND FOLLOW ALL INSTRUCTIONS**. This addendum forms part of the contract documents and modifies the original bidding. Documents shall be as binding as if contained therein.

[ ] Return Addendum with Bid Submittal. Failure to do so may subject the Bidder to disqualification.

[ ] Return Completed Revised Bid Pricing Sheets with Bid Submittal.

TO ALL PROSPECTIVE BIDDERS, PLEASE NOTE THE FOLLOWING CHANGES AND CLARIFICATIONS:

Words in ~~strikethrough~~ type are deletions from existing text. Words in **bold, underline** type are additions to the existing text.

1. Proposal Due Date has not changed. The Proposal Due Date is Thursday, November 20, 2025, 3:00 PM EST.

2. The deadline for questions has not changed. The deadline for questions is Friday, October 31, 2025, 3:00 PM EST.

CLARIFICATIONS / MODIFICATIONS / QUESTIONS AND ANSWERS

Q1. **BOND REQUIREMENT** – Considering bonds are not typically required for professional architecture services, and architectural services are covered under professional liability insurance (also called errors and omissions or E&O insurance), can the City revisit and wave this requirement? Typically, bonds are required for construction services.

A1. Bonds (Exhibit D) will not be required for this RFP.

Q2. **Cost Proposal –** In order to provide detail line items of all costs associated with the project, can the city provide the project(s) criteria (i.e., new renovation, size construction budget, site conditions, etc..)? Or will hourly rates work?

A2. The Request for Proposal (RFP) requires hourly rates to accommodate a range of services across multiple projects. The initial project requiring immediate on-call services is the Multipurpose Center. However, the selected vendor will also be expected to provide similar services for future projects as they arise. Flexibility and scalability of services are essential to meet the evolving needs of the department.

Q3. **Clarification on Bond Requirements for RFP No. 2025-0012 –** Could you please clarify whether the bond requirements listed in Exhibit D (Bond Documents) are applicable to this solicitation, given it is for professional architectural design services? These types of bonds are typically associated with construction contracts, and we would like to confirm whether their inclusion in the RFP was intentional.

A3. Bonds (Exhibit D) will not be required for this RFP.

Q4. **LDDBlueline Questions** –

1. "The title on the cover page notes a specific project, but the contents of the RFP appear to cover a broader range of projects. Is the RFP for On-Call Architectural Services to serve multiple departments within the City of Stockbridge or just Parks & Recreation?"

2. There are numerous references to Bonds, Bid Bonds, or Performance & Payment Bonds within the RFP. These usually apply to construction contractors and not design firms. Please confirm if these references need to be removed."

A4. 1. The services proposed under this contract are designed to support a broad range of projects across multiple departments within the municipality. To ensure flexibility and responsiveness, all services will be provided on an hourly rate basis, allowing departments to engage support as needed without delay.

A4. 2. Bonds (Exhibit D) will not be required for this RFP.

Q5. **New Building vs. Existing** – Please confirm if this if for a new building or an existing evaluation is required (as noted on page 36).

A5. The initial project for which services are required involves the evaluation and development and design of a location for a new building. This project will serve as the starting point for the contract and will require immediate on-call professional services.

Q6. **Commissioning? -** Please confirm if Commissioning will be required for this project.

A6. Commissioning will not be required for this project. The scope of work outlined in this proposal pertains exclusively to pre-construction activities, including site evaluation, planning, design, and coordination with relevant departments. All construction-related services, including commissioning and construction oversight, will be addressed under a separate RFP issued at a later stage.

Q7. **Resident Project Representative?** – Please confirm whether a Resident Project Representative will be required for this project or not.

A7. A Resident Project Representative (RPR) will not be required for this project. The construction phase will be procured and managed under a separate RFP, which will outline specific construction oversight and representation needs at that time. This proposal focuses solely on the pre-construction services related to site evaluation, planning for a new building, and other professional services.

Q8. **FORMS** – Please clarify which forms are actually applicable to the on-call or rec center design (bid bond, performance bond, payment bond etc. – these don't apply).

A8. Bonds (Exhibit D) will not be required for this RFP.

Q9. **NEED FOR CLARIFICATION ON SCOPE OF WORK** – Please clarify if this is for on-call services as it has a Recreation Center project title. It appears the scope is for an on-call, but it is our understanding that it is for a Rec Center renovation after the pre-proposal meeting. The RFP is very unclear and mentions task orders and multiple project types.

A9. This RFP seeks to establish a contract for on-call professional services to support a variety of projects across multiple departments. The initial project requiring services under this contract is the Multipurpose Center, which involves pre-construction activities related to the evaluation and planning of a new building. Future projects will be identified and initiated as departmental needs arise, with services deployed accordingly under the established on-call framework.

End of Addendum No. 1

City of Stockbridge Purchasing Division

City of Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, GA 30281

ADDENDUM NO. 2

SOLICITATION NO.: REQUEST FOR PROPOSAL (RFP) NO. 2025-0012

SOLICITATION TITLE: CITY OF STOCKBRIDGE – ON CALL ARCHITECTURAL SERVICES FOR A MULTI-PURPOSE CULTURAL ARTS, YOUTH, AND SENIOR RECREATIONAL FACILITY

ATTENTION ALL POTENTIAL BIDDERS:

[X] **MUST ADDENDUM. READ CAREFULLY AND FOLLOW ALL INSTRUCTIONS**. This addendum forms part of the contract documents and modifies the original bidding. Documents shall be as binding as if contained therein.

[ ] Return Addendum with Bid Submittal. Failure to do so may subject the Bidder to disqualification.

[ ] Return Completed Revised Bid Pricing Sheets with Bid Submittal.

TO ALL PROSPECTIVE BIDDERS, PLEASE NOTE THE FOLLOWING CHANGES AND CLARIFICATIONS:

Words in ~~strikethrough~~ type are deletions from existing text. Words in **bold, underline** type are additions to the existing text.

1. Proposal Due Date has not changed. The Proposal Due Date is Thursday, November 20, 2025, 3:00 PM EST.

2. The deadline for questions has not changed. The deadline for questions is Friday, October 31, 2025, 3:00 PM EST.

CLARIFICATIONS / MODIFICATIONS / QUESTIONS AND ANSWERS

Q1. **CONSTRUCTION ADMINISTRATION:**
RFP Page 3 item 1. Terms : It is understood that the contract must be renewed or terminated on an annual basis on December 31st. Should A/E services provided by the successful firm go into the construction administrative (CA) phase, the profession liability as well as state law requirements may require the CA services extend past the renewal date to the completion of the project. Accordingly, can we assume once under contract for full A/E services provided within standards of the industry, moves onto Construction the successful firm will be retained to the completion of the project?

A1. Yes, it can be reasonably assumed that once under contract for full A/E services—provided those services are performed in accordance with industry standards—the successful firm will be retained through the completion of the project, including the Construction Administration (CA) phase. While the contract is subject to annual renewal or termination on December 31st, the City acknowledges that professional liability and state law requirements may necessitate continuity of CA services beyond the renewal date. The intent is to maintain consistency and quality throughout the life of the project.

Q2. **INTERVIEWS:**
Please clarify the timeline for interviews for the selected firms mentioned in Section I.3.c. Proposals are due by 11/20, are interviews expected to take place within the first week of December in order to meet the expediated timeline the city expects?

A2. The City reserves the right to hold interviews as part of the evaluation process. Should the City choose to exercise this option, a detailed timeline and schedule will be provided to all shortlisted respondents. At this time, the City intends to make its selection based on the submitted proposals, references, and budget considerations. This approach allows for a thorough review of each submission while maintaining an efficient decision-making process.

Q3. **LEED CERTFICATION:**
Does the city plan to seek LEED certification for all projects under this contract or will that be up to the discretion of the project manager for each individual project?

A3. LEED certifications will be pursued at the discretion of the individual Project Manager assigned to each project. The City recognizes the value of sustainable practices and encourages consideration of LEED standards where appropriate, but final decisions regarding certification will be made based on project-specific goals, budget, and scope.

Q4: **CONTRACT RENEWALS:**
For renewals. will the selected firm need to resubmit qualifications yearly in June for the city's review

A4: Upon each renewal option, the contractor shall provide the City with updated contact information for the designated person responsible for overseeing the work. This information must include their name, telephone number, email address, cell phone number, and contact information for their immediate supervisor. The City’s contractual year is January 1 through December 31.

Q5: **LEED GUIDELINES:**
Could you please clarify if the buildings will need to follow the LEED guidelines for design requirements or if they need to be obtained LEED certification.

A5: All buildings should be designed and constructed in alignment with LEED guidelines, with the intention of acquiring LEED certification. This reflects the City's commitment to sustainable development and environmental stewardship. Final decisions regarding certification level and pursuit will be made in coordination with the individual Project Manager, based on project scope, feasibility, and budget.

Q6: **SIZE OF PARCELS:**
Do you have an estimate of the size of the available parcels for the proposed buildings

A6: The top three locations identified by staff for the proposed multipurpose center are parcels of approximately 3.6 acres, 6.1 acres, and 16.6 acres, respectively. These sites are currently under consideration based on factors such as size, accessibility, and potential for development

Q7: **TOTAL NUMBER OF TEAMS SELECTED:**
Due to the type of contract (on-call Architectural and Design Engineering Services), how many teams will the City select for these services?

A7: The City is currently seeking to engage one qualified team to provide the requested services. However, the City may consider selecting two teams if it is determined that doing so would better serve the needs of the project. This flexibility allows the City to ensure the most effective and comprehensive delivery of services

Q8: **PROPOSAL CONTENT INCLUSION:**
The RFP is requesting for proposal, currently there are several unknowns for the two buildings that the City wants to design under this contract (Multi-Purpose Cultural Arts, Youth and Senior Recreational Facility). We would like to know if the proposal response will be including team qualifications, references, approach and previous similar experience, and team members rates rather than a proposal fee.

A8: The proposal response should include team qualifications, references, approach, and previous similar experience; However, a proposal fee is required.

Q9: **BID BOND**
Could you please confirm if the bid bond is required for this proposal? Typically, this is not requested for design services.

A9: BONDS (Exhibit D) will not be required for this RFP.

Q10: **PRE-PROPOSAL MEETING MINUTES**
Are the meeting minutes from the pre-proposal meeting available, and can they be shared?

A10: Yes.

Q11: **REQUEST CHANGE TO WORDING PROFESSIONAL LIABILITY LIMITS IN SECTION 12.7.3.1-**

The wording of the professional liability limits in Section 12.7.1.3 states that ... "The Service Provider shall purchase and maintain in force during the term of the Contract, Professional Liability insurance which will pay for damages arising out of errors or omissions in the rendering, or failure to render professional services under the Contract in the amount of at least ONE MILLION DOLLARS ($1,000,000.00) per claim and at least ONE MILLION DOLLARS ($1,000,000) Policy Aggregate. Such insurance must contain nose and tail coverage to include work performed by the Service Provider from the project's inception date and until such time as the Statue of Limitations has run for the work done on the project."

Our insurance provider suggests that the Insurance Requirements be amended to include the yellow highlighted wording on the Professional Liability Policy. All Professional Liability Limits in the Insurance Industry contain both the "Each Claim" and "Policy Aggregate" language. As currently written in the RFP, the insurer says that the professional liability limits are impossible to comply with. Could the city make that change?

A11: The City will not change its insurance requirements.

Q12: **REQUEST CHANGE TO WORDING OF PROFESSIONAL LIABILITY SECTION 12.7.9 – DEDUCTABLES**

The wording of Section 12.7.9 Deductibles says "The Service Provider's policies of insurance required by this Section 12.7may require the Service Provider's payment of a deductible, provided the Service Provider's insurer is required to pay claims from the first dollar at 110% of the claim value without any requirement that the Service Provider pay the deductible prior to its insurer's payment of the claim."

Section 12.7.9 should not apply to the professional liability insurance policy. In any settlement or because of any judgment, the payment of the professional liability coverage is in excess of the required deductible. Depending on the situation and timing of the resolution of a claim, the insurer might pay first and collect the deductible obligation after the resolution, but the payment would not include the amount of the deductible obligation. The risk assessment review provided by our insurance company stated that any situation where the insured's contractual obligation will impose an additional requirement on the insurance company that goes beyond the insurance policy terms and conditions is not attainable. Regardless of what the contract says, the deductible is the insured's obligation and the insurance policy will not pay 110% of a claim. Could the city make that change?

A12: The City will delete section 12.7.9 in this RFP.

Q13: **COMMUNITY CENTER NEEDS CLARIFICATION**
Does the City anticipate "event" food service to be included in the development of the community center?

A13: The facility will include a food preparation area but not a full kitchen. Design considerations should reflect this limitation, ensuring functionality for light catering or warming stations without full cooking capabilities.

Q14: **ARTS CENTER CLARIFICATION**:
Does the city anticipate consideration of performing arts events as part of an arts center facility request?

A14. Performing arts should be considered as an integral component of the facility's development. The City encourages design teams to incorporate flexible and functional spaces that support a variety of performing arts activities, reflecting the community's cultural and creative needs.

End of Addendum No. 2

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RFP No. 2025-0012 - On-Call Architectural Services for A Multi-Purpose Cultural Arts, Youth, and Senior Recreational Facility

Project Overview

Project Details	
Reference ID	RFP No. 2025-0012
Project Name	On-Call Architectural Services for A Multi-Purpose Cultural Arts, Youth, and Senior Recreational Facility
Project Facilitator	Wanda Cooley
Project Type	RFP
Department	Purchasing
Budget	$0.00 - $0.00
Project Description	The City of Stockbridge (City) is seeking to retain a company(s) with the qualifications and staff resources necessary to perform any and/or all of the following: planning, designing, bidding, and construction oversight phases of various projects deemed to be in the best interest of the City. The City is looking for company(s) with the capability to also provide added value services, including, but not limited to, structural engineering, security consultation, technology consultation, interior design, etc. The successful company(s) will provide services for the City of Stockbridge as outlined in the Scope of Services.
Open Date	Oct 17, 2025 12:00 PM EDT
Close Date	Nov 20, 2025 3:00 PM EST

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Highest Scoring Supplier	Score
TSW	94.6 pts

Conflict of Interest

Declaration of Conflict of Interest You have been chosen as a Committee member for this Evaluation. Please read the following information on conflict of interest to see if you have any problem or potential problem in serving on this committee. ## Code of Conduct All information related to submissions received from Suppliers or Service Providers must be kept confidential by Committee members. ## Conflict of Interest No member of a Committee shall participate in the evaluation if that Committee member or any member of his or her immediate family: * has direct or indirect financial interest in the award of the contract to any proponent; * is currently employed by, or is a consultant to or under contract to a proponent; * is negotiating or has an arrangement concerning future employment or contracting with any proponent; or, * has an ownership interest in, or is an officer or director of, any proponent. Please sign below acknowledging that you have received and read this information. If you have a conflict or potential conflict, please indicate your conflict on this acknowledgment form with information regarding the conflict. I have read and understood the provisions related to the conflict of interest when serving on the Evaluation Committee. If any such conflict of interest arises during the Committee's review of this project, I will immediately report it to the Purchasing Director.

Name	Date Signed	Has a Conflict of Interest?
Demetries Wells	Dec 01, 2025 2:45 PM EST	No
Decius Aaron	Nov 26, 2025 2:36 PM EST	No
Veronica Green	Nov 24, 2025 3:15 PM EST	No
Lisa Fareed	Nov 30, 2025 6:21 PM EST	No
Tranita Jones	Dec 01, 2025 8:32 AM EST	No

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Project Criteria

Criteria	Points	Description
A - A. Consulting Experience	**25 pts**	
A-1 - A1. Contracts on hand	5 pts	Does the offeror's proposal contain the number of contracts on hand, detailing the schedules and gross amount of each contract?
A-2 - A2. Completed Projects	10 pts	Did the offeror list 3-5 similar projects that were completed within the past five (5) years?
A-3 - A3. Incomplete Projects	5 pts	Did the offeror's prior projects present difficulties, rendering the project incomplete? If so, were there details as to why listed?
A-4 - A4. Project Success Measurement	5 pts	Does the offeror's proposal reflect accountability as well as clear results-oriented plans to obtain tangible goals?
B - B. Local Government Experience in Facility Design	**20 pts**	
B-1 - B1. Design and Spatial Awareness	5 pts	Does the offeror's proposal reflect that they possess a deep spatial awareness to create function and aesthetically pleasing spaces?

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B-2 - B2. Problem-solving	5 pts	Does the offeror's proposal reveal their ability to critically and creatively think to develop innovative solutions to problems as they arise?
B-3 - B3. Building Codes & Regulations	10 pts	Does the offeror's proposal reflect thorough knowledge of federal, state, and local codes, and that the regulations are essential?
C - C. Qualifications of Consultant's Staff	**20 pts**	
C-1 - C1.	10 pts	Are strong analytical, problem-solving, communication, and interpersonal skills reflected in the offeror's proposal?
C-2 - C2.	10 pts	Are project management experience, certifications, and expertise in areas like data analysis, specific business software, and commercial awareness reflected within the offeror's proposal?
D - Demonstrated Ability of the Consultant to Perform	**25 pts**	
D-1 - 1.	10 pts	Did the offeror provide five (s) references as requested? Were the references needs similar to the needs in this project?
D-2 - 2.	5 pts	Based upon the offeror's proposal, does the proposal show examples of time management skills?

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D-3 - 3.	5 pts	Does the offeror's proposal reflect the mandatory nature of prioritizing projects?
D-4 - 4.	5 pts	Was any of the work provided to the references similar in nature in comparison to the needs of the City of Stockbridge listed within the Scope of Work?
E - Cost Proposal	**10 pts**	
E-1 -	10 pts	
Total	**100 pts**	

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Scoring Summary

Active Submissions

	Total	A - A. Consulting Experience	A-1 - A1. Contracts on hand	A-2 - A2. Completed Projects	A-3 - A3. Incomplete Projects
Supplier	**/ 100 pts**	**/ 25 pts**	**/ 5 pts**	**/ 10 pts**	**/ 5 pts**
TSW	94.6 pts	24.4 pts	4.6 pts	9.8 pts	5 pts
CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba CPL	84.8 pts	22.2 pts	5 pts	8.8 pts	3.4 pts
Harris + Smith, LLC	80.2 pts	21.4 pts	4.8 pts	7.8 pts	4.4 pts
Sizemore Group	74.8 pts	20 pts	4.6 pts	7.4 pts	3.6 pts
MOSA Architects	74 pts	20.4 pts	4.6 pts	7.6 pts	5 pts

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	Total	A - A. Consulting Experience	A-1 - A1. Contracts on hand	A-2 - A2. Completed Projects	A-3 - A3. Incomplete Projects
Supplier	**/ 100 pts**	**/ 25 pts**	**/ 5 pts**	**/ 10 pts**	**/ 5 pts**
Jericho Design Group	72.2 pts	18.4 pts	3.4 pts	6.6 pts	4.6 pts
PRAXIS3	67.2 pts	15.6 pts	2 pts	7.2 pts	3.8 pts

	A-4 - A4. Project Success Measurement	B - B. Local Government Experience in Facility Design	B-1 - B1. Design and Spatial Awareness	B-2 - B2. Problem-solving	B-3 - B3. Building Codes & Regulations
Supplier	**/ 5 pts**	**/ 20 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**
TSW	5 pts	18.6 pts	4.6 pts	4.8 pts	9.2 pts
CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba CPL	5 pts	17.2 pts	4.6 pts	4.8 pts	7.8 pts

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	A-4 - A4. Project Success Measurement	B - B. Local Government Experience in Facility Design	B-1 - B1. Design and Spatial Awareness	B-2 - B2. Problem-solving	B-3 - B3. Building Codes & Regulations
Supplier	**/ 5 pts**	**/ 20 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**
Harris + Smith, LLC	4.4 pts	15.8 pts	3.8 pts	4.8 pts	7.2 pts
Sizemore Group	4.4 pts	14.6 pts	4.2 pts	4 pts	6.4 pts
MOSA Architects	3.2 pts	13.4 pts	4.6 pts	3 pts	5.8 pts
Jericho Design Group	3.8 pts	13 pts	4.4 pts	3 pts	5.6 pts
PRAXIS3	2.6 pts	13.8 pts	3.8 pts	3.8 pts	6.2 pts

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	C - C. Qualifications of Consultant's Staff	C-1 - C1.	C-2 - C2.	D - Demonstrated Ability of the Consultant to Perform	D-1 - 1.
Supplier	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 25 pts**	**/ 10 pts**
TSW	18.2 pts	9 pts	9.2 pts	24.6 pts	10 pts
CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba CPL	17.6 pts	8.6 pts	9 pts	20 pts	7.6 pts
Harris + Smith, LLC	16.6 pts	7.8 pts	8.8 pts	18.2 pts	7 pts
Sizemore Group	14.4 pts	7 pts	7.4 pts	18.6 pts	7.4 pts
MOSA Architects	15.2 pts	7.2 pts	8 pts	17.4 pts	8 pts
Jericho Design Group	13.4 pts	7.2 pts	6.2 pts	19.8 pts	9 pts
PRAXIS3	14.4 pts	6.8 pts	7.6 pts	16.2 pts	6.4 pts

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	D-2 - 2.	D-3 - 3.	D-4 - 4.	E - Cost Proposal	E-1 -
Supplier	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**	**/ 10 pts**
TSW	5 pts	4.6 pts	5 pts	8.8 pts	8.8 pts
CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba CPL	4.2 pts	3.8 pts	4.4 pts	7.8 pts	7.8 pts
Harris + Smith, LLC	4.2 pts	2.8 pts	4.2 pts	8.2 pts	8.2 pts
Sizemore Group	4 pts	3.6 pts	3.6 pts	7.2 pts	7.2 pts
MOSA Architects	3.6 pts	3.2 pts	2.6 pts	7.6 pts	7.6 pts
Jericho Design Group	3.2 pts	3.8 pts	3.8 pts	7.6 pts	7.6 pts
PRAXIS3	3 pts	2.8 pts	4 pts	7.2 pts	7.2 pts

Stockbridge
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Proposal Scores

Harris + Smith, LLC - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - A. Consulting Experience	A-1 - A1. Contracts on hand	A-2 - A2. Completed Projects	A-3 - A3. Incomplete Projects
Reviewer	**/ 100 pts**	**/ 25 pts**	**/ 5 pts**	**/ 10 pts**	**/ 5 pts**
Demetries Wells	57 pts	20 pts	5 pts	5 pts	5 pts
Decius Aaron	96 pts	24 pts	5 pts	9 pts	5 pts
Lisa Fareed	86 pts	24 pts	5 pts	9 pts	5 pts
Veronica Green	78 pts	18 pts	4 pts	8 pts	2 pts
Tranita Jones	84 pts	21 pts	5 pts	8 pts	5 pts

Stockbridge
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	Total	A - A. Consulting Experience	A-1 - A1. Contracts on hand	A-2 - A2. Completed Projects	A-3 - A3. Incomplete Projects
Reviewer	**/ 100 pts**	**/ 25 pts**	**/ 5 pts**	**/ 10 pts**	**/ 5 pts**
		Average:	**4.8 pts**	**7.8 pts**	**4.4 pts**
		Consensus:	**-**	**-**	**-**
			↓	↓	↓
Calculated:	**80.2 pts**	**21.4 pts**	**4.8 pts**	**7.8 pts**	**4.4 pts**

	A-4 - A4. Project Success Measurement	B - B. Local Government Experience in Facility Design	B-1 - B1. Design and Spatial Awareness	B-2 - B2. Problem-solving	B-3 - B3. Building Codes & Regulations
Reviewer	**/ 5 pts**	**/ 20 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**
Demetries Wells	5 pts	8 pts	2 pts	5 pts	1 pts
Decius Aaron	5 pts	20 pts	5 pts	5 pts	10 pts

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	A-4 - A4. Project Success Measurement	B - B. Local Government Experience in Facility Design	B-1 - B1. Design and Spatial Awareness	B-2 - B2. Problem-solving	B-3 - B3. Building Codes & Regulations
Reviewer	**/ 5 pts**	**/ 20 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**
Lisa Fareed	5 pts	16 pts	4 pts	5 pts	7 pts
Veronica Green	4 pts	15 pts	3 pts	4 pts	8 pts
Tranita Jones	3 pts	20 pts	5 pts	5 pts	10 pts
	4.4 pts	**Average:**	**3.8 pts**	**4.8 pts**	**7.2 pts**
	-	**Consensus:**	**-**	**-**	**-**
	↓		↓	↓	↓
Calculated:	**4.4 pts**	**15.8 pts**	**3.8 pts**	**4.8 pts**	**7.2 pts**

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	C - C. Qualifications of Consultant's Staff	C-1 - C1.	C-2 - C2.	D - Demonstrated Ability of the Consultant to Perform	D-1 - 1.
Reviewer	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 25 pts**	**/ 10 pts**
Demetries Wells	13 pts	5 pts	8 pts	10 pts	5 pts
Decius Aaron	19 pts	10 pts	9 pts	25 pts	10 pts
Lisa Fareed	16 pts	8 pts	8 pts	21 pts	7 pts
Veronica Green	17 pts	8 pts	9 pts	20 pts	8 pts
Tranita Jones	18 pts	8 pts	10 pts	15 pts	5 pts
	Average:	**7.8 pts**	**8.8 pts**	**Average:**	**7 pts**
	Consensus:	**-**	**-**	**Consensus:**	**-**
		↓	↓		↓
Calculated:	**16.6 pts**	**7.8 pts**	**8.8 pts**	**18.2 pts**	**7 pts**

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	D-2 - 2.	D-3 - 3.	D-4 - 4.	E - Cost Proposal	E-1 -
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**	**/ 10 pts**
Demetries Wells	1 pts	2 pts	2 pts	6 pts	6 / 10
Decius Aaron	5 pts	5 pts	5 pts	8 pts	8 / 10
Lisa Fareed	5 pts	4 pts	5 pts	9 pts	9 / 10
Veronica Green	5 pts	2 pts	5 pts	8 pts	8 / 10
Tranita Jones	5 pts	1 pts	4 pts	10 pts	10 / 10
	4.2 pts	**2.8 pts**	**4.2 pts**	**Average:**	**8.2 / 10**
	-	-	-	**Consensus:**	-
	↓	↓	↓		↓
Calculated:	**4.2 pts**	**2.8 pts**	**4.2 pts**	**8.2 pts**	**8.2 pts**

Stockbridge
Where Community Connects

MOSA Architects - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - A. Consulting Experience	A-1 - A1. Contracts on hand	A-2 - A2. Completed Projects	A-3 - A3. Incomplete Projects
Reviewer	**/ 100 pts**	**/ 25 pts**	**/ 5 pts**	**/ 10 pts**	**/ 5 pts**
Demetries Wells	67 pts	20 pts	5 pts	8 pts	5 pts
Decius Aaron	94 pts	23 pts	5 pts	8 pts	5 pts
Lisa Fareed	92 pts	24 pts	5 pts	9 pts	5 pts
Veronica Green	58 pts	19 pts	3 pts	7 pts	5 pts
Tranita Jones	59 pts	16 pts	5 pts	6 pts	5 pts
		Average:	**4.6 pts**	**7.6 pts**	**5 pts**
		Consensus:	**-**	**-**	**-**

Stockbridge
Where Community Connects

	Total	A - A. Consulting Experience	A-1 - A1. Contracts on hand	A-2 - A2. Completed Projects	A-3 - A3. Incomplete Projects
Reviewer	**/ 100 pts**	**/ 25 pts**	**/ 5 pts**	**/ 10 pts**	**/ 5 pts**
			↓	↓	↓
Calculated:	**74 pts**	**20.4 pts**	**4.6 pts**	**7.6 pts**	**5 pts**

	A-4 - A4. Project Success Measurement	B - B. Local Government Experience in Facility Design	B-1 - B1. Design and Spatial Awareness	B-2 - B2. Problem-solving	B-3 - B3. Building Codes & Regulations
Reviewer	**/ 5 pts**	**/ 20 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**
Demetries Wells	2 pts	9 pts	5 pts	2 pts	2 pts
Decius Aaron	5 pts	19 pts	5 pts	4 pts	10 pts
Lisa Fareed	5 pts	19 pts	5 pts	5 pts	9 pts
Veronica Green	4 pts	8 pts	3 pts	2 pts	3 pts

Stockbridge
Where Community Connects

	A-4 - A4. Project Success Measurement	B - B. Local Government Experience in Facility Design	B-1 - B1. Design and Spatial Awareness	B-2 - B2. Problem-solving	B-3 - B3. Building Codes & Regulations
Reviewer	**/ 5 pts**	**/ 20 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**
Tranita Jones	0 pts	12 pts	5 pts	2 pts	5 pts
	3.2 pts	**Average:**	**4.6 pts**	**3 pts**	**5.8 pts**
	-	**Consensus:**	-	-	-
	↓		↓	↓	↓
Calculated:	**3.2 pts**	**13.4 pts**	**4.6 pts**	**3 pts**	**5.8 pts**

Stockbridge
Where Community Connects

	C - C. Qualifications of Consultant's Staff	C-1 - C1.	C-2 - C2.	D - Demonstrated Ability of the Consultant to Perform	D-1 - 1.
Reviewer	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 25 pts**	**/ 10 pts**
Demetries Wells	16 pts	8 pts	8 pts	17 pts	8 pts
Decius Aaron	18 pts	8 pts	10 pts	24 pts	10 pts
Lisa Fareed	18 pts	9 pts	9 pts	24 pts	10 pts
Veronica Green	12 pts	6 pts	6 pts	12 pts	5 pts
Tranita Jones	12 pts	5 pts	7 pts	10 pts	7 pts
	Average:	**7.2 pts**	**8 pts**	**Average:**	**8 pts**
	Consensus:	**-**	**-**	**Consensus:**	**-**
		↓	↓		↓
Calculated:	**15.2 pts**	**7.2 pts**	**8 pts**	**17.4 pts**	**8 pts**

Stockbridge
Where Community Connects

	D-2 - 2.	D-3 - 3.	D-4 - 4.	E - Cost Proposal	E-1 -
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**	**/ 10 pts**
Demetries Wells	5 pts	2 pts	2 pts	5 pts	5 / 10
Decius Aaron	5 pts	5 pts	4 pts	10 pts	10 / 10
Lisa Fareed	5 pts	5 pts	4 pts	7 pts	7 / 10
Veronica Green	2 pts	3 pts	2 pts	7 pts	7 / 10
Tranita Jones	1 pts	1 pts	1 pts	9 pts	9 / 10
	3.6 pts	**3.2 pts**	**2.6 pts**	**Average:**	**7.6 / 10**
	-	-	-	**Consensus:**	-
	↓	↓	↓		↓
Calculated:	**3.6 pts**	**3.2 pts**	**2.6 pts**	**7.6 pts**	**7.6 pts**

Stockbridge
Where Community Connects

CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba CPL - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - A. Consulting Experience	A-1 - A1. Contracts on hand	A-2 - A2. Completed Projects	A-3 - A3. Incomplete Projects
Reviewer	**/ 100 pts**	**/ 25 pts**	**/ 5 pts**	**/ 10 pts**	**/ 5 pts**
Demetries Wells	88 pts	23 pts	5 pts	8 pts	5 pts
Decius Aaron	95 pts	24 pts	5 pts	9 pts	5 pts
Lisa Fareed	92 pts	24 pts	5 pts	9 pts	5 pts
Veronica Green	82 pts	20 pts	5 pts	8 pts	2 pts
Tranita Jones	67 pts	20 pts	5 pts	10 pts	0 pts
		Average:	**5 pts**	**8.8 pts**	**3.4 pts**

Stockbridge
Where Community Connects

	Total	A - A. Consulting Experience	A-1 - A1. Contracts on hand	A-2 - A2. Completed Projects	A-3 - A3. Incomplete Projects
Reviewer	**/ 100 pts**	**/ 25 pts**	**/ 5 pts**	**/ 10 pts**	**/ 5 pts**
		Consensus:	**-**	**-**	**-**
			↓	↓	↓
Calculated:	**84.8 pts**	**22.2 pts**	**5 pts**	**8.8 pts**	**3.4 pts**

	A-4 - A4. Project Success Measurement	B - B. Local Government Experience in Facility Design	B-1 - B1. Design and Spatial Awareness	B-2 - B2. Problem-solving	B-3 - B3. Building Codes & Regulations
Reviewer	**/ 5 pts**	**/ 20 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**
Demetries Wells	5 pts	18 pts	5 pts	5 pts	8 pts
Decius Aaron	5 pts	20 pts	5 pts	5 pts	10 pts
Lisa Fareed	5 pts	20 pts	5 pts	5 pts	10 pts

Stockbridge
Where Community Connects

	A-4 - A4. Project Success Measurement	B - B. Local Government Experience in Facility Design	B-1 - B1. Design and Spatial Awareness	B-2 - B2. Problem-solving	B-3 - B3. Building Codes & Regulations
Reviewer	**/ 5 pts**	**/ 20 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**
Veronica Green	5 pts	16 pts	3 pts	5 pts	8 pts
Tranita Jones	5 pts	12 pts	5 pts	4 pts	3 pts
	5 pts	**Average:**	**4.6 pts**	**4.8 pts**	**7.8 pts**
	-	**Consensus:**	-	-	-
	↓		↓	↓	↓
Calculated:	**5 pts**	**17.2 pts**	**4.6 pts**	**4.8 pts**	**7.8 pts**

Stockbridge
Where Community Connects

	C - C. Qualifications of Consultant's Staff	C-1 - C1.	C-2 - C2.	D - Demonstrated Ability of the Consultant to Perform	D-1 - 1.
Reviewer	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 25 pts**	**/ 10 pts**
Demetries Wells	16 pts	8 pts	8 pts	23 pts	8 pts
Decius Aaron	20 pts	10 pts	10 pts	24 pts	10 pts
Lisa Fareed	19 pts	9 pts	10 pts	21 pts	6 pts
Veronica Green	18 pts	9 pts	9 pts	20 pts	9 pts
Tranita Jones	15 pts	7 pts	8 pts	12 pts	5 pts
	Average:	**8.6 pts**	**9 pts**	**Average:**	**7.6 pts**
	Consensus:	**-**	**-**	**Consensus:**	**-**
		↓	↓		↓
Calculated:	**17.6 pts**	**8.6 pts**	**9 pts**	**20 pts**	**7.6 pts**

Stockbridge
Where Community Connects

	D-2 - 2.	D-3 - 3.	D-4 - 4.	E - Cost Proposal	E-1 -
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**	**/ 10 pts**
Demetries Wells	5 pts	5 pts	5 pts	8 pts	8 / 10
Decius Aaron	5 pts	5 pts	4 pts	7 pts	7 / 10
Lisa Fareed	5 pts	5 pts	5 pts	8 pts	8 / 10
Veronica Green	4 pts	3 pts	4 pts	8 pts	8 / 10
Tranita Jones	2 pts	1 pts	4 pts	8 pts	8 / 10
	4.2 pts	**3.8 pts**	**4.4 pts**	**Average:**	**7.8 / 10**
	-	-	-	**Consensus:**	-
	↓	↓	↓		↓
Calculated:	**4.2 pts**	**3.8 pts**	**4.4 pts**	**7.8 pts**	**7.8 pts**

Stockbridge
Where Community Connects

Sizemore Group - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - A. Consulting Experience	A-1 - A1. Contracts on hand	A-2 - A2. Completed Projects	A-3 - A3. Incomplete Projects
Reviewer	**/ 100 pts**	**/ 25 pts**	**/ 5 pts**	**/ 10 pts**	**/ 5 pts**
Demetries Wells	68 pts	23 pts	5 pts	8 pts	5 pts
Decius Aaron	68 pts	15 pts	3 pts	6 pts	3 pts
Lisa Fareed	89 pts	22 pts	5 pts	9 pts	3 pts
Veronica Green	69 pts	18 pts	5 pts	7 pts	2 pts
Tranita Jones	80 pts	22 pts	5 pts	7 pts	5 pts
		Average:	**4.6 pts**	**7.4 pts**	**3.6 pts**
		Consensus:	-	-	-

Stockbridge
Where Community Connects

	Total	A - A. Consulting Experience	A-1 - A1. Contracts on hand	A-2 - A2. Completed Projects	A-3 - A3. Incomplete Projects
Reviewer	**/ 100 pts**	**/ 25 pts**	**/ 5 pts**	**/ 10 pts**	**/ 5 pts**
			↓	↓	↓
Calculated:	**74.8 pts**	**20 pts**	**4.6 pts**	**7.4 pts**	**3.6 pts**

	A-4 - A4. Project Success Measurement	B - B. Local Government Experience in Facility Design	B-1 - B1. Design and Spatial Awareness	B-2 - B2. Problem-solving	B-3 - B3. Building Codes & Regulations
Reviewer	**/ 5 pts**	**/ 20 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**
Demetries Wells	5 pts	8 pts	5 pts	2 pts	1 pts
Decius Aaron	3 pts	17 pts	3 pts	4 pts	10 pts
Lisa Fareed	5 pts	18 pts	4 pts	5 pts	9 pts
Veronica Green	4 pts	16 pts	4 pts	5 pts	7 pts

Stockbridge
Where Community Connects

	A-4 - A4. Project Success Measurement	B - B. Local Government Experience in Facility Design	B-1 - B1. Design and Spatial Awareness	B-2 - B2. Problem-solving	B-3 - B3. Building Codes & Regulations
Reviewer	**/ 5 pts**	**/ 20 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**
Tranita Jones	5 pts	14 pts	5 pts	4 pts	5 pts
	4.4 pts	**Average:**	**4.2 pts**	**4 pts**	**6.4 pts**
	-	**Consensus:**	-	-	-
	↓		↓	↓	↓
Calculated:	**4.4 pts**	**14.6 pts**	**4.2 pts**	**4 pts**	**6.4 pts**

