

CITY OF SOUTH FULTON, GEORGIA

Urban Redevelopment Agency Meeting

Wednesday, May 25, 2022, 4:00 PM



The Honorable khalid kamau, Mayor

The Honorable Catherine F. Rowell, District 1 Councilmember

The Honorable Carmalitha Gumbs , District 2 Councilmember

The Honorable Helen Z. Willis, District 3 Councilmember

The Honorable Jaceey Sebastian, District 4 Councilmember

The Honorable Corey A. Reeves, District 5 Councilmember

The Honorable Natasha Williams, District 6 Councilmember

Vacant, District 7 Councilmember

SPECIAL CALLED MEETING AGENDA

1. Meeting Called to Order
2. Roll Call
3. Agenda Items
 1. URA/TSPLOST/CIP
 2. Funded v. Unfunded Projects
4. Adjournment of Meeting



CITY OF SOUTH FULTON
COUNCIL AGENDA ITEM
COUNCIL SPECIAL MEETING



SUBJECT: URA/TSPLOST/CIP

DATE OF MEETING: 5/25/2022

DEPARTMENT: City Council

ATTACHMENTS:

Description	Type	Upload Date
URA Update 5-10-22-R2 (1)	Cover Memo	5/25/2022



CITY OF SOUTH FULTON, GEORGIA Urban Redevelopment Agency

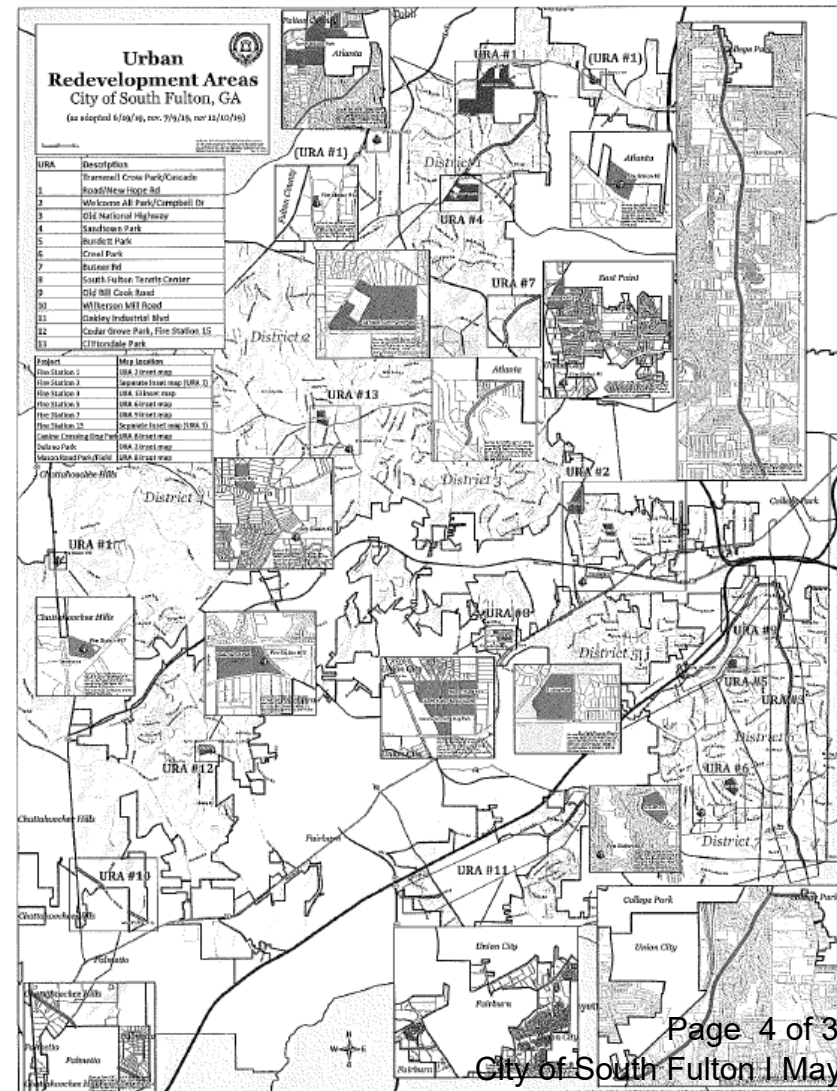


Khalid Kamau, Mayor
Catherine F. Rowell, District 1
Carmalitha Gumbs, District 2
Helen Zenobia Willis, District 3
Jaceey Sebastian, District 4
Corey A. Reeves, District 5
Natasha Williams, District 6
May 25, 2022

URBAN REDEVELOPMENT AUTHORITY(URA)



