

Staff Report

Subject: Approval of Cost-Sharing Agreement for Old Augusta Road Industrial Access Improvements

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Department: Procurement, Project Management

Meeting Date: May 20, 2025

Item Description: Consideration to approve the Cost-Sharing Agreement with GTIS Acquisitions, LLC and to authorize procurement for the construction of the Old Augusta Industrial Driveway, including access improvements through a planned roundabout at Old Augusta Road South and Logistics Parkway.

Summary Recommendation: Staff recommends that the Board of Commissioners approve the Cost-Sharing Agreement with GTIS Acquisitions, LLC and authorize the commencement of procurement activities for the construction of the Old Augusta Industrial Driveway in the amount of \$381,000.00.

Executive Summary/Background:

Effingham County has entered into a Transportation Improvement Contribution Agreement with GTIS Acquisitions, LLC, the developer of a planned warehouse project at 2003 Old Augusta Road South. As part of this agreement, the County will construct a fourth leg of the planned roundabout at the intersection of Old Augusta Road South and Logistics Parkway to serve as the sole driveway access to the developer's property.

In lieu of the County upgrading five existing access points to the property, this consolidated access will reduce traffic conflict points and improve overall roadway safety and efficiency. The County will fund and oversee construction of the access improvements, with GTIS Acquisitions contributing \$381,000.00 toward the construction cost and \$38,800.00 toward design costs, as outlined in the OPCC prepared by Kimley-Horn dated May 5, 2025.

The proposed driveway project includes grading, drainage, curb and gutter, sidewalk, lighting, stormwater infrastructure, and paving, all consistent with GDOT specifications. The full cost of the improvements has been estimated at \$381,000.00, which will be reimbursed in part by the Developer under the terms of the agreement.

Alternatives for Commission to Consider

1. Approve the Transportation Improvement Contribution Agreement with GTIS Acquisitions, LLC.

2. Do not approve the agreement and direct staff to proceed with improvements independently.
3. Provide staff with alternative direction.

Recommended Alternative: 1

Other Alternatives: 2,3

Department Review: County Attorney, Procurement

Funding Source: Developer will contribute a total of **\$419,800**, covering design and construction, along with necessary right-of-way dedication. The County's remaining share will be funded through TSPLOST

Attachments: Transportation Improvement Contribution Agreement, Kimley-Horn Opinion of Probable Construction Cost