Stockbridge
Where Community Connects

	C - C. Qualifications of Consultant's Staff	C-1 - C1.	C-2 - C2.	D - Demonstrated Ability of the Consultant to Perform	D-1 - 1.
Reviewer	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 25 pts**	**/ 10 pts**
Demetries Wells	15 pts	5 pts	10 pts	14 pts	5 pts
Decius Aaron	14 pts	7 pts	7 pts	19 pts	10 pts
Lisa Fareed	17 pts	9 pts	8 pts	24 pts	10 pts
Veronica Green	14 pts	6 pts	8 pts	13 pts	2 pts
Tranita Jones	12 pts	8 pts	4 pts	23 pts	10 pts
	Average:	**7 pts**	**7.4 pts**	**Average:**	**7.4 pts**
	Consensus:	**-**	**-**	**Consensus:**	**-**
		↓	↓		↓
Calculated:	**14.4 pts**	**7 pts**	**7.4 pts**	**18.6 pts**	**7.4 pts**

Stockbridge
Where Community Connects

	D-2 - 2.	D-3 - 3.	D-4 - 4.	E - Cost Proposal	E-1 -
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**	**/ 10 pts**
Demetries Wells	5 pts	2 pts	2 pts	8 pts	8 / 10
Decius Aaron	3 pts	4 pts	2 pts	3 pts	3 / 10
Lisa Fareed	5 pts	4 pts	5 pts	8 pts	8 / 10
Veronica Green	3 pts	3 pts	5 pts	8 pts	8 / 10
Tranita Jones	4 pts	5 pts	4 pts	9 pts	9 / 10
	4 pts	**3.6 pts**	**3.6 pts**	**Average:**	**7.2 / 10**
	-	**-**	**-**	**Consensus:**	**-**
	↓	↓	↓		↓
Calculated:	**4 pts**	**3.6 pts**	**3.6 pts**	**7.2 pts**	**7.2 pts**

Stockbridge
Where Community Connects

TSW - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - A. Consulting Experience	A-1 - A1. Contracts on hand	A-2 - A2. Completed Projects	A-3 - A3. Incomplete Projects
Reviewer	**/ 100 pts**	**/ 25 pts**	**/ 5 pts**	**/ 10 pts**	**/ 5 pts**
Demetries Wells	98 pts	25 pts	5 pts	10 pts	5 pts
Decius Aaron	98 pts	25 pts	5 pts	10 pts	5 pts
Lisa Fareed	90 pts	23 pts	4 pts	9 pts	5 pts
Veronica Green	94 pts	25 pts	5 pts	10 pts	5 pts
Tranita Jones	93 pts	24 pts	4 pts	10 pts	5 pts
		Average:	**4.6 pts**	**9.8 pts**	**5 pts**
		Consensus:	-	-	-

Stockbridge
Where Community Connects

	Total	A - A. Consulting Experience	A-1 - A1. Contracts on hand	A-2 - A2. Completed Projects	A-3 - A3. Incomplete Projects
Reviewer	**/ 100 pts**	**/ 25 pts**	**/ 5 pts**	**/ 10 pts**	**/ 5 pts**
			↓	↓	↓
Calculated:	**94.6 pts**	**24.4 pts**	**4.6 pts**	**9.8 pts**	**5 pts**

	A-4 - A4. Project Success Measurement	B - B. Local Government Experience in Facility Design	B-1 - B1. Design and Spatial Awareness	B-2 - B2. Problem-solving	B-3 - B3. Building Codes & Regulations
Reviewer	**/ 5 pts**	**/ 20 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**
Demetries Wells	5 pts	20 pts	5 pts	5 pts	10 pts
Decius Aaron	5 pts	19 pts	4 pts	5 pts	10 pts
Lisa Fareed	5 pts	17 pts	5 pts	4 pts	8 pts
Veronica Green	5 pts	18 pts	4 pts	5 pts	9 pts

Stockbridge
Where Community Connects

	A-4 - A4. Project Success Measurement	B - B. Local Government Experience in Facility Design	B-1 - B1. Design and Spatial Awareness	B-2 - B2. Problem-solving	B-3 - B3. Building Codes & Regulations
Reviewer	**/ 5 pts**	**/ 20 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**
Tranita Jones	5 pts	19 pts	5 pts	5 pts	9 pts
	5 pts	**Average:**	**4.6 pts**	**4.8 pts**	**9.2 pts**
	-	**Consensus:**	-	-	-
	↓		↓	↓	↓
Calculated:	**5 pts**	**18.6 pts**	**4.6 pts**	**4.8 pts**	**9.2 pts**

Stockbridge
Where Community Connects

	C - C. Qualifications of Consultant's Staff	C-1 - C1.	C-2 - C2.	D - Demonstrated Ability of the Consultant to Perform	D-1 - 1.
Reviewer	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 25 pts**	**/ 10 pts**
Demetries Wells	19 pts	9 pts	10 pts	25 pts	10 pts
Decius Aaron	20 pts	10 pts	10 pts	25 pts	10 pts
Lisa Fareed	18 pts	9 pts	9 pts	23 pts	10 pts
Veronica Green	18 pts	9 pts	9 pts	25 pts	10 pts
Tranita Jones	16 pts	8 pts	8 pts	25 pts	10 pts
	Average:	**9 pts**	**9.2 pts**	**Average:**	**10 pts**
	Consensus:	-	-	**Consensus:**	-
		↓	↓		↓
Calculated:	**18.2 pts**	**9 pts**	**9.2 pts**	**24.6 pts**	**10 pts**

Stockbridge
Where Community Connects

	D-2 - 2.	D-3 - 3.	D-4 - 4.	E - Cost Proposal	E-1 -
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**	**/ 10 pts**
Demetries Wells	5 pts	5 pts	5 pts	9 pts	9 / 10
Decius Aaron	5 pts	5 pts	5 pts	9 pts	9 / 10
Lisa Fareed	5 pts	3 pts	5 pts	9 pts	9 / 10
Veronica Green	5 pts	5 pts	5 pts	8 pts	8 / 10
Tranita Jones	5 pts	5 pts	5 pts	9 pts	9 / 10
	5 pts	**4.6 pts**	**5 pts**	**Average:**	**8.8 / 10**
	-	-	-	**Consensus:**	-
	↓	↓	↓		↓
Calculated:	**5 pts**	**4.6 pts**	**5 pts**	**8.8 pts**	**8.8 pts**

Stockbridge
Where Community Connects

PRAXIS3 - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - A. Consulting Experience	A-1 - A1. Contracts on hand	A-2 - A2. Completed Projects	A-3 - A3. Incomplete Projects
Reviewer	**/ 100 pts**	**/ 25 pts**	**/ 5 pts**	**/ 10 pts**	**/ 5 pts**
Demetries Wells	46 pts	11 pts	2 pts	5 pts	2 pts
Decius Aaron	76 pts	18 pts	4 pts	6 pts	4 pts
Lisa Fareed	84 pts	20 pts	2 pts	8 pts	5 pts
Veronica Green	62 pts	14 pts	2 pts	7 pts	3 pts
Tranita Jones	68 pts	15 pts	0 pts	10 pts	5 pts
		Average:	**2 pts**	**7.2 pts**	**3.8 pts**
		Consensus:	**-**	**-**	**-**

Stockbridge
Where Community Connects

	Total	A - A. Consulting Experience	A-1 - A1. Contracts on hand	A-2 - A2. Completed Projects	A-3 - A3. Incomplete Projects
Reviewer	**/ 100 pts**	**/ 25 pts**	**/ 5 pts**	**/ 10 pts**	**/ 5 pts**
			↓	↓	↓
Calculated:	**67.2 pts**	**15.6 pts**	**2 pts**	**7.2 pts**	**3.8 pts**

	A-4 - A4. Project Success Measurement	B - B. Local Government Experience in Facility Design	B-1 - B1. Design and Spatial Awareness	B-2 - B2. Problem-solving	B-3 - B3. Building Codes & Regulations
Reviewer	**/ 5 pts**	**/ 20 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**
Demetries Wells	2 pts	6 pts	2 pts	2 pts	2 pts
Decius Aaron	4 pts	17 pts	4 pts	3 pts	10 pts
Lisa Fareed	5 pts	17 pts	5 pts	5 pts	7 pts
Veronica Green	2 pts	14 pts	3 pts	4 pts	7 pts

Stockbridge
Where Community Connects

	A-4 - A4. Project Success Measurement	B - B. Local Government Experience in Facility Design	B-1 - B1. Design and Spatial Awareness	B-2 - B2. Problem-solving	B-3 - B3. Building Codes & Regulations
Reviewer	**/ 5 pts**	**/ 20 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**
Tranita Jones	0 pts	15 pts	5 pts	5 pts	5 pts
	2.6 pts	**Average:**	**3.8 pts**	**3.8 pts**	**6.2 pts**
	-	**Consensus:**	**-**	**-**	**-**
	↓		↓	↓	↓
Calculated:	**2.6 pts**	**13.8 pts**	**3.8 pts**	**3.8 pts**	**6.2 pts**

Stockbridge
Where Community Connects

	C - C. Qualifications of Consultant's Staff	C-1 - C1.	C-2 - C2.	D - Demonstrated Ability of the Consultant to Perform	D-1 - 1.
Reviewer	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 25 pts**	**/ 10 pts**
Demetries Wells	13 pts	5 pts	8 pts	10 pts	5 pts
Decius Aaron	13 pts	7 pts	6 pts	21 pts	10 pts
Lisa Fareed	18 pts	9 pts	9 pts	20 pts	5 pts
Veronica Green	15 pts	7 pts	8 pts	11 pts	2 pts
Tranita Jones	13 pts	6 pts	7 pts	19 pts	10 pts
	Average:	**6.8 pts**	**7.6 pts**	**Average:**	**6.4 pts**
	Consensus:	**-**	**-**	**Consensus:**	**-**
		↓	↓		↓
Calculated:	**14.4 pts**	**6.8 pts**	**7.6 pts**	**16.2 pts**	**6.4 pts**

Stockbridge
Where Community Connects

	D-2 - 2.	D-3 - 3.	D-4 - 4.	E - Cost Proposal	E-1 -
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**	**/ 10 pts**
Demetries Wells	1 pts	2 pts	2 pts	6 pts	6 / 10
Decius Aaron	4 pts	4 pts	3 pts	7 pts	7 / 10
Lisa Fareed	5 pts	5 pts	5 pts	9 pts	9 / 10
Veronica Green	2 pts	2 pts	5 pts	8 pts	8 / 10
Tranita Jones	3 pts	1 pts	5 pts	6 pts	6 / 10
	3 pts	**2.8 pts**	**4 pts**	**Average:**	**7.2 / 10**
	-	-	-	**Consensus:**	-
	↓	↓	↓		↓
Calculated:	**3 pts**	**2.8 pts**	**4 pts**	**7.2 pts**	**7.2 pts**

Stockbridge
Where Community Connects

Jericho Design Group - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - A. Consulting Experience	A-1 - A1. Contracts on hand	A-2 - A2. Completed Projects	A-3 - A3. Incomplete Projects
Reviewer	**/ 100 pts**	**/ 25 pts**	**/ 5 pts**	**/ 10 pts**	**/ 5 pts**
Demetries Wells	53 pts	16 pts	1 pts	5 pts	5 pts
Decius Aaron	88 pts	23 pts	5 pts	8 pts	5 pts
Lisa Fareed	76 pts	17 pts	3 pts	6 pts	5 pts
Veronica Green	82 pts	23 pts	5 pts	8 pts	5 pts
Tranita Jones	62 pts	13 pts	3 pts	6 pts	3 pts
		Average:	**3.4 pts**	**6.6 pts**	**4.6 pts**
		Consensus:	**-**	**-**	**-**

Stockbridge
Where Community Connects

	Total	A - A. Consulting Experience	A-1 - A1. Contracts on hand	A-2 - A2. Completed Projects	A-3 - A3. Incomplete Projects
Reviewer	**/ 100 pts**	**/ 25 pts**	**/ 5 pts**	**/ 10 pts**	**/ 5 pts**
			↓	↓	↓
Calculated:	**72.2 pts**	**18.4 pts**	**3.4 pts**	**6.6 pts**	**4.6 pts**

	A-4 - A4. Project Success Measurement	B - B. Local Government Experience in Facility Design	B-1 - B1. Design and Spatial Awareness	B-2 - B2. Problem-solving	B-3 - B3. Building Codes & Regulations
Reviewer	**/ 5 pts**	**/ 20 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**
Demetries Wells	5 pts	7 pts	5 pts	1 pts	1 pts
Decius Aaron	5 pts	18 pts	4 pts	4 pts	10 pts
Lisa Fareed	3 pts	18 pts	5 pts	4 pts	9 pts
Veronica Green	5 pts	16 pts	4 pts	4 pts	8 pts

Stockbridge
Where Community Connects

	A-4 - A4. Project Success Measurement	B - B. Local Government Experience in Facility Design	B-1 - B1. Design and Spatial Awareness	B-2 - B2. Problem-solving	B-3 - B3. Building Codes & Regulations
Reviewer	**/ 5 pts**	**/ 20 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**
Tranita Jones	1 pts	6 pts	4 pts	2 pts	0 pts
	3.8 pts	**Average:**	**4.4 pts**	**3 pts**	**5.6 pts**
	-	**Consensus:**	-	-	-
	↓		↓	↓	↓
Calculated:	**3.8 pts**	**13 pts**	**4.4 pts**	**3 pts**	**5.6 pts**

Stockbridge
Where Community Connects

	C - C. Qualifications of Consultant's Staff	C-1 - C1.	C-2 - C2.	D - Demonstrated Ability of the Consultant to Perform	D-1 - 1.
Reviewer	**/ 20 pts**	**/ 10 pts**	**/ 10 pts**	**/ 25 pts**	**/ 10 pts**
Demetries Wells	10 pts	5 pts	5 pts	13 pts	8 pts
Decius Aaron	16 pts	8 pts	8 pts	24 pts	10 pts
Lisa Fareed	12 pts	8 pts	4 pts	21 pts	9 pts
Veronica Green	15 pts	7 pts	8 pts	20 pts	8 pts
Tranita Jones	14 pts	8 pts	6 pts	21 pts	10 pts
	Average:	**7.2 pts**	**6.2 pts**	**Average:**	**9 pts**
	Consensus:	**-**	**-**	**Consensus:**	**-**
		↓	↓		↓
Calculated:	**13.4 pts**	**7.2 pts**	**6.2 pts**	**19.8 pts**	**9 pts**

Stockbridge
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	D-2 - 2.	D-3 - 3.	D-4 - 4.	E - Cost Proposal	E-1 -
Reviewer	**/ 5 pts**	**/ 5 pts**	**/ 5 pts**	**/ 10 pts**	**/ 10 pts**
Demetries Wells	1 pts	2 pts	2 pts	7 pts	7 / 10
Decius Aaron	5 pts	5 pts	4 pts	7 pts	7 / 10
Lisa Fareed	4 pts	4 pts	4 pts	8 pts	8 / 10
Veronica Green	4 pts	4 pts	4 pts	8 pts	8 / 10
Tranita Jones	2 pts	4 pts	5 pts	8 pts	8 / 10
	3.2 pts	**3.8 pts**	**3.8 pts**	**Average:**	**7.6 / 10**
	-	-	-	**Consensus:**	-
	↓	↓	↓		↓
Calculated:	**3.2 pts**	**3.8 pts**	**3.8 pts**	**7.6 pts**	**7.6 pts**

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Request For Proposals (RFP) No. 2025-0012, On-Call Architectural Services for A Multi-Purpose Cultural Arts, Youth, and Senior Recreational Facility End User: Community Development Department, Ryan Anderson - Director

STAFF COMMENTS:

I have reviewed the reviewers comments sheets and I am in agreement with their selection.

Ryan Anderson
Staff Signature

12/12/25
Date: mm/dd/yyyy

Stockbridge
Where Community Connects

February 3, 2026

SENT VIA ELECTRONIC AND U.S. MAIL

Heather Hubble
Architecture Studio Manager/Principal
TSW
1447 Peachtree Street NE
Suite 850
Atlanta, Georgia 30309
Email: Hhubble@tsw-design.com

RE: RFP No. 2025-0012, City of Stockbridge On-Call Architectural Services for Multi-Purpose Cultural Arts, Youth and Senior Recreational Facility – Notice of Intent To Award (NOIA)

In compliance with solicitation conditions, as described in the above-referenced Request For Proposals, this letter shall serve as an official notification of the City of Stockbridge with the intent to enter into a contract with your company.

- **Form W-9**

Sincerely,

Wanda J. Cooley
Contract Specialist
ProcurementDivision@stockbridgega.org

cc: Jeremy Andrews, Procurement Division Manager
Frank Milazi, Chief Financial Officer-City Treasurer
Ronnie Ryan Anderson, Community Development Department
File

Meeting Minutes for
Non-Mandatory Pre-Proposer's Conference for RFP No. 2025-0012
On-Call Architectural Services for Multi-Purpose Cultural Arts, Youth and Senior Recreational Facility.

Date: Friday, October 24, 2025

Time: 10:00 AM

Location: City of Stockbridge City Hall Building
1st Floor, Patrick Henry Conference Room
4640 N. Henry Boulevard
Stockbridge, Georgia 30281

ATTENDEES:
Community Development Department: Ryan Anderson, Director, Veronica Green, Chief Planner
Procurement Division: Wanda J. Cooley
Proposers: Nathan Baker - Sizemore Group
John Ford, Tim Weesner, Jordan Futch - Robert And Company
S. Agudelo - Kleinfelder, Inc.
Willie F. Smith, Jr. - Harris & Smith, LLC
Leah F. Jones – LFJ Architects
Heather Hubble – TSW
Michael L. Looney – Pond & Company
Keith Solomon – CPL
Andrew Haney, Founding Principal – Brink Design
Ashley McIntyre – Jericho Design Group

The meeting was called to order at 9:53 AM by Procurement Division Officer, Wanda J. Cooley. Ms. Cooley informed attendees that the information would be repeated (if needed) because the meeting began seven (7) minutes earlier than the allotted time in the RFP (10:00 AM EST).

WELCOME:
All attendees were formally welcomed to the Non-Mandatory Pre-Proposer's Conference for Solicitation No. RFP 2025-0012.

INTRODUCTION OF STAFF AND CITY OFFICIAL
Ms. Cooley introduced the Community Development Director, Mr. Ryan Aderson, and Chief Planner, Ms. Veronica Green. Director Anderson introduced Stockbridge City Manager, Mr. Shawn Edmonson, who welcomed all of the attending responders to the City of Stockbridge. City Manager Edmonson also expressed his heartfelt thanks to the attendees for taking their valuable time to attend the Pre-Proposer's Conference.

The Procurement Division Staff reviewed the Request For Proposals event dates:

- **Opening** - 10/17/2025
- **Non-Mandatory Conference** - 10/24/2025
  The Non-Mandatory Conference was optional, allowing those firms that did not attend to submit response proposals.
- **Deadline For Questions** – 10/31/2025
  Questions and clarifications will be answered in the form of an addendum. Any addenda, schedule changes, and other important information regarding the solicitation related to solicitation will be posted on the Bonfire Website. It is the Offeror's responsibility to check the Bonfire portal for any addenda or other communications related to this solicitation.
- **Closing** – 11/20/2025

Questions and concerns were raised in the following areas:

- **BONDS (EXHIBIT D)**
  Proposers were concerned that Bonds were required for this RFP because they are usually requested for construction projects and not Professional Services. Procurement Division Representative informed the proposers that the question would be reviewed by legal, and the answer would be posted by Addendum.

- **PARCELS:**
  Proposers inquired as to how many parcels the city has for this project. The Community Development Director informed the proposers that there are multiple parcels that the City owns, and the determination of which property is best for the structure(s) will be made by the City and the consulting firm.

- **QUANTITY OF FIRMS:**
  Questions were raised as to the number of firms that would be selected for the RFP. The Community Development Director informed everyone that only one (1) firm will be selected for Architectural Services. Once the Architectural component is completed, an RFP will be solicited for Project Management.

- **ADDITIONAL PROJECTS:**
  Proposers questioned whether the Multi-Purpose facility was the only project under this contract. The Community Development Director advised that the On-Call status of the contract allows for additional consulting services as the City deems necessary.

Staff reiterated the need to put all questions in writing in the Bonfire Portal. Event dates were reiterated, and everyone was thanked for making the time to attend this Conference.

The meeting concluded at 10:42 AM.

Resolution To Approve an On-Call Architectural Services Contract for the Multi-Purpose Cultural Arts, Youth, and Senior Recreation Facility

Ryan Anderson, MPPA, CPM

Director, Community Development

City Council Meeting February 9, 2026

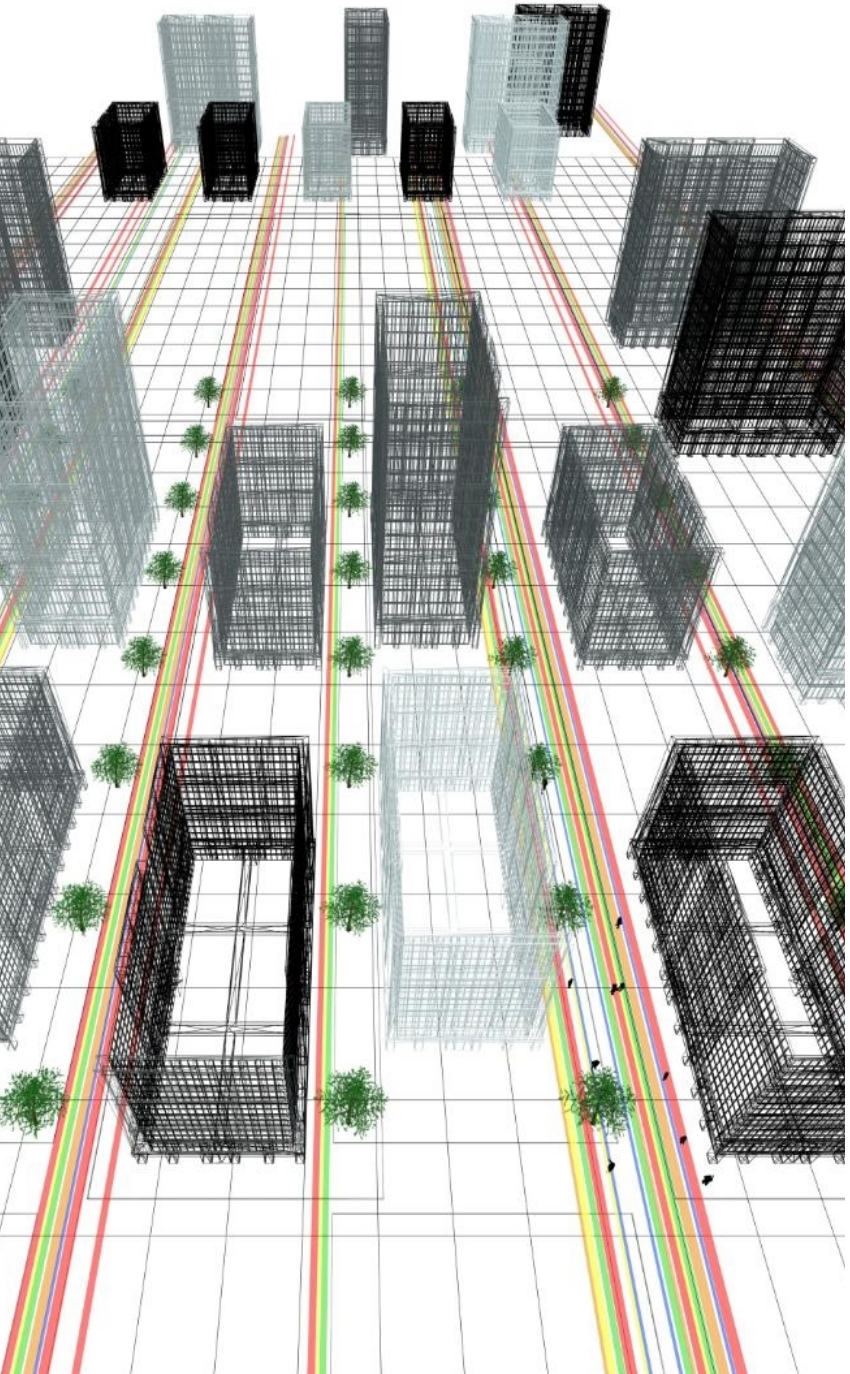
Requested Council Action

Requested Action

Approve a resolution authorizing the City to enter into a contract with TSW for On-Call Architectural Services to support planning, design, and construction-related tasks for the Multi-Purpose Cultural Arts, Youth, and Senior Recreational Facility.

Purpose:

This approval will allow the City to formally execute the on-call contract identified through RFP No. 2025-0012, enabling TSW to begin providing architectural, design, and technical support services as needed for project development.



Background and Procurement Process

RFP Initiation and Objectives

City of Stockbridge issued RFP No. 2025-0012 to secure architectural services for a new multi-purpose community facility.

Procurement Process and Compliance

The process followed city policies and state regulations, using an electronic portal for fairness and transparency.

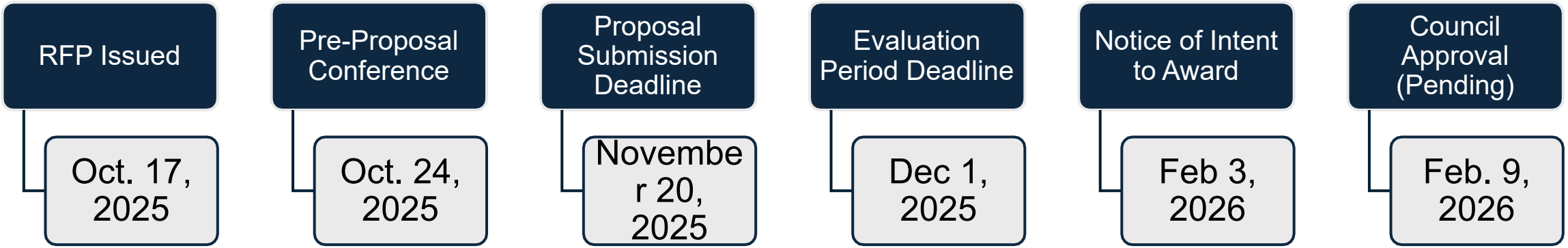
Evaluation and Award Decision

Firms were evaluated on qualifications, experience, and capability; TSW was awarded based on expertise and service scope.

Contract Purpose and Benefits

On-call service contract streamlines future projects, ensuring timely response and support through all phases.

Procurement Process Timeline



Name	Date Signed	Has a Conflict of Interest?
Demetries Wells	Dec 01, 2025 2:45 PM EST	No
Decius Aaron	Nov 26, 2025 2:36 PM EST	No
Veronica Green	Nov 24, 2025 3:15 PM EST	No
Lisa Fareed	Nov 30, 2025 6:21 PM EST	No
Tranita Jones	Dec 01, 2025 8:32 AM EST	No

Evaluation Team

- **Evaluation Team Divisions**
- Office of the City Manager
- Public Works
- Planning & Zoning
- Fire
- Economic Development

Five Evaluation Criteria

Criteria	Point
Consulting Experience	(25 pts)
Local Government Experience in Facility Design	(20 pts)
Qualification of the Consulting staff	(20 pts)
Demonstrated Ability of the Consultant to perform	(25 pts)
Cost Proposal	(10 pts)

Selected Vendor: TSW

Selected Vendor & Scoring Overview	
Selected Vendor: TSW	**Scoring & Evaluation**
TSW ranked highest in response to RFP No. 2025-0012.	• Evaluation team included City Manager's Office, Public Works, Planning & Zoning, Fire, and Economic Development.
Demonstrated strongest qualifications and multidisciplinary expertise.	• Scoring Criteria (100 pts total): – Experience (25) – Local Gov't Facility Design (20) – Staff Qualifications (20) – Ability to Perform (25) – Cost Proposal (10)
Selected for ability to support planning, design & construction needs.	• TSW achieved the highest overall score and was awarded the contract.

Scope of Services: Part I

Core Services

Architectural firm(s) will provide services across:

- Planning & Feasibility Studies
- Conceptual, Preliminary & Final Design
- Construction Documents
- Bidding Support
- Construction Administration & Oversight
- Commissioning & Post-Construction Services

Design Responsibilities

Architect(s) must support:

- Fundamental and enhanced LEED commissioning
- System performance verification (HVAC, electrical, plumbing, envelope, technology systems)
- Monitoring and follow-up within 10 months after substantial completion

Scope of Services: Part II

Site & Environmental Services

Scope may include:

- Site development and environmental concept plans
- Stormwater and drainage design
- Utility coordination (water, sewer, electric, communications) NEPA documentation and environmental assessments

Commissioning Requirements

- Architect(s) must support:
- Fundamental and enhanced LEED commissioning
- System performance verification (HVAC, electrical, plumbing, envelope, technology systems)
- Monitoring and follow-up within 10 months after substantial completion

Scope of Services: Part III

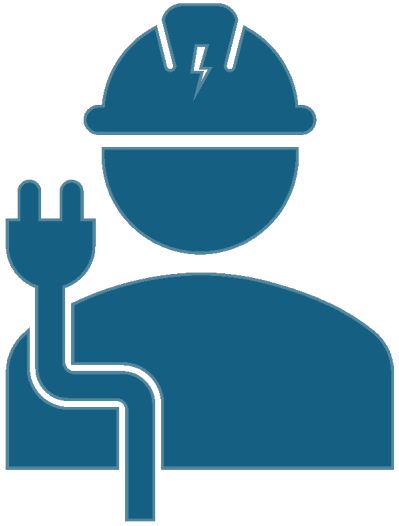
Construction Phase Duties

- Field inspections for compliance
- Review of O&M manuals
- Participation in construction meetings
- Punch lists, final inspections & as-built documentation
- Construction cost and change-order review

Additional Services (As Needed)

- Hazardous materials investigations
- Boundary & topographic surveying
- Geotechnical studies
- Utility relocation design
- Condition assessments and lifecycle cost analysis

Deliverables



Firms will provide:

- Reports, evaluations & recommendations
- Schematic and design development packages
- Full construction plan sets & specifications
- Bidding documents & addenda
- As-built drawings and close-out materials

Expected Outcomes

Comprehensive Architectural Phases

Services cover all facility development stages from conceptual planning to construction completion, ensuring seamless project delivery.

Specialized Technical Coordination

Includes coordination of structural, mechanical, electrical, plumbing, life-safety, and code compliance documentation.

Bidding and Construction Support

Assistance with bid packages, contractor evaluations, site visits, RFIs, submittal reviews, and commissioning oversight.

Flexible, Task-Based Approach

Task-order system allows prioritization based on project needs and funding, ensuring efficient service delivery.

Purpose and Importance of the Contract

Access to Architectural Services

The contract guarantees immediate and continuous access to expert architectural services throughout design and construction phases.

Efficiency and Procurement Benefits

On-call format streamlines task orders, reducing administrative burden and avoiding repeated procurement cycles.

Community and Strategic Impact

Supports development of a flagship facility serving diverse groups with emphasis on transparency and responsible stewardship.

Design Quality and Compliance

Ensures design quality, regulatory compliance, integration of safety, accessibility, and sustainability throughout the project.

Contract Structure

- Initial contract term will be through Dec 31, 2026
- Up to four (4) optional annual renewals
- Work authorized via Task Orders; no guaranteed minimum
- Compensation based on approved hourly rates

Financial Considerations

Hourly Rate and Payment Structure

Payment is based on an hourly rate schedule, paying only for documented services performed per task order.

Cost Control and Transparency

The model ensures full cost control and transparency by requiring detailed billing and compliance with purchasing policies.

Consultant Cost Estimates

Consultants submit cost estimates for each task order before work begins, enabling budget evaluation and authorization.

Long-term Fiscal Management

The financial framework supports the City’s capital planning and ensures responsible fiscal management throughout the project.

Request for Resolution Approval

- Staff respectfully requests that the Mayor and City Council **approve a resolution authorizing the City to enter into a contract for On-Call Architectural Services** in support of the Multi-Purpose Cultural Arts, Youth, and Senior Recreation Facility with TSW
- The authorization includes approval of the contract **not to exceed three percent (3%) of the total construction costs excluding furnishing and fixtures,** with all work to be issued through task orders in accordance with City procurement policies.

Thank You.

- Ryan Anderson, MPPA, CPM
- Director, Community Development
- randerson@stockbridgega.org

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Request for Proposal No. 2025-0012
City of Stockbridge On-Call Architectural Services
Multi-Purpose Cultural Arts, Youth, and Senior Recreational Facility

Opened: Friday, October 17, 2025, at 12:00 Noon

Non-Mandatory Pre-Proposer Conference
Friday, October 24, 2025, at 10:00 AM EST
4640 North Henry Boulevard, 1ST Floor, Patrick Henry Conference Room
Stockbridge, GA. 30281

PROPOSAL DUE DATE:
Thursday, November 20, 2025, at 3:00 PM EST

Bids shall only be accepted online through the Bonfire Portal at:
https://cityofstockbridge-ga.bonfirehub.com/projectDrafts/203945/details

Any bid submitted in any other format (email, paper, fax, mail, etc.) will not be accepted.

Instructions to Offerors:

1. All communications regarding this solicitation must be with the Procurement Division, Attn: Wanda Cooley, wcooley@stockbridgega.org.

2. All questions or requests for clarification must be sent via Bonfire under Message - Opportunity Q&A: https://cityofstockbridge-ga.bonfirehub.com/projectDrafts/203945/details. Questions are due no later than **Friday, October 31, 2025, at 3:00 p.m. EST**. Questions received after this date and time may not be answered.

3. Questions and clarifications will be answered in the form of an addendum. Any addenda, schedule changes, and other important information regarding the solicitation related to this solicitation will be posted on the Bonfire website (https://cityofstockbridge-ga.bonfirehub.com/projectDrafts/203945/details), and it is the Offeror's responsibility to check the Bonfire portal for any addenda or other communications related to this solicitation.

4. The City of Stockbridge reserves the right to reject all bids and to waive technicalities and informalities, and to make an award in the best interest of the City of Stockbridge.

5. The City of Stockbridge is not responsible for any technical difficulties. It is highly recommended that all potential contractors submit their quotes **before** the due date of this solicitation.

PROPOSAL LETTER-
RFP No. 2025-0012, ON-CALL ARCHITECTURAL SERVICES FOR MULTI-PURPOSE CULTURAL ARTS, YOUTH, AND SENIOR RECREATIONAL FACILITY

We propose to furnish and deliver all the deliverables and services named in the attached Request for Proposal (RFP). The price or prices offered herein shall apply for the period stated in the RFP.

We further agree to strictly abide by all the terms and conditions contained in the City of Stockbridge Procurement Manual as modified by any attached special terms and conditions, all of which are made a part hereof. Any exceptions are noted in writing and included with this bid.

It is understood and agreed that this statement of Proposal and proposal constitutes an offer, which, when accepted in writing by the Purchasing Office, City of Stockbridge, and subject to the terms and conditions of such acceptance, will constitute a valid and binding contract between the undersigned and the City of Stockbridge.

It is understood and agreed that we have read the City's specifications shown or referenced in the RFP and that this statement is made in accordance with the provisions of such specifications. By our written signature on this proposal, we guarantee and certify that all items included in this statement meet or exceed all such City specifications. We further agree, if awarded a contract, to deliver goods and services that meet or exceed the specifications. The City of Stockbridge reserves the right to reject any or all offers, waive technicalities and informalities, and to make an award in the best interest of the city.

It is understood and agreed that this statement of Proposal and proposal shall be valid and held open for a period of ninety (90) days from the opening date.

PROPOSAL SIGNATURE AND CERTIFICATION
(Proposer to sign and return)

I certify that this offer is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal for the same materials, supplies, equipment, or services and is in all respects fair and without collusion or fraud. I understand collusive bidding is a violation of State and Federal Law and can result in fines, prison sentences, and civil damage awards. I agree to abide by all conditions of the proposal and certify that I am authorized to sign this proposal for the proposer. I further certify 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.

Authorized Signature_____ Date_____

Print/Type Name_____

Print/Type Company Name Here_____

Email _____

CONTRACT – RFP NO. 2025-0012
ON-CALL ARCHITECTURAL SERVICES - MULTIPURPOSE CULTURAL ARTS, YOUTH, AND SENIOR RECREATIONAL FACILITY

This **CONTRACT** made and entered into this ____ day of _____, 2025 by and between the City of Stockbridge, (Party of the First Part, hereinafter called the "City"), and_____; Party of the Second Part, hereinafter called the "Service Provider" or "Contractor").

NOW THEREFORE, for and in consideration of the mutual promises and obligations contained herein and under the conditions hereinafter set forth, the parties do hereby agree as follows:

1. **TERMS:**

This Agreement shall be effective upon its execution (the "Effective Date"). The services to be performed under this Contract shall commence upon the date stated in the notice to proceed letter. This Contract shall terminate absolutely and without further obligation on the part of the City on December 31, 2026, and each December 31 of each succeeding and renewed year, as required by O.C.G.A. §36-60-13, as amended, unless terminated earlier in accordance with the provisions of this Contract.

OPTIONAL RENEWALS:

This Contract may be renewed at the sole discretion of the City for four (4) additional twelve-month terms, upon the same terms and conditions, as provided for in this Contract, unless terminated by the City, by notice to the service provider, or termination and non-renewal by December 31 of the Contract year.

Upon each renewal option, the contractor shall provide the City with updated contact information for the designated person responsible for overseeing the work. This information must include their name, telephone number, email address, cell phone number, and contact information for their immediate supervisor.

2. **ATTACHMENTS:**

The following documents are attached and are specifically incorporated herein by reference; and, along with this Contract and the General Conditions attached as Exhibit A, encompass all of the **Contract documents:**

Exhibit A:	General Conditions.
Exhibit B:	Specifications and Scope of Work.
Exhibit C:	Request for Proposal.
Exhibit D:	Bond Documents.
Exhibit E.	Georgia Security and Immigration Compliance Affidavit.
Exhibit F:	Drug Free Workplace.
Exhibit G:	Purchasing Policy Addendum.
Exhibit H:	Affidavit Verifying Status for Public Benefit Application.
Exhibit I:	References.
Exhibit J.	Cost Proposals

3. **PERFORMANCE:**
Service Provider agrees to furnish all skill and labor of every description necessary to carry out or to perform the services in accordance with the Contract Documents (the "Work").

