



City of Hogansville
City Council

Public Hearing & Regular Meeting Agenda

Monday, June 5, 2023

Meeting will be held at Hogansville City Hall,
111 High Street, Hogansville, GA 30230

Mayor: <i>Jake Ayers</i>	2025	City Manager: <i>Lisa E. Kelly</i>
Council Post 1: <i>Michael Taylor, Jr</i>	2025	Assistant City Manager: <i>Niles Ford</i>
Council Post 2: <i>Matthew Morgan</i>	2025	City Attorney: <i>Alex Dixon</i>
Council Post 3: <i>Mandy Neese*</i>	2023	Chief of Police: <i>Jeffrey Sheppard</i>
Council Post 4: <i>Mark Ayers</i>	2023	City Clerk: <i>LeAnn Lehigh</i>
Council Post 5: <i>Toni Striblin</i>	2023	* Mayor Pro-Tem

Public Hearing – 7:00 pm

Public Hearing to Hear Citizen Comments on the Proposed Unified Development Ordinance (UDO)

Public Hearing – 7:00 pm Immediately Following UDO Public Hearing

Public Hearing to Hear Citizen Comments on the Proposed 2023/2024 Budget

Regular Meeting – Immediately Following Budget Public Hearing

1. Call to Order – Mayor Jake Ayers
2. Invocation & Pledge

Consent Agenda

All items listed under the Consent Agenda are considered to be routine in nature and will be approved by one blanket motion.

1. Approval of Agenda: Regular Meeting June 5, 2023
2. Approval of Minutes: Regular Meeting May 15, 2023
3. Approval of Minutes: Work Session Meeting May 15, 2023

Presentation

1. 2023/2024 Proposed Budget Presentation

Old Business

1. 2nd Reading and Adoption – Unified Development Ordinance

New Business

1. Approval of Utility and Financial Software
2. Bid Award – Royal Theater Film, AV, Sound Technology

City Manager's Report

Chief of Police Report

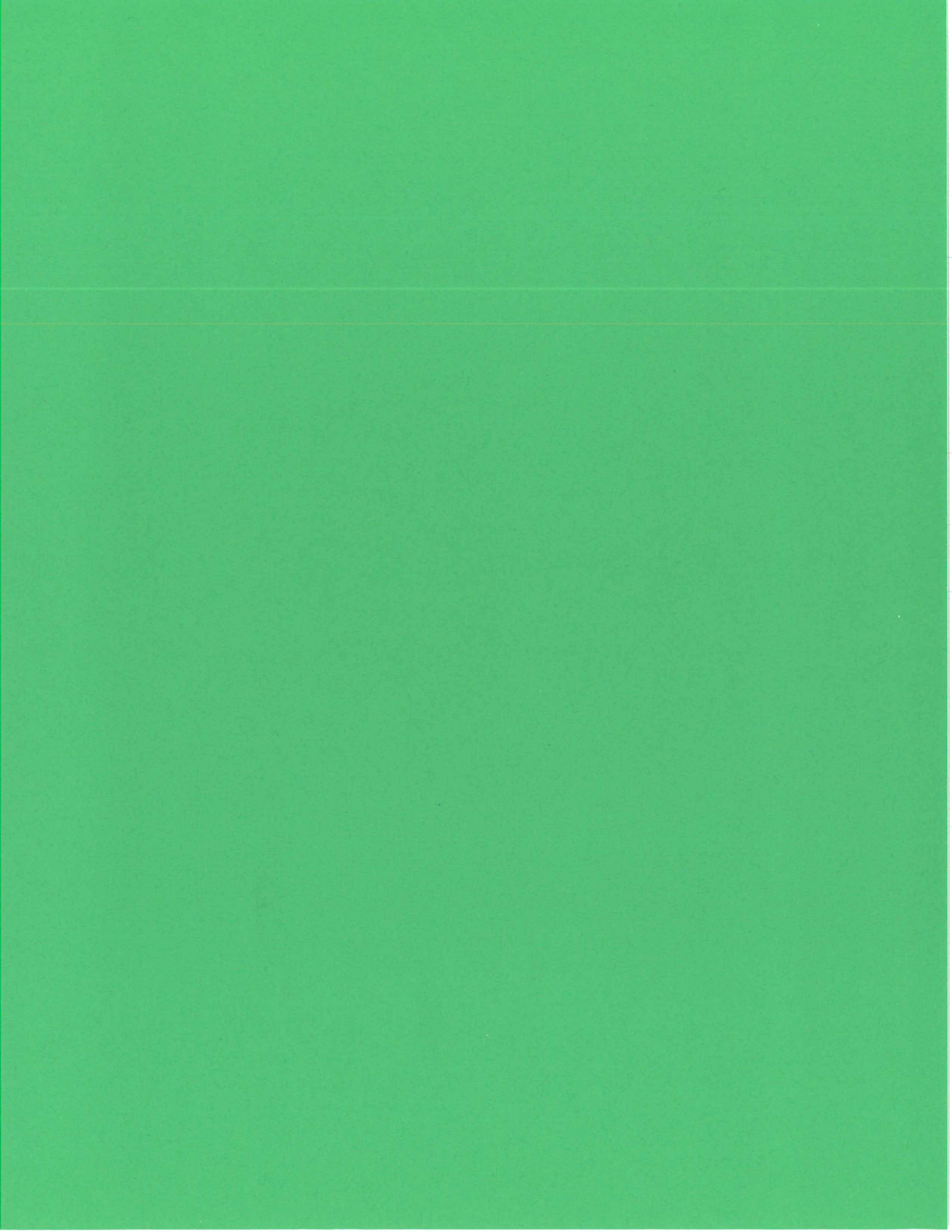
Council Member Reports

1. Council Member Taylor
2. Council Member Morgan
3. Council Member Neese
4. Council Member Ayers
5. Council Member Striblin

Mayor's Report

Adjourn

<p>Upcoming Dates & Events</p> <ul style="list-style-type: none"> • June 15, 2023 – 6:00 pm Meeting of the Hogansville Planning & Zoning Commission at Hogansville City Hall • June 17, 2023 – 5:00 pm HGVL Alive After Five in Downtown Hogansville • June 20, 2023 10:00 am and 7:00 pm Public Hearings to Hear Citizen Comments on the Proposed 2023/2024 Budget • June 20, 2023 – Immediately Following Public Hearing at 7:00 pm Regular Meeting of the Mayor and Council at Hogansville City Hall • June 20, 2023 – 6:30 pm Meeting of the Historic Preservation Commission at Hogansville City Hall
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05/15/2023

Meeting held at Hogansville City Hall, 111 High Street, Hogansville GA 30230

Regular Meeting

Call to Order: Mayor Jake Ayers called the meeting to order at 7:00 pm. Present were Council Member Michael Taylor, Jr., Council Member Matthew Morgan, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Toni Striblin. Also present were City Manager Lisa Kelly, Police Chief Jeff Sheppard, City Attorney Alex Dixon, and City Clerk LeAnn Lehigh.

Council Member Morgan gave an invocation and Mayor Ayers led the Pledge of Allegiance.

CONSENT AGENDA

Motion: Council Member Ayers moved to approve the Consent Agenda, with an amendment to add an Executive Session for Personnel Exemption. The motion was seconded by Council Member Taylor.

Motion Carries 5-0

PRESENTATION

Aaron Fortner – Canvas Planning – UDO

Aaron Fortner of Canvas Planning explained that the UDO would fix the issues and problems in the current ordinances, and have one ordinance for new developments. There will be a public hearing on June 5 at 7:00 pm to hear citizen comments on the proposed UDO.

OLD BUSINESS

1. Bid Award – Royal Theater

Motion: A motion was made by Council Member Striblin to award the bid of the construction of the Royal Theater to Principle Construction for \$2.24 million and approve the contract with Principle Construction for Phase 1 of the construction for \$1.54 million. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Passes – 5-0

NEW BUSINESS

1. 1st Reading – Unified Development Ordinance

City Attorney Alex Dixon read the first reading of the Unified Development Ordinance (UDO). No action was taken at tonight's meeting.

2. Resolution – Municipal Competitive Trust

Motion: A motion was made by Council Member Taylor to approve the Resolution naming Mayor Jake Ayers and City Manager Lisa Kelly as authorized officials of the MEAG Municipal Competitive Trust. The motion was seconded by Council Member Neese.

Discussion: None

Motion Passes – 5-0

3. Creek Crossing Repairs #1-#5 – Crawford Grading

Motion: A motion was made by Council Member Neese to approve Crawford Grading & Pipeline to repair all 5 creek crossings that were damaged in the flooding back in March 2023 in the amount of \$22,200. The motion was seconded by Council Member Ayers.

May 15, 2023

Discussion: None
Motion Passes – 5-0

EXECUTIVE SESSION

Council Member Ayers made a motion to move into Executive Session under the Personnel Exemption at 7:24 pm. The motion was seconded by Council Member Taylor.

Motion Passes 5-0

The Regular Meeting was reconvened at 7:35pm.

ADJOURNMENT

On a motion made by Council Member Neese and duly seconded, Mayor Jake Ayers adjourned the meeting at 7:56 pm.

