

CITY OF PINE LAKE, GEORGIA

WORK SESSION AGENDA

MARCH 10, 2026 @ 6:00PM

COURTHOUSE & COUNCIL CHAMBERS
459 PINE DRIVE, PINE LAKE, GA 30072

NOTE: All attendees are reminded to silence cellular phones and other devices that may cause interruption of the session proceedings.

CALL TO ORDER – WORK SESSION

ANNOUNCEMENTS/COMMUNICATIONS

ADOPTION OF THE AGENDA

PUBLIC COMMENT – 3 minutes each please

NEW BUSINESS

1. Commercial Property Tax Assessment, Presentation
2. Beach House Improvements
3. Dam Planting Proposal
 - Public Comment

PUBLIC COMMENT – 3 minutes each please

REPORTS AND OTHER BUSINESS

- Strategic Performance Report (SPR), March 2026
- Mayor
- City Council

EXECUTIVE SESSION

ADJOURNMENT

MAYOR

Brandy Hall

COUNCIL MEMBERS

Jeff Goldberg, Mayor pro tem
Deborah Hull
Stephanie Kohler
Jane Lowers
Thomas Torrent

CITY OF PINE LAKE

425 ALLGOOD ROAD
P.O. BOX 1325
PINE LAKE, GA 30072

404-999-4901

www.pinelakega.net



Mr. Calvin Hicks
Chief Appraiser
DeKalb Property Appraisal Department
120 West Trinity Place
Room 208
Decatur, GA 30030

Re: Questions Concerning Appraisal of Commercial Properties within
the City of Pine Lake

Dear Mr. Hicks,

Please find enclosed a Resolution passed by the City of Pine Lake seeking answers to questions about commercial property valuation within the City of Pine Lake. The Governing Authority specifically requests that you or your designee join us in a public meeting to discuss our concerns and respond to questions about the assessment process.

As I understand it, statutory guidelines recommend periodic reappraisal to ensure that assessments are both fair and reflective of present market conditions. However, most commercial properties (primarily apartments) in Pine Lake have not been reappraised within the last several years; some have not been reappraised in over five years.

This raises concerns about equity and accuracy in the distribution of tax burdens across different property classes. Residential property owners have seen their valuations updated annually in line with market conditions, while these commercial properties continue to benefit from outdated and unchanged assessments.

The City of Pine Lake appreciates the arduous task your Department confronts to establish uniform and fair market values for properties across the diverse landscape that is DeKalb County. However, the City of Pine Lake believes your department can better help us understand your process, the nature of an appraisal, and how the Governing Authority of Pine Lake can best access publicly available information to inform our decisions and our constituents of how the City's Tax Digest is computed.

We appreciate your assistance in this regard and look forward to hearing from you. Please communicate with the City Manager, Stanley Hawthorne, stanleyhawthorne@pinelakega.net, or 954/683-0403.

Sincerely yours,

Brandy Hall

Brandy Hall
Mayor

RESOLUTION R-2025-63

A RESOLUTION REQUESTING THE DEKALB COUNTY BOARD OF TAX ASSESSORS PROVIDE A PRESENTATION OR OTHER COMMUNICATION TO THE CITY OF PINE LAKE REGARDING THE ASSESSMENT PROCESS UTILIZED BY THE BOARD OF TAX ASSESSORS FOR DETERMINING THE FAIR MARKET VALUE OF SINGLE FAMILY RESIDENCES AND MULTI FAMILY RESIDENCES WITHIN THE CITY OF PINE LAKE

- WHEREAS, With the release of the County Digest in June, 2025, members of the City Council for the City of Pine Lake undertook independent research into the appraised and assessed values of multi-family residential property compared to single family residential property within the limits of the City of Pine Lake; and
- WHEREAS, At first blush, it appears that there has been zero growth in the fair market value or the assessed value of multi-family residential properties in the last five years; and
- WHEREAS, The Council directed the City Attorney to communicate with the County Law Department to see if the apparent freeze on valuation of multi-family residential property was related in any way to the putative class-action lawsuit pending by commercial properties against DeKalb County and its constituent cities; and
- WHEREAS, The Governing Authority of the City of Pine Lake seeks to understand the process and methodology used by the Board of Tax Assessors for evaluating multi-family residential properties within its city limits; and
- WHEREAS, The Governing Authority seeks information and dialogue to better understand how its tax base is established and what, if anything, the City can do to assist or facilitate the work of the Board of Tax Assessors,

NOW THEREFORE, BE IT RESOLVED by the Governing Authority of the City of Pine Lake, Georgia, that the DeKalb County Board of Tax Assessors is respectfully requested to provide an authorized representative to appear at a City Council Work Session (held the 2d Tuesday of each month) to present information and guidance on the Board's processes and methods of evaluating residential properties of all types and kinds, and

ADOPTED by the Mayor and Council of the City of Pine Lake, this 28th day of October, 2025.

Brandy Hall

BRANDY HALL
Mayor

ATTEST:

Ned Dagenhard

NED DAGENHARD
Assistant City Clerk

APPROVED AS TO FORM:

Christopher D Balch

CHRISTOPHER D. BALCH
City Attorney



4672 Ridge Drive

Playa Homes Atl LLC

1194 Oxford Rd NE

Atlanta, GA 30306

Parcel ID: 18 041 09 017

Year Built: 1972 1 Building 8 Units

Date last sold: 10/20/2015

Sale price: \$806,900.00

Base RNCLD: \$593,320.00

Total RNCLD: \$278,860.00

	Land	Building	100% Appraised Value	40% Taxable Value	Property Tax
2025	\$48,698.00	\$325,902.00	\$374,600.00	\$149,840.00	\$9,412.68
2024	\$48,698.00	\$325,902.00	\$374,600.00	\$149,840.00	\$9,237.94
2023	\$48,698.00	\$325,902.00	\$374,600.00	\$149,840.00	\$9,122.22
2022	\$50,400.00	\$324,200.00	\$374,600.00	\$149,840.00	\$9,097.98
2021	\$50,400.00	\$324,200.00	\$374,600.00	\$149,840.00	\$9,210.52
2020	\$50,400.00	\$324,200.00	\$374,600.00	\$149,840.00	\$9,371.88
2019	\$48,698.00	\$325,902.00	\$374,600.00	\$127,364.00	\$8,304.46
2018	\$50,400.00	\$272,282.00	\$322,682.00	\$129,073.00	\$9,083.36
2017	\$51,629.00	\$271,053.00	\$322,682.00	\$129,073.00	\$9,066.44
2016	\$50,400.00	\$189,600.00	\$240,000.00	\$96,000.00	\$7,139.70