4. **PRICE:**
The City agrees to pay the Service Provider following receipt by the City of a detailed invoice reflecting the actual work performed by the Service Provider, provided, however, the Service Provider guarantees that the maximum price for materials, labor, and expenses shall be the amount reflected in Exhibit J.

5. **INDEMNIFICATION AND HOLD HARMLESS:**
[See Section 13 of Exhibit A. --- General Conditions]
Service Provider further agrees to protect, defend, indemnify, and hold harmless the CITY, its council members, officers, agents, and employees from and against any and all claims or liability for compensation under the Worker's Compensation Act arising out of injuries sustained by any employee or subcontractor of the Service Provider, as allowed under the law.

6. **TERMINATION FOR CAUSE:**
The City may terminate this Contract for cause upon ten (10) days' prior written notice to the Service Provider of the Service Provider's default in the performance of any term of this Contract. Such termination shall be without prejudice to any City's rights or remedies provided by law.

7. **TERMINATION FOR CONVENIENCE:**
The City may terminate this Contract for its convenience at any time upon (30) days' written notice to the Service Provider. In the event of the City's termination of this Contract for convenience, the Service Provider will be paid for those services actually performed. Partially completed performance of the Contract will be compensated based upon a signed statement of completion to be submitted by the Service Provider, who shall itemize each element of performance.

8. **TERMINATION FOR FUND APPROPRIATION:**
The City may unilaterally terminate this Contract due to lack of funding at any time by written notice to the Service Provider. In the event of the City's termination of this Contract for fund appropriation, the Service Provider will be paid for those services actually performed. Partially completed performance of the Contract will be compensated based upon a signed statement of completion to be submitted by the Service Provider, which shall itemize each element of performance.

9. **CONTRACT NOT TO DISCRIMINATE:**
During the performance of this Contract, the Service Provider will not discriminate against any employee or applicant for employment because of race, creed, color, sex, national origin, age, or disability, which does not preclude the applicant or employee from performing the essential functions of the position. The Service Provider will also, in all solicitations or advertisements for employees placed by qualified applicants, consider the same without regard to race, creed, color, sex, national origin, age, or disability, which does not preclude the applicant from performing the essential functions of the job. The Service Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Contract so that such provision will be binding upon each subservice provider for standard commercial supplies of raw materials.

10. ASSIGNMENT:

The Service Provider shall not sublet, assign, transfer, pledge, convey, sell, or otherwise dispose of the whole or any part of this Contract or his right, title, or interest therein to any person, firm, or corporation without the previous consent of the City in writing.

11. WAIVER:

A waiver by either party of any breach of any provision, term, covenant, or condition of this Contract shall not be deemed a waiver of any subsequent breach of the same or any other provision, term, covenant, or condition.

12. SEVERABILITY:

The parties agree that each of the provisions included in this Contract is separate, distinct, and severable from the other and remaining provisions of this Contract, and that the invalidity of any Contract provision shall not affect the validity of any other provision or provisions of this Contract.

13. GOVERNING LAW:

The parties agree that this Contract shall be governed and construed in accordance with the laws of the State of Georgia. This Contract has been signed in Henry County, Georgia.

14. MERGER CLAUSE:

The parties agree that the terms of this Contract include the entire Contract between the parties, and as such, shall exclusively bind the parties. No other representations, either oral or written, may be used to contradict the terms of this Contract.

IN WITNESS WHEREOF, the parties hereto, acting through their duly authorized agents, have caused this **CONTRACT** to be signed, sealed, and delivered.

Signatures on the following page.

STOCKBRIDGE, GEORGIA

By: _____
Anthony S. Ford
Mayor, City of Stockbridge, Georgia

ATTEST: _____
Vanessa Holiday
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

SERVICE PROVIDER:

Signature_____ Date _____

Print Name_____

Print Title _____

ATTEST:

_____ Date _____
Signature

Print Name_____

Print Title _____

EXHIBIT A
GENERAL CONDITIONS

1. SCOPE OF WORK

The Contract will be to provide services to the City in accordance with the Contract Documents. All work shall be performed in accordance with the Scope of Services attached hereto as Exhibit B.

2. REGULATIONS

2.1 The Service Provider shall comply with all applicable federal, state, and local laws, ordinances, rules, and regulations pertaining to the performance of the work specified herein.

2.2 The Service Provider shall obtain all permits, licenses, and certificates, or any such approvals of plans or specifications as may be required by Federal, State, and local laws, ordinances, rules, and regulations, for the proper execution of the work specified herein.

2.3 During the performance of this Contract, the Service Provider shall keep current and, if requested by the City, provide copies of any and all licenses, registrations, or permits required by applicable governing agencies. The Service Provider shall keep a copy of any and all licenses, registrations, and permits on the job site while performing the Contract work.

2.4 The Service Provider will comply with the City of Stockbridge's purchasing policies.

2.5 Service Provider will complete all work in accordance with all applicable legal requirements, including but not limited to O.C.G.A. § 50-5-63, as applicable.

3. SERVICE PROVIDER'S PERSONNEL

3.1 The Service Provider will abide by all State and Federal regulations on wages and hours of an employee dealing with the employment relationship between the Service Provider and its subsidiaries or related parties and its employees, including but not limited to the Federal National Labor Relations Act, the Federal Fair Labor Standards Act, the Federal Civil Rights Act of 1964, as amended, and the Americans with Disabilities Act.

3.2 The Service Provider shall require all prospective employees to show proof of citizenship, or proof from the United States Immigration and Naturalization Service of valid entry permits and/or work permits for legal aliens, and prove that such legal aliens are eligible to be employed in the United States. This includes any requirement for participation in the DHS E-Verify or SAVE program.

3.3 Should the Service Provider engage employees who are illiterate in English, it will be the Service Provider's responsibility and obligation to train such employees to be able to identify and understand all signs and notices in and /or around the areas that relate to them or the services being performed by them pursuant to this Contract. In addition, the Service Provider will have someone in attendance at all times who can communicate instructions to said employees.

3.4 The Service Provider shall maintain a drug-free workplace within the meaning of the Georgia Drug-Free Workplace Act. No employee shall be hired by a Service Provider for work on the City's premises prior to such employee having tested negative for drugs. In addition, existing employees having tested negative for drugs. In addition, existing employees of the Service Provider must be subject to drug testing by the Service Provider upon reasonable suspicion of drug use. Results of all such drug tests are to be retained by the Service Provider. Copies shall be provided to the City, if requested.

3.5 The Service Provider shall transfer promptly from the City any employee or employees that the City advises are not satisfactory and replace such personnel with employees satisfactory to the City; but in no event shall the City be responsible for monitoring or assessing the suitability of any employee or agent of the Service Provider.

3.6 The Service Provider's employees shall be instructed that no gratuities shall be solicited or accepted for any reason whatsoever from the tenants, customers, or other persons at the City.

3.7 A valid driver's license (Commercial Driver License, if applicable) will be required of all personnel operating motor vehicles or motorized equipment on roadways in or around the City.

3.8 While working on city property, all Service Provider's employees shall wear neat-appearing business casual attire or uniforms with the company name and/ or logo and footwear of a style that complies with all legal and safety requirements, including and without limitation, the requirements of OSHA.

3.9 Designation of Supervisor-the Service Provider shall designate an experienced Supervisor ("Supervisor") acceptable to the City for all purposes related to the work. The initial Supervisor shall be (TBD).

3.9.1 The Supervisor shall be fully responsible for the Service Provider meeting all of its obligations under this Contract. The Supervisor shall provide the City with an appropriate status report on the progress of the project.

3.9.2 The Supervisor shall be available, as reasonably required, to be on-site during necessary times. Such times shall be discussed between the Supervisor and the City, but the final required times will be the City's discretion.

3.9.3 If the designated Supervisor terminates employment with the Service Provider or is requested by the City to be removed from the role of Supervisor (as provided in Section 3.5), the position shall be assumed by an individual with equivalent qualifications, experience, and knowledge. Such replacement shall require the City's prior approval.

3.10 The process by which the implementation partner requests the removal of a team member from the project. If a Service Provider replaces a proposed team member, the Service Provider shall replace that team member with a similar experience. The City reserves the right to accept or reject any proposed or replacement team member, with or without cause, at any time during the duration of the project.

4. TOOLS AND EQUIPMENT

It shall be the sole responsibility of the Service Provider to provide for all tools, parts, and equipment necessary to perform work under this Contract.

5. PERFORMANCE REQUIREMENTS

5.1 The Service Provider shall perform all of its obligations and functions under the Contract in accordance with the Contract specifications and industry standards. The Service Provider shall adjust and coordinate its activities to the needs and requirements of the City and perform its activities so as not to annoy, disturb, endanger, unreasonably interfere with, or delay the operations or activities of the City.

5.2 The Service Provider's personnel shall perform work in compliance with all Federal, State, and City of Stockbridge regulations.

5.3 Dates for commencement and completion of work shall be coordinated with the City's Authorized Representative (CAR).

5.4 Any work required beyond that which is specified herein shall be reported in advance to the City. At no time shall work beyond the scope be performed without prior written authorization from the City.

5.5 The Service Provider shall utilize maximum safety procedures. Tools and equipment will be in a good state of repair, safe to use, and used in the manner in which they were intended. The Service Provider is required to inform all workers and concerned persons of the Material Safety Data on all products being utilized on this project. No materials or equipment will be left unattended at any time.

6. CONFIDENTIAL INFORMATION

6.1 In the course of performing the Contract work, the Service Provider may gain access to security-sensitive and other sensitive information of the City.

6.2 The Service Provider agrees to hold all City data and information in confidence and to make such information known only to its employees and subcontractors who have a legitimate need to know such information and only after advising such persons of the Service Provider's non-disclosure obligations.

6.3 The Service Provider shall seek the City's prior written consent before using for any purpose other than the fulfillment of the Service Provider's obligations hereunder, or before releasing, disclosing, or otherwise making such information available to any other person.

6.4 The Service Provider shall employ such practices and take such actions to protect the City's information from unauthorized use or disclosure as the Service Provider employs and takes to protect its own information, but in no event shall the Service Provider use less than reasonable efforts to protect the City's information.

6.5 The provisions of this Section shall survive the expiration or earlier termination of the Contract.

7. USE OF PREMISES

During the progress of the work specified herein, to the extent any work is performed on the City's premises, the Service Provider shall keep the premises free from accumulation of waste materials, and other debris resulting from, work and about the premises as well as tools, equipment, machinery and surplus material, and leave the site clean and ready for occupancy by the City.

8. SAFETY AND PROTECTION

The Service Provider shall be solely and completely responsible for initiating, maintaining, and supervising all safety precautions for the safety of, and shall provide the necessary protection to prevent damage, injury, or loss to all employees on the worksite and other persons, including, but not limited to, the general public who may be affected thereby.

9. COMPENSATION – INVOICE AND PAYMENT FOR SERVICES

9.1 The City shall pay the Service Provider, subject to any authorized deductions, the applicable prices set forth for each service authorized by the City, and actually delivered or performed, as the case may be, by the Service Provider to the satisfaction and acceptance, as appropriate, of the City. The timing of such payments shall be as set forth below in the Section.

9.2 The Service Provider shall invoice with such supporting documentation and other backup material as the City may reasonably require. The Service Provider shall provide the Proof of Payment indicating all subcontractors have paid, with each invoice.

9.3 The Service Provider shall deliver to the City approval and acceptance, and before being eligible for final payment of any amounts due, all documents and materials prepared by the Service Provider for the City under this Contract.

9.4 The City shall pay the undisputed amount of the Service Provider's invoice, as it may be reduced to reflect unsubstantiated or unsatisfactory service. Items in dispute shall be paid upon the resolution of the dispute. No verification or payment of any amounts invoiced shall preclude the City from recovering any money paid in excess of that due under the terms of this Contract.

9.5 The Service Provider shall be obligated to pay promptly all proper charges and costs incurred by the Service Provider for labor and expenses incurred for the work performed hereunder. The City shall have the right, but not the obligation, to pay directly to third parties (including subcontractors) all past due amounts owed by the Service Provider to third parties for labor and materials used for the work hereunder, based on invoices submitted by such third party, and all such amounts paid by the City shall be applied toward, and shall reduce, amount owed to Service Provider hereunder.

9.6 The Service Provider shall submit all invoices with the purchase order number to: City of Stockbridge, GA, Accounts Payable, 4640 N. Henry Blvd, Stockbridge, GA. 30281.

9.7 The Service Provider will agree to comply with the City of Stockbridge's Financial Policies and Purchasing Policy, to the extent applicable.

9.8 The Service Provider agrees that the compensation provided herein shall be a full and final settlement of all claims arising against Stockbridge for work done, materials furnished, costs incurred, or otherwise arising out of this contract and shall release the City from any and all further claims related to the payment for services and materials furnished in connection with this Agreement.

9.9 The Service Provider and City agree that in any event a provision of this Contract about the time of payment, the rate of payment, and any rates of interest differs from any provision of the Prompt Pay Act, such provision of the Prompt Pay Act is hereby waived and said Contract provision shall control. The City shall not be responsible for any interest penalty or for any late payment.

10. COMPLIANCE WITH LAWS AND REGULATIONS

10.1 The Service Provider shall perform its obligations and functions hereunder in compliance with the applicable laws of the United States, the State of Georgia, Henry County, the

City of Stockbridge, any applicable rules, regulations, or directives of any agency thereof, and the applicable regulations of the City. OSHA rules and regulations shall be followed at all times. The City shall have the right (but not the obligation) to contest or challenge by any means whatsoever any law, regulation, rule or directive which in any way affects or otherwise impacts upon the Service Provider's performance of its obligations and functions hereunder; the Service Provider shall cooperate to the fullest extent and take whatever action (including becoming a party in any litigation) the City should reasonable request in connection with any such challenge or contest by the City.

10.2 The Service Provider shall obtain and keep current all licenses, permits, and authorizations, whether municipal, county, state, or deferral, required for the performance of its obligations and functions hereunder and shall pay promptly when due all fees therefore.

10.3 The Service Provider shall abide by all applicable state and federal regulations about wages and hours of employees, including but not limited to the Service Provider's compliance with requirements of O.C.G.A. 13-10-91 AND Rule 300-104-1-.02.

11. SERVICE PROVIDER'S LIABILITY

The Service Provider shall be responsible for the prompt payment of any fines imposed on the city or the Service Provider by any other federal, state or local governmental agency as a result of the Service Provider's, or its subcontractor's (or the officers' directors', employees' or agents' of either), failure to comply with the requirements of any law or any governmental agency rule, regulation, order or permit. The liability of the Service Provider under this Section 11 is in addition to and in no way a limitation upon any other liabilities and responsibilities which may be imposed by applicable law or by the indemnification provision of Section 12 hereof, and such liability shall survive the expiration or earlier termination of this Contract.

12. INDEMNIFICATION AND INSURANCE

12.1 This section is omitted.

12.2 In addition to indemnification provisions stated above, if the City's use of any service, software, firmware, programming, or other item provided by or on behalf of the Service Provider is enjoined due to infringement of another person or entity's intellectual property rights, the Service Provider shall promptly, at its sole cost and expense, modify the infringing item so that it no longer infringes, procure for the City the legal right to continue using the infringing item, or procure for the City a non-infringing item, or procure for the City a non-infringing replacement item having equal or greater functional capabilities as the infringing item.

12.3 To the extent allowed under Georgia law, the Service Provider shall indemnify and hold harmless the City, and the City's officers, directors, partners, agents, consultants, and employees from and against any and all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the Project, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of Service Provider or Service Provider's officers, directors, partners, employees, or Consultants. The Service Provider will notify the City in writing of any claim made or suit instituted against the Service Provider because of its activities in the performance of the Contract.

12.4 No recourse under or upon any obligation, covenant or agreement contained in this Contract, or any other agreement or document pertaining to the work or services of the Service Provider hereunder, as such may from time to time be altered or amended in accordance with the provisions hereof, or any judgment obtained against the City, or by the enforcement of any assessment or by any legal or equitable proceeding by virtue of any statute or otherwise, under or independent of this Contract, shall be had against any member (including without limitation members of the City's Council, or members of the citizens advisory committees of each), any officer, employee or agent, as such, past, present, or future of the City, either directly or through the City or otherwise for any claim arising out of or in connection with this Contract or the work or services conducted pursuant to it, or for any sum that may be due and unpaid by the City. Any and all personal liability of every nature, whether at common law or in equity, or by statue or by constitution or otherwise, of any such member, officer, employee, or agent, as such, to respond by reason of any act or omission on his or her part or otherwise for any claim arising out of or in connection with this Contract or the work or services conducted pursuant to it, or for the payment for or to the City, or any receiver therefore or otherwise, or any sum that may remain due and unpaid by the City, is expressly waived and released as a condition of and in consideration of the execution of this Contract and the promises made to the Service Provider pursuant to this Contract.

12.5 In any and all claims against the City, or any of their officers, members, agents, servants or employees, by any employee of the Service Provider, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation of the Service Provider under this Section 12 shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefit payable by or for the Service Provider or any subcontractor under Workers' Compensation Acts, disability benefit acts or other employee benefit acts.

12.6 No provisions of Section 12 herein shall be construed to negate, abridge, or otherwise reduce any other right of indemnity that the City may have as to any party or person described therein.

12.7 Insurance

12.7.1 General Liability and Automobile Liability. The Service Provider shall purchase and maintain in force during the term of the Contract, at its own cost and expense, to protect the Service Provider, the City, and the members (including, without limitation, all members of the governing City's Council and the citizens' advisory committees of each), officers agents, and employees of each, from and against any and all liabilities arising out of or in connection with the Service Provider's performance of the Contract work:

(1) Commercial general liability insurance with coverage of not less than ONE MILLION DOLLARS ($1,000,000.00) combined single limit per occurrence, and with contractual liability coverage for the Service Provider's covenants to and indemnification of the City under the Contract, and

(2) Automobile liability insurance with policy limits of not less than ONE MILLION DOLLARS ($1,000,000.00) combined single limit per accident or occurrence covering each motor vehicle operated on City property.

12.7.1.1 Self-Insured Retention. Service Provider's commercial general liability insurance policies shall not be subject to a self-insured retention exceeding $10,000 if the value of the Contract is less than $1,000,000, and shall not be subject to a self-insured retention exceeding $100,000 if the Contract is $1,000,000 or more, unless approved by the City Manager. Service Provider's automobile liability insurance policies shall not be subject to a self-insured retention exceeding $10,000, unless approved by the City Manager.

12.7.1.2 Additional Insured Endorsement. Service Provider agrees and shall cause the City their member (including, without limitation, members of the City's Council and members of the citizens' advisory committees of each), officers, employees, and agents to be named as an additional insured under such policy or policies of commercial general and automobile liability insurance.

12.7.1.2 Workers' Compensation and Employer's Liability. If the Service Provider has any employee working on City property, the Service Provider shall procure and maintain in force during the term of the Contract (i) workers' compensation insurance, and (ii) employer's liability insurance. The policy limits

of the Service Provider's employer's liability insurance shall not be less than $100,000 for "each employee." If the Service Provider is self-insured, the Service Provider shall provide proof of self-insurance and authorization to self-insure as required by applicable state laws and regulations.

12.7.1.3 Professional Liability Insurance. The Service Provider shall purchase and maintain in force during the term of the Contract, Professional Liability insurance which will pay for damages arising out of errors or omissions in the rendering, or failure to render professional services under the Contract in the amount of at least ONE MILLION DOLLARS ($1,000,000.00) per claim. Such insurance must contain nose and tail coverage to include work performed by the Service Provider from the project's inception date and until such time as the Statue of Limitations has run for the work done on the project.

12.7.4 Health Insurance. Not applicable.

12.7.5 Garage Liability Insurance. Not applicable.

12.7.6 Garage Keeper's Legal Liability Insurance. Not applicable.

12.7.7 Crime Coverage. Not applicable.

12.7.8 Pollution Liability Insurance. Not applicable.

12.7.9 Deductibles. The Service Provider's policies of insurance required by this Section 12.7may require the Service Provider's payment of a deductible, provided the Service Provider's insurer is required to pay claims from the first dollar at 110% of the claim value without any requirement that the Service Provider pay the deductible prior to its insurer's payment of the claim.

12.7.10 Other Insurance Requirements. All insurance policies required by this Section 12.7 shall provide that they are primary insurance with respect to any other valid insurance the City may possess, and that any other insurance the City does possess shall be considered excess insurance only. All such insurance shall be carried with a company or companies that meet the requirements of Section 13.2 of these General Conditions, and said policies shall be in a form satisfactory to the City. A properly completed and executed Certificate of Insurance on a form provided or approved by the City (such as a current ACORD certificate of insurance) evidencing the insurance coverage required by this Section shall be furnished to the City upon the Service Provider shall provide the City with at least thirty (30) days' prior written notice of any adverse material change in the Service Provider's required insurance coverage except that ten (10) days' notice of cancellation for non-payment is required. For purposes of this Section 12.7.10, "adverse material change" shall mean any reduction in the limits of the insurer's liability, any

reduction, non-renewal, or cancellation of any insurance coverage, or any increase in the Service Provider's self-insured retention. Prior to the expiration of any such policy, the Service Provider shall file with the City a certificate of insurance showing that such insurance coverage has been renewed. If the insurance coverage is canceled or reduced, the Service Provider shall, within five (5) days after such cancellation or reduction in coverage, file with the City a certificate showing that the required insurance has been reinstated or provided through another insurance company or companies approved by the City. If the Service Provider fails to obtain or have such insurance reinstated, the City may, if it so elects, and without waiving any other remedy it may have against the Service Provider, immediately terminate this Contract upon written notice to the Service Provider. The City Manager shall have the right to alter the monetary limits or coverage herein specified from time to time during the term of this Contract, and the Service Provider shall comply with all reasonable requests of the City Manager with respect thereto.

13. LIABILITY INSURANCE

13.1 N/A

13.2 Liability Insurance Companies furnishing insurance coverage required by these General Conditions shall (a) be approved to issue insurance policies in the State of Georgia, and (b) must have no less than a "B+" Financial Rating and a Financial Size Category of "Class VI" or higher according to the most current edition of A.M. Best's Insurance Reports. If the liability insurer is rated by A.M. Best's Insurance Reports at an "A-Financial Rating and a Financial Size Category of "Class VIII" or higher, the City Manager may waive the requirement for the insurer to be approved by the State of Georgia.

14. CONTRACT ADJUSTMENTS

14.1 Notwithstanding any provision herein to the contrary, the City reserves the right to modify at any time the nature, method, scope, frequency, or timing of the Service Provider's obligations under this Contract (Contract Adjustments) in whatever manner it determines to be reasonably necessary for the proper completion of the Service Provider's work hereunder. Both parties agree that, should any Contract Adjustments be made, the Service Provider's compensation will be adjusted accordingly, in such amount or amounts as will be mutually agreed to by means of good faith negotiation by the City and Service Provider and, to the extent possible, by reference to any unit costs already established in the Proposal. Without exception, all deletions or additions to the scope of work will be set forth in a written Amendment to this Contract.

14.2 Notwithstanding the foregoing, the City shall have the right to terminate this Contract herein should the Service Provider and the City fail to reach agreement on the adjusted compensation within thirty (30) days after the date of the Contract Adjustment.

14.3 Notwithstanding the foregoing, there shall be no upward adjustment of the compensation on account of any Contract Adjustment made necessary or appropriate as a result of the mismanagement, improper act, or other failure of the Service Provider, its employees, agents, or its subcontractors to properly perform its obligations and functions under this Contract.

15. SUBCONTRACTORS

15.1 The Service Provider shall perform all of its obligations and functions under this Contract by means of its own employees, or by a duly qualified subcontractor which is approved in advance by the City. Such subcontractor, which is an affiliate, parent, or subsidiary company; or had principal owners, relatives, management, or employees common to the Service Provider; or any other party that has the ability to significantly influence the management or daily business operations of the subcontractor, must be disclosed in writing to the City Manager. Goods and services provided by subcontractors, which are reimbursed by the City, must be bona fide arms-length transactions. In the event a subcontractor is employed, the Service Provider shall continuously monitor the subcontractor's performance, shall remain fully responsible to ensure that the subcontractor performs as required, and itself perform or remedy any obligations or functions which the subcontractor fails to perform properly. Nothing contained herein shall be construed to prevent the Service Provider from using the services of a common carrier for delivering goods to the City. The City approves the sub-Service Providers listed in the Statement of Qualifications.

15.2 This Contract shall be referred to and incorporated within any contractual arrangement between the Service Provider and a subcontractor, and, in such contractual arrangement, the subcontractor shall give its express written consent to the provisions of this Section 15. To the extent feasible, the provisions of this Contract shall apply to any such subcontractor in the same manner as they apply to the Service Provider. However, such application shall neither make any subcontractor a party to this Contract, nor make such subcontractor a third-party beneficiary hereof.

15.3 In the event that the Service Provider employs a subcontractor, then the City may require that copies of invoices for all work (including invoices submitted to the Service Provider for work performed by a subcontractor) shall be submitted to the City by the Service Provider and the City shall pay all compensation to the Service Provider. It shall be the sole responsibility of the Service Provider to deal with a subcontractor with respect to the collection and submission of invoices and the

payment of compensation. In no event shall the City have any obligation or liability hereunder to any subcontractor, including, in particular, any obligations of payment.

16. DEFAULT AND TERMINATION

16.1 In the event that:

16.1.1 the Service Provider shall fail to keep, perform, or observe any of the promises, covenants, or agreements set forth in this Contract (provided that notice of the first failure shall have been given to the Service Provider, but whether or not the Service Provider shall have remedied any such failure); or

16.1.2 the Service Provider shall fail to keep, perform, or observe any promise, covenant, or agreement set forth in this Contract, and such failure shall continue for a period of more than five (5) days after delivery to the Service Provider of a written notice of such breach or default; or

16.1.3 the Service Provider's occupational or business license shall terminate, or the Service Provider shall fail to provide the City with any bond, letter of credit, or evidence of insurance as required by the Contract Documents, for any reason; or

16.1.4 the Service Provider fails for any reason to provide the City with an acceptable renewal or replacement bond or letter of credit within the time period specified by a provision for this Contract; or

16.1.5 the Service Provider shall become insolvent, or shall take the benefit of any present or future insolvency statute, or shall make a general assignment for the benefit of creditor, or file a voluntary petition in bankruptcy or a petition or answer seeking an arrangement for its reorganization, or the readjustment of its indebtedness under the Federal Bankruptcy laws, or under any other law or statute of the United States or any State thereof, or shall consent to the appointment of a receiver, trustee or liquidator of all or substantially all of its property; or

16.1.6 the Service Provider shall have a petition under any part of the Federal Bankruptcy laws, or an action under any present or future insolvency laws or statute filed against it, which petition is not dismissed within thirty (30) days after the filing thereof; or

16.1.7 there is any assignment by the Service Provider of this Contract or any of the Service Provider's rights and obligations hereunder for which the City has not consented in writing; or

16.1.8 the Service Provider shall default on any other agreement entered into by and between the Service Provider and the City, then, in its discretion, the City shall

have the right to terminate this Contract for default, which termination shall be effective upon delivery of written notice of such termination to the Service Provider. In the event that the City terminates this Contract for default, or the Service Provider abandons or wrongfully terminates the Contract, the Service Provider shall be paid for compensation earned to the date of termination or abandonment (but the City shall have the right to reduce by off-set any amounts owed to the Service Provider hereunder or under any other Contract or obligation by the amount of the City's damages and any amounts owed by the Service Provider to the City), but the Service Provider shall not be compensated for any profits earned or claimed after the receipt of the City's notice of termination by default or after abandonment or wrongful termination. The City's election to terminate or not to terminate this Contract in part or whole for the Service Provider's default shall in no way be construed to limit the City's right to pursue and exercise any other right or remedy available to it pursuant to the terms of the Contract or otherwise provided by law or equity.

16.2 Notwithstanding anything else herein contained, the City may terminate this Contract in whole or in part at any time for its convenience by giving the Service Provider thirty (30) days written notice. In that event, the Service Provider shall proceed to complete any part of the work, as directed by the City, and shall settle all its claims and obligations under the Contract, as directed by the City. The Service Provider shall be compensated by the City in accordance with the provisions hereof, including, in particular, Section 2 of these General Conditions, provided, however, that in no event shall the Service Provider be entitled to compensation for work not performed or for anticipatory profits. Service Provider shall justify its claims, as requested by the City, with accurate records and data.

16.3 Bankruptcy and Liquidation – In the event the Service Provider (1) makes an assignment for the benefit of creditors, or petition or apply to any tribunal for the appointment pf a custodian, receiver, or trustee for all or a substantial part of its assts; (2) commences any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution, or liquidation law or statute of any jurisdiction whether now or hereafter in effect; (3) has had any such petition or application filed or any such proceeding commenced against it in which an order for relief is entered or an adjudication or appointment is made, and which remains undismissed for a period of sixty(60) days or more; (4) takes any corporate action indicating its consent to, approval of, or acquiescence in any such petition, application, proceeding, or order for relief or the appointment of a custodian, receiver, or trustee for all or substantial part of its assets; or (5) permits any such custodianship, receivership, or trusteeship to continue undischarged for a period of sixty (60) days or more causing the Service Provider or any third party,

including, without limitation, a trustee in bankruptcy, to be empowered under state or federal law to reject this Contract or any agreement supplementary hereto, the City shall have the following rights:

(i) In the event of a rejection of this Contract or any agreement supplementary hereto, the City shall be permitted to retain and use any back-up or archival copies of the software licensed hereunder under this Agreement for the purpose of enabling it to mitigate damages caused to the City because of the rejection of this Contract. The City shall exert reasonable efforts to mitigate such damage by use of such back-up or archival copies.

(ii) In the event of rejection of this Contract or any agreement supplementary hereto, the City may elect to retain its rights under this Contract or any agreement supplementary hereto as provided in Section 365(n) of the Bankruptcy Code.
Upon written request of the City to, as applicable, the Service Provider, the bankruptcy trustee, or receiver. The Service Provider or such bankruptcy trustee or receiver shall not interfere with the rights of the City as licensee as provided in this Contract or in any agreement supplementary hereto to obtain the Source Material(s) from the bankruptcy trustee and shall, if requested, cause a copy of such Source Material (s) to be available to the City.

(iii) In the event of rejection of this Contract or any agreement supplementary hereto, the City may elect to retain its rights under this Contract or any agreement supplementary hereto as provided in section 365(n) of the Bankruptcy Code without prejudice to any of its rights of setoff with respect to this Contract under the Bankruptcy Code or applicable non-bankruptcy law; or In the event of a rejection of this Contract or any agreement supplementary hereto, the City may retain its rights under this Contract or any agreement supplementary hereto as provided in section 365(n) of the Bankruptcy Code without prejudice to any of its right under section 503(b) of the Bankruptcy Code.

17. CITY'S AUTHORIZED REPRESENTATIVE

During the term of this Contract, the City Mor designee may from time to time designate an individual to serve as the City's Authorized Representative (CAR) and an Assistant CAR designated to serve in that capacity in the absence of the CAR, who shall have such authority to act on the City's behalf as the City Manager may from time to time actually delegate to such person, but in no event shall the CAR have authority to modify or terminate this Contract, or make final decisions with respect to amendments, time extensions, assignments, cost or payment adjustments or payment disputes.

EXHIBIT A
GENERAL CONDITIONS

18. ASSIGNMENT

Neither this Contract nor any of the Service Provider's rights or obligations hereunder may be assigned by the Service Provider without the City's prior written consent, which consent may be granted or withheld at the City's sole discretion. Any transfer of this Contract by merger, consolidation or liquidation (unless the stock of the Service Provider is traded on a national stock exchange or in a generally recognized over the counter securities market) any change in ownership of a power to vote a majority of the outstanding voting stock or ownership interests of the Service Provider shall constitute an assignment of this Contract for purposes of this Section. In the event the Service Provider assigns or subcontracts or attempts to assign or subcontract any right or obligation arising under this Contract without the City's prior written consent, the City shall be entitled to terminate this Contract pursuant to the provisions of Section 17 hereof.

19. NOTICES

19.1 Unless otherwise stated herein, all notices or other writings which the City is required or permitted to give to the Service Provider may be hand delivered, mailed via U.A Certified Mail, or sent next-day delivery by a nationally-recognized overnight delivery service to the Service Provider's address set forth in the Proposal. Any such notice shall be deemed to have been delivered upon actual delivery, or one (1) day following submission to a nationally-recognized overnight delivery service for next-day delivery to the Service Provider, or three (3) days following submission to the Service Provider by U.S. Certified Mail.

19.2 Unless otherwise stated herein, all notices or other writings which the Service Provider is required or permitted to give to the City may be hand delivered to the City Manager, or mailed via U.S. Certified Mail. Or sent next-day delivery by a nationally-recognized overnight delivery service for next-day delivery to the City, or three (3) days following submission to the City by U.S. Certified Mail. Any such notice shall be sent to:

City of Stockbridge, GA
ATTN: City Manager
4640 N. Henry Blvd.
Stockbridge, GA 30281

Service Provider: _____

_____

_____

19.3 Either party may change its notice address by written notice to the other given as provided in this section.

EXHIBIT A
GENERAL CONDITIONS

20. NONDISCRIMINATION

20.1 During the performance of this Contract, the Service Provider, for itself, its assignees and successors in interest agrees as follows:

20.1.1 Compliance with Regulations. The Service Provider shall comply with the Law and Regulations as they may be amended from time to time (hereafter referred to as the "Regulations"), which are herein incorporated by reference and made a part of this Contract.

20.1.2 Nondiscrimination. The Service Provider, concerning the work performed by it during the Contract, shall not discriminate on the grounds of race, color, or national origin in the selection and retention of any subcontractor, including procurement of materials and leases of equipment. The Service Provider shall not participate either directly or indirectly in the discrimination prohibited by the Regulations.

20.1.3 Solicitations for Subcontracts, Including Procurement of Materials and Equipment. In all solicitations either by competitive proposing or negotiation made by the Service Provider for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Service Provider of the Service Provider's obligations under this Contract and the Regulation relative to nondiscrimination on the grounds of race, color or national origin.

20.1.4 Information and Reports. The Service Provider shall provide all information and reports required by the Regulations or directives issued pursuant thereto and shall permit access to its books, records, accounts, other sources or information, and its facilities may be determined by the City to be pertinent to ascertain compliance with such Regulations, orders and instructions, the Service Provider shall so certify to the City, as appropriate, and shall set forth what efforts it has made to obtain the information.

20.1.5 Sanctions for Noncompliance. In the event of the Service Provider's noncompliance with the nondiscrimination provisions of this Contract, the City shall impose such Contract Sanctions as it may determine to be appropriate, including but not limited to:

20.1.5.1 Withholding of payments to the Service Provider under the Contract until the Service Provider complies, and/or

20.1.5.2 Cancellation, termination, or suspension of the Contract, in whole or in part.

20.1.6 Incorporation of Provisions, The Service Provider shall include the provisions of subsections 20.1.1 through 20.1.5 in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto. The Service Provider shall take such action with respect to any subcontract or procurement as the City may direct as a means of enforcing such provisions, including sanctions for noncompliance. Provided, however, that in the event the Service Provider becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Service Provider may request the City to enter into such litigation to protect the interest of the City and, in addition, the Service Provider may request the interest of the City and, in addition, the Service Provider may request the United States to enter into such litigation to protect the interests of the United States.

20.2 The Service Provider assures the City that it will comply with the pertinent statutes, Executive Orders and such rules as are promulgated to assure that no person shall, on the grounds of race, creed, color, national origin sex, age, marital status, or handicap be excluded from participating in any activity conducted with or benefiting from Federal assistance. This provision shall bind the Service Provider from the period beginning with the initial solicitation through the completion of the Contract.

21. COPYING DOCUMENTS

The Service Provider hereby grants the City and its agents permission to copy and distribute any and all materials and documents contained in, comprising, or which are otherwise submitted to the City with or in connection with the Service Provider's Proposal or which are contained in the Contract Documents (the "Submittals"). The permission granted by the Service Provider shall be on behalf of the Service Provider and any and all other parties who claim any rights to any of the materials or documents comprising the Submittals. Such permission specifically authorizes the City and its agents to make and distribute such copies of the Submittals or portions thereof as may be deemed necessary or appropriate by the City for its own internal purposes or for responding to requests for copies from any member of the public, regardless of whether the request is specifically characterized as a public records request pursuant to Georgia Code. This provision shall survive the expiration or termination of the Contract.

22. GENERAL PROVISIONS

22.1 The Contract Documents consist of the Contract, the Proposal Forms, the Instructions to Proposers, the Request for Qualifications, all Addendum(s) issued prior to execution of this Contract, these General Conditions and Specifications. Together, these documents comprise the Contract, and all the documents are fully a part of the Contract as if attached to the Contract or repeated herein. Precedence of the Contract Documents shall

be as follows: (i) addendum(s) to the Contract Documents, (ii) the Contract, (iii) the General Conditions, (iv) the Scope of Work in Exhibit B, (v) the Request for Proposal, and (vii) the Cost Proposal.

22.2 This Contract represents the entire agreement between the parties in relation to the subject matter hereof and supersedes all prior agreements and understandings between such parties in relation to such subject matter, and there are no contemporaneous written or oral agreements, terms, or representations made by any party other than those contained herein. No verbal or written representations shall be relied upon outside the Contract terms and amendments. Without exception, all deletions or additions to the scope of work will be set forth in a written amendment to this Contract. No amendment, modification, or waiver of this Contract, or any part thereof, shall be valid or effective unless in writing signed by the party or parties sought to be bound or charged therewith; and no waiver of any breach or condition of this Contract shall be deemed to be a waiver of any other subsequent breach or condition, whether of a like or different nature.

22.3 The Service Provider shall, during the term of this Contract, repair any damage caused t real or personal property of the City and/or its tenants, wherever situated, caused by the intentional, reckless, or negligent acts or omissions of the Service Provider's officers, agents, or employees, and any subcontractors and their officers, agents, or employees, or, at the option of the City, the Service Provider shall reimburse the City for the cost of repairs thereto and replacement thereof accomplished by or on behalf of the City.