Respectfully,



LeAnn Lehigh
City Clerk

May 15, 2023



05/15/2023

Meeting held at Hogansville City Hall, 111 High Street, Hogansville GA 30230

Work Session Meeting

Call to Order: Mayor Jake Ayers called the Work Session to order at 6:03 pm. Present were Mayor Jake Ayers, Council Member Michael Taylor, Jr., Council Member Matthew Morgan, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Toni Striblin. Also present were City Manager Lisa Kelly, Police Chief Jeff Sheppard, City Attorney Alex Dixon and City Clerk LeAnn Lehigh.

DISCUSSION ITEMS

1. Bid Award – Royal Theater

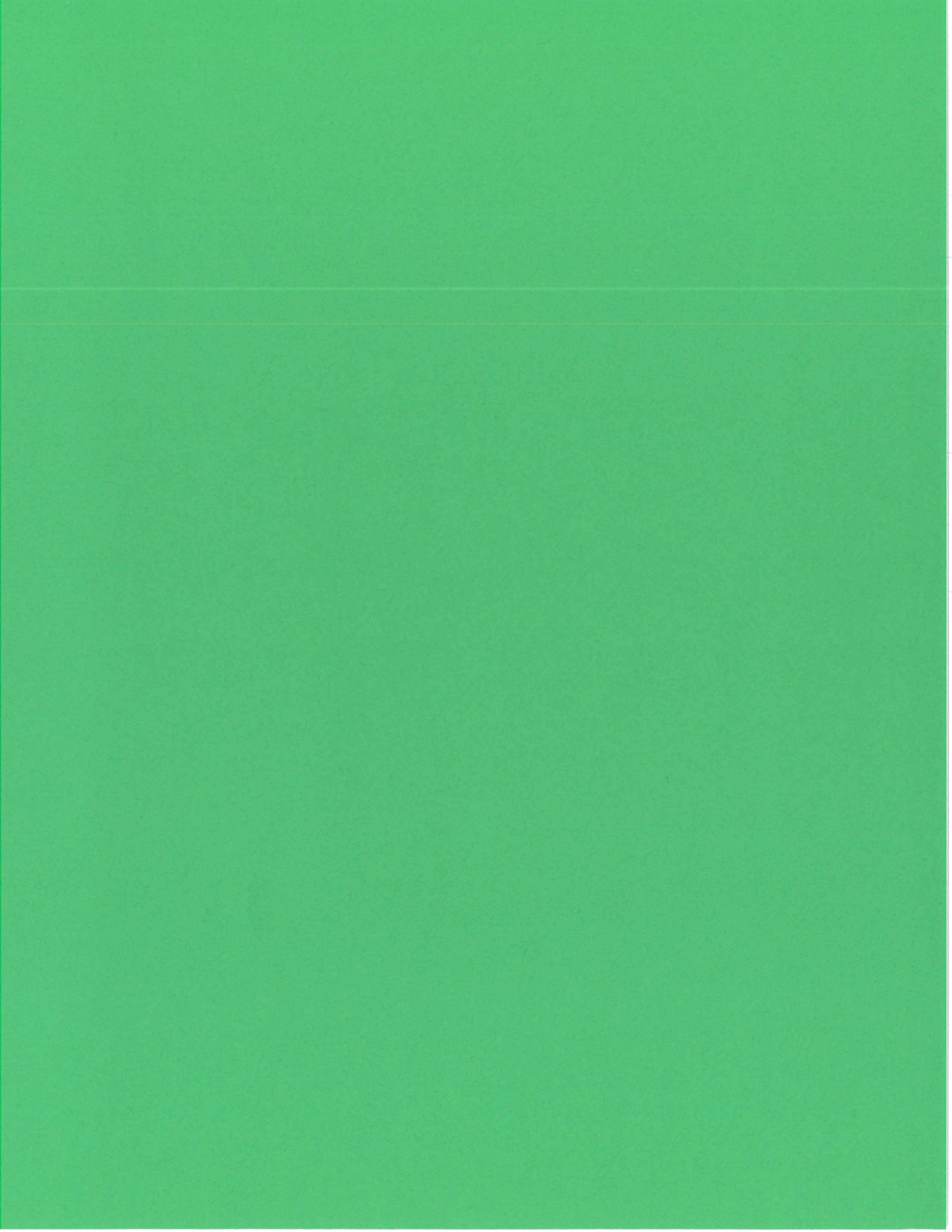
As discussed at the previous meeting, Principle Construction was the lowest bid on the Royal Theater Renovation at the bid of \$2.24 million. Principle Construction agreed to pare down the construction to work with the City's actual funding of \$1.54 million. Council asked City Manager Lisa Kelly to bring a scope of work from Principle Construction for what they would receive for the \$1.54 million. They would complete Phase 1, which would include all mechanicals, construction of the lobby, concessions, ticket booths, and downstairs restrooms. This would not include anything in the theater room or the balcony. The City is currently in the process of trying to get additional Grant funding for the project. Council discussed the possibility of low interest loans to pay to complete the project if the need arises and additional funding cannot be established. City Attorney said that Council would need to award the \$2.24 million bid to Principle Construction and to approve the contract for the \$1.54 million.

ADJOURNMENT

Mayor Jake Ayers adjourned the Work Session at 6:44 pm.

Respectfully,

LeAnn Lehigh
Deputy City Clerk



AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO AMEND THE CODE OF THE CITY; TO AMEND THE CODE AS TO DELETE THEREFROM CHAPTER 102-ZONING AND CHAPTER 14-BUILDINGS AND BUILDING REGULATIONS, CHAPTER 34-ENVIRONMENT; CHAPTER 42-FLOOD DAMAGE PREVENTION, CHAPTER 74-SIGNS, CHAPTER 78-SOLID WASTE, CHAPTER 83-WIRELESS FACILITIES AND ANTENNAS; CHAPTER 84-TREE PRESERVATION AND REPLACEMENT STANDARDS AND CHAPTER 86-SUBDIVISIONS, AND INSERTING IN LIEU THEREOF A NEW CHAPTER 102 TO BE KNOWN AS THE HOGANSVILLE UNIFIED DEVELOPMENT ORDINANCE; TO MODIFY THE EXISTING ZONING ORDINANCE AND MAP OF THE CITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE SEPARABILITY; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE, GEORGIA HEREBY ORDAIN AS FOLLOWS:

SECTION 1:

That the Code of the City of Hogansville is hereby amended by deleting therefrom Chapter 102-Zoning in its entirety and the following Chapters: Chapter 14-Buildings and Building Regulations, Chapter 34-Environment: Soil Erosion, Sedimentation and Pollution Control; Watershed Protection; Water Quality; Wetlands; Chapter 42-Flood Damage Prevention; Chapter 74-Signs; Chapter 78-Solid Waste; Chapter 83-Wireless Facilities and Antennas; Chapter 84-Tree Preservation and Replacement Standard and Chapter 86-Subdivisions; and inserting in lieu thereof a new Chapter 102 to be entitled "Hogansville Unified Development Ordinance." The text of the Hogansville Development Ordinance is attached hereto as Exhibit "A" and the Zoning map is attached as Exhibit "B."

SECTION 2:

All parts, sections, paragraphs, sentences, clauses, and phrases of this Ordinance are each hereby declared to be severable and if any such part, portion, section, clauses, or phrase of this Ordinance shall be declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such invalidity shall not affected any remaining parts, portions, sections, paragraphs, sentences, clauses, or phrases thereof and the Mayor and Council of the City of Hogansville hereby declare that had they

known that any such provision was or would be invalid, they would not have adopted that portion or part of the Ordinance but would have nevertheless adopted the remaining portions thereof.

SECTION 3:

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4:

This ordinance after adoption by the Council and approval by the Mayor shall become effective at 12:01 A.M. on June 6, 2023. Any application foiled before said effective date and time shall be governed by the now existing provisions found in the Code of the City of Hogansville.