Resolution 2019-041 adopted by City Council on June 19, 2019



URA 1	Trammel Crow Park and Fire Stations No. 2, 13, and 17 Updates, repairs, improvements and equipment upgrades
URA 2	Welcome All Park, Campbell Drive, Delano Park and Fire Station No. 1 - Infrastructure and related repairs, equipment upgrades and improvements including sod replacement for athletic fields, building updates, replacing of dated structures. - Public safety related acquisitions and constructions
URA 3	Old National Highway Park, Infrastructure and Public Safety Facilities - Public Safety Facility/buildout and general public safety upgrades and updates - Old National Park infrastructure and related repairs and improvements including sod replacement for athletic fields, building updates, replacing of dated structures.
URA 4	Sandtown Park Infrastructure and related repairs and improvements including sod replacement for athletic fields, building updates, replacing of dated structures, trail construction/repaving/restrooms and landscaping
URA 5	Burdett Park Infrastructure and related repairs and improvements
URA 6	Creel Park and Fire Station No. 5 Infrastructure and related repairs and improvements including sod replacement for athletic fields, building updates, replacing of dated structures.
URA 7	Butner Rd. Public Safety Facility Public Safety acquisitions and construction.
URA 8	South Fulton Tennis Center, Canine Dog Crossing Park and Mason Rd. Park/Field Repairs, updates and general improvements
URA 9	Old Bill Cook Road and Fire Station No. 7 - Includes park and recreational acquisitions. - Updates, equipment upgrades, repairs and improvements.
URA 10	Wilkerson Mill Road Park and recreational acquisitions, also sod replacement for athletic fields, building updates, replacing of dated structures.
URA 11	Oakley Industrial Boulevard Includes park and recreational acquisitions and related equipment, construction, and improvements.
URA 12	Cedar Grove Park and Fire Station No. 15 Infrastructure and related repairs, updates and improvements including sod replacement for athletic fields, building updates, replacing of dated structures.
URA 13	Cliftondale and Fire Station No. 3 Infrastructure and related repairs, updates and improvements including sod replacement for athletic fields, building updates, replacing of dated structures.



PHASE I URA INVESTMENT – OVER \$5.6M

Project Status of Items Approved by Mayor & Council

Welcome All Park Roof replacement (4) Roofs	\$2,956,501
Sandtown Roof replacement (2) Roofs	\$375,793
Sandtown Below Grade Waterproofing, Interior and Exterior	\$59,400
Sandtown – Gym HVAC	\$158,665
Burdett Gym – HVAC, Electrical & Plumbing upgrade	\$235,000
Fire Station 1 Generator Replacement	\$122,186
Fire Station 4 Generator Replacement	\$125,381

Forecasted Project Timelines

START	COMPLETION
December 1, 2021	December 2022
November 8, 2021	January 14, 2022
November 1, 2021	December 3, 2021
June 2022	July 2022
May 2022	June 2022
July 2022	July 2022
July 2022	July 2022

PHASE I URA INVESTMENT CONTINUED



Project Status of Items Approved by Mayor & Council

Forecasted Project Timelines

Fire Station 7 Generator Replacement	\$120,625
Fire Stations 1, 4, 5, 7, and 8-kitchen upgrade	\$209,131
Fire Stations 3, 7 and 8-Exterior Upgrade	\$232,396
Fire Station 1- Restroom Renovation	\$56,611
Cliftondale/S.F. Arts (Design Phase)	\$98,430

START	COMPLETION
May 2022	June 2022
May 2022	June 2022
January 2022	June 2022
February 2022	May 20, 2022
November 2021	April 28th, 2022

PHASE I URA INVESTMENT CONTINUED



Project Status of Items Approved by
Mayor & Council

Forecasted Project Timelines

Welcome All Park Interior Renovations - Waterslide replacement, Ceiling repair, window replacements and painting	\$419,339
Burdett Park/Tennis Center Interior Renovations – wall replacement, ceiling repair, camera installation and tree trimming	\$69,048
South Fulton Tennis Center ADA Access Ramp – design and installation of an ADA access pathway from building to tennis court level	\$297,948
Sandtown Doors Replacement – All Exterior doors @ gymnasium level	\$22,474

START

COMPLETION

April 2022

October 2022

April 2022

September 2022

May 2022

August 2022

May 2022

June 2022

PHASE I URA INVESTMENT CONTINUED



Project Status of Items Approved by
Mayor & Council

Forecasted Project Timelines

		START	COMPLETION
Creel Park Renovations – Replace Roofs at Pavilions Replace HVAC, 3 units at Community Building	\$90,999	January 4, 2022	May 23, 2022
Wilkerson Mill Press Box Renovations– Replace roof, repair ceilings, replace windows & Concrete pad for Equipment	\$74,435	January 4, 2022	May 2022
Old National Park Renovations -Replace Concessions Stand Roofing, exterior doors and exterior counter Replace tables and benches	\$60,789	January 4, 2022	June 2022
Canine Dog Park-Replacement of Restroom (3) metal doors	\$8,564	May 2022	May 20, 2022

DISTRICT I – PHASE I PROJECT UPDATES



Sandtown Gym

- Full Roof Replacement is complete.
- Below grade Waterproofing on the inside and outside of building is complete.
- The replacement of the Gymnasium Doors in progress.
- HVAC replacement at Gymnasium
- Mold Remediation scope of work finalized for invitation to bid (ITB)

Before



After



DISTRICT I – PHASE I PROJECT UPDATES CONTINUED



Trammel Crow

- Exercise equipment replacement is complete.
- Restroom repainting is complete.

Before



After



Before



After



DISTRICT I - PHASE I PROJECT UPDATES CONTINUED



Fire Station 4

- HVAC Replacement is complete.
- Kitchen upgrade
 - Replacement of cabinetry and appliances with industrial grade materials is upcoming
- Generator Replacement is in progress.

Generator
Before



Before (HVAC Replacement) After



Fire Station 2

- Generator Repairs completed.



After



Before

After



DISTRICT 2 PHASE I PROJECT UPDATES

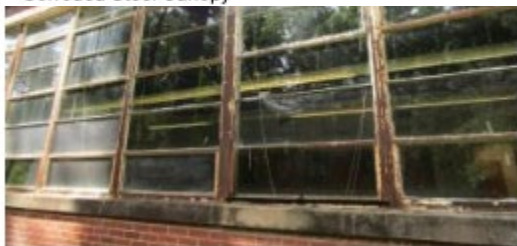


Cliftondale/South Fulton Arts Center

- Corroded Steel Canopies and windows
- Asbestos at some interior ceiling tiles and all windows
- Damaged flooring and ceiling tiles
- Damaged and failing roofing systems
- HVAC systems not functioning properly/non-existent in some areas
- Damaged doors and hardware
- Several systems not to current code.
- Outdated and defective electrical and plumbing equipment



Corroded Steel Canopy



Corroded Steel Windows



Water Heater and Panels



Damaged Quarry Tile Flooring



Deteriorated and Lifting Shingle Roof

DISTRICT 3 – PHASE I PROJECT UPDATES



Welcome All Park

- Full Roof Replacement in progress.