22.4 The Service Provider warrants to the City that no work performed or materials purchased pursuant to the Contract, whether by, from, or through the Service Provide or a subcontractor, shall cause any claim, lien or encumbrance to be made against any property of the City, and the Service Provider shall indemnify and save the City harmless from and against any and all losses, damages and const, including attorneys' fees, with respect thereto. If any such claim, lien, or encumbrance shall be filed, the Service Provider shall, within thirty (30) days after notice of the filing thereof, cause the same to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction, or otherwise. This provision shall survive the expiration or termination of the Contract.

22.5 The language of this Contract shall be construed according to its fair meaning, and not strictly for or against either the City or the Service Provider. This Contract shall be deemed to be made, construed and performed according to the laws of the State of Georgia. Any suit or proceeding initiated for the purpose of interpreting or enforcing any provision of this Contract or any matter in connection therewith shall be brought exclusively in a court of competent jurisdiction in Henry County, Georgia, and the

Service Provider waives any venue objection, including, but not limited to, any objection that a suit has been brought in an inconvenient forum. The Service Provider agrees to submit to the jurisdiction of the Georgia courts and irrevocably agrees to acknowledge service of process when requested by the City.

22.6 The section headings herein are for the convenience of the City and the Service Provider and are not to be used to construe the intent of this Contract or any part hereof, or to modify, amplify, or aid in the interpretation or construction of any of the provisions hereof.

22.7 The use of any gender herein shall include all genders, and the use of any number shall be construed as the singular or the plural, all as the context may require.

22.8 The delay or failure of the City at any time to insist upon a performance of any of the terms, conditions, and covenants herein shall not be deemed a waiver of that breach or any subsequent breach or default in the terms, conditions, or covenants of this Contract. The Service Provider shall not be relieved of any obligation hereunder on account of its failure to perform by reason of any strike, lockout, or other labor disturbance.

22.9 If the City shall, without any fault, be made a party to any litigation commenced between the Service Provider and a third party arising out of the Service Provider's operations and activities at the premises, then the Service Provider shall pay all costs and reasonable attorney's fees incurred by or imposed upon the City in connection with such litigation for all trial and appellate proceedings. The City shall give prompt notice to the Service Provider of any claim or suit instituted against it by such third party. The provisions of this Section supplement and are not intended to be in lieu of the indemnification provisions of Section 5 hereof. The provisions of this Section shall survive the acceptance of the services and payment therefore, and the expiration or earlier termination of this Contract.

22.10 The City shall have the right to recover from the Service Provider all of the City's costs and expenses incurred in enforcing the provisions of this Contract including, but not limited to, (1) the cost of administrative investigation and enforcement (including, without limitation, audit fees and costs, attorneys' fees) and (2) the cost of any trial, appellate or bankruptcy proceeding (including, without limitation, investigation costs, audit fees and costs, attorney's fees, court costs, paralegal fees and expert witness fees). This provision shall survive the expiration or termination of the Contract.

22.11 The Service Provider shall not, during the term of the Contract, knowingly hire or employ (on either a full-time or part-time basis) any employee of the City.

22.12 The Service Provider shall be required, during the term of the Contract, at no additional cost to the City, to take such reasonable security precaution with respect to its operations at City Hall as the City, in its discretion, may from time to time prescribe. The Service Provider shall comply with all regulations, rules, and policies of any governmental authority, including the City, relating to security issues.

22.13 The City may, but shall not be obligated to, cure, at any time, upon five (5) days written notice to the Service Provider (provided, however, that in any emergency situation to the City shall be required to give only such notice as is reasonable in light of all the circumstances), any default by the Service Provider under this Contract; whenever the City so cures a default by the Service Provider, all costs and expenses incurred by the City in curing the default, including but not limited to, reasonable attorneys' fees, shall be paid by the Service Provider to the City on demand.

22.14 The City shall, in its discretion, be entitled to deduct from the compensation to which the Service Provider is otherwise entitled hereunder an amount equal to any liabilities of the Service Provider to the City which are then outstanding. In the event that additional work beyond the scope of this Contract is requested by the City Manager and it results in any extra charges to the City, the Service Provider shall so advise the City in writing of the amount of the extra charges. The City is not required to pay any extra charges for additional work unless such work and the charges therefore have been approved in advance and have been confirmed in writing within twenty-four (24) hours by the City Manager, in his or her exclusive discretion.

22.15 The Service Provider is an independent Service Provider, and nothing contained herein shall be construed as making the Service Provider an employee, agent, partner, or legal representative of the City for any purpose whatsoever. The Service Provider acknowledges that it does not have any authority to incur any obligations or responsibilities on behalf of the City and agrees not to hold itself out as having any such authority. Nothing contained in this Contract shall be construed to create a joint employer relationship between the City and the Service Provider with respect to any employee of the Service Provider or of its subcontractors.

22.16 The Service Provider and its subcontractors, if any, shall maintain complete and accurate books and records in accordance with generally accepted accounting principles, consistently applied, and shall be in a form reasonably acceptable to the City Manager or designee. The Service Provider and its subcontractors shall account for all expenses of any nature related to transactions in connection with the Contract in a manner that segregates in detail those transactions from other transactions of the Service Provider and

subcontractors, and which support the amounts reported and /or invoiced to the City. At a minimum, the Service Provider's and subcontractor's accounting for such expenses and transactions shall include such records in the form of electronic media compatible with or convertible to a format compatible with computers utilized by the City at its offices; a computer-run hard copy; or legible microfilm or microfiche, together with access to the applicable reader. All such books and records and computerized accounting systems shall, upon reasonable notice from the City, be made available in Henry County, Georgia, for inspection, examination, audit, and copying by the City through and by its duly authorized representatives at any time for up to four (4) years after the year to which books and records pertain. Such inspection, examination, or audit may include, but is not limited to, a review of the general input, processing, and output controls of information systems, using read-only access, for all computerized applications used to record financial transactions and information. The Service Provider and subcontractor shall freely lend its own assistance in a timely manner in making such inspection, examination, audit, or copying and, if such records are maintained in electronic and other machine-readable format, shall provide the City and/or its representative such assistance as may be required to allow complete access to such records. The City Manager may require the Service Provider and subcontractors to provide other records that the City Manager, in his or her sole discretion, deems necessary to enable the City to perform an accurate inspection, examination, or audit of expenses incurred in and transactions related to performance of this Contract. Such records shall be provided within thirty (30) days or request thereof. In the event that expenses incurred or reimbursed are found by such inspection, examination, or audit to have been overpaid, the Service Provider and its subcontractors agree that such amounts shall be payable to the City. If, prior to the expiration of the above-state four (4) year record retention period, any audit or investigation is commenced by the City, or any claim is made or litigation commenced relating to this Contract by the City, the Service Provider, or third party, the Service Provider shall continue to maintain all such records, and the City shall continue to have the right to inspect such records in the manner stated above, until the inspection, examination, audit, claim, or litigation is finally resolved (including the determination of any and all appeals or the expiration of time for an appeal). This provision shall survive the expiration or earlier termination of this Contract. In the event of any conflict between any provision of this Contract and generally accepted accounting principles or generally accepted auditing standards, the provisions of this Contract shall control even where this Contract references such provisions or standards. In particular, without limitation, the Service Provider and subcontractors shall maintain all records required under this Contract to the full extent required hereunder, even if some or all such records would not be required under such generally accepted accounting principles or auditing standards. If as a result of an inspection, examination or audit, it is established that amounts are due from the Service Provider to the City, the Service Provider shall forthwith, upon written

demand from the City, pay the City such amount, together with interest on the amount due at the rate of twelve (12%) percent per annum, or if less, the maximum rate of interest allowed by law, from the date such additional amounts were overpaid by the City. Further, if such inspection, examination, or audit establishes that the Service Provider has over-billed such amounts for any Contract period by two (2%) percent or more, then the entire expense of such inspection, examination, or audit shall be paid by the Service Provider.

22.17 The Service Provider and subcontractors shall prepare and provide the City with all detailed reports as required under the Contract on a timely basis. The City reserves the right to modify the reporting procedures or the form and content of any report as it deems necessary.

22.18 There are no third-party beneficiaries to this Contract, and nothing contained herein shall be construed to create such.

22.19 Time is of the essence for the performance of each of the Service Provider's obligations under this Contract.

22.20 In computing any period of time established under this Contract, except as otherwise specified herein, the word "days" when referring to a period of time is ten (10) days or less means business days, and when referring to a period of time that is more than ten (10) days means calendar days. The day of the event, from which the designated period of time begins to run, shall not be included. A business day is any day other than Saturday, Sunday, or Federal, State of Georgia, or City holidays.

22.21 The Service Provider agrees to perform all acts and execute all supplementary instruments or documents which may be reasonably necessary to carry out or complete the transaction(s) contemplated by this Contract.

22.22 The City reserves the right to further develop, improve, repair and alter the facilities and all roadways, and parking areas, as it may reasonably see fit, free from any and all liability to the Service Provider for loss of business or damages of any nature whatsoever to the Service Provider occasioned during the making of such improvements, repairs, alterations and additions, including, but not limited to, any damages resulting from negligence of the City or its employees, agents or Service Providers.

22.23 The Service Provider and the City hereby mutually waive any claim against each other and their respective members, officials, officers, agents and employees for damages (including damages for loss of anticipated profits) caused by any suit or proceedings

brought by either of them or by any third party directly or indirectly attacking the validity of this Contract or any part thereof, or any addendum or amendment hereto, or the manner in which this Contract was solicited, awarded or negotiated, or arising out of any judgment or award in any suit or proceeding declaring this Contract, or any addendum or amendment hereto, null, void or voidable or delaying the same, or any part thereof, from being carried out.

22.24 At the option of the Service Provider, the products and/or services provided under the Contract resulting from this solicitation may be provided to other governmental agencies, including the State of Georgia, its agencies, political subdivisions, counties, and cities under the same terms and conditions, including price, as such products and/or services are provided under this Contract. Each governmental agency allowed by the Service Provider to purchase products and/or services in connection with this Contract shall do so independent of the City or any other governmental entity. Each agency shall be responsible for its own purchases and shall be liable only for goods and services ordered, received, and accepted by it. The City shall have no liability to Service Provider or any governmental agency resulting from the purchase by that agency of products and /or services from the Service Provider in connection with this Contract.

23. GRATUITIES, REBATES, OR KICKBACKS.

23.1 GRATUITIES. It shall be unethical for any person to offer, give or agree to give any employee or official of the City or for any employee or official of the City to solicit, demand, accept from another person, a gratuity, rebate, loan, offer of employment or other services or property of value in connection with any decision, approval, disapproval, recommendation or preparation of any part of a program requirement or a purchase request including the content of any specification or procurement standard, rendering of advice, investigation, auditing or in any other advisory capacity in any particular matter, pertaining to any program requirement or a Contract or subcontract, or to any solicitation or proposal therefore in any manner inconsistent with the State of Georgia's Department of Administrative Services Gratuity Policy. Rebates normally or routinely offered to customers in the ordinary course of business for the purchase of goods and services are acceptable and are the property of the City.

23.2 KICKBACK AND REBATES. It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor to this Contract to the prime contract or higher-tier subcontractor, or any person associated therewith, as an inducement for a subcontractor or order.

End of Exhibit A, General Conditions.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

GENERAL INFORMATION

The City of Stockbridge (City) is seeking proposals from a qualified firm(s) to provide on-call architectural services related to but not limited to the planning, designing, bidding, and construction oversight phases of projects deemed to be in the best interest of the City.

GOAL

The City's intent is to retain a company(s) with the qualifications and staff resources necessary to perform any and/or all of the following: planning, designing, bidding, and construction oversight phases of various projects deemed to be in the best interest of the City. The successful company(s) will provide services for the City as outlined in the Scope of Services. The City is looking for company(s) with the capability to also provide added value services, including, but not limited, to structural engineering, security consultation, technology consultation, interior design, etc.

ARCHITECT RESPONSIBILITY

It shall be the ARCHITECT'S responsibility to schedule and coordinate all work to be performed under this contract to insure continuous and smooth operations of the work and completion within the times specified in the proposal.

The Scope of Services is intended to cover the complete project. It shall be distinctly understood that failure to mention any work, which would normally be required to complete the project, shall not relieve the Architect of his/her responsibility to perform such work.

GENERAL CONSIDERATIONS

Standards of Performance

A. The standard of care for all professional architecture and related services performed or furnished by the Architect under this agreement will be the care and skill ordinarily used by members of the subject profession.

B. City shall not be responsible for discovering deficiencies in the technical accuracy of the Architect's services. The architect shall correct any such deficiencies in technical accuracy without additional compensation, except to the extent such corrective action is directly attributable to deficiencies in City furnished information.

C. The Architect shall serve as the City's prime consultant under each Task Order. The Architect may employ such other consultants as the Architect deems necessary to assist in the performance or furnishing of the services.

D. Architect shall not at any time supervise, direct, or have control over a Contractor's work, nor shall Architect have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by a Contractor, for security or safety at any site, for safety precautions and programs incidental to a Contractor's work in progress, nor for any failure of a Contractor to comply with laws and regulations applicable to a Contractor's furnishing and performing the work.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

E. The Architect neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform the work in accordance with the contract documents.

F. Architect shall not be responsible for the acts or omissions of any Contractor, subcontractor, or supplier, or of any of their agents or employees or of any other persons (except Architect's own employees and its consultants) at a site or otherwise furnishing or performing any of a Contractor's work; or for any decision made on interpretations or clarifications of the contract documents given by City without consultation and advice of Architect. Should the Architect observe such acts, errors, or omissions, they will inform the City in a timely manner.

G. In the event the services provided by the Architect include construction phase administration, then the obligations imposed upon the Architect through a contract for construction or construction management for such project shall be consistent with the provisions of this agreement, unless both parties mutually agree in a Task Order to such material modifications.

1. **COMPREHENSIVE SCOPE OF SERVICES AND COST DERIVATION**

The services provided under these contracts will be assigned by Task Order. Assignments or Task Orders will be made on an on-call or as-needed basis. The selected firm shall, upon request from the City, submit a comprehensive Scope of Services and cost derivation for each task assigned. The Scope of Services shall include all activities necessary to complete the assigned task, a schedule showing a timeline to implement each activity, a cost derivation for direct labor to provide professional services, projected costs for direct expenses such as travel, equipment rental, non-professional services, printing, etc., and proposed deliverables required to complete the task.

The City reserves the right to cancel an outstanding Task Order at any time at the City's discretion if it is in the best interest of the City. Upon the cancellation of an outstanding Task Order, the City will pay the Architect for any authorized work that has been satisfactorily performed, up to and through the date of cancellation. In the event of cancellation, the Architect will not be entitled to any additional compensation for unauthorized work or anticipated loss of profits due to such cancellation.

There is no minimum amount of work guaranteed under this contract.

SCOPE OF WORK

The City of Stockbridge is seeking comprehensive architectural services to perform planning, design, construction services, and related tasks for new designs and renovation of existing facilities. Typical project assignments may include architectural services related to the design and construction of new facilities, modifications to existing facilities or general planning efforts, including, but not limited to:

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

1. **DESIGN INCLUDING**:

   A. Design Services for: Design-Bid-Build (DBB), Construction Management-At-Risk (CMAR), Integrated Project Delivery (IPD) and Public-Private-Partnership (P3) projects.

   B. Serve as owners' agent for Design Build (DB) projects, to include development of design build preliminary documents and requests for proposal.

   C. Design of expansions and repairs, demolitions, and alterations to existing facilities.

   D. All design services necessary for the construction of new City buildings and renovations of existing buildings including architectural, comprehensive interior design (CID), mechanical, electrical, and plumbing (MEP) design, space planning and programming; life safety; security; acoustical design; infrastructure systems; fire protection; and electronic and communications systems.

   E. Master Planning and Space Planning Studies.

   F. Feasibility studies for new, renovation, alteration, maintenance, and repair projects.

   G. Architectural evaluations and facility studies, audits, and assessments, code reviews, and Life Safety Code review.

   H. Plans to be developed using current computer drafting software such as AutoCAD.

   I. Provide peer review services for documents designed by other firms or City staff to ensure adherence to accepted architectural practices and standards, and compliance with state and federal requirements.

   J. Preparation of contract documents for bidding purposes including final plans, specifications, engineer's estimates, and constructability reviews to determine contract duration, and necessary addenda.

   K. Construction support services, including review and approval of shop drawings, response to Request for Information (RFI), periodic progress meetings, and field consultation as necessary.

   L. Additional design consideration may include:

      a. Communication and data design.
      b. Electronic and communications systems.
      c. Physical security.
      d. Additional architectural services as directed.

   M. Most work will be performed in occupied facilities. A capable and qualified Architect must have experience in performing work during-the-course-of normal operations.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

2. **SITE DESIGN INCLUDING:**

   A. Site Development Plan.

   B. Environmental Concept Plan.

   C. Design Advisory Panel.

   D. Utility Service (on-site) plans for water, sewer, electric, and communications.

   E. Environmental and NEPA regulatory studies and reports.

   F. Design for stormwater and site drainage pollution prevention plans.

3. **DESIGN AND CONSTRUCTION DOCUMENTS INCLUDING:**

   A. Schematic design, concept design, working drawing and final design.

   B. Construction documents (drawings and specifications).

   C. Permit applications.

   D. Work breakdown structure and cost estimate.

   E. Preparation of reports, record drawings, and other facility documentation.

   F. Record documents (at completion of construction).

4. **COMMISSIONING IN ACCORDANCE WITH CURRENT LEED REFERENCE GUIDES:**

   A. Fundamental pre-requisite requirements into construction documents.

      a. Design Phase Commissioning Plan.
      b. Develop commissioning requirements into construction documents.
      c. Coordination Matrix for the Commission Agent and A/E firm.
      d. Update of commissioning plans, performance checklists systems performance, verification testing documentation, specialized quality assurance testing including, but not limited to, mechanical, plumbing systems, electrical systems, building envelope, acoustic control, integrated automation, communications/data systems, and fire protection systems commissioning.

   B. Enhanced Commissioning - Construction Phase such as:

      a. Review contractor submittals applicable to systems being commissioned.
      b. Verify installation and performance of commissioned systems.
      c. Complete a summary commissioning report at substantial completion.

   C. Systems monitoring within ten (10) months after substantial completion.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

5. **CONSTRUCTION PHASE SERVICES INCLUDING:**

   A. Inspection of work for compliance with contract documents.

   B. Addressing RFIs.

   C. Submittal Review.

   D. Operation and Maintenance (O&M) manuals review.

   E. Inspection, evaluation, and commissioning reports on completed projects.

6. **ARCHITECTS MAY BE REQUIRED TO PERFORM VARIOUS TASKS WHICH MAY INCLUDE:**

   A. Cost estimating, cost control, life-cycle cost analysis and scheduling.

   B. Value design studies/evaluations and related studies.

   C. Energy computations, LEED studies/certification.

   D. Life Safety Code studies.

   E. Hazardous materials identification; and/or surveying for hazardous, toxic, or regulated materials.

   F. Condition surveys of existing buildings to include structural and MEP condition investigation.

   G. Coordinate investigations for materials of concern (i.e., Lead, asbestos, etc.).

7. **INTERESTED TEAMS ARE REQUIRED TO HAVE THE ABILITY TO PROVIDE SERVICES IN THE FOLLOWING DISCIPLINES:**

   A. Landscape architecture.

   B. Civil architecture including site design and development.

   C. Structural engineering.

   D. Mechanical, electrical and plumbing engineering.

   E. Security and monitoring.

   F. LEED documentation and certification.

   G. Building Commissioning.

   H. Interior design, including furniture.

   I. Cost estimating.

   J. Other professional and non-professional services of a nature consistent with the intent of this RFP, as so directed by the City.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

8. **ADDITIONAL SERVICES THAT MAY BE REQUIRED TO BE PART OF THE ARCHITECTS' CORE TEAM MAY INCLUDE:**

   A. Site Investigation:

      a. Existing conditions survey and report.

      b. Boundary surveys to be used for preparation of metes and bounds plats and deed descriptions as required to acquire right of way and easements.

      c. Geotechnical and topographic survey work as necessary.

      d. Hazardous Materials Investigation and Report.

      e. Environmental Impact Statement or Environmental Assessment as required.

   B. NEPA documentation.

   C. Utility locations services.

   D. Utility relocation design.

9. **ARCHITECTS SHALL DEMONSTRATE EXPERTISE IN ONE OR MORE OF THESE BUILDING TYPES:**

   A. Shop Facilities

   B. Office Buildings

   C. Community Centers

   D. Senior Centers

   E. Parks and Recreational Structures/Buildings

   F. Multipurpose Buildings

GENERAL REQUIREMENTS

The company, including principals, project managers, and key personnel shall have relevant experience with similar work and shall be competent to perform the services required under this Request for Proposal (RFP).

The work contemplated is professional in nature. It is understood that the company, acting as an individual, corporation, or other legal entity, is of professional status, and is licensed, as appropriate, to perform in the State of Georgia, and shall be governed by the professional ethics of said professions in its relationship to the City.

It is understood that all reports, information, or data prepared or assembled by the company(s) shall be confidential in nature and shall not be made available to any individual or organization, except the City, without the prior written approval of the City.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

The company(s) shall be financially solvent. The City reserves the right to request information to determine solvency.

The company(s) shall be responsible for complying with local, state, and federal codes, legislation procedures, and regulations affecting work in their professional area.

The company(s) being selected through this RFP process will enter into an agreement with the City to provide architectural services related to projects at various stages. Stages include but are not limited to site selection, design, and construction. The level of service requested will vary based on the scope of any given project. Based on the requirements of the City the selected company(s) shall provide architectural services meeting all standards and codes used in design for basic services as required on projects as follows:

1. Pre-Design Site Evaluation.
2. Design Services for: Design-Bid-Build (DBB), Construction Management-At-Risk (CMAR), Integrated Project Delivery (IPD), and Public-Private-Partnership (P3) projects.
3. Serve as the City's agent for Design Build (DB) projects, to include development of design build preliminary documents and requests for proposal.
4. Master Planning and Space Planning Studies.
5. Architectural evaluations and facility studies, audits, and assessments, code reviews, and Life Safety Code review.
6. Cost Estimating / Condition Survey and Report.
7. Schematic Design.
8. Design Development.
9. Contract Documents.
10. Bidding/Award.
11. Construction Administration.
12. Resident Project Representation (RPR).
13. Commissioning.

PROPOSAL FOR SERVICES MAY INCLUDE ANY OR ALL OF THE FOLLOWING

1. Review existing drawings, plans, and actual conditions, and advise the City on issues of concern in regard to design, equipment selection, material selection, cost estimation as well as cost (life-cycle) analysis.
2. Provide schematic and design development, bid documents, and a detailed cost estimate at each phase, which may include:
    a. Attend meetings.
    b. Provide progress prints/cost estimates (labor and materials) at appropriate intervals.
    c. Include elevations of exposed mechanical or electrical units, and/or three-dimensional renderings (as requested).
    d. Provide architectural design drawings which shall include all components and accessories.

3. Assist in the bidding phases:
    a. Attend pre-bid and pre-construction meetings.
    b. Answer questions/clarifications during bidding.
4. Review and evaluate submittals and claims for extra costs.
5. Inspect the construction site and actively participate in on-site construction meetings. Advise the City regarding interpretations of contract documents and payments to Contractors.
6. Conduct and assist the City for substantial completion by preparing a punch list and conducting a final inspection.

PROPOSAL FOR SERVICES MAY BE FOR ANY OR ALL OF THE FOLLOWING PHASES

STUDY AND REPORT PHASE

A. The Architect shall:

1. Consult with City to define and clarify City's requirements for a specific project and available data.
2. Identify, consult with, and analyze requirements of governmental authorities having jurisdiction to approve the portions of a specific project designed or specified by Architect, including but not limited to mitigating measures identified in the environmental assessment.
3. Identify and evaluate the number of alternate solutions available to City listed in the Task Order for a specific project, and, after consultation with City, recommend to City those solutions which in Architect's judgment meet City's requirements for a specific project.
4. Prepare a report which will, as appropriate, contain schematic layouts, sketches, and conceptual design criteria with appropriate exhibits to indicate the agreed-to requirements, considerations involved, and those alternate solutions available to City which Architect recommends. This report will be accompanied by Architect's opinion of total project costs for each solution which is so recommended for a specific project with each component separately itemized, including the following, which will be separately itemized: opinion of probable construction cost, allowances for contingencies and for the estimated total costs of design, professional, and related services provided by Architect and, on the basis of information furnished by City, allowances for other items and services included within the definition of total project costs.

5. Furnish the number of review copies of the report to the City within the time period set forth in the Task Order and review it with the City.

6. Revise the report in response to the City's and other parties' comments, as appropriate, and furnish the number of final copies of the revised report to the City within the time period set forth in the Task Order.

B. Architect's services under the Study and Report Phase will be considered complete on the date when the final copies of the revised report have been delivered to the City.

PRELIMINARY DESIGN PHASE

1. After determination by the City of the scope, extent, character, or design requirements of a specific project, including the acceptance with any specific modifications by the City, if any, from a preceding phase or specific project, the Architect shall:

   a. On the basis of the above acceptance, selection, and authorization, prepare Preliminary Design Phase documents consisting of final design criteria, preliminary drawings, outline specifications, and written descriptions of a specific project.

   b. Provide necessary field surveys and topographic and utility mapping for design purposes, where applicable. Utility mapping will be based upon information obtained from the utility owner and obtained during site visits. Provide recommendations on what further utility designation is warranted for the project.

   c. Advise City if additional reports, data, information, or services are necessary and assist City in obtaining such reports, data, information, or services.

   d. Based on the information contained in the Preliminary Design Phase documents, submit a current opinion of probable construction cost and any adjustments to total project costs known to the Architect.

   e. Furnish the Preliminary Design Phase documents to and review them with the City.

   f. Submit to the City the number of final copies of the Preliminary Design Phase documents and revised opinion of probable construction cost within the time period set forth in the Task Order.

2. Architect's services under the Preliminary Design Phase will be considered complete on the date when final copies of the Preliminary Design Phase documents have been delivered to City.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

FINAL DESIGN PHASE

1. After determination by the City of the scope, extent, character, or design requirements of a specific project, including the acceptance of any specific modifications by the City of a preceding phase or specific project, the Architect shall:

   a. On the basis of the above acceptance, direction, and authorization, prepare final drawings indicating the scope, extent, and character of the work to be performed and furnished by Contractor.

   b. Provide technical criteria, written descriptions, and design data for the City's use in filing applications for permits from or approvals of governmental authorities having jurisdiction to review or approve the final design of a specific project and assist the City in consultations with appropriate authorities.

   c. Provide the City with a current opinion of probable construction cost and any adjustments to total project costs known to the Architect.

   d. Prepare and furnish bidding documents for review and approval by City, its legal counsel, and other advisors, as appropriate, and assist City in the preparation of other related documents.

   e. Submit the number of final copies of the bidding documents and a current opinion of probable construction cost to the City within the time period set forth in the Task Order.

2. In the event that the work designed or specified by Architect is to be performed or furnished under more than one prime contract, or if Architect's services are to be separately sequenced with the work of one or more prime Contractors (such as in the case of fast-tracking), City and Architect shall, prior to commencement of the Final Design Phase, develop a schedule for performance of Architect's services during the final design, bidding or negotiating, construction, and Post-Construction Phases in order to sequence and coordinate properly such services as are applicable to the work under such separate prime contracts. This schedule is to be prepared and included in or become an amendment to the Task Order, whether or not the work under such contracts is to proceed concurrently.

3. The number of prime contracts for work designed or specified by the Architect upon which the Architect's compensation has been established is identified in the Task Order.

4. Architect's services under the Final Design Phase will be considered complete on the date when the submittals have been delivered to the City.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

COST ESTIMATING/CONDITION SURVEY AND REPORT

Investigate, analyze, and measure the existing facilities to the extent necessary to determine the information necessary for project work. Measure and verify floor plans and equipment locations in the existing building. Review existing system replacement studies (if applicable), analyze building components, heating/cooling load requirements, City floor plans and drawings (as available), and make system recommendations. Prepare drawings and a report summarizing existing facilities and their condition. Prepare probable construction cost estimates to assist the City in the preparation of Capital Improvement Program (CIP) requests for internal use. As part of the investigation, identify and document issues pertaining to any future project (accessibility, operations impact, etc.). Assist in the identification of grant or alternate funding opportunities, including preparation of documents required for compliance at the request of the City.

Architect's opinions of probable construction cost are to be made on the basis of the Architect's experience and qualifications and represent the Architect's professional judgment as an experienced and qualified professional generally familiar with the construction industry. City acknowledges that the Architect has no control over the cost of labor, materials, equipment, or services furnished by others, or over Contractors' methods of determining prices, or over competitive bidding or market conditions, and further acknowledges that the Architect cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from opinions of probable construction cost prepared by the Architect. The architect assumes no responsibility for the accuracy of any opinions of probable construction cost.

If a construction cost limit is established between the City and Architect in a Task Order, Architect's rights and responsibilities with respect thereto will be governed by terms established in the Task Order.

CONTRACT DOCUMENTS

Perform the preparation of detailed contract documents in accordance with applicable city, county, state, and federal regulations ("codes") for all elements of work, including architectural plans, custom details, phasing plans, and structural and/or engineering modifications, as needed. Provide progress reviews with the City and other authorities as required (typically at 50% and 95% completion). Provide progress prints, specifications, and revised cost estimates at specified intervals for the City's review and approval. Provide for approval by the City, the contract documents, including bidding forms, the contract agreement, and general conditions, using standard City contract conditions, project specifications, and working drawings for the project. The bid documents are to conform with City standards wherever applicable.

BIDDING OR NEGOTIATING PHASE

1. The Architect shall:

    a. Assist City in advertising for and obtaining bids or negotiating proposals for the work and, where applicable, maintain a record of prospective

bidders to whom bidding documents have been issued, attend pre-bid conferences, if any, and receive and process Contractor deposits or charges for the bidding documents.

b. Issue addenda as appropriate to clarify, correct, or change the bidding documents.

c. Consult with City as to the acceptability of subcontractors, suppliers, and other individuals and entities proposed by Contractor for those portions of the work as to which such acceptability is required by the bidding documents.

d. Attend the bid opening, prepare bid tabulation sheets, and assist the City in evaluating bids or proposals and in assembling and awarding contracts for the work.

2. The bidding or negotiating phase will be considered complete upon commencement of the construction phase or upon cessation of negotiations with prospective Contractors (except as may be required in the Task Order).

CONSTRUCTION ADMINISTRATION

Provide during the construction contract to be entered into by the City for the construction of the project, to the satisfaction of the City, adherence to the design, and to assist in the administration of the construction until final completion and acceptance by the City. Conduct a preconstruction conference after receipt of a written request to do so from the City. Such preconstruction conference shall include at least the Architect, or its authorized representative, the Contractor(s), authorized representatives of the City, as well as representatives of any other public or private agencies which the City determines should be in attendance. At the preconstruction conference, the company shall:

1. Observe that all necessary permits and licenses have been obtained prior to work commencement.

2. Raise for discussion and decision, the manner in which the construction will be administered by itself and the City, the scheduling of construction, and any and all other issues or questions which, in the opinion of the City, must be settled before the start of construction. Before convening the preconstruction conference, the company shall confer with an authorized representative of the City concerning the agenda and who is to attend.

3. Throughout all phases, prepare and update on an interval that is mutually agreed upon, an estimate of construction cost consistent with the City's funding requirements in a format acceptable to the City. The estimate of construction costs shall document approved change orders (CO's) and any and all anticipated changes to the construction cost on an individual prime contract basis and indicate the contingency balance.

4. Recommend necessary or desirable changes (adds and credits) to the City, review requests for changes, assist in negotiating Contractor's proposals, and submit recommendations to the City. If they are accepted, review change orders for the City's authorization. There shall be no change in the scope of the work or in materials specified by the Architect until approval for such change has been given in writing by the City.

5. Determine, based on inspections and the Contractor's applications for payment, the amount owing to the Contractor and will issue certificates for payment in such amounts. By reviewing and approving a certificate for payment, the company will also represent to the City that, to the best of its knowledge, information, and belief, based on what its observations have revealed, the quality of the work is in accordance with the contract documents. Review and make recommendations to the City on any claims received from Contractors.

6. Make visits to the job site (at a frequency dictated by the specific project) during power service cut and re-routing for the purpose of clarifying or interpreting any phase of the work and monitoring job progress, where necessary and/or requested. Conduct and attend on-the-job field meetings (at a frequency dictated by the specific project) to review procedures, progress, scheduling, Contractor compliance, and other issues. Provide and distribute minutes of these meetings to the City and to parties designated by the City within a specified time period. Where field condition differs from contract documents or disputes arise, the company shall resolve issues satisfactorily to the City.

7. Issue punch list(s) and re-inspect as necessary, coordinate warranty submissions with manufacturers. Following the Contractor's completion of the punch list, conduct final inspections in conjunction with the City. The company shall create a "closeout" checklist for each contract and shall monitor the closeout process as part of the Certificate of Substantial Completion of the work. The approval of the City, or other City approvals, shall be required as a condition for the acceptance of the work by the City.

8. Furnish to City, based on marked-up prints, drawings, and other data furnished by the Contractor, a set of reproducible drawings showing all construction (elements/systems) as actually built. Provide the City with AutoCAD files in a format acceptable to the City and one set of reproducible drawings. Secure and transmit to the City all required guarantees, affidavits, releases, bonds, waivers, and other closeout documents.

RESIDENT PROJECT REPRESENTATION

If requested, furnish during the construction period a full-time or part-time Resident Project Representative. The qualifications of the personnel shall be subject to approval by the City.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

The Resident Project Representative (RPR) shall:

a. Maintain at the site orderly files for correspondence, reports of job conferences, reproductions of original contract documents including all change orders, field orders, work change directives, addenda, additional drawings issued subsequent to the execution of the contract, Architect's clarifications and interpretations of the contract documents, progress reports, shop drawing and Sample submittals received from and delivered to Contractor, and other specific project-related documents.

b. Prepare a daily report or keep a diary or logbook, recording Contractor's hours on the site, weather conditions, data relative to questions of change orders, field orders, work change directives, or changed conditions, Site visitors, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures; and send copies to Architect.

c. Record names, addresses, fax numbers, e-mail addresses, website locations, and telephone numbers of all Contractors, subcontractors, and major suppliers of materials and equipment.

d. Maintain records for use in preparing project documentation.

e. Furnish to the Architect and City copies of all inspection, test, and system startup reports.

f. At the completion of the project, the aforementioned diary or log (or certified copy) shall be delivered to the City.

COMMISSIONING

The Commissioning agent will develop and coordinate the execution of the testing plan, observe and document performance of the improvements, system integration, and functionality in accordance with the documented design.

This shall include testing and observing the operation and function of all components and controls involved in the new systems, including an assessment of responsible parties for correcting any problems and errors in the system. The Architect will also review submittals and start-up procedures, witness testing of selected pieces of the system, oversee training and system documentation and review, and approve Operation and Maintenance Manuals (O & M) from the Contractor for completeness. The Architect will provide the City with a written Final Commissioning Report.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

POST CONSTRUCTION PHASE

1. Architect shall:
   a. Provide assistance in connection with the testing and adjusting of specific project equipment or systems.
   b. Assist the City in training the City's staff to operate and maintain specific projects, equipment, and systems.
   c. Assist City in developing procedures for control of the operation and maintenance of, and record keeping for, equipment and systems for the specific project.
   d. Together with City, visit the specific project to observe any apparent defects in the work, assist City in consultations and discussions with Contractor concerning correction of any such defects, and make recommendations as to replacement or correction of defective work, if present.
   e. In company with City or City's representative, provide an inspection of the specific project within one month before the end of the correction period to ascertain whether any portion of the work is subject to correction.
2. The Post-Construction Phase services may commence during the Construction Phase and, if not otherwise modified in the Task Order, will terminate at the end of the correction period.

AGREEMENTS

The City's intent is to retain company(s) with the qualifications and staff resources necessary to perform the services outlined in this document for a minimum of one year, with a maximum possibility of four (4) additional years. Payment for services is anticipated to be on the basis of an approved hourly rate schedule. The magnitude of services will vary by project. The City may request a fee proposal prior to commencing any approved project. The City may utilize a professional services agreement outlining mutual promises prior to commencing any approved project.

The City will reserve the right to approve additional architectural firms for projects as it deems necessary.

End of Exhibit B.

EXHIBIT C
REQUEST FOR PROPOSAL

I. REQUEST FOR PROPOSAL PROCESS

The proposal must contain the information outlined below.

Please include a title on each page of your proposal and number the pages to ensure proper identification.

1. Cover Letter
2. Executive Summary
3. Evaluation and Selection Criteria

1. Cover/Transmittal Letter

Each proposal must have a Cover/Transmittal Letter briefly summarizing the qualifications and experience relevant to the scope. Please include in the letter the following:

i. Company's information, including the name of the company (include any dba names); headquarters and parent company locations; and a brief history of the company.
ii. Company's mailing address, contact person, telephone number for the primary contact person, and email address.
iii. A principal or officer of the company authorized to execute contracts or other similar documents on the firm's behalf must sign the letter.

2. Executive Summary

Executive Summary: An executive summary letter should include the key elements of the respondent's RFP and an overview of the team. Indicate the address and telephone number of the respondent's office located nearest to Stockbridge, Georgia, and the office from which the project will be managed.

3. Evaluation and Selection Criteria

The City, at its discretion, may award the contract to the responsible and responsive consultant submitting the proposal which is deemed to be the most advantageous to the City. The following is the evaluation criteria the city will consider in determining which proposal is most advantageous to the City:

A. Consultant's Experience

1. List 3-5 similar projects completed in the last 5 five years.
2. Contracts on hand (schedule – showing gross amount of each contract and the approximate timelines).
3. Have you ever failed to complete any work awarded to you? If so, where, and why?
4. How long do you warrant a project?