INTRODUCTED AND FIRST READING: _____

SECOND READING AND ADOPTED/REJECTED: _____

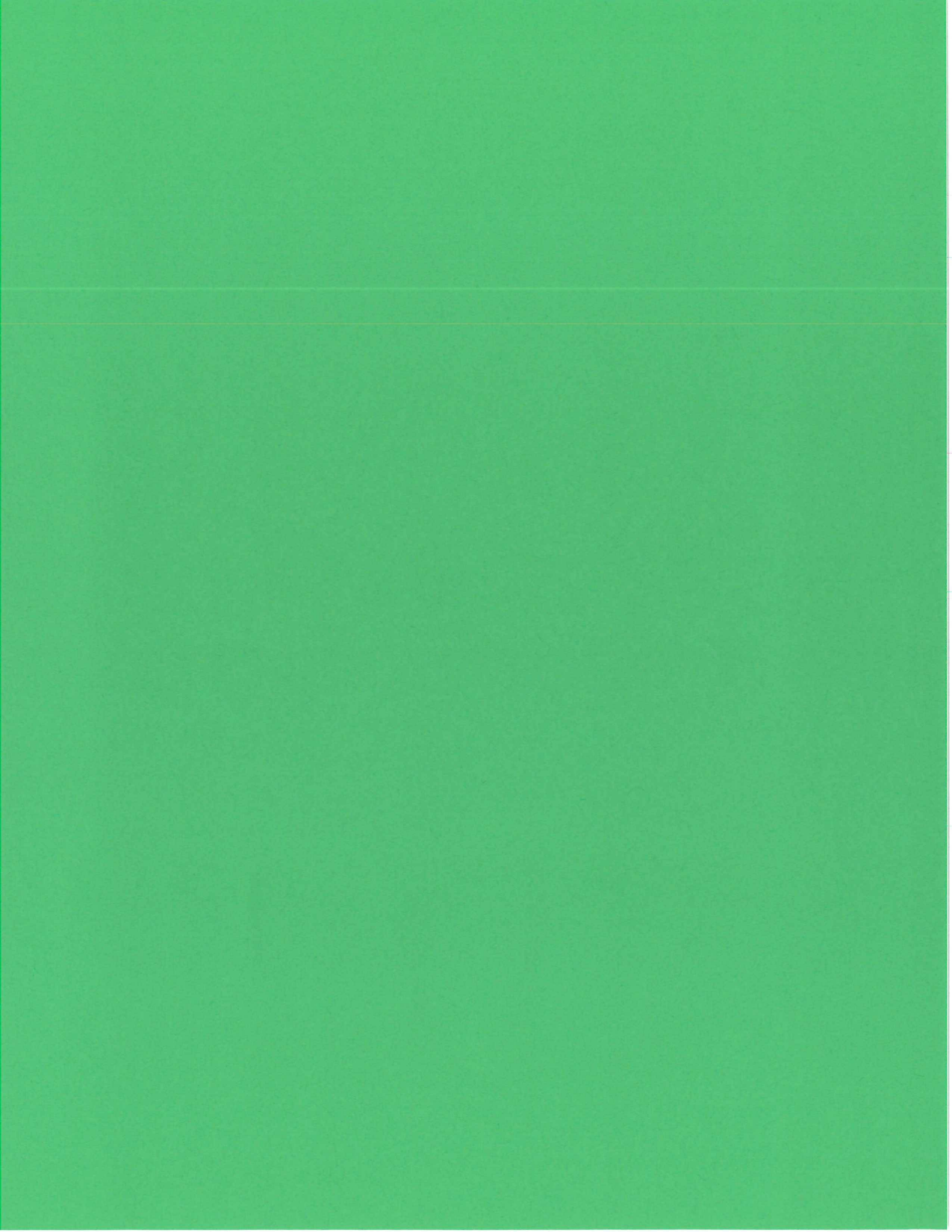
SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED: _____

BY: _____

Mayor

ATTEST: _____

City Clerk



#1

Edmunds GovTech

At contract signing \$ 77,270.00

60 days post contract \$ 11,312.50

60 days after go-live \$ 11,312.50

Monthly \$ 4,553.75

Varied data conversion on all applications from 1-3 years

Cloud based

Employee & customer portals

No limit on users

#2

Caselle

At contract signing \$ 26,802.50

At Go-live \$ 26,802.50

Monthly \$ 3,891.00

Must go to Utah for in-person training

Server based only - will need to buy new server at around 20k

No data conversion for utility accounts - only going-forward amounts.

Going forward amounts only allow for 1000 customers

Financials only convert 3 months of data

Limit of 6 users

#3

gWorks

At contract signing \$ 94,825.00

Monthly \$ 3,858.00

Employee portal but no customer portal

2 years of conversion

Just now migrating from server based to cloud based (unknown success)

No inventory control module

No work order module

Out-source on-line payment portal

#4

BS&A

Unresponsive

Customer:	Hogansville City	Sales Order	
Customer Address:	111 High Street Hogansville, GA 30230	Order #:	00005538
Customer County:	Troup	Sales Order Date:	May 8, 2023
Customer Admin Contact:	Lisa Kelly	Effective Date:	Date of customer signature below
Customer Admin Phone:	706-637-8629	New/Add-On:	New Logo Core
Customer Admin Email:	lisa.kelly@cityofhogansville.org	Sales Rep:	Darrin Love

Investment Summary

Software Services - Subscription	\$49,145.00
Hosting Services	\$5,500.00
Professional Services - Implementation	\$24,000.00
Conversion Services	\$21,250.00
Year 1 Investment:	\$99,895.00

Summary Notes

One-time Implementation Fees: 50% will be due upon execution of the contract, 25% will be invoiced 60 days after the Effective Date and the remaining 25% will be invoiced upon the earlier of project acceptance or first production use.

One-time Data Conversion Fees: 50% will be due upon execution of the contract, 25% will be invoiced 60 days after the Effective Date and the remaining 25% will be invoiced upon the earlier of project acceptance or first production use.

Hosting Services Fees: 100% will be invoiced on the Effective Date for the first annual term. Thereafter, 100% of each subsequent annual fee will be invoiced annually, 60 days prior to each anniversary of the Effective Date.

Annual Subscription Fees: 100% will be invoiced upon execution of the contract for the first annual term. Thereafter, 100% of each subsequent annual fee will be invoiced annually, 60 days prior to the anniversary of the term date.

All invoices shall be paid within 30 days of the invoice date. Fees may increase annually with renewal terms subject to the National Consumer Price Index (CPI) or four percent (4%) of prior year's fees.

Software Services - Subscription	Amount
AR & Business Licensing - 5 Year	\$2,500.00



Software Services - Subscription	Amount
Electric Billing & Collections - 5 Year	\$10,000.00
Electronic Requisitions - 5 Year	\$2,000.00
Employee Self-Service - 5 Year	\$2,000.00
Finance Super Suite - 5 Year	\$6,000.00
GIS Link - 5 Year	\$500.00
Human Resources - 5 Year	\$4,000.00
Inventory Control - 5 Year	\$3,000.00
Online Service Applications - 5 Year	\$2,000.00
Payroll - 5 Year	\$5,000.00
Permitting & Code Enforcement - 5 Year	\$3,000.00
Positive Pay Connector - 5 Year	\$500.00
Resident Self-Service - 5 Year	\$2,000.00
ViewPoint Dashboard - 5 Year	\$1,500.00
WIPP - AR - 5 Year	\$995.00
WIPP - Utility - 5 Year	\$1,650.00
Work Orders - 5 Year	\$2,500.00
Annual Fees:	\$49,145.00

Hosting Services	Amount
Hosting (Level II)	\$5,500.00
Annual Fees:	\$5,500.00

Professional Services - Implementation	Amount
Standard AR/Business Licensing Implementation	\$3,500.00
Standard Finance Implementation I	\$5,000.00
Standard Permitting Implementation	\$3,000.00

Professional Services - Implementation	Amount
Standard Personnel Implementation I	\$5,000.00
Standard Utility Implementation I	\$7,000.00
ViewPoint Dashboard Implementation	\$500.00
One-Time Fees:	\$24,000.00

Conversion Services	Amount
Accounts Receivable – Advanced Conversion	\$4,000.00
<i>Customer demographic information</i>	
- Active business license records for current year	
- Does not include any invoice history (open or closed)	
- All Open Invoices	
- Closed Invoices for 1 year based on issue date	
- Billing/Payment history for all converted Invoices	
- All business license records for current and prior year (active and inactive)	
Finance - Base Conversion	\$4,000.00
<i>Chart of Accounts</i>	
<i>Summary Account Financial Information for 3 years + current fiscal year budgets</i>	
- Opening/Ending Balances	
- Summarized Year to Date Activity	
- Vendor Master Information	
- Current Calendar Year 1099 Payment Totals	
- Fixed Asset Master Information	
Payroll - Base Conversion	\$3,750.00
- Employee Master Information	
- Current Year Check History	
- Gross Pay	
- Detailed Deductions	
- Detailed Taxes	
- Net Pay	
- Leave Time Balances	
Permitting - Base Conversion	\$3,000.00
- Parcel Master Information	
- Permit History for 1 year + current based on permit issue date	
- Inspection History Information for Converted Permits	

Conversion Services	Amount
<ul style="list-style-type: none"> - Contractor Master Information - Permit Fee History 	
Utility Billing - Advanced Conversion	\$6,500.00
<ul style="list-style-type: none"> - Current Customer Master Account and Bill to Information - Meter Master Information - Current Billing Configuration (Services, cycles, rates, etc.) - Current Open Balance Information for Active and Inactive Accounts (Open balances by service, Penalty, Interest, Deposits, etc.) - Minimum required consumption information needed to calculate next cycle billing by service - Meter Reading History Information for 3 years + current based on reading date - Billing and Payment Transaction History for 3 years + current based on transaction date - Backflow Master Account Information - Backflow Inspector Master Information - Backflow Inspection History for 3 years + current based on inspection date 	
One-Time Fees:	\$21,250.00

Software Services - Subscription Notes	<p>Initial term of the Software Services are a 60 month subscription, commencing 90 days after the Effective Date.</p> <p>Thereafter, the Software Services subscription shall renew automatically for 12-month renewal terms unless written notice is provided by Customer at least 90 days prior to the expiration of the initial or then-current renewal Term. Fees may increase annually with renewal terms subject to the National Consumer Price Index (CPI) or four percent (4%) of prior year's fees.</p>
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Hosting Services Notes	<p>The initial Hosting Services Term shall be 60 months commencing on the Effective Date.</p> <p>The Hosting Services Terms shall renew automatically for 12-month renewal terms at then-current applicable Fees unless written notice is provided by Customer at least 90 days prior to the expiration of the initial or then-current renewal Term. Fees may increase annually with renewal terms subject to the National Consumer Price Index (CPI) or four percent (4%) of prior year's fees.</p>
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Professional Services - Notes	Includes all standard implementations listed under "Professional Services - Implementation".
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Professional Services - Notes	Includes all standard implementations listed under "Professional Services - Implementation".
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Sales Order Notes

Customer desires on site training. Travel expenses are applicable and will be billed as actual.
All Invoicing to occur after July 1, 2023.

