

PRELIMINARY ENGINEERING REPORT

ONEGEORGIA EQUITY GRANT

Prepared for:

AUGUSTA ECONOMIC DEVELOPMENT AUTHORITY

Prepared by:



FEBRAURY 1, 2023

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EXECUTIVE SUMMARY

The Augusta Regional Airport (Parcel No. 159-0-002-04-0) is located along Doug Barnard Parkway in Richmond County, Georgia approximately 8 miles south of downtown Augusta. Refer to Figure 1. The Augusta Regional Airport is applying for OneGeorgia Equity grant funding to construct a shovel-ready site at the Augusta Regional Airport. The shovel-ready site will attract new or existing industries to the airport, which will lead to job creation and investment in Augusta-Richmond County. The proposed project area is located south of Augusta Regional Airport's main terminal and is immediately south of the existing StandardAero building. The project area encompasses approximately 4-acres and is comprised of former building foundations, miscellaneous concrete and asphalt pavements, and abandoned utilities.

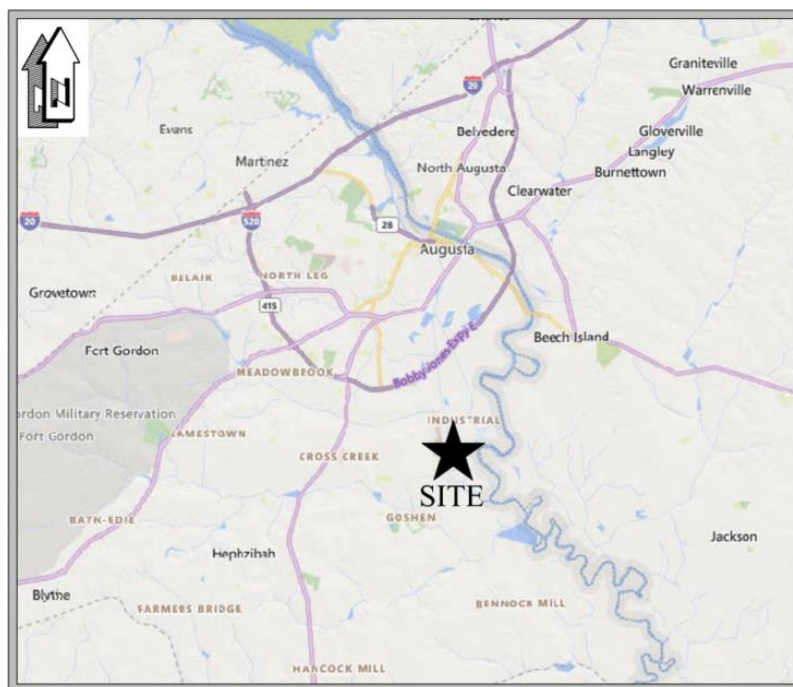


Figure 1: Vicinity Map

The development of a shovel-ready site will require demolition, extensive earthwork, and new utility connections. Grading and storm sewer improvements are necessary to assure appropriate building pad elevation and proper drainage conditions. Site lighting, fencing, and landscaping are also anticipated.

Permitting through the City of Augusta will be required. Permitting through other regulatory agencies such as FEMA or the Corps of Engineers is not anticipated.

EXISTING CONDITIONS

The project area was formally developed with several metal buildings used for storage, maintenance, or other airport related services. The existing site is accessed from Doug Barnard Parkway by an asphalt driveway. The existing driveway currently connects Doug Barnard Parkway to the airport's perimeter road. Topographic relief throughout the site is less than 2-feet of elevation change. The site has two soil classifications with the most prominent being Dogue Fine Sandy Loam, followed by Roanoke Loam. These soils have hydraulic soil classifications of C/D and C, respectively, meaning they are generally characterized as poorly draining soils.