B. Local Government Experience in Facility Design

C. Qualifications of Consultant's Staff

1. Identify key individuals to be assigned to this project and include the function and/or responsibility of each identified individual. Experience summaries of these key individuals must be provided with emphasis on previous experience in similar roles on comparable projects, and a copy of their resumes if applicable.

D. Demonstrated Ability of the Consultant to Perform

E. Cost Proposal

1. Performed Services
- Provide detailed line items of all costs associated with the project.
- Provide an overall lump sum bid for all scheduled services

2. Labor Costs
- Normal Hours: Monday through Friday, 7 AM to 4 PM
- After Hours/Holidays Billed at approved overtime rates

3. Parts and Materials
- No more than a 5% markup; provide a detailed price

Proposals submitted in response to this RFP will be evaluated and scored, in accordance with the criteria outlined below, by an evaluation committee established by the client.

CRITERIA	POINTS
➢ Consultant's Experience	25
➢ Local Government Experience in Facility Design	20
➢ Qualifications of Consultant's Staff	20
➢ Demonstrated Ability of the Consultant to Perform	25
➢ Cost Proposal	10
HIGHEST POSSIBLE SCORE	**100**

a. All Corporations should provide a corporate seal, a copy of the Secretary of State's Certificate of Incorporation, and a listing of the principals of the corporation with the proposal.

b. The Department is concerned about proposers' financial capability to perform. Therefore, please provide enough data to lead evaluators to the conclusion that your firm has the financial capability to perform. As detailed financial data is generally proprietary, and proposers do not wish such information to be part of the public record under the Georgia Open Records Act (G.O.R.A.), the City reserves the right to perform additional due diligence in this area, at the sole discretion of the City, prior to award of any contract.

c. The proposals will be the basis from which interested firms will be selected for interviews. Following the City staff evaluation of the proposals received, selected firms may be invited to make oral presentations before the City's Evaluation Panel. The City's Project Manager will provide additional details outlining the preferred content of the presentation to each firm or team of firms that are invited to participate. Upon completion of the evaluations, the City's Evaluation Panel will determine the most qualified firm based on all materials and information presented. The City will then begin the negotiations for an agreement with the selected firm.

d. Any firm failing to submit information in accordance with the procedures set forth in the RFP may be subject to disqualification. The City reserves the right to change the solicitation schedule or issue amendments to the solicitation at any time. The City reserves the right, at its sole discretion, to waive immaterial irregularities contained in the solicitation. The City reserves the right to reject any and all proposals at any time, without penalty. The City reserves the right to request "best and final" offers, and to issue a new RFP. Firms eliminated from further consideration will be notified by mail by the City as soon as practical.

II. SUBMISSION OF RFP

Bids shall only be accepted online through the Bonfire Portal at: https://cityofstockbridge-ga.bonfirehub.com/projectDrafts/203945/details. Any bid submitted in any other format (email, paper, fax, mail, etc.) will not be accepted.

Proposals shall only be accepted online through the Bonfire Portal:
https://cityofstockbridge-ga.bonfirehub.com/projectDrafts/203945/details

The RFP package must include detailed information relative to the Request for Proposal Process and Selection Criteria, as required. The Proposal Letter is included as page two (2) of this RFP. Exhibits B-J must be attached in Bonfire and must be signed by a person authorized to legally bind the company.

EXHIBIT C
REQUEST FOR PROPOSAL

EVALUATION CRITERIA AND PROCESS

a. All RFPs received will be reviewed by the Purchasing Manager Representative to ensure that all administrative requirements of the RFP package have been met by the Offerors. Each RFP will be reviewed to ensure that the Offeror submitted all information required in the RFP and that all documents requiring a signature have been signed. Failure to meet these requirements may be cause for rejection. All RFP that meet the administrative requirements will then be turned over to the evaluation committee for further evaluation.

b. The Evaluation Committee will review all submittals received and rank Offerors based on submittal information required in the Evaluation and Selection Criteria. The City of Stockbridge may conduct discussions with responsible Offerors who submit an RFP determined to be reasonably susceptible of being selected for award for clarification to assure full understanding of and responsiveness to the solicitation requirements. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of statements, and such revisions may be permitted after submissions and prior to award. In conducting any such discussions, there shall be no disclosure of any information derived from proposals submitted by competing Offerors. Cost will not be a deciding factor in this RFP, only the Proposal.

c. The City of Stockbridge reserves the right to addend the RFP prior to the date of RFP submission. Addenda will be posted to the Stockbridge website at www.stockbridgega.gov.

d. Awards of contract shall be made to the responsible Offerors who have successfully submitted an RFP and been ranked by the Evaluation Committee, considering all the evaluation factors set forth in this RFP. No other factors or criteria shall be used in the evaluation. The City of Stockbridge reserves the right to reject all RFP's submitted in response to this RFP.

III. OTHER CONSIDERATIONS

a. Vendors responding to this RFP need to become a registered Vendor to sell products or services to the City of Stockbridge. Please note that the vendor file is a good source for vendor information, but not the only source. Registration does not guarantee that your firm will be solicited for any or all requirements. The vendor file will also be used to support financial transactions with vendors, including invoice payments. If you have any questions or concerns, please feel free to email:
City of Stockbridge
Purchasing Office
Wcooley@stockbridgega.org

b. Prior to the due date, a submitted RFP may be withdrawn by the Offeror by submitting a written request to the Buyer named herein. A person authorized to sign for the Offeror must sign all such requests.

The City reserves the right to add provisions to the contract to be consistent with the successful Offeror's offer and to negotiate with the successful Offeror other additions to, deletions from, and/or changes in the language in the Contract, provided that no such addition, deletion or change in Contract language would, in the sole discretion of the City affect the evaluation criteria set forth herein, or give the successful Offeror a competitive advantage.

Any exceptions to the agreement must be clearly identified, accompany the Offeror's RFP, and be attached to the agreement. Offerors are cautioned that any exception submitted that will give the Offeror a competitive advantage over another Offeror or that will cause a failure to meet a mandatory requirement of the RFP will not be accepted.

Prior to award, the apparent winning Offeror(s) may be required to enter discussions with the City to resolve any contractual differences before an award is made. These discussions are to be finalized and all exceptions resolved within one (1) week of notification; if not, this could lead to rejection of the Offeror's proposal. The offeror will not retype the enclosed contract.

EXHIBIT C
REQUEST FOR PROPOSAL

IV. CERTIFICATION

By my signature below, it is certified that my firm can meet all terms of the statement of Proposal and will perform the services specified, and for the privilege of doing so on the City of Stockbridge premises. I understand that, upon proper acceptance of this offer by the City of Stockbridge, a contract will thereby be created.
Given under my hand this _____ day of _____, 20___.

_____
Name of Firm

_____
Signature

_____
Title

_____
Business Address

_____
Email Address

End of Exhibit C.

EXHIBIT D
BOND DOCUMENTS

Each bid must be accompanied with a BID BOND (bond only: certified checks or other forms are not acceptable) in an amount equal to five percent (5%) of the base bid, payable to the City of Stockbridge. Said bid bond guarantees the bidder will enter into a contract to construct the project strictly within the terms and conditions stated in this bid and in the bidding and contract documents, should the construction contract be awarded.

The Successful Bidder shall be required to furnish a bond for the faithful performance on the contract and a bond to secure payment of all claims for materials furnished and/or labor performed in performance of the project, both in amounts equal to one hundred percent (100%) of the contract price.

The Successful Bidder shall also be required to furnish a Maintenance Bond, in the amount of one-third (1/3) of the contract price, guaranteeing the repair or replacement caused by defective workmanship or materials for a period of one (1) year from the completion of construction.

Bonds shall be issued by a corporate surety appearing on the Treasury Department's most current list (Circular 570 as amended) and be authorized to do business in the State of Georgia.

Date of Bond must not be prior to the date of Contract. If Contractor is a Partnership, all partners shall execute the Bond.

EXHIBIT D
BOND DOCUMENTS

PROVIDED, FURTHER, that Principal and Surety agree and represent that this bond is executed pursuant to and in accordance with the applicable provisions of the Official Code of Georgia Annotated, as amended, including, but not limited to, O.C.G.A. § 13-10-1, et al. Seg. And SS 36-86-101, et. Seg. and is intended to be and shall be constructed as a bond in compliance with the requirements thereof.
Signed, sealed, and dated this _____ day of _____, 2025.

ATTEST:

_____ _____
(Principal Secretary) (Principal)

(SEAL) BY: _____

(Witness to Principal) (Address)

_____ _____

_____
(Address)

_____
(Surety)

ATTEST
BY: _____
(Attorney-in-Fact) and Resident Agent

_____
(Attorney-in-Fact)

(Seal)
(Address) _____

_____
(Witness as to Surety)

_____
(Address)

_____

EXHIBIT D
BOND DOCUMENTS

PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: THAT

_____
(Name of Contractor)

_____
(Address of Contractor)

_____
(Corporation, Partnership, or Individual)

_____
Hereinafter called Principal, and

_____
(Name of Surety)

_____
(Address of Surety)

A Corporation of the State of _____ and a surety authorized by law to do business in the State of Georgia, hereinafter called Surety, are held and firmly bound unto:

The City of Stockbridge, Georgia

_____
(Name of Obligee)

4640 N. Henry Blvd. Stockbridge, Georgia 30281

_____
(Address of Obligee)

Hereinafter referred to as Obligee; for the use and protection of all subcontractors and all persons supplying labor, services, skill, tools, machinery, materials and/or equipment in the prosecution of the work provided for in the contract hereinafter referred to in the full and just sum of _____ _____ Dollars ($_____) in lawful money of the United States, for the payment of which sum well and truly to be made, the Principal and Surety bind themselves, their, and

each of their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

EXHIBIT D
BOND DOCUMENTS

The condition of this obligation is such, as whereas the Principal entered into a certain contract, hereto attached, with the Obligee, dated_____ for _____.

NOW, THEREFORE, the conditions of this obligation are such that if the Principal shall well, truly, and faithfully perform said Contract in accordance to its terms, covenants, and conditions, and shall promptly pay all persons furnishing labor, materials, services, skill, tools, machinery and/or equipment for use in the performance of said Contract, then this obligation shall be void; otherwise, it shall remain in full force and effect.

All persons who have furnished labor, materials, services, skill, tools, machinery and/or equipment for use in the performance of said Contract shall have a direct right of action on this Bond, provided payment has not been made in full within ninety (90) days after the last day on which labor was performed, materials service, skill, tools, machinery, and equipment furnished or the subcontract completed.

PROVIDED FURTHER, that said Surety to this Bond, for value received, hereby stipulates and agrees that no change, extension of time, alterations, or additions, to the terms of the Contract or to the Work to be performed thereunder shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alterations, or additions to the terms of the Contract or to the work to be performed thereunder.

PROVIDED, HOWEVER, that no suit or action shall be commenced hereunder by any person furnishing labor, materials, services, skill, tools, machinery, and /or equipment having a direct contractual relationship with a subcontractor, but no contractual relationship express or implied with the Principal:

Unless such person shall have given notice to the Principal within 120 days after such person did, or performed the last of the work or labor, or furnished the last of the materials, services, skill, tools, machinery and/or equipment for which claim is made, stating with substantial accuracy the amount claimed and the name of the party to whom the materials, services, skill, tools, machinery, and/or equipment were furnished, or for whom they work or labor was done or performed. Such a notice shall be served by mailing the same by registered mail, postage prepaid, in an envelope addressed to the Principal, at any place where an office is regularly maintained for the transaction of business, or served in any manner in which legal process may be served in the State in which the aforesaid project is located, save that such service need not be made by a public officer, and a copy of such notice shall be delivered to the Obligee, to the person and at the address provided for in the Contract, within five days of the mailing of the notice to the Principal.

PROVIDED FURTHER, any suit under this Bond must be instituted before the expiration of one year after the acceptance of the public works covered by the Contract by the proper authorities.

EXHIBIT D
BOND DOCUMENTS

PROVIDED FURTHER, that Principal and Surety agree and represent that this bond is executed pursuant to and in accordance with the applicable provision of the Official Code of Georgia Annotated, as amended, including, but not limited to, O.C.G.A. § 13-10-1, et. Eq. and SS 36-86-101, et. Seg., and is intended to be and shall be construed as a bond in compliance with the requirements, therefore.

Signed, sealed, and dated this_____day of_____, 2025

ATTEST:

_____ _____

(Principal Secretary) (Principal)
(Seal)

By:_____

_____ _____

(Witness to Principal) (Address)

_____ (Surety)

ATTEST BY:

_____ _____

Agent

_____

(Attorney-in-Fact)

(Seal)

_____

(Address)

_____

(Witness as to Surety)

EXHIBIT D
BOND DOCUMENTS

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: THAT

_____

(Name of Contractor)

_____

(Address of Contractor)

_____

(Corporation, Partnership, or Individual)

_____

Hereinafter called Principal, and

_____

(Name of Surety)

_____

(Address of Surety)

A Corporation of the State of _____ and a surety authorized by law to do business in the State of Georgia, hereinafter called Surety, are held and firmly bound unto:

The City of Stockbridge, Georgia

_____

(Name of Obligee)

4640 N Henry Blvd., Stockbridge, Georgia 30281

_____

(Address of Obligee)

Hereinafter referred to as Obligee; are held firmly bound unto said Obligee and all persons doing work or furnishing skill, tools, machinery, supplies, or material under or for the purpose of the Contract hereinafter referred to, in the penal sum of: _____Dollars ($_____), in lawful money of United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

EXHIBIT D
BOND DOCUMENTS

The condition of this obligation is such, as whereas the Principal entered into a certain contract, hereto attached, with the Obligee, dated_____ for: _____.

NOW THEREFORE, the conditions of this obligation are such that if the above-bound Principal shall well, truly, fully and faithfully perform said contract according to its terms, covenants, conditions, and agreements of said contract during the original term of said contract and any extensions thereof that may be granted by the oblige, with or without notice to the Surety, and during the life of any guaranty required under the contract, and shall also well and truly perform and fulfill all the undertakings, covenants, terms, conditions and agreement of any and all duly authorized modifications of said contract that may hereafter be made, then his obligation shall be void, otherwise to remain in full force and effect.

PROVIDED FURTHER, that said Surety to this Bond, for value received, hereby stipulates and agrees that no change, extension of time, alterations, or additions to the terms of the Contract or to the Work to be performed thereunder shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alterations, or additions to the terms of the Contract or to the work to be performed thereunder.

PROVIDED FURTHER, that Principal and Surety agree and represent that this bond is executed pursuant to and in accordance with the applicable provisions of the Official Code of Georgia Annotated, as amended, including but not limited to. O. C.G.A. SS 13-10-1 et. Eq. and SS 36-86-101, et Seg., and is intended to be and shall be construed as a bond in compliance with the requirements thereof.

Signed, sealed, and dated this_____day of _____, 2025

ATTEST:

_____
(Principal)

_____
(Principal Secretary)

(Seal)

By: _____

_____
(Witness to Principal)

EXHIBIT D
BOND DOCUMENTS

_____
(Address)

_____
(Surety)

ATTEST:

_____
(Attorney-in-Fact) and Resident Agent

_____
(Attorney-in-Fact)

(Seal)

_____
(Address)

_____
(Witness as to Surety)

_____
(Address)

End of Exhibit D.

Stockbridge
Where Community Connects

EXHIBIT E
GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contractor(s) Name: _____

Address:_____

By executing this affidavit, the undersigned person or entity verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation, which is registered with, is authorized to participate in, and is participating in the federal work authorization program commonly known as E-Verify,* in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

The undersigned person or entity further agrees that it will continue to use the federal work authorization program throughout the contract period, and it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the undersigned with the information required by O.C.G.A. § 13-10-91(b).

The undersigned person or entity further agrees to maintain records of such compliance and provide a copy of each such verification to the City of Stockbridge within five (5) business days after any subcontractor(s) is/are retained to perform such service.

_____ _____
E Verify ™ Company Identification Number Date of Authorization

_____ _____
BY: Authorized Officer or Agent Date
(Name of Person or Entity)

SUBSCRIBED AND SWORN BEFORE
ME ON THIS THE

_____ DAY OF_____, 20_

_____ [NOTARY SEAL]
Notary Public

My Commission Expires: _____

*** or any subsequent replacement** operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-60

Stockbridge
Where Community Connects

EXHIBIT E
GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Subcontractor Affidavit under O.C.G.A. § 13-10-91(b)(3)

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 (name of contractor) on behalf of (name of public employer) 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 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 User Identification Number

_____
Date of Authorization

_____
Name of Subcontractor

_____
Name of Project

_____
Name of Public Employer

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

_____ DAY OF_____, 20_

[NOTARY SEAL]

_____
Notary Public

My Commission Expires: _____

End of Exhibit E.

Stockbridge
Where Community Connects

EXHIBIT F
DRUG-FREE WORKPLACE

The undersigned certifies that the provisions of Code Sections 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the "Drug-free Workplace Act", have been complied with in full. The undersigned further certifies that:

(1) A drug-free workplace will be provided for the Service Provider's employees during the performance of the Contract; and

(2) Each Service Provider who hires a subcontractor to work in a drug-free workplace shall secure from the subcontractor the following written certification:
"As part of the subcontracting agreement with _____ (Service Provider),
_____(subcontractor) certifies to the Service Provider that a drug-free workplace will be provided for the subcontractor's employees during the performance of this Contract pursuant to paragraph (7) of the subsection (b) of Code Section 50-24-03."

Also, the undersigned further certifies that he/she will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Contract.

_____
Company Name

_____
BY: Authorized Officer or Agent Date
(Service Provider Signature)

_____
Title of Authorized Officer or Agent of Service Provider

_____
Printed Name of Authorized Officer or Agent

End of Exhibit F.

EXHIBIT G
PURCHASING POLICY ADDENDUM

I, _____, hereby certify that I have received certify that I have received a copy of the City of Stockbridge, GA, Financial Management Policies Purchasing Policy which can be found at https://stockbridgega.org/departments/procurement-division and agree to comply with all requirements of the City of Stockbridge, GA Financial Management Policies Purchasing Policy to the extent the policy applies to the undersigned.

_____

BY: Authorized Officer or Agent Date
(Service Provider Signature)

_____

Title of Authorized Officer or Agent of Service Provider

_____

Printed Name of Authorized Officer or Agent Date

End of Exhibit G.

Stockbridge
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EXHIBIT H

AFFIDAVIT VERIFYING STATUS FOR PUBLIC BENEFIT APPLICATION

By executing this affidavit under oath, as an applicant for a City of Stockbridge, Georgia Business License or Occupation Tax Certificate, Alcohol License, Taxi Permit, execution of contract, or other public benefit as referenced in O.C.G.A. § 50-36-1, I am stating the following with respect to my application for a City of Stockbridge license/permit and /or contract for

_____

[Name of natural person applying on behalf of individual, business, corporation, partnership, or other private entity]:

1. _____ I am a United States citizen

OR

2. _____ I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States. *

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20.

Signature of Applicant: _____ Date: _____

Printed Name: _____

* Alien Registration number for non-citizens: _____

** PLEASE INCLUDE A COPY OF YOUR PERMANENT RESIDENT CARD, EMPLOYMENT AUTHORIZATION, GREEN CARD, PASSPORT WITH A COPY OF YOUR DRIVER'S LICENSE, OR OTHER DOCUMENTATION AS ALLOWED UNDER THE LAW IF YOU ARE A LEGAL PERMANENT RESIDENT (#2) **

Subscribed and Sworn Before Me, this the ____day of _____, 20___

Notary Public:_____

My Commission Expires: _____

* Note: O.C.G.A.§ 50-36-1(e)(2) requires that aliens under the Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the Federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens who do not have an alien registration number may supply another identifying number below:

_____

End of Exhibit H.

Stockbridge
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EXHIBIT I:
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP NO. 2025-0012

SOLICITATION TITLE: ON-CALL ARCHITECTURAL SERVICES for CITY OF STOCKBRIDGE MULTI-PURPOSE FACILITY CULTURAL ARTS, YOUTH, AND SENIOR RECREATIONAL FACILITY

Proposing Firm (List name exactly as provided in proposal):

_____

Date of Verification: _____

Reference Organization: _____

Project Verified (include the Project Name / Title and brief description of the Project:

_____

Person Contacted: _____

Title of Contract: _____

Telephone and extension: _____

Email Address: _____

Questions: Yes/No
1. Were you satisfied with the Company/Organization's overall performance?
2. Did the firm adhere to the scope of work and bid requirements?
3. Did the firm provide deliverables as agreed upon?
4. Would you engage this firm again?

Additional Comments (if any):

_____

_____

Signature and Date: _____

Stockbridge
Where Community Connects

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_____

Date of Verification: _____

Reference Organization: _____

Project Verified (include the Project Name / Title and brief description of the Project:

_____

Person Contacted: _____

Title of Contract: _____

Telephone and extension: _____

Email Address: _____

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance?
2. Did the firm adhere to the scope of work and bid requirements?
3. Did the firm provide deliverables as agreed upon?
4. Would you engage this firm again?

Additional Comments (if any):

_____

_____

Signature and Date: _____

Stockbridge
Where Community Connects

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_____

Date of Verification: _____

Reference Organization: _____

Project Verified (include the Project Name / Title and brief description of the Project:

_____

Person Contacted: _____

Title of Contract: _____

Telephone and extension: _____

Email Address: _____

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance?
2. Did the firm adhere to the scope of work and bid requirements?
3. Did the firm provide deliverables as agreed upon?
4. Would you engage this firm again?

Additional Comments (if any):

_____

_____

Signature and Date: _____

Stockbridge
Where Community Connects

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_____

Date of Verification: _____

Reference Organization: _____

Project Verified (include the Project Name / Title and brief description of the Project:

_____

Person Contacted: _____

Title of Contract: _____

Telephone and extension: _____

Email Address: _____

Questions: Yes/No
1. Were you satisfied with the Company/Organization's overall performance?
2. Did the firm adhere to the scope of work and bid requirements?
3. Did the firm provide deliverables as agreed upon?
4. Would you engage this firm again?

Additional Comments (if any):

_____

_____

Signature and Date: _____

Stockbridge
Where Community Connects

EXHIBIT I
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Proposing Firm (List name exactly as provided in proposal):

_____

Date of Verification: _____

Reference Organization: _____

Project Verified (include the Project Name / Title and brief description of the Project:

_____

Person Contacted: _____

Title of Contract: _____

Telephone and extension: _____

Email Address: _____

Questions: Yes/No
1. Were you satisfied with the Company/Organization's overall performance?
2. Did the firm adhere to the scope of work and bid requirements?
3. Did the firm provide deliverables as agreed upon?
4. Would you engage this firm again?

Additional Comments (if any):

_____

_____

Signature and Date: _____

End of Exhibit I.

Stockbridge
Where Community Connects

EXHIBIT J
COST PROPOSAL - RFP No. 2025-0012

CLASSIFICATION	*HOUR BILING RATE*
Principal Architect	*/hour*
Senior Manager	*/hour*
Project Manager	*/hour*
Senior Designer	*/hour*
Project Architect	*/hour*
Appraiser	*/hour*
Interior Designer	*/hour*
Intern Architect	*/hour*
CAD Technician	*/hour*
Landscape Architect	*/hour*
Licensed Surveyor	*/hour*
2-Person Survey Team	*/hour*
3-Person Survey Team	*/hour*
Senior Inspector	*/hour*
Inspector	*/hour*
Cost Estimator	*/hour*
CAD Drafter	*/hour*
Information System Professional	*/hour*
Clerical	*/hour*
Total Cost For Hourly Services	*/hour*

EXHIBIT J
COST PROPOSAL – RFP 2025-0012

** Please list below any other fees in which you would like to include in your Cost Proposal. **

OTHER SERVICES/FEES	*HOURLY BILLING RATE*
1.	*/hour*
2.	*/hour*
3.	*/hour*
4.	*/hour*
5.	*/hour*
6.	*/hour*
7.	*/hour*
8.	*/hour*
9.	*/hour*
10.	*/hour*
11.	*/hour*
12.	*/hour*
13.	*/hour*
14.	*/hour*
15.	*/hour*
Total Cost for Other Services/Fees Hourly	/hour

End of Exhibit J.

Response Proposal Listing
For
Request for Proposals No. 2025-0012
On-Call Architectural Services for Multi-Purpose Cultural Arts, Youth, and Senior Recreational Facility

Proposals from the following Responders were received in response to Request For Proposals No. 2025-0012, City of Stockbridge On-Call Architectural Services for Multi-Purpose Cultural Arts, Youth, and Senior Recreational Facility.

1. CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba CPL
2. Harris & Smith, LLC
3. Jericho Design Group
4. MOSA Architects
5. PRAXIS3
6. Sizemore Group
7. TSW

RFP 2025-0012

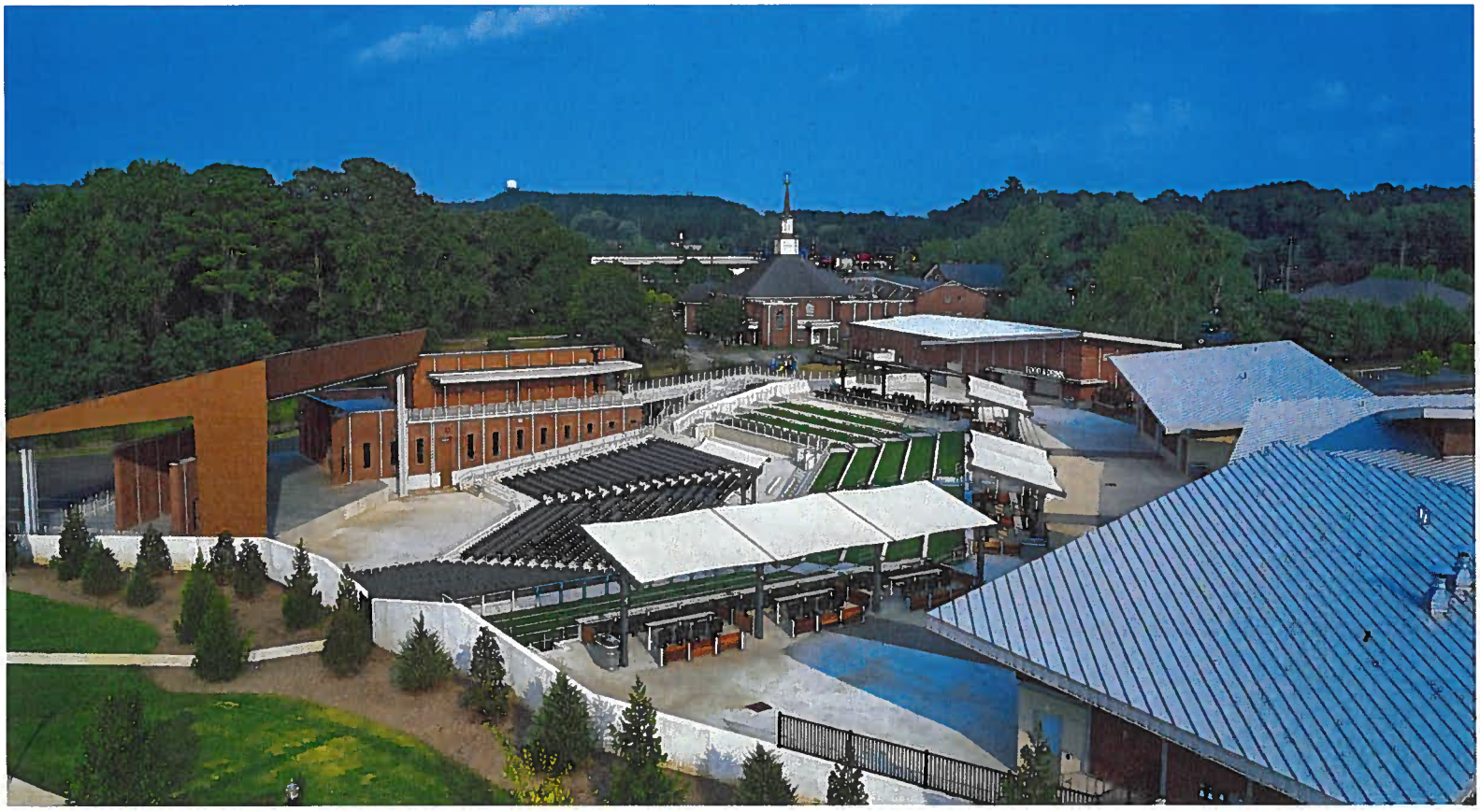
Request For Proposals

TSM

RFP NO: **2025-0012** / DUE: **NOVEMBER 20, 2025**

City of Stockbridge

On-Call Architectural Services Multi-Purpose Cultural Arts, Youth & Senior Recreation Facility



TSW
PLANNING • ARCHITECTURE
LANDSCAPE ARCHITECTURE

SUBMITTED BY:

TSW
Primary Contact: Heather Hubble, Principal/Architecture Studio Manager
1447 Peachtree Street NE, Suite 850
Atlanta, GA 30309
Main: 404.873.6730
Direct: 470.751.2451
Email: hhubble@tsw-design.com
Web: www.tsw-design.com

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SECTION 1:

Cover Letter

November 18, 2025

TSW
1447 Peachtree Street NE
Suite 850
Atlanta, GA 30309
www.tsw-design.com

Dear Selection Committee:

Tunnell-Spangler & Associates d/b/a TSW is pleased to submit the enclosed proposal for consideration to provide the **City of Stockbridge** with **On-Call Architectural Services, including the Multi-Purpose Cultural Arts, Youth, and Senior Recreational Facility.** Having worked with the City of Stockbridge on the previous Architectural On-Call Services contract, TSW has been honored to design and oversee implementation of numerous municipal facilities that have helped improve the lives of City staff, residents, and visitors. We are particularly proud of the new Amphitheater, Police Headquarters Renovation, and preliminary designs for the Arts Center. TSW staff members carry with us ingrained and invaluable insights into your values and your culture. We understand your city's strengths and challenges, and we've enjoyed engaging with community members and stakeholders and hope to continue building trust and relationships.

TSW, founded in Atlanta, Georgia, in 1990, brings more than 35 years of professional experience in architecture, planning, and landscape architecture, with a proven track record in successfully delivering municipal facilities, Capital Improvement Program projects, and complex assignments that require integration of technical expertise, creative problem-solving, and stakeholder collaboration. The TSW Team has been assembled based on each firm's extensive experience with a variety of projects and previous successful team collaboration. Below is a list that shows each firm followed by their main role.

- **TSW** – architecture, interiors, landscape architecture, and project management
- **Davis & Church** – structural engineering
- **Covalent Consulting** - mechanical, electrical, plumbing, and fire safety
- **Acustica Design** - acoustic design
- **Theatre Consultants Collaborative** - theater design
- **Eberly & Associates** – civil engineering
- **Atlas** – geotechnical engineering
- **J&A Engineering** – low voltage and security
- **ADE Construction Consultants** – cost estimating

Our team is fully committed and available to dedicate the time, personnel, and resources necessary to support potential projects. All key project staff and subconsultants identified in our proposal are confirmed and available to provide the specified services, and our firm will prioritize this effort to ensure timely and high-quality deliverables. We understand the importance of seamless team coordination and will ensure continuity of staff and resources throughout the duration of the contract.

We look forward to the opportunity to partner with the City of Stockbridge again and work with the community and are confident our qualifications and commitment make us a strong fit for this effort.

Sincerely,

Heather Hubble

Heather Hubble, Architecture Studio Manager / Principal

Direct: 470.751.2451
Email: hhubble@tsw-design.com

SECTION 2:

Executive Summary

TSW Team Overview

The TSW Team has been assembled based on each firm's extensive experience with a variety of projects and previous successful team collaboration. Below is a list that shows each firm followed by their main role for a potential project.

- **TSW** – architecture, interiors, landscape architecture, and project management
- **Davis & Church** – structural engineering
- **Covalent Consulting** - mechanical, electrical, plumbing, and fire safety
- **Acustica Design** - acoustic design
- **Theatre Consultants Collaborative** - theater design
- **Eberly & Associates** – civil engineering
- **Atlas** – geotechnical engineering
- **J&A Engineering** – low voltage and security
- **ADE Construction Consultants** – cost estimating

TSW has worked with all of our team firms over the past five years on various municipal facilities and private development projects. TSW has outstanding relationships with these firms and understands the strengths and expertise that each firm brings to the team. Because of our previous work history, our team is able to quickly assess a scope of work, determine roles and responsibilities, and commence work immediately following contract negotiations.

TSW - Architecture, Interiors, Planning, Project Management

Tunnell-Spangler & Associates, Inc. d/b/a TSW, founded in Atlanta, Georgia, in 1990, is a full-service planning, architecture, and landscape architecture firm comprised of talented professionals who work collaboratively to provide our clients with extraordinary designs for communities, buildings, and greenspaces. **With 37 employees in our Atlanta (GA) headquarters and 12 staff members in our other offices in Tulsa (OK), Chattanooga (TN), and Lexington (KY)**, our size allows our principals to be hands-on in every aspect of a project and enables more multidisciplinary collaboration. TSW works throughout the Southeast on a variety of projects, including on-call/on-demand municipal contracts, civic and community buildings, downtown master plans, streetscape plans, coding and guidelines, and park and recreation projects. TSW has extensive experience planning and designing civic buildings, including site selection, building programming, space design, and full architecture and landscape architecture services going through to construction administration. TSW leads multidisciplinary teams, working closely with municipalities, to develop buildings that reflect vernacular architecture characteristics. We also focus on sustainability, incorporating innovative design techniques for better building performance equating to lower energy consumption and maintenance costs.

TSW was founded in Atlanta, Georgia, in 1990, and is led by four Principals: Adam Williamson, Caleb Racicot, Bryan Bays, and Heather Hubble. TSW's personnel includes 49 employees (46 full-time), several of whom work in multiple studios. Our staff members include:

- 5 registered architects
- 8 project architect designers
- 1 registered interior designer
- 12 registered landscape architects
- 8 landscape designers
- 1 transportation engineer
- 23 planners (15 with AICP accreditation)
- 8 LEED Accredited Professionals
- 3 administrative employees

TSW Financial Stability

TSW is prepared for billing fluctuations in our cash flow and for possible downturns in the industry. TSW has maintained a line of credit with Truist Bank for more than 20 years. TSW has the following gross revenues for the past 4 years:

- 2021: $7,154,561
- 2022: $7,511,561
- 2023: $9,557,441
- 2024: $11,377,880

TSW Project Management

All work for this effort and future on-call assignments will be managed out of TSW's Midtown Atlanta office.

TSW Contact Information

Heather Hubble, Principal / Architecture Studio Manager
1447 Peachtree Street NE, Suite 850, Atlanta, GA 30309
Main: 404.873.6730 / Direct: 470.751.2451
Email: hhubble@tsw-design.com / Web: www.tsw-design.com

Davis & Church - Structural Engineering

Davis & Church, LLC was formed in 2003 based on a commitment to deliver unparalleled structural design services tailored to each client's program and budget constraints. Davis & Church emphasizes teamwork and value-added service. With an emphasis on teamwork and value-added service, D&C has grown into a market leader in the design-build industrial sector and the mixed-use/multifamily sector. We operate on a daily basis with a shared understanding of our fundamental values - responsiveness, responsibility, respectfulness, recognize the value of time, and remember to add value to all that you touch.

Davis & Church Contact Information

Scott Davis, Principal
7905 Westside Parkway, Suite 200, Alpharetta, Georgia 30009
Phone: 770.642.1213
Email: sdavis@davis-church.com / Web: www.davis-church.com

Covalent Consulting - Mechanical, Electrical, Plumbing, Fire Protection, Energy Modeling, Controls, and Site Lighting

Covalent Consulting, LLC was formed in 2002 with a mission: to deliver excellent service to their clients. Covalent principals Fred Gordon and Patrick Wilkes have worked together professionally since 1991, at the co-worker level and the partner level. Design services include Mechanical, Electrical, Plumbing and Fire Protection Engineering. In addition Covalent has extensive experience in Value Engineering Analyses, Building Assessment Studies, and Energy Studies. Covalent's goal is to be a flexible, service-oriented organization, which can deliver on the promise to provide Principal involvement on every project with no exceptions. With their experience serving government agencies and large corporations with various types of projects, Covalent's principals have assembled a firm which can react quickly - with quality expertise – to today's project needs.

Covalent Consulting Contact Information

Patrick Wilkes, Principal
1708 Peachtree Street, Suite 210, Atlanta, GA 30326
Phone: 404.355.9334 / Email: pwilkes@covalentconsulting.com
Web: www.covalentconsulting.com

Acustica Design - Acoustic Design

Acustica is committed to delivering world-class acoustical consulting tailored to each project's aesthetic and budgetary considerations. As a small firm, we know that successful projects are based around successful relationships. Consequently, we are flexible and collaborative in our approach to consulting while remaining dedicated to the pursuit of acoustical excellence. Architectural acoustics is the science and art of designing spaces to sound their best. Acustica specializes in creative acoustic design solutions tailored to the needs of our clients. Every project is different, so we deliver thoughtful advice that reflects each project's specific architectural vision and budgetary realities. Acustica provides comprehensive noise control engineering and design consulting for Architects and Engineers. We can assist with design and coordination of MEP systems, equipment selection, specifications and more. We are here to help you control any and all sources of unwanted noise. Acustica provides a variety of acoustic testing and site noise measurement services for existing and future projects.

Acustica Contact Information

Shimby McCreery, Principal
103 Pearl Street SE, Atlanta, GA 30316
Phone: 404.217.7743
Email: shimby@acusticadesign.com / Web: www.acusticadesign.com

Theatre Consultants Collaborative - Theater Design

Theatre Consultants Collaborative (TCC) is a team of industry veterans and creative thinkers who joined forces in 2003 to assist clients through the complex process of theatre programming, planning and design, as well as the design and integration of specialized performance systems and equipment. Through our work, our consultants fuse the exacting technical and programmatic needs of performing arts facilities to enable architects and operators to realize incredible spaces that perform beyond expectations and that connect audiences to performers. Our architectural designers are well-versed in the applicable codes and have worked on hundreds of theatres, so we have at our fingertips a vast inventory of solutions to unique problems. We design incorporating forward-thinking performance systems that adapt to evolving programs and technologies. TCC has helped shape performance and rehearsal spaces for drama, music and dance throughout the United States and Canada, and contributed to the design of over 500 facilities ranging from major performing arts and event centers to modest studio theatres.

