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**Board of Commissioners
 Agenda Item Transmittal Form
 Procurement/Contract Transmittal Form**

Type of contract: 1 year <input type="checkbox"/> Multi-year <input type="checkbox"/> Single Event <input checked="" type="checkbox"/>		Purchasing Use Only Contract #: C-2018-84
<input type="checkbox"/> Submission Information Contact Name: Director Brian Allen Department: Transportation Project Title: Sigman Road Widening Funding Account Number: 326-4222-541405-41 Contract amount: \$746,748.00 Contract Type: Goods () Services (X) Labor () Contract Action: New (X) Renewal () Change Order () Original Contract Number:		<input type="checkbox"/> Vendor Information Vendor Name: Georgia Power Company Address: 829 Jefferson Street Address: Atlanta, GA 30318 Email: mrkimber@southernco.com Phone #: 404-506-4410 Contact: Monica R. Kimber Term of contract: One Year <i>BOC approved 6-26-18</i>
Finance Director Signature I have reviewed the attached contract, and the amount is approved for processing. Signature: <i>f. Miller</i> Date: <i>6-12-18</i>		Procurement Officer Signature I have reviewed the attached contract, and it is in compliance with Purchasing Policies of Rockdale County. Signature: <i>Jina Malone</i> Date: <i>5/23/18</i>

Summary:

The County is proposing to widen Sigman Road from Lester Road to Irwin Bridge Road under GDOT P.I. 0013163. The total cost of the Georgia Power Utility relocation is \$1,840,240.00. Rockdale County is responsible for \$746,748.00 of the relocation cost. This relocation is necessary to widen Sigman Road.

*6-27-18 Genetha Rice-Singleton obtained signature
 8-29-18 Ga Power signed + Genetha dropped off*

Being Rescinded

Department Head/Elected Official Signature:

Genetha Rice for Brian Allen

5/22/18

2021-51



DOT Prior Rights Research Report
City of Conyers and unincorporated Rockdale County
LF 123-2272

December 6, 2017
Prepared by Steve Luce
GPC Land Research

PI# - 0013163 – Sigman Rd from I-20 to Irwin Bridge Rd-Conyers

Project Description:

Based on construction plans bearing a file date of September 27, 2017, research for PI# 0013163, road widening project in Rockdale County is complete; a summary of the findings appears below and in the following table.

The subject area is situated in Land Lots 246, 264, and 275 of the 16th District, Rockdale County along Sigman Road. A portion of the project is within the corporate limits of the city of Conyers.

Sources reviewed for this report include Georgia Power Company's Land Information Management System database, Letter File L123-1571, State of Georgia Superior Court Clerks' Cooperative Authority and Georgia Department of Transportation websites.

Transmission:

The Conyers-Solo Cup 46kV (1913, B27) and the Conyers-Cornish Mountain 115kV (1966, L411-2) cross the subject area at Sigman Road and Rockbridge Road.

Distribution: (0492-1250, 0495-1250, and 0495-1252)

Sigman Road was built in the early 1980s as part of the Conyers-Rockdale Industrial Park developed by the Rockdale County Development authority. Georgia Power Company apparently extended the distribution network along Sigman Road to provide service to the developing industrial center. The portion of the project located east of Rockbridge Road is located within the city of Conyers, and is subject to the terms of the franchise agreement.

Road rights-of-way:

Road right-of-way research conducted by Folsom Title Services on 10/10/2017 determined that the initial 100' right of way for Sigman Road was acquired by Rockdale County in 1971. No evidence was found that indicates the State acquired any road right of way easements prior to GPC's easements in the project area.

Conclusion:

Georgia Power's facilities were constructed outside of the road right-of-way except as noted in the following table.

ROCKDALE COUNTY
Sigman Rd from I-20 to Irwin Bridge Road-Conyers
PI-0013163
12-06-2017

Work Loc. #	Compensable	Non-Compensable	Comments
Sheet 1 – Sigman Road			
3		X	
4	X		Off road right-of-way
Sheet 2 – Sigman Road			
6	X		Off road right-of-way
8		X	
10		X	
Sheet 3 – No Conflicts			
Sheet 4 – Sigman Road			
18	X		Off road right-of-way
Sheet 5 – Sigman Road and Rockbridge Road			
21		X	
22		X	
23		X	
24		X	
27	X		Off road right-of-way
30	X		Off road right-of-way
Sheet 6 – Sigman Road			
33		X	
34		X	
35		X	
Sheet 7 – Sigman Road			
36		X	
Sheet 8 – Sigman Road and Stepping Stone Lane			
41		X	
Sheet 9 – Sigman Road			
44		X	
45		X	
Sheet 10 – Sigman Road			
51	X		Off road right-of-way
52		X	
Sheet 11 – Sigman Road and Irwin Bridge Road			

