

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF NEWTON COUNTY  
GEORGIA AUTHORIZING THE SPLOST-FUNDED HISTORIC  
PRESERVATION, DESIGN AND RENOVATION OF THE NEWTON COUNTY  
HISTORIC JAIL HOUSE**

**WHEREAS**, Article 3 of Chapter 8 of Title 48 of the Official Code of Georgia Annotated, as amended (the "Act"), authorizes the imposition of a one percent County Special Purpose Local Option Sales Tax ("SPLOST") for purposes of financing capital outlay projects for the use and benefit of the County and qualified municipalities within the County; and

**WHEREAS**, on March 15, 2011, the voters approved a referendum to impose a special one (1) percent sales and use tax in Newton County for a period of time not to exceed six years and for the raising of an estimated amount of \$57,600,000 for specified projects ("SPLOST 2011"); and

**WHEREAS**, one of the projects approved by the voters was the historic preservation, design and renovation of the Newton County Historic Jail House located at 1177 Stalling Street in Covington; and

**WHEREAS**, in accordance with the SPLOST Intergovernmental Agreement approved by the Newton County Board of Commissioners on December 21, 2010, \$1,200,000 was allocated for the aforementioned project; and

**WHEREAS**, collection of SPLOST 2011 funds commenced July 1, 2011, and \$1,200,000 in SPLOST funding has accrued and is available for the aforementioned project.

**NOW THEREFORE BE IT RESOLVED** by the Board of Commissioners, Newton County, Georgia, that the following work on the historic preservation, design and renovation of the Newton County Historic Jail House be carried out using allocated SPLOST funding:

1. Initiate Requests for Qualifications and/or Requests for Proposal for selection of a qualified architect to perform the services set forth in the Scope of Work attached hereto as Exhibit A.
2. Upon the selection of an architect and completion of necessary design work, initiate Requests for Proposal and/or Invitations to Bid for construction contractors as necessary to complete the preservation and renovation of the Historic Jail House within the available budget.

**SO RESOLVED**, this 7th day of February, 2017.

**NEWTON COUNTY BOARD OF COMMISSIONERS**

By: *Marcello Banes*  
Marcello Banes, Chairman

Attest: *Jackie Smith*  
Jackie Smith, County Clerk



## **Professional Services Scope of Work – Architectural Design Services**

**Project Name:** Phase 2 –Rehabilitation Newton County Historic Jail House  
**Location:** 1177 Stalling Street, Covington, Ga. 30014  
**Client:** Newton County Board of Commissioners  
**Contact:** Mary Ann Patterson, Purchasing  
678-625-1235

### Funding Summary

SPLOST Ballot Allocation: 1.3 Million

Accrued SPLOST Funding as of 10/10/16: 1.2 M

This funding will cover expenses for professional architectural and engineering services, (See Details Below), Interior Renovation, Exterior minor repairs, and some exhibit design and construction.

### Criteria for Professionals

- Firm specializing in Historic Preservation. Firm must be presently engaged in preservation work.
- Firm with in-house conservation analysis capabilities including paint analysis, plaster analysis and mortar analysis.
- Provide three examples of previous preservation work within a 100 +/-mile radius of Covington completed in the past five years.
- Provide three examples of projects with historic plaster conservation, preservation or restoration completed in the past five years.
- Provide five examples or projects similar in scope, size and complexity completed in the past five years.

### Project Description

Completed in 1901 as a “state of the art” jail house, this building has served many uses since that time. When its last users were moved to other facilities, the building suffered serious neglect until in 2005 part of the SPLOST ballot included some funding to renovate and stabilize the exterior of the building for future use as the Newton County History Center.

Architectural drawings were initially created by Lane Greene and then updated for that exterior construction by Ron Dimery. The plans include the interior work for Phase 2, but will require verification, updating, and creation of the associated construction bid documents in CADD format. As of this Proposal Request the method of repairs will be Construction Management.

## **Scope of Work**

### **Architectural Services:**

- Create drawings of the existing construction that are sufficiently accurate for the purposes of the existing design and for bidding by contractors. (Based on verification of critical dimensions on the existing design drawings dated 7-14-2010 provided by the county. Update to CADD)
- Verify design is in compliance with current applicable building codes.
- Coordinate the design documents provided by structural, mechanical, electrical, and plumbing consultants.

### **Structural**

- Completion of structural construction documents necessary for the renovation of the historic jail building.
- Attendance at all meetings with the architect
- Site visits sufficient for design phase

### **Mechanical & Plumbing**

- Review of the HVAC and Plumbing contract documents and all modifications required to bring the original documents into compliance with current Georgia State Codes)

### **Electrical**

- Update current drawings to meet latest codes
- Update electrical for HVAC revision.

## **Construction Administration Services**

### **Architectural Services**

- Provide construction administration services in accordance with General Conditions for the Construction Contract.
- Provide general bid assistance services and attendance at the pre-bid conference.
- General bid assistance services for construction.
- Site visits to provide sufficient assessment of original conditions, construction process, substantial completion inspection and final inspection.

- Construction administration services will include review and approval of submittals and application for payment.

#### Structural

- Perform all contract administration responsibilities including structural shop drawing review, response to RFIs
- Provide three (3) site visits during construction

#### Mechanical & Plumbing

- Review to submittal data for compliance with the construction documents.
- Provide two site visits to review the work and prepare reports of findings

#### Electrical

- Provide three (3) construction field visits
- Review shop drawings and submittals.

#### Cost Estimation

- Provide cost estimate for use in construction bid selection and possible value engineering.

#### Additional Services Hourly Costs

- Provide hourly costs for additional services needed during a Construction Management agreement with building construction contractor.