Theatre Consultants Collaborative Contact Information

Jillian Brown, Marketing Director
6600 Manor Hill Court, Chapel Hill, NC 27516
Phone: 919.6364539
Email: jbrown@theatrecc.com / Web: www.theatrecc.com

Eberly & Associates - Civil Engineering

Eberly & Associates, a Pape-Dawson Company and Pape-Dawson, Georgia is a team of expert Civil Engineers and Landscape Architects who collaboratively deliver responsive and purposeful solutions to diverse development challenges to shape our shared future. We have a standard of excellence in design, focusing on customer responsiveness and service.

Our team has a strong track record of providing services for municipal facilities including parks and recreation projects that enhance public spaces and strengthen communities. With decades of experience ranging from athletic fields to amphitheaters, our team is uniquely equipped to support park projects from concept to completion. We are passionate about designing infrastructure that harmonizes with natural landscapes while prioritizing safety, accessibility, and long-term resilience. Our collaborative approach ensures that each project reflects the values of its community and the vision of its stakeholders.

SECTION 2: **EXECUTIVE SUMMARY**

Our national team of more than 1,800 engineers, surveyors, planners, landscape architects, environmental scientists, archaeologists, data analysts, and construction management professionals work together diligently to achieve our shared success: designing and delivering award-winning infrastructure and development projects that make a positive impact on our community.

Our trusted team and our consultants are dedicated to fulfilling the community's vision for the park. The team was chosen based on our history of successful and similar projects as well as locally based and financially stable and healthy firms, we are dedicated to finding creative solutions to bring this project to life.

Eberly & Associates Contact Information

Antonio Sample, Project Manager
2951 Flowers Road South, Suite 119, Atlanta, GA 30341
Phone: 678.287.4745
Email: asample@eberly.net / Web: www.eberly.net

Atlas - Geotechnical Engineering

Headquartered in Austin, Texas, and locally headquartered in Duluth, Georgia, Atlas Technical Consultants LLC (Atlas) is a leading provider of professional engineering, environmental, program management, consulting, testing, and inspection services. We offer solutions to public and private sector clients in the transportation, commercial, water, government, education, and industrial markets. Atlas was formed in 2017 as a registered corporation in Delaware. Atlas is one of the largest project delivery firms in the US with 150 offices in 43 states and more than 3,500 employees. Atlas' Georgia offices comprise a professional staff of over 550 people. Atlas' Georgia offices include civil and structural engineers, architects, community planners, landscape architects, appraisers, land acquisition agents, surveyors, environmental specialists, and support staff.

Atlas Contact Information

John Fiely, Senior Geotechnical Engineer
3000 Northfield Place, Suite 1100, Roswell, GA 30076
Phone: 770.752.9205
Email: john.fiely@oneatlas.com / Web: www.oneatlas.com

J&A Engineering - Low Voltage and Security

Founded in 2003, J&A Engineering is a professional engineering design firm specializing in electronic security and access control, video surveillance, voice/data/CATV distribution, audio/visual, acoustics, theater design, communication, healthcare (nurse call, pediatric protection, etc.), and life safety systems. J&A Engineering provides engineering services for the building environment in cooperation with architects, owners, and using agencies. We are certified as a Small Disadvantaged Business (SDB) in the Federal Government's SDB Program. J&A Engineering is also a certified participant in the City of Atlanta MBE Program. J&A Engineering is registered in Georgia, Alabama, Florida, Louisiana, Maryland, Mississippi, Missouri, North Carolina, South Carolina, Tennessee, and Texas to provide licensed professional engineering (PE) services. We have extensive experience in higher education, healthcare, public safety, corporate, corrections, multifamily, government, bio-medical, sports/hospitality, aviation and broadcast sectors.

J&A Engineering Contact Information

Jorge Gomez, Managing Member / Senior Project Engineer
4994 Lower Roswell Road, Suite 1, Marietta, GA 30068
Phone: 770.817.4220
Email: jgomez@jaengineering.net / Web: www.jaengineering.net

ADE Construction Consultants - Construction Cost Estimating

ADE Construction Consultants specialize in the establishment of realistic capital costs for municipal and commercial construction projects. Since 1996 we have established a strong base of satisfied clients that includes architects, owners, developers, and contractors. We provide detailed cost planning and cost control services to ensure construction projects are bid, documented, and completed within a pre-agreed cost framework and in the most economical manner consistent with program requirements and aesthetic considerations. Our experience includes projects such as churches, schools, gymnasiums, health care facilities, college facilities, commercial structures of all types, municipal facilities, and industrial projects.

ADE Construction Consultants Contact Information

Dan Ergle, President
1298 Rockbridge Road, Suite A, Stone Mountain, GA 30087
Phone: 770.921.2701
Email: danergle@adeconstructionconsultants.com / Web: www.adeconstructionconsultants.com

Experience

City of Stockbridge IDIQ for A/E Design Services

Stockbridge, GA

TSW

TSW was retained by the City of Stockbridge to provide architecture and landscape architecture services as part of their A/E IDIQ on-call contract. As part of the contract, TSW has worked on several projects, including a new Cultural Arts Center, new Youth & Senior Center, City Hall interior office renovation, City Hall sign, Public Works Building renovation, Police Headquarters renovation, Splashpad, and new Amphitheater. Below are descriptions for selected projects.

CULTURAL ARTS CENTER

TSW developed designs for the new Cultural Arts Center which include a 250-person auditorium with stage, classrooms for culinary arts, a dance studio, arts rooms, and art gallery totaling over 36,000 SF. TSW is responsible for building design, site planning/ design, landscape architecture, and overall project coordination with subconsultants.

AMPHITHEATER

The amphitheater seats approximately 3,200 people with a combination of fixed seating and terraced lawn seating. The amphitheater includes two concession buildings, a will call/office building, and one standalone restroom building. An additional restroom sits on top of the green room as part of the VIP roof deck. TSW's Landscape Architecture Studio led the site planning process and completed the design of all exterior elements. TSW's Architecture Studio designed all buildings in the project. The materials and forms of the amphitheater create a unique and striking space that fits comfortably with the traditional design of the adjacent City Hall and public spaces.

YOUTH & SENIOR CENTER

The new two-story Youth & Senior Center will total approximately 59,000 SF and include a gymnasium, swimming center, cafe, fitness center, locker rooms, restrooms, community room, offices, and walking track. TSW is responsible for the first phase of design, which includes preliminary program, preliminary site and building design, and perspective renderings.

POLICE HEADQUARTERS RENOVATION

This Design-Build project is a renovation of an existing building into the City's new Police Headquarters facility. This renovation includes creating offices, lobby seating area, specialized storage, evidence storage, and laboratory spaces.

Project Timeline

2017 - 2023

Estimated Construction Costs

- $14 million for Cultural Arts Center
- $1.3 million for Police Department
- $17 million for Youth & Senior Center
- $20 million for Amphitheater

Project Services

- Programming
- Architecture
- Landscape Architecture
- Project Management
- Construction Documents
- Construction Administration

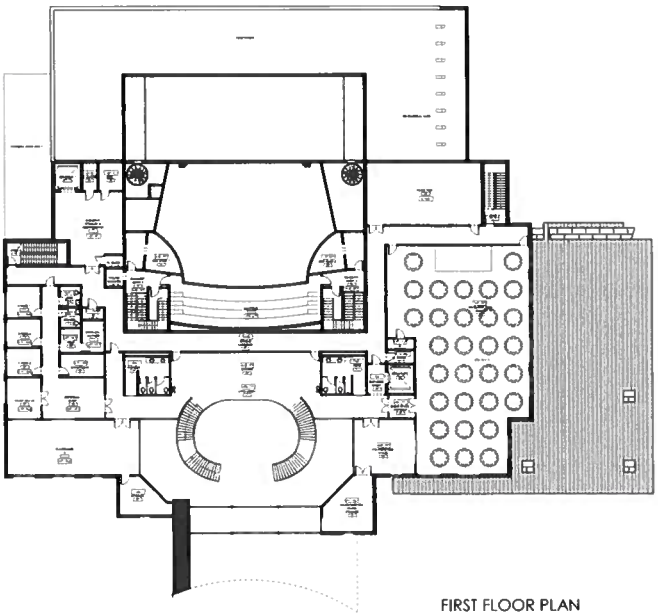
Client Reference

Randy Knighton, (former City Manager with the City of Stockbridge and now City Administrator with City of Roswell)
Phone: 770.641.3727
Email: rknighton@roswellgov.com

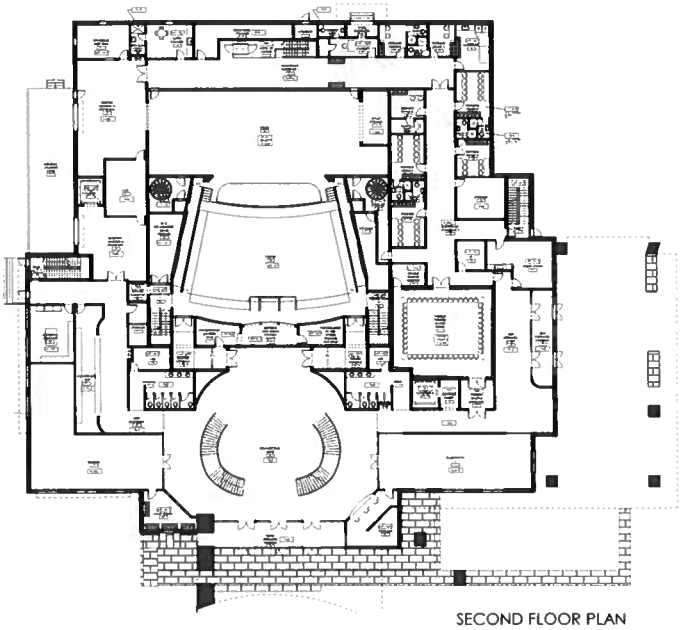
City of Stockbridge
Decius Aaron, Public Works Director
Phone: 770.474.1232
Email: daaron@cityofstockbridge-ga.gov

STOCKBRIDGE CULTURAL ARTS CENTER

TSW developed designs for the new Cultural Arts Center which include a 250-person auditorium with stage, classrooms for culinary arts, a dance studio, arts rooms, and art gallery totaling over 36,000 SF. TSW is responsible for building design, site planning/ design, landscape architecture, and overall project coordination with subconsultants.



FIRST FLOOR PLAN

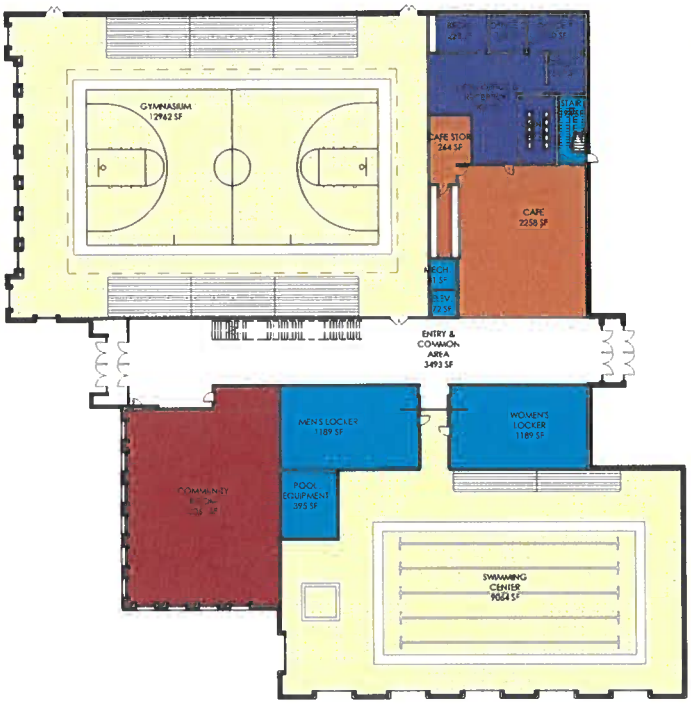


SECOND FLOOR PLAN

STOCKBRIDGE CULTURAL ARTS CENTER

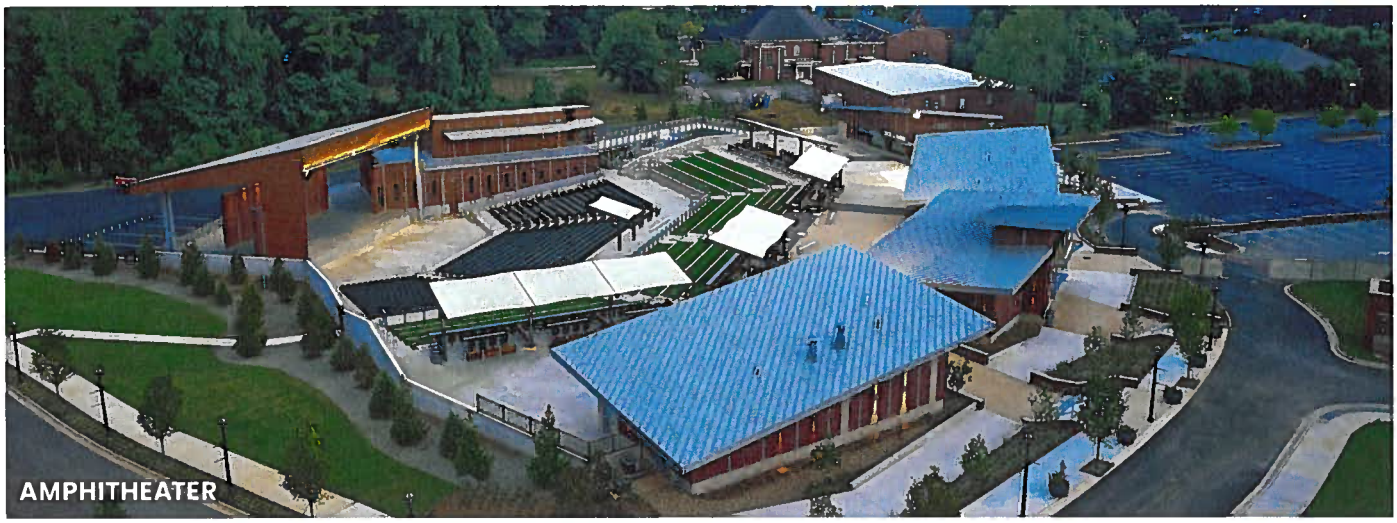
TSW LANDSCAPE ARCHITECTURE- SITE PLAN

STOCKBRIDGE YOUTH & SENIOR CENTER



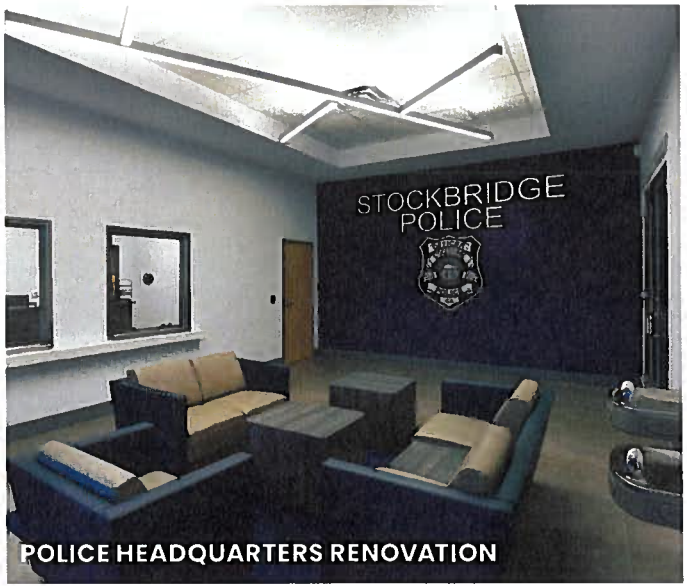
FIRST FLOOR PLAN

SECOND FLOOR PLAN


AMPHITHEATER

TICKETING
WILL CALL
AMPHITHEATER

AMPHITHEATER


STOCKBRIDGE
POLICE
POLICE HEADQUARTERS RENOVATION

STOCKBRIDGE POLICE DEPARTMENT
POLICE HEADQUARTERS RENOVATION

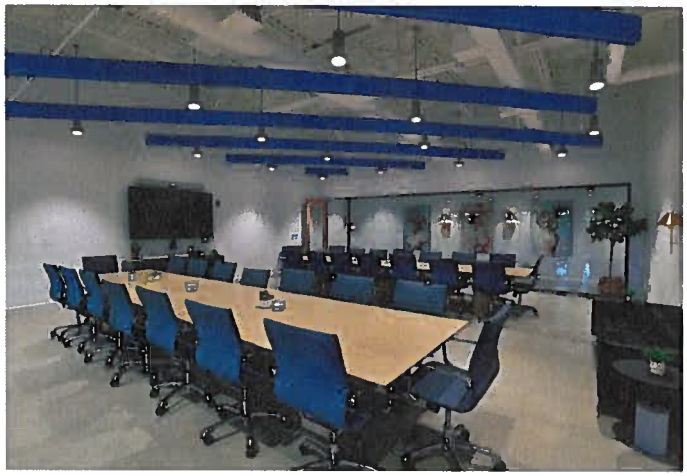
Gwinnett-Snellville Library and Business Building

Snellville, GA

TSW

Following TSW's contributions to Snellville's City Center Master Plan, TSW was commissioned to provide architectural design services for the Gwinnett-Snellville Library and Business Building (Elizabeth Williams Public Library), which will serve as an anchor for The Grove at Towne Center along Wisteria Drive. This ambitious complex is two stories totaling almost 46,000 square feet. The first floor includes the library space along with offices, conference space, study rooms, makers media lab, restrooms, and multi-purpose room. The second floor includes offices, restrooms, classrooms, storage areas, and terrace.

TSW is also collaborated with CPL on the 600-space public parking garage that includes a garage elevator tower. The project was completed in 2023 and TSW was also responsible for construction administration.



Project Timeline

Completed in 2023

Budget

Approximately $23 million (includes Library/Business Building and Parking Garage)

Project Services

- Programming
- Architecture
- Landscape Architecture
- Project Management
- Construction Documents
- Construction Administration

Client Reference

City of Snellville
Matthew Pepper, City Manager
Phone: 770.985.3502
Email: mpepper@snellville.org

GWINNETT COUNTY PUBLIC LIBRARY

Morgan County Recreation & Community Center

Morgan County, GA

TSW

TSW was retained by Morgan County to lead a multidisciplinary team to design and oversee construction for a new community and recreation center and athletic complex expansion enhancements.

The scope of the project includes five multipurpose fields for baseball, softball, and other sports, with one field designated as a custom-designed special needs field, along walking trails, greenspace, and a 40,000 square foot community center with six basketball courts, pickle ball courts, gymnasiums, an indoor walking track, and a large balcony for community events.

To kick off the project, TSW developed programming for the community and recreation center along with interior and exterior color palette and facade options. TSW developed construction documents and oversaw construction administration.

Project Timeline

Completed in 2025

Budget

Approximately $25 million

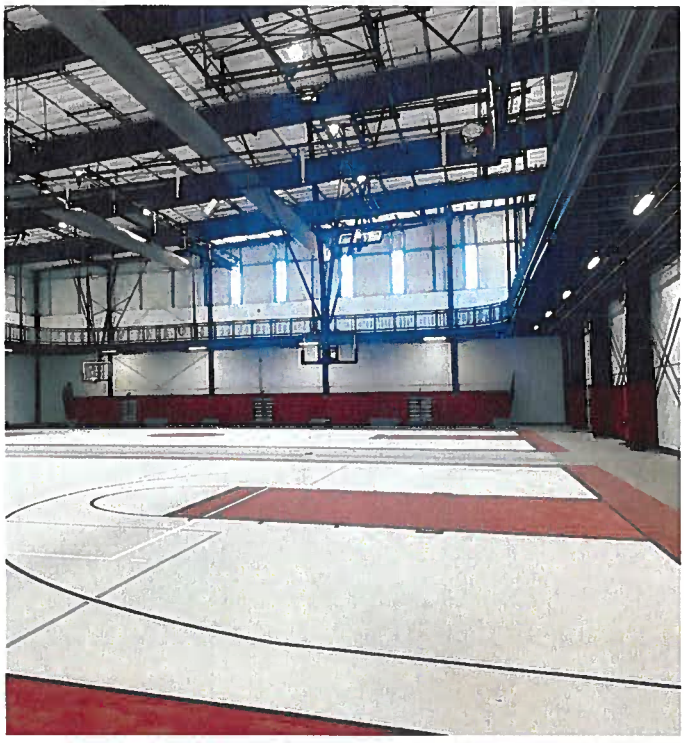
Project Services

- Architecture
- Interior Design
- Landscape Architecture
- Project Management
- Programming
- Construction Documents
- Construction Administration

Client Reference

Morgan County
Mark Williams, Assistant County Manager
Phone: 706.342.0725
Email: mwilliams@morgancountyga.gov

MORGAN COUNTY



Gwinnett County OneStop Facility

Lawrenceville, GA

TSW

TSW architecture, interior design and landscape architecture team was hired by Gwinnett County for schematic design through construction administration of their new construction multi-user 85,000 square foot building. The program consists of childcare development classrooms, behavioral health crisis center, out of patient clinic & pharmacy, 300 person community room and county office spaces.

The LEED project sits on an existing county owned site with existing building alongside Grayson Highway in Lawrenceville, Georgia. The project goals consist of creating a LEED accredited project with biophilic inspired design, contextual design to match existing building and master planning for the County's future growth on the site.

Project Timeline

Bid Documents completed in 2023
Construction to be completed Fall 2026

Budget

Approximately $45 million

Project Services

- Architecture
- Interior Design
- Landscape Architecture
- Project Management
- Programming
- Construction Documents
- Construction Administration

Client Reference

Gwinnett County
Mark Baumgart
Program Manager, Support Services Department
Phone: 678.231.8721
Email: Mark.Baumgart@gwinnettcounty.com

ONESTOP
GHINKEET

VIEWPOINT
HEALTH

Fannin County Public Library

Blue Ridge, GA

TSW

TSW was hired by the Mountain Regional Library System and Fannin County to review previously rendered drawings and to create a new project within budget. Through stakeholder interviews, site feasibility cost comparisons, and previous library work-flow knowledge, TSW was able to create a building that not only moved the project within budget, but also created a space that the library can expand. Throughout the process, TSW was able to provide programming meetings and cost analysis to the stakeholders and conceptual renderings for stakeholders buy-in and approval.

Client Reference

Jamie Hensley, Chairman, Fannin County Board of Commissioners
Phone: 706.258.5101
Email: jhensley@fanninountyga.org

Monica Clark, Branch Manager
Fannin County Library
Phone: 706.632.5263
Email: clarkm@mountainlibrary.com

List of Current TSW Contracts

CLIENT / PROJECT NAME	CONTRACT AMOUNT	% COMPLETED	STATUS
City of Albany Theater Renovation	$30,060	85%	Final Concept Design
Gwinnett County OneStop	$2,064,435	85%	Construction Administration
City of Lula Historic Lula City Hall	$1,500	95%	Existing Field Report
City of Hampton On-Call City Hall Concept	$14,500	80%	Cost Estimation
City of Hickory Deidra Lackey Lake House	$463,745	20%	Design Development
Fannin County Public Library	$340,000	95%	Construction Administration
Union County Public Library	$25,000	95%	Concept Design
USDA Forest Service Lake Okhissa Master Plan and Buildings	$904,806	45%	Construction Documents

TSW Work History

TSW has an exceptional record of reliability and performance. Since our founding in 1990, the firm has never failed to complete any project that has been awarded or undertaken—projects have been put on hold by clients for various reasons but TSW has never not completed work as part of a contract. Our team takes great pride in delivering every assignment—regardless of size or complexity—on time, within budget, and in accordance with client expectations. This consistent track record reflects TSW's commitment to thorough project management, proactive communication, and long-standing partnerships built on trust and accountability.

Warranty of Work

As the architectural consultant, TSW's professional responsibility is to perform all services in accordance with the standard of care ordinarily exercised by design professionals practicing under similar conditions. Because architects do not construct or furnish materials, a formal "warranty" of construction is typically provided by the contractor through the construction contract.

That said, TSW stands firmly behind the quality of our work. We are committed to promptly addressing any design-related questions, clarifications, or issues that may arise during construction and the warranty period established by the contractor's agreement with the City. Our team remains available to support the City throughout the project's life cycle, from design through post-occupancy, to ensure the facility performs as intended.

Local Government Experience in Facility Design

Local Government Experience Overview

TSW has an extensive history of partnering with local governments across Georgia and the Southeast to plan, design, and deliver public facilities that serve a wide range of community needs. Our firm understands the unique responsibilities and expectations that come with working in the public sector—balancing program goals, budget constraints, community priorities, and regulatory requirements while creating civic buildings that are functional, enduring, and expressive of community identity.

Our local government experience encompasses the design of community centers, cultural and performing arts venues, recreation facilities, senior and youth centers, and municipal administrative buildings. These projects often require accommodating diverse user groups and ensuring long-term operational efficiency, accessibility, and maintainability. TSW's architects work closely with city staff, user committees, and elected officials to establish clear project goals, develop consensus around design direction, and ensure that final solutions reflect both the City's vision and the realities of project budgets and schedules.

Because our firm has collaborated with dozens of cities and counties—many under on-call or continuing services contracts—we are well-versed in municipal procurement processes, state and local permitting requirements, and public meeting procedures. This experience allows us to move seamlessly from programming and conceptual design through bidding and construction, providing the level of communication, documentation, and responsiveness required in a public-sector environment.

Our proven ability to coordinate multidisciplinary teams, engage the public effectively, and manage complex municipal projects demonstrates our readiness to support the City of Stockbridge in delivering high-quality civic facilities that meet current and future community needs.

TSW approaches every local government facility design as **an opportunity to strengthen community connections**. Whether revitalizing existing civic buildings or creating new spaces for recreation, learning, and culture, our design philosophy emphasizes **functionality, sustainability, and a strong sense of place**. We strive to deliver architecture that is **contextually appropriate, flexible for future needs, and reflective of the community it serves**.

Recent TSW Local Government Experience

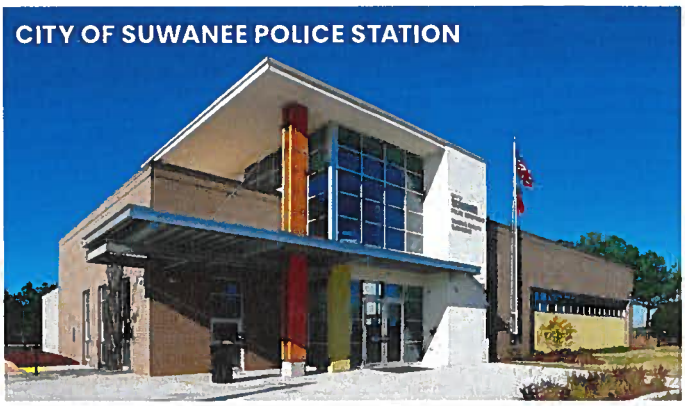
Below is a matrix of additional TSW local government experience that is not highlighted in Section 3A: Experience followed by additional completed graphics and photos.

	LED MULTIDISCIPLINARY TEAM	MUNICIPAL PROJECT	CONCEPT DESIGN	CONSTRUCTION DOCUMENTS	COST ESTIMATES	CONSTRUCTION ADMINISTRATION	BUILT, OUT TO BID, OR UNDER CONSTRUCTION
City of Albany Theater Renovation	●	●	●	●	●		
City of Douglasville Town Green & Greystone Amphitheater	●	●	●	●	●	●	●
Cherokee County Recreation & Senior Center	●	●	●		●		
City of Doraville City Hall & Municipal Court Building Renovations	●	●	●		●		
City of Suwanee Police Substation	●	●	●	●	●	●	●
Cobb County Tennis Centers	●	●	●	●	●	●	●
City of Monroe Amphitheater & Restrooms	●	●	●	●	●	●	●
City of Gulf Shores Public Safety Facility	●	●	●	●	●	●	●
City of Smyrna Library Renovations	●	●	●	●	●	●	●
City of Jonesboro Broad Street & Fire House Reno	●	●	●	●	●	●	●
City of Peachtree Corners Town Center Park	●	●	●	●	●	●	●
City of Powder Springs Amphitheater	●	●	●	●	●	●	●
Fannin County New Library	●	●	●	●	●	●	2026
Union County Public Library	●	●	●		●		
City of Hickory Deidra Lackey Park Community Building	●	●	●	●	●		2026
City of Bainbridge Chason Park Restroom Building	●	●	●	●	●	●	●

SECTION 3B: **EVALUATION & SELECTION CRITERIA - LOCAL GOVERNMENT EXPERIENCE IN FACILITY DESIGN**

CITY OF MONROE AMPHITHEATER

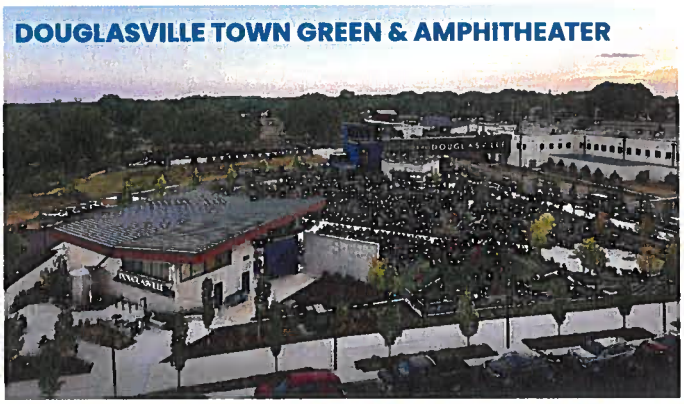
CITY OF SUWANEE POLICE STATION



UNION COUNTY LIBRARY RENOVATION

CITY OF POWDER SPRINGS AMPHITHEATER

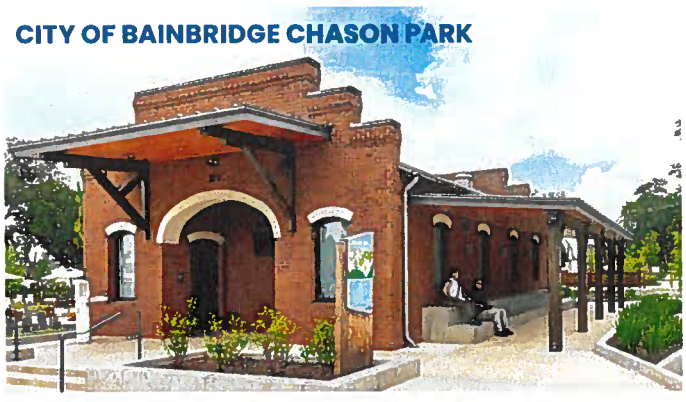
DOUGLASVILLE TOWN GREEN & AMPHITHEATER



EVANS TOWN CENTER MEYBOHM BUILDING

CITY OF JONESBORO BROAD STREET

CITY OF BAINBRIDGE CHASON PARK



Qualifications of TSW Team

TSW TEAM PROJECT MANAGEMENT:

Principal-in-Charge: Heather Hubble

Project Manager: Jared Christensen

ARCHITECTURE + INTERIOR DESIGN

Heather Hubble
Jared Christensen
Melissa Poche
Lauren McKechnie
Eric Matthews
+ TSW Support Staff

STRUCTURAL

Scott Davis
Henok Molla
+ D&C Support Staff

MECHANICAL, ELECTRICAL, PLUMBING + FIRE SAFETY

Patrick Wilkes
Christian Aybar

SPECIALISTS

Theater Design
Kurt Wehmann
Beth Martell

Acoustic Design
Shimby McCreery

CIVIL ENGINEERING, SURVEYING + GEOTECHNICAL

Antonio Sample
John Fiely
Kevin Burnette
Jonathan Sharpe
+ Eberly & Atlas Support Staff

LOW VOLTAGE

Jorge Gomez
+ J&A Support Staff

LANDSCAPE ARCHITECTURE

Bryan Bays
+ TSW Support Staff

COST ESTIMATING

Dan Ergle
+ ADE Support Staff

Heather Hubble, AIA, LEED AP

Principal-in-Charge / Lead Architect

Heather Hubble joined TSW in 2004. Since that time, Heather has been involved in a variety of projects, including mixed-use developments, residential buildings, community and civic facilities, and university and college campus master plans. Along with her design and construction document skills, Heather is a LEED Accredited Professional. She advises on Green Building and Community practices and assists in the design and construction documents on projects from single-family homes to urban mixed-use infill projects.

Georgia License:
RA013798

Education:
2004 Bachelor of Architecture
University of Tennessee

2003 Completion of Scandinavian Architecture Design Program
University of Copenhagen

Professional Status:
- Registered Architect: GA, FL, AL, NC, TN, OK
- LEED Accredited Professional

Professional Affiliations:
- AIA Member
- US Green Building Council
- Urban Plan, ULI Atlanta
- NCARB Member

Awards:
- 2022 ARC Regional Excellence Award: Stockbridge Amphitheater and Park

TSW

Representative Projects:

City of Stockbridge IDIQ for A/E Design Services (Stockbridge, GA) - Principal-in-Charge for various municipal projects, including design of the new Cultural Arts Center, design and CDs for the new Amphitheater, design and CDs for the new City Hall monument sign, design for Police Headquarters renovation, design for the new Youth & Senior Center, and interior color section for renovation of the Municipal Court Building.

Gwinnett-Snellville Library and Business Building (Snellville, GA) - Principal-in-Charge for development of design, construction documents, and LEED certification of the public/private partnership library and business building with adjacent parking garage.

Morgan County Recreation Center (Madison, GA) - Principal-in-Charge and Lead Architect for development of design and construction documents for recreation and community center.

Gwinnett County OneStop Facility (Lawrenceville, GA) - Principal-In-Charge of multi-use 85,000 sq. ft. building with three different end-users on a challenging site with existing building. Programming consisted of behavioral health crisis center, childcare development wing, Gwinnett County offices and 300 person community room.

City of Albany Theater Renovation (Albany, GA) - Principal-in-Charge for renovation of former historic City of Albany Theater that includes as-built drawings and concept designs. The 10,300 SF existing theater was damaged by a fire in 2018 leaving the back portion of the building a shell. The concept designs will consider the integrity of the structure while exploring options of a restaurant on the first floor and residential units above.

Cherokee County Southwest Park Recreation and Senior Center (Cherokee County, GA) - Lead Architect for architectural design, construction documents, and construction administration for new two-story recreation and senior center that includes programming for indoor basketball court, elevated walking path, climbing and bouldering area, banquet hall, classrooms, restrooms and locker rooms, and fitness areas.

Evans Town Center (Evans, GA) - Project Manager and Architect for full architectural services for three mixed-use building and parking structure that will serve as the anchors for the Evans Town Center development. The Meybohm Building, which serves as the Town Center's signature building, was completed in 2018.

Jared Christensen

Project Manager / Architectural Designer

Jared Christensen joined TSW in 2016. Since that time, Jared has been involved in a variety of projects, including community and civic facilities, mixed-use developments, and residential buildings. Jared excels in finding creative solutions to design problems and managing projects from the initial design through construction.

Education:
Bachelor of Architecture, Boston Architectural College

Representative Projects:

City of Stockbridge Community & Cultural Arts Center (Stockbridge, GA) - Project Manager and Architectural Designer of performance theater with seating for 320 people and backstage facilities for large productions, including black box flexible theater, installation gallery, creative art studios, media & graphic art studio, multi-purpose room, museum with archival storage, and office suite.

Morgan County Recreation Center (Madison, GA) - Project Manager for both the recreation and community center as well as the parks concessions building. Involved throughout architectural design through construction documents that included a gymnasium, banquet hall, restroom facilities, and offices.

Gwinnett-Snellville Business & Library Building (Snellville, GA) - Architectural Designer for development of design and construction documents for joint library and education building with adjacent parking garage.

Gwinnett County OneStop Facility (Lawrenceville, GA) - Project Manager and Architectural Designer of multi-use building with three different end-users on a challenging site with existing building. Project includes a behavioral health clinic, childcare development center, and 300 person community room, and Gwinnett County offices.

Broad Street & Fire House Renovation (Jonesboro, GA) - Provided quality control and assurance during construction document phase ensuring all design and specifications were met and accurate. Assisted with construction administration and reviewing contractor submissions and resolving design-related challenges to maintain the integrity of the project.

Evans Town Center - Meybohm Building (Evans, GA) - Production assistance for full architectural services for three mixed-use building and parking structure that will serve as the anchors for the Evans Town Center development. Tenant fitouts are continuing to be developed and implemented.

Cherokee County Southwest Park Recreation and Senior Center (Cherokee County, GA) - Architectural Designer for architectural design, construction documents, and construction administration for new two-story recreation and senior center that includes programming for indoor basketball court, elevated walking path, climbing and bouldering area, banquet hall, classrooms, restrooms and locker rooms, and fitness areas. The design explored variations for exterior aesthetics and different building materials.

TSW

Melissa Poche

Architectural Designer / Production Manager

Melissa is an architectural designer in TSW's Architecture Studio. Since joining TSW, Melissa has been involved in a variety of projects, focusing mainly on municipal and civic architecture.

Prior to joining TSW in May 2021, Melissa was an Architectural Intern at Beazley Moilere for three years and worked at Lafayette Consolidated Government in the Planning, Zoning, and Development Department.

Education:
2016 Master of Architecture
University of Louisiana at Lafayette

2014 Bachelor of Science in Architectural Studies, Minor in Business
University of Louisiana at Lafayette

Representative Projects:

Gwinnett County OneStop Facility (Lawrenceville, GA) - Production Manager and Architectural Designer of multi-use building with three different end-users on a challenging site with existing building. Implements county standards into the design and construction document set to create a successful project for Gwinnett County for the building to evolve over time.

Morgan County Recreation Center (Madison, GA) - Architectural designer and interior specialist for both the recreation and community center as well as the parks concessions building. Involved throughout architectural design through construction documents that included a gymnasium, banquet hall, restroom facilities, and offices.