Work Loc. #	Compensable	Non-Compensable	Comments
53	X		Off road right-of-way
54		X	
58		X	
Sheet 12 – Sigman Road and Wesley Way			
59	X		Off road right-of-way: GDOT (PSN 348700, 1982) – For reference only
60		X	
Sheet 13 – No Conflicts			
Sheet 14 – No Conflicts			

UTILITY RELOCATION AGREEMENT

PROJECT NAME: Sigman Rd from I-20 to Irwin Bridge Rd - Conyers

PROJECT NUMBER: 0013163

GDOT PROJECT NUMBER: _____

THIS AGREEMENT is made and entered into as of the 26th day of June, 2018 by and between **ROCKDALE COUNTY**, State of Georgia (hereinafter referred to as the "County"), and **GEORGIA POWER COMPANY** (hereinafter referred to as the "Company"). This Agreement may refer to either County or Company, or both, as a "Party" or "Parties."

WITNESSETH:

WHEREAS, the County proposes under the above written Project to construct Sigman Rd from I-20 to Irwin Bridge Rd - Conyers (hereinafter referred to as the "Project"); and

WHEREAS, due to the construction of the Project, it will become necessary for the Company to remove, relocate or make certain adjustments to the Company's existing facilities (such facilities, including but not limited to overhead and underground electric transmission, distribution and communication lines, towers, frames, poles, facilities, wires, transformers, service pedestals, apparatus, manholes, conduits, fixtures, appliances, cables, protective wires and devices all being hereinafter referred to collectively as the "Facilities" or individually as the "Facility"); and

WHEREAS, the Company, as hereinafter provided, may assert that it has certain property interests and rights and utilized such property interests and rights for the placement of its Facilities prior in time to County's acquisition of the road right(s)-of-way, all as involved in said Project; and

NOW, THEREFORE, in consideration of the promises and the mutual covenants of the Parties hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

Section 1 THE WORK

1.1 Company Facilities

Company, with its regular construction or maintenance crews and personnel, at its standard schedule of wages and working hours (as may be applicable from time to time during the term of this Agreement), and working in accordance with the terms of its agreements with such employees, will remove, relocate or make adjustments to its Facilities in accordance with the scope of work and Estimate (defined below) attached hereto as Exhibit "A" and incorporated herein by reference (the "Work"). Company shall make all technical decisions concerning the Work and may elect to contract any portion of the Work.

1.2 Road Right-of-Way

Prior to Company commencing the Work, County will provide written assurances to Company that it has acquired the necessary new road right-of-way (including information on the property rights acquired).

1.3 Traffic Control

Company shall make a reasonable effort to provide signing and other traffic control measures during the Work, in accordance with PART VI of the U. S. Department of Transportation Manual on Uniform Traffic Control Devices, current edition, all at the expense of the County.

Section 2 COSTS AND PAYMENT

2.1 Compensable Property Interests.

Company shall perform the Work in accordance with the estimate attached hereto as Exhibit "A" and incorporated herein by reference (the "Total Estimate"). The total amount of the Total Estimate is ONE MILLION, EIGHT HUNDRED FORTY THOUSAND, TWO HUNDRED FORTY Dollars (\$1,840,240.00). The amount of the Total Estimate that corresponds to Company's claim that it has compensable property interests with respect to the Project (the "Reimbursement Claim") is SEVEN HUNDRED FORTY-SIX THOUSAND, SEVEN HUNDRED SEVENTY-EIGHT Dollars (\$746,748.00), otherwise reflected as **forty and fifty-eight hundredths percent (40.58%)** of the Total Estimate. The Reimbursement Claim is limited to: (a) the costs of removing, relocating or adjusting those Facilities which are physically in place and in conflict with the proposed construction and/or maintenance; (b) where replacement is necessary, the costs of replacement in kind, and any improvements or betterments made necessary by the proposed construction and/or maintenance; and (c) the costs incurred in acquiring additional easements or private rights-of-way, including without limitation easements for lines, access, tree trimming, guy wires, anchors and other devices, appliances and other equipment, and any and all other such easements and property rights as may be reasonably necessary for the Company's installation, operation and maintenance of its Facilities (collectively, the "Relocation Costs").