Gym Roof is complete

Before



After



Main Bldg Roof is complete

Before



After

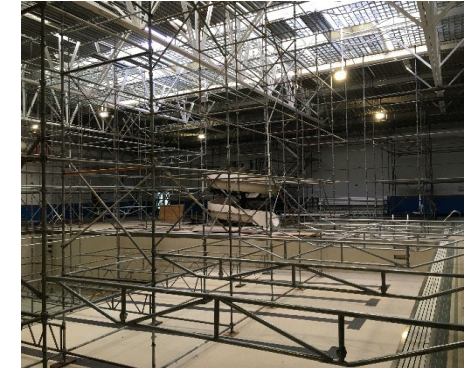


Pool Metal Roof is in progress, demolition has taken place

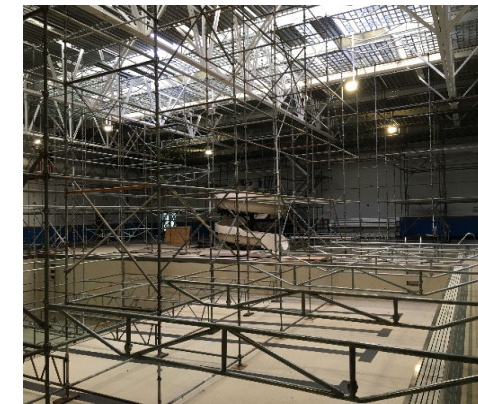
Before



After



Pool Skylight is in progress, old skylight being removed



DISTRICT 3 – PHASE I PROJECT UPDATES CONTINUED



Welcome All Park Continued

- Water Slide replacement is upcoming.
- Pool area window replacement and wall repainting is upcoming.
- Repair interior soffits are upcoming.

Before



DISTRICT 3 – PHASE I PROJECT UPDATES CONTINUED



Fire Station 1

Restroom Renovation

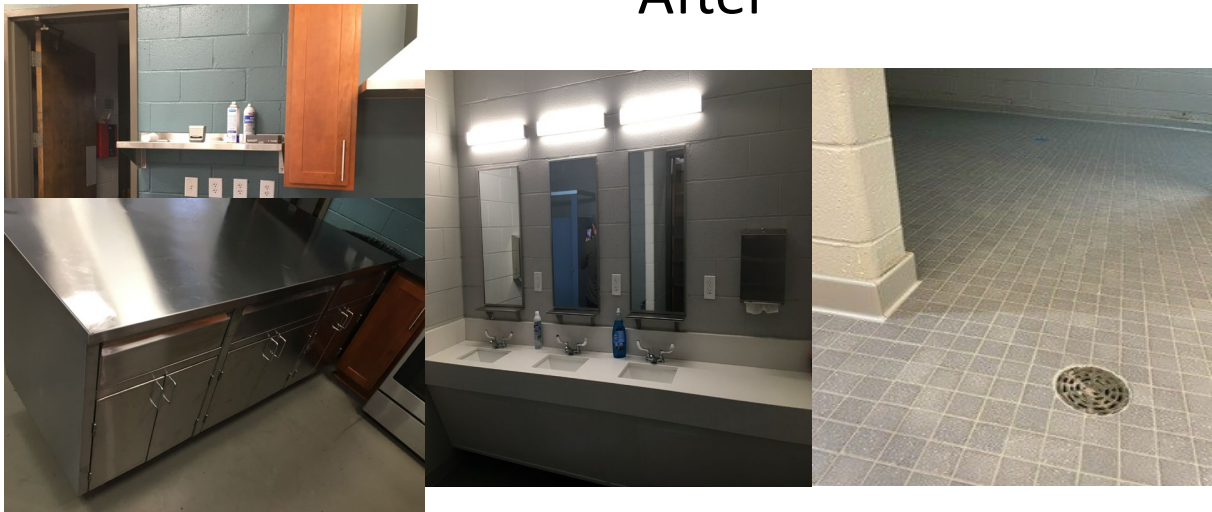
- Full restroom renovation in complete.
- Kitchen Island and Shelf is complete
- Generator Replacement is in progress.

Restroom Renovation

Before



After



Generator Replacement

Before

After



DISTRICT 3 – PHASE I PROJECT UPDATES CONTINUED



Canine Dog Park

- Replacement of Restroom Doors
- Replacement of restroom doors are nearly complete.

Before



After



DISTRICT 3 – PHASE I PROJECT UPDATES CONTINUED



South Fulton Tennis Center Tennis Courts Replacement

Before



After



Delano Park – Fence Replacement

Before



After



DISTRICT 4 – PHASE I PROJECT UPDATES



Wilkerson Mill Park Concession Stand

- Roofing and Envelope trim is complete.
- Window replacements are nearly complete.
- Interior Press box ceiling repair complete.
- Exercise equipment pad is complete.

Before



After



DISTRICT 4 – PHASE I PROJECT UPDATES

CONTINUED



Fire Station 3 Retaining Wall replacement and regrading-In progress. The design is complete, and we are awaiting permits

Before



Fire Station 8 Kitchen upgrade

- Replacement of cabinetry and appliances with industrial grade materials is upcoming.