4680 Ridge Drive

Playa Homes Atl LLC

1194 Oxford Rd NE

Atlanta, GA 30306

Parcel ID: 18 041 09 017

Year Built: 1972 2 Buildings 12 Units

Date last sold: 10/20/2015

Sale price: \$806,900.00

Base RNCLD: \$598,970.00

Total RNCLD: \$281,510.00

	Land	Building	100% Appraised Value	40% Taxable Value	Property Tax
2025	\$84,270.00	\$477,530.00	\$561,800.00	\$224,720.00	\$13,939.44
2024	\$84,270.00	\$477,530.00	\$561,800.00	\$224,720.00	\$13,667.42
2023	\$84,270.00	\$477,530.00	\$561,800.00	\$224,720.00	\$13,342.92
2022	\$86,400.00	\$475,400.00	\$561,800.00	\$224,720.00	\$13,467.52
2021	\$86,400.00	\$475,400.00	\$561,800.00	\$224,720.00	\$13,636.30
2020	\$86,400.00	\$475,400.00	\$561,800.00	\$224,720.00	\$13,878.32
2019	\$84,270.00	\$477,530.00	\$561,800.00	\$191,012.00	\$12,277.48
2018	\$86,400.00	\$397,623.00	\$484,023.00	\$193,609.00	\$12,960.24
2017	\$87,124.00	\$396,899.00	\$484,023.00	\$193,610.00	\$12,934.88
2016	\$86,400.00	\$277,600.00	\$360,000.00	\$144,000.00	\$9,787.04

658 Spruce Drive
 Playa Homes Atl LLC
 1194 Oxford Rd NE
 Atlanta, GA 30306
 Parcel ID: 18 041 09 066

Year Built: 1972 3 Buildings 12 Units
 Date last sold: \$715,000
 Sale price: \$715,000
 Base RNCLD: \$296,980.00
 Total RNCLD: \$139,590.00

	Land	Building	100% Appraised Value	40% Taxable Value	Property Tax
2025	\$177,492.00	\$456,408.00	\$633,900.00	\$253,560.00	\$15,718.58
2024	\$177,492.00	\$456,408.00	\$633,900.00	\$253,560.00	\$15,485.92
2023	\$177,492.00	\$456,408.00	\$633,900.00	\$253,560.00	\$14,683.40
2022	\$177,492.00	\$456,408.00	\$633,900.00	\$253,560.00	\$15,249.10
2021	\$177,492.00	\$456,408.00	\$633,900.00	\$253,560.00	\$15,716.48
2020	\$176,161.00	\$457,739.00	\$633,900.00	\$253,560.00	\$15,712.60
2019	\$176,161.00	\$176,218.00	\$352,379.00	\$140,951.00	\$10,620.06
2018	\$184,620.00	\$184,620.00	\$369,240.00	\$147,696.00	\$11,788.24
2017	\$184,620.00	\$184,620.00	\$369,240.00	\$147,696.00	\$10,967.64
2016	\$184,620.00	\$184,620.00	\$369,240.00	\$147,696.00	\$10,961.58

4589 Orchid Drive
 888 Estates LLC
 513 SYCAMORE ST
 Decatur, GA 30030
 Parcel ID: 18 041 09 095

Year Built: 1972 1 Building 6 Units
 Date last sold: 2023
 Sale price: \$510,000
 Base RNCLD: \$449,100
 Total RNCLD: \$206,590

	Land	Building	100% Appraised Value	40% Taxable Value	Property Tax
2025	\$27,100.00	\$482,900.00	\$510,000.00	\$204,000.00	\$12,383.69
2024	\$27,100.00	\$482,900.00	\$510,000.00	\$204,000.00	\$12,291.58
2023	\$27,100.00	\$482,900.00	\$510,000.00	\$204,000.00	\$11,527.13
2022	\$30,144.00	\$286,856.00	\$317,000.00	\$126,800.00	\$7,408.90
2021	\$30,144.00	\$286,856.00	\$317,000.00	\$126,800.00	\$7,703.90
2020	\$31,700.00	\$285,300.00	\$317,000.00	\$126,800.00	\$7,731.20
2019	\$30,144.00	\$221,056.00	\$251,200.00	\$100,480.00	\$6,309.82
2018	\$30,144.00	\$221,056.00	\$251,200.00	\$100,480.00	\$7,931.70
2017	\$30,144.00	\$221,056.00	\$251,200.00	\$100,480.00	\$7,918.52
2016	\$30,144.00	\$221,056.00	\$251,200.00	\$100,480.00	\$7,881.88

4618 Ridge Drive

Playa Homes Atl LLC

1194 Oxford Rd NE

Atlanta, GA 30306

Parcel ID: 18 041 09 011

Year Built: 1972 1 Building 4 Units

Date last sold: 4/19/2017

Sale price: \$715,000

Base RNCLD: \$310,020.00

Total RNCLD: \$145,7200.00

	Land	Building	100% Appraised Value	40% Taxable Value	Property Tax
2025	\$67,734.00	\$308,566.00	\$376,300.00	\$150,520.00	\$9,034.54
2024	\$67,734.00	\$308,566.00	\$376,300.00	\$150,520.00	\$8,859.04
2023	\$67,734.00	\$308,566.00	\$376,300.00	\$150,520.00	\$9,160.48
2022	\$67,899.00	\$143,401.00	\$211,300.00	\$84,520.00	\$5,083.04
2021	\$67,899.00	\$143,401.00	\$211,300.00	\$84,520.00	\$5,146.50
2020	\$67,899.00	\$143,401.00	\$211,300.00	\$84,520.00	\$5,237.54
2019	\$46,486.00	\$168,814.00	\$211,300.00	\$56,928.00	\$4,439.26
2018	\$71,160.00	\$71,160.00	\$142,320.00	\$56,928.00	\$5,082.34
2017	\$71,160.00	\$71,160.00	\$142,320.00	\$56,928.00	\$5,029.10
2016	\$71,160.00	\$71,160.00	\$142,320.00	\$56,928.00	\$4,755.78

4626 Ridge Drive

Playa Homes Atl LLC

1194 Oxford Rd NE

Atlanta, GA 30306

Parcel ID: 18 041 09 023

Year Built: 1972 1 Building 4 Units

Date last sold: 3/5/2018

Sale price: \$960,000

Base RNCLD: \$296,980.00

Total RNCLD: \$139,590.00

	Land	Building	100% Appraised Value	40% Taxable Value	Property Tax
2025	\$67,734.00	\$308,566.00	\$376,300.00	\$150,520.00	\$9,351.54
2024	\$67,734.00	\$308,566.00	\$376,300.00	\$150,520.00	\$9,176.04
2023	\$67,734.00	\$308,566.00	\$376,300.00	\$150,520.00	\$9,477.48
2022	\$67,899.00	\$143,401.00	\$211,300.00	\$84,520.00	\$5,400.40
2021	\$67,899.00	\$143,401.00	\$211,300.00	\$84,520.00	\$5,463.50
2020	\$67,899.00	\$143,401.00	\$211,300.00	\$84,520.00	\$5,554.54
2019	\$46,486.00	\$168,814.00	\$211,300.00	\$56,928.00	\$4,778.45
2018	\$71,160.00	\$71,160.00	\$142,320.00	\$56,928.00	\$5,408.32
2017	\$71,160.00	\$71,160.00	\$142,320.00	\$56,928.00	\$5,038.04
2016	\$71,160.00	\$71,160.00	\$142,320.00	\$56,928.00	\$4,680.78