The cost of any improvements or betterments that are not made necessary by the proposed construction or maintenance shall not be subject to the percentage split contemplated above. Such costs shall be paid as follows: (a) the costs of any improvements or betterments of a Facility being made solely at Company's option (and not being made necessary by the proposed construction and/or maintenance) shall be fully paid by Company; and (b) the costs of any improvements or betterments of a Facility being made solely at County's request (and not being made necessary by the proposed construction and/or maintenance) shall be fully paid by County.

Upon completion by Company of the Work and subject to determination of Company's Prior Rights Claim in accordance with Sections 3 and 4 below, County will pay Company a sum equal to the lesser of (a) SEVEN HUNDRED FORTY-SIX THOUSAND, SEVEN HUNDRED SEVENTY-EIGHT Dollars (\$746,748.00), otherwise reflected as **forty and fifty-eight hundredths percent (40.58%)** of the Total Estimate and representing the aforementioned

Reimbursement Claim, or (b) the corresponding percentage of actual Relocation Costs representing Company's compensable property interests with respect to the Project. County will also pay Company for the costs of any improvements or betterments of a Facility being made solely at County's request and not being made necessary by the proposed construction and/or maintenance.

2.2 Progress Payments

If Company chooses to submit invoices for progress payments, County will pay same within thirty (30) days from receipt of the invoice, subject to Verification (as defined below) thereof by the County. Upon completion of the Work, Company shall submit a final bill to County and County shall make a final payment within thirty (30) days from receipt of the final bill, subject to Verification thereof by the County.

2.3 Change in Scope

In the event there is a change in the Project, including without limitation a change in scope, design, plans, service, property interests to be acquired, engineering or costs, due to either (a) events or circumstances beyond Company's reasonable control, or (b) County's request, the Parties will negotiate in good faith a mutually acceptable agreement or amendment to this Agreement, in writing, to address such change and any increase in costs above those set forth in the Estimate.

Section 3 DETERMINATION OF COMPENSABLE PROPERTY INTEREST

3.1 If Company determines it has compensable property interests with respect to the Project, Company will submit a Reimbursement Claim. The Parties agree that they will in good faith share non-privileged information with each other related to the issue of prior rights for the Project. If County determines that Company's evidence is insufficient to make a determination as to Company's compensable property interests and the percentage of the Relocation Costs to be paid by Company based upon such compensable property interests, County will provide Company with a written basis for such insufficiency and request that Company provide additional information. County will make a determination as to any asserted Reimbursement Claim before the earlier of: (a) the date that is thirty (30) days after receipt of the Reimbursement Claim; and (b) the date on which Company needs to commence the Work in order to prevent a Project delay (the "Commencement Date").

3.2 In the event that a determination cannot reasonably be made prior to the Commencement Date, provided that County certifies in writing to Company that the Project is time-sensitive due to construction scheduling with the possibility of damages for delay, safety concerns, or critical funding deadlines, Company will commence the Work without a written determination having been made. In such case, the Party's rights, claims and defenses with regard to the issue of compensable property interests and prior rights will not be waived or affected in any manner. If County does not thereafter make a determination regarding the Reimbursement Claim within six (6) months from the date of County's receipt of same, the Reimbursement Claim will be deemed approved by County.

Section 4 DISPUTE RESOLUTION

4.1 Disagreement

If Company disagrees with County's determination with regard to the Reimbursement Claim and the Parties are unable to settle the issue through informal negotiations, then, at the request of either Party, the Parties agree to escalate the matter pursuant to Section 4.2 below.

