



**Brunswick-Glynn Joint Water and Sewer Commission
1703 Gloucester Street, Brunswick, GA 31520
Commission Meeting Room
Wednesday, June 17, 2026, at 10:00 am**

FACILITIES COMMITTEE MEETING MINUTES

PRESENT: **G. Ben Turnipseed, Chairman of Facilities Committee
Mike Fields, Commissioner
Wayne Neal, Commissioner**

ALSO PRESENT: **Andrew Burroughs, Executive Director
Charles A. Dorminy, HBS Legal Counsel
LaDonnah Roberts, Deputy Executive Director
Todd Kline, Director of Engineering
Pam Crosby, Director of Procurement
Adina Wilder, Executive Commission Administrator
Carla Reed, Administrative Coordinator
Chuck Munn – HIC Land, LLC**

MEDIA PRESENT: **None**

Chairman Turnipseed called the meeting to order at 10:00am.

Chairman Turnipseed provided an invocation.

PUBLIC COMMENT PERIOD

Chairman Turnipseed opened the Public Comment Period. There being no citizens that wished to address the Committee, Chairman Turnipseed closed the Public Comment Period.

Chairman Turnipseed requested a change to the agenda to move the Discussion Items before the Approval items.

Commissioner Fields made a motion seconded to Commissioner Turnipseed to change the agenda to move the Discussion Items before the Approval items. Motion carried 3-0.

DISCUSSION

1. Water Production Report – A. Burroughs

Mr. Burroughs presented the Water Production Report for the month of May 2026 to the Facilities Committee. This report provides the Committee with monthly and daily water production in millions of gallons for each of the BGJWSC water production facilities (wells). The following are Brunswick District production facilities: Howard Coffin, Goodyear Park, Brunswick Villa, FLETC, I-95, Golden Isles I, Golden Isles II, Canal, and Ridgewood. The South Mainland District wells include Fancy Bluff, Exit 29, and Brookman. Mallery, Airport, Harrington, and Hampton South are the wells located in the St. Simons Island District.

2. WPCF Plant Flows Report – A. Burroughs

Mr. Burroughs reviewed the May 2026 Monthly Wastewater Flow Report with the Committee. This report contains data regarding the influent and effluent flows, concentration of elements and chemicals, plant capacity, etc. We were not in compliance at Academy Creek for the month but showed significant improvement towards compliance. The other two plants were in compliance.

3. Capital Project Report – T. Kline / A. Burroughs

Mr. Kline presented an update on the monthly Project Report for Capital Projects currently in operation. The Commissioners were provided with a packet containing: the Capital Project Photographs, Capital Project Report Spreadsheet, and the Capital Project Gantt Chart of project timelines. Mr. Kline presented the update by highlighting projects along with photographs and descriptive details on scopes of work completed as well as portions remaining for final project completion.

APPROVAL

1. Minutes from May 20, 2026, Facilities Committee Meeting

Commissioner Fields made a motion seconded by Commissioner Neal to approve the minutes of the Facilities Committee Meeting held on May 20, 2026. Motion carried 3-0.

2. Contract Award – PS 3103/4119 Rehab and Force Main Phase 1 Services – A. Burroughs

Mr. Burroughs presented a recommendation to award Phase 1 progressive design-build services for the Pump Station 3103 and Pump Station 4119 Rehabilitation and Force Main projects. Staff explained that the alternative delivery method was selected based on the success of the Academy Creek Clarifier Rehabilitation project, as it provides greater collaboration, open-book pricing, and improved cost transparency throughout the design process. Although funded as two separate capital projects, both projects will be delivered under a single design-build contract.

Staff explained that Pump Station 3103, located in the Royal Oaks area near Exit 29, serves the surrounding residential neighborhoods, commercial development, and wastewater flows from the Port of Brunswick. Due

to increased demand, the existing duplex pump station will be upgraded from approximately 400 gallons per minute to 650 gallons per minute. Improvements may include construction of a new wet well or expansion of the existing wet well capacity, along with installation of a new force main that will require a new bore beneath Interstate 95 because the existing force main and casing cannot accommodate the larger pipe. The new alignment will allow the existing force main to remain in service during construction, minimizing service interruptions. Staff also reviewed improvements planned for Pump Station 4119, located near Golden Isles Parkway and Highway 99, which serves a large portion of the North Mainland service area, including neighborhoods extending to Chancellor Road and future developments such as the new school currently under construction. The station will be upgraded from approximately 800 gallons per minute to 1,950 gallons per minute, and approximately 10,000 linear feet of new 12-inch force main will be installed to improve system capacity and connect with future infrastructure associated with the Autumn Plantation development.