455 Hemlock Drive
 Playa Homes Atl LLC
 1194 Oxford Rd NE
 Atlanta, GA 30306
 Parcel ID: 18 041 08 231

Year Built: 1972 1 Building 6 Units
 Date last sold: 2/26/2018
 Sale price: \$1,300,000
 Base RNCLD: \$441,600.00
 Total RNCLD: \$207,560.00

	Land	Building	100% Appraised Value	40% Taxable Value	Property Tax
2025	\$40,071.00	\$360,636.00	\$400,707.00	\$160,282.00	\$9,977.74
2024	\$40,071.00	\$360,636.00	\$400,707.00	\$160,282.00	\$9,790.86
2023	\$40,071.00	\$360,636.00	\$400,707.00	\$160,282.00	\$9,607.20
2022	\$40,071.00	\$360,636.00	\$400,707.00	\$160,282.00	\$9,591.16
2021	\$40,071.00	\$360,636.00	\$400,707.00	\$160,282.00	\$9,779.40
2020	\$43,293.00	\$400,707.00	\$444,000.00	\$177,600.00	\$10,869.72
2019	\$43,293.00	\$142,249.00	\$185,542.00	\$74,217.00	\$5,109.54
2018	\$50,400.00	\$165,600.00	\$216,000.00	\$86,400.00	\$5,880.98
2017	\$50,400.00	\$165,600.00	\$216,000.00	\$86,400.00	\$5,869.66
2016	\$50,400.00	\$165,600.00	\$216,000.00	\$86,400.00	\$5,915.72

4612 Poplar Road
 Playa Homes Atl LLC
 1194 Oxford Rd NE
 Atlanta, GA 30306
 Parcel ID: 18 041 08 207

Year Built: 1972 1 Building 6 Units
 Date last sold: 2/26/2018
 Sale price: \$1,300,000
 Base RNCLD: \$391,560.00
 Total RNCLD: \$184,030.00

	Land	Building	100% Appraised Value	40% Taxable Value	Property Tax
2025	\$32,781.00	\$435,519.00	\$468,300.00	\$187,320.00	\$11,133.84
2024	\$32,781.00	\$435,519.00	\$468,300.00	\$187,320.00	\$10,915.42
2023	\$32,781.00	\$435,519.00	\$468,300.00	\$187,320.00	\$10,735.20
2022	\$31,336.00	\$436,964.00	\$468,300.00	\$187,320.00	\$10,740.46
2021	\$31,336.00	\$436,964.00	\$468,300.00	\$187,320.00	\$11,093.92
2020	\$31,336.00	\$436,964.00	\$468,300.00	\$187,320.00	\$11,082.90
2019	\$26,000.00	\$298,996.00	\$324,996.00	\$126,314.00	\$7,820.98
2018	\$36,480.00	\$295,918.00	\$332,398.00	\$132,959.00	\$8,472.68
2017	\$36,480.00	\$295,918.00	\$332,398.00	\$132,959.00	\$8,455.26
2016	\$36,480.00	\$178,320.00	\$214,800.00	\$85,920.00	\$6,012.39

429 Magnolia Drive
 Playa Homes Atl LLC
 1194 Oxford Rd NE
 Atlanta, GA 30306
 Parcel ID: 18 041 08 197

Year Built: 1972 1 Building 12 Units
 Date last sold: 2/26/2018
 Sale price: \$1,300,000
 Base RNCLD: \$748,330.00
 Total RNCLD: \$351,710.00

	Land	Building	100% Appraised Value	40% Taxable Value	Property Tax
2025	\$84,285.00	\$852,215.00	\$936,500.00	\$374,600.00	\$22,120.88
2024	\$84,285.00	\$852,215.00	\$936,500.00	\$374,600.00	\$21,684.10
2023	\$84,285.00	\$852,215.00	\$936,500.00	\$374,600.00	\$21,181.80
2022	\$86,585.00	\$849,915.00	\$936,500.00	\$374,600.00	\$21,334.22
2021	\$86,585.00	\$849,915.00	\$936,500.00	\$374,600.00	\$22,041.06
2020	\$86,585.00	\$849,915.00	\$936,500.00	\$374,600.00	\$22,018.98
2019	\$77,999.00	\$571,993.00	\$649,992.00	\$252,600.00	\$15,495.78
2018	\$100,800.00	\$563,997.00	\$664,797.00	\$265,919.00	\$17,190.92
2017	\$100,800.00	\$563,997.00	\$664,797.00	\$265,919.00	\$17,190.92
2016	\$100,800.00	\$331,200.00	\$432,000.00	\$172,800.00	\$11,223.94

4624 Dahlia Drive
 4649 Burk Property Holdings LLC
 1581 Bayhill Dr
 Duluth, GA 30097
 Parcel ID: 18 041 09 087

Year Built: 1979 1 Building 4 Units
 Date last sold: 7/17/2024
 Sale price: \$490,000
 Base RNCLD: \$252,750.00
 Total RNCLD: \$139,020.00

	Land	Building	100% Appraised Value	40% Taxable Value	Property Tax
2025	\$33,000.00	\$365,500.00	\$398,500.00	\$159,400.00	\$9,461.32
2024	\$33,000.00	\$365,500.00	\$398,500.00	\$159,400.00	\$9,726.78
2023	\$33,000.00	\$365,500.00	\$398,500.00	\$159,400.00	\$8,770.94
2022	\$27,160.00	\$164,840.00	\$192,000.00	\$76,800.00	\$4,576.80
2021	\$27,160.00	\$164,840.00	\$192,000.00	\$76,800.00	\$4,634.46
2020	\$26,880.00	\$165,120.00	\$192,000.00	\$76,800.00	\$4,960.48
2019	\$27,160.00	\$108,640.00	\$135,800.00	\$54,320.00	\$3,528.14
2018	\$27,160.00	\$108,640.00	\$135,800.00	\$54,320.00	\$4,492.24
2017	\$27,160.00	\$108,640.00	\$135,800.00	\$54,320.00	\$4,722.18
2016	\$27,160.00	\$108,640.00	\$135,800.00	\$54,320.00	\$4,342.81

Replacement Cost New Less Depreciation (RCNLD) is a guide to accurate asset valuation. Base Assessment Freeze (Base RNC) and 40% Assessment (Total RNC) are related to the property's value as determined by the DeKalb County Property Appraiser's Department

Ned Dagenhard

From: Ned Dagenhard
Sent: Friday, March 6, 2026 10:56 AM
To: Stanley Hawthorne; Bernard Kendrick
Subject: List of Requestors (Bid Packet, Beach House Reno)
Attachments: 3 26 - Beach House Renovation - Bid Tabulation, Final - All Proposals Received.pdf

Good morning, sirs,

Here is the list of individuals and firms who requested the bid packet. It includes (1) resident, who said she was requesting on behalf of a contractor she knew. The firm in **bold** is the one that responded.