Please return executed Sales Orders via
DocuSign or Email to:
Edmunds GovTech, Inc.

Email: SalesOrders@EdmundsGovTech.com

P: 888.336.6999 | F: 609.645.3111

www.EdmundsGovTech.com

Sales Order #: 00005538

THE UNDERSIGNED IS AUTHORIZED TO EXECUTE THIS SALES ORDER ON BEHALF OF CUSTOMER AND ACKNOWLEDGES AND AGREES ON BEHALF OF CUSTOMER THAT (A) ALL SERVICES SET FORTH IN THIS SALES ORDER ARE SUBJECT TO AND GOVERNED BY THE EDMUNDS GOVTECH, INC. SERVICE TERMS AND CONDITIONS AVAILABLE AT THE FOLLOWING URL: <https://go.edmundsgovtech.com/terms> (THE SERVICE TERMS), WHICH ARE INCORPORATED INTO THIS SALES ORDER, AND (B) THIS SALES ORDER, INCLUDING THE SERVICE TERMS, IS THE COMPLETE AND EXCLUSIVE AGREEMENT BETWEEN EDMUNDS GOVTECH (OR OUR AFFILIATE PROVIDING THE SERVICES DESCRIBED HEREIN) AND CUSTOMER CONCERNING THE SUBJECT MATTER HEREOF AND SUPERSEDES ANY PRIOR OR CONTEMPORANEOUS TERMS AND CONDITIONS, INCLUDING ANY PURCHASE ORDER CUSTOMER MAY PROVIDE OR ANY PRIOR COURSE OF DEALING OR USAGE OF TRADE, AND SUCH ADDITIONAL OR DIFFERENT TERMS OR CONDITIONS SHALL HAVE NO FORCE OR EFFECT.

EDMUNDS GOVTECH, INC.

Hogansville City

By: _____	Date: _____	By: _____	Date: _____
Darrin Love Regional Sales Director		Lisa Kelly City Manager	





Hogansville City Payment Schedule

Prepared by: Darrin Love, Regional Sales Director
 Proposal Date: 05/08/2023

Year 1 Investment	Amount Due
Subscription Fees (100%)	\$49,145.00
Implementation Fees (50%)	\$12,000.00
Hosting Fees (100%)	\$5,500.00
Conversion Fees (50%)	\$10,625.00
Upon Contract Execution: Payment 1	\$77,270.00
Implementation Fees (25%)	\$6,000.00
Conversion Fees (25%)	\$5,312.50
60 Days After Contract Execution: Payment 2	\$11,312.50
Implementation Fees (25%)	\$6,000.00
Conversion Fees (25%)	\$5,312.50
60 Days After Go-Live: Payment 3	\$11,312.50
Total Year 1 Investment	\$99,895.00

Year 2-5 Investment	Amount Due
Subscription Fees (100%)	\$49,145.00
Hosting Fees (100%)	\$5,500.00
Annual Payment	\$54,645.00



CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Mathew Morgan, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Toni Striblin, Post 5



Lisa Kelly, City Manager
Alex Dixon, City Attorney

111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: June 5, 2023

SUBMITTED BY: Lynne Miller

AGENDA TITLE: AV, Film and Lighting Design Services for Royal

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

Ordinance (No. ____)

Contract

Information Only

Public Hearing

Resolution (No. ____)

Ceremonial

Discussion/Action

Other

BACKGROUND (Includes description, background, and justification)

Recently the City solicited priced proposals from consultants to provide AV, film and lighting design services for the Royal Theater. We received proposals from: (1) Magna Tech Electronics in Coral Gables FL; (2) SSOE Group of Atlanta; and (3) NewGround Group of Newnan. All three proposers stressed the need to coordinate their work with the General Contractor (Principle). One of the proposers – NewGround Group – has completed early work on this project as part of its proposal: NewGround’s design schematics are complete, their lighting and acoustics work underway, and they’ve Zoomed with City staff, architect Dunwody-Beeland and Principle Construction together. NewGround proposes to redline Dunwody-Beeland’s plans ASAP to avoid costly change orders later.

BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

MTE’s proposed fee is \$17,775 plus travel. SSOE’s proposed fee is \$61,400+. NewGround’s fee would be \$56,900+. Fees could be paid from dedicated Royal funds.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends NewGround Group as they are the only consultant who can work with our construction time restraints. NG can step in now and work with our architect and construction contractor to minimize change orders that could otherwise come later as the AV, lighting and film technology are accommodated.

Audio/Visual/Lighting Consultant Proposals for Royal, May 2023

	MTE	SSOE	New Ground
Proposed Fee	\$17,775 + travel	\$61,400 +	\$56,900 +
Comments	Based in Florida.		CAD Drawings (if desired) = \$14,000; AVL Design-Bid Services = \$23,800
Floor Plan Schematics	No	Redlines	Yes, complete
Comments	Would expect floor plans from architect	Would want to integrate their work with DB drawings before construction	Schematics are complete.
CAD Drawings	Yes	Limited	Can provide.
Comments			Redlines may suffice.
Acoustics Emphasized	No	Yes	Yes
Comments		Team includes acoustician	Strong yes. Lighting and acoustics already underway. Theatrical acoustician is worth \$20,000 - \$40,000 but is included in New Ground's price.
Cinematic Video	Yes		Yes
Comments			Relevant experience is with mega churches
AVL for Mig Rooms	Yes	Yes	Yes
Comments			
Contacted or met w/Architect Dunwoody-Beeland	No	Yes	Yes. Zoomed.
Comments	Would provide AVL plans prior to GC construction, but too late, given our schedule, to avoid costly change orders.	Would help with VE, mechanical, structural, electrical, but too late, given our schedule, to avoid costly change orders	Will provide redlines before construction
Reviewed Dunwoody-Beeland Drawings	Don't know	Yes	Yes
Comments			
Contacted, met w/Principal Construction	No	No	Yes
Comments			Zoomed with architect, City, GC together
Visited Royal	Yes	No	Yes
Comments	Scope includes 2 visits. MTE based in Florida.	Their primary AVL team member in Ashville NC	Visited several times already. NG based in Newnan and Grantville.
Emphasis on Noise Impact	No	No	Yes
Comments			Noise study included, worth \$12,000
Emphasis on Mechanical Noise	No	No	Yes
Comments			

Audio/Visual/Lighting Consultant Proposals for Royal, May 2023

	MTE	SSOE	New Ground
Curtain Discussion	No	No	Yes
Comments			
Screen Discussion	No	No	Yes
Comments			
Lighting Discussion			Yes
Comments			
AVL Vendors Discussion	No	No	Yes
Comments			Recommending BOSE
Emphasis on separating dedicated electric lines by at least 18"	No	No	Yes
Comments			
Construction Phase Services	No	Yes	Yes
Comments			
Post Construction Discussion	No	No	Yes.
Comments			Have completed \$86 million in AVL in 12+ years, with very few changes needed
Savings Discussion	No	Yes	Yes
Comments		Would provide VE at architectural stage (which is now complete)	Typically saves clients \$60,000 – 4 times New Ground fee by coordinating with all parties.

ROYAL THEATER SCOPE

Prepared for The City of Hogansville – May 22, 2023

The NewGround Group Inc

Newnan, GA

PRE-CONSTRUCTION SERVICES

Audio Systems – We will work to specify the ideal system for the theater understanding the versatility needed and yet the ability to generate 1st generation sound with quality and consistent experience for every seat. This will be done scientifically with a prediction-based design model.

- Attenuated audio experience for the green room, meeting rooms, lobby and exterior walkup experiences
- Specify audio input devices for different zones of the facility
- Provide speaker locations and weights along with attachment methods
- Specify the appropriate control surface with appropriate presets during commissioning, for the different type of activities in the facility
- Specify the amplifier package
- Specify the microphone package
- Specify a stage monitor package
- Specify a communication package for stage manager
- Specify HVAC noise thresholds and work to assist with understanding the importance of reducing HVAC mechanical and wind noise
- Locate and specify the FOH Front of House position for the best in room experience of the attendee

Acoustical Services – The goal is to have an immersive engagement experience in every seat in the theater which requires a great audio system and an intentional approach for acoustics. This will include some hard surface design as well as specified surface treatments with an emphasis on aesthetic appearance.

- We will model the room to understand the amounts and types of products required to create a successful environment with as little impact as possible to the aesthetic look and feel of the theater
- We will provide a take-off of types and quantities of acoustic products and work with the architectural firm to integrate them in appropriate areas
- We will assist you in making sure there are no VE options taken which will sacrifice the listening experience
- Specify and work with the architect to address appropriate STC issues through walls and passageways

Cinematic Video Services – We will design a projection system which enables everyone in the room will be able to experience the performance on screen.