DISTRICT 5 – PHASE I PROJECT UPDATES



Fire Station 7

Envelope

- Trim and siding replacement is complete.
- Exposed Joints resealed replacement is complete.
- Kitchen upgrade
 - Replacement of cabinetry and appliances with industrial grade materials is upcoming

Envelope



Before



After



Generator Replacement is progress.

Before



After



DISTRICT 5 – PHASE I PROJECT UPDATES CONTINUED



Burdett Park Exterior Trim Repairs are complete.

- New Touchless Fixtures are complete.
- Remove partition wall and creating permanent wall for Technology Lab is nearly complete.
- Repair to interior soffits in meeting area are complete.
- Repair to down spouts and cutting back limbs overhanging building is complete.
- Security camera installation in parking lot and building interior is upcoming.

Before



After



DISTRICT 6 – PHASE I PROJECT UPDATES



Creel Park

- Pavilion Roofing is complete.
- HVAC Replacement is complete.

Before



After



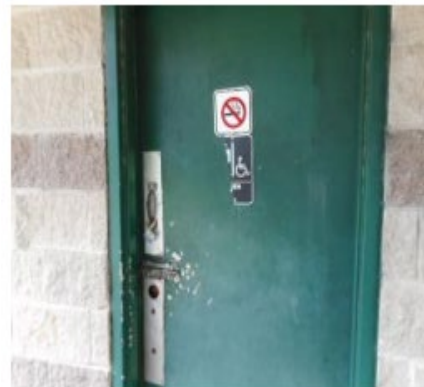
Old National Park

- Concession Stand Roofing is complete.
- Damaged Doors replacement is complete
- Serving counters replacement are upcoming.

Before



After



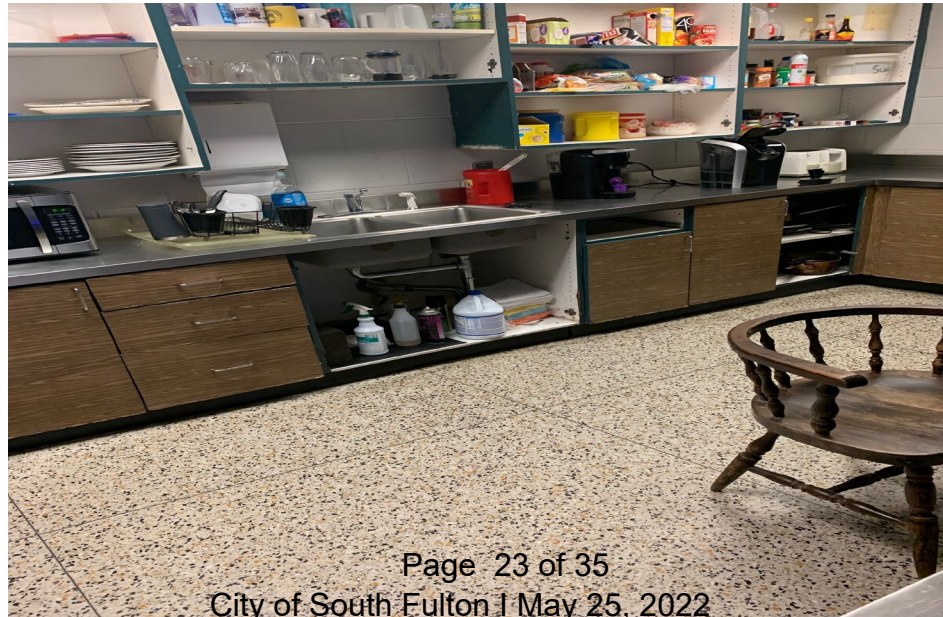
DISTRICT 7 – PHASE I PROJECT UPDATES



Fire Station 5

- Kitchen upgrade
 - Replacement of cabinetry and appliances with industrial grade materials is upcoming