- William “Bill” Taylor
- Christine Slocomb
- Christina Pe?a, ATL Prime
- HEC Construction Solutions
- Dodge Construction Network
- **Collins General Construction**
- Titan Cabinetry

Best,

Ned Dagenhard

City Clerk/Assistant to City Manager
City of Pine Lake
P.O. Box 1325
Pine Lake, GA 30072
(404) 999-4931



P.O. Box 1325| Pine Lake, GA| 30072

(404) 999-4901

Final Tabulation

Solicitation: Beach House Renovation

Open Date: March 5, 2026

Open Time: 2:00 PM (EST)

	COMPANY NAME	BID AMOUNT	MINORITY CLASS		PREVIOUS CITY WORK	
	Collins General Construction	\$137,368.88	Y		N	

A "Minority Business Enterprise" (MBE) is a business which is an independent and continuing operation for profit, performing a commercially useful function, which is owned and/or controlled by one or more minority group member(s).

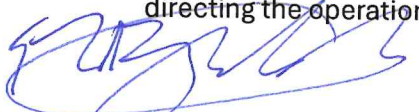
(1) African American Business Enterprise (AABE) (2) Hispanic Business Enterprise (HBE)

(3) Female Business Enterprise (FBE) (4) Asian Business Enterprise (ABE)

(5) Native American Business Enterprise (NABE) (6) Minority Veteran (MV)

An "Owned" is a minority or female owner which possesses an ownership interest 51% of the business.

A "Controlled" is a minority or female which possess and exercise the legal authority and power to manage business assets, good will and daily operations of the business and actively and continuously exercise such managerial authority and power in determining the policies and directing the operations of the business.


2:09 PM, 3/5/2026


2:09 PM
3/5/2026


2:09 PM
3-5-2026

SECTION II
INVITATION TO BID



CITY OF PINE LAKE
BEACH HOUSE RENOVATION

BID ISSUED TO THE PUBLIC: FEBRUARY 2026

Sealed unit price bids will be received by the City of PINE LAKE, Georgia from prospective contractors for the City of PINE LAKE, Georgia's "BEACH HOUSE RENOVATION" project. The work consists of furnishing and installing all materials, labor, tools, equipment, and related services required for a complete project. This project includes but is not limited to the repair and resurfacing of approximately 13 streets of local roadways in accordance with the Contract Documents for the City of PINE LAKE's "BEACH HOUSE RENOVATION 2026" project.

An Open House will be conducted on February 26, 2026 from 1pm until 3pm EST. Location of OPEN HOUSE is 4580 Lakeshore Drive Pine Lake Ga 30072.

All potential Bidders can obtain a copy of the Bid and Specifications located on the City's website at the Georgia Municipal Association <https://www.glga.org/SubmitListing>. Bid is administered by the City of PINE LAKE, Procurement Division. The City of PINE LAKE's Procurement Department will oversee all bidding for this project.

SECTION II

Any questions pertaining to the requirements of the Contract Documents and Technical Specifications, either procedural or technical, shall be in writing and are to be submitted to the City of PINE LAKE; Attention: Ned Dagenhard via email at neddagenhard@pinelakega.net by **Tuesday February 24, 2026 at 3:00 pm. EST**, **Reference: "BEACH HOUSE RENOVATION 2026 "**.

No bid may be modified, withdrawn, or canceled for a period of sixty (60) days after the time designated for the receipt of Bids or until the Bidder is notified by the City whichever is sooner. The City reserves the right to accept or reject any and all bids and to waive irregularities, technicalities, and formalities.

Each bid shall be accompanied by a Bid Bond in an amount of not less than five percent (5%) of the total bid amount. The Bid Bond may be in the form of a bond issued by a surety acceptable to the City or a cashier's check made payable to the City of PINE LAKE, Georgia. The entire Bid Bond shall be forfeited to the City of PINE LAKE, Georgia as liquidated damages if the bidder fails to execute all sets of the Contract Documents and provide Performance and Payment Bonds within fifteen (15) days after receipt of the documents.

The successful bidder will be required to furnish a contract Performance Bond and a Payment Bond, each in the sum of one hundred percent (100%) of the total amount bid and provide insurance coverage as required in the Contract Documents.

Note: For more information, please refer to the Instruction to Bidders and the Contract

SECTION III

BID FORM

CITY OF PINE LAKE

**CITY OF PINE LAKE
PROCUREMENT DIVISION**

BEACH HOUSE RENOVATION 2026

March 5, 2026

2:00 PM EST

SECTION III

ARTICLE 1 – BID RECIPIENT

1.01 This Bid is submitted to:

City of PINE LAKE, Georgia

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER’S ACKNOWLEDGEMENTS

2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER’S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, other related data identified in the Bidding Documents, and the following Addenda, receipt of which is hereby acknowledged:

<u>Addendum No.</u>	<u>Addendum Date</u>
None	None
_____	_____
_____	_____
_____	_____

B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and is satisfied to all Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Bidder has considered the information known to Bidder; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific

SECTION III

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SECTION III

means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents; and (3) Bidder's safety precautions and programs.

- E. Based on the information and observations referred to in Paragraph 3.01.D above, Bidder does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- F. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- G. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Engineer is acceptable to Bidder.
- 1. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
 - 1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process;
 - 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

SECTION III

3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

ARTICLE 5 – BASIS OF BID

- 5.01 Bidder will complete the Work in accordance with the Contract Documents for the following unit price(s):

LINE ITEM BID FORM

<u>ITEM NO.:</u>	<u>ESTIMATED QUANTITY</u>	<u>UNITS</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
1.	1	L.S	MOBILIZATION, BONDS (+ Project Management, & Insurances)	\$ <u>28,941.18</u>	\$ <u>28,941.18</u>
2.	1	EA	ELECTRICAL ALLOWANCE	\$ <u>5,000</u>	\$ <u>5000</u>
3.	1	EA	PLUMBING ALLOWANCE	\$ <u>5,000</u>	\$ <u>5000</u>
4.	1	LS	ERECT PERMANENT OUTSIDE EAVE LIGHTING	\$ <u>2,250</u>	\$ <u>2,250</u>
5.	1	LS	LEVEL AND REFINISH MAIN FLOOR AREA	\$ <u>15,230.34</u>	\$ <u>15,230.34</u>
6.	1	LS	DEMOLITION	\$ <u>2,411.76</u>	\$ <u>2,411.76</u>

