



Brunswick-Glynn County Joint Water and Sewer Commission
1703 Gloucester Street, Brunswick GA 31520
Thursday, January 5, 2017 at 2:00 pm
Commission Chambers

COMMISSION MEETING AGENDA

Call to Order

Invocation

Pledge

COMMISSIONERS' SWEARING-IN CEREMONY – The Honorable Debra Godwin Duncan

Clifford E. Adams

Donald M. Elliott

Steve Copeland

Dave H. Ford

Cornell L. Harvey

RECEPTION

ELECTION OF THE CHAIRMAN & VICE-CHAIRMAN

COMMISSION PRESENTATIONS AND ANNOUNCEMENTS

PUBLIC COMMENT PERIOD

Public Comments will be limited to 3 minutes per speaker. Comments are to be limited to relevant information regarding your position and should avoid being repetitious. Individuals should sign in stating your name, address and the subject matter on which you wish to speak. Your cooperation in this process will be greatly appreciated.

COMMITTEE UPDATES

EMPLOYEE RECOGNITION – Commissioner Cason and Jay Sellers

Shaneshia Sallins is recognized for completing the FEMA Professional Development Series Training

APPROVAL

- 1. Minutes from December 15, 2016 Regular (subject to any necessary changes)**
- 2. Minutes from December 15, 2016 Executive Session (subject to any necessary changes)**
- 3. Surplus Property: 105 Nottingham Drive, Brunswick – P. Crosby**
- 4. Surplus Equipment: Asset No. 106 Mobile Office Trailer – P. Crosby**

DISCUSSION

- 1. Project Update – T. Kline**

EXECUTIVE DIRECTOR'S UPDATE

CHAIRMAN'S UPDATE

EXECUTIVE SESSION

Litigation

Meeting Adjourned



**Brunswick-Glynn County Joint Water and Sewer Commission
1703 Gloucester Street, Brunswick, GA 31520
Thursday, January 5, 2017 at 2:00 PM**

COMMISSION MINUTES

PRESENT: Clifford Adams, Chairman
Donald M. Elliott, Commissioner
Allen Booker, County Commissioner (Arrived late)
John A. Cason, III, City Commissioner
Robert Bowen, Commissioner
Steve Copeland, Commissioner
Dave H. Ford, Commissioner
Cornell L. Harvey, Commissioner

ALSO PRESENT: Jimmy Junkin, Executive Director
Charlie Dorminy, Legal Counsel HBS
Thomas A. Boland, Sr., Deputy Director
John D. Donaghy, Director of Administration & Finance
Todd Kline, Senior Engineer
Pam Crosby, Director of Purchasing

Chairman Adams called the meeting to order at 2:00 PM. Commissioner Elliott provided the invocation and Commissioner Adams led the pledge.

Chairman Adams announced that there would be a swearing in ceremony and welcomed the new Commissioners and Guests.

COMMISSIONER'S SWEARING-IN CEREMONY

Probate Judge Debra Godwin Duncan
Clifford Adams
Donald M. Elliott
Steve Copeland
Dave H. Ford
Cornell L. Harvey

Judge Debra Godwin Duncan read the oath to each incoming Commissioner, swearing them into their new position, and also prompted each to sign all 3 original copies of the formal oath. Judge Debra Godwin Duncan then commented that she was proud to be a part of their swearing in and congratulated them all. During the reception, she signed all the copies of each Commissioners' oaths.

RECEPTION

ELECTION OF THE CHAIRMAN AND VICE-CHAIRMAN

Commissioner Bowen nominated Commissioner Elliott to serve as the chairman for the year 2017. Commissioner Adams seconded the nomination. No additional nominations were received. The

nominations carried 5-0-2 (Commissioner Elliott could not cast a vote. Commissioner Booker was absent for the vote).

Commissioner Elliott nominated Commissioner Adams to serve as Vice-Chairman for the year 2017. Commissioner Bowen seconded the nomination. No additional nominations were received. The nominations carried 5-0-2 (Commissioner Adams could not cast a vote. Commissioner Booker was absent for the vote).

COMMISSION PRESENTATIONS AND ANNOUNCEMENTS

Chairman Elliott presented Commissioner Adams, Commissioner Cason, Commissioner and Previous Chairman Boland each with a plaque for their previous service with the Commission. (Commissioner Perry and Commissioner Booker were absent for this presentation to receive their plaques.)

PUBLIC COMMENT PERIOD

Jason Counts, Driggers Homes - Addressed the Commission regarding Taps. Mr. Counts thanked the Commissioners for their service. He referred to the July 7 Moratorium on taps and the Special Allocation August 30, 2016 meeting. He stated the Taps Allocation policy was to be re-worked for North Mainland specifically and a summary status of sewer demand versus availability after adjustments were made to auxiliary pumps was to be made available. It was stated and hoped that JWSC would provide a follow-up summary regarding the taps allocation. Mr. Counts stated he is looking for information regarding the status of the auxiliary pumps and any availability created due to those pumps being added. He referenced an open records request. He questioned if there was anything they could to help with this matter as it affects their business. Chairman Elliott asked him to stay for the meeting to hear the update from our Engineer and if that information he needs is not provided that the Executive Director would discuss this with him further.

There being no further citizens for public comment, Chairman Elliott closed the public comment period.

COMMITTEE UPDATES

There were no Committee meetings since last month and there have not been new assignments made yet to the Committees, therefore there were no Committee updates.

EMPLOYEE RECOGNITION – Commissioner Cason

Shaneshia Sallins was recognized and presented an award for her completion of additional professional development FEMA courses above and beyond the 2 required courses for all employees.

Previous Commissioner Cason took a moment to congratulate the incoming and current Commissioners to tell them how much he appreciated their offering of their services and how important this organization is for our community.

APPROVAL

1. Minutes from the December 15, 2016 Regular Meeting

Commissioner Adams made a motion seconded by Commissioner Ford to approve the minutes from December 15, 2016 Regular Meeting. Motion carried 6-0-1 (Booker not present for vote).

2. Minutes from the December 15, 2016 Executive Meeting

Commissioner Adams made a motion seconded by Commissioner Ford to approve the minutes from December 15, 2016 Executive Meeting. Motion carried 6-0-1 (Booker not present for vote).

3. Surplus Property – 105 Nottingham Drive, Brunswick – P. Crosby

Pam Crosby presented that JWSC presently owns a piece of property located at 105 Nottingham Drive in Brunswick which the staff would like to have declared as surplus. Staff has determined that this piece of property is no longer of any use to the JWSC. As a part of the surplus process for property, an appraisal of the property was done by Driggers Commercial Group. The appraisal was done and the market value of

the property was found to be at \$45,000.00. A copy of the Appraisal Report Summary with a map was attached to the documents for the commissioners' review. In order to dispose of property, the property does need to be declared as surplus by the Commission and then the best means of disposal will be determined. Maintaining surveillance and landscaping the property would be extra added costs deemed unnecessary. (Commissioner Booker arrived during this presentation.)

Commissioner Adams made a motion seconded by Commissioner Booker to declare the property identified at 105 Nottingham Drive, Brunswick as surplus and authorizing its disposal in a manner most beneficial to the JWSC. Motion approved 7-0-0.

4. Surplus Equipment – Asset No. 106 Mobile Office Trailer – P. Crosby

Pam Crosby presented that JWSC staff has determined that Asset no. 106, VIN # 941255522-23041 is no longer of use to the mission of the JWSC. This asset is a mobile office trailer currently sitting unoccupied at the Academy Creek WWTP site. It is approximately 22 year old trailer. Originally, we paid about \$6,000.00 for it. Normally, staff would dispose of surplus equipment on GovDeals, but before that is done, research will be done on something comparable as to estimate the current value. This trailer is not suitable for any use by JWSC at this time. To dispose of this property, the BGJWSC must declare the property as surplus. Once declared surplus the property will be disposed of in a manner most beneficial to the JWSC.

Commissioner Adams made a motion seconded by Commissioner Ford to declare the surplus equipment, identified as Mobile Office Trailer, Asset No. 106, as surplus and authorizing its disposal in a manner most beneficial to the JWSC. Motion approved 7-0-0.

Commissioner Elliott interjected the schedule of the two days in February for workshops for the newly elected and appointed Commissioners for them to become accommodated and up to speed on everything that is happening currently at the JWSC.