4.2 Dispute Notice

Except as otherwise set forth in this Agreement, any controversy or claim arising out of or relating to this Agreement, or the breach thereof, will be settled: (a) first, by good faith efforts to reach mutual agreement of the Parties; and (b) second, if mutual agreement is not reached within thirty (30) calendar days of a written request by a Party to resolve the controversy or claim (the "Dispute Notice"), each of the Parties will appoint a designated representative who has authority to settle the dispute (or who has authority to recommend to the governing body of such Party a settlement of the dispute) and who is at a higher level of management than the persons with direct responsibility for administration of this Agreement. The designated representatives will meet as often as they reasonably deem necessary in order to discuss the dispute and negotiate in good faith in an effort to resolve such dispute. The specific format for such discussions will be left to the discretion of the designated representatives, provided, however, that all reasonable requests for relevant information made by one Party to the other Party will be honored if such information is reasonably available. If within sixty (60) days after issuance of a Dispute Notice (a) the Parties are unable to resolve issues related to the dispute, or (b) County fails to approve any tentative agreement reached, the Parties agree to participate in confidential, non-binding mediation pursuant to Section 4.3 below, it being understood, however, that nothing herein will diminish or relieve either Party of its rights or obligations under this Section 4.

4.3 Mediation

If the Parties are unable to resolve a dispute through informal negotiations or pursuant to Section 4.2, the Parties agree to participate in confidential, non-binding mediation by an impartial, third party mediator mutually agreed upon by the Parties, at a mutually convenient location. The Parties agree that a potential mediator's experience in prior rights and real estate law will be relevant factors in selecting a mediator. In the event the Parties are unable to agree on a third party mediator within ninety (90) days of issuance of the Dispute Notice, each Party shall designate a mediation representative, and the two mediator representatives shall in good faith select a third party mediator. Each Party shall be responsible for its own attorneys' fees and expenses and for providing its own information and documentation applicable to the dispute to the mediator. All other agreed upon costs of the mediation will be apportioned equally to each Party. Any dispute not resolved by negotiation, escalation or mediation may then be submitted to a court of competent jurisdiction, and either Party may invoke any remedies at law or in equity. Nothing contained herein, however, will preclude the Parties from first seeking temporary injunctive or other equitable relief. The Parties agree that any statute of limitations,

equity or other time-based periods shall be tolled as of and from the date of the Dispute Notice until a complaint, if any, is filed.

Section 5 **VERIFICATION**

5.1 **Material Discrepancy**

For purposes of this Section 5, "Verification" means that County has reasonably determined that there is a material discrepancy between Company's invoiced charges and County's calculation of charges owed, which invoiced charges are subject to a bona fide dispute; provided, however, County agrees to provide the Company with written notice, including supporting documentation, illustrating the basis for such bona fide dispute, within sixty (60) days of receipt of the invoice in dispute. Should County fail to provide such documentation within the specified time period, County must pay the disputed amount. County must pay any undisputed portion of the invoice total within thirty (30) days after its receipt of the invoice. County must pay any disputed portion of the invoice total within thirty (30) days of the date the dispute is resolved, to the extent the dispute is resolved in favor of Company.

5.2 **Audit**

At any time within thirty-six (36) months after the date of final payment, County, at its sole expense, may audit the non-privileged cost records, support documentation and accounts of Company pertaining to this Project to solely assess the accuracy of the invoices submitted by Company and notify Company of any amount of any unallowable expenditure made in the final payment under this Agreement, or, if no unallowable expenditure is found, notify Company of that fact in writing. Any such audit will be conducted by representatives of County or, if applicable, the Georgia Department of Transportation or the Federal Highway Administration, after reasonable advance written notice to Company and during regular business hours at the offices of Company in a manner that does not unreasonably interfere with Company's business activities and subject to Company's reasonable security requirements. As a prerequisite to conducting such audit, County or, if applicable, the Georgia Department of Transportation or the Federal Highway Administration, will sign Company's Nondisclosure Agreement. Company may redact from its records provided to County information that is confidential and irrelevant to the purposes of the audit. Company will reasonably cooperate in any such audit, providing access to Company records that are reasonably necessary to enable County to test the accuracy of the invoices to which the audit pertains, provided that County or, if applicable, the Georgia Department of Transportation or the Federal Highway Administration, may only review, but not copy, such records. If Company agrees with the audit results and does not pay any such bill within ninety (90) days of receipt of the bill from County (based on the mutually agreed upon audit results), County may set off the amount of such bill against the amounts owed Company on any then-current contract between Company and County. If, following the audit, the Parties are unable to resolve any dispute concerning the results of the audit through informal negotiation, the provisions of Sections 4.2 and 4.3 will govern the resolution of the dispute. County may not perform an audit pursuant to this Agreement more frequently than once per calendar year and may not conduct audits twice within any six (6) months.