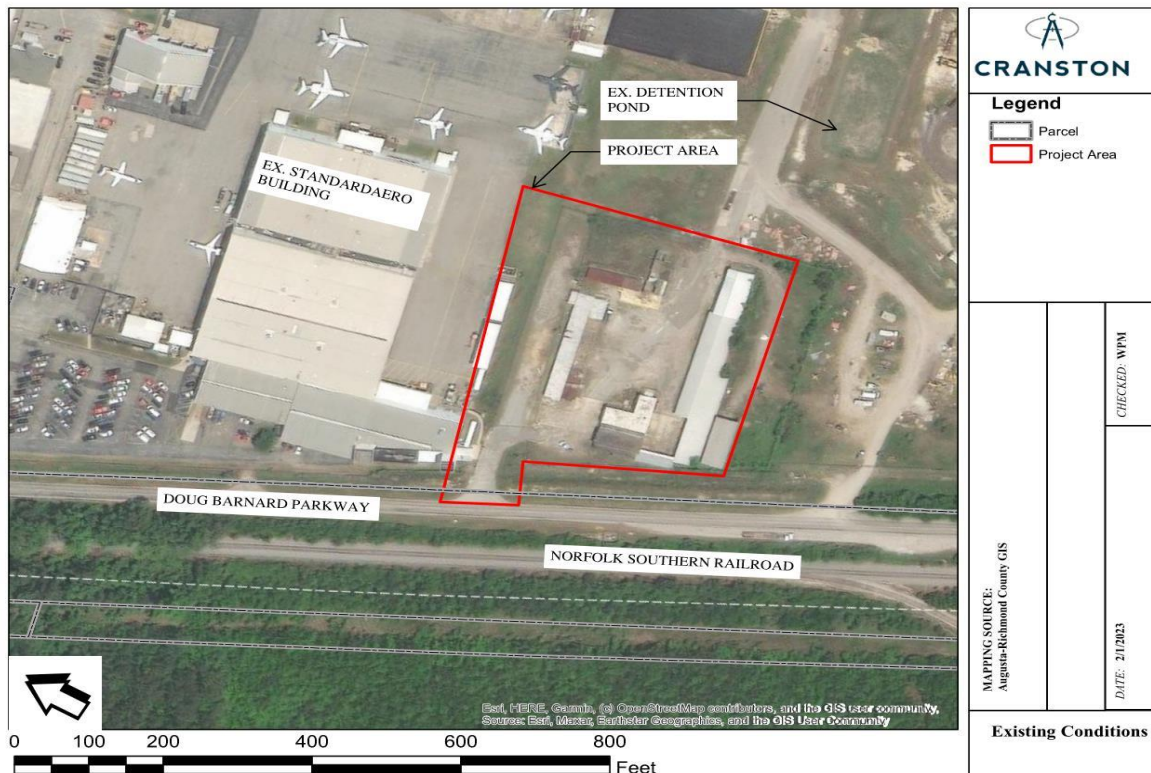


Figure 2: Existing Overall Map

Stormwater runoff generally drains from west to east across the site. Existing flows are directed to the existing stormwater detention pond that is located southeast of the site. The detention pond discharges into a grassed channel that conveys runoff to the roadside channel along Doug Barnard Parkway. No portion of this site is in the 100-Year flood plain as shown on the FEMA FIRM Panel Number 13245C0230H.

Existing utilities include a 6-inch ductile iron water main that serves a fire hydrant near the access drive. The 6-inch water main is fed from a 24-inch diameter water main in the western right-of-way Doug Barnard Parkway. Based on available information from Augusta Utilities Department and recent survey, sanitary sewer facilities are not located near the project area. The sewer service for the adjacent StandardAero Building is located on the north side of the building and extends

away from the proposed project site. An 18-inch diameter sanitary sewer trunk main is located within the western right-of-way of Doug Barnard Parkway. Norfolk Southern Railroad maintains rail facilities between Doug Barnard Parkway and the 18-inch sewer trunk main. Please refer to Appendix B and Figure 3 below.

Based on information provided Atlanta Gas Light, an existing 4-inch steel gas main is located within the eastern right-of-way of Doug Barnard Parkway. Overhead power and telecommunication utilities extend are also located on the east side of Doug Barnard Parkway immediately adjacent to the project area.