DISCUSSION

1. Project Update – T. Kline

Todd Kline presented the Project Update. Project # 503 – The Canal Crossing Water & Force Main Improvements Project is nearing completion and the final punchlist items, with the Pumpstation 4108 manifold connection to be completed. This is a Glynn County Board of Commissioners contract and BGJWSC has MOU with the county on this project. Project #504 - Canal Crossing Pumpstation Improvements Project is at 95% completion with Lift Station 4101 online. The final punch list items and record drawings are in process. Project #409 – Pumpstation 2030 Force Main and Water Main which was on St. Simons Island is closed and completed. The force main is functioning well. Project #232 - State Route 99 Waterline Extensions is a phased project. The Greenswamp Road phase is complete. Contractors are currently working on the phase between Hwy. 99 and Green Swamp Road. Existing utilities make a re-route of the waterline necessary. Expected completion of Project is Spring 2017. Project #319 - Urbana Sewer Replacement is nearing completion. This project is a cooperative effort between BGJWSC and the City of Brunswick. The Sanitary and sewer services have expected completion by 1/14/17. Final portion will include decommission of Pumpstation 4019 with the demolition of that gravity main, grout filling and grass surfacing of the area. Regarding the roads in the Urbana neighborhoods, the GAB road base is being spread now, improving the road surfaces, and the final paving should be happening within the next two weeks. Project #421 - Mansfield Street Sewer Replacement sanitary sewer portion is at completion with some minor grouting and ancillary details to be finished. This is another cooperative project between BGJWSC and the City of Brunswick. There is good progress on the city's portion of the storm sewer replacement and upgrades. Final completion of this Project is expected to be 2/28/17. Project #501 - Alder Circle is a SPLOST funded Project of which the construction portion must be bid by the County, upon revision of the

bid documents. Project is estimated to cost around \$400,000. Project #602 - Holly Street Sewer Rehabilitation/Replacement is also a Project from remaining SPLOST funding. Engineering design required some revision to reroute infrastructure. After completion of the design, the construction will be bid by the County due to SPLOST funding. There was some discussion regarding the timing of the construction of this Project and the Pumpstation 2032 Project due to their locations and possible effects on the areas involved. It was noted that JWSC must keep the public informed regarding these two projects. T. Kline also explained that there is a traffic plan set in place with County participation for every Project. Project #505 – Pumpstation 2032 Regional Force Main Improvements Project is another high priority project that will begin just North of South Harrington on Frederica Road. The first load of pipe, HDPE 16” was delivered last week. Contractor is TB Landmark is the construction company doing the project, and they are mobilized in a secured lot on Palmetto. Four Water’s Engineering is the Engineering firm for this project, which has a total length of 11,000 linear feet. This Project has a 200 day contract time, is on schedule and on track with an expected completion July 2017. Project #701 – Pumpstation 4048 Force Main Improvements involves the North Mainland and is expected to free up capacity for that area. The engineering design for this Project eliminates the need to upgrade Lift Station 4005 by redirecting the force main to bypass Lift Station 4005 and directly discharge sewer closer to the gravity system near the treatment plant. The expected completion of this 3,000 linear feet of force main upgrade is late 2017. Project #702 – North Mainland Sewer Basin Re-route is a SPLOST 2016 Project, with the engineering design RFP in progress. It is a long term component of the solution for the North Mainland capacity issues. It is planned to be a phased construction Project in order to be expedited and is expected to be a two to three year, plus Project. Project #703 – Pumpstation 4003 Decommission and Gravity Sewer is another SPLOST 2016 Project. The engineering design RFP is in progress and this elimination of Pumpstation 4003 Project is expected to provide gravity sewer flow straight to Academy Creek Wastewater Treatment Plant. Project #704 – Canal Road to Glynco Parkway 12” Water Main Loop is in the pre-engineering stage involving route discussions with Glynn County. This Project will include continuation of the existing water main on Canal Road by adding 9,500 linear feet and will eliminate the single feed to Glynco Parkway, airport and FLETC. Project #705 – Hautala to Old Jesup 12” Water Main Loop is a 600 linear feet of water main at the Cate Road/Old Jesup Intersection. This will provide an additional connection between the former City and County water systems.

Additional projects Mr. Kline discussed were private Sector, public Sector and JWSC internal support. It was questioned as to whether JWSC currently tracks change orders and it was stated that we do and will provide reports in the future.

EXECUTIVE DIRECTOR’S UPDATE

Mr. Junkin discussed Mr. Counts’ questions on capacity. Capital and operational needs were also discussed. Mr. Junkin continued stating that JWSC is working on internal review of Master Plan and Projects. Mr. Junkin discussed the work sessions scheduled for February 2nd and February 16th. The staff will present job functions, budgets and operations for the commissioners. A tour will also be set up to look at the plants, lift stations and water production facilities.

CHAIRMAN’S UPDATE

Chairman Elliott explained to the new commissioners what he had learned and gained during his first term as a commissioner. He discussed it was a time of discovery learning about problems like capacity and maintenance of sewer lines. He also reiterated the schedule of the February 2nd and the 16th work sessions. Assignment of committees will be approved at the next commission meeting.

EXECUTIVE SESSION

Commissioner Adams made a motion seconded by Commissioner Bowen to adjourn into Executive Session to discuss Litigation Issues. Motion approved 6-0-1 (Commissioner Booker was absent for vote).

Return to regular session

Commissioner Adams made a motion seconded by Commissioner Ford to return to the Regular meeting. Motion approved 6-0-1 (Commissioner Booker was absent for vote).

Chairman Elliott adjourned the open meeting at 4:14 pm.


Donald M. Elliott, Chairman

Attest:

Janice Meridith,
Executive Commission Administrator



Brunswick-Glynn County Joint Water and Sewer Commission

MEMORANDUM

To: JWSC Commission

From: Pamela Crosby, Director of Procurement

Cc: Executive Director, Jimmy Junkin

Date: January 5, 2017

Re: Surplus Property– 105 Nottingham Drive, Brunswick - APPROVAL

Background:

JWSC staff has determined the property at 105 Nottingham Drive, Brunswick, to no longer be of use to the mission of the JWSC. Staff contracted Driggers Commercial Group to perform an appraisal to determine market value. The valuation for this vacant lot was determined utilizing the sales comparison approach and with \$45,000.00 being determined as the As Is Market Value. The appraisal report summary is enclosed for review.

To dispose of this property, the Brunswick-Glynn County Joint Water and Sewer Commission must declare the property as surplus.

Once declared surplus, the Director of Procurement will dispose of the property in a manner most beneficial to the JWSC.

Recommendation:

Staff recommends declaring the property identified as 105 Nottingham Drive, Brunswick as surplus and authorizing its disposal in a manner most beneficial to the JWSC.

Enclosures:

Appraisal Report – 105 Nottingham Drive

**USPAP Report Option:
Report Format:**

**Appraisal Report
Summary-Form Appraisal Report**

This Summary-Form Appraisal Report presents an abbreviated summary of significant data and analysis in support of the assignment results. Appraisers should alter the template to satisfy the requirements of USPAP and appraisal regulations.

ASSIGNMENT INFORMATION

| | | |
|---|---|---|
| Property Identification: 0.74-Acre Commercial Lot 105 Nottingham Drive Brunswick, Glynn County, GA 31525 | Report Prepared By: Gary Grinstead Robert E. Driggers, Jr., MAI Driggers Commercial Group 2487 Demere Road, Suite 200 St. Simons Island, Georgia, 31522 912-634-5900 ggrinstead@driggerscommercial.com RDriggers@driggerscommercial.com | Report Prepared For (Client): Mr. Jimmy Junkin Executive Director Brunswick – Glynn Joint Water & Sewer Commission 700 Gloucester Street, Suite 300 Brunswick, Georgia 31520 |
| Tax Parcel ID: 03-02927 | | |
| Tax Assessment: \$135,700 x 40% = \$54,280 assessment. Taxes are waived as the owner is a government entity. | | |
| Owner: Brunswick Glynn County Joint Water & Sewer Commission | | |
| DCG File No.: 2016-146 | | |
| Date of the Report: December 22, 2016 | | |

SCOPE OF WORK

This **SUMMARY-FORM** appraisal report is presented in a **SUMMARY** format. The significant elements of scope included the following: inspection of the property and surroundings, and collection, verification, and analysis of sales data. We were asked to estimate "as is" fee simple market value. We relied only on the sales comparison approach to estimate value. It is our opinion that the scope of research and analysis associated with this appraisal is adequate to produce a credible value conclusion that will serve the needs of the client.

LOCATION AND MARKET ANALYSIS

The subject property is on the south side of Nottingham Drive, one parcel west of Darien Highway (U.S. Highway 17), in unincorporated Glynn County (Brunswick), Georgia. This location is approximately eight miles northeast of the Brunswick CBD; 60-miles southwest of Savannah, Georgia; and 65-miles north of Jacksonville, Florida. The subject neighborhood can best be described as an approximate three-mile radius around the subject parcel.

Access to the neighborhood is considered good. The subject parcel is situated one parcel west of Darien Highway (U.S. Highway 17) which is an asphalt-paved bi-directional, four-lane, median-divided artery near the subject. Locally, this highway connects the city of Darien to the north with Kingsland to the south. According to the Georgia Department of Transportation, the 2014 traffic counts near the subject on Darien Highway was 15,000 cars per day.

Cypress Mill Road and Golden Isles Parkway are two major arteries connecting with Darien Highway both less than a mile south of the subject. Cypress Mill Road is a four-lane asphalt-paved bi-directional east / west roadway, with a middle turn lane that intersects Darien Highway, just north of the subject. There is a traffic light at the intersection with Darien Highway. Further west along Cypress Mill Road is a traffic light at the Spur 25 / Golden Isles Parkway intersection. Both intersections have additional right and left turn lanes. Cypress Mill Road connects U.S. Highway 17 to U.S. Highway 341, approximately three miles to the west. Golden Isles Parkway (Spur 25) provides linkage to Interstate 95, approximately three miles to the northwest, at Interchange Exit 38.