Before

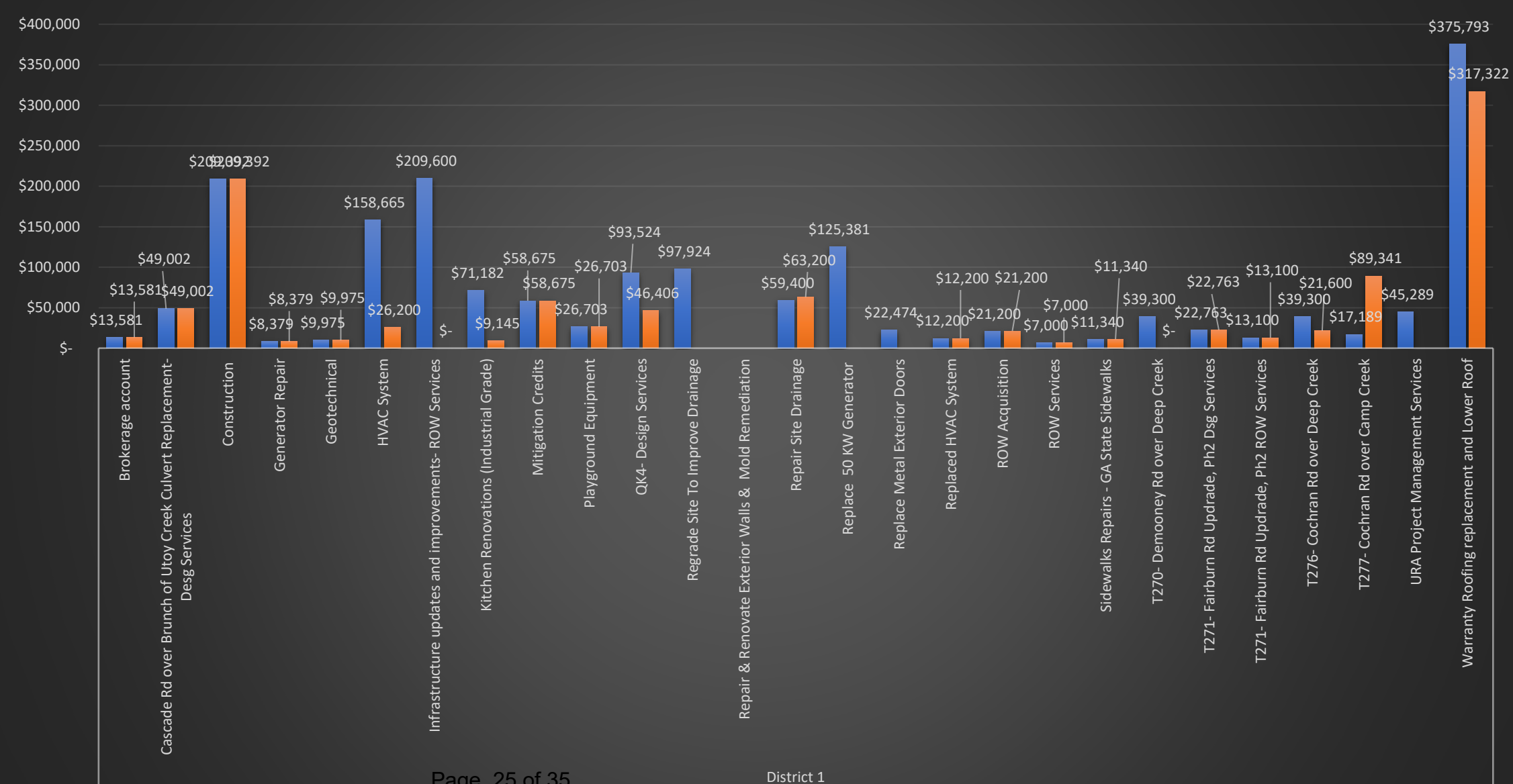


URA FUNDING OVERVIEW

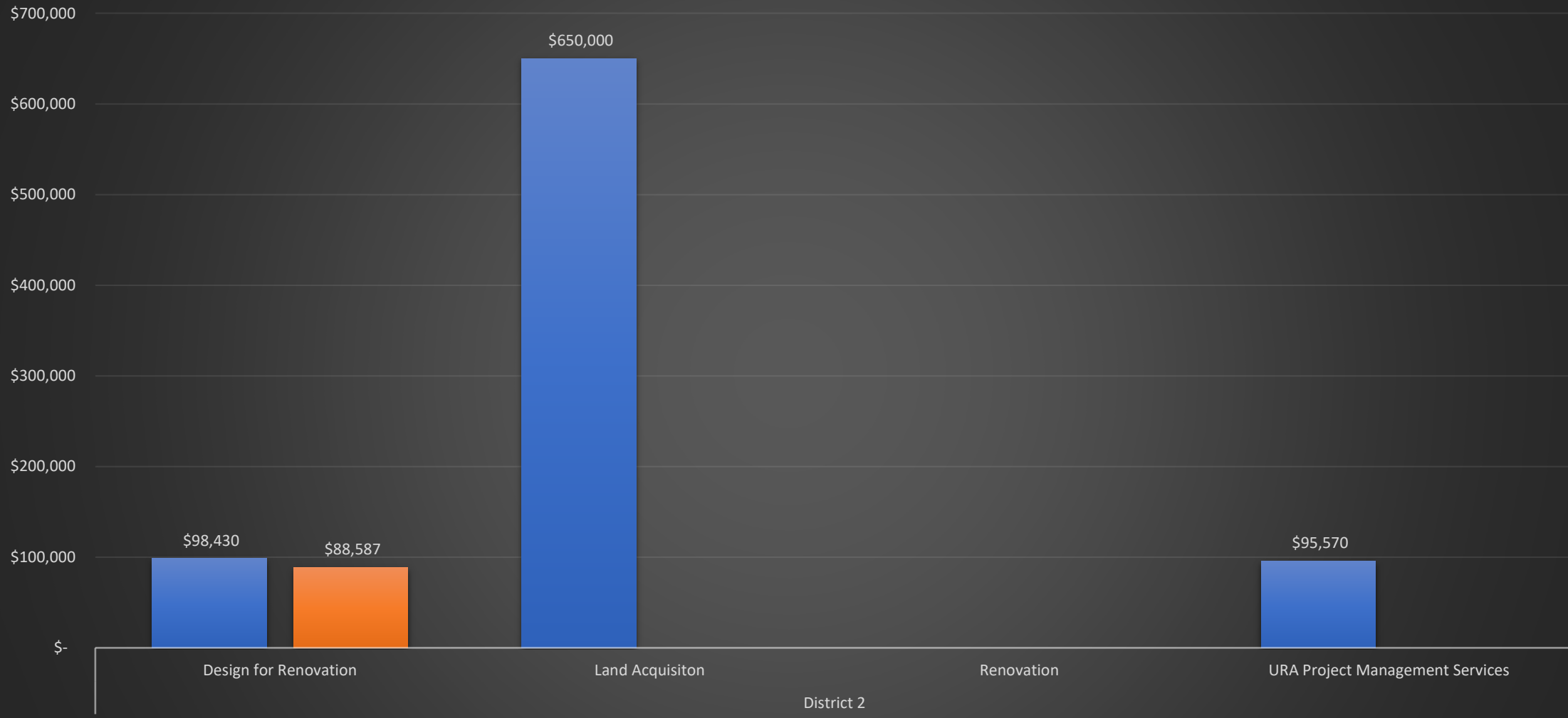


	Total URA	Phase 1	Phase 2
Parks	\$5,376,909	\$ 5,136,909	\$ 240,000
Fire	\$888,575	\$ 888,575	
Transportation	\$1,281,513	\$ 1,246,159	\$ 35,354
GS	\$4,124,094	\$ 1,385,880	\$ 2,738,214
District 2 Fire Dept Land Acquisition	\$650,000	\$ 650,000	
District 3 Public Safety Land Acquisition	\$350,000	\$ 350,000	
District 5 Old Bill Cook Rd.-Land Acquisition	\$232,500	\$ 232,500	
District 7 Oakley Industrial Blvd. - Land Acquisition	\$232,500	\$ 232,500	
Police	\$2,871,785	\$ 2,871,785	
PM Services	\$292,500	\$ 292,500	
Total URA	\$16,300,376	\$ 13,286,808	\$ 3,013,568
Phase 1 and 2 Grand Total	\$16,300,376	\$16,300,376	