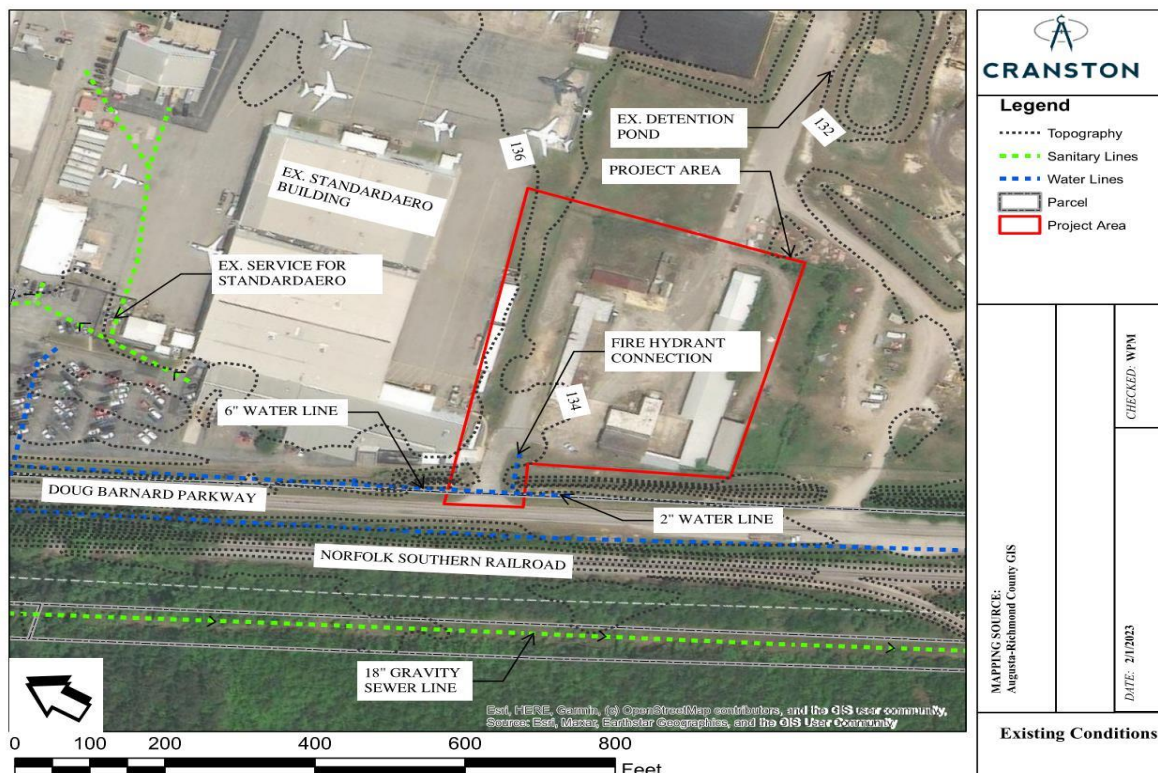


Figure 3: Existing Utility Map

PROPOSED CONDITIONS:

The proposed project scope includes the construction of a shovel-ready site for future development. To provide a shovel-ready site the existing building foundations and pavements will be removed. Existing utilities will be capped and removed to outside the limits of the building pad. New utilities will be extended to the building pad for future connection. There are two scenarios for providing sanitary sewer service to the proposed site. The first involves connection to the existing StandardAero building sewer service. This option may not be feasible as the sewer line is on the opposite side of the Standard Aero building from the proposed project area. The second consists of a new collection system that connects to the 18-inch diameter sanitary sewer trunk main

in the west side of Doug Barnard Parkway. This scenario would require boring new sewer facilities across Doug Barnard Parkway and the Norfolk Southern Railroad. Additional study and field survey of the existing sanitary sewer system will be required to determine the most appropriate option for sanitary sewer service. Proposed water and fire services can be provided via connection to the existing 6-inch diameter water main along the east side of Doug Barnard Parkway.

Anticipated drainage improvements include a storm sewer collection and conveyance system for runoff conveyance to the existing detention pond. Additional stormwater detention is not anticipated as a significant increase in impervious area is not anticipated. Water quality and runoff reduction improvements are required and would likely consist of low impact development measures such as grassed swales or infiltration trenches.

Power, telecommunications, and natural gas services can be extended from the existing facilities within the right-of-way of Doug Barnard Parkway.