The subject's general neighborhood is about 90% developed, with scattered vacant land remaining. Land uses within the area include a variety of commercial / retail businesses, particularly those typically found near retail nodes, residential housing, and community supportive development, such as schools and churches. The area includes both older and new development, as well as businesses currently undergoing renovation. Overall, the neighborhood appears to be in a stable stage near the subject.

U.S. Highway 17 is dominated by light industrial, local retail, and old motel uses, with some pockets of single-family residential development. Along Darien Highway, near the subject, are several older commercial buildings with users that include Nick's Buffett (adjacent to the east of the subject), Denis Plant Services, Golden Isles Tire and Auto, and the Fun Town Roller Rink. Further south near Cypress Mill Road and Golden Isles Parkway are several light industrial uses, including Highway 17 Mini Warehouses, a used car dealership, Brunswick Floors, Shoreline Marine, and a large multi-tenant office building owned and mostly occupied by the Hall, Booth, and Smith law firm.

Residential development is primarily located along the secondary streets adjoining the major thoroughfares, most of which is built on site ranch-style houses constructed between 15 and 30 years ago. Multi-family development also exists near the subject.

LOCATION AND MARKET ANALYSIS

Apartments to the north include the 132-unit Palm Club, Marsh Landing, and the 156-unit Westminster Club. To the south is the 44-unit McGarvey Effeciencies, the 152-unit Cypress Mill Plantation Apartments, and the 168-unit Fountain Lake Apartments.

In terms of desirability, the subject offers good access, but limited exposure, along a major neighborhood artery. Visibility from Darien Highway is very limited due to the Nick's Buffett building that is situated between the subject and the highway. According to the Georgia Department of Transportation, traffic counts on Darien Highway near the subject were 15,000 cars per day. Commercial buildings within view of the subject are older and are somewhat in disrepair. Although all are in use, they all show their age. One positive for the site is that Nottingham Drive is used by many locals as a short-cut from Darien Highway over to Altama Avenue near the Glynn Place Mall. For this reason, traffic counts are higher than the typical residential road in the neighborhood. Unfortunately for the subject, there are a number of vacant sites available for purchase that front Darien Highway. As shown in the valuation section of this report, there has been considerably more activity on Darien Highway south of the subject between Golden Isles Parkway and the F.J. Torras Causeway which provides access to St. Simons Island and Sea Island. Because Golden Isles Parkway is the primary artery from Interstate 95 to the islands, traffic counts are much higher on Darien Highway in this area. Additionally, this area is appealing because of its close proximity to the islands. All of these factors point to continued demand for land in this area, leaving the subject's immediate area less desirable.

ANALYSIS OF SALE, OPTION, LISTING AND LEASE HISTORY

We are not aware of any listings, sales, leases, or contracts regarding the subject in the past three years.

PROPERTY DESCRIPTION

| | |
|----------------------------------|--|
| Current Use | Vacant commercial lot |
| Site Size | 0.74 Acre |
| Occupancy (owner vs. tenant / %) | Owner |
| Zoning | HC – Highway Commercial |
| Property Inspected by | Gary Grinstead |
| Date of Inspection | December 21, 2016 |
| FEMA Flood Zone | Zone A, per FEMA Map # 13127C0229F, dated September 6, 2006. Zone A is defined as "Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies." |
| Seismic Hazards (Earthquake) | We assume the subject property is not located within a designated seismic hazard zone |

The subject property is a 0.74-acre commercial lot located just off of a major neighborhood roadway. The property does not front U.S. Highway 17, but does offer good access, since U. S. 17 offers a median break at Nottingham Drive.

HIGHEST AND BEST USE

The subject property is currently zoned HC (Highway Commercial). Legally permissible use includes a variety of commercial applications, generally aimed at the traveling public. From a physical standpoint, the site is large enough to accommodate a number of allowable uses. All utilities are available. The subject does have good access, but does not offer exposure to U.S. Highway 17. The immediate area consists of older commercial buildings fronting the highway and single-family residential to the west away from the highway. Considering the lack of recent development nearby, as well as the fact that there are a number of more desirable commercial sites along this corridor, we believe it will be some time before development on the subject site is warranted. Therefore, we believe the highest and best use of the subject site, as vacant, is for intermediate to long-term commercial development as market conditions dictate.

Valuation Analysis – Sales Comparison Approach

In the adjustment grid to follow this discussion, we present five comparables, all of which are commercial sites along the U.S. Highway 17 and Cypress Mill Road corridors in Brunswick. Although we attempted to find comparables that were just off the highway like the subject, sales of these properties are limited. For this reason, we used sales that are in close proximity to the subject with highway frontage. Data sheets, photos, and a map are presented in the Addenda. Prior to any adjustments, the comparables show a price per acre between \$75,453 and \$199,877, with an average of \$163,397.

Valuation Analysis – Sales Comparison Approach

Discussion Of The Adjustments

- **Property Rights** – No adjustments were given for differences in property rights. All of the comparables involved the fee simple interest.
- **Conditions of Sale** – Sales Three and Four were reportedly typical, arm's length, and are not adjusted. This also true of the pending sale, and of the failed contract. Sale Five was a bank sale which was adjusted upward to account for a highly motivated seller.
- **Market Conditions** – All of the comparables are fairly recent indicators. No adjustments are needed for changes in market conditions.
- **Location** – The subject is located in an area of Darien Highway that has few commercial uses nearby. This is less desirable than all of the comparables which are given varying downward adjustments for superior locations.
- **Access/Exposure** – As previously mentioned, the subject is one parcel from Darien Highway. All of the comparables all have more prominent highway frontage and are given sizeable downward adjustments.
- **Utilities** – The subject and all of the comparables have all utilities available. No adjustments are warranted.
- **Shape / Topography** – The subject and all of the comparables but Comparable One are basically rectangular in shape and these sales are not adjusted. Comparable One is irregular and requires an upward adjustment.
- **Zoning** – The subject and all of the comparables are zoned for commercial development. No adjustments are needed.
- **Functionality** – The subject and all of the comparables are functional sites that would be desirable for development. No adjustments were given.
- **Size** – Our experience indicates that larger properties typically realize a "quantity discount" and sell for less on a price per acre basis, and that the reverse is true for smaller properties. Comparables One, Three, Four, and Five are larger than the subject and require varying upward adjustments. Sale Two is similar in size and is not adjusted.

Before adjustments, the comparables indicate a price per acre range of \$75,453 and \$199,877, with an average of \$163,397. The range after adjustments is \$48,544 to \$89,945 per acre, with an average of \$62,719. Eliminating the two extremes further reduces the spread to a range of \$51,207 to \$67,308 and an average of \$58,368. We believe the group as a whole is a good indicator of value and that all of the data presented points to a price per acre of \$60,000. We acknowledge that all of our comparables required significant downward adjustments. For further support, we reference two site sales in the Cypress Mill Industrial Park. Although these sites are not proximate to the subject, ultimately these sites would appeal to a similar user as the subject, probably a small business owner that would construct an owner occupancy type office or light industrial structure. The 0.65 and 1.875-acre sales, involving sites located on Habersham and Newman Drives, occurred in September and October 2013 and sold for \$62,307 and \$60,747 per acre. These figures support our above conclusion. Based on this analysis, our estimate of value for the 0.74-acre subject property is a rounded **\$45,000**. Our adjustments are presented below.

Valuation Analysis – Sales Comparison Approach

COMPARABLE LOT SALES ADJUSTMENT GRID

105 Nottingham Drive, Brunswick, Georgia 31525

| Sale No. | 1 | 2 | 3 | 4 | 5 |
|---------------------------------|-----------|-----------------|-----------|-----------|-----------|
| Sale Date | Pending | Failed Contract | Aug-16 | Jun-16 | Oct-15 |
| Total Acres | 4.97 | 1.03 | 2.60 | 4.08 | 1.45 |
| Sale Price | \$375,000 | \$200,000 | \$500,000 | \$815,500 | \$225,000 |
| Price / Acre | \$75,453 | \$194,175 | \$192,308 | \$199,877 | \$155,172 |
| Property Rights | 0% | 0% | 0% | 0% | 0% |
| Adjusted Price/Acre | \$75,453 | \$194,175 | \$192,308 | \$199,877 | \$155,172 |
| Conditions of Sale | 0% | 0% | 0% | 0% | 10% |
| Adjusted Price/Acre | \$75,453 | \$194,175 | \$192,308 | \$199,877 | \$170,690 |
| Market Conditions | 0% | 0% | 0% | 0% | 0% |
| Adjusted Price/Acre | \$75,453 | \$194,175 | \$192,308 | \$199,877 | \$170,690 |
| Physical Adjustments | | | | | |
| Location | -10% | -25% | -25% | -25% | -25% |
| Access/Exposure | -50% | -50% | -50% | -50% | -50% |
| Utilities | 0% | 0% | 0% | 0% | 0% |
| Shape / Topography | 15% | 0% | 0% | 0% | 0% |
| Zoning | 0% | 0% | 0% | 0% | 0% |
| Functionality | 0% | 0% | 0% | 0% | 0% |
| Size | 20% | 0% | 10% | 20% | 5% |
| Net Physical Adjustment | -25% | -75% | -65% | -55% | -70% |
| Adjusted Indication | \$56,590 | \$48,544 | \$67,308 | \$89,945 | \$51,207 |
| Indicated Range: | | \$48,544 | to | \$89,945 | |
| Average: | | | \$62,719 | | |
| Indicated Range Minus Outliers: | | \$51,207 | to | \$67,308 | |
| Average Minus Outliers: | | | \$58,368 | | |

Reconciliation

We utilized the sales comparison approach to value because this is the most commonly used methodology for valuation of vacant lots. Our value estimate via the Sales Comparison Approach is **\$45,000**.