Staff reported that the Request for Proposals generated the highest level of industry participation the Commission has experienced for a capital project, with approximately 60 attendees at the pre-proposal meeting and 10 proposals submitted. A three-member evaluation committee representing Operations, Engineering, and Senior Leadership reviewed the proposals, with Garney Companies, partnered with McKim & Creed for engineering services, receiving the highest overall evaluation score. Staff recommended awarding Phase 1 services to Garney Companies in the amount of \$492,000. Total funding allocated for the two projects is \$9.8 million, while the median preliminary project estimate submitted by proposers was \$9.4 million. Staff explained that the progressive design-build process requires open-book pricing and that Garney has committed to providing a Guaranteed Maximum Price within 120 days of contract initiation. Following staff's review of the proposed pricing, the Guaranteed Maximum Price will be presented to the Commission for consideration, likely in early 2027.

Commissioner Fields made a motion seconded by Commissioner Neal that the Facilities Committee recommend full Commission award a contract to Garney Companies, Inc. for Phase One services for the PS 3103 and PS4119 Expansion and Force Main project in the amount of \$492,000. Motion carried 3-0.

3. Final Balancing Change Order – Canal Road WPF – A. Burroughs

Mr. Burroughs presented the final balancing change order for the Canal Road Water Production Facility project, noting that the purpose of the change order is to close out the project. Staff explained that the project included improvements to an existing production well, construction of a new ground storage tank, and development of the water production facility that delivers water into the distribution system. The facility, located adjacent to Glynn County's traffic circle improvements at Canal Road and Golden Isles Parkway, has been fully operational since mid-September 2025 and has been performing as expected. Staff noted that the facility has become an important contributor to the water system while final administrative closeout items have been completed.

The proposed final balancing change order included a deduction of more than \$350,000 in unused contract funds, along with adjustments for additional contract time associated with project completion.

Staff recommended approval of the final balancing change order, which included a project time extension establishing a final completion date of February 17, 2026, and an adjusted final contract amount of \$4,816,036.74, compared to the original contract amount of approximately \$5.167 million.

Commissioner Neal made a motion seconded by Commissioner Fields that the Facilities Committee recommend full Commission approve Final Adjusting Change Order as a project time extension with an adjusted final project completion date of February 17, 2026, and adjusted final contract amount of \$4,816,306.74. Motion carried 3-0.

4. Glynn-Brunswick 911 Services Agreement for External Entities – A. Burroughs

Mr. Burroughs presented the annual renewal of the Glynn Brunswick 911 Services Agreement with the Glynn County Board of Commissioners for the Commission's emergency communications system. Staff explained that the agreement provides access to the county's radio network through ten satellite radios used by Commission personnel during emergency response situations. While the Commission does not have access to public safety communication channels used by police, fire, or EMS, the radios operate on the same network and provide reliable communications during emergency events when traditional cellular service may be unavailable.

The annual agreement provides service at a rate of \$55 per month per radio, for a total annual cost of \$6,600, which is included in the Administration Services operating budget.

Commissioner Fields made a motion seconded by Commissioner Neal that the Facilities Committee recommend full Commission enter into the Glynn-Brunswick 911 Service Agreement with the Glynn County Board of Commissioners. Motion carried 3-0.

5. Dedication of Infrastructure and/or Easements

Mr. Kline presented items for review under infrastructure dedications, conveyance of easement for the following infrastructures, including a Warranty Deed:

- 1. Altama Plantation Residential S/D Phase 1**
- 2. Altama Plantation Infrastructure Phase I & II and Pumpstation**

Commissioner Fields made a motion seconded by Commissioner Neal that the Facilities Committee recommend full Commission approval and accept these requests to accept infrastructure with associated easements, as applicable. Motion carried 3-0.

Chairman Turnipseed adjourned the meeting at 11:06 a.m.



G. Ben Turnipseed,
Facilities Committee Chairman

Attest:


Adina Wilder,
Executive Committee Administrator