To assure proper subgrade conditions for future building foundations, removal and replacement of existing soil material is anticipated. Imported structural soil materials should be uniformly placed and compacted to a prescribed elevation. The building pad shall be sloped and stabilized to avoid standing water and potential erosion, which would jeopardize the structural integrity of the subgrade material. A third-party Geotechnical Engineer currently licensed in the State of Georgia should observe all fill placement and compaction.

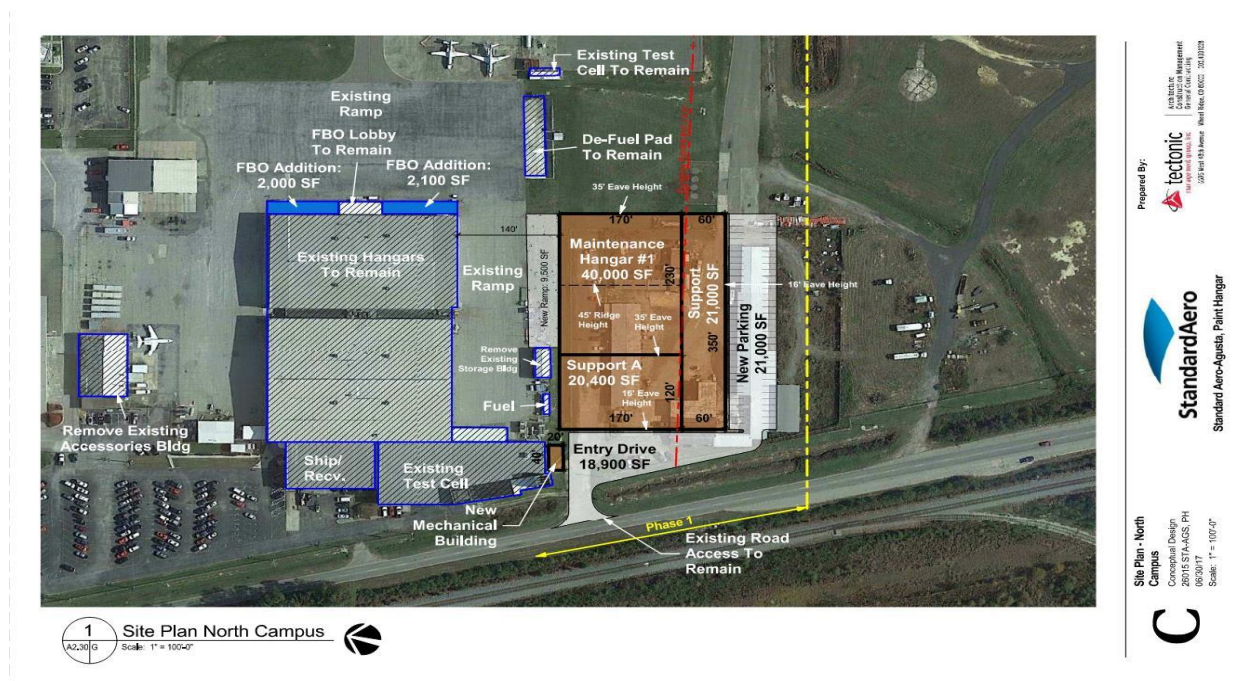


Figure 4: Conceptual Site Plan

The estimated total construction cost for the shovel-ready project is \$1,587,407.

PERMITTING AND ASSOCIATED FEES

The permitting and reviews associated with this project will be a multi-step process. First, a pre-design stormwater meeting with the Augusta Engineering Department will be required to discuss stormwater design and permitting requirements. Following design, permit drawings will be submitted to the City of Augusta Planning and Development for City wide review. The City has a self-imposed 45-day review timeline. The City of Augusta is a Local Issuing Authority (LIA) and will conduct the Erosion Pollution and Sediment Control Plan reviews. After receiving approval, the Notice of Intent (NOI) can be completed on the Georgia EPD Online System (GEOS) system. Land disturbance will not be able to commence until 14-days after the NOI has been filed. Municipal plan review fees are outlined in Appendix D. However, these may be waived for a City of Augusta lead project.

