

**Development Authority of Lumpkin County
Meeting Agenda
Tuesday, August 18, 2015 10:00am
Lumpkin County Administration Building Conference Room**

1. Welcome, call to order – Jim Higdon
2. Approve agenda
3. Approve June 16, 2015 minutes
4. Welcome new member Wayne Grindle
5. Associate Members Reports
6. Vice Chair election
7. Financial Reports June financial statements – Jason Cox
8. Update on Arcadia Project
9. Change order #3 Arcadia Project
10. Update on GA 400 property
11. Other Business
12. Adjourn

Development Authority of Lumpkin County Meeting Minutes
June 16, 2015
Conference Room, Lumpkin County Administration Building

Board Members in attendance: Jim Curtis, Jim Higdon, John Gaston, J. B. Jones, Adam Emrich, Wyman Walden, Kathy Crafton and JoAnne Taylor present.

Associate Members/Guests in attendance: Steve Gooch, Dee Harris, K C Horne, Jane O’Gorman, Hunter Bicknell, Toby Strofer

Meeting called to order by Chairman Jim Higdon at 9:01 am

Motion to approve agenda: J. B. Jones. Second: JoAnne Taylor. Motion carried.

Motion to approve May 19, 2015 minutes: Jim Curtis. Second: Kathy Crafton. Motion carried.

2014 Audit Report – Rushton & Associates. Clean audit, no issues

Associate Members Reports:

Jane O’Gorman with UNG reported a new 4 year degree in film making. Softball won World Series National Champs. City & County will have event and sign proclamation when students return in fall.

Financial Report – May, 2015. Jason Cox. Nothing unusual noted. In line with budget. Motion to accept: JoAnne Taylor. Second: Kathy Crafton. Motion carried.

Executive Director Steve Gooch reminded everyone the road naming ceremony for the Bill Hardman Hospitality Highway will be June 29th.

He reported the Fieldale Building closed. New owner Steve Liebel is working on plans, small brick building in front is for rent. \$300,000 has been allocated for addressing needs in the area including for Calhoun Road.

Steak n Shake is under construction

Chelsea Park had a huge grand opening ceremony. They are employing 30 so far.

There is a prospect looking at the GA 400 property.

The One Georgia Grant for the North Georgia Network equipment closed without issue.

Refrigiwear is still growing and hiring.

Unemployment continues to drop.

Arcadia project update – change order - Executive director Steve Gooch noted the soil report have necessitated a change order. Charles Trammell verified the validity of the change and the costs.

Hunter Bicknell BMK Contracting reported progress was a little slower than they wanted due to design issues with Arcadia's decisions. Grading in process, parking drains, curbing and first coat of asphalt done in next few days. He noted the change order for \$12,900 due to soils is for the parking and drive areas. There will be another change order for back of the loading docks and the pad for the truck court due to soil issues. The excess dirt will be disposed of on site. Septic and drain field are in place.

Motion to approve change order: J. B. Jones. Second: Wyman Walden. Motion carried.

Steve noted Arcadia has moved into the Pet Goods building temporarily.

JoAnne Taylor reported an effort is being made to designate North Georgia an American Viticulture Area. She noted Rope Roberts is pursuing a grant to cover some of the costs. Steve stated the Chamber is taking the lead on the project but it shouldn't be a very costly effort and we should certainly support it.

Kathy Crafton reported on the Community Visioning Project. She stated they had received two responses to the RFP. Carl Vinson Institute and Roberts & Co. She reported that JoAnne Taylor attended bid reviewing in her absence. Kathy reported the Roberts & Co was the low bidder but was a more ambitious plan with fewer deliverables. JoAnne noted she wrote a memo to Amy to ask her to send some questions to both respondents.

Jane O'Gorman asked if there was a component in the plans to get local community buy in. JoAnne answered the plans primarily left the steering committee to create focus groups. The plans relied heavily on internet and social media as a means to engage community which would not be effective in our community.

Guest Toby Strofer commented that in researching the business license records in the Planning Dept the trend has been for fewer small businesses to renew their license. He stated the Development Authority should reach out quarterly to the small businesses to let them know they are important. Steve noted we have started the process of creating a simple newsletter and contact list for that purpose.

Motion to adjourn: J. B. Jones. Second: JoAnne Taylor. Meeting adjourned at 10:47am.