FINAL VALUE ESTIMATE

| Effective Date of Value | Interest Appraised | As Is Market Value |
|-------------------------|--------------------|--------------------|
| December 21, 2016 | Fee Simple | \$45,000 |

EXPOSURE TIME / MARKETING TIME

Reasonable Exposure Time: 12 months or less **Marketing Time Opinion:** 12 months or less

IDENTIFICATION AND SUPPORT FOR MOST PROBABLE BUYER

Owner User or Investor: Owner. The most probable buyer would likely be a local entity/individual with the intention of building a commercial structure for owner occupancy.

EXTRAORDINARY ASSUMPTIONS AND / OR HYPOTHETICAL CONDITIONS

None

DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider to be their own best interests;
3. A reasonable time is allowed for exposure to the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: 12 CFR 34.42(g).

INTENDED USE/INTENDED USER/REPORT TYPE

This report is intended for use by the Brunswick – Glynn County Joint Water & Sewer Commission and the Glynn County Board of Commissioners, as an aid in assisting with negotiating and disposition decisions.

This **Appraisal Report** conforms to USPAP requirements and is intended to meet the requirements for a Summary-Form Report.

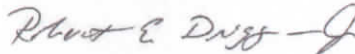
CERTIFICATION

We certify that to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. Our reported analyses, opinions, and conclusions were developed, and this report was prepared in conformity with the Georgia Real Estate Appraiser Classification and Regulation Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board.
8. Our reported analyses, opinions, and conclusions were developed, and this report was prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. As of the date of this report, Robert E. Driggers, Jr, MAI, CCIM has completed the continuing education program for Designated Members of The Appraisal Institute.
11. Gary Grinstead and Robert E. Driggers, Jr., MAI, CCIM have not performed appraisal or consulting services with regard to the subject property within the past three years.
12. Gary Grinstead performed an inspection of the subject property on December 21, 2016. Robert E. Driggers, Jr., MAI, CCIM did not inspect the subject property. Gary Grinstead and Robert E. Driggers, Jr., MAI, CCIM, prepared this report.
13. As of the date of this report, Gary Grinstead has completed the Standards and Ethics Education Requirement for Candidates/Practicing Affiliates of the Appraisal Institute.
14. No one provided significant assistance to the person signing this report.
15. We are experienced in the appraisal of real property of the subject's nature and Gary Grinstead and Robert E. Driggers, Jr., MAI, CCIM are appropriately certified by the State of Georgia to appraise properties of this type.



Gary Grinstead
Associate Appraiser
Certified General Real Property
Appraiser
Georgia Certificate No. 345019
(912) 634-5900



Robert E. Driggers, Jr., MAI, CCIM
President
Certified General Real Property
Appraiser
Georgia Certificate No. 1255
(912) 634-5900

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

See Addenda, Item 1

ADDENDA

- A - Assumptions And Limiting Conditions
- B - Subject Photographs
- C - Location Maps
- D - Property Record Card / Tax Map
- E - Land Sales Map / Data Sheets
- F - Engagement Letter
- G - Qualifications

Subject Photographs



**View West Along Nottingham Drive,
Subject On Left**



**View East Along Nottingham Drive,
Subject On Right**



**Nick's Buffett Adjacent
To East Of Subject**



**Single-Family Home Adjacent To
West Of Subject**



**Commercial Building Adjacent
To East Of Subject**



**Fun Town Roller Rink Across
Nottingham Drive To The North**

Subject Photographs



Views Of Subject



Views Of Subject



Glynn County Assessor

Parcel: 03-02927 Acres: 0.74

| | | |
|---|----------------|--------------|
| NEBRUNSWICK GLYNN COUNTY JOINT WATER & | Land Value | \$35,700.00 |
| Site: 105 NOTTINGHAM DR BRUNSWICK 31525 | Building Value | \$100,000.00 |
| Sale: \$0 on 06-2010 Reason= Qual= | Misc Value | \$0.00 |
| BRUNSWICK GLYNN COUNTY JOINT | Total Value: | \$135,700.00 |
| Water & Sew | | |
| 1703 GLOUCESTER ST | | |
| BRUNSWICK, GA 31520 | | |



The Glynn County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER GLYNN COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS --THIS IS NOT A SURVEY--



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Owner and Parcel Information

| | | | |
|-------------------|--|-----------------------|---|
| Owner Name | BRUNSWICK GLYNN COUNTY JOINT WATER & SEWER COMMISS | Today's Date | December 22, 2016 |
| Mailing Address | BRUNSWICK GLYNN COUNTY JOINT WATER & SEW 1703 GLOUCESTER ST BRUNSWICK, GA 31520 | Parcel Number | 03-02927 |
| Alias | | Tax District | Central Glynn (District 03) |
| Location Address | 105 NOTTINGHAM DR BRUNSWICK 31525 | 2016 Millage Rate | 24.000 |
| Legal Description | LOT 244 BEVERLY SHO | Subdivision | BEVERLY SHORES |
| Documents | DB 17K-926; PD 3, Pg 90. | Neighborhood | HWY 17 Mid-North (Code: C3026) |
| Class Code | C1-Commercial | Map# Block-Lot | 0061-10 016-057 |
| Zoning | HC | Homestead Exemption | No |
| Property Class | GOVT | Parcel Map | Show Parcel Map |
| GIS Mapped Acres | 0.74 | Middle School | Needwood |
| Elementary School | Altama Elementary School | Commissioner District | DISTRICT 4 -BILL BRUNSON, Phone (912)264-5314 |
| High School | Brunswick High School | | |

[Show Land Photos](#)

[Generate Owner List By Radius](#)

2016 Tax Year Value Information [2016 Tax Bill](#)

| | | | |
|------------|-------------------|-------------|----------------|
| Land Value | Improvement Value | Total Value | Assessed Value |
| \$ 35,700 | \$ 100,000 | \$ 135,700 | \$ 54,280 |

Improvement Information

No improvement information associated with this parcel.

Misc Improvement Information

| Type | Length x Width | Area | Year Built | Value |
|---|----------------|------|------------|-------|
| No misc building information associated with this parcel. | | | | |

Sale/Transfer Information

| Date | Deed Book and Page | Price | Deed Type | Grantor | Grantee |
|------------|--------------------|-------|-----------|-------------------|--|
| 06-30-2010 | 2735 1 | \$ 0 | | CITY OF BRUNSWICK | BRUNSWICK GLYNN COUNTY JOINT WATER & SEW |
| 04-04-1973 | 17K 926 | \$ 0 | | | |