Cherokee County Southwest Park Recreation and Senior Center (Cherokee County, GA) - Architectural Designer for architectural design, construction documents, and construction administration for new two-story recreation and senior center that includes programming for indoor basketball court, elevated walking path, climbing and bouldering area, banquet hall, classrooms, restrooms and locker rooms, and fitness areas. The design explored variations for exterior aesthetics and different building materials.

City of Smyrna Library Renovation (Smyrna, GA) - Architectural Designer for architectural design, construction documents, and construction administration to bring the restroom facilities up to code and into compliance with ADA regulations as well as an energy-efficient design and interiors.

Gwinnett-Snellville Library and Business Building (Snellville, GA) - Architectural Designer for development of design and construction documents for 46,000 sq. ft. new construction joint library and education building with adjacent parking garage. The first floor includes the library space along with offices, conference space, study rooms, makers media lab, restrooms, and multi-purpose room. The second floor includes offices, restrooms, classrooms, storage areas, and terrace.

Fannin County Public Library (Blue Ridge, GA) - Architectural Designer for programming and architectural design for new public library that included site feasibility cost comparisons, stakeholder engagement, exterior concept options, interior layout and interior design options, and construction cost estimates.

TSW

Eric Matthews

Architectural Designer

Eric joined TSW's Architecture Studio in the spring of 2024 and brings a variety of experience in civic, office, hospitality, industrial, and multifamily building design. He enjoys designing spaces that are creative, impactful, and beneficial to the community with a special interest in spaces that provide inspiration, a chance for solidarity, and moments for comfort or focus. Eric thrives in a team atmosphere and enjoys TSW's collaborative design process.

Education:
2003 Bachelor of Architecture
Tuskegee University

Work Experience:

Prior to joining TSW, Eric worked as an Intern Architect for CR Goodman Associates in Annapolis Maryland; CKG Architects in Philadelphia, Pennsylvania; and Sizemore Group in Atlanta, Georgia.

Representative Projects:

Gwinnett County OneStop Facility (Lawrenceville, GA) - Architectural Designer of multi-use building with three different end-users on a challenging site with existing building. Project includes a behavioral health clinic, childcare development center, and 300 person community room, and Gwinnett County offices.

City of Albany Theater Renovation (Albany, GA) - Architectural Designer for renovation of former historic City of Albany Theater that includes as-built drawings and concept designs. The 10,300 SF existing theater was damaged by a fire in 2018 leaving the back portion of the building a shell. The concept designs will consider the integrity of the structure while exploring options of a restaurant on the first floor and residential units above.

City Lights South (Atlanta, GA) - Architectural Designer for private developer for site and building concepts and construction documents for affordable housing effort along Boulevard in Atlanta, Georgia. The programming includes 159 affordable residential units with a target mix of 7 studios, 87 one-bedroom, 63 two-bedroom, and 2 three-bedroom units in the 6-story u-shaped building. Amenities anticipated for the development will include an open air amenity deck, playground, computer lab, fitness center, and leasing office.

Midwest City Park (Midwest City, OK) - Architectural Designer for a new park in Midwest City as part of a larger redevelopment effort centered around the SSM Health St. Anthony Hospital. Architectural design for the new park includes an amphitheater building that combines a stage area fronting the park and public restrooms located behind the stage and two pavilions.

Boulevard Mid-Block (Atlanta, GA) - Architectural Design for private developer for feasibility study and concept plans for market rate building and subgrade parking. The goal of the concepts are to maximize the units on the parcel according to current zoning and also consider other zoning alternatives. Concept 1 includes two levels of parking and five stories of residential units totaling 75 units and 100 parking space. Concept 2 also includes two levels of parking and five stories of residential units, but with a different unit mix that totals 70 units and 122 parking spaces.

TSW

Lauren McKechnie, RA, RID, NCIDQ

Architect / Lead Interior Designer

Lauren joined the TSW Architecture Studio in 2017. She excels at information gathering and creative problem-solving. Since joining TSW, Lauren has been involved in a variety of projects for both architecture and interior design, including assessment and space utilization, municipal facilities, multifamily residential, mixed-use, and ecclesiastical work.

Education:
2016 Bachelor of Architecture and Minor in Business Administration Florida Atlantic University

Professional Status:
- Registered Architect: GA
- Registered Interior Designer: GA
- NCIDQ

Professional Affiliations:
- National Council of Architectural Registration Board, Intern Development Program
- Urban Land Institute

Representative Projects:

City of Stockbridge IDIQ for A/E Design Services (Stockbridge, GA) - Architectural Designer for various municipal projects, including design of the new Cultural Arts Center, design and CDs for the new Amphitheater, design and CDs for the new City Hall monument sign, design for the new Youth & Senior Center, and interior color section for renovation of the Municipal Court Building.

Gwinnett County OneStop Facility (Lawrenceville, GA) - Lead Interior Designer of multi-use building with three different end-users on a challenging site with existing building. Provided initial programming and space planning along with full interior design package including finishes and furniture package for he 85,000 sq. ft. building.

City of Jonesboro Broad Street and Fire House Renovation (Jonesboro, GA) - Project Manager and Architectural Designer for planning and design services from concept design to construction documentation for downtown catalyst project for City-owned properties, including interior and exterior building improvements for the Fire House and civic spaces.

City of Rome Space Assessment & Programming (Rome, GA) - Architectural Designer for City of Rome existing space assessment and programming for new location for the Police Department and Municipal Court. Conducted interviews, space analysis and program needs.

Fannin County Public Library (Blue Ridge, GA) - Architect / Interior Designer for programming and architectural design for new public library that included site feasibility cost comparisons, stakeholder engagement, exterior concept options, interior layout and interior design options, and construction cost estimates. Currently overseeing construction administration with FF&E scheduled to be delivered in December 2025.

USDA Forest Service On-Call Services (Southeast Region) - Architectural Designer for site planning, architectural design services, programming, and facilities assessments for Region 8 projects. Recent projects include facilities assessment for Asheville, North Carolina, site planning and design for the Chickasaw Administrative Site, Bienville Ranger District Office, London Ranger Station Administrative Site, National Seed Lab Facilities, and Southeast Regional Office.

City of Douglasville Town Green & GreyStone Amphitheater (Douglasville, GA) - Architectural Designer for event buildings as part of the Downtown Greenspace and Amphitheater. Event buildings include amphitheater building with stage, dressing rooms, and offices, concessions buildings, restrooms and entrance building with lobby, restrooms, and roof decks.

TSW

Bryan Bays, PLA

Lead Landscape Architect

For more than 25 years, Bryan has focused on managing and delivering sustainable award-winning projects in the United States and abroad. He is an experienced Landscape Architect who has successfully led multidisciplinary design teams on complicated public and private projects. Bryan has led public workshops, conducted public information meetings, and has extensive experience working with stakeholder groups and municipalities to help them understand their vision and achieve their goals. Bryan is a leader in sustainability, often exceeding project goals for water resources management, connectivity, preservation of open space, and project budget.

Education:
1998 Bachelor of Science in Landscape Architecture, Purdue University

Professional Status:
- Professional Landscape Architect: AL, AR, GA, IN, NC, OK, KY

Professional Affiliations:
- American Society of Landscape Architects

Awards:
- 2025 GA ASLA Merit Award: Chason Park Centennial Expansion
- 2025 GA ASLA Merit Award: The Mill
- 2025 Atlanta Urban Design Commission Award of Excellence: The Camp at the Works
- 2024 GA ASLA Award of Excellence: The Camp at the Works
- 2022 ARC Regional Excellence Award: Stockbridge Amphitheater and Park

TSW

Work Experience:

Prior to joining TSW in 2013, Bryan worked at EDAW and then AECOM as a Landscape Architect and Practice Leader, and now serves as TSW's Director of Landscape Architecture.

Representative Projects:

City of Stockbridge On-Call A/E Services (Stockbridge, GA) - Project Manager and Lead Landscape Architect for various municipal projects, including design of the new Amphitheater and Cultural Arts Center.

City of Stockbridge Amphitheater (Stockbridge, GA) - Landscape Architect for the municipal amphitheater that will seat 3,000 people for concerts and events. The project includes a two-story building to house the stage and green room and additional buildings for tickets/will call, restrooms, and concessions.

Gwinnett County Parks & Rec On-Demand Landscape Architects (Gwinnett County, GA) - Project Manager and Lead Designer for Gwinnett County Park & Rec On-Demand Landscape Architects contract. Recent projects have included design services for George Pierce Park, McDaniels Park Commerce Avenue, Sweetwater Creek Greenway, Club Drive Park, and Gwinnett Environmental Heritage Center.

Gwinnett County Sweetwater Creek Greenway and Club Drive Park (Gwinnett County, GA) - Landscape Designer for full landscape architecture services for the Sweetwater Creek Greenway Phase I and Club Drive Park Phase II design and implementation. The effort kicked off with fieldwork and base mapping followed by design work, which included trail alignment and plans, detailed parcel crossing design, wetland delineation, and cost estimates.

City of Roswell East Park Capital Improvements Design On-Call Tasks (Roswell, GA) - Principal-in-Charge and Lead Designer for capital improvements projects, including multi-purpose fields, trails, a dog park, playground shelters, Art Center East Driveway, and ball diamond area.

City of Bainbridge Continuing Design Services (Bainbridge, GA) - Principal-in-Charge and Lead Designer for on-demand design services for parks and recreation projects. Task orders have included Chason Park Master Plan, design and construction documents for Chason Park Phases 1, 2, and 3, Trail, RV Park, and Bike Trail Master Plan, and West Street Median.

Davis & Church, LLC
STRUCTURAL ENGINEERS

Scott A. Davis, PE, SE

Scott is a licensed Professional Engineer in the field of Structural Engineering with 38 years of experience in a wide variety of project types including industrial, commercial, municipal, retail, mixed-use, multi-family, institutional, hospitality, aviation and medical facilities. He currently holds registration in 25 states. Scott has considerable experience in design-build projects, which has afforded him many opportunities to work jointly with contractors, architects and developers in providing projects on schedule and within budget.

EDUCATION	BS Civil Engineering, Louisiana State University, 1986
AFFILIATIONS	American Society of Civil Engineers (ASCE) American Institute of Steel Construction (AISC) Precast/Prestressed Concrete Institute (PCI) American Concrete Institute (ACI)

REPRESENTATIVE PROJECT EXPERIENCE

Gwinnett-Snellville Library & Business Building- Snellville, GA
This 46,000 sf LEED certified project includes a library, business space and educational space contained in a 2-story building located in downtown Snellville. Floor construction consists of a concrete slab on composite metal deck supported by composite steel beams. The roof boasts 23 ft cantilevers and is framed with conventional structural steel beams and steel joists.

Davis & Church, LLC
STRUCTURAL ENGINEERS

Gwinnett County Community Resource Center at Grayson Highway- Lawrenceville, GA.
This project includes a new 3-story 79,000 sf building programed to support Health and Human Services, Veterans and Family Services, and Viewpoint Health Services. Construction consists of composite steel-framed floors and a conventionally steel-framed roof

Tuskegee University, College of Business and Information Sciences Classroom Building
This 49,000 sf project includes two separate 4-story structural steel buildings connected with a two-level elevated pedestrian bridge. Floor and roof construction consists of concrete slab on composite metal deck supported by composite steel beams.

Davis & Church, LLC
STRUCTURAL ENGINEERS

Henok A./ Molla, PE, SE, LEED AP

Henok is a licensed Professional Engineer in the field of Structural Engineering with over 23 years of experience in a wide variety of project types including commercial, industrial, retail, mixed-use, multi-family, institutional, hospitality and medical facilities. He currently holds registration in the state of Georgia. Henok has considerable experience designing complex steel and concrete buildings.

EDUCATION — Masters of Science in Civil/Structural Engineering, NC State University, 2014
BS Civil Engineering, Addis Ababa University, 1994

AFFILIATIONS — Structural Engineers Association of Georgia (SEAOG)

REPRESENTATIVE PROJECT EXPERIENCE

Porsche Cars North America Headquarters, Atlanta, GA
This 300,000 sf office building includes 3 subterranean levels and 4 levels above grade. Floor construction consists of a combination of composite metal deck supported by composite steel beams and post-tensioned concrete slabs. The architect's design included a cantilevered lobby/display room and a 40 ft cantilevered roof framed with structural steel.

Georgia College & State University Student Activity Center- Milledgeville, GA
This project includes a 3-story student wellness & recreation center that includes a swimming pool, elevated running track, basketball courts and general wellness areas. Floor construction consists of concrete slab on composite metal deck supported by composite steel beams. The roof framing includes custom structural steel long-span trusses and incorporates a 36 ft cantilevered roof.

Georgia State University (Classroom South building addition) – Atlanta, GA
This project includes a 5-story 36,000 sf class room building. Floor construction consists of concrete slab on composite metal deck supported by composite steel beams with. Roof construction consists of metal roof deck supported by steel beams.

Shenandoah University, Health & Life Science Building, Winchester, VA
This 74,300 sf 4-story steel building includes office space and class rooms. Elevated floor construction consisting of concrete slabs on composite metal deck supported by composite steel beams. Roof construction consists of metal roof deck supported by steel beams.

Covalent Consulting,LLC

5256 Peachtree Road, Suite 160
Atlanta, GA 30341

PATRICK WILKES, PE
Mechanical Engineer and MEP Project Manager

PROFESSIONAL HISTORY:
Mr. Wilkes has had extensive experience as a Project Engineer and Project Manager during 25 years designing heating, ventilating and air conditioning systems, and managing engineering teams.

Experience includes design of systems for recreation facilities, educational facilities, medical office buildings, industrial facilities, central energy plants, offices, historical buildings, retail stores, mixed use facilities. In addition to design, Mr. Wilkes has conducted numerous energy and economic feasibility studies, existing facility assessments, and participated in value engineering reviews of projects under design.

As a principal of Covalent Consulting, Mr. Wilkes oversees all aspects of the mechanical, electrical and plumbing design trades as well as providing an overall project management and coordination among these trades.

REGISTRATIONS:

PE, Mechanical Engineering:	Georgia PE #25559	Others: Tennessee, Pennsylvania, Virginia, Oklahoma, Ohio
LEED Accredited Professional:	USGBC	

EDUCATION:
BME, 1994, Mechanical Engineering, Georgia Institute of Technology
Certificate of Industrial/Organizational Psychology, 1994, Georgia Institute of Technology

Relevant Project Experience:

Snellville Library – Team with TSW:
This new library and office space for Gwinnett County and the City of Stockbridge is nearing the end of construction, and includes a full library branch on the ground floor and office spaces for the City on the upper floor. The project will be LEED certified, with an anticipated opening in the second half of 2023.

U.S. Forest Service – Team with TSW:
Covalent provided engineering assessments of existing facilities for sites in Puerto Rico, Tellico Ranger Station in Tennessee, and multiple sites in Western North Carolina. The renovation of the Tellico Ranger station was completed in 2022, and a new ground-up design for the Croatan Ranger Station is coastal North Carolina is in progress. These federal sites have programming and standards that require unique design attention. As part of USFS functions, many include garages for field vehicles and field staff.

Stockbridge Police Department Renovation – Team with TSW:
Covalent provided engineering design services for this renovation, funded with federal funds. The renovation included modernization of the facilities for the new incoming police functions, as well as finishing out of previously unoccupied areas. The building was occupied in 2023.

Stockbridge Amphitheater – Team with TSW:
This new project was a large outdoor amphitheater for the City of Stockbridge and included a green room building, large covered stage, outdoor seating, several public restrooms and concessions. Construction was completed in 2020.

Covalent Consulting,LLC

1708 Peachtree Street, NW, Ste 210
Atlanta, GA 30309

CHRISTIAN AYBAR, PE – Senior Engineer

Project Role: Electrical Engineer

PROFESSIONAL HISTORY:

Mr. Aybar is an electrical engineer with 18 years of experience. During his undergraduate studies, Mr. Aybar worked in the field as an electrical contractor gaining invaluable hands-on experience in the areas of retail, institutional, and commercial projects.

He has worked as a project manager and project engineer for many projects including K-12 and higher education schools, large religious facilities, commercial buildings, financial institutions, hospitality developments, retail and mix use developments and multi-family housing.

Through these projects he has gained engineering experience in areas such as lighting and streetscape design, power distribution, emergency and critical loads design, construction administration and building assessment studies.

REGISTRATIONS:

PE, Electrical Engineering: Georgia PE #34114
Others: Albama, Indiana, Michigan, Ohio, West Virginia, North Carolina, Washington DC, Maryland, Virginia, South Carolina, Puerto Rico, Oklahoma

EDUCATION:

BSEE, 2003, Electrical Engineering, Georgia Institute of Technology

PROFESSIONAL EXPERIENCE:

2015 – Present Covalent Consulting, Electrical Engineer (6 years)
2013 – 2015 KLG, LLC, Electrical Engineer
2007 – 2013 Covalent Consulting, Electrical Engineer (6 years)
2003 – 2007 KLG, LLC, Electrical Engineer
2002 – 2003 KLG, LLC, Co-Operative Student

RELEVANT PROJECT EXPERIENCE:

Stockbridge Amphitheater (2019-2021): Large scale public works project for community amphitheater.
Stockbridge City Hall Renovation (2020): Minor office renovations at the existing City Hall.
Powder Springs Amphitheater (2018-2020): Small scale public works project for community amphitheater.
Veterans Memorial Park, Gwinnett (2018-2019): Small scale public works project for public park.
George Pierce Park, Gwinnett (2019-2020): Small scale public works project for public park.
Old Clarkdale Park, Cobb (2019-2020): Small scale public works project for public park.
Chastain Tennis Center Renovation, Atlanta (2009-2010): Complete renovation of the tennis center.

ACUSTICA

SHAPING SOUND THROUGH ARCHITECTURE

Shimby McCreery
Owner and Principal Consultant
shimby@acusticadesign.com
404-217-7743
103 Pearl St. S.E.
Atlanta, GA 30316

Shimby McCreery is the founder and principal consultant at Acustica. He is responsible for leading the firm's acoustical design and engineering vision. Shimby is an architectural acoustician, musician and audio engineer with over 20 years of experience in each of these fields. Above all else, he believes strongly in the role good sound can play in our everyday lives. His approach is equal parts passion, experience and technical know-how.

Before founding Acustica in 2016, Shimby spent 10 years working for Kirkegaard Associates in Chicago where he consulted on many prestigious projects including the Sydney Opera House and Royal Festival Hall in London. Prior to that he spent a year in Sao Paulo, Brazil practicing architectural acoustics for Acustica e Sonica. He has a Master's degree in Architectural Acoustics from the Rensselaer Polytechnic Institute and a Bachelor's degree in Mechanical Engineering from the Georgia Institute of Technology.

Shimby will be the lead acoustician and noise control engineer for the Stockbridge Multi-Purpose Facility project. He has consulted on numerous performing arts and municipal facilities including the projects listed here.

Stockbridge Multi-Purpose Facility
Relevant Project Experience

Highlands Performing Arts Center – Highlands, NC
Lex2 Performing Arts Facility – Lexington, SC
Miller Theater – Augusta, GA
Center for Puppetry Arts – Atlanta, GA
Logan Performing Arts Center – University of Chicago
Hancher Auditorium – University of Iowa
Chapin Hall – Williams College
Fairchild Theatre – Michigan State University
Louis Hall Soundstage – Northwestern University
Rhinehart Music Center – IPFW University

Amphitheater – Stockbridge, GA

Kurt Wehmann, ASTC, Principal

Role: Program Verification / Theatre Planning / Auditorium Design

Kurt has over 23 years of experience in the field of architecture, with a focus on performing arts projects. He initiates design concepts for performance spaces that effectively incorporate theatre technologies, the architect's vision, and the acoustician's shaping requirements.

Theatre Consultants Collaborative

Kurt's theatre consulting career was ignited by his interest in acting while an architecture student in Boston. Upon graduation, he moved to NYC to work at the theatre consultancy Sachs Morgan Studio where, from 2001 to 2009, he specialized in space planning, seating layouts, sightline analysis, interior design, code issues, and accessibility solutions. He went on to work as an architect with Holzman Moss Bottino Architecture for six years, focusing on the design and construction of unique performing arts facilities around the country. He joined TCC as a principal consultant in 2016.

Education

Wentworth Institute of Technology, B. Arch., Cum Laude, 2000
Wentworth Institute of Technology, A.A.S. (Architectural Engineering Technology), 1997

Membership & Affiliations

- American Institute of Architects (Associate AIA)
- American Society of Theatre Consultants
- United States Institute for Theatre Technology

Representative Projects

- Bowie State University: Martin Luther King Jr. Center, Bowie, MD
- Cain Center for the Arts, Cornelius, NC
- Chrysler Hall Complex Improvements, Norfolk, VA
- City of Myrtle Beach / Coastal Carolina University: Broadway Theatre, Myrtle Beach, SC
- Columbia County Performing Arts Center, Evans, GA
- Martin Lipscomb Performing Arts Center, Highlands, NC
- Naples Players / Sugden Community Theatre, Naples, FL
- Queens University of Charlotte: Gambrell Center for the Arts & Civic Engagement, Charlotte, NC
- Randolph-Macon College: Blackwell Theatre Auditorium Addition, Ashland, VA
- Trilith LIVE Auditorium, Fayetteville, GA
- UNC School of the Arts: Stevens Center Renovation, Winston-Salem, NC
- University of Montevallo: Center for the Arts, Montevallo, AL

Theatre Consultants Collaborative

Beth Martell, ETCP-RT, FUSITT, Principal

Role: Performance Rigging & Drapery System Design

Beth spent the first 22 years of her career in theatre production and education, primarily as a technical director and scenic automation specialist. Her production work spans theatre, opera, dance, and special events for companies such as Steppenwolf, The Santa Fe Opera, Spoleto Festival USA, and many others. She worked 14 years at the University of Illinois – the last three as chair of scenic technology and technical director for Krannert Center for the Performing Arts. In 2016, she took her end-user experience to consulting, participating in the design of over 50 facilities for DLR Group | Westlake, Reed, Leskosky, before joining TCC in 2023.

Beth is a Fellow of the United States Institute for Theatre Technology, where she has served as commissioner (Technical Production), as a member of the board of directors, and as chair of the Essential Skills for Entertainment Technicians (eSET) Council. She is a regular presenter at conferences where she is most known for her talks on The Physics of Theatre alongside her research partner (and husband) Dr. Eric Martell. In 2015, she and Eric published The Physics of Theatre: Mechanics as a resource for technical directors, riggers, and automation designers. Beth is an ETCP Certified Rigger - Theatre and an ETCP Recognized Trainer.

Education

University of Wisconsin-Madison, M.F.A. (Theatre), 2002
Illinois State University, B.S. Cum Laude (Theatre), 1999
College of DuPage, A.A. (Theatre), 1995

Membership & Affiliations

- Entertainment Services and Technology Association
- United States Institute for Theatre Technology (Fellow)

Representative Projects

- Abraham Lincoln Presidential Library & Museum: Rigging Replacement, Springfield, IL
- Chapin High School: New Fine Arts Center Auditorium, Chapin, SC
- Durham School of the Arts Campus Replacement, Durham, NC
- Paramount Theatre Addition, Burlington, NC
- Salisbury University: Performing Arts Center Study, Salisbury, MD
- UNC School of the Arts: Steven Center Renovation, Phase 2, Winston-Salem, NC
- University of Mary Washington: Fine & Performing Arts Center, Fredericksburg, VA
- University of North Carolina: Stevens Center Renovation, Winston-Salem, NC
- University of Toronto: Centre for Civilizations, Cultures & Cities, Toronto, ON
- Winston-Salem State University: K.R Williams Auditorium Renovation & Expansion, Winston-Salem, NC

ANTONIO SAMPLE

SENIOR PROJECT MANAGER

EBERLY & ASSOCIATES,
A PAPE-DAWSON COMPANY

Education

- Bachelor of Science. Civil Engineering Technology. 2015. Southern Polytechnic State Univeristy

Role

Senior Project Manager

Antonio is a Civil Design Lead for the firm's Entertainment and Recreation market sector. In his role, his primary responsibility is providing design direction and engineering expertise for the athletic field, site layout and public community spaces.

Antonio joined Eberly & Associates in 2015.

Relevant Experience

STARR PARK, FOREST PARK, GA
Senior Project Manager for civil engineering services for and 18-acre park located in the heart of the City of Forest Park, Georgia. The park's master plan and final build-out will be completed through several phases. The initial phase of the master plan included a re-design of the northernmost 12-acre section of the park and features six new structures including an amphitheater and stage, picnic pavilions, a field house, a pool house and equipment buildings. The stormwater infrastructure upgrades include a new underground detention and stormwater conveyance systems. Eberly & Associates provided necessary plans and documentation to demonstrate compliance for funding from the Georgia Environmental Protection Division 319(h) grant program. The City has since received the funding.
Client Name: City of Forest Park
Reference: Earl Smith, Architect, Croft & Associates
Phone: 770-529-7714 x 323
Email: esmith@croftae.com

GEORGIA SOCCER PARK PHASE II, EAST POINT, GA
Project civil engineer for two new soccer fields, 6,000 s.f. sustainable pavilion with classrooms, restrooms, concessions, team rooms and a large porc. Located within the floodplain of Camp Creek, team analyzed the existing conditions to ensure the development did not alter the floodplain or floodway. We designed an on-site water retention pond to service the fields' irrigation system and coordinated with the design team to collect roof drainage into a rainwater harvesting tank to be reused for the facility.
Client Name: Georgia Soccer Development Foundation, Inc.
Reference: Larry Lord
Email: llord@lordaecksargent.com

ANTONIO SAMPLE

SENIOR PROJECT MANAGER

EBERLY & ASSOCIATES,
A PAPE-DAWSON COMPANY

DEKALB ANIMAL SHELTER EXPANSION
Project manager of civil engineering services for the the addition of 10 dog shelters adjacent to the existing DeKalb County Animal Shelter. Site work to include all necessary utilities to serve these shelters, sidewalks, landscaping, and vehicular service access.
Client Name: Dekalb County
Reference: Clyde Stovall
Phone: 404-687-4002
Email: cstovall@dekalbcountyga.gov

CITY OF ATLANTA FIRE STATION 25 & 26 DEVELOPMENT, ATLANTA GA
Under a task order contract for AE services, project manager of civil engineering services for 2 prototype fire stations including this one. The 2-story, 2-bay Station 25 will be located on the 0.73-acre site with Station 26 on a .61 acre site. Each require site adaption so bay length can accommodate a telescoping truck and pull-in design. Project scope includes demolition of the existing station and re-building on the same site. Stations are designed to be LEED Silver Certified.
Client Name: City of Atlanta
Reference: Bob Fowler, Fitzgerald Collaborative
Phone: 404-697-8084
Email: robert@fc-groupllc.com

WALDEN ATHLETIC COMPLEX, ATLANTA, GA
Project civil engineer for a 6.3 acre Athletic Complex featuring natural turf with irrigation system for baseball/softball field, field markers, goals, bases and dugouts, concrete pad and bleachers, 4,000 s.f. field house. Safe and efficient bus, car and pedestrian access and flow, ADA, and monumental signage. The vehicular entrance and parking were designed to mimic the existing parking to eliminate any unnecessary grading or disturbance.Our landscape architects were committed to creating a beautiful and sustainable complex for APS, including preservation of a focal specimen tree, aesthetic and functional stormwater infrastructure and dynamic new plantings. Field house includes male and female locker rooms with showers, dressing area and restrooms, Concessions, field storage, and offices for athletic operations and security.
Client Name: Atlanta Public Schools
Reference: George Harkness
"Eberly proved to be the right choice to provide the civil and landscape design and coordinate the architectural design for a very difficult site that required the demolition of an existing school building and leveling a 12 ft. drop-off to install a Baseball/softball, combination Football/Soccer/ Lacrosse field with a 5,000 SF Fieldhouse. We appreciate the effort from Eberly and the project was completed within the budget."

JOHN H. FIELY, P.E.

SENIOR REGISTERED ENGINEER

TRAINING & EDUCATION

EDUCATION
Bachelor of Science in Civil Engineering, Georgia Institute of Technology, Atlanta, Georgia, 1980

TECHNICAL SPECIALTIES
Phase I Environmental Site Assessments

Geotechnical Subsurface Studies

Construction Materials Inspection

CERTIFICATION/AFFILIATIONS
American Society of Civil Engineers (ASCE) past member

REGISTRATION:
Professional Engineer, Georgia – #16631

YEARS EXPERIENCE:
42+

EXPERIENCE & RESPONSIBILITIES

Mr. Fiely is a Senior Registered Engineer of Atlas Technical Consultant, LLC. Mr Fiely has over 42 years of experience providing geotechnical, construction materials testing and environmental due diligence services in both public and private sector projects including residential, commercial, water and wastewater, industrial, transportation, energy (nuclear, solar, wind, fossil fuel), energy distribution, transportation, and others. He has either authored, provided senior review, consulted, or peer reviewed consultant services on thousands of projects throughout the United States and Canada.

Environmental Experience include phase I environmental site assessments, lead based paint testing, asbestos remediation, contamination assessment.

Geotechnical and Construction Materials Testing Experience include foundation engineering (deep and shallow foundations), site evaluations, pavement evaluations and design (rigid and flexible), site preparation and grading, concrete, masonry, and asphalt field testing and inspection, laboratory testing of construction materials, reinforcing steel and post-tensioning evaluations, IBC Special Inspections, dam evaluations, sinkhole remediation.

ATLAS
BUILT TO BE BETTER

KEVIN BURNETTE, P.G.

PROJECT GEOLOGIST

TRAINING & EDUCATION

EDUCATION

B.S., Geology, Georgia State University, Atlanta, Georgia, 1997

TECHNICAL SPECIALTIES

Construction Inspection
Soil stabilization and Undercutting
Foundation evaluation

CERTIFICATION/AFFILIATIONS

Atlanta Geologic Society, member
ACI Concrete Construction Special Inspector

REGISTRATIONS:

Registered Professional Geologist

EXPERIENCE & RESPONSIBILITIES

As a Project Geologist Mr. Burnette is responsible for geotechnical design and management of construction aspects of a wide range of projects. Mr. Burnette's fields of expertise include the following: Evaluation of shallow foundations for structural loading; evaluation of and monitoring the installation of auger-cast piles, caissons; geologic mapping within tunnel excavations; geotechnical investigation, construction materials testing, inclinometer casing installation monitoring, settlement point monitoring and installation, subgrade and pavement evaluations.

PROJECT EXPERIENCE

Falcon Field at Peachtree City
Performed management and construction monitoring of field procedures for a new taxiway for the Peachtree City Airport. Performed and supervised full scale construction-monitoring services including monitoring of on-site technicians performing density testing of mass fill and utility backfill, concrete testing and inspection, density testing of GAB and asphalt testing and inspection. Performed subgrade evaluations, footing evaluations, and reinforcing steel inspections.

Town Club at Peachtree City
Performed management and construction monitoring of field procedures for a 90,000 SF multi story building. Performed and supervised full scale construction-monitoring services including monitoring of on-site technicians performing density testing of mass fill and utility backfill and concrete and masonry testing and inspection. Performed subgrade evaluations, footing evaluations, and reinforcing steel inspections.

Stockbridge City Hall
Performed management and construction monitoring of field procedures for a 45,000 SF multi story building. Performed and supervised full scale construction-monitoring services including monitoring of on-site technicians performing density testing of mass fill and utility backfill and masonry and concrete testing and inspection. Performed subgrade evaluations, undercutting of unsuitable material, footing evaluations, and reinforcing steel inspections.

Peachtree City Spec Building
Performed management and construction monitoring of field procedures for a 120,000 SF warehouse building for Choate Construction Company. Performed and supervised full scale construction-monitoring services including monitoring of on-site technicians performing density testing of mass fill and utility backfill and masonry and concrete testing and inspection. Performed subgrade evaluations, footing evaluations, and reinforcing steel inspections.

Majestic Airport Center
Performed management and construction monitoring of field procedures for a 1 million SF building. Performed and supervised full scale construction-monitoring services including monitoring of on-site technicians performing density testing of mass fill and utility backfill and masonry and concrete testing and inspection. Performed subgrade evaluations, footing evaluations, and reinforcing steel inspections.

Cooper Lighting
Performed management and construction monitoring of field procedures for an addition to the existing building. Performed and supervised full scale construction-monitoring services including monitoring of on-site technicians performing density testing of mass fill and utility backfill and masonry and concrete testing and inspection. Performed subgrade evaluations, footing evaluations, and reinforcing steel inspections.

Newton General Hospital
Performed management and construction monitoring of field procedures for a hospital building which was supported on auger-cast piles. Monitored the installation and load testing of auger-cast piles, which were used to support the structure.

Yamaha Plant Addition
Responsibilities included the monitoring of drilling and installation of caissons including inspections to verify length, elevation and bearing capacity.

McDaniel Basin Sewer Separation
Responsible for underground geologic mapping within two tunnel excavations totaling 600 linear feet. Classification of rock formations, orientation of joint sets and determining weathering index.

ATLAS
BUILT TO BE BETTER

JONATHAN P. SHARPE, P.E.

SENIOR REGISTERED ENGINEER

TRAINING & EDUCATION

EDUCATION

B.S. Civil Engineering Technology, Southern Polytechnic State University, Marietta, Georgia, 2007

TECHNICAL SPECIALTIES

Earth Dam Design & Construction
Dam Safety Evaluations
Construction Evaluation & Management
Slope Stability Studies
Shallow & Deep Foundation Design & Construction

CERTIFICATION/AFFILIATIONS

Association of State Dam Safety Officials (ASDSO), member
ICC Spray-applied Fireproofing Special Inspector
ICC Commercial Building Inspector
Georgia Soil and Water Conservation Commission
Level 1B Certified Erosion Control Inspector
Gwinnett County Third Party Inspector
American Society of Civil Engineers (ASCE), member

REGISTRATIONS:

Georgia-PE40573 – 2015
Georgia Safe Dams Engineer of Record 2016

EXPERIENCE & RESPONSIBILITIES

As a Senior Project Engineer, with approximately 10 years of experience as a registered geotechnical engineer, Mr. Sharpe is responsible for geotechnical design and construction aspects of a wide range of projects. His experience includes geotechnical subsurface explorations, geotechnical engineering and design of shallow and deep foundations, construction materials evaluation, slope stability analysis, post-construction exploration and analysis, and project management.

Mr. Sharpe also has significant experience with the evaluation, design, and construction of earthen dams. He has been a Geotechnical Engineer of Record (EOR) with the Safe Dams Program since 2016.

PROJECT EXPERIENCE

INDUSTRIAL

Exeter Distribution Facility Expansion, Fairburn, Georgia
Project Engineer responsible for subsurface exploration, construction testing and IBC Special Inspections. Performed field inspections including, subgrade evaluations, reinforcing steel inspections and foundation evaluations for shallow. Performed proofrolling and evaluation of pavement subgrades. Provided recommendations for remediation of undocumented boulder fill to provide adequate foundation support.

Greenwood Industrial Park Lots 22 & 24, Henry County, Georgia
Project engineer responsible for the subsurface investigation of the proposed 600,000 SF and 1.2 million SF warehouse buildings. Provided a subsurface investigation report with our findings and conclusions and recommendations concerning the geotechnical aspects of the project.

LG Hausys, Adairsville, Georgia
Staff Engineer responsible for monitoring the installation of the driven pile deep foundation system used to support the foundations of a new warehouse facility for LG Hausys.

RETIREMENT COMMUNITIES/CONDOMINIUMS/APARTMENTS/HOTELS

Dogwood Forest of Grayson, Grayson, Georgia
Project Engineer responsible for project management, construction testing and IBC Special Inspections. Performed field inspections including monitoring of undercutting of unsuitable soils, subgrade evaluations, reinforcing steel inspections and footing evaluations for shallow foundations.

Inspired Living Retirement Community, Alpharetta, Georgia
Project Engineer responsible for subsurface exploration, project management, construction testing and IBC Special Inspections. Performed field inspections including, subgrade evaluations, reinforcing steel inspections and footing evaluations for shallow foundations.

Best Western Braselton, Braselton, Georgia
Project engineer responsible for the subsurface investigation for the development of a 3-story hotel in Brasleton, Georgia. Provided a report of subsurface investigation with our findings and conclusions and recommendations concerning the geotechnical aspects of the project.

Terraces at Parkview, Lithonia, Georgia
Staff Engineer responsible for reinforcing steel inspections, shallow foundation evaluations, slab subgrade inspections and proofrolling of pavement subgrades for the construction of a new assisted living facility in Lithonia, Georgia.

Ashley at Auburn Pointe, Atlanta, Georgia
Staff Engineer responsible for monitoring the installation of the Geo-Pier ground improvement system that was used to support the foundations of a new multi-family housing development.

EDUCATIONAL

NGCSU Parking Deck, Dahlonega, Georgia
Staff Engineer responsible for monitoring the installation of the drilled pier deep foundation system that was used to support the new 5 level parking deck for North Georgia College and State University.

Sawnee Avenue Multi-Purpose Facility, Buford, Georgia
Project engineer responsible for the subsurface investigation of the proposed multi-purpose facility in Buford, Georgia. Provided a report of subsurface investigation with our findings and conclusions and recommendations concerning the geotechnical aspects of the project.

ATLAS
BUILT TO BE BETTER

JORGE GOMEZ, PE, RCDD

SENIOR LOW VOLTAGE PROJECT ENGINEER AND MANAGING MEMBER

Jorge Gomez is a Professional Engineer (PE) specializing in electronic systems engineering and voice/data structured cabling design.

Jorge is the founder and managing partner of J&A Engineering. He has worked in a variety of roles including project manager, electronic system engineer, resident engineering inspector and applications engineer.

Specific project experience includes the design of electronic security and telecommunication systems for higher education, healthcare, public safety, corporate, corrections, multifamily, government, bio-medical, sports/hospitality, aviation and broadcast facilities.