Approved

9:24 AM
07/20/15
Accrual Basis

Development Authority of Lumpkin County
Profit & Loss
January through June 2015

	<u>Jan - Jun 15</u>
Ordinary Income/Expense	
Income	
44000 · Rental Income	84,650.00
44400 · Misc. Income	447.64
Total Income	<u>85,097.64</u>
Expense	
Operational Expenses	
55200 · Legal Services	682.00
55220 · Bookkeeping & Payroll Services	1,275.00
55500 · R & M 400 Industrial Park	150.00
55600 · Insurance	1,961.00
55700 · Postage	126.80
55710 · Telephone	87.77
55720 · Marketing/Advertising	2,294.41
55740 · Dues & Subscriptions	327.00
55780 · Supplies/Materials	1,182.48
Total Operational Expenses	<u>8,086.46</u>
55100 · Payroll Expenses	
55101 · Wages	40,406.40
55102 · Payroll Taxes	3,160.65
Total 55100 · Payroll Expenses	<u>43,567.05</u>
Total Expense	<u>51,653.51</u>
Net Ordinary Income	33,444.13
Other Income/Expense	
Other Income	
154 Ethan Allen Project	
44100 · SPLOST - LCBOC	500,000.00
Total 154 Ethan Allen Project	<u>500,000.00</u>
44300 · Interest Income	49.51
Total Other Income	<u>500,049.51</u>
Other Expense	
154 Ethan Allan Project	333,121.66
57000 · Interest Expense	15,102.90
Total Other Expense	<u>348,224.56</u>
Net Other Income	<u>151,824.95</u>
Net Income	<u><u>185,269.08</u></u>

Development Authority of Lumpkin County
Profit & Loss Budget vs. Actual
January through June 2015

	TOTAL			
	Jun 15	Jan - Jun 15	Budget	% of Budget
Ordinary Income/Expense				
Income				
44000 · Rental Income	15,800.00	84,650.00	179,350.00	47.2%
44400 · Misc. Income	447.64	447.64		
Total Income	<u>16,247.64</u>	<u>85,097.64</u>	<u>179,350.00</u>	<u>47.45%</u>
Expense				
Operational Expenses				
55200 · Legal Services	0.00	682.00	4,500.00	15.16%
55210 · Audit Services	0.00	0.00	6,250.00	0.0%
55220 · Bookkeeping & Payroll Services	250.00	1,275.00	6,000.00	21.25%
55400 · Bank Fees	0.00	0.00	350.00	0.0%
55500 · R & M 400 Industrial Park	150.00	150.00	500.00	30.0%
55600 · Insurance	331.00	1,961.00	5,500.00	35.66%
55700 · Postage	0.00	126.80	100.00	126.8%
55710 · Telephone	0.00	87.77	900.00	9.75%
55720 · Marketing/Advertising	0.00	2,294.41	3,500.00	65.56%
55730 · Travel	0.00	0.00	2,000.00	0.0%
55740 · Dues & Subscriptions	0.00	327.00	500.00	65.4%
55750 · Meetings/Training	0.00	0.00	2,000.00	0.0%
55760 · Minor Equipment Purchases	0.00	0.00	500.00	0.0%
55780 · Supplies/Materials	0.00	1,182.48	1,500.00	78.83%
Total Operational Expenses	<u>731.00</u>	<u>8,086.46</u>	<u>34,100.00</u>	<u>23.71%</u>
55100 · Payroll Expenses				
55101 · Wages	6,619.40	40,406.40	88,750.00	45.53%
55102 · Payroll Taxes	509.60	3,160.65	6,600.00	47.89%
55120 · Medicare Benefits	0.00	0.00	1,500.00	0.0%
55130 · Retirement Benefit	0.00	0.00	6,000.00	0.0%
55100 · Payroll Expenses - Other	0.00	0.00	0.00	0.0%
Total 55100 · Payroll Expenses	<u>7,129.00</u>	<u>43,567.05</u>	<u>102,850.00</u>	<u>42.36%</u>
Total Expense	<u>7,860.00</u>	<u>51,653.51</u>	<u>136,950.00</u>	<u>37.72%</u>
Net Ordinary Income	<u>8,387.64</u>	<u>33,444.13</u>	<u>42,400.00</u>	<u>78.88%</u>
Other Income/Expense				
Other Income				
154 Ethan Allen Project				
44100 · SPLOST - LCBOC	0.00	500,000.00		
Total 154 Ethan Allen Project	<u>0.00</u>	<u>500,000.00</u>		
44300 · Interest Income	6.89	49.51	100.00	49.51%
Total Other Income	<u>6.89</u>	<u>500,049.51</u>	<u>100.00</u>	<u>500,049.51%</u>

Development Authority of Lumpkin County
Profit & Loss Budget vs. Actual
 January through June 2015

	TOTAL			
	Jun 15	Jan - Jun 15	Budget	% of Budget
Other Expense				
154 Ethan Allan Project	105,833.25	333,121.66	1,997,743.00	16.68%
55800 · Depreciation Expense	0.00	0.00	30,000.00	0.0%
57000 · Interest Expense	2,570.40	15,102.90	31,124.18	48.53%
Total Other Expense	108,403.65	348,224.56	2,058,867.18	16.91%
Net Other Income	-108,396.76	151,824.95	-2,058,767.18	-7.38%
Net Income	-100,009.12	185,269.08	-2,016,367.18	-9.19%