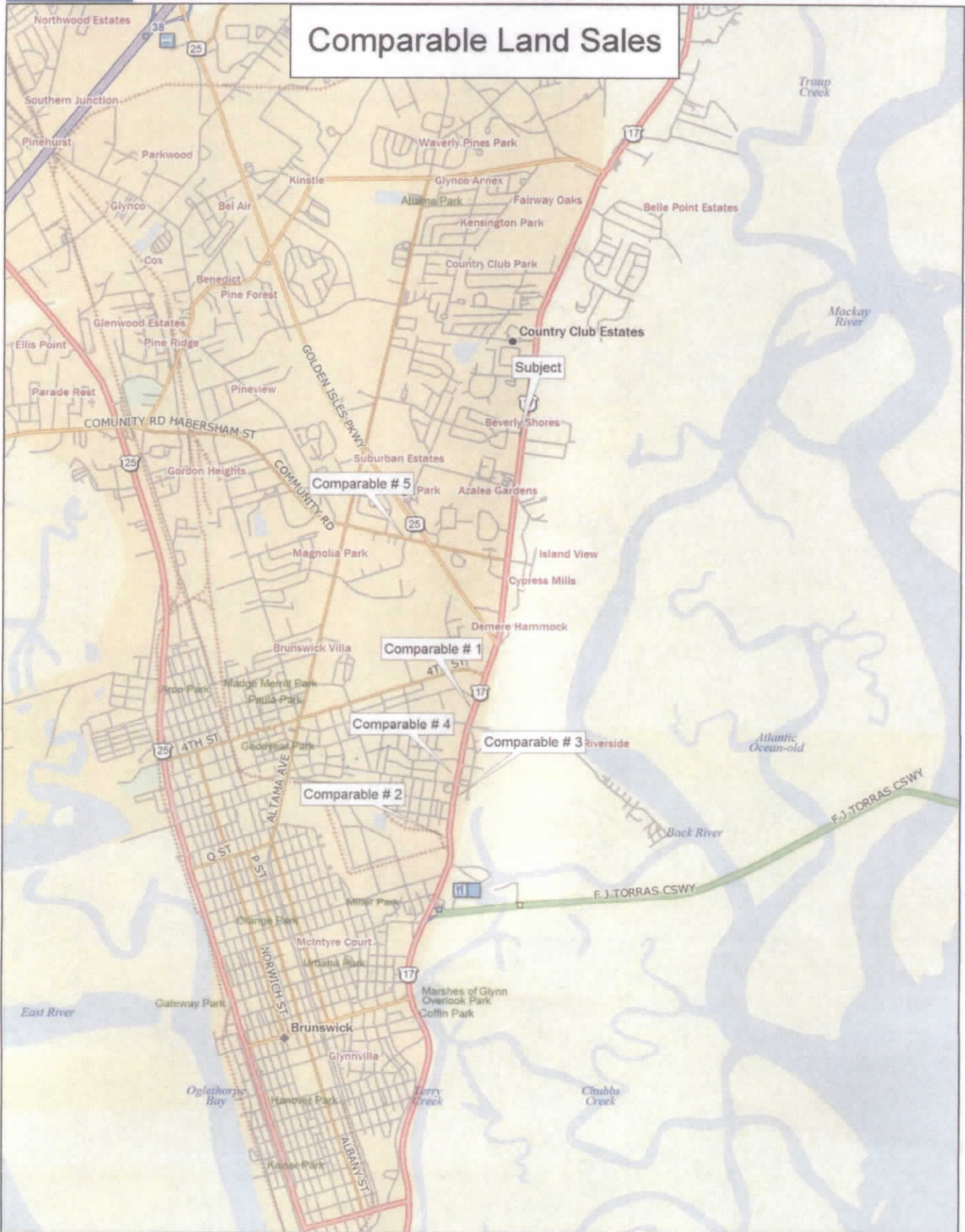
Some deed records may be duplicated. This data is in the process of being standardized

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 [Field Definitions](#)
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More detailed information is available via subscription service. Details [here](#)

Glynn County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The 2016 values are approved by the Glynn County Property Appraisals Office. Website Updated: December 17, 2016

Comparable Land Sales



Pending Land Sale No. 1



Property Identification

| | |
|----------------------|--|
| Record ID | 2560 |
| Property Type | Commercial Land |
| Address | 3313 & 3315 Glynn Avenue, Brunswick, Glynn County, Georgia 31520 |
| Location | W/s of Glynn Avenue, between Redwood and Third Streets |
| Tax ID | 03-07879; 03-07878; 03-07894 |
| MSA | Brunswick |

Sale Data

| | |
|---------------------------|--|
| Grantor | RREF SNV III-GA FFL, LLC |
| Grantee | Confidential |
| Closing Date | December 31, 2016 |
| Property Rights | Fee Simple |
| Conditions of Sale | Arm's Length |
| Verification | Rusty Sweat, listing broker at Driggers Commercial Group; 912 634-5900, December 21, 2016; Other sources: LoopNet, Public Records, Confirmed by Gary Grinstead |

| | |
|------------------------|-----------|
| Contract Price | \$375,000 |
| Cash Equivalent | \$375,000 |

Pending Land Sale No. 1 (Cont.)

Adjusted Price \$375,000

Land Data

Zoning HC, Highway Commercial
Topography Basically Level
Utilities All Available
Shape Irregular

Land Size Information

Gross Land Size 4.970 Acres or 216,493 SF

Indicators

Sale Price/Gross Acre \$75,453 Actual or \$75,453 Adjusted
Sale Price/Gross SF \$1.73 Actual or \$1.73 Adjusted

Remarks

This is the pending sale of a commercial tract on the west side of Glynn Avenue, just south of Golden Isles Parkway. The property has 282' of highway frontage.

Failed Contract No. 2



Property Identification

| | |
|---------------|---|
| Record ID | 2447 |
| Property Type | Commercial Land |
| Address | 2701 Glynn Avenue, Brunswick, Glynn County, Georgia 31520 |
| Location | NW/c of Glynn Avenue and Carrie Street |
| Tax ID | 01-05015 |
| MSA | Brunswick |

Sale Data

| | |
|--------------------|---|
| Grantor | LBM Properties, LLC |
| Grantee | Confidential |
| Property Rights | Fee Simple |
| Conditions of Sale | Arm's Length |
| Verification | Confidential; June 08, 2016; Other sources: Public Records, Confirmed by Gary Grinstead |

| | |
|-----------------|-----------|
| Contract Price | \$200,000 |
| Cash Equivalent | \$200,000 |
| Adjusted Price | \$200,000 |

Land Data

| | |
|------------|------------------------|
| Zoning | HC, Highway Commercial |
| Topography | Basically Level |
| Utilities | All Available |

Land Size Information

| | |
|-----------------|--------------------------|
| Gross Land Size | 1.030 Acres or 44,867 SF |
|-----------------|--------------------------|

Failed Contract No. 2 (Cont.)

Indicators

| | |
|------------------------------|--|
| Sale Price/Gross Acre | \$194,175 Actual or \$194,175 Adjusted |
| Sale Price/Gross SF | \$4.46 Actual or \$4.46 Adjusted |

Remarks

This is the failed contract of a commercial tract on the west side of Glynn Avenue, adjacent to Pinova and between the Palms and Seabreeze Motels. The property has been available for sale for several years, but was never listed in the MLS. We were asked by the buyer of property to keep their information confidential until the sale closes.

Land Sale No. 3



Property Identification

| | |
|---------------|--|
| Record ID | 2488 |
| Property Type | Commercial Land |
| Property Name | 3120, 3150, 3190 Glynn Avenue |
| Address | Glynn Avenue, Brunswick, Glynn County, Georgia 31520 |
| Location | Glynn Avenue, 3120, 3150, 3190 |
| Tax ID | 01-07153, 01-05265, 01-05273 |
| MSA | Brunswick |

Sale Data

| | |
|-----------------|---|
| Grantor | Great Oak GA Owner, LLC |
| Grantee | Nephrology of the Golden Isles |
| Sale Date | August 15, 2016 |
| Deed Book/Page | 3626 / 141 |
| Property Rights | Fee Simple |
| Marketing Time | 374 days |
| Verification | Mike Parrish, Driggers Commercial Group; 912-634-5900, August 22, 2016; Other sources: GIAR MLS #1574892, Confirmed by Mike Parrish |

| | |
|-----------------|-----------|
| Sale Price | \$500,000 |
| Cash Equivalent | \$500,000 |
| Adjusted Price | \$500,000 |

Land Data

| | |
|--------|----------------------------|
| Zoning | PD-TN, Planned Development |
|--------|----------------------------|

Land Sale No. 3 (Cont.)

| | |
|--------------------|------------------------|
| Topography | Level |
| Utilities | All Available |
| Shape | Rectangle |
| Landscaping | None, partially wooded |
| Flood Info | AE-13 |

Land Size Information

| | |
|------------------------|---|
| Gross Land Size | 2.600 Acres or 113,256 SF |
| Front Footage | 538 ft Total Frontage: 538 ft Glynn Avenue; |

Indicators

| | |
|------------------------------|--|
| Sale Price/Gross Acre | \$192,308 Actual or \$192,308 Adjusted |
| Sale Price/Gross SF | \$4.41 Actual or \$4.41 Adjusted |
| Sale Price/Front Foot | \$929 Actual or \$929 Adjusted |

Remarks

This property was formerly bank owned, and acquired by Great Oak GA A, a former client of Driggers Commercial Group, April 2010. Great Oak GA acquired multiple properties, all asset classes, around the state of Georgia from United Community Bank. Their investment strategy was to retain these properties over a period of time, and then dispose of them as the real estate market recovered. The local MLS indicated that the property was first listed by Don Wright & Assoc, August 2015 for \$625,000, later reduced to \$575,000 March 2016.

Land Sale No. 4



Property Identification

| | |
|----------------------|---|
| Record ID | 1543 |
| Property Type | Commercial Land |
| Property Name | 4.08 Acres, US Highway 17 |
| Address | 3217 - 3219 Glynn Avenue, Brunswick, Glynn County, Georgia 31520 |
| Tax ID | 01-05244 |
| MSA | Brunswick |

Sale Data

| | |
|---------------------------|--|
| Grantor | Estate of Mary E. Harrod |
| Grantee | Buddie Daniel |
| Sale Date | June 02, 2016 |
| Property Rights | Fee Simple |
| Conditions of Sale | Arm's Length |
| Verification | Robert E. Driggers, Jr, MAI, CCIM, Listing Broker; 912 634-5900, June 10, 2016; Other sources: Public Records, Confirmed by Gary Grinstead |

| | |
|----------------------------|--|
| Sale Price | \$925,000 |
| Cash Equivalent | \$925,000 |
| Downward Adjustment | \$109,500 Seller paid site cleanup & estimated value of improvements |
| Adjusted Price | \$815,500 |

Land Sale No. 4 (Cont.)