APPENDIX A

September 22, 2022

Ms. Diane Johnston
Augusta-Richmond County
534 Telfair Street
Augusta, Georgia 30901

Re: OneGeorgia Equity Fund Pre-application - Pre-Agreement Cost Approval (PACA)
Grant to develop shovel-ready site

Dear Ms. Johnston,

This letter is provided in response to the Augusta-Richmond County's OneGeorgia Equity pre-application requesting a grant to assist with developing a shovel-ready site on the airport campus.

Augusta-Richmond County proposes to use OneGeorgia Equity funds to construct at least one shovel-ready site within an eight-month time frame to attract new or existing industry to the airport which will create new jobs and new investment in Augusta- Richmond County.

We understand the total project cost is estimated to be \$1,578,407 with requested grant funding from OneGeorgia Equity in the amount of \$500,000 for shovel-ready site improvements. Local funding toward the project includes a \$1,078,407 investment from the Augusta Regional Airport.

Based on the information in the pre-application, OneGeorgia understands the consolidated government will, in accordance with OneGeorgia Equity guidelines, apply for an Equity grant to provide \$500,000 for site improvements. The application should address local government finances and the ability or inability to accept alternate financing sources. Additionally, the application should include evidence of regional support. At this time, we would like to advise you the Equity application must include written commitments from all funding sources for the project's financing or address the status of those commitments. Please include:

- The Augusta-Richmond County December 31, 2021, audit;
- If not available, please provide a copy of the extension the consolidated government sent to the Department of Audits & Accounts;
- A copy of the commitment letter from the Augusta Regional Airport for its \$1,078,407 investment into the project;
- A copy of the preliminary engineering report (PER) to confirm project costs.

The application should also address the need for OneGeorgia grant funds at the requested amount.

Contingent upon the consolidated government successfully meeting the Equity program's selection criteria, obtaining an Equity funding award, and meeting applicable award contract conditions, OneGeorgia will allow any eligible project-related expenditure after September 19, 2022 (IPA submittal date), as reimbursable "pre-agreement costs." Any eligible costs will be subject to normal cost documentation requirements which can only be determined after a review of a complete application and receipt of an award if funded. **The above PACA date will lapse after 180 days of the date of this letter, March 21, 2022, and a new pre-application will be required.**

This letter is not a commitment to fund, notification of award, or acknowledgment that any proposed activities are eligible for Equity financing. Simply, certain activities carried out by the consolidated government after September 19, 2022 (IPA submittal date), but before a formal award, would not cause the consolidated government to become "ineligible" to receive an Equity award. Each Equity application must stand on its own merit and obtain sufficient points under the review process to obtain funding. Since the competitiveness of your Equity application is unknown at this time, **any group that secures financing and moves ahead with any portion of the project should do so with the full realization that Equity funding is not guaranteed.**

Please be advised the upcoming Equity deadline is October 14, 2022. The application should be submitted by the deadline. The most current Equity Application is available through the OneGeorgia website at https://gn.ecivis.com/GO/gn_redir/T/1ige2weyztqdf.

Two excellent resources for completing the application are the Equity Application checklist and score sheets. The checklist and score sheets contained in the Equity Application instructions are the same checklist and score sheets used to review and score Equity applications. The information is available through the OneGeorgia website at:
<https://www.dca.ga.gov/node/3352/documents/2091>.

Should you or any other interested party have any questions, feel free to contact OneGeorgia Authority Director, Gina Webb, at gina.webb@dca.ga.gov or (404) 387-1429.