SECTION III

7.	1	LS	CONSTRUCT KITCHEN CABINETS	\$ <u>20,588.24</u>	\$ <u>20,588.24</u>
8.	2	EA	REPLACE TOILETS	\$ <u>750</u>	\$ <u>1,500</u>
9.	1	EA	REPLACE KITCHEN SINK TO 2 COMPARTMENT FIXTURE	\$ <u>3,000</u>	\$ <u>3,000</u>
10.	1	EA	PROCURE AND MOUNT ABOVE SINK RACK	\$ <u>400</u>	\$ <u>400</u>
11.	2	EA	LEVEL AND CONSTRUCT LVT FLOORING FOR RESTROOMS	\$ <u>2,000</u>	\$ <u>4,000</u>
12.	1	LS	APPLY PROTECTIVE COATING TO OUTSIDE PATIO AREA (Flooring and TRIM)	\$ <u>7,352.94</u>	\$ <u>7,352.94</u>
13.	1	LF	REPAIR AND PAINT OUTSIDE RETAINING WALL	\$ <u>18,176.47</u>	\$ <u>18,176.47</u>
14.	1	LS	INTERIOR PAINT	\$ <u>6,250</u>	\$ <u>6,250</u>
15.	1	LS	EXTERIOR WOOD REPAIRS AND PAINT	\$ <u>6,250</u>	\$ <u>6,250</u>
16.	1	LS	REPAIR OUTSIDE TRASH CORRAL	\$ <u>1,838.24</u>	\$ <u>1,838.24</u>
17.	1	Ls	PRESSURE WASH EXTERIOR	\$ <u>250</u>	\$ <u>250</u>
18.	1	LS	CLOSE OUTSIDE BATHROOM DOOR (+ Window)	\$ <u>5,514.71</u>	\$ <u>5,514.71</u>
19.	1	LS	SEAL OUTSIDE STORAGE AREA	\$ <u>3,415</u>	\$ <u>3,415</u>

SECTION III

Total Base Bid in Words:

One Hundred Thirty-Seven Thousand and Three Hundred Sixty-Eight Dollars & Eighty-Eight Cents

Dollars

In Numbers: \$ 137,368.88

ADD ALTERNATE

Epoxy Flooring	\$8,000.00
Floor Leveling @ Storage	\$3,000.00
Stage	\$1,200.00
Window Shades	\$500.00

SECTION III

Unit Prices have been computed in accordance with Paragraph 11.03.B of the General Conditions.

Bidder acknowledges that estimated quantities are not guaranteed and are solely for the purpose of comparing Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

Unit Prices have been computed in accordance with Paragraph 11.03.B of the General Conditions.

Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

ARTICLE 6 – TIME OF COMPLETION

6.01 Bidder agrees that the Work will be substantially complete within **45** calendar days after the date when the Contract Times commence to run as provided in Paragraph 2.03 of the General Conditions, and will be completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions within **60** calendar days after the date when the Contract Times commence to run.

6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 – ATTACHMENTS TO THIS BID

- The attached documents are included as part of this Bid submission:
 - A. Required Bid security.
 - B. List of Proposed Subcontractors (if known);
 - C. List of Proposed Suppliers (if known);
 - D. List of 5 Project References (Pine Lake reference forms attached – SECTION XVII. – REFERENCE VERIFICATION AND RELEASE FORM);**
 - E. Required Bidder Qualification Statement with Supporting Data (Business License, Corporate Resolution to Bid, Financial Statement, Current Workload);
 - F. Certificate of Insurance (City of PINE LAKE listed as Certificate Holder);
 - G. Contractor Affidavit and Agreement;
 - H. Subcontractor Affidavit and Agreement (if known);

SECTION III

ARTICLE 8 – DEFINED TERMS

8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 – BID SUBMITTAL

9.01 This Bid is submitted by:

If Bidder is:

An Individual

Name (typed or printed): _____

By: _____
(Individual's signature)

Doing business as: _____

A Partnership

Partnership Name: _____

By: _____
(Signature of general partner -- attach evidence of authority to sign)

Name (typed or printed): _____

A Corporation

Corporation Name: _____ Collins General Construction, LLC
(SEAL)

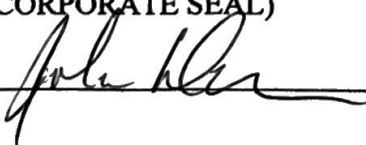
State of Incorporation: _____ Georgia

Type (General Business, Professional, Service, Limited Liability): _____ LLC

By: _____
(Signature -- attach evidence of authority to sign)

Name (typed or printed): _____ Zacorion Collins

Title: _____ President
(CORPORATE SEAL)

Attest _____


SECTION III

Date of Qualification to do business in Georgia is
12 / 19 / 2019.

A Joint Venture

Name of Joint Venture: _____

First Joint Venturer Name: _____
(SEAL)

By: _____
(Signature of first joint venture partner -- attach evidence of authority
to sign)

Name (typed or printed): _____

Title: _____

Second Joint Venturer Name: _____
_____(SEAL)

By: _____
(Signature of second joint venture partner -- attach evidence of
authority to sign)

Name (typed or printed): _____

Title: _____

(Each joint venturer must sign. The manner of signing for each individual,
partnership, and corporation that is a party to the joint venture should be in the
manner indicated above.)

Bidder's Business Address 3455 Peachtree Rd NE Flr. 5, Atlanta, GA 30326

SECTION IV

BID BOND

Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

BIDDER (*Name and Address*): Collins General Construction, LLC
3455 Peachtree Rd NE, FL 5
Atlanta, GA 30326

SURETY (*Name and Address of Principal Place of Business*): Employers Mutual Casualty Company
P.O. Box 712
Des Moines, Iowa 50306-0712

OWNER (*Name and Address*): City of Pine Lake Procurement Dept.
P.O. Box 1325
Pine Lake, GA 30072

BID

Bid Due Date: JULY 3, 2025

Description (*Project Name and Include Location*):

**CITY OF PINE LAKE - BEACH HOUSE
RENOVATION 2026**

BOND

Bond Number: N/A

Date (*Not earlier than Bid due date*): 03/05/2026

Penal sum Five Percent

(Words)

\$ 5%

(Figures)

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

BIDDER

Collins General Construction, LLC

Bidder's Name and Corporate Seal

SURETY

(Seal) Employers Mutual Casualty Company (Seal)

Surety's Name and Corporate Seal

By:

Signature

Zacorien Collins

Print Name

Owner

Title

Attest:

Signature

Title

By:

Brayden Clark

Signature (Attach Power of Attorney)

Brayden Clark

Print Name

Attorney-In-Fact

Title

Attest:

Alison Anderson

Signature

Witness

Title



P.O. Box 712 • Des Moines, Iowa 50306-0712

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

KNOW ALL MEN BY THESE PRESENTS, that:

1. Employers Mutual Casualty Company, an Iowa Corporation
2. EMCASCO Insurance Company, an Iowa Corporation
3. Union Insurance Company of Providence, an Iowa Corporation

4. Illinois EMCASCO Insurance Company, an Iowa Corporation
5. Dakota Fire Insurance Company, a North Dakota Corporation
6. EMC Property & Casualty Company, an Iowa Corporation

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:

Brayden Clark

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute the Bid Bond

In an amount not exceeding Two Million Dollars.....\$2,000,000.00

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

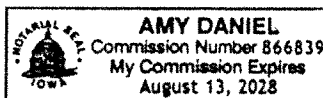
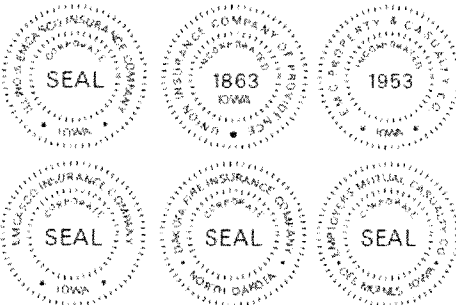
AUTHORITY FOR POWER OF ATTORNEY

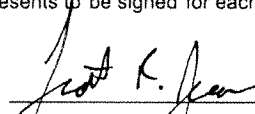
This Power-of-Attorney is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at the first regularly scheduled meeting of each company duly called and held in 1999:

RESOLVED: The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

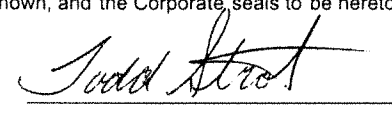
IN WITNESS THEREOF, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this 17th day of September, 2025.