Development Authority of Lumpkin County
Balance Sheet
 As of June 30, 2015

	<u>Jun 30, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
Debt Service Fund	16,615.00
11100 · Operating Account	636,109.26
11250 · Construction Account	171,913.63
Total Checking/Savings	<u>824,637.89</u>
Other Current Assets	
11300 · Prepaid Insurance	2,038.67
11900 · Issuance Costs	-14,719.66
Total Other Current Assets	<u>-12,680.99</u>
Total Current Assets	811,956.90
Fixed Assets	
Construction in Progress	5,000.00
11500 · Land held for resale	203,915.13
11600 · Building held for resale	1,377,227.33
11610 · Accumulated Depr. Buildings	-306,288.52
11700 · Machinery & Equipment	1,137.66
11710 · Accumulated Depr. Mach. & Equip	-1,137.66
11800 · Furniture & Fixtures	14,833.77
11810 · Accumulated Depr. Furn. & Fixt.	-6,675.19
Total Fixed Assets	<u>1,288,012.52</u>
Other Assets	
Arcadia Project Contributions	-10,085.00
Total Other Assets	<u>-10,085.00</u>
TOTAL ASSETS	<u><u>2,089,884.42</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
22000 · Accounts Payable	35,000.00
Total Accounts Payable	<u>35,000.00</u>
Other Current Liabilities	
Due to Lumpkin County	73.41
22100 · Accrued Interest Payable	2,584.15
22200 · Accrued Salaries	722.08
24000 · Payroll Liabilities	
Federal Taxes (941/944)	1,529.10
Federal Unemployment (940)	64.28
GA Income Tax	312.34
GA Unemployment Tax	0.83
Total 24000 · Payroll Liabilities	<u>1,906.55</u>
Total Other Current Liabilities	<u>5,286.19</u>
Total Current Liabilities	40,286.19
Long Term Liabilities	
22300 · Notes Payable	1,305,039.53
Total Long Term Liabilities	<u>1,305,039.53</u>
Total Liabilities	1,345,325.72

9:18 AM
07/20/15
Accrual Basis

Development Authority of Lumpkin County
Balance Sheet
As of June 30, 2015

	<u>Jun 30, 15</u>
Equity	
30000 · Opening Balance Equity	42,936.18
32000 · Retained Earnings	-39,388.32
33100 · Fund Balance	682,343.76
33200 · Net Investment - Capital Asset	-126,602.00
Net Income	185,269.08
Total Equity	<u>744,558.70</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,089,884.42</u></u>

12:29 PM
 08/24/16
 Accrual Basis

Development Authority of Lumpkin County
Profit & Loss
 January through July 2015

	<u>Jan - Jul 15</u>
Ordinary Income/Expense	
Income	
44000 · Rental Income	100,450.00
44400 · Misc. Income	447.64
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Total Income	100,897.64
Expense	
Operational Expenses	
55200 · Legal Services	2,639.00
55210 · Audit Services	5,995.00
55220 · Bookkeeping & Payroll Services	1,600.00
55500 · R & M 400 Industrial Park	300.00
55600 · Insurance	2,292.00
55700 · Postage	126.80
55710 · Telephone	87.77
55720 · Marketing/Advertising	2,294.41
55740 · Dues & Subscriptions	327.00
55750 · Meetings/Training	156.86
55780 · Supplies/Materials	1,244.68
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Total Operational Expenses	17,063.52
55100 · Payroll Expenses	
55101 · Wages	50,417.40
55102 · Payroll Taxes	3,931.86
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Total 55100 · Payroll Expenses	54,349.26
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Total Expense	71,412.78
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Net Ordinary Income	29,484.86
Other Income/Expense	
Other Income	
44100 · SPLQST - LCBOC	500,000.00
44300 · Interest Income	57.24
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Total Other Income	500,057.24
Other Expense	
57000 · Interest Expense	17,615.85
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Total Other Expense	17,615.85
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Net Other Income	482,441.39
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Net Income	<u><u>511,926.26</u></u>

Development Authority of Lumpkin County
Profit & Loss Budget vs. Actual
January through July 2015

	TOTAL			
	Jul 15	Jan - Jul 16	Budget	% of Budget
Ordinary Income/Expense				
Income				
44000 · Rental Income	15,800.00	100,450.00	179,350.00	56.01%
44400 · Misc. Income	0.00	447.64		
Total Income	15,800.00	100,897.64	179,350.00	56.26%
Expense				
Operational Expenses				
55200 · Legal Services	1,957.00	2,639.00	4,500.00	58.64%
55210 · Audit Services	5,970.00	5,970.00	6,250.00	95.52%
55220 · Bookkeeping & Payroll Services	350.00	1,625.00	6,000.00	27.08%
55400 · Bank Fees	0.00	0.00	350.00	0.0%
55500 · R & M 400 Industrial Park	150.00	300.00	500.00	60.0%
55600 · Insurance	331.00	2,292.00	5,500.00	41.67%
55700 · Postage	0.00	126.80	100.00	126.8%
55710 · Telephone	0.00	87.77	900.00	9.75%
55720 · Marketing/Advertising	0.00	2,294.41	3,500.00	65.56%
55730 · Travel	0.00	0.00	2,000.00	0.0%
55740 · Dues & Subscriptions	0.00	327.00	500.00	65.4%
55750 · Meetings/Training	156.86	156.86	2,000.00	7.84%
55760 · Minor Equipment Purchases	0.00	0.00	500.00	0.0%
55780 · Supplies/Materials	62.20	1,244.68	1,500.00	82.98%
Total Operational Expenses	8,977.06	17,063.52	34,100.00	50.04%
55100 · Payroll Expenses				
55101 · Wages	10,011.00	50,417.40	88,750.00	56.81%
55102 · Payroll Taxes	771.21	3,931.86	6,600.00	59.57%
55120 · Medicare Benefits	0.00	0.00	1,500.00	0.0%
55130 · Retirement Benefit	0.00	0.00	6,000.00	0.0%
55100 · Payroll Expenses - Other	0.00	0.00	0.00	0.0%
Total 55100 · Payroll Expenses	10,782.21	54,349.26	102,850.00	52.84%
Total Expense	19,759.27	71,412.78	136,950.00	52.15%
Net Ordinary Income	-3,959.27	29,484.86	42,400.00	69.54%
Other Income/Expense				
Other Income				
154 Ethan Allen Project				
44100 · SPLOST - LCBOC	0.00	500,000.00		
Total 154 Ethan Allen Project	0.00	500,000.00		
44300 · Interest Income	7.73	57.24	100.00	57.24%
Total Other Income	7.73	500,057.24	100.00	500,057.24%