Sincerely,

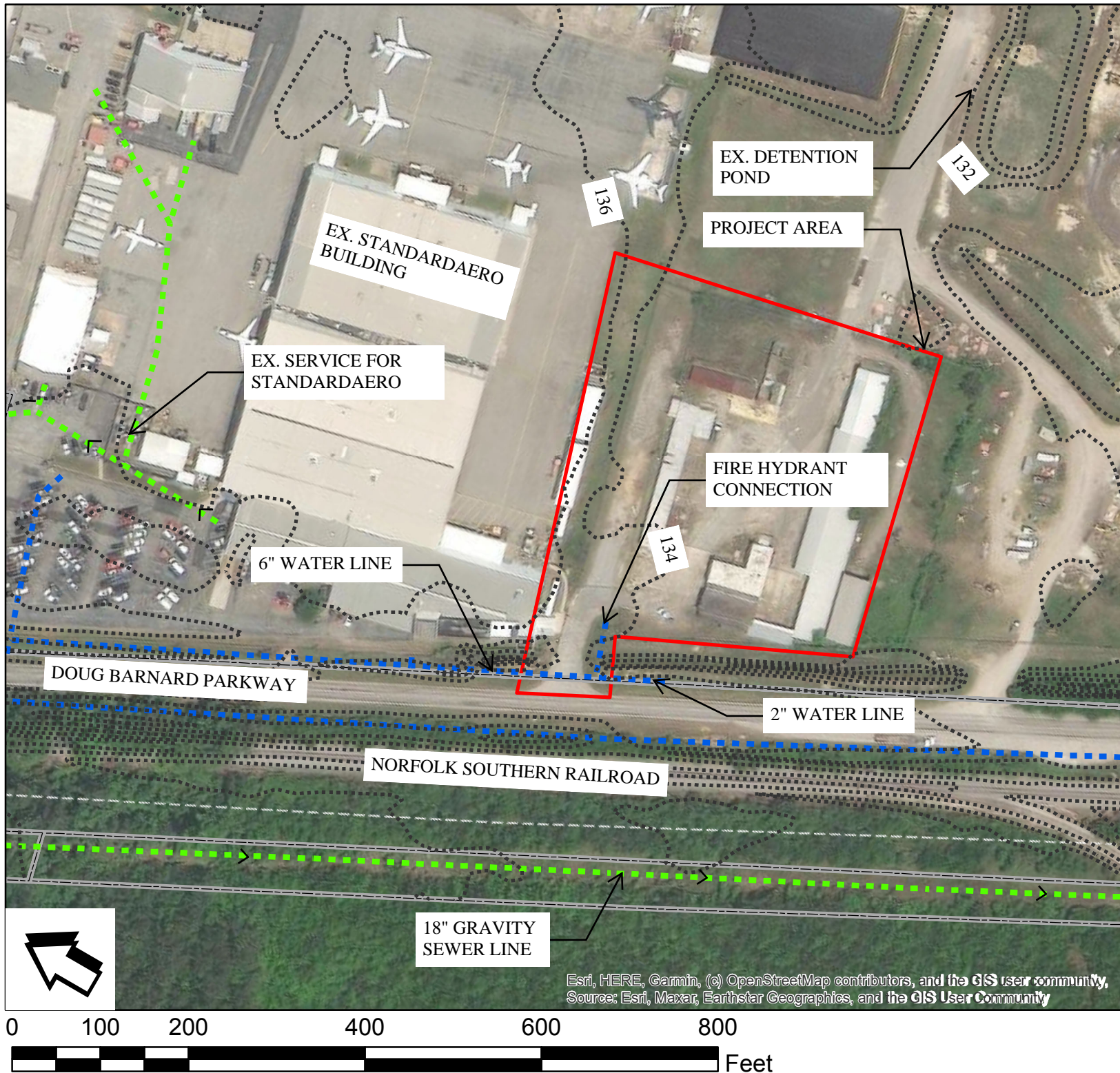



Brock Smith, Director
Office of Economic Development

BS/gw

cc: Michael Kimbell, CSRA Regional Commission
Tina Hutcheson, DCA

APPENDIX B





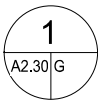
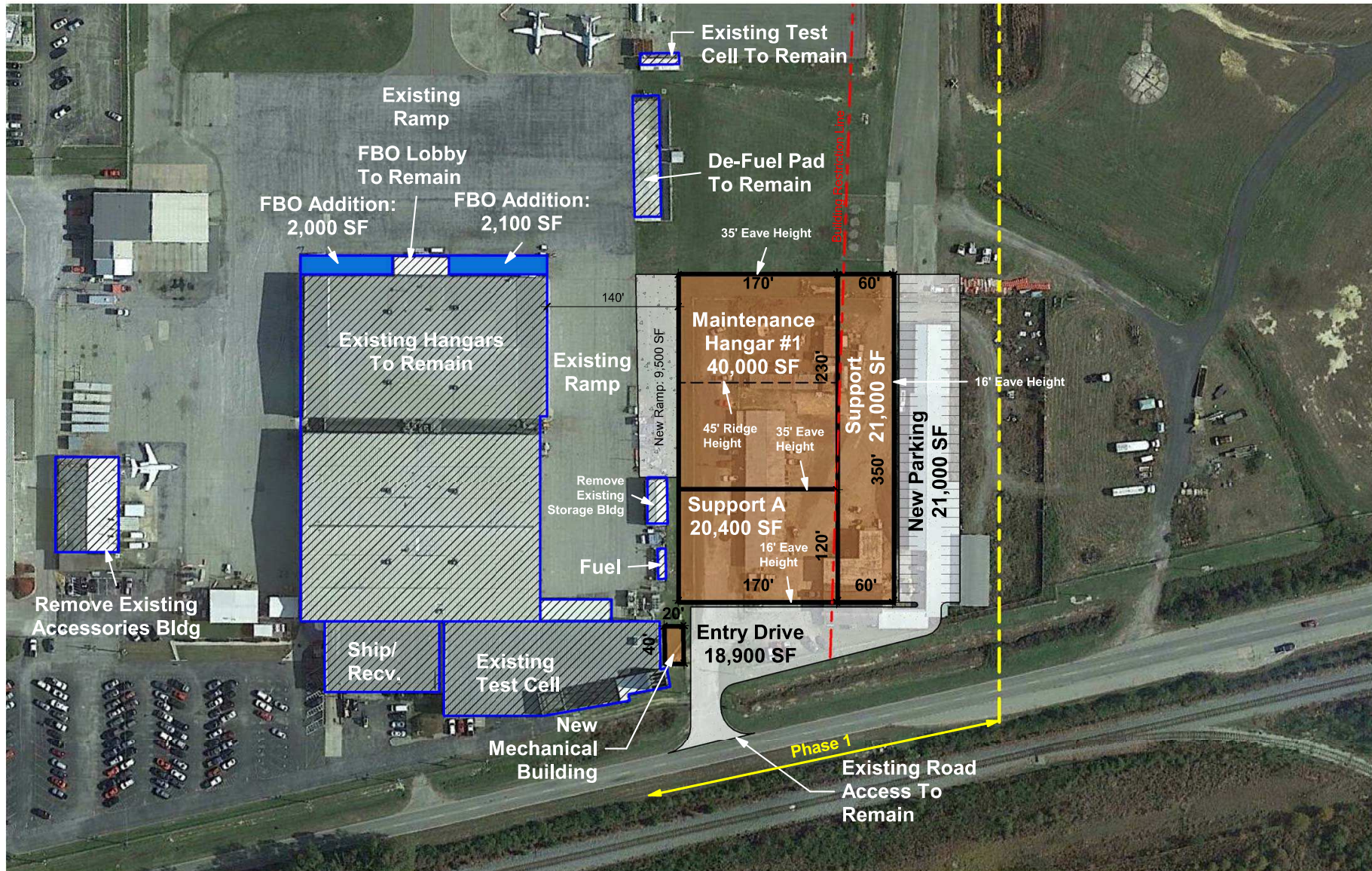
CRANSTON

Legend

- Topography
- Sanitary Lines
- Water Lines
- Parcel
- Project Area

MAPPING SOURCE: Augusta-Richmond County GIS	CHECKED: WPM	DATE: 2/1/2023
		Existing Conditions

APPENDIX C



1

Site Plan North Campus

Scale: 1" = 100'-0"



Site Plan - North
Campus

Conceptual Design
26015 STA-AGS, PH
06/30/17
Scale: 1" = 100'-0"



Standard Aero-Agusta, Paint Hangar

Prepared By:



Architecture
Construction Management
General Contracting
5595 West 43rd Avenue
Wheat Ridge, CO 80033
303.433.1226