- Specify the appropriate cinematic video projection package including:
 - Projector type and location
 - projector lens

- screen size and location
- curtain package, style, location, automation
- We will provide you with the required support package including video matrix, switcher, and automation package
- Our package will include locations for projector, screen, rigging locations for the entire curtain package as well as the necessary conduit and electrical locations
- We will design the infrastructure and locate the necessary FPTV locations for the greenroom, backstage areas and lobby if requested

Lighting Services – We will work with the architect to create a cohesive lighting arrangement which delivers the right level, tone, and color temperature(s) before, during and after the performances. This will be achieved with DMX controlled performance LED instruments and an appropriate control surface.

- We will provide you a recommendation and photometric study for the houselights including a (4 button theatrical wall station) we recommend based on the broad use of the theater. This will include DMX control with override from the lighting console, color mix and white color temperature range
- Specify the location and weights of the 3 - 4 theatrical lighting bar positions, the upstage lighting positions, conduit and power riser for lighting as well as the control surface for both house and theatrical lighting
- Specify appropriate theatrical lighting instruments
- Provide expansion locations including power and dmx control for future / rider shows
- Design locations TBD
 - wash stage
 - uplight stage
 - wash walls
 - color wash audience
 - color wash front exterior

Additional Considerations

- We will provide mechanical & wind noise criteria for HVAC including best practices approach return air attenuation
- We will help you design your backstage area(s)
- We will work with the architect to perform a site line study as requested
- Rigging weights and locations
- Electrical loads
- Conduit riser
- Clean power transformer if requested
- Connectivity to secondary and tertiary spaces
- Ability to live stream if requested

Prepared for the City of Hogansville
Scope of Work Proposal 5.22.23
The Royal Theater

Total Pre-Construction Services	\$56,900.00
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Additional Services

.Cad Drawing Package	\$14,000.00
Owners Representation with Design Team & Construction	\$16,000.00
AVL Design-Bid Consulting for Integration	\$12,800.00
Theatrical Lighting Plat Designs & Drawings	\$ Hourly

Lynne Miller

From: Don Allensworth <don@thenewgroundgroup.com>
Sent: Monday, May 22, 2023 4:31 PM
To: Lynne Miller
Cc: Lisa Kelly; Landon Allensworth
Subject: Re: Any quick redlines for Royal Theater Phase I?
Attachments: 0D86700B-DDB0-4E5A-97FE-141671ED1F36.jpeg; 22E8D896-EEB9-4235-8B9B-F893FA4309C1.jpeg; 43D4F0B8-A067-4063-BBDD-476720C88629.jpeg; DE1FE8BD-A9B6-479F-B1E3-9E0A6BF40CD4.jpeg; COH Proposal 1.1 The Royal Theater.docx

Lynne & Lisa,

Thank You for taking the time to meet with us today. We appreciate the trust you have in us already to want us at the table. As stated, we feel we can save you 4x our fee if we are in for the duration. Some of this will be the avoidance of costly mistakes which are hard to quantify. A theatrical acoustician starts in the high 20K range and could be as much as 40K. We are doing the same calculations as they do and will work to help incorporate "how to achieve" the plan into our services. We understand the historic nature of the facility and have tremendous respect for it. We will save a lot of grief regarding HVAC mechanical and wind noise potential challenges. Commissioning a noise study starts at 12K and we believe we can eliminate the need for that expense. Should you consider us for the Design - Bid decision with an AVL integrator and acting as your Owner's Representative with the integrator and the GC for the entire project, we can combine those two line items and save \$5,000.00. I believe the greatest value on paper we can save you is making sure the AVL integrators understand we are on the job, decisions have been made and there is a good team in place that we are a part of. Our presence reduces their fears, which reduces the cost of their proposal. We constantly save our clients 60K+ alone with integrators because they know everything is aligned with all parties.

I hope this helps some. This is just the start. We realize this is likely a 3 yr project and we could not afford to look at it unless it was in our backyard. We have completed just over \$86,000,000.00 in Audio, Video and Lighting projects in the past 12 years. We understand where not to spend money and where to spend it

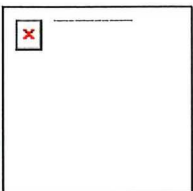
well. We will help you get it right the first time; even in phases. I can tell you that we want our name on this project. We will leverage all the national attention with manufactures on your behalf as much as possible. We have commitments from 2 major brands already to share your story in print and online articles.

We may walk an integrator through the facility next Thursday mid-day. They will be the integrator we will propose on the streaming upgrade and one of the top contenders who will bid on the theater. Landon will be in touch about that later in the week.

I have attached a few screenshots of the Bose Professional model for you to use however you want. I have also attached the draft scope which doesn't include everything we discussed. We have lighting and acoustics already underway. We know time is critical for you so haven't held back. In the event, we are not the right partner, we understand fully. We choose to invest our resources and you should feel no obligation at all moving forward. If you choose to move forward, we will generate a more official agreement including this scope for your review.

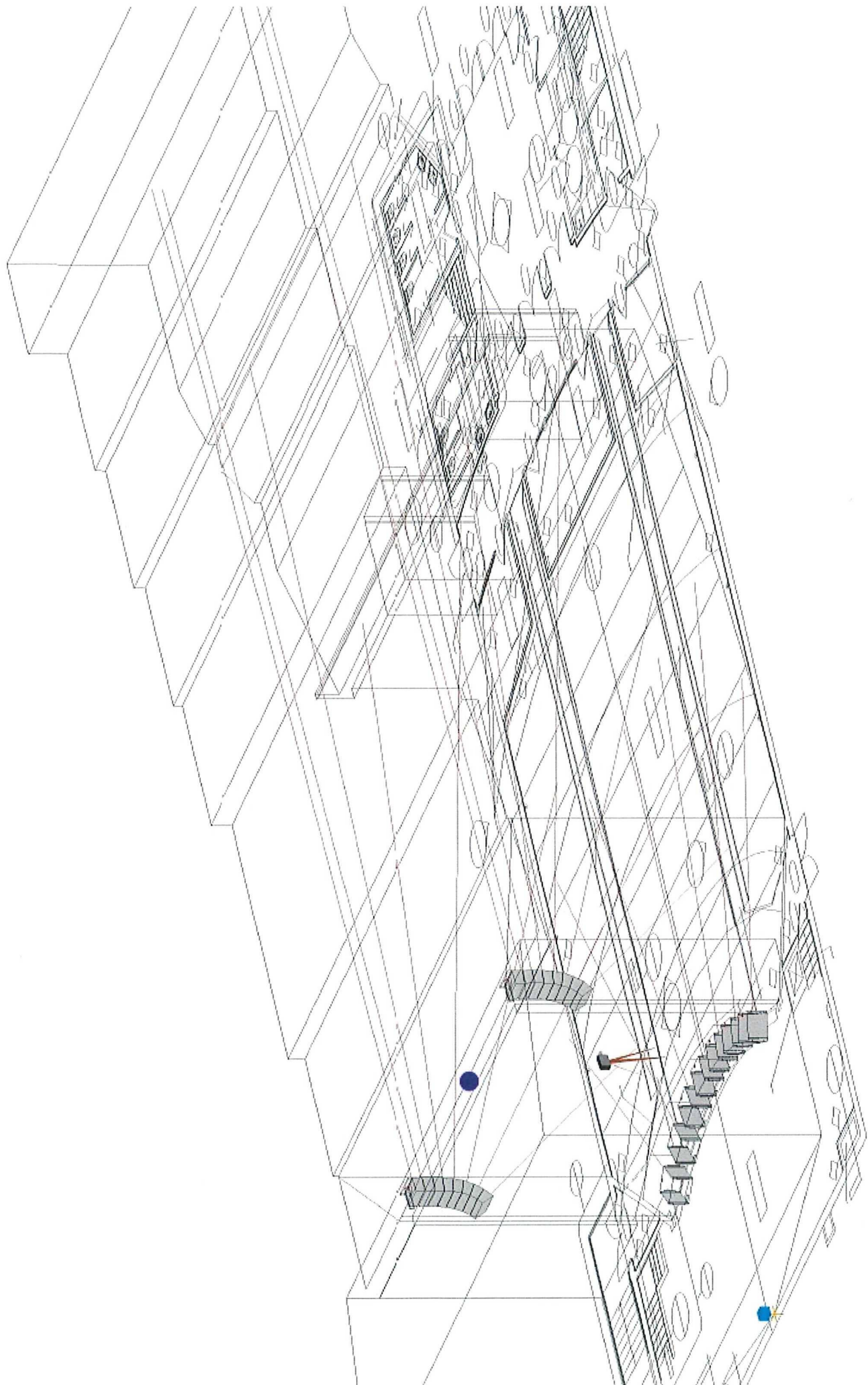
Thanks again for your time today.