Development Authority of Lumpkin County
Profit & Loss Budget vs. Actual
January through July 2015

	TOTAL			
	Jul 15	Jan - Jul 15	Budget	% of Budget
Other Expense				
154 Ethan Allan Project	305,958.76	644,080.42	1,997,743.00	32.24%
55800 - Depreciation Expense	0.00	0.00	30,000.00	0.0%
57000 - Interest Expense	2,512.95	17,615.85	31,124.18	56.6%
Total Other Expense	308,471.71	661,696.27	2,058,867.18	32.14%
Net Other Income	-308,463.98	-161,639.03	-2,058,767.18	7.85%
Net Income	-312,423.25	-132,154.17	-2,016,367.18	6.55%

Development Authority of Lumpkin County
Balance Sheet
 As of July 31, 2015

	<u>Jul 31, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
10100 · Debt Service Fund	16,615.00
11100 · Operating Account	625,885.05
11260 · Construction Account	<u>-30.78</u>
Total Checking/Savings	642,469.27
Other Current Assets	
11300 · Prepaid Insurance	2,038.67
11900 · Issuance Costs	<u>1,895.34</u>
Total Other Current Assets	3,934.01
Total Current Assets	646,403.28
Fixed Assets	
11500 · Land held for resale	203,915.13
11600 · Building held for resale	1,377,227.33
11610 · Accumulated Depr. Buildings	-306,288.52
11700 · Machinery & Equipment	1,137.66
11710 · Accumulated Depr. Mach. & Equip	-1,137.66
11800 · Furniture & Fixtures	14,833.77
11810 · Accumulated Depr. Furn. & Fixt.	-6,675.19
11950 · Construction In Progress	<u>627,465.42</u>
Total Fixed Assets	1,910,477.94
TOTAL ASSETS	2,556,881.22
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
11350 · BB&T Credit Card x3508	78.43
Total Credit Cards	<u>78.43</u>
Other Current Liabilities	
22050 · Arcadia Project Deposit	10,085.00
22100 · Accrued Interest Payable	2,584.15
22200 · Accrued Salaries	722.08
24000 · Payroll Liabilities	
Federal Taxes (941/944)	2,306.19
Federal Unemployment (940)	69.31
GA Income Tax	473.76
GA Unemployment Tax	<u>0.34</u>
Total 24000 · Payroll Liabilities	2,849.60
25000 · Due to Lumpkin County	<u>73.41</u>
Total Other Current Liabilities	16,314.24
Total Current Liabilities	16,392.67
Long Term Liabilities	
22300 · Notes Payable-Breakstone Drive	1,300,194.29
22400 · LOC-Ethan Allen Project	<u>134,078.39</u>
Total Long Term Liabilities	1,434,272.68
Total Liabilities	1,450,665.35

12:33 PM
08/24/15
Accrual Basis

Development Authority of Lumpkin County
Balance Sheet
As of July 31, 2015

	<u>Jul 31, 16</u>
Equity	
30000 · Opening Balance Equity	42,936.18
32000 · Retained Earnings	-4,388.32
33100 · Fund Balance	682,343.76
33200 · Net Investment - Capital Asset	-126,602.00
Net Income	511,926.25
Total Equity	<u>1,106,215.87</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,556,881.22</u></u>



PCCOR #003

BM&K, P.C
PO Box 878
Braselton, Georgia 30517
Phone: 7068240514
Fax: 7068240519

Project: 14053 - Arcadia
LOT 2 Ethan Allen Dr.
Dahlonega, 30533
Phone: 7707787720