Seals





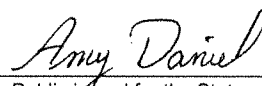
Scott R. Jean, President & CEO
of Company 1; Chairman, President
& CEO of Companies 2, 3, 4, 5 & 6



Todd Strother, Executive Vice President
Chief Legal Officer & Secretary of
Companies 1, 2, 3, 4, 5 & 6

On this 17th day of September, 2025 before me a Notary Public in and for the State of Iowa, personally appeared Scott R. Jean and Todd Strother, who, being by me duly sworn, did say that they are, and are known to me to be the CEO, Chairman, President, Executive Vice President, Chief Legal Officer and/or Secretary, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Scott R. Jean and Todd Strother, as such officers, acknowledged the execution of said instrument to be their voluntary act and deed, and the voluntary act and deed of each of the Companies.

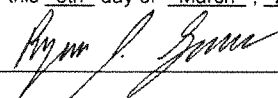
My Commission Expires August 13, 2028.



Notary Public in and for the State of Iowa

CERTIFICATE

I, Ryan J. Springer, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on 17th day of September, 2025, are true and correct and are still in full force and effect. In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 5th day of March, 2026.



Vice President

SECTION IV

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond shall be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation shall be invalid if:
 - 3.1 Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
 - 3.2 All Bids are rejected by Owner, or
 - 3.3 Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions shall not in the aggregate exceed 120 days from Bid due date without Surety's written consent.
6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety and in no case later than one year after Bid due date.
7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

SECTION VI

CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm or corporation that is contracting with the City of PINE LAKE, Georgia, has registered with and is participating in a federal work authorization program* [any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603], in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

The undersigned further agrees that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services pursuant to this contract with City of PINE LAKE, Georgia, contractor will secure from each subcontractor(s) similar verification of compliance with O.C.G.A. 13-10-91 on the Subcontractor Affidavit provided in Rule 300-10-01-.08 or a substantially similar form. Contractor further agrees to maintain records of such compliance and provide a copy of each verification to City of PINE LAKE, Georgia at the time the subcontractor(s) is retained to perform such service.

2166583

EEV/Basic Pilot Program* User Identification Number

Collins General Construction, LLC

BY: Authorized Officer or Agent
(Contractor Name)

6/3/23

Date

President

Title of Authorized Officer of Contractor

Zacorien Collins

Printed Name of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON

THIS THE 3rd DAY OF March, 20 20

Notary Public I

My Commission Expires: 1/9/29

*As of the effective date of O.C.G.A. 13-1 0-91, the applicable federal work authorization program is the "EEV/Basic Pilot Program" operated by the U.S. Citizenship and Immigration Services Bureau of the U.S. Department of Homeland Security, in conjunction with the Social Security Administration (SSA).



RETURN THIS FORM WITH PROPOSAL DOCUMENTS

SECTION VII

SUBCONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract with

(name of contractor) on behalf of City of PINE LAKE, Georgia, has registered with and is participating in a federal work authorization program*[or any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603], in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

EEV/Basic Pilot Program* User Identification Number

BY: Authorized Officer or Agent
(Subcontractor Name)

Date

Title of Authorized Officer or Agent of Subcontractor

Printed Name of Authorized Officer or Agent

SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE _____ DAY OF _____, 20____

Notary Public

My Commission Expires: _____

*As of the effective date of O.C.G.A. 13-10-91, the applicable federal work authorization program is the "EEV/Basic Pilot Program" operated by the U.S. Citizenship and Immigration Services Bureau of the U.S. Department of Homeland Security, in conjunction with the Social Security Administration (SSA).



COLLINS
GENERAL CONSTRUCTION

Date: March 5, 2026

Proposal For:

Pine Lake Beach House Renovations

Presented To:

City of Pine Lake

Attn: Ned Dagenhard

Prepared By:

COLLINS GENERAL CONSTRUCTION

770-727-8083
info@collinsgcs.com

3455 Peachtree Rd NE
FL. 5
Atlanta, GA 30326

www.collinsgcs.com



COLLINS GENERAL CONSTRUCTION

1. Introduction

Collins General Construction, LLC is a reputable, minority-led general contracting firm with a strong track record in residential, commercial, and government construction. Our portfolio spans custom residential subdivisions, boutique developments, and public facility projects. We take pride in delivering high-quality craftsmanship, innovative solutions, and impactful community engagement. With a proven presence in Georgia, Tennessee, and Florida, our experienced team is committed to completing every project on time, within budget, and to the highest standards.

At Collins General Construction, we don't just build structures—we build lasting relationships and contribute to community development through every project we undertake. We are excited for the opportunity to bring our expertise, dedication, and passion for excellence to the Summit Street Cottages project.

2. Project Overview

- **Project Description:** The Gainesville Nonprofit Development Foundation, Inc. (hereafter referred to as “Developer”) seeks Proposals to provide all materials, labor, tools, equipment, permits, licenses, etc. for the construction of the “Summit Street Cottages” located at 226 and 238 Summit Street, SE; Gainesville, GA 30501.
- **Proposed Project Timeline: 30-60 Days**— ***from the time of the issuance of building permits, given no significant change orders, client delays, or inclement weather delays.*

3. Our Approach

- **Team Expertise:** Our construction team is comprised of over 60 years of construction experience, spanning various projects. We are skilled professionals with a proven track record of delivering high-quality results through meticulous planning and innovative techniques. Committed to excellence, we utilize the latest technologies and best practices to meet your project's unique needs and ensure client satisfaction.
- **Safety Measures:** Safety is a top priority at Collins General Construction. We maintain a robust safety program, which includes comprehensive training, regular site inspections, and strict adherence to all safety regulations. Our team is equipped with the latest safety equipment and works in an environment where safety concerns are addressed promptly and professionally.



COLLINS
GENERAL CONSTRUCTION

Thank you for considering Collins General Construction, LLC for this construction project. We are confident in our ability to deliver superior results and look forward to the opportunity to work with you. Please do not hesitate to contact us with any questions or to discuss this proposal further.

