

**BOARD OF COUNTY COMMISSIONERS
JASPER COUNTY, GEORGIA
CALLED MEETING AGENDA**

July 12, 2018

6:00 p.m.

**Commissioner's Meeting Room – Ground Floor Ste. 16
MONTICELLO, GEORGIA**

I. Call to Order (6:00 p.m.)				
NAME	PRESENT	ABSENT	LATE	ARRIVED
DISTRICT 1 – CARL PENNAMON, CHAIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISTRICT 2 – BRUCE HENRY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISTRICT 3 – DON JERNIGAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISTRICT 4 – CRAIG SALMON, VICE-CHAIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISTRICT 5 - DOUG LUKE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

II. Pledge of Allegiance –

III. Invocation – District 3

IV. Approval of Agenda

V. Consent Agenda –

1. Approval of Minutes:
2. Check Register –

VI. Public Hearing

Public Hearings are conducted to allow public comments on specific advertised issues such as rezoning, ordinances, policy development and other legislative actions to be considered by the County Commissioners. Following the public hearing, the Board of Commissioners will take action on each item presented below.

VII. County Commissioner Items

VIII. Presentations/Delegations –

Presentation/Delegations allows scheduled speakers to address the Commission for not more than ten (10) minutes on specific topics or for recognition of citizens, county employees or other events by the Commissioners.

IX. Regular Agenda

Old Business:

1. Senior Center CDBG Project Bid Results

New Business:

1. Adopt Jasper County Board of Education Tax Levy for 2018 Tax Billing

X. County Attorney Items**XI. County Manager Update**

1. Roads and Bridges
2. Planning

XII. Citizen Comments

The Citizens Comments section of the Agenda allows citizens who sign up to address the Commission for not more than three (3) minutes on specific topics. The County Attorney will keep time. Please be courteous of the 3 minute time limit.

XIII. Executive Session

Consultation with County attorney to discuss pending or potential litigation as provided by O.C.G.A. §50-14-2(1); Discussion of the future acquisition of real estate as provided by O.C.G.A. §50-14-3(4); and, Discussion on employment, compensation, or periodic evaluation of county employees as provided in O.C.G.A. § 50-14-3(6)

XIV. Adjournment

Old Business – Item 1:
Agenda Request – Jasper County BOC

Department: Senior Center

Date: July 12, 2018

Subject: Senior Center CDBG Project Bid Results

Summary:

Received Five Bids for Senior Center CDBG Project

Beatty Construction -	\$960,000
Brannen Development Group -	\$708,595
Diversified Construction -	\$914,010
JOMA Construction -	\$749,128
Sunbelt Builders -	\$933,211

JMA will present 3 options for BOC consideration as outlined in attached bid results summary letter.
(JMA rounded CDBG Construction Budget to \$598,000.)

Background:

Jasper County received a CDBG grant in the amount of \$750,000 for the Senior Center CDBG Project. This amount included funding for all costs including building construction, architectural services, grant administration services and other costs.

Building Construction Budget -	
CDBG Grant Building Construction Budget -	\$589,632
County Cash Match for Building Construction -	<u>\$ 8500</u>
Total Building Construction without Contingencies Budget -	\$598,132
Total Building Construction without Contingencies Budget -	\$598,132
Plus CDBG Grant Building Construction Contingencies -	<u>\$ 41,869</u>
Total Building Construction Budget with Contingencies -	\$640,001

Cost:

Low Bidder – Brannen Development	
Base Bid -	\$708,595
Deductive Alternate # 1	less \$ 2000
Deductive Alternate # 2	less <u>\$ 10,720</u>
Low Bidder Net Bid -	\$695,875

Amount Over Budget Taking Both Deducts & Not Using Contingencies Budget - \$97,743
Amount Over Budget Taking Both Deducts & Using Contingencies Budget - \$55,874

Recommended Motion:

Board Discretion



architecture
interiors
planning

H. James Mehserle, Jr.
G A R e g . # 9 2 3 2
www.jmaarch.net

Mr. Mike Benton
County Manager
Jasper County Board of Commissioners
126 W Greene St. #125
Monticello, GA 31064

July 11, 2018

Subject: Bid Results
RE: Jasper Count Senior Center
JMA Project: 31608/Bidding and Award

Dear Mr. Benton:

Mr. Benton:

This letter will serve as a summary of the bids taken for the Jasper County Senior Center on July 10. We had a total of five bidders, and the low bidder was Brannon Development Group from Atlanta. Their bid was placed at the value of \$708,595. The other bids ranged to a high of \$960,000. Based on the low bid, we provide the following summary of the current status of the project:

Brannon Development Bid	\$708,595
Deductive Alternate 1	(\$2,000)
Deductive Alternate 2	(\$10,720)
Bid less Deductive Alternates	\$695,875
Budget for Construction	\$598,000
Amount Over Budget	\$97,875

As we discussed in our conference following the receipt of bids, there are several line items in the budget that can be applied to this overage – the construction contingency and the County Cash Match. If these amounts are

applied to the Amount Over Budget, the Amount Over Budget is reduced as follows:

Amount Over Budget	\$97,875
Construction Contingency	(\$41, 869)
Net Amount Over Budget	\$56,006

We regret that the project bids received were not in accordance with the budget that was established and funded. Our due diligence during the documentation process certainly did not indicate that this would be the result of the bid process. Based on the bid results, however, there are several options open to the Commission moving forward:

1. Reject all bids, authorize JMA to revise the design of the project to reduce scope and cost and re-bid the project. We would estimate that this effort would take approximately 60 days to complete.
2. Authorize JMA to enter into a negotiation with the low bidder Brannen Development Group to identify areas where a reduction in cost may be achieved. The reductions may be achieved by utilizing recommendations from the low bidder and minor design revisions to reduce the cost of the project. We estimate that this effort would take approximately 30 days to complete. This process would not commit the Commission to an award to Brannen Development unless an outcome acceptable to the Commission is achieved as the outcome of this process.
3. Fund the project in its current configuration. This process would allow the project to move forward as soon as the Commission is ready to proceed.

We believe that an attempt to negotiate with the low bidder could yield beneficial results, and we can recommend this approach (Option 2) to the Commission as a way to move forward and remain relatively on schedule. We will be happy to provide any additional information on any of these options of moving forward on the project that may be of interest to the Commission.

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July 11, 2018

We regret that the bids received were not at the desired level, but we remain committed to work with the Jasper County Board of Commissioners to beneficially complete this important project.

Sincerely,

[JMA Architecture, Inc.](#)

A handwritten signature in black ink, reading "Jim Mehserle". The signature is written in a cursive, flowing style.

H. James Mehserle, Jr., AIA, LEED AP
President

BID TABULATION FORM
JASPER COUNTY
SENIOR CENTER



PROJECT NO.: 31608/BID TABULATION
JULY 10, 2018 @ 2:00 PM

No.	List of Bidders	Bid Bond	Addendum No.1	Base Bid	Deductive Alt. No. 1	Deductive Alt. No. 2
1	Beatty Construction, Inc.	5%	X	\$960,000.00	\$6,000.00	\$45,000.00
2	Brannen Development Group	5%	X	\$708,595.00	\$2,000.00	\$10,720.00
3	Diversified Construction of Georgia	5%		\$914,010.00	\$2,500.00	\$20,036.00
4	Dublin Construction Company	DID NOT BID				
5	JOMA Construction	5%	X	\$749,128.00	\$3,000.00	\$19,500.00
6	RR&B Associates	DID NOT BID				
7	Sunbelt Builders	5%	X	\$933,211.00	\$6,000.00	\$22,000.00
8	UG Contractors	DID NOT BID				

I certify that this is a correct tabulation of bids as read aloud, and I certify that I have personally and visually checked the tabulation against the proposal forms submitted. The apparent responsive low bidder is **Brannen Development Group**

JMA ARCHITECTURE, INC.