DRAFT

Prime Contract Change Order Request #003: Unsuitable Soils

TO:	Development Authority of Lumpkin County 99 Courthouse Hill A-A Dahlonega Georgia, 30533	FROM:	BM&K CONSTRUCTION, INC. P.O. BOX 878 BRASELTON Georgia, 30517
CHANGE ORDER REQUEST NUMBER / REVISION:	003 / 0	PRIME CONTRACT CHANGE ORDER:	None
STATUS:	Draft	CREATED BY:	Robert McGrath (BM&K, P.C.)
SCHEDULE IMPACT:	3 days	DATE CREATED:	6/23/2015
		TOTAL AMOUNT:	\$10,105.90

CHANGE ORDER REQUEST TITLE: Unsuitable Soils

CHANGE ORDER REQUEST DESCRIPTION:

Due to the failed proof roll of sub-grade on 6/16/15 the Geo-technical engineer make the recommendation to undercut and compact additional gab per the attached drawing and report. The additional stone was placed, compacted and a proof roll of the gab was conducted on 6/21/15. (see attached reports and drawings)

Additional undercutting - \$1800.00
Additional Stone - \$7,689.11
Subtotal - \$9,489.11
O&P @6.5% - 616.79
Total - \$10,105.90

ATTACHMENTS:

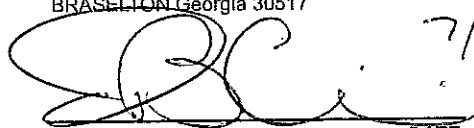
POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER REQUEST:

PCO #	Contract Company	Title	Schedule Impact	Amount
003	Development Authority of Lumpkin County	Proof Roll	3 days	\$10,105.90
Total:				\$10,105.90

Development Authority of Lumpkin County
99 Courthouse Hill A-A
Dahlonega Georgia 30533

BM&K CONSTRUCTION, INC.
P.O. BOX 878
BRASELTON Georgia 30517

SIGNATURE DATE



SIGNATURE DATE

7/15/15



FIELD DENSITY – PERCENTAGE OF COMPACTION REPORT

2660 White Sulphur Road ♦ Gainesville, Georgia 30501 ♦ 770.536.5220 phone ♦ office@southerngeotech.com

PROJECT NAME: 154 Ethan Allen Drive **DATE OF EVALUATION:** May 27, 2015
EVALUATED BY: Rodney Clark **PROJECT NO:** 11153G
WEATHER CONDITIONS: Sunny **REPORT NO:** 35902
CLIENT: BM&K Construction and Engineering Page 2 of 2

IN-PLACE FIELD DENSITIES						
SAMPLE NUMBER	LOCATION	FIELD MOISTURE PERCENT	IN-PLACE DRY DENSITY LBS/CU.FT	LAB. MAX. DENSITY LBS/CU.FT	COMPACTION PERCENT	
					ATTAINED	REQUIRED
1	Storm line backfill in main entrance drive. Approximately 2 feet below subgrade.	18.9	99.7	104.5	95	95
2	Storm line backfill in main entrance drive. Approximately 2 feet below subgrade.	18.6	100.9	104.5	97	95
3	Storm line backfill in main entrance drive. Approximate subgrade.	19.3	99.6	104.5	95	95
4	Check plug	16.2	103.5	104.5	-	-

NOTE: Test Locations Obtained By: Technician and are approximate.
 Tests performed in general accordance with ASTM D2937
 The percent compaction for in-place density tests are based on laboratory Moisture Density Relations Tests ASTM D698 as follows:

LAB NO. 35903 **MAXIMUM DRY DENSITY** 104.5 **OPTIMUM MOISTURE CONTENT** 16.8

This report has been prepared for the exclusive use of our client and their designees for specific application to this project. Furthermore, we note that the results presented relate only to the items evaluated and/or tested, and variations can be present outside areas that were tested and/or evaluated. As such, no other warranty is expressed or implied. Last, this report shall not be reproduced, except in full, without the written approval of SGC, LLC.



FIELD DENSITY REPORT

2660 White Sulphur Road ♦ Gainesville, Georgia 30501 ♦ 770.536.5220 phone ♦ office@southerngeotech.com

PROJECT NAME:	<u>154 Ethan Allen Drive</u>	DATE OF EVALUATION:	<u>May 27, 2015</u>
EVALUATED BY:	<u>Rodney Clark</u>	PROJECT NO:	<u>11153G</u>
WEATHER CONDITIONS:	<u>Sunny</u>	REPORT NO:	<u>35902</u>
CLIENT:	<u>BM&K Construction and Engineering</u>		Page 1 of 2

WE NOTE THE FOLLOWING:

As requested, a representative of our firm visited the site to observe the project's grading activities. We observed the grading crew placing storm line in the main drive area. The storm line trench was backfilled in loose 8- to 10-inch lifts and the backfill was then compacted with a vibratory trench roller and a vibratory sheepsfoot compactor.

While on site, we randomly probed the area with a small diameter steel rod to help detect any soft areas. We also observed the equipment traverse the area, in staggered runs, for any excessive movement at the soil's surface. Areas found to be soft were brought to the contractor's attention and re-worked. Otherwise, where we probed and observed appeared to be generally firm. A total of three in-place density tests were performed on this date and the results were found to be in compliance with the project's minimum compaction requirements.