Land Data

| | |
|--------------------|------------------------|
| Zoning | HC, Highway Commercial |
| Topography | Basically Level |
| Utilities | All Available |
| Shape | Rectangular |
| Landscaping | Minimal |
| Flood Info | AE Flood Zone |

Land Size Information

| | |
|--------------------------|---|
| Gross Land Size | 4.080 Acres or 177,725 SF |
| Useable Land Size | 4.080 Acres or 177,725 SF , 100.00% |
| Front Footage | 400 ft Total Frontage: 400 ft Glynn Avenue; |

Indicators

| | |
|--------------------------------|--|
| Sale Price/Gross Acre | \$226,716 Actual or \$199,877 Adjusted |
| Sale Price/Gross SF | \$5.20 Actual or \$4.59 Adjusted |
| Sale Price/Useable Acre | \$226,715 Actual or \$199,877 Adjusted |
| Sale Price/Useable SF | \$5.20 Actual or \$4.59 Adjusted |
| Sale Price/Front Foot | \$2,313 Actual or \$2,039 Adjusted |

Remarks

This is the sale of a site which is improved with a motel and retail buildings. According to the listing broker, the property is mostly being purchased based on land value. We estimate the value of the improvements to be roughly \$100,000, which we deducted from the sales price. We also deducted \$9,500 in seller-paid site cleanup costs.

Land Sale No. 5



Property Identification

| | |
|----------------------|--|
| Record ID | 2418 |
| Property Type | Commercial Land |
| Address | 3411 Cypress Mill Rd., Brunswick, Glynn County, Georgia 31520 |
| Location | N/s of Cypress Mill Road, just west of Harris Farm Road |
| Tax ID | 01-00141 |
| MSA | Brunswick |

Sale Data

| | |
|---------------------------|---|
| Grantor | United Community Bank |
| Grantee | Julie A. Blake |
| Sale Date | October 06, 2015 |
| Deed Book/Page | 3499 / 124 |
| Property Rights | Fee Simple |
| Conditions of Sale | Bank Sale |
| Verification | Public Records; March 28, 2016; Confirmed by Gary Grinstead |

| | |
|------------------------|-----------|
| Sale Price | \$225,000 |
| Cash Equivalent | \$225,000 |
| Adjusted Price | \$225,000 |

Land Data

| | |
|-------------------|------------------------|
| Zoning | HC, Highway Commercial |
| Topography | Basically Level |
| Utilities | All Available |
| Shape | Rectangular |

Land Sale No. 5 (Cont.)

Land Size Information

Gross Land Size

1.450 Acres or 63,162 SF

Front Footage

225 ft Total Frontage: 225 ft Cypress Mill Rd.;

Indicators

Sale Price/Gross Acre

\$155,172 Actual or \$155,172 Adjusted

Sale Price/Gross SF

\$3.56 Actual or \$3.56 Adjusted

Sale Price/Front Foot

\$1,000 Actual or \$1,000 Adjusted

Remarks

This property was purchased by the seller for the construction of a branch bank. The branch was never constructed and the site had been listed for 166 days at \$800,000. Reportedly the seller was extremely motivated to sell.



Commission Discussion

To: BGJWSC Board Members
From: Todd Kline, P.E. (Planning & Construction, Senior Engineer)
Date: 05 January 2017
Re: JWSC R&R/Capital Project Status Update

Capital Projects- In Progress

- Project 503- Canal Crossing Water & Force Main Improvements- \$975,000
 - Glynn County BOC holds contract; JWSC improvements through MOU
 - East Coast Construction (Douglas)
 - Notice to Proceed date: March 23, 2016
 - Site meeting with Glynn Co. and East Coast on Monday.
 - Waiting on final punchlist items to be completed (PS4108 manifold connection).

- Project 504- Canal Crossing Pumpstation- \$271,000
 - Ricketson Construction (Douglas)
 - Notice to Proceed date: September 30, 2015
 - 95%; Lift Station 4101 is online
 - Final punchlist items & record drawings in process.

- Project 409- PS2030 Force main & water main- \$3.9 M
 - Popco (Albany)
 - Notice to Proceed date: May 20, 2015
 - PROJECT COMPLETE & CLOSED

- Project 232- State Route 99 Waterline Extensions- \$1.2 M
 - Seaboard Construction Co. (Brunswick)
 - Notice to Proceed date: February 29, 2016
 - Phase I- Engineering Design; re-route of waterline due to existing utilities.
 - Phase II- Construction 0%
 - Phase IIA- Construction 60%
 - Phase III (Greenswamp Rd.) COMPLETE
 - Completion: Spring 2017

- Project 319- Urbana Sewer Replacement- \$1.7 M
 - Washington County Machine (Macon)
 - Notice to Proceed date: October 26, 2015
 - Sanitary sewer & sewer services; completion by 01/14/17
 - Water (JWSC); COMPLETE
 - Storm (City of Brunswick); COMPLETE
 - PS4019 decommission; completion by 01/14/17
 - Roads GAB & base course installation in progress; completion of paving by 01/31/17.

- Project 421- Mansfield Street Sewer Replacement- \$900,000
 - Stone Construction Co. (Brunswick)
 - Notice to Proceed date: June 8, 2015
 - Sanitary sewer 100%; excluding minor grouting & finish work
 - Storm 0%; completion December; second crew arrived this week.
 - Water 0%; completion January 2017
 - Roads 0%; Mansfield St. (east) & Reynolds St. in December
 - Final completion by 02/28/17.

- Project 501- Alder Circle (Sea Palms East) Water Line/Fire Protection- TBD/\$400,000
 - EMC Engineering (Brunswick); engineering design
 - SPLOST funded.
 - Glynn County bid for construction; awaiting bid documents revision & rebid.

- Project 602- Holly St. Sewer Rehabilitation/Replacement- Survey & Engineering Design RFP
 - Hodges, Harbin, Newberry & Tribble, Inc. (Macon)
 - SPLOST funded.
 - Engineering design 100%; adding route revision
 - Will be submitted to Glynn County for construction bidding/award.

- Project 505- Pumpstation 2032 Regional Station and Forcemain- \$3.0 M
 - 4 Waters Engineering (Jacksonville, FL); engineering design
 - TB Landmark (Jacksonville, FL); contractor
 - Notice to proceed date: January 2, 2017.
 - First delivery of the 11,000 l.f. of 16" HDPE force main onsite.
 - Contractor mobilized, installing BMPs, occupying designated laydown areas.
 - Safeing Palmetto/Frederica Rd. lot for job trailer, equipment staging & rig setup.
 - 200 day contract time; expected completion July 2017.

- Project 701- PS4048 Force Main improvements- \$TBD/1.5 M
 - Hussey Gay Bell (Savannah); engineering design
 - Eliminates need for PS4005 force main upgrade project.
 - 3,000 l.f. of force main upgrade.
 - Near term component to open N. Mainland capacity.
 - Expected completion late 2017.

- Project 702- North Mainland Sewer Basin Re-route- \$11.7 M
 - SPLOST 2016
 - Engineering design RFP in progress
 - Long term component of solution for N. Mainland capacity.
 - Phased construction to expedite.
 - Expected to be 2-3+ year project.

- Project 703- PS4003 Decommission & Gravity Sewer- \$3.3 M
 - SPLOST 2016
 - Engineering design RFP in progress.
 - Elimination of PS4003; gravity flow straight to Academy Creek WWTP.

- Project 704- Canal Road to Glynco Parkway 12" Water Main Loop- \$1.05 M
 - Pre-engineering in progress; route discussions with Glynn County
 - Continuation of existing 16"/12" water main on Canal Road; 9,500 l.f.
 - Utilize 3,000 l.f. of surplus 12" C900 PVC pipe from PS2030 project.
 - Eliminate single feed to Glynco Pkwy., airport and FLETC; loop Canal Crossing.

- Project 705- Hautala to Old Jesup 12" Water Main Loop- \$110,000
 - Cate Rd./ Old Jesup Rd. intersection.
 - 600 l.f. of 12" water main
 - Provide an additional connection between the former City and County water systems.
 - Engineering design by Planning & Construction.

Outside Contracts Represented

- Engineering Consultants (7)
- Contractors (8)

Additional Projects In Progress that Require JWSC Resources

Private Sector Projects- Construction Observation/Inspection

- Subdivisions: 5
- Multi-family Developments: 4
- Commercial Developments: 12
- Outstanding Clean-outs (sewer taps sold & pending connection): 490

Public Sector Projects-

- Glynn County
 - Sterling Ball Park Improvements
 - Hwy. 341 Sidewalk Improvements
 - Canal Road Widening Project
- FLETC
 - TSA Modular Classroom expansion
 - FLETC storm system improvements; W&S system conflict resolution

JWSC Internal Support

- JWSC Operations
- Office of the Executive Director



BRUNSWICK – GLYNN COUNTY JOINT WATER & SEWER COMMISSION

DATE: January 4, 2017

PROJECT: URBANA SANITARY SEWER IMPROVEMENTS

JWSC PROJECT NO. 319

ENGINEER: *Stantec Consulting Services, Inc.*

6055 Lakeside Commons Drive, Suite 100

Macon, GA 31210

CONTRACTOR: *Washington County Machine Shop*

1003 S. Harris Street

Sandersville, GA 31082

PROJECT DESCRIPTION

The scope of this project includes sanitary sewer improvements in the Urbana area of the City of Brunswick. More specifically the project includes furnishing and installing approximately 4,263 LF of 15-inch, 898 LF of 10-inch, and 2,639 LF of 8-inch PVC gravity sewer mains with associated sewer service wyes; 340 LF of 6-inch and, 4,744 LF of 4-inch service laterals with associated cleanouts; 43 precast concrete manholes; demolition and removal of LS 4019 located on SR 17; removal and replacement of asphalt, concrete driveways, sidewalks, and curb and gutters; connections to the existing sewer system; testing and complete surface restoration.