APPENDIX D



Planning and Development FEE SCHEDULE

Effective Date: March 1, 2017

ITEM	PRICE
REZONING, SPECIAL EXCEPTIONS, VARIANCES	
Rezoning Petition (A and R-1 zones)	\$800.00
All other zones - less than 10 acres	\$1,000.00
All other zones - More than 10 acres	\$1,250.00
Special Exception (Churches, Fam Care Home, Fam Daycare, Institutional uses)	\$800.00
Zoning Resolution	\$700.00
All other Special Exceptions	\$800.00
Board of Zoning Appeals Variance **Fee will double if work already initiated**	\$350.00
Board of Zoning Appeals Multiple Variances	\$700.00
LAND DEVELOPMENT PLAN AND LOT REVIEW	
Site Plan Review (Properties under 1acre)	\$350.00
Properties over 1acre & up to 5 acres	\$800.00
Properties over 5 acre & up to 10 acres	\$1,200.00
Properties over 10 acres	\$1,500.00
Telecommunication Towers	\$1,800.00
Plan revisions (each revision including subdivisions)	\$200.00
Re-submittal after 3 rd review	\$800.00
Misc. (50% of Plan Review Fee)	\$100.00
PUD / PDR Plan Revisions	\$100.00
Administrative Approval	\$100.00
Subdivision lot review/approval -1 (Mortgage Plat)	\$20.00/ lot
Review / approval- 2 to 4 lots	\$50.00/ lot
Review / approval- 5 to 10 lots	\$25.00/ lot
Subdivision / Development Plan	\$25.00/ lot
Final Plat (where Development Plan is approved)	\$100.00/ lot
Subdivision Variance **Fee will double if work already initiated**	\$500.00
Mobile Home Park Review	\$100.00 + \$25/lot
TREE VARIANCE AND INSPECTION	
Tree Variance	\$350.00
Tree Inspection	\$50.00
Non-compliance Fee (each time)	\$50.00
HISTORIC PRESERVATION DESIGN REVIEW	
HPC (COA) Certificate of Appropriateness- Staff Approval	\$25.00
Commission approval - demolition or major renovations	\$200.00
Minor renovations	\$100.00
HPC remodeling & additions for accessory structure	\$125.00



Planning and Development FEE SCHEDULE

Effective Date: March 1, 2017	
ITEM	PRICE
PERMITS	
Preliminary Permit for Family Care Home (HO-FCH) & (Family Day Care)	\$150.00
Final Permit Home Occupation Family Care Home (HO-FCH) & (Family Day Care)	\$100.00
Code Enforcement Inspection for (HO-FCH) & (Family Day Care)	Personal care home \$100.00
Second (2nd) Inspection (increases in increments of \$50.00 for each additional inspection)	\$100.00
Home Occupation Special Use Permit	\$150.00
Individual & Commercial Mobile Home Permits	\$75.00
Construction Trailer permit w/approved site plan	\$50.00
Construction Trailer permit if plan needs to be approved	\$100.00
MISCELLANEOUS	
Parking Variance	\$350.00
Re-Advertisement of Application	\$200.00
Zoning Confirmation letter	\$50.00
COPIES	
Wide Format Map/Plan	\$10.00 (per sheet)
Letter (8.5 x 11)	\$0.25 (per sheet)
Legal (8.5 x 14)	\$0.25 (per sheet)
Tabloid (11 x 17)	\$0.50 (per sheet)

APPENDIX E



AUGUSTA ECONOMIC DEVELOPMENT AUTHORITY
OPINION OF PROBABLE CONSTRUCTION COST
February 1, 2023

ITEM NO.	DESCRIPTION	UNIT	UNIT COST	COST
SITE WORK				
1	DEMOLITION OF EXISTING FOUNDATIONS, UTILITIES, PAVING, COMPLETE	LS	\$369,051.50	\$369,051.50
2	SITE EARTHWORK, COMPLETE	LS	\$400,184.50	\$400,184.50
3	BUILDING EARTHWORK, COMPLETE	LS	\$388,911.00	\$388,911.00
4	SITE LIGHTING AND SIGNAGE, COMPLETE	LS	\$32,560.00	\$32,560.00
5	LANDSCAPING, COMPLETE	LS	\$50,000.00	\$50,000.00
6	SITE FENCING (INCLUDES 1 MOTORIZED GATE)	LS	\$42,700.00	\$42,700.00
7	SITE UTILITIES, COMPLETE	LS	\$295,000.00	\$295,000.00

TOTAL COST:	\$1,578,407.00
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