FIELD DENSITY REPORT

2660 White Sulphur Road ♦ Gainesville, Georgia 30501 ♦ 770.536.5220 phone ♦ office@southerngeotech.com

PROJECT NAME:	<u>154 Ethan Allen Drive</u>	DATE OF EVALUATION:	<u>May 29, 2015</u>
EVALUATED BY:	<u>Rodney Clark</u>	PROJECT NO:	<u>11153G</u>
WEATHER CONDITIONS:	<u>Sunny</u>	REPORT NO:	<u>35904</u>
CLIENT:	<u>BM&K Construction and Engineering</u>		Page 1 of 2

WE NOTE THE FOLLOWING:

As requested, a representative of our firm visited the site to observe the project's grading activities. We observed the grading crew placing storm line in the loading dock area. The storm line trench was backfilled in loose 8- to 10-inch lifts and the backfill was then compacted with a vibratory trench roller and a vibratory sheepsfoot compactor.

While on site, we randomly probed the area with a small diameter steel rod to help detect any soft areas. We also observed the equipment traverse the area, in staggered runs, for any excessive movement at the soil's surface. Areas found to be soft were brought to the contractor's attention and re-worked. Otherwise, where we probed and observed appeared to be generally firm. A total of three in-place density tests were performed on this date and the results were found to be in compliance with the project's minimum compaction requirements.



FIELD DENSITY – PERCENTAGE OF COMPACTION REPORT

2660 White Sulphur Road ♦ Gainesville, Georgia 30501 ♦ 770.536.5220 phone ♦ office@southerngeotech.com

PROJECT NAME: 154 Ethan Allen Drive **DATE OF EVALUATION:** May 29, 2015

EVALUATED BY: Rodney Clark **PROJECT NO:** 11153G

WEATHER CONDITIONS: Sunny **REPORT NO:** 35904

CLIENT: BM&K Construction and Engineering Page 2 of 2

IN-PLACE FIELD DENSITIES						
SAMPLE NUMBER	LOCATION	FIELD MOISTURE PERCENT	IN-PLACE DRY DENSITY LBS/CU.FT	LAB. MAX. DENSITY LBS/CU.FT	COMPACTION PERCENT	
					ATTAINED	REQUIRED
1	Storm Line in loading dock area. Approximately 3 feet below subgrade.	17.9	102.8	104.5	98	95
2	Storm Line in loading dock area. Approximately 2 feet below subgrade.	18.4	103.1	104.5	99	95
3	Check plug	15.7	103.2	104.5	-	-
4	Storm Line in loading dock area. Approximate subgrade.	18.8	101.5	104.5	97	95

NOTE: Test Locations Obtained By: Technician and are approximate.
 Tests performed in general accordance with ASTM D2937
 The percent compaction for in-place density tests are based on laboratory Moisture Density Relations Tests ASTM D698 as follows:

LAB NO. 35903 **MAXIMUM DRY DENSITY** 104.5 **OPTIMUM MOISTURE CONTENT** 16.8

This report has been prepared for the exclusive use of our client and their designees for specific application to this project. Furthermore, we note that the results presented relate only to the items evaluated and/or tested, and variations can be present outside areas that were tested and/or evaluated. As such, no other warranty is expressed or implied. Last, this report shall not be reproduced, except in full, without the written approval of SGC, LLC.



SUBGRADE EVALUATION

2660 White Sulphur Road ♦ Gainesville, Georgia 30501 ♦ 770.536.5220 phone ♦ office@southerngeotech.com

PROJECT NAME: 154 Ethan Allen Drive DATE OF EVALUATION: June 11, 2015
 EVALUATED BY: Rodney Clark PROJECT NO.: 11153G
 CLIENT: BM&K Construction and Engineering REPORT NO.: 35286

TYPE:
 Fill Placement Subgrade
 Pavement Subgrade
 Pavement Subgrade Prior to Base Course Placement
 Pavement Subgrade Prior to Asphalt/Concrete Placement
 Floor Slab Subgrade
 Other

METHOD OF EVALUATION:
 Observation
 Random Probing
 Proofrolled With:
 Loaded Dump Truck Single-Axle
 Loaded Dump Truck Tandem-Axle
 Loaded Pan
 Loaded Off-Road Dump Truck
 Other

AREA EVALUATED	COMMENTS/RECOMMENDATIONS
Entrance drive, heavy duty paving section and light duty paving section.	<p>The south half of the heavy duty paving section for the loading dock area severley rutted and exhibited significant movement beneath the passes of the loaded truck. the area will need to be undercut an additional 8- to 10-inches to remove soft soils and the dumpster pad area and the southeast corner of the pavement area will need to be undercut approximately 36-inches to remove saturated soils.</p> <p>The access drive exhibited slight deflection and rutting and the area will need to be undercut approximately 2- to 3-inches to remove soft surfical soils.</p> <p>The south half of the west parking area exhibited moderate deflection and rutting and the area will need to be undercut approximately 4- to 6-inches to remove soft soils.</p> <p>All undercut areas will be replaced with additional base course.</p>

NOTE:

Near surface soils disturbed by construction traffic or by exposure to rain, drying, or freezing, must be removed or moisture-conditioned and recompacted to meet project specifications prior to further construction. If such occurs, a re-evaluation is recommended.