We hereby propose to furnish the work under the scope of this proposal as per the following (breakouts are provided for general budget purposes only and shall not be used to isolate scope items):

Zacorion Collins
Principal- Collins General Construction, LLC

Key Personnel

James McKinsley
Project Manager

James brings 22 years of experience in both commercial and residential construction, with the last five years spent at Collins General Construction. His extensive expertise, particularly in the development of Class-A commercial buildings, has been instrumental in driving our company's growth and success. James' leadership and deep industry knowledge have made him a key asset to our team, helping us achieve new milestones in a short time.

Xavier Collins
Superintendent

With 10 years in the construction industry, Xavier has been a core member of Collins General Construction since its inception. Starting as a laborer, he quickly advanced through the ranks to become Superintendent. Under his leadership, we've successfully completed several high-profile projects in both the government and commercial sectors. Xavier's hands-on experience and leadership skills have been critical to the successful execution of these complex projects.

Ryan Anderson
Safety Manager

With 16 years of experience in construction safety, Ryan oversees the development, implementation, and enforcement of our company's safety programs and policies. He leads our safety team in monitoring performance, maintaining records, and continuously improving safety standards. Ryan's commitment to safety ensures that our work environments remain compliant, secure, and conducive to high-quality construction.

Julia Dzyuba
Project Administrator

Julia has 11 years of experience in project administration, having previously worked with large construction firms before joining Collins General Construction in 2020. She is responsible for maintaining up-to-date project documentation, tracking correspondence, and ensuring all project records are accurate. Julia's background in managing multifamily, government, and private commercial projects makes her a valuable asset to our team, ensuring smooth and efficient project execution.

References

City of Newnan- *Newnan Urban Redevelopment Agency*

Andrew Moody

678-673-5414

Project: Workforce Housing Development

Residential Client

Paul Thodeson

678-907-1200

Project: Various

TCA Development

Cierra Nelson

404-934-3329

Project: Various

City of Atlanta- *Department of Parks and Recreations*

Larry Odom

404-468-1441

Project: Various

City of Pine Lake, GA

Native Plants Appropriate we will be considering for Both Riprap Crevices & Waterside Edges based on the micro-climates

EMERGENT / SHALLOW-WATER PLANTS

(Plants that tolerate wet feet and can root between rocks with intermittent inundation)

- Pickerelweed (*Pontederia cordata*) Excellent for lake edges and wet pockets in riprap) Tolerates standing water and stabilizes soil.
- Broadleaf Arrowhead / Duck Potato (*Sagittaria latifolia*) (Grows in shallow water or saturated soils; tuberous roots anchor well in crevices).
- Soft Rush (*Juncus effusus*) Georgia native, thrives in wet soils and grows upright through rock gaps; strong root mats.

Listed in Georgia water-edge plant guidance.

- Blue Flag Iris (*Iris virginica*) Emergent iris ideal for naturalizing shorelines; tolerates fluctuating water levels.
- Lizard's Tail (*Saururus cernuus*) Excellent for shaded or partly sunny lake margins; spreads in wet soils.

SEDGES, RUSHES & GRASSES (Great for Riprap Stabilization)

- Fox Sedge (*Carex vulpinoidea*)
- Moist-soil specialist; forms dense clumps that trap sediment.
- Woolgrass (*Scirpus cyperinus*) Deep, fibrous roots ideal for erosion control; tolerates seasonal flooding.
- Softstem Bulrush (*Schoenoplectus tabernaemontani*) Emergent species common along pond/lake edges; grows well in pockets among rock.

HERBACEOUS PERENNIALS / POLLINATOR PLANTS (Suitable for the upper riprap zone and moist shorelines)

- Cardinal Flower (*Lobelia cardinalis*) Thrives in persistently moist soils near water; visually striking and widely available.
- Blue Mistflower (*Conoclinium coelestinum*) Handles moist soils well, spreads between rocks.

- Swamp Milkweed (*Asclepias incarnata*) Prefers wet soils; excellent wildlife and pollinator value.
- Southern Blue Flag (*Iris virginica*)

Repeated here due to strong suitability for both rock crevices and lake edges.

SHRUBS FOR UPPER RIPRAP / BUFFER AREAS

(Only appropriate where you have ≥12–18" soil pockets behind riprap)

- Buttonbush (*Cephalanthus occidentalis*)

These species have the best proven establishment in rocky substrates within the Atlanta Region. All are native, tolerate fluctuating water levels, and have fibrous or tuberous root systems ideal for grabbing hold in stone voids.

- Pickerelweed (*Pontederia cordata*)
- Broadleaf Arrowhead (*Sagittaria latifolia*)
- Soft Rush (*Juncus effusus*)
- Fox Sedge (*Carex vulpinoidea*)
- Softstem Bulrush (*Schoenoplectus tabernaemontani*)
- Blue Flag Iris (*Iris virginica*)

HERBACEOUS PERENNIALS / POLLINATOR PLANTS

(Suitable for the upper riprap zone and moist shorelines)

- Cardinal Flower (*Lobelia cardinalis*) (Shade, moist soils)
- Blue Mistflower (*Conoclinium coelestinum*) Handles moist soils well; spreads between rocks
- Swamp Milkweed (*Asclepias incarnata*)
- Southern Blue Flag (*Iris virginica*)

SHRUBS FOR UPPER RIPRAP / BUFFER AREAS

(Only appropriate where you have ≥12–18" soil pockets behind riprap)

- Buttonbush (*Cephalanthus occidentalis*)
- Red Osier Dogwood (*Cornus sericea*) (Use only where the roots do not compromise the lake's structure)

Examples Perennial and Aquatic Planting for Pine Lake



February 13, 2026
transmitted via email

Bernard Kendrick
Public Works Director
City of Pine Lake
425 Allgood Road
Pine Lake, GA 30072
bernardkendrick@pinelakega.net

**Task Order 05 Proposal Lake Embankment Landscape Plan
On-Call Engineering Services for City of Pine Lake**

Dear Mr. Kendrick:

AECOM appreciates the opportunity to submit this proposal to develop a landscape plan for the upstream side of the lake embankment. Our understanding is that the goal of this landscape plan is to address the aesthetics of the exposed rip-rap recently placed on the upstream side of the embankment which was needed for stabilization.

AECOM will develop conceptual options and detailed landscape plans and specifications for the upstream side of the lake embankment. We intend to recommend native plant species appropriate for this type of context so the landscape planting does not compromise the lake riprap and structural fill associated with the lake embankment / dam.