A Memorandum of Understanding was developed between the City of Brunswick and BGJWSC deemed to be in the best financial interests of both parties to tackle storm water improvements once sewer improvements were complete. Completing both infrastructure projects at the same time would ensure that the streets within the project area will only be disturbed once.

Upcoming project milestones include completion of all sanitary sewer infrastructure, beginning of storm drain improvements and installation of a new 8 inch water main along several streets including Macon Street.

The project was awarded to Washington County Machine Shop on October 26th 2015. Proposed project completion for the sewer and storm drain improvements is set for November 2016. Complete road pavement for entire project area is set for **January 2017**.

Contract amount: \$1,725,484.95 (JWSC) \$125,000.00 (City of Brunswick)

Current expenditures for this project are \$1,079,421.27

Upon project completion, the Urbana area will have new sanitary sewer and storm drain infrastructure, adequate water pressure and new paved streets within the project area.

Tentative schedule provided by the Contractor:

Storm Drain: All Storm Drain installation is complete.

Sewer Main: Sewer manhole tie-in to be completed at G Street & Macon Avenue - completed **01/06/2017**

Sewer Services: Macon Avenue & H Street service tie-in to be completed **01/05/2017**

1/9 to 1/14

Demolition of pump station 4019 and continuation of installation of GAB within project area.

Water Distribution has completed all installation of new 8" water main and fire hydrants.

Summary: Storm Drain improvements is on schedule.
Sewer Main installation is on schedule.
Sewer Service installation is ahead of schedule.

Contractor plans to have multiple crews on site until project completion.



1 St. & Wilson Ave. Intersection (01.04.17)



Talmadge Avenue (01.04.17)



Talmadge Avenue (01.04.17)



Niles St & Wilson Ave. Intersection (01.04.17)



I St & Wilson Ave. Intersection (01.04.17)



Niles St & Wilson Ave. Looking South (01.04.17)



Macon Ave. & H St. Intersection (01.04.17)



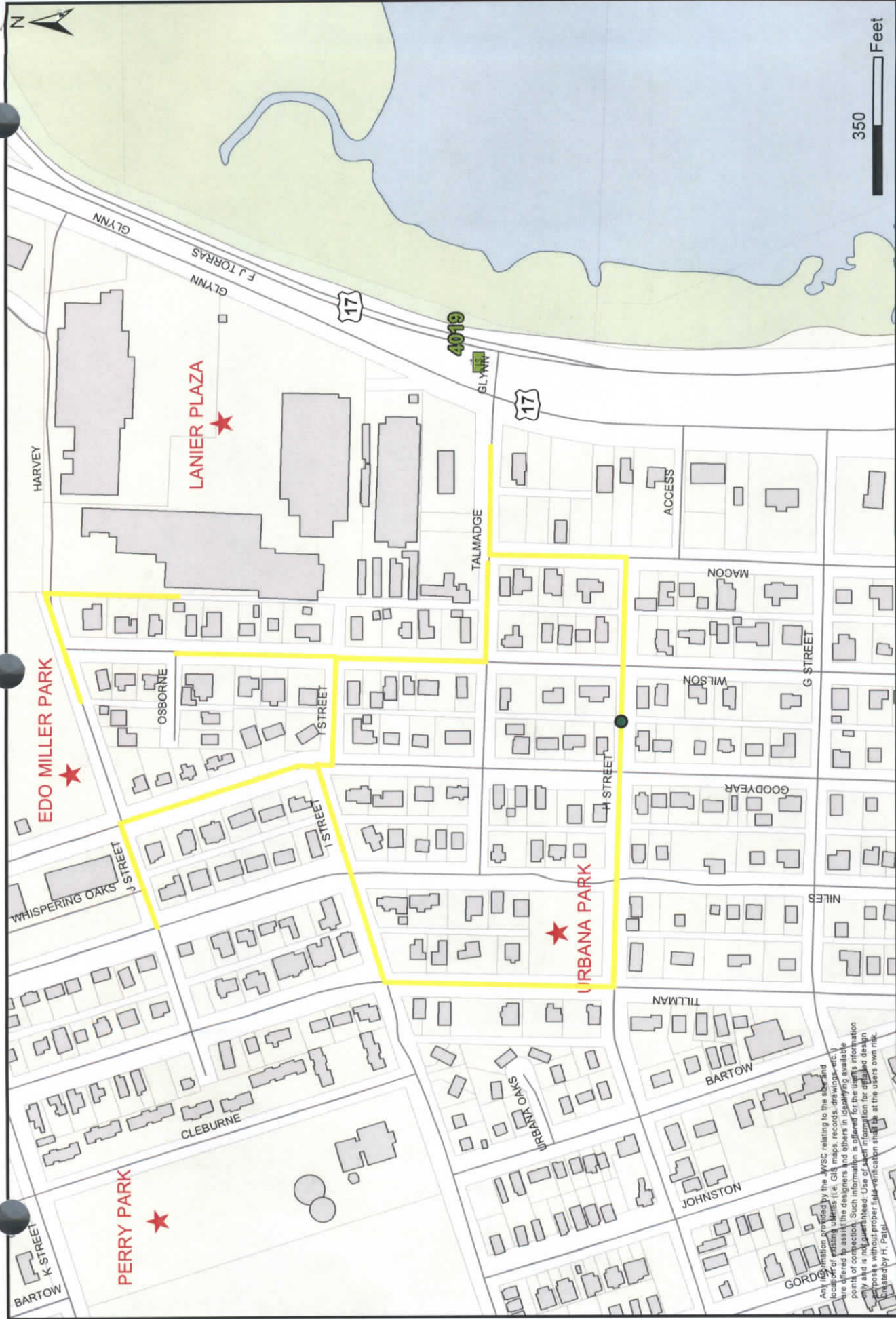
G Street – Macon Avenue (01.04.17)



1 Street (01.04.17)



1 Street (01.04.17)



- BGJWSC Sewer MH Improvements
- Roads to be Paved
- PS Decommission PS 4019

BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION
 1703 GLOUCESTER STREET, BRUNSWICK, GA 31520
 URBANA SANITARY SEWER IMPROVEMENTS



Any information provided by the WJSC relating to the size and location of existing utilities (i.e. GIS maps, records, drawings, etc.) are offered to assist the designers and others in identifying available points of connection. Such information is offered for the user's information only and is not guaranteed. Use of such information for detailed design purposes without proper field-verification shall be at the user's own risk.
 Prepared by H. Patel



BRUNSWICK – GLYNN COUNTY JOINT WATER & SEWER COMMISSION

DATE: January 4, 2017

PROJECT: MANSFIELD STREET WATER AND SANITARY SEWER IMPROVEMENTS
JWSC PROJECT NO. 421

ENGINEER: *Stantec Consulting Services, Inc.*
6055 Lakeside Commons Drive, Suite 100
Macon, GA 31210

CONTRACTOR: *J.H. Stone Construction*
1010 T Street
Brunswick, GA 31520

PROJECT UPDATE

The scope of this project included joint collaboration between the City of Brunswick and BGJWSC for much needed storm water conveyance system improvements and sanitary sewer improvements on Mansfield Street between Ellis Street and Bay Street in downtown Brunswick. The City and BGJWSC developed a Memorandum of Understanding deemed to be in the best financial interests of both parties to tackle storm water and sewer improvements at one time.

Joint collaboration between the two identities guaranteed that construction work will be performed at one time, will lessen the time that construction is taking place, and guarantee that streets will be replaced only once.

The sanitary sewer improvements to be done consists of furnishing all equipment and performing all labor necessary to construct the removal and replacement of 2,603 LF of sanitary sewer piping.

Upcoming project milestones include completion of the sanitary sewer main in front of the First Baptist Church and regrading of Reynolds Street between Monck Street and Mansfield Street.

Project was awarded to J.H. Stone Construction on June 8th 2015.

Project challenges have included impacts to original schedule and discovery of unknown sewer utilities and associated additional work.

Proposed project completion date is set for January 2017

Contract amount: \$898,781.55 (JWSC) \$730,525.61 (City of Brunswick)

Current expenditures for this project are \$275,093.68

With the collaboration between the City of Brunswick and BGJWSC, Mansfield Street will have new sanitary sewer infrastructure, new paved streets, and new storm drain infrastructure upon completion.