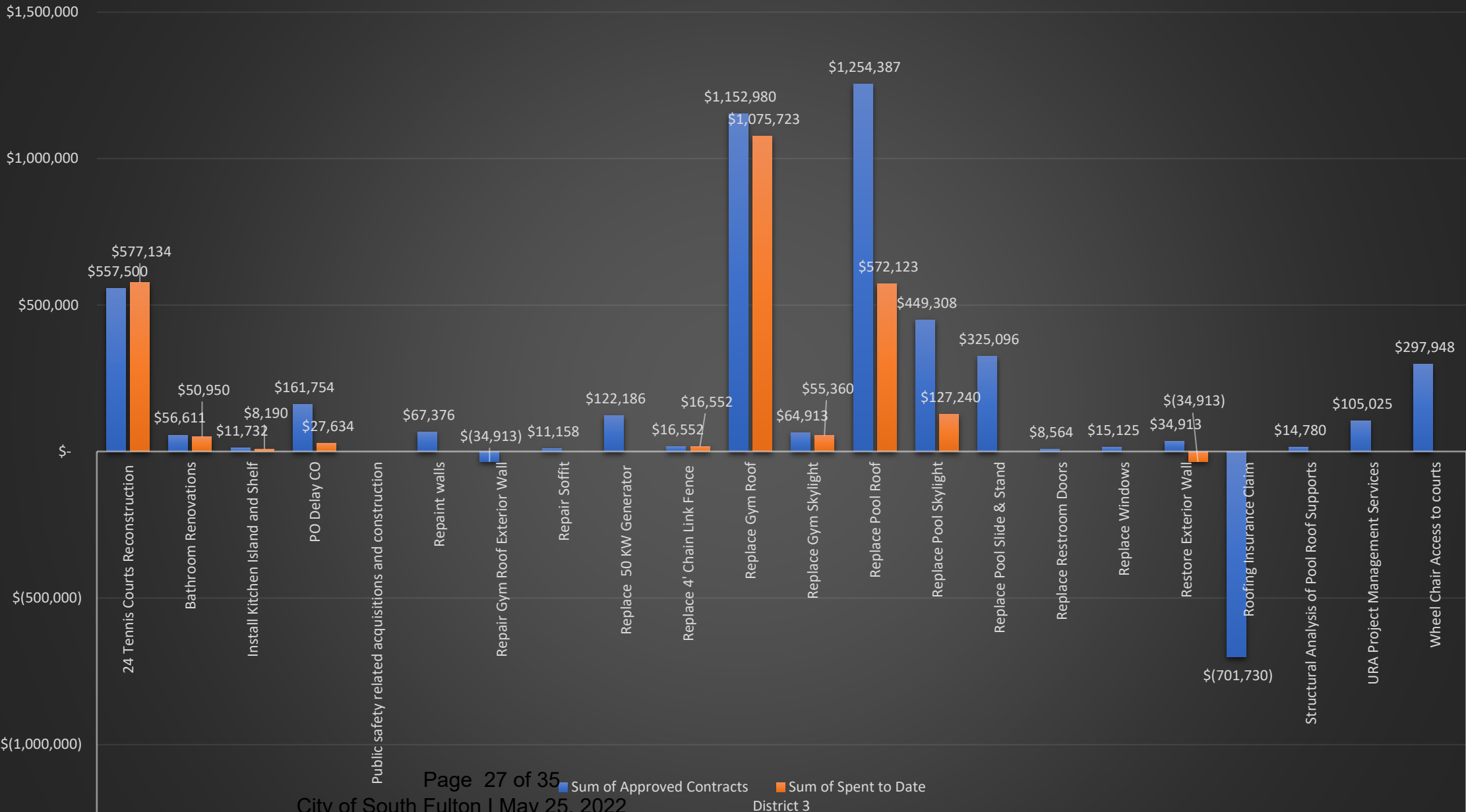
URA FUNDING OVERVIEW



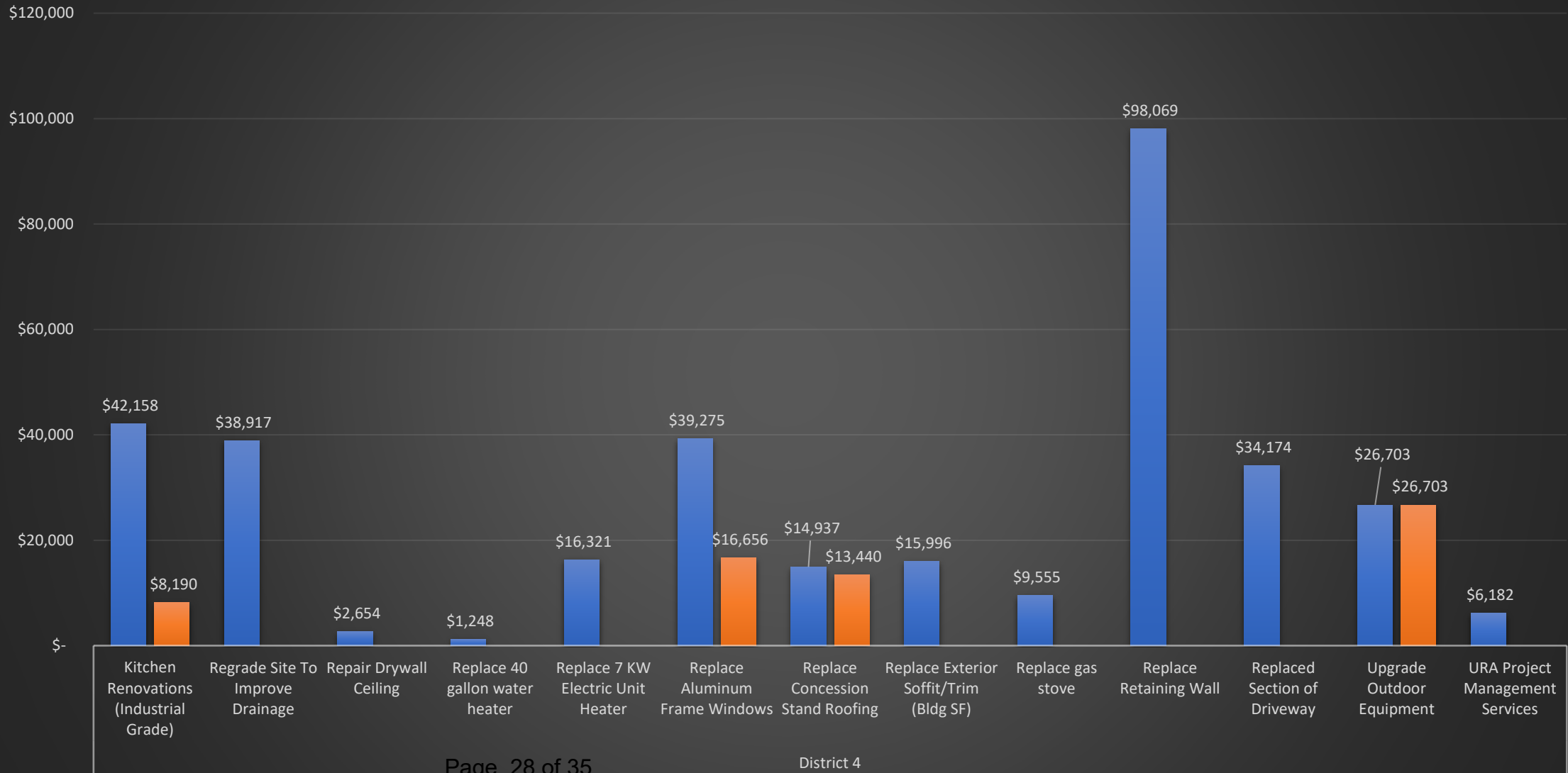