Section 6 **Buy America**

In accordance with the BUY AMERICA requirements of the Federal regulations (23 U.S.C. 313 and 23 CFR 635.410) all manufacturing processes for steel and iron products or predominantly of steel or iron (at least 90% steel or iron content) furnished for permanent incorporation into the work on this project shall occur in the United States. The only exception of this requirement is the production of pig iron and the processing, pelletizing and reduction of iron ore, which may occur in another country. Other than these exceptions, all melting, rolling, extruding, machining, bending, grinding, drilling, coating, etc. must occur in the United States.

- a) Products of steel include, but are not limited to, such products as structural steel piles, reinforcing steel, structural plate, steel culverts, guardrail steel supports for signs, signals and luminaires, and cable wire/strand. Products of iron include, but are not limited to, such products as cast iron frames and grates and ductile iron pipe. Coatings include, but are not limited to, the applications of epoxy, galvanizing and paint. The coating material is not limited to this clause, only the application process.
- b) A Certificate of Compliance shall be furnished for steel and iron products as part of the backup information with the billing. The form for this certification entitled "Buy America Certificate of Compliance" is attached to this agreement as "Exhibit B". Records to be maintained by the County and the Georgia Department of Transportation – Office of Utilities for this certification shall include a signed mill test report and a signed certification by each supplier, distributor, fabricator, and manufacturer that has handled the steel or iron product affirming that very process, including the application of a coating performed on the steel or iron product has been carried out in the United States of America, except as allowed by this Section. The lack of these certifications will be justification for rejection of the steel and/or iron product or nonpayment of the work.
- c) The requirements of said law and regulations do not prevent the use of miscellaneous steel or iron components, subcomponents and hardware necessary to encase, assemble and construct the above products, manufactured products that are not predominantly steel or iron or a minimal use of foreign steel and iron materials if the cost of such materials used does not exceed one-tenth of one percent (0.1%) of the total contract price or \$2,500.00, whichever is greater.

Section 7 **COUNTY AS PARTY**

County acknowledges that this Agreement is "proprietary" in nature under applicable Georgia law, as permitted by O.C.G.A. § 36-60-13(j), and not "governmental" or "legislative," as prohibited by O.C.G.A. § 36-30-3(a). County further represents and warrants that this Agreement will comply with all applicable laws concerning County actions and approvals and execution of binding agreements. County covenants to undertake all actions necessary to bind County.

Section 8 **COMMENCEMENT AND TERMINATION CONDITIONS**

Company is not obligated to commence the Work until Parties agree on the removal, relocation and/or adjustment to Company's facilities required by the Project. If County fails to authorize commencement of the Work by November 1, 2019, Company will have no obligation to begin the Work and may terminate this Agreement without penalty by providing County with notice in

writing. If County fails to sign and return this Agreement to Company by May 1, 2019, any offer made by Company pursuant to the Agreement is automatically revoked and the agreement is void and of no effect.

Section 9 **MISCELLANEOUS PROVISIONS**

Duplicate originals of this Agreement will be executed, each of which will be deemed an original but both of which together will constitute one and the same instrument. This Agreement may be modified only by an amendment executed in writing by a duly authorized representative for each Party. This Agreement contains the entire agreement of the Parties, and all prior oral agreements are superseded and integrated into this Agreement. This Agreement will be governed by and construed in accordance with the laws of the State of Georgia. This Agreement shall accrue to the benefit of and be binding upon the successors and assigns of the Parties. The Parties agree that this Agreement shall be deemed to have been executed in Georgia.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have executed this Contract in four (4) counterparts, each of which shall be deemed an original in the year and day first above mentioned.

ATTEST:
By: _____
Title: County Clerk

Rockdale County, GEORGIA
By: _____
Chairman, Board of Commissioners

Witness: Shirley M. Stallard
Kim N. Heyman

(SEAL)



Approved As To Form:
M. Qader A. Baig
M. Qader A. Baig, County Attorney

Approved as to Form by: Brian Allen
Henetta Rice
Rockdale County Department of Transportation

Recorded on the Minutes of the County Commission at Minute Book ____, Page ____.

ATTEST:
By: Katheryn M. Conkle
Title: Executive Assistant
Witness: M.K.
Notary: Katheryn M. Conkle
(SEAL)

GEORGIA POWER COMPANY
By: R.W.
Title: Power Delivery SVP
Date: 7/16/18

[Give proper title of each person executing Agreement. Attach seal as required.]