SIGNED

Jim Wehner

July 10, 2018

DATE

**JASPER COUNTY FY 2017 CDBG PROJECT
SOURCE AND USE OF FUNDS
JASPER COUNTY SENIOR CENTER RENOVATION AND EXPANSION**

ACTIVITY	TOTAL COST	SOURCES				
		CDBG FUNDS	CITY IN-KIND	COUNTY LEVERAGE & IN-KIND	COUNTY CASH MATCH	SENIOR CENTER PROGRAM CASH MATCH
Building Construction @ \$93.69 per SF (6,384 SF)	\$ 598,132.00	\$ 589,632.00			\$ 8,500.00	
CONSTRUCTION Subtotal	\$ 598,132.00	\$ 589,632.00	\$ -	\$ -	\$ 8,500.00	\$ -
Construction Contingencies	\$ 41,869.00	\$ 41,869.00				
Architectural Design / Construction Inspection	\$ 55,000.00	\$ 55,000.00				
PAR Subtotal	\$ 695,001.00	\$ 686,501.00	\$ -	\$ -	\$ 8,500.00	\$ -
Other Project Contingencies	\$ 18,499.00	\$ 18,499.00				
Current Value of Land and Sr. Ctr Bldg Relocation of Seniors During Construction (rent)	\$ 149,850.00			\$ 149,850.00		
Building Inspection by County @ \$21.93 per hour (13 hours)	\$ 290.00		\$ 12,000.00	\$ 290.00		
Equipment / Furnishings / Outdoor improvements for the Senior Center	\$ 14,000.00					\$ 14,000.00
Grant Administration	\$ 45,000.00	\$ 45,000.00				
Preliminary Architectural Report (PAR)	\$ 5,000.00			\$ 5,000.00		
Public Hearing Notice	\$ 134.00			\$ 134.00		
Common Rule Notices	\$ 504.00			\$ 504.00		
County Audits	\$ 1,000.00			\$ 1,000.00		
Environmental Review	\$ 3,000.00			\$ 3,000.00		
Grant Planning/Writing	\$ 5,000.00			\$ 5,000.00		
OTHER PROJECT COSTS Subtotal	\$ 254,277.00	\$ 63,499.00	\$ 12,000.00	\$ 164,778.00	\$ -	\$ 14,000.00
TOTALS	\$ 949,278.00	\$ 750,000.00	\$ 12,000.00	\$ 164,778.00	\$ 8,500.00	\$ 14,000.00
TOTAL CASH AND IN KIND FOR PROJECT IS					\$ 199,278.00	
					REQUIRED CASH MATCH	

New Business – Item 1:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: July 12, 2018

Subject: Adopt Jasper County Board of Education Tax Levy for 2018 Tax Billing

Summary:

The Jasper County Board of Commissioners needs to adopt the Jasper County Board of Education Millage for the 2018 Tax Billing.

The Jasper County Board of Education’s FY 2019 Budget and Recommended Millage Rate was not complete for the June 28, 2018 BOC Millage Rate Adoption Meeting.

The Jasper County Board of Education is meeting on Wednesday, July 11, 2018 to formally approve the Jasper County Board of Education Millage Rate for the 2018 Tax Billing.

Background:

Jasper County Board of Education Millage Rate for the 2017 Tax Billing -	18.140
Jasper County Board of Education Roll Back Millage Rate for the 2018 Tax Billing -	17.537
Jasper County Board of Education Advertised Millage Rate for the 2018 Tax Billing -	17.990

Cost:

N/A

Recommended Motion:

Adopt Resolution # 2018.07.12 authorizing the Jasper County Tax Commissioner to levy a Jasper County Board of Education M&O Millage Rate of 17.990 for the 2018 Tax Billing.

RESOLUTION # - 2018.07.12

FINAL JASPER COUNTY BOARD OF EDUCATION TAX LEVY 2018

WHEREAS, by the Jasper County Board of Commissioners, Jasper County, Georgia, held on July 12th, 2018, there being all members present, the following order passed.

Now, THEREFORE, BE IT RESOLVED, it is ordered by the said Board of Commissioners of Jasper County, on the 12th day of June, 2018, for the following levies:

<u>Jurisdiction</u>	<u>Rollback Rate</u>	<u>Levied Rate</u>
Jasper County Public Schools	17.537	17.990

BE IT FURTHER RESOLVED that the taxable property of Jasper County, Georgia as per the digest for the levy year of 2018 be the same rate as the levied rate from above The same levied rate from above shall be collected by the Tax Commissioner of Jasper County, Georgia.

BE IT FURTHER RESOLVED, that this resolution takes effect from and after its passage, the public requiring it. This resolution shall be spread upon the minutes of the Board of Commissioners of Jasper County.

Carl Pennamon, Chairman

Craig Salmon, Vice Chairman

Bruce Henry, Commissioner

Don Jernigan, Commissioner

Doug Luke, Commissioner

ATTEST:

Sharon S. Robinson, Clerk