1 Scope

A. Task 1 – Plan Development

- Project kick-off meeting and site visit
- Landscape conceptual options (2 options)
 - Conceptual rendering
 - Growth phasing of individual option
 - Conceptual cost estimate
- One presentation of conceptual option to the city (virtual meeting)
- Construction plans
 - Landscape construction plans, details and specifications
 - Construction cost estimate

B. Task 2 – Inspection of Completed Works

- One site visit to inspect completed work by the contractor
- Submit inspection memo

2 Deliverables

A. Task 1 – Plan Development

- Kick-off meeting minutes
- Conceptual plans for 2 options and their associated cost estimates
- Concept plans presentation meeting notes
- Construction plans, specifications and cost estimate

B. Task 2 – Inspection of completed works

- Inspection memo

3 Meetings

The following meetings have been considered in our proposal:

- In-person kick-off meeting
- Virtual meeting to present conceptual plans

4 Schedule

It is our understanding that the city intends to complete this project during this current year's planting season. AECOM anticipates approximately 30 days, to complete the concept and the construction plans for the preferred concept once provided a Notice to Proceed. This schedule does not include time associated for the city's review and provide approval of the preferred concept plan, schedule date for the presentation nor the completion of the construction activities. The duration of events is approximate only and does not include weekends and is subject to change pending any unforeseen circumstances.

No.	Phase	Duration (Business Days)
1	Task 1 – Plan Development	30
a	Conceptual plans (2 options)	14
b	Presentation slides for conceptual plans	1
c	Construction plans, specifications and cost estimate	15
2	Task 2 – Inspection of Completed Works	3
a	Site visit to inspect completed works	1
b	Prepare inspection report	2

5 Proposed Fee

AECOM's effort for this Task Order 05 for proposed scope of services is:

Task	PM	SR. L. Arch.	ENG II	Admin Assit	Total
	\$226	\$234	\$135	\$105	
General					
Project Management	4			2	6
Subtotal Hours	4	0	0	2	6
Subtotal Cost	\$904	0	0	\$210	\$1,114
Task 1 - Plan Development					
Project kick-off meeting and site visit	1	3	3		7
Concept renderings, cost estimate and growth phasing (2 options only)		2	16		18
Presentation of concept rendering (virtual meeting)	1	1	2		4
Landscape construction plans		2	78		80
Landscape specifications		1	2		3
Construction cost estimate		1	2		3
Subtotal Hours	2	10	103	0	115
Subtotal Cost	\$452	\$2,340	\$13,905	\$0	\$16,697
Task 2 - Inspection of Completed Works					
Site visit for inspection of completed works (1 site visit)		4	4		8
Inspection report		1	4		
Subtotal Hours	0	5	8	0	13
Subtotal Cost	\$0	\$1,170	\$1,080	\$0	\$2,250
Total Hours	6	15	111	2	134
Total Cost	\$1,356	\$3,510	\$14,985	\$210	\$20,061

This work will be performed on a time and materials basis in accordance with the terms and conditions of AECOM's consulting services agreement. AECOM will not exceed the estimated total fee without prior authorization from the city.

6 Exclusions

The following is excluded from our scope of services:

- Survey and field investigation
- Permitting and coordination with USACE and EPD
- Irrigation design for proposed landscape
- Slope and stability analysis of the Dam
- Construction management and administration services
- Formal presentations and community involvement as well as public surveys
- Additional renderings and graphics above and beyond the scope

If you should have any questions during your review of this proposal, or if you desire additional information, please contact me at 404.295.6087 (tina.houston@aecom.com) or Shahid Jamil at 404.330.7068 (shahid.jamil@aecom.com).

Sincerely,



Tina S. Houston
Vice President, Water CI, GA/AL/TN
AECOM Technical Services, Inc.



Shahid Jamil
Senior Project Manager

Responses to Council question 2/24/26

Councilmember Lowers

Regarding the planting of the creekside of the dam.

It is permissible to plant native vegetation on the creekside. It would have to be a hearty type of species (and shallow rooted) as they would have to withstand the eventual increased velocities and stage changes from higher flows during significant rain events. Staff would lean more towards allowing for the natural recruitment of plants to limit the expenditure of city funds.

Also, as I previously mentioned, staff would be recommending that any future improvements to the creekside of the lake be funded through grants and other non-city funded options.

Councilmember Goldberg

Regarding the hours of the Engineer versus the Landscape Architect on the Planting Proposal.

AECOM reports that this is a staff pay classification issue. This refers to how maybe junior staff members who are tasked with a certain portion of the deliverable are accounted for within the project.

Councilmember Goldberg

Regarding starting a conversation about starting a Conservancy

Please see below available times for Mickey O'Brien to lead a Virtual Call (Zoom) regarding starting the Pine Lake Conservancy:

- **March 5th, 1:00 to 3:00pm**
- **March 10th, 2:00 to 4:00pm**
- **March 17th, 6:00 to 8:00 pm**
-

Please let me know your preferred time ASAP, so that Mr. O'Brien can develop a concise agenda.

Councilmember Goldberg

Regarding the differential between the definition of “masterplan”

This is the definition that was presented to Mayor and Council when the proposal was presented.

Mayor and Council communicated that the City needs to proactively develop a shared vision building off the values of sustainability already embraced by the City of Pine Lake and incorporate the said vision into a policy document that would guide future decisions regarding increasing and sustaining greenspace and recreational opportunities within the city.

I too have found several definitions of “masterplan” myself that mainly reference long term vision and strategy, high level goals, guiding principles, Inventory of existing green spaces/recreation areas, Demographic data and community needs, Partnerships and Collaboration amongst others.

I believe that the existing draft plan addresses those requirements. The key now is if the current Council would like to adopt, amend, or table the plan as presented. The issue of the Conservancy has already been scheduled.

Citizen Alibasic

The citizen presented a copy of a public notice for a variance that was purportedly prepared and submitted in 2022. After reviewing this document, it appears that the activity suggested was in reference to the dam project that was developed by the previous engineering firm Clark, Patterson, Lee (CPL). It also appears that no action was taken on this request as the project never manifested itself. The cost estimate for this repair was reportedly around \$900k. This document has no bearings on any of our current projects.

Our project team has been working in lockstep with all permitting agencies since the approval of Tack Order #1. Our project team is comprised of permitting specialists with numerous years of experience. Our consultant environmental manager has long concluded that based on the non-placement of fill (riprap) below the ordinary high water (OHW) mark that preconstruction notification to the US Army Corp of Engineers was not required, but notification was given. Additionally, since the vegetation within the buffer on the lake side was removed by non-mechanical methods, a variance from the EPD is not required.

Further, The City of Pine Lake is a Local Issuing Authority (LIA) for erosion and sedimentation control, and the placement of riprap was determined to be a maintenance project. The disturbance for the removal of the vegetation was less than the 1-acre impact, therefore no Land Disturbance Permit was required.

At the beginning of all projects, I informed Council that the strategy that needed to be employed to minimize costs and permitting time was to make sure that projects and improvements be

determined as “Maintenance” to avoid delays and further impacts. Staff has since presented a non-structural option for improvements for all projects that will be presented to citizens and to Mayor and Council for approval at a date to be determined.

We are on target to secure a “new” Nationwide 3 permit that will allow for all future maintenance activities within the Pine Lake Wetlands Boundary (headwaters of Eastern Wetlands to outflow of Western Wetlands) for the maximum period possible. This permit condition will allow for the extended planning, construction, and maintenance of all current and future city derived projects.

Submitted

Bernard Kendrick