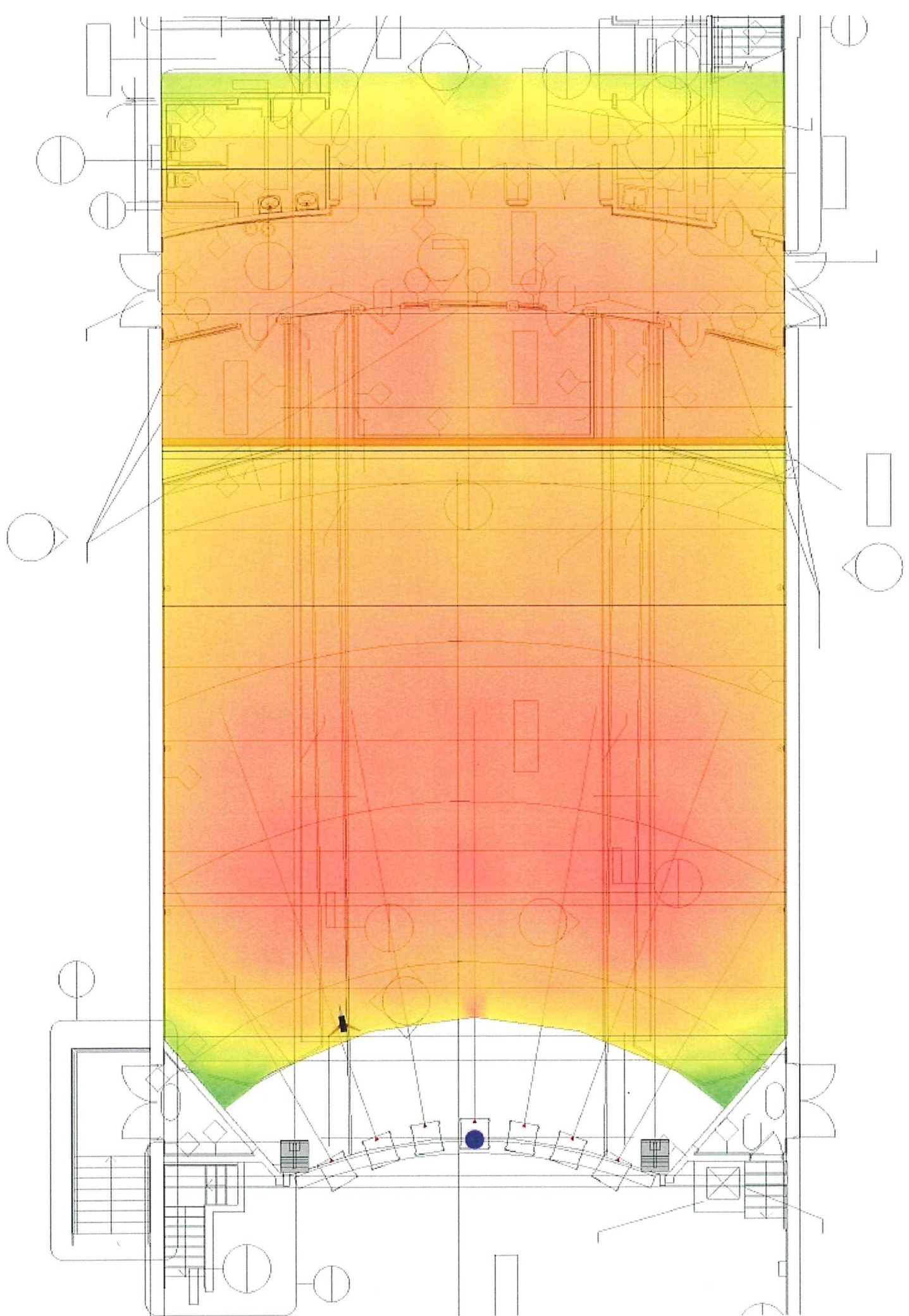
Don Allensworth
President
The NewGround Group, Inc.
m 863.640.1486
TheNewGroundGroup.com