RELEVANT EXPERIENCE
SENIOR PROJECT ENGINEER

City of Durham Police Headquarters and 911 Call Center - Security, Telecom & AV (Durham, NC)
Completed in 2018

Raleigh Durham Airport, Emergency Operation Center - Security & Telecom (Morrisville, NC)
Project Ongoing

Durham County Commissioners' Chamber AV Upgrade - AV (Durham, NC)
Completed in 2022

City of Atlanta, New Police Headquarters and 911 Call Center- Security, Telecom & AV (Atlanta, GA)
Completed in 2014

Federal Reserve Bank of Atlanta, Command Center Upgrade - AV (Atlanta, GA)
Completed in 2012

Georgia Judicial Complex, Home of the Georgia Supreme Court and Court of Appeals - Telecom (Atlanta, GA)
Completed in 2020

Hartsfield Jackson International Airport - Security & Telecom (Atlanta, GA)
Project Ongoing

Cobb County Police Headquarters - Security & Telecom (Cobb County, GA)
Completed in 2023

Municipal Court of Atlanta - Security, Telecom & AV (Atlanta, GA)
Completed in 2016

Laurens County E-911 Emergency Operations Center: 911 Call Center and EOC - Security & Telecom (Laurens County, GA)
Project Ongoing

Snellville/Gwinnett County Library and Parking Deck - Security, Telecom & AV (Snellville, GA)
Completed in 2023

Morgan County Community Center and Athletic Complex - Security, Telecom & AV (Morgan County, GA)
Completed in 2024

Gwinnett County Board of Commissioners' One Stop - Security, Telecom & AV (Lawrenceville, GA)
Project Ongoing

GA Dept. of Public Safety, Headquarters Building: Emergency Operations Center, Auditorium, Training and Conference Rooms - Security & Telecom (Atlanta, GA)
Completed in 2023

Georgia Tech Police Headquarters, 911 Call Center, Training and Conference Rooms - Security & Telecom (Atlanta, GA)
Completed in 2020

EDUCATION

Bachelor of Industrial Engineering Georgia Institute of Technology
Atlanta, Georgia - 1991

Master of Business Administration Georgia State University
Atlanta, Georgia - 2001

REGISTRATIONS

Professional Engineer
Licensed in Alabama, Florida, Georgia, Louisiana, Maryland, Mississippi, Missouri, North Carolina, South Carolina, Tennessee, Texas, Virginia

Registered Communications Distribution Designer (RCDD)

YEARS WITH FIRM

21

YEARS IN INDUSTRY

33

CURRENT FIRM

J&A Engineering, LLC
4994 Lower Roswell Rd. Suite 1
Marietta, GA 30068

J&A ENGINEERING CONSULTANTS

ADE CONSTRUCTION CONSULTANTS, INC.

1298 Rockbridge Road, Suite A
Stone Mountain, GA 30087
770.921.2701

Dan Ergle, CPE
President

EDUCATION

Associate in Engineering, 1972, Southern Technical Institute

YEARS OF EXPERIENCE

47 Years

PROFESSIONAL LICENSES AND CERTIFICATIONS

Note – There is no licensing board for estimators, only certifications.

Certified Professional Estimator (CPE) – American Society of Professional Estimators
Construction Document Technician (CDT) – Construction Specification Institute

PROFESSIONAL AFFILIATIONS

Past Chairperson, National Certification Committee, American Society of Professional Estimators
Past SE Region Representative, National Certification Committee, American Society of Prof Est
Past Chapter Certification Chairman, American Society of Professional Estimators, Atlanta Chapter
Past Board of Directors, American Society of Professional Estimators, Atlanta Chapter
Seminar Instructor, National Convention, American Society of Professional Estimators
Active Member, American Society of Professional Estimators, Atlanta Chapter

Past Treasurer, Construction Specification Institute, Atlanta Chapter
Active Member, Construction Specification Institute, Atlanta Chapter

PROFESSIONAL EXPERIENCE

Dan Ergle's construction experience includes Engineering, Surveying, Project Management, and Estimating. Projects have included churches, schools, gymnasiums, health care facilities, college facilities, commercial structures of all types, municipal facilities, and industrial projects. Work has been performed for public and private owners. Project costs have ranged from less than one hundred thousand to over three hundred twenty-five million.

This wide range of experience enables Dan Ergle to successfully lead a team in the preparation of reviews or cost estimates in a detailed and professional manner, providing the Owner or Architect with a knowledge of the total scope of work. Attention to detail and cost issues produces a significant savings to the Owner during contract or change order negotiations.

Market Sectors

Aviation
Hospital & Medical Building
Federal Courthouses
Professional Sports Stadiums
Higher Education
Hi Rise & Multifamily Residential
Sports & Recreation
Health & Research Laboratories
Retail & Distribution Facilities
K-12 Educational
State & Local Parks
Parking Facilities
Historic Preservation & Restoration
Mixed Use

SECTION 3D: **EVALUATION & SELECTION CRITERIA**

Ability of the TSW Team to Perform

Capabilities Overview

TSW's ability to successfully perform complex planning and architectural assignments is founded on over three decades of continuous service to Georgia municipalities and public agencies. Our multidisciplinary structure, combining architecture, landscape architecture, planning, and transportation design in one office, ensures fully integrated project delivery from concept through construction. This structure allows our team to respond quickly to client needs, coordinate across disciplines internally, and manage multiple concurrent assignments efficiently without compromising quality.

TSW maintains rigorous project management systems, including detailed work plans, QA/QC procedures, and milestone tracking to ensure deliverables are completed on schedule and within budget. Our project managers have extensive experience leading public-sector projects governed by municipal procurement and contracting requirements, and we consistently earn repeat work due to our responsiveness, technical accuracy, and ability to anticipate and resolve challenges before they impact schedules or budgets. Our firm's demonstrated performance includes delivering a broad range of facility and master planning projects for local governments—each with unique programmatic, community, and budget constraints. In every case, TSW has met or exceeded client expectations by maintaining open communication, providing innovative yet buildable design solutions, and ensuring coordination with city staff, stakeholders, and contractors through every phase of the project.

The TSW Team's proven ability to manage scope, maintain quality, and meet tight timelines demonstrates our readiness to perform the full range of architectural services requested by the City of Stockbridge.

Current and Previous On-Call Contracts

TSW has been providing municipal planning and design for over 30 years across the Southeast. TSW has worked closely with cities and counties to produce redevelopment plans, architectural designs, coding and design guidelines, and implementation projects of varying scales that support municipal goals and serve as catalyst projects. We've also been involved at all stages of design review, including interpretation of plans and specifications, code analysis, feasibility assessments, and developing graphics (plan, perspective, sections, etc.) to help communicate design intent.

TSW currently provides on-call/on-demand services to several municipalities and organizations around the Southeast. Our experience in providing on-call services has helped us gain valuable insight in understanding the quick turnaround process, working on a tight budget, and coordinating with various departments. TSW was previously under contract with or currently providing on-call services to:

- City of Stockbridge
- Gwinnett County
- Gwinnett County Parks & Recreation Department
- Perimeter Community Improvement Districts
- Butts County
- Forsyth County
- City of Duluth
- City of Hampton
- City of Johns Creek
- City of Kennesaw
- City of Peachtree Corners
- USDA Forest Service - Region 8
- City of Alpharetta
- City of Suwanee
- Atlanta BeltLine, Inc.
- Clayton County
- City of Roswell

Quality Assurance Program Overview

TSW has established a quality assurance program to ensure a high quality of service for its clients, to document work-to-date reviews, to guide work with the goal of maintaining sound practices, and to promote effective communication and collaboration among our staff. Quality control helps guarantee that our plans and designs will meet Gwinnett County's aspirations and promote overall communication throughout the design process.

Making Sure It's Right

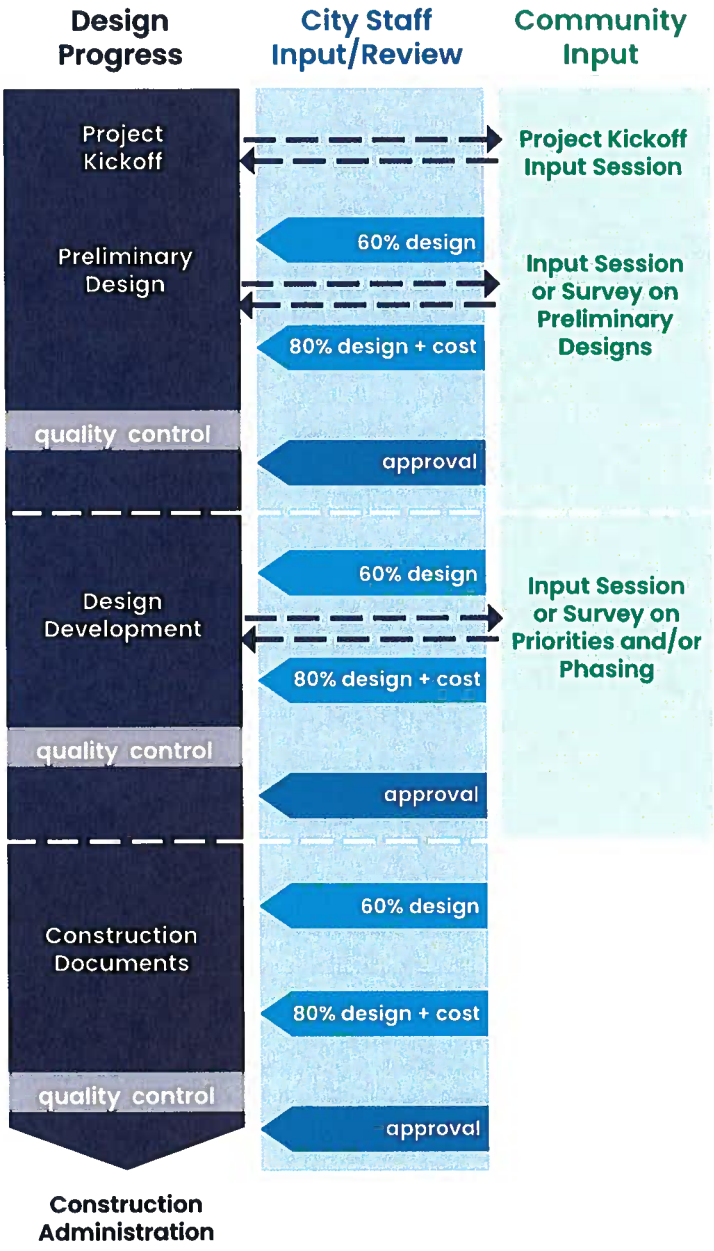
TSW is serious about quality and we know the City of Stockbridge expects us to deliver on our promise to be accurate, on time, and on budget. Here are the things we will do to make sure that happens.

Focus on Schedule

We will measure our progress with a detailed schedule. At project kick-off we will present a detailed task level project delivery schedule that takes the design team though completion of the work. It will include critical project waypoints for coordination with consultants, the public, the City, permitting, and cost control points. At each Design Review Meeting the design team will review the schedule including work completed and next steps. If unforeseen circumstances cause the design team to deviate from the schedule, TSW will outline a corrective action plan to get the project back on track. The project schedule will be updated twice a month and copied to e-Builder or a similar platform.

Monitoring Costs

Delivering the project within budget is key to its success. Our team will validate the project budget at the beginning of the planning and design process, ensuring that the required program can be achieved within its parameters. Throughout each design phase of the project, we will monitor the estimated construction costs and update as needed. A copy of the project budget will be located on e-Builder.



Quality Design + Reviews

A well-coordinated design is the hallmark of an experienced design team, minimizing the number of RFIs, delays, and costly change orders during construction. TSW has successfully delivered numerous complex multidisciplinary projects on time and on budget. Our goal is to anticipate issues that may arise during construction and solve problems in advance. We will use a multi-layered process to ensure that our work is accurate and complete. In addition to regular reviews at bi-weekly

Design Review Meetings, our quality control process includes multiple 3rd party quality reviews at each stage of design. This ensures there are no gaps between disciplines and the drawings are fully coordinated before bidding.

Following the project kick-off and scoping meeting, TSW will develop a project checklist for the assigned task that details the contents of the deliverables for each required project submittal. The checklist will be used throughout plan development and in 3rd party reviews to ensure the packages are complete. The project checklists will be stored on e-Builder or a similar platform.

Client Focus

We listen to our clients – their aspirations become the program from which we work. We are adept at communicating with many collaborators in the process to achieve consensus on what is to be done. Public meetings, presentations, interviews, charrettes, focus groups, and/or workshops ensure that all players are actively involved in the design process to achieve consensus from a variety of viewpoints. These forms of interaction are enhanced by a variety of computer-generated graphics, maps, renderings, hand-drawn illustrations, and summary documents. Constant communication and clear representation of ideas result in a responsive, high-quality design that meets expectations, is adequately documented, and is delivered according to the project timeline.

Data-based Decision Making

Quality control procedures ensure that data and findings are accurate, public comments are adequately documented, and that analyses are in line with project goals. All elements that contribute to the final design are guided by the following:

- Tools – Meetings, teleconferencing, e-mail, and design and mapping software ensure a high-quality product with easy progress monitoring and evaluation.
- Data – Information gathering ensures a thorough understanding of site conditions, client aspirations, local character, and other relevant factors.
- Peer Review – Staff meetings and more informal sessions allow colleagues to review, critique, and contribute to project elements.
- Oversight – At least one principal and a project manager guarantee an appropriate design response for every project context by overseeing each step of the design process.

LEED Certified Key Personnel

- Heather Hubble, AIA, LEED AP (TSW)
- Henok A. Molla, S.E., P.E., LEED AP (Davis & Chruch)

In addition to the LEED Certified personnel assigned to this project, TSW has a total of 8 LEED Certified personnel.

LEED Certified Projects

TSW has two projects that are currently seeking LEED certification: Gwinnett-Snellville Library and Business Building and Gwinnett County OneStop Facility.

Management & Staffing Overview

TSW has a stringent policy about only pursuing work that we have available staff for to ensure a detailed, accurate design process that stays on time and on budget. At the conclusion of contract negotiations, our team is committed and ready to commence work immediately. The staff members who are included

in this proposal will be assigned to the project, if awarded, and will remain on the project throughout its duration. If a staff member does need to be replaced because of unforeseen circumstances, the City will be notified immediately, and that staff person will be replaced by another staff member with equal or greater qualifications and experience.

Estimated Staffing Needed

The TSW Team is structured to ensure that the City's staffing requirements are met efficiently and effectively for all potential projects. We maintain a dedicated core staff—including a Principal-in-Charge, Project Manager, and discipline-specific design professionals—who are readily available to lead assignments from initiation through completion. This core group is supported by a network of subconsultants and technical specialists, enabling us to scale staffing levels based on project complexity and schedule. We utilize proven project management procedures to monitor workload distribution, track deliverables, and ensure consistent quality across all phases. This approach provides the City with the assurance that the right personnel and resources will be deployed at the right time, delivering responsive service while maintaining adherence to scope, budget, and schedule requirements.

Overview of Services Typically Performed

- **Conceptual and Schematic Design**: Creating initial designs and proposals that outline the vision and functionality of a project.
- **Design Development**: Refining designs to a higher level of detail, integrating architectural, structural, MEP, and other systems.
- **Construction Documentation**: Preparing detailed drawings and specifications required for permitting and construction.
- **Permitting and Approvals**: Assisting clients with obtaining the necessary permits and complying with local zoning and building codes.
- **Construction Administration**: Overseeing the construction phase to ensure that the project is built according to the design, on time, and within budget.

Implementing Services to Ensure Project Success

- **Engage Stakeholders Early**: Establish clear communication with all stakeholders, including municipal authorities, contractors, and the public.
- **Adopt a Phased Approach**: Break the project into manageable phases to ensure deadlines are met and budgets are maintained.
- **Emphasize Collaboration**: Foster collaboration between our design team, client, and contractors from the start, ensuring that all parties are aligned on goals.
- **Maintain Flexibility**: Be responsive to feedback and willing to adjust designs or processes as needed to overcome challenges and meet client needs.
- **Ensure Quality Control**: Conduct regular design reviews and site visits to maintain the integrity of the project and ensure compliance with the original vision.

SECTION 3E: **EVALUATION & SELECTION CRITERIA**

Cost Proposal

See Exhibit J - Cost Proposal for TSW Team Hourly Rates

PLANNING • ARCHITECTURE
LANDSCAPE ARCHITECTURE

RFP 2025-0012

PROPOSAL LETTER
Page 2

PROPOSAL LETTER-
RFP No. 2025-0012, ON-CALL ARCHITECTURAL SERVICES FOR MULTI-PURPOSE CULTURAL ARTS, YOUTH, AND SENIOR RECREATIONAL FACILITY

We propose to furnish and deliver all the deliverables and services named in the attached Request for Proposal (RFP). The price or prices offered herein shall apply for the period stated in the RFP.

We further agree to strictly abide by all the terms and conditions contained in the City of Stockbridge Procurement Manual as modified by any attached special terms and conditions, all of which are made a part hereof. Any exceptions are noted in writing and included with this bid.

It is understood and agreed that this statement of Proposal and proposal constitutes an offer, which, when accepted in writing by the Purchasing Office, City of Stockbridge, and subject to the terms and conditions of such acceptance, will constitute a valid and binding contract between the undersigned and the City of Stockbridge.

It is understood and agreed that we have read the City's specifications shown or referenced in the RFP and that this statement is made in accordance with the provisions of such specifications. By our written signature on this proposal, we guarantee and certify that all items included in this statement meet or exceed all such City specifications. We further agree, if awarded a contract, to deliver goods and services that meet or exceed the specifications. The City of Stockbridge reserves the right to reject any or all offers, waive technicalities and informalities, and to make an award in the best interest of the city.

It is understood and agreed that this statement of Proposal and proposal shall be valid and held open for a period of ninety (90) days from the opening date.

PROPOSAL SIGNATURE AND CERTIFICATION
(Proposer to sign and return)

I certify that this offer is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal for the same materials, supplies, equipment, or services and is in all respects fair and without collusion or fraud. I understand collusive bidding is a violation of State and Federal Law and can result in fines, prison sentences, and civil damage awards. I agree to abide by all conditions of the proposal and certify that I am authorized to sign this proposal for the proposer. I further certify 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.

Authorized Signature Heather Hubble Date **November 18, 2025**

Print/Type Name **Heather Hubble, Principal**

Print/Type Company Name Here **TSW**

Email **hhubble@tsw-design.com**

RFP 2025-0012

EXHIBIT C
RESPONSE PROPOSAL

EXHIBIT C
REQUEST FOR PROPOSAL

IV. CERTIFICATION

By my signature below, it is certified that my firm can meet all terms of the statement of Proposal and will perform the services specified, and for the privilege of doing so on the City of Stockbridge premises. I understand that, upon proper acceptance of this offer by the City of Stockbridge, a contract will thereby be created.

Given under my hand this **18th** day of **November**, 20**25**.

TSW
Name of Firm

Heather Hubble
Signature

Principal
Title

1447 Peachtree St. NE, Suite 850, Atlanta, GA 30309
Business Address

hhubble@tsw-design.com
Email Address

End of Exhibit C.

RFP 2025-0012

EXHIBIT D
BOND DOCS
(NOT REQUIRED)

TSW understands that according to Addendum 1 (Q1. And A1.), Exhibit D – Bond Documents will not be required for this RFP.

RFP 2025-0012

EXHIBIT E
GA. SEC. & IMM. AFF.

Stockbridge
Where Community Connects

EXHIBIT E
GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contractor(s) Name: **TSW**

Address: **1447 Peachtree Street NE, Suite 850, Atlanta, GA 30309**

By executing this affidavit, the undersigned person or entity verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation, which is registered with, is authorized to participate in, and is participating in the federal work authorization program commonly known as E-Verify,* in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

The undersigned person or entity further agrees that it will continue to use the federal work authorization program throughout the contract period, and it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the undersigned with the information required by O.C.G.A. § 13-10-91(b).

The undersigned person or entity further agrees to maintain records of such compliance and provide a copy of each such verification to the City of Stockbridge within five (5) business days after any subcontractor(s) is/are retained to perform such service.

208896
E Verify ™ Company Identification Number

April 24, 2009
Date of Authorization

Heather Hubble
BY: Authorized Officer or Agent
(Name of Person or Entity) **Heather Hubble**

November 18, 2025
Date

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

18th DAY OF **November**, 20**25**

ELOISA DE LEON GONZALEZ
NOTARY PUBLIC
FULTON COUNTY, GA
MY COMMISSION EXPIRES
JULY 09 2029

Notary Public

[NOTARY SEAL]

My Commission Expires: **July 9, 2029**

*** or any subsequent replacement** operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-60

Stockbridge
Where Community Connects

EXHIBIT E
GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Subcontractor Affidavit under O.C.G.A. § 13-10-91(b)(3)

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 (**TSW**) on behalf of (**City of Stockbridge**) 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 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:

687985
Federal Work Authorization User Identification Number

7/1/2013
Date of Authorization

Covalent Consulting, LLC
Name of Subcontractor

On-Call Architectural Services (RFP No. 2025-0012)
Name of Project

City of Stockbridge
Name of Public Employer

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

11 DAY OF November, 2025

SAVANNAH MEREDITH SMALLEY NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES DEC. 3, 2028

[NOTARY SEAL]

Savannah Meredith Smalley
Notary Public

My Commission Expires: Dec 3, 2028

Stockbridge
Where Community Connects

EXHIBIT E
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938769 (E-Verify Company ID Number)
Federal Work Authorization User Identification Number

January 17, 2016
Date of Authorization

Davis & Church, LLC
Name of Subcontractor

On-Call Architectural Services (RFP No. 2025-0012)
Name of Project

City of Stockbridge
Name of Public Employer

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

19 DAY OF November, 2025

Notary Public

My Commission Expires: February 14, 2028

[NOTARY SEAL]

DEELYNN CHURCH
NOTARY PUBLIC
FORSYTH COUNTY, GA
MY COMMISSION EXPIRES
FEBRUARY
14
2028

Stockbridge
Where Community Connects

EXHIBIT E
GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

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1203317
Federal Work Authorization User Identification Number

June 5, 2017
Date of Authorization

Pearl Street Audio, LLC - DBA Acustica
Name of Subcontractor

On-Call Architectural Services (RFP No. 2025-0012)
Name of Project

City of Stockbridge
Name of Public Employer

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
11 DAY OF Nov, 2025

DEVIN KEION JOHNSON
Notary Public, Georgia
Dekalb County
My Commission Expires
January 30, 2028

[NOTARY SEAL]

Theatre Consultants Collaborative are headquartered in North Carolina and the State of North Carolina only requires firms of 25+ employees to register as part of the Federal Work Authorization Program.

Stockbridge
Where Community Connects

EXHIBIT E
GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

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311503
Federal Work Authorization User Identification Number

08/25/2011
Date of Authorization

Eberly & Associates
Name of Subcontractor

On-Call Architectural Services (RFP No. 2025-0012)
Name of Project

City of Stockbridge
Name of Public Employer

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
14th DAY OF November, 2025

Arlenthia R. Carter
Notary Public

ARLENTHIA R CARTER
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES MARCH 27 2026
NOTARY SEAL

My Commission Expires: March 27, 2026

Stockbridge
Where Community Connects

EXHIBIT E
GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Subcontractor Affidavit under O.C.G.A. § 13-10-91(b)(3)

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17152
Federal Work Authorization User Identification Number

01/23/2009
Date of Authorization

J & A Engineering, LLC
Name of Subcontractor

On-Call Architectural Services (RFP No. 2025-0012)
Name of Project

City of Stockbridge
Name of Public Employer

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

7th DAY OF November, 2025

Peggy Jo Haines
Notary Public

[NOTARY SEAL]

PEGGY JO HAINES
NOTARY PUBLIC
FULTON COUNTY, GA
MY COMMISSION EXPIRES
AUGUST 25 2029

My Commission Expires: August 25, 2029

Stockbridge
Where Community Connects

EXHIBIT E
GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Subcontractor Affidavit under O.C.G.A. § 13-10-91(b)(3)

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 (**TSW**) on behalf of (**City of Stockbridge**) 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 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:

290862
Federal Work Authorization User Identification Number

12/18/09
Date of Authorization

ADE Construction Consultants, Inc.
Name of Subcontractor

On-Call Architectural Services (RFP No. 2025-0012)
Name of Project

City of Stockbridge
Name of Public Employer

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

10th DAY OF November, 2025

Notary Public

My Commission Expires: 1-10-26

[NOTARY SEAL]
CATHY J. GOUGHENOUR
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

RFP 2025-0012

EXHIBIT F
DRUG FREE WORKPLACE

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EXHIBIT F
DRUG-FREE WORKPLACE

The undersigned certifies that the provisions of Code Sections 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the "Drug-free Workplace Act", have been complied with in full. The undersigned further certifies that:

(1) A drug-free workplace will be provided for the Service Provider's employees during the performance of the Contract; and

(2) Each Service Provider who hires a subcontractor to work in a drug-free workplace shall secure from the subcontractor the following written certification:
"As part of the subcontracting agreement with _____ (Service Provider),
_____(subcontractor) certifies to the Service Provider that a drug-free workplace will be provided for the subcontractor's employees during the performance of this Contract pursuant to paragraph (7) of the subsection (b) of Code Section 50-24-03."

Also, the undersigned further certifies that he/she will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Contract.

TSW
Company Name

Heather Hubble **November 18, 2025**
BY: Authorized Officer or Agent Date
(Service Provider Signature)

Principal
Title of Authorized Officer or Agent of Service Provider

Heather Hubble
Printed Name of Authorized Officer or Agent

End of Exhibit F.

RFP 2025-0012

EXHIBIT G
PURCHASING PLICY ADDENDUM

EXHIBIT G
PURCHASING POLICY ADDENDUM

I, **Heather Hubble**, hereby certify that I have received certify that I have received a copy of the City of Stockbridge, GA, Financial Management Policies Purchasing Policy which can be found at https://stockbridgega.org/departments/procurement-division and agree to comply with all requirements of the City of Stockbridge, GA Financial Management Policies Purchasing Policy to the extent the policy applies to the undersigned.

Heather Hubble — **November 18, 2025**

BY: Authorized Officer or Agent — Date
(Service Provider Signature)

Principal

Title of Authorized Officer or Agent of Service Provider

Heather Hubble — **November 18, 2025**

Printed Name of Authorized Officer or Agent — Date

End of Exhibit G.

RFP 2025-0012

AFFIDV. STAT. PUB. BEN. APP.

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EXHIBIT H
AFFIDAVIT VERIFYING STATUS FOR PUBLIC BENEFIT APPLICATION

By executing this affidavit under oath, as an applicant for a City of Stockbridge, Georgia Business License or Occupation Tax Certificate, Alcohol License, Taxi Permit, execution of contract, or other public benefit as referenced in O.C.G.A. § 50-36-1, I am stating the following with respect to my application for a City of Stockbridge license/permit and /or contract for

Heather Hubble on behalf of TSW

[Name of natural person applying on behalf of individual, business, corporation, partnership, or other private entity]:

1. **X** I am a United States citizen

OR

2. _____ I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States. *

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20.

Signature of Applicant: Heather Hubble Date: **November 18, 2025**

Printed Name: **Heather Hubble**

* Alien Registration number for non-citizens: _____

** PLEASE INCLUDE A COPY OF YOUR PERMANENT RESIDENT CARD, EMPLOYMENT AUTHORIZATION, GREEN CARD, PASSPORT WITH A COPY OF YOUR DRIVER'S LICENSE, OR OTHER DOCUMENTATION AS ALLOWED UNDER THE LAW IF YOU ARE A LEGAL PERMANENT RESIDENT (#2) **

Subscribed and Sworn Before Me, this the **18th** day of **November**, 20**25**

Notary Public: _____

My Commission Expires: **July 9, 2029**

ELOISA DE LEON GONZALEZ
NOTARY PUBLIC
FULTON COUNTY, GA
MY COMMISSION EXPIRES
JULY 09 2029

* Note: O.C.G.A.§ 50-36-1(e)(2) requires that aliens under the Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the Federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens who do not have an alien registration number may supply another identifying number below:

_____

End of Exhibit H.

RFP 2025-0012

EXHIBIT I
REFERENCES

Stockbridge
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EXHIBIT I:
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP NO. 2025-0012

SOLICITATION TITLE: ON-CALL ARCHITECTURAL SERVICES FOR CITY OF STOCKBRIDGE MULTI-PURPOSE FACILITY CULTURAL ARTS, YOUTH, AND SENIOR RECREATIONAL FACILITY

Proposing Firm (List name exactly as provided in proposal):

TSW

Date of Verification: 11/17/2025

Reference Organization: Roswell City Administrator (former City Manager of Stockbridge)

Project Verified (include the Project Name / Title and brief description of the Project:

Stockbridge On-Call Services 2018 - 2022

Person Contacted: Randy D. Knighton

Title of Contract: Roswell City Administrator

Telephone and extension: 770-641-3727

Email Address: rknighton@roswellgov.com

Questions: Yes/No
1. Were you satisfied with the Company/Organization's overall performance? Yes
2. Did the firm adhere to the scope of work and bid requirements? Yes
3. Did the firm provide deliverables as agreed upon? Yes
4. Would you engage this firm again? Yes

Additional Comments (if any):

Very responsive and professional firm.

Signature and Date: Randy Knighton 11-18-2025

Stockbridge
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EXHIBIT I:
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP NO. 2025-0012

SOLICITATION TITLE: ON-CALL ARCHITECTURAL SERVICES FOR CITY OF STOCKBRIDGE MULTI-PURPOSE FACILITY CULTURAL ARTS, YOUTH, AND SENIOR RECREATIONAL FACILITY

Proposing Firm (List name exactly as provided in proposal):

TSW

Date of Verification: 11/17/2025

Reference Organization: Morgan County

Project Verified (include the Project Name / Title and brief description of the Project:

Morgan County Community and Recreation Center

Person Contacted: Adam Mestres

Title of Contract: County Manager

Telephone and extension: 706-342-0725

Email Address: amestres@morgancountyga.gov

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance? Yes
2. Did the firm adhere to the scope of work and bid requirements? Yes
3. Did the firm provide deliverables as agreed upon? Yes
4. Would you engage this firm again? Yes

Additional Comments (if any):

TSW did a great job on our project and we would definitely work with them again.

Signature and Date: November 17, 2025

Stockbridge
Where Community Connects

EXHIBIT I:
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP NO. 2025-0012

SOLICITATION TITLE: ON-CALL ARCHITECTURAL SERVICES FOR CITY OF STOCKBRIDGE MULTI-PURPOSE FACILITY CULTURAL ARTS, YOUTH, AND SENIOR RECREATIONAL FACILITY

Proposing Firm (List name exactly as provided in proposal):

TSW

Date of Verification: 11.19.2025

Reference Organization: Fannin County

Project Verified (include the Project Name / Title and brief description of the Project:

Fannin County Library

Person Contacted: Sherri Walker

Title of Contract: Certified County Clerk & Finance Director

Telephone and extension: 706-632-2203

Email Address: swalker@fannincountyga.org

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance? yes
2. Did the firm adhere to the scope of work and bid requirements? yes
3. Did the firm provide deliverables as agreed upon? yes
4. Would you engage this firm again? yes

Additional Comments (if any):

TSW was very easy to work with on the Library Project.

Signature and Date: Sherri L. Walker 11/19/2025

Stockbridge
Where Community Connects

EXHIBIT I:
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP NO. 2025-0012

SOLICITATION TITLE: ON-CALL ARCHITECTURAL SERVICES FOR CITY OF STOCKBRIDGE MULTI-PURPOSE FACILITY CULTURAL ARTS, YOUTH, AND SENIOR RECREATIONAL FACILITY

Proposing Firm (List name exactly as provided in proposal):

TSW

Date of Verification: 11/19/2025

Reference Organization: Mountain Regional Library System

Project Verified (include the Project Name / Title and brief description of the Project:

Fannin County Library

Person Contacted: Heath Lee

Title of Contract: Mountain Regional Library System

Telephone and extension: 706-379-1327

Email Address: hlee@mountainlibrary.com

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance? Yes
2. Did the firm adhere to the scope of work and bid requirements? Yes
3. Did the firm provide deliverables as agreed upon? Yes
4. Would you engage this firm again? Yes

Additional Comments (if any): PLEASE SEE ATTACHED

Signature and Date: [signature] 11-19-2025

1. Were we satisfied with TSW's performance?

TSW regularly underpromised and overperformed on deliverables, communication and execution. The thing that stands out to myself as Library Director and others who have witnessed their work is the level of care each of TSW's employees have displayed during the processes. They have also been extremely communicative and explanatory with the design steps, reasons to move in one direction or another, and the ultimate choices with our projects.

2. Did TSW adhere to the scope and bid requirements?

Yes to both. Actually, our main library project was originally thought to be a 2 story facility because of building lot limitations. TSW was able to design a single story facility that saved the project over $300,000 and allowed the overall size of the project to expand in areas that was much needed. The design scope and bid requirements were met as expected, on budget and on-time.

3. Did the firm provide deliverables as agreed upon?

Yes. Our library project was running on a very tight timeline that was no fault to any architect or construction team. TSW winning the project bid and sticking with the project saved the project. Not only did they stick with the project but all deliverables were on-time. If they had not been, the library system would have lost grant funding, and the project would likely have been terminated due to lack of funding.

4. Would you engage the firm again?

Yes, and we already have. TSW was chosen from a competitive bid process to master plan a renovation design of another library facility within our library system. The library board of trustees was most impressed with the amount of time and consideration given by TSW for a project that, if it does come to fruition, would be 5-7 years in the future.

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EXHIBIT I:
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP NO. 2025-0012

SOLICITATION TITLE: ON-CALL ARCHITECTURAL SERVICES FOR CITY OF STOCKBRIDGE MULTI-PURPOSE FACILITY CULTURAL ARTS, YOUTH, AND SENIOR RECREATIONAL FACILITY

Proposing Firm (List name exactly as provided in proposal):

TSW

Date of Verification: 11/17/2025

Reference Organization: Ascension Program Management

Project Verified (include the Project Name / Title and brief description of the Project:

Morgan County Community and Recreation Center

Person Contacted: Thomas J. (Jeff) Prine

Title of Contract: CEO / President

Telephone and extension: 404.992.5050

Email Address: jprine@ascension-pm.com

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance? **Yes**
2. Did the firm adhere to the scope of work and bid requirements? **Yes**
3. Did the firm provide deliverables as agreed upon? **Yes**
4. Would you engage this firm again? **Yes**

Additional Comments (if any):

TSW performed their duties in a very impressive manner. Their design has been received by Morgan County Staff and Citizens in the most positive ways. The facilities are not only beautiful but effectively designed to a tight budget. It was a pleasure working with each of the TSW team members and I look forward to the next opportunity to work together again.

Signature and Date: Thos J. Prine 11.17.2025

Stockbridge
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EXHIBIT I:
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP NO. 2025-0012

SOLICITATION TITLE: ON-CALL ARCHITECTURAL SERVICES FOR CITY OF STOCKBRIDGE MULTI-PURPOSE FACILITY CULTURAL ARTS, YOUTH, AND SENIOR RECREATIONAL FACILITY

Proposing Firm (List name exactly as provided in proposal):

TSW

Date of Verification: 11/18/2025

Reference Organization: City of Powder Spring

Project Verified (include the Project Name / Title and brief description of the Project:

Various City of Powder Springs Projects

Person Contacted: Pam Conner

Title of Contract: City Manager

Telephone and extension: 770-943-1666

Email Address: pconner@cityofpowdersprings.org

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance? Yes
2. Did the firm adhere to the scope of work and bid requirements? Yes
3. Did the firm provide deliverables as agreed upon? Yes
4. Would you engage this firm again? Yes

Additional Comments (if any):

The City has a long term relationship with this firm and has repeatedly engaged them to assist with a variety of projects. Their work is well respected and held in high regard.

Signature and Date: Pamela B Conner November 20 2025

RFP 2025-0012

EXHIBIT J
COST PROPOSAL

EXHIBIT J

COST PROPOSAL - RFP No. 2025-0012

CLASSIFICATION	*HOUR BILING RATE*	
Principal Architect	**$230**	*/hour*
Senior Manager	**$140**	*/hour*
Project Manager	**$135**	*/hour*
Senior Designer	**$120**	*/hour*
Project Architect	**$100**	*/hour*
Appraiser	**$110**	*/hour*
Interior Designer	**$135**	*/hour*
Intern Architect	**$90**	*/hour*
CAD Technician	**$90**	*/hour*
Landscape Architect	**$130**	*/hour*
Licensed Surveyor	**$135**	*/hour*
2-Person Survey Team	**$190**	*/hour*
3-Person Survey Team	**$245**	*/hour*
Senior Inspector	**$200**	*/hour*
Inspector	**$175**	*/hour*
Cost Estimator	**$110**	*/hour*
CAD Drafter	**$90**	*/hour*
Information System Professional	**$150**	*/hour*
Clerical	**$75**	*/hour*
Total Cost For Hourly Services	**$2,650**	*/hour*

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EXHIBIT J
COST PROPOSAL – RFP 2025-0012
** Please list below any other fees in which you would like to include in your Cost Proposal. **

OTHER SERVICES/FEES	*HOURLY BILLING RATE*	
1. **Principal Structural Engineer**	**$300**	*/hour*
2. **Structural Engineer**	**$250**	*/hour*
3. **Structural Designer**	**$175**	*/hour*
4. **MEP Principal**	**$250**	*/hour*
5. **MEP Senior Engineer**	**$150**	*/hour*
6. **Acoustic Designer**	**$170**	*/hour*
7. **Theater Design Consultant**	**$220**	*/hour*
8. **Senior Project Civil Engineer**	**$215**	*/hour*
9. **Project Civil Engineer**	**$200**	*/hour*
10. **Senior Geotechnical Professional**	**$175**	*/hour*
11. **Project Geotechnical Professional**	**$125**	*/hour*
12. **Low Voltage - Senior Design Engineer**	**$165**	*/hour*
13. **Low Voltage - Staff Engineer**	**$145**	*/hour*
14. **Low Voltage - Revit Designer**	**$125**	*/hour*
15.		*/hour*
Total Cost for Other Services/Fees Hourly	**$2,665**	/hour

End of Exhibit J.