URA FUNDING OVERVIEW



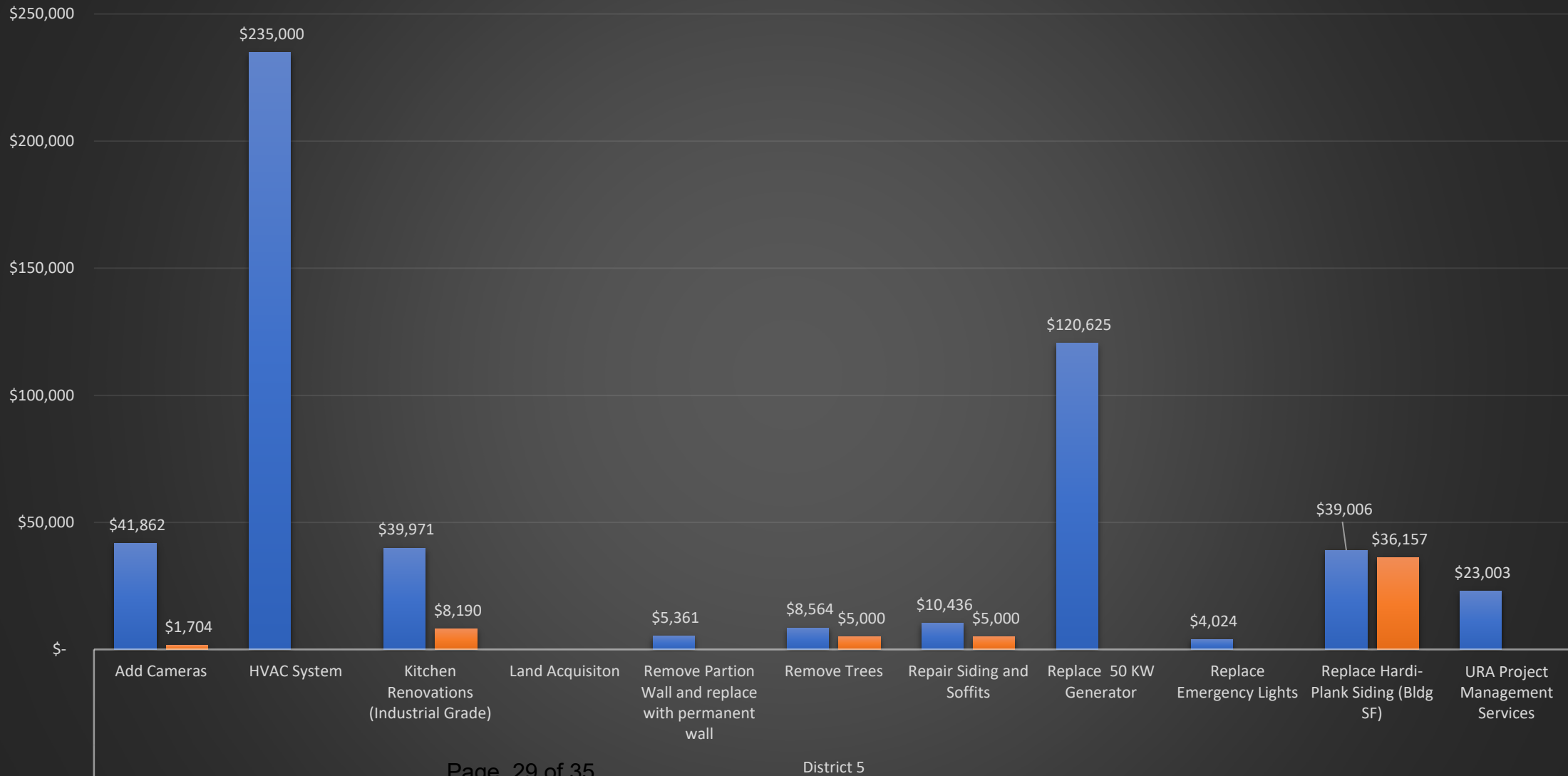
URA FUNDING OVERVIEW



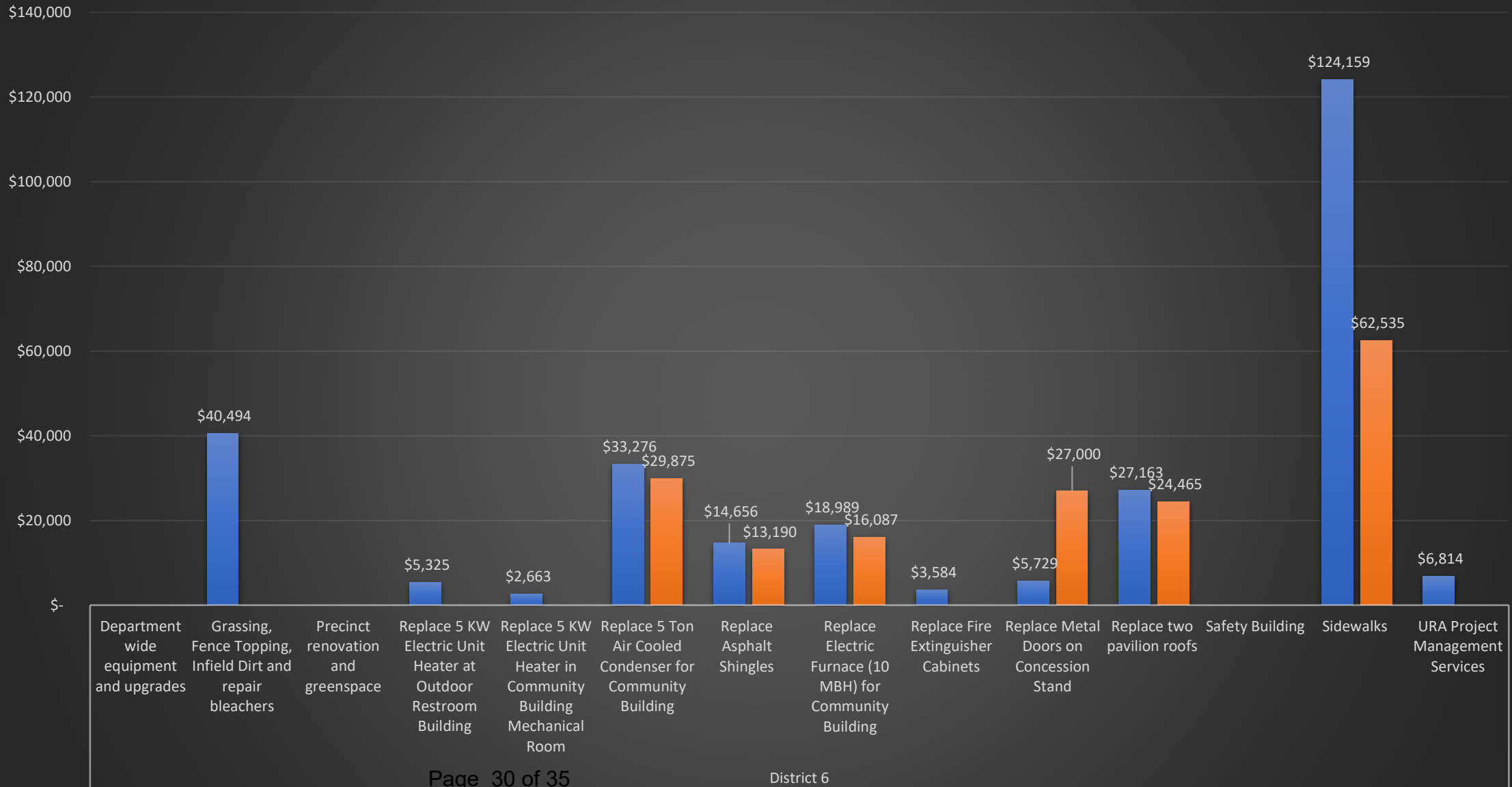
URA FUNDING OVERVIEW