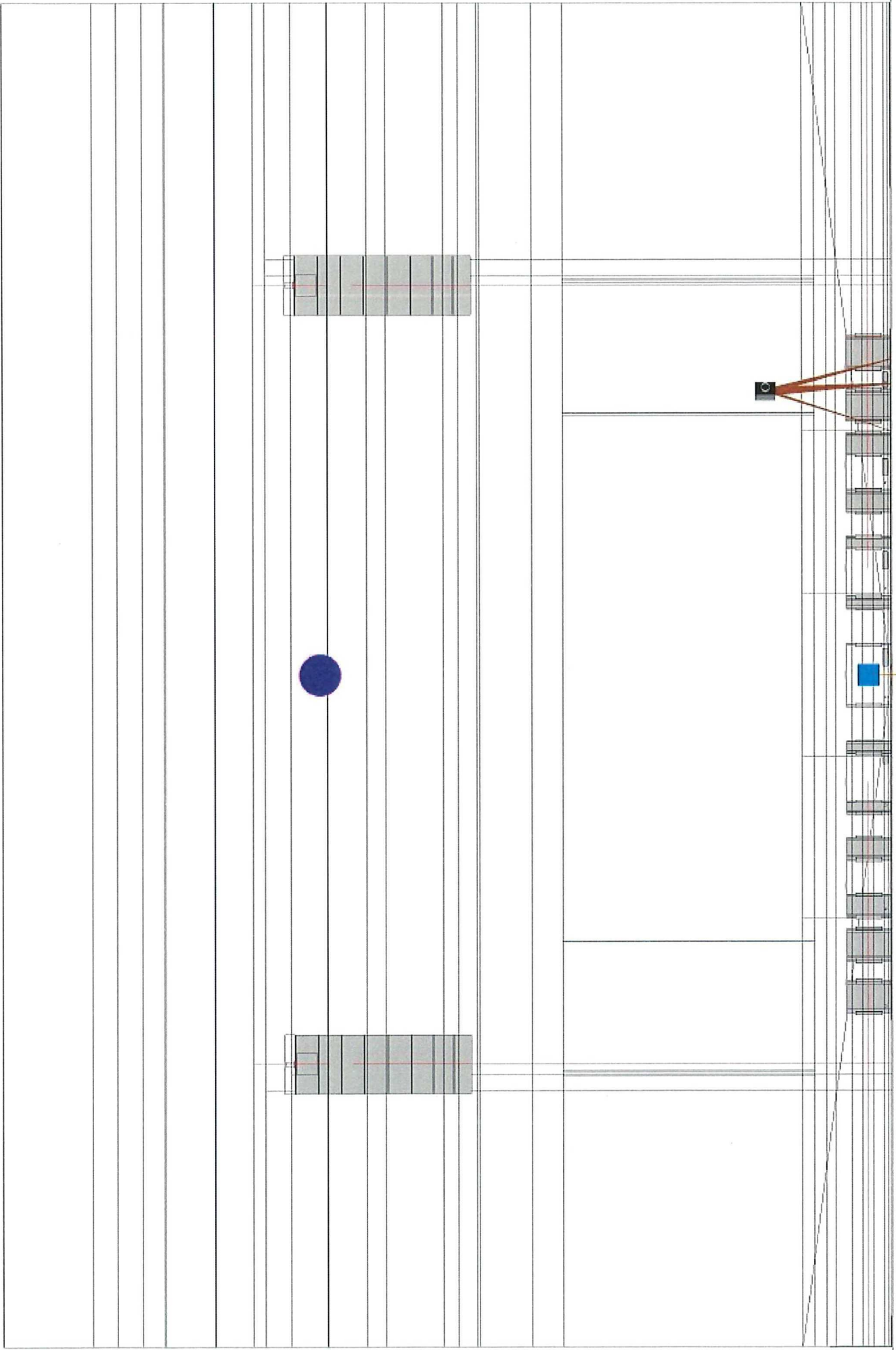


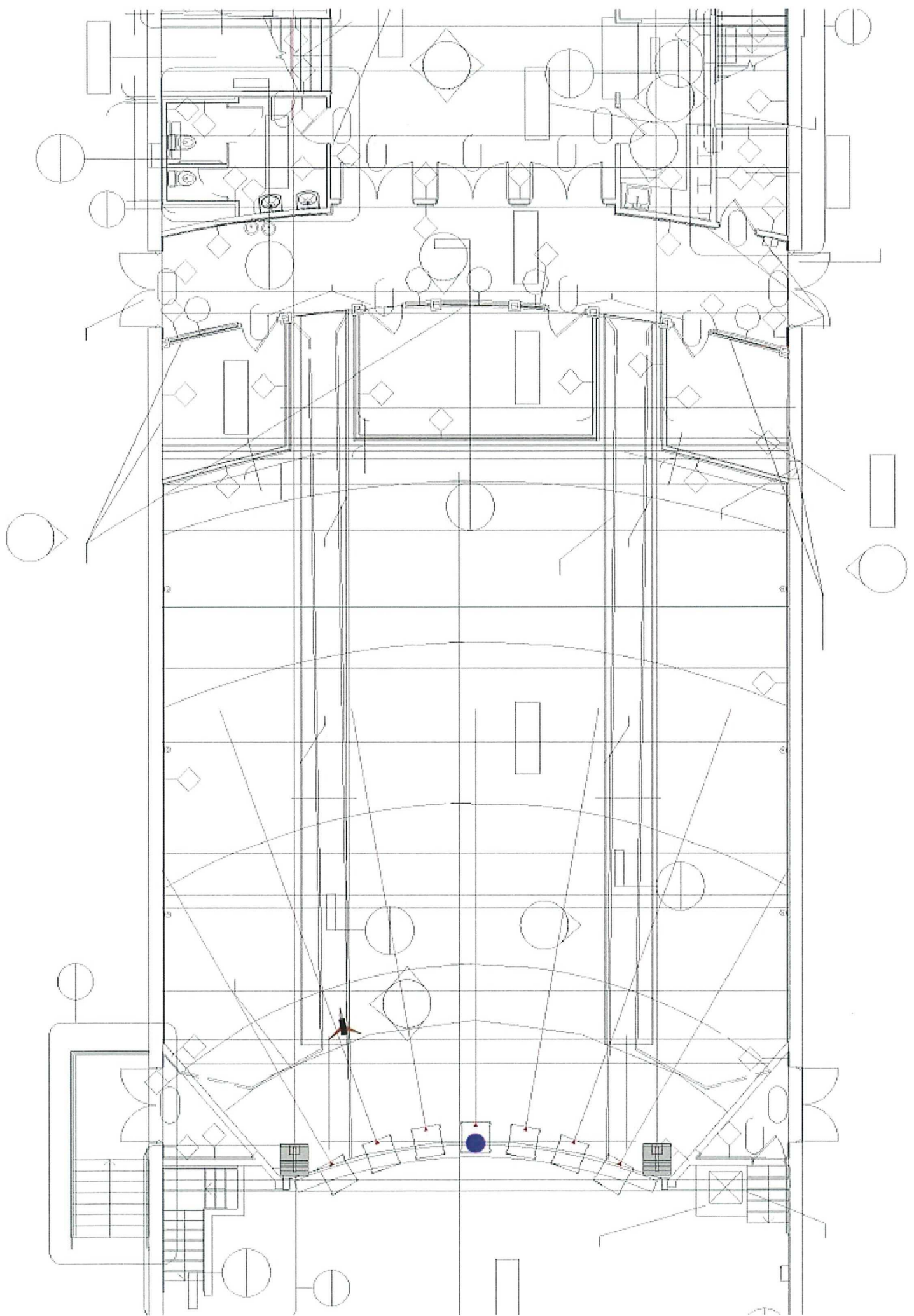
On Mon, May 22, 2023 at 12:31 PM Lynne Miller <lynne.miller@cityofhogansville.org> wrote:

Thank you. See you soon.











April 25, 2023

Lynne Miller
Planning & Development Director
City of Hogansville
111 High Street
Hogansville, GA 30230

RE: Proposal for Professional Services – Theatrical & A/V Equipment Design Consulting
The Royal Theatre Renovation

Dear Lynne:

As requested, please accept this proposal to provide professional consulting services to program, equip & outfit The Royal Theatre's needs as outlined below.

PROJECT UNDERSTANDING

- It is understood that the scope of services involves the programming, design and specification of Theatrical/AV/Sound systems for the historic theatre.
- It is understood that the renovation of the historic theatre is included under a separate contract and that our proposed services are to support the budgeting, selection and integration of Theatrical/AV/Sound systems equipment (and required infrastructure) to serve the theatre.
- It is understood that the base building construction scope has been documented under a separate contract and that the drawings and specifications comprising this work are expected to be reasonably complete in order to facilitate integration of Theatrical/AV/Sound systems equipment and infrastructure scope included in this proposal.
- It is understood that the restoration of the theatre is to first and foremost enable it to return to operation as a cinema and therefore AV and Sound systems are a priority for our consulting team's focus.
- It is understood that the City's goals are to expand the theatre's operations to accommodate more diverse event profiles (live music, spoken word, etc.) in the future and so our proposal includes consulting aimed at informing future expansion of performance equipment and infrastructure required to serve the theatre's long-term goals.

SCOPE OF SERVICES

Project deliverables are proposed to include 1) Comprehensive Equipment List with estimated equipment material & labor cost, 2) Performance Specifications and 3) Limited Accompanying Drawings, as necessary, for the following systems:

- Sound, video and communication systems
- Performance lighting instruments and accessories
- Performance lighting system and controls
- Performance rigging and draperies
 - manual rigging systems
 - drapery tracks
 - stage platforms
- Audience Seating (outline specifications)

The performance equipment list provided will provide a comprehensive roadmap to guide decision-making in establishing recommended equipment performance criteria, equipment cost and required infrastructure to inform phasing of the implementation of the equipment over the long-term as funding resources become available to advance the theatre's capabilities toward its ultimate aspirations.

Performance-based equipment specifications are proposed (in lieu of prescriptive specifications) in order to enable greater flexibility in matching recommended equipment performance criteria with budgetary constraints.

Limited performance equipment layout and detail drawings are to be provided as needed to clarify spatial requirements of specified equipment overlaid over construction drawings provided under separate contract. Drawings intended to address information gaps in Architectural or other aspects of the base building construction scope (such as detailed Audience Seating layout, etc.) are excluded from this proposal and would be an additional service. Please see **Exhibit A** attached for a detailed description of Theatrical/AV/Sound systems planning and design services proposed with anticipated activities prior to, during & after construction is completed.

In order to assess and validate the historic building's capacity to accommodate the performance equipment programmed for the theatre, we recommend that a structural Property Conditions Assessment (PCA) be conducted to reconcile equipment loads with the existing structure. See **Exhibit B** attached for description of these services as well as summary of additional services available as needed.

COMPENSATION

SSOE proposes a total fee for consulting services of **\$61,400** (not including reimbursable expenses) combining both fixed-fee components to respond to aspects of the project that include defined scope and hourly fee components for more open-ended aspects to enable us more flexibility in responding to project needs. SSOE requests a stipulated sum of \$49,400 including \$41,200.00 for theatrical/AV/sound systems consulting services by Kyle Smith & Associates, Inc. plus \$8,200 in structural engineering consulting by SSOE. Additionally, SSOE requests an hourly not-to-exceed fee of \$12,000 to cover overall project management supporting consultant management and coordination. Additional services not covered by this fee are defined in the attached exhibits and considered on an hourly basis.

SSOE will include a 10% fee on all applicable reimbursable project expenses.

Lynne, thanks again for considering SSOE in assisting with this exciting project for the City of Hogansville and surrounding communities. We hope that our proposal reflects the project's needs in both support of established short-term priorities while also helping to set the table for the theatre's long-term goals. Should you have questions about the above proposal, please give me a call.

Sincerely,
SSOE



Jason P. Smith, Associate AIA, LEED AP
Project Manager

cc: Ron Stang / Principal in Charge
Todd Dolson, Vice President

Acceptance of this Proposal for additional consulting services will serve as a Notice to Proceed with the service noted.

Client Signature

Date

Client Title

EXHIBIT A - THEATRE / AV / SOUND SYSTEMS CONSULTING

Kyle Smith & Associates, Inc.

Theater Consulting
1 Woodrow Place
Asheville, NC 28801
(828) 230-1746

April 25, 2023

Jason Smith, AIA
Stevens & Wilkinson
100 Peachtree St. NW
Suite 2500
Atlanta, GA 30303

Re: Royal Theater Renovation – Hogansville, GA (**Revision 2**)

Dear Mr. Smith,

Thank you for the opportunity to offer this proposal for theatre, sound, and AV consulting services to assist with the design of the Royal Theater project. We would be delighted to contribute to this historic theater renovation.

This project, as we understand it, involves the design and specification of Theatre/AV/Sound systems for the Theater. Our scope also includes theater meeting rooms and the Annex Building, which require AV/Sound systems. We have been advised by your office that the project is currently in the latter part of the Contract Documents phase.

In the interest of energy efficiency (and significantly lower operating costs), we typically recommend LED house lighting in the auditorium and a mix of LED and conventional lighting for the performance lights.

We will provide drawings and specifications, as necessary, for the following systems:

- AV/Sound Systems for the following spaces:
 - Theater (auditorium, projection booth, support spaces)
 - Meeting Rooms (3)
 - Annex Building: Court Room, Conference Rooms (2), Council Room
- Rigging, drapery, and drapery track for the projection screen masking

We will provide infrastructure criteria to the design team for the following systems:

- manual and/or motorized rigging systems
- additional stagehouse draperies and drapery track
 - to accommodate live performances
- performance lighting system
 - including architectural lighting control in the auditorium
- variable acoustics systems (as per the acoustician's recommendations)

PROPOSED SERVICES

Construction Documents Phase

- Attend (1) programming meetings in the Hogansville, GA area with the Architect and/or Owner's Representatives
 - Provide a written narrative and budget estimate for the proposed theater/AV/Sound systems.
- Review and comment on the design team's contract documents.
- Verify electrical, mechanical, and structural loading criteria for the design team engineers. Revise as necessary.
- Provide information identifying all electrical power requirements and performance lighting circuits in the theater.
- Provide drawings indicating locations of power supplies, performance lighting circuits, and other electrical requirements pertinent to the performance equipment design.
- Assist the architects with design details required in the contract documents.
- Assist with Value Engineering analysis.
- Coordinate performance equipment contract documents with mechanical, electrical, and structural engineers.
- Prepare drawings and specification packages for the performance equipment, for which the consultant is responsible, for incorporation into the architect's scope.

Bidding and Negotiations Phase

- Review and comment on performance equipment contractor bids received.
- Respond to requests for information from bidders.

Construction Administration Phase

- Review submittals received from performance equipment contractors.
- Respond to requests for information relative to the work of the theatre consultant.
- Make site visits to during construction to verify the progress of the infrastructure installation and the performance equipment systems installation.
 - Quantity of site visits specified in the fee schedule, below.
- Make site visit to prepare final punch list for performance equipment installation.