Current Status:

Sanitary Sewer Replacement: All Gravity Sewer mains are installed with the exception of a few service connections. All manholes are installed with the exception of grouting, invert work, coating and installation of ring and cover to planned finish grade.

Storm Drainage Improvements: The contractor plans to mobilize a 2nd crew to start City Storm Drain Improvements. Projected completion date is set for **January 31, 2017**.

Water System Improvements: Projected completion date is set for **January 31, 2017**.

Roadway Work: Projected complete road pavement for entire project area is set for **February 28, 2017**.

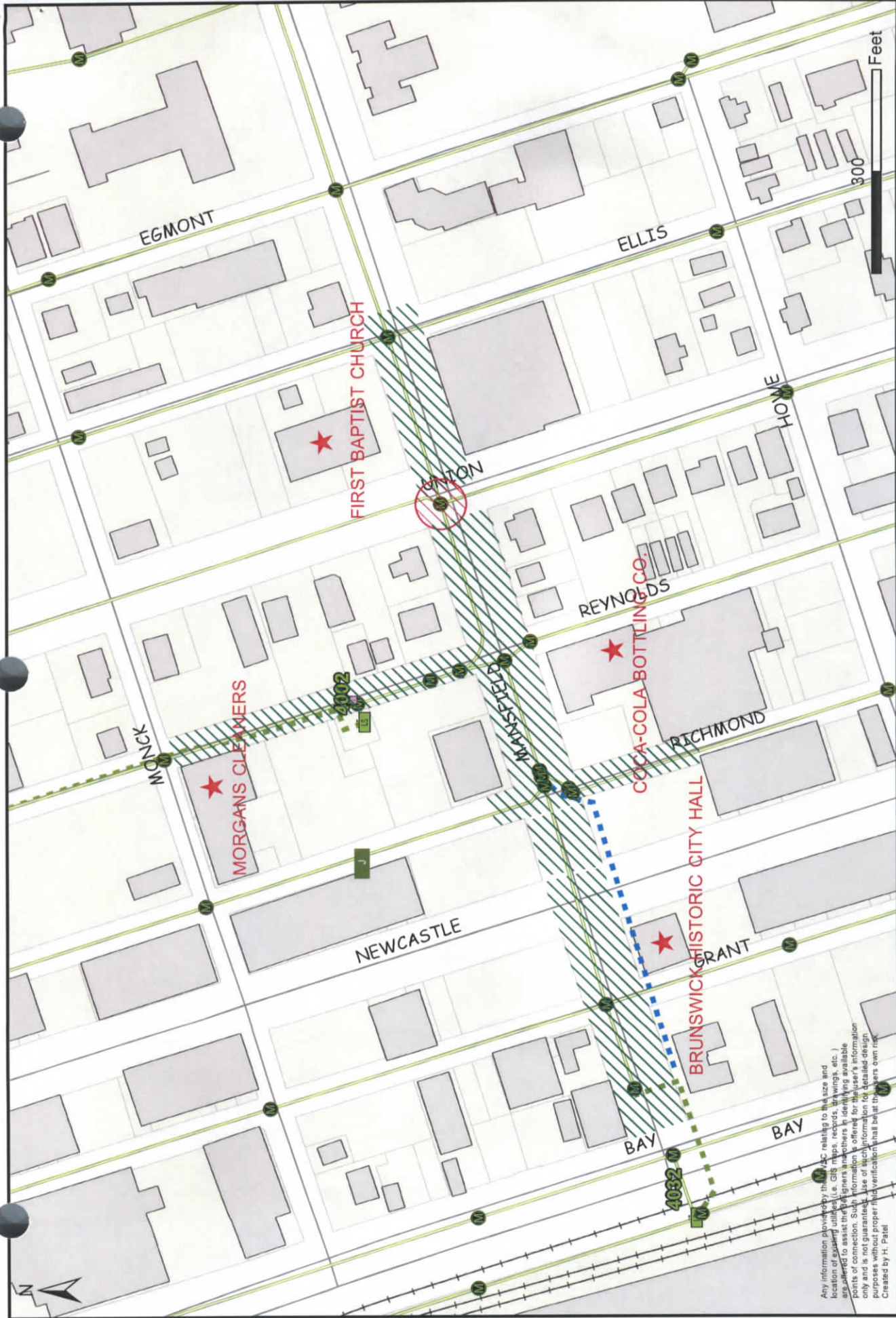
Contractor has experienced delays due to Hurricane Mathew and movie filming. During construction many existing abandoned utilities have also been discovered, each requiring verification of abandonment.



Re-addressing the roads on Mansfield St. (01.04.17)



Re-addressing the roads on Mansfield St. (01.04.17)



Any information provided by the user (MFC) relating to the size and location of existing utilities (i.e. GIS maps, records, drawings, etc.) are offered to assist the designers and others in identifying available points of connection. Such information is offered for the user's information only and is not guaranteed. Use of such information for detailed design purposes without proper field verifications shall be at the user's own risk.
 Created by H. Patel



INCOMPLETE
 COMPLETE
 (SEWER INSTALL)

BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION
 1703 GLOUCESTER STREET, BRUNSWICK, GA 31520

MANSFIELD STREET WATER & SANITARY SEWER IMPROVEMENTS





Brunswick-Glynn County Joint Water and Sewer Commission

MEMORANDUM

To: JWSC Commission

From: Pamela Crosby, Director of Procurement

Cc: Executive Director, Jimmy Junkin

Date: January 5, 2017

Re: Surplus Equipment – Asset No. 106 - Mobile Office Trailer, Academy Creek WWTP - APPROVAL

Background:

JWSC staff has determined Asset No. 106, VIN# 941255522-23041, to no longer be of use to the mission of the JWSC. This asset is a mobile office trailer currently sitting unoccupied at the Academy Creek WWTP site.

To dispose of this property, the Brunswick-Glynn County Joint Water and Sewer Commission must declare the property as surplus.

Once declared surplus, the Director of Procurement will dispose of the property in a manner most beneficial to the JWSC.

Recommendation:

Staff recommends declaring the surplus equipment, identified as Mobile Office Trailer, Asset No. 106, as surplus and authorizing its disposal in a manner most beneficial to the JWSC.

Enclosures:

Fixed Asset Register – No. 106
Certificate of Origin

Brunswick-Glynn County JWSC
Fixed Asset: 106

| | | | |
|-----------------|----------------------|--------------------------|-----------------------------------|
| Fixed Asset # | 106 | Primary FA # | |
| Is Depreciable | YES | | |
| Description | 10X50 Office Trailer | | |
| Category | Buildings | Type | Wastewater Collection - Buildings |
| Department | | Purchase Order | |
| FA Project | | | |
| Function | | Condition | |
| Tag # | | Manufacturer | |
| How Acquired | JWSC Acquired | Commodity | |
| Location | default | Serial # | |
| Model | | Policy # | |
| Insurance | | Coverage | |
| Depr Frequency | Monthly | Depr Method | Straight Line |
| Est Useful Life | 20.00 | Cost | 6,128.00 |
| Quantity | | Unit Cost | |
| Replace Cost | | Salvage Value | 0.00 |
| How Disposed | | Last Part. Disposed Date | |
| Last Depr Date | 06/30/2016 | Purchased Date | |
| In Use Date | 04/12/2010 | In Use Period | |
| Retired Date | | Retired Period | |
| Disposed Date | . | Disposed Period | |
| Comments | Imported | | |

Depreciation Expense GL Accounts

| Account/Project | Funding Source | Amount |
|-----------------|----------------|----------|
| 500-4300-561000 | | 6,128.00 |

CERTIFICATE OF ORIGIN FOR A VEHICLE
ROGER CARTER CORPORATION

Custom Modular Buildings/Mobile Offices
P.O. DRAWER 3129
KINSTON, N.C. 28501

DATE 01/31/95 INVOICE NO. 37236
VEHICLE IDENTIFICATION NO. 9412555 YEAR 1995 MAKE ROGERS
BODY TYPE MOBILE OFFICE TRAILER SHIPPING WEIGHT N/A
H.P. (S.A.E.) N/A G.V.W.R. N/A NO. CYLS. N/A SERIES OR MODEL 1260

I, the undersigned authorized representative of the company, firm or corporation named below, hereby certify that the new vehicle described above is the property of the said company, firm or corporation and is transferred on the above date and under the Invoice Number indicated to the following distributor or dealer.

NAME OF DISTRIBUTOR, DEALER, ETC.
ACTON MOBILE INDUSTRIES, INC
PO BOX 110052
NASHVILLE, TN 37222

If the vehicle described hereon is a motor home the undersigned certifies that it is equipped with at least four of the following life support systems: cooking, refrigeration or ice box, self-contained toilet, heating and/or air conditioning, a portable water supply system including a faucet and sink, separate 110-115 volt electrical power supply and/or an LP gas supply, all of which meet that ANSI A119.2 standards.

It is further certified that this was the first transfer of such new motor vehicle in ordinary trade and commerce.

ROGER CARTER CORPORATION

BY: *William D. May Jr.*
(SIGNATURE OF AUTHORIZED REPRESENTATIVE) (AGENT)

KINSTON, NC
CITY - STATE

Nº 760906