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SUBGRADE EVALUATION

2660 White Sulphur Road ♦ Gainesville, Georgia 30501 ♦ 770.536.5220 phone ♦ office@southerngeotech.com

PROJECT NAME: 154 Ethan Allen Drive DATE OF EVALUATION: June 18, 2015
 EVALUATED BY: Rodney Clark PROJECT NO.: 11153G
 CLIENT: BM&K Construction and Engineering REPORT NO.: 35287

TYPE:

- Fill Placement Subgrade
- Pavement Subgrade
- Pavement Subgrade Prior to Base Course Placement
- Pavement Subgrade Prior to Asphalt/Concrete Placement
- Floor Slab Subgrade
- Other

METHOD OF EVALUATION:

- Observation
- Random Probing
- Proofrolled With:
 - Loaded Dump Truck Single-Axle
 - Loaded Dump Truck Tandem-Axle
 - Loaded Pan
 - Loaded Off-Road Dump Truck
 - Other

AREA EVALUATED	COMMENTS/RECOMMENDATIONS
Entrance drive, heavy duty paving section and light duty paving section.	As observed, the area appears satisfactory for base course placement.

NOTE:

Near surface soils disturbed by construction traffic or by exposure to rain, drying, or freezing, must be removed or moisture-conditioned and recompacted to meet project specifications prior to further construction. If such occurs, a re-evaluation is recommended.

Raines Grading, Hauling & Paving, LLC

P.O. Box 2436, Dahlonega, GA 30533
Phone: (706) 864-8809 Fax: (706) 864-8801

CHANGE ORDER

DATE: 06-15-15

JOB #

TO: James Edwards
B M & K
P.O. Box 878
Braselton, GA 30517

CHANGE ORDER #:

REF: Arcadia - UNSUITABLE SOILS

DESCRIPTION OF CHANGES:

Cut out unsuitable Soil		\$ 9,927.87
Dig Out Unsuitable Soil/Place & Pack Rock in Area	\$ 1,800.00	
518.69 Tons GAB @ 15.67/Ton	\$ 8,127.87	
ORIGINAL CONTRACT AMOUNT		\$ 87,882.00
PREVIOUS CHANGE ORDER(S)		\$ -
AMOUNT OF THIS CHANGE ORDER		\$ 9,927.87
NEW CONTRACT AMOUNT		\$ 97,809.87

If the above Change Order meets with your approval, please sign and return to Raines Grading & Hauling so we can begin work.

Submitted by:

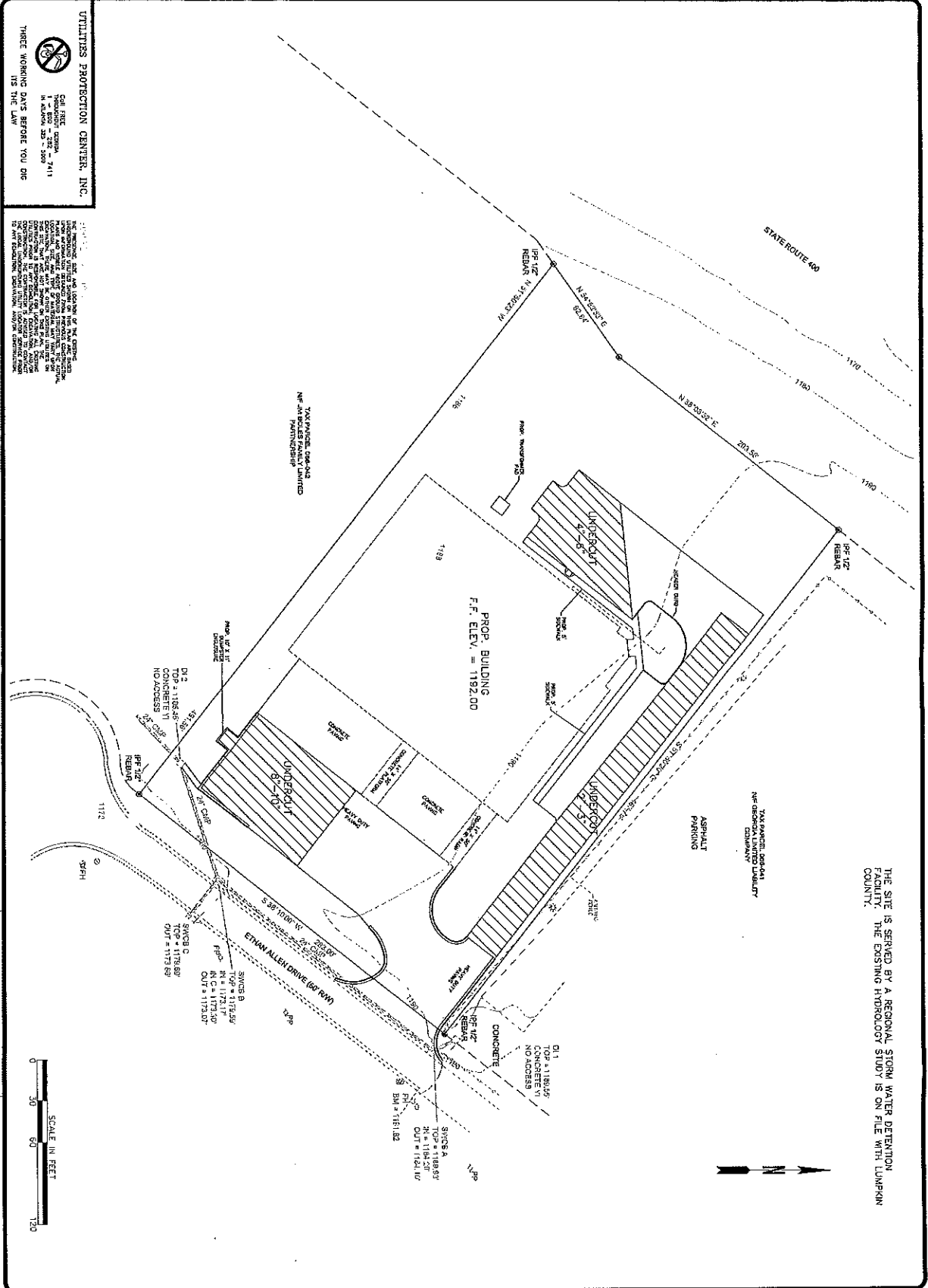


RAINES GRADING & HAULING, LLC

DATE: 6-22-15

ACCEPTED:

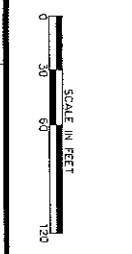
DATE:



THE SITE IS SERVED BY A REGIONAL STORM WATER DETENTION FACILITY. THE EXISTING HYDROLOGY STUDY IS ON FILE WITH LUMP SUM COUNTY.

UTILITIES PROTECTION CENTER, INC.
 Civil, Survey, and Engineering
 7000 W. 10th Avenue, Suite 7411
 Lakewood, CO 80226
 Phone: 303.973.2000
 Fax: 303.973.2001
 www.upcenter.com

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DATE: 2/20/15
 PROJECT NO.:

NO.	DATE	DESCRIPTION
1	3/17/15	ISSUE FOR PERMITS
2	1/20/15	REVISE GRADES TO BALANCE EARTHWORK
3	1/22/15	W/REVISED

REVISIONS



BMK & CONSTRUCTION ENGINEERING

NO. 204 4TH
 BLDG. 100
 BOSTON, MA 02117
 TEL: 617-552-1500
 FAX: 617-552-1501

Capital projects worksheet Thru 07/31/15							
ARCADIA LOUVERED ROOFS, INC			154 ETHAN ALLEN DR				
Debt service account			Beginning balance		Revenue	Expenses	Running balance
From closing			\$ 16,615.00				\$ 16,615.00
Project Fund Account			Beginning balance		Revenue	Expenses	Running Balance
			\$ -				
Construction Account			Beginning balance		Revenue	Expenses	Running Balance
From BOC			\$ 500,000.00				\$ 500,000.00
							\$ 500,000.00
Arcadia deposit					\$ 10,085.00		\$ 510,085.00
Interest earned					\$ 6.47		\$ 510,091.47
Expenses paid at closing						\$ 93,724.91	\$ 416,366.56
Seyfarth		100001	MOU			\$ 35,000.00	\$ 381,366.56
BMK		100005	Design			\$ 20,700.00	\$ 360,666.56
Norton		100006	Commission			\$ 11,662.00	\$ 349,004.56
BMK		100007	Design, permits			\$ 66,161.70	\$ 282,842.86
Water Auth		100008	Tap Fee			\$ 5,000.00	\$ 277,842.86
C & S Bank		100009	Interest on Debt Service Fund			\$ 33.67	\$ 277,809.19
BMK		100010				\$ 105,833.25	\$ 171,975.94
C & S Bank		100011	Interest on Debt Service Fund			\$ 32.68	\$ 171,943.26
Interest earned						\$ 1.64	\$ 171,944.90
C & S Bank		100012	Interest on Debt Service Fund			\$ 33.26	\$ 171,911.64
C & S Bank		100013	Interest on Debt Service Fund			\$ 32.74	\$ 171,878.90
Draw on note						\$ 134,078.39	\$ 305,957.29
BMK		100014				\$ 305,958.76	\$ (1.47)
Interest earned						1.96	\$ 0.49
Expenses paid from General Operating							
Star Trophies			plates			\$ 178.90	
Creative Printing			signs			\$ 1,023.88	
Allison Harris			assistance with shovels and site prep			\$ 100.00	
LC BOC			Ace for shovels			\$ 136.50	
Total paid from General Operating acct for incidental project expenses							\$ 1,439.28
Total project costs to date							\$ 380,006.97