FEE AND EXPENSES

Based on the scope of services outlined above, we propose a fixed fee of Forty-One Thousand and Two Hundred Dollars (\$41,200), including expenses.

This fee would be broken down by phase, as follows;

	<i>Percentage</i>	<i>Fee/Phase</i>	<i>Max. Person Trips</i>
Construction Documents	70%	\$28,840	2
Bid/Negotiation	2%	\$824	0
Contract Administration	<u>28%</u>	<u>\$11,536</u>	<u>3</u>
<i>Total</i>	<i>100%</i>	<i>\$41,200</i>	<i>5</i>

Expenses

Expenses are included in the fixed fee.

Additional Services

Additional services beyond the scope of work outlined above may be provided on an hourly or daily basis, at the prevailing rates, with written authorization from the client prior to beginning the work. The 2023 rate for all consultants is \$200 per hour.

This proposal is valid for sixty (60) days from the date of this letter after which time we may withdraw or modify the offer.

Thank you again for the opportunity to offer this proposal. We look forward to answering any questions you may have.

SUBMITTED:



Kyle Smith, ASTC

ACCEPTED:

Stevens & Wilkinson

Date:

EXHIBIT B – STRUCTURAL SERVICES

SSOE Group
100 Peachtree St., NW
Suite 2500
Atlanta, GA 30303
404.522.8888 T
404.521.6204 F

April 21, 2023

www.ssoe.com

RE: Structural Property Conditions
Assessment Proposal – Royal Theatre,

The Scope of Services shall consist of:

- A. Initial site visit to review existing exposed structure and look for potential deficiencies in structure.
- B. Analyze and provide safe working loads for AV equipment to supplement renovation currently underway.

The deliverables are:

- A. Property condition assessment report for structure. The report will include a description of the existing structure and a condition assessment of existing capacity.

The following are Clarifications / Assumptions / Exclusions

- A. There are no original structural drawings.
- B. The building will be reviewed but no testing or inspection of structural elements will be provided.
- C. Specific review of equipment weights and connections is an additional service.
- D. Scope covers the theatre only. The annex building is outside the scope.
- E. The report will not include cost estimates for potential repairs or upgrades.

Compensation:

Phase 1 Initial Site visit – 2 engineers – One day - \$2,800

Phase 2 – Analysis of existing structure and report generation - \$5400

Total - \$8200

Additional Services:

Should additional services be required, we propose to perform services at the following hourly rates:

Structural Principal Engineer \$210

Structural Designer/Engineer \$115

Approved reimbursable expenses will be billed at cost.

Sincerely,

SSOE Group



QUOTATION

MAGNA-TECH ELECTRONIC CO. INC.

329 Palermo Ave. 1st Floor
 Coral Gables, FL 33134 USA
 Phone (305) 573-7339
 sales@myiceco.com | www.magna-tech.com
 Federal ID: 65-0582606

Name/Address

The City of Hogansville
 111 High Street
 Hogansville GA 30230

Phone 706-637-8629

Fax

Contact

E-Mail lynne.miller@cityofhogansville.org

Date	Quote No.
2/23/2023	23QB074
FOB	Origin
Terms	SEE BELOW
Salesperson	DJR
Delivery Time	

Prices are valid for 30 days only unless otherwise noted.

Qty	Item	Description	Rate	Total
		THE ROYAL THEATER DESIGN CONSULTING PHASE 1 AND PHASE 2 Theater currently gutted. Floorplans sent showing estimated projection distance of 130 feet + - and proscenium width at stage of 32' + -. Sloped floors. Theater seating to be refurbished original seats , supplied by others Multi use theater for cinema movies, and live performances. There is an existing stage. The rear of the theater is proposed to be used for small meeting rooms.		
20.00	Design	PHASE 1: General layouts, equipment locations, sightlines. Hours Design consulting services as follows: Magna-Tech Electronic will develop a preliminary schematic of floor plan outlining the following: Auditorium layouts Auditorium entrances, exits and aisles. Speaker locations and positions for screen and surrounds Audio Rack / console/ location, Projector position, Sightlines from projector to screen. Sightlines from viewers to screen Stage lighting locations Screen size , type, position Projection room layout and access Equipment recommendations with budget estimate NOTES: We assume the seating layout is being done by others and will be provided to us Pricing is based on MTE being provided floorplans and sections of the auditorium in CAD. MTE drawings will be sent in PDF and Autocad format	195.00	3,900.00T
1.00	Design	Optional Site visit (Travel, food and lodging are additional)	1,375.00	1,375.00T
		Phase 1 Design Sub-total (including one site visit less travel expenses)		5,275.00
		PHASE II TECHNICAL DRAWINGS Phase II will include the development of a package of technical drawings to be incorporated as Cinema Consultant drawings, and will be provided to the general architectural / engineering team (determined by owner) for permitting and construction budgets.		
40.00	Design	Hours Design consulting services	195.00	7,800.00T
2.00	Design	Two Optional Site visit , (Travel, food and lodging are additional). Note: We highly recommend a minimum of one site visit for technical phase 2.	1,375.00	2,750.00T

Subtotal
Sales Tax (0.0%)
Total

Authorized Signature: _____



QUOTATION

MAGNA-TECH ELECTRONIC CO. INC.

329 Palermo Ave. 1st Floor
 Coral Gables, FL 33134 USA
 Phone (305) 573-7339
 sales@myiceco.com | www.magna-tech.com
 Federal ID: 65-0582606

Name/Address
 The City of Hogansville
 111 High Street
 Hogansville GA 30230

Phone 706-637-8629

Fax

Contact

E-Mail lynne.miller@cityofhogansville.org

Date	Quote No.
2/23/2023	23QB074
FOB	Origin
Terms	SEE BELOW
Salesperson	DJR
Delivery Time	

Prices are valid for 30 days only unless otherwise noted.

Qty	Item	Description	Rate	Total
		<ul style="list-style-type: none"> •General dimensions of all spaces and general notes. •Auditorium drawings with sound system distribution layout for live performance, surround and backstage speakers. •Locations of ethernet wiring* required for projection, video distribution, Audio Visual cameras, Live sound mixer / console, (as required) •Auditorium aisle light drawing and electrical requirements. •Detail for electrical loads. •Demising wall details with dimensions and proposed insulation materials for meeting rooms in auditorium. •Auditorium Sections showing location of screens, seats**, wall mounted surround speaker locations. •Auditorium interior elevations showing front screen wall, side walls and rear wall with proposed acoustical wall treatment*** •Projection and Sound system drawings, sound wiring conduit layout for surround speakers, screen speakers, and live performance speakers •Enlarged drawing of projection room showing equipment location and electrical loads and requirements. •General details such as projection window portholes, surround speaker bracket detail, etc. •Stage lighting rigging and location with sightline clearances <p>These drawings provided by Magna-Tech Electronic Co. Inc. are a technical supplement to the architect/engineer construction set of drawings. Drawings will be provided in AutoCAD and PDF format. The architect / engineer of record selected by the owner is responsible to observe and implement all applicable construction and safety codes for the development of this project. Architect / Engineer to notify Magna-Tech Electronic of any change or discrepancy during construction prior to proceed with any work that differs from cinema consultant drawings.</p> <p>*The meeting rooms individual wiring and layouts are not included</p> <p>** It is our assumption the seating layout is being done by others and will be provided to MTE as required</p> <p>***</p> <p>PHASE 2 Design Sub-total - Includes two site visits (less travel expenses) as detailed above</p>		10,550.00
10.00	Design	<p>Design consulting services for single concession stand to include: Equipment layout, electrical requirements, Equipment suggestions and budget estimate</p> <p>*****NOTE***** This quotation is based on the assumption that CAD drawings, sections and floorplans, will be provided of the spaces.</p> <p>Payment Terms – US dollars Phase I – to be paid in full to Magna-Tech Electronic Co. Inc. prior commencement of work. Concession - to be paid in full to Magna-Tech Electronic Co. Inc. prior commencement of work. Phase II – 50% of the amount to be paid once the owner approves the preliminary layout of Phase I. Balance of 50% to be paid to Magna-Tech once the Phase II drawings are completed and ready for submittal to owner.</p> <p>*****Equipment purchase credit – 25% of MTE design charges to be credited to the client if the projection and sound equipment is purchased from Magna-Tech Electronic Company*****</p>	195.00	1,950.00T

Authorized Signature: _____

Subtotal
Sales Tax (0.0%)
Total



QUOTATION

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 Phone (305) 573-7339
 sales@myiceco.com | www.magna-tech.com
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E-Mail lynne.miller@cityofhogansville.org

Date	Quote No.
2/23/2023	23QB074

FOB	Origin
Terms	SEE BELOW
Salesperson	DJR
Delivery Time	

Prices are valid for 30 days only unless otherwise noted.

Qty	Item	Description	Rate	Total
		The costs for the design packages include updates, corrections, conference calls as needed, and normal changes to the drawings as the project moves forward. Any new additions or significant changes, will be subject to billing for the additional hours required.		

Authorized Signature: _____

Subtotal	USD 17,775.00
Sales Tax (0.0%)	USD 0.00
Total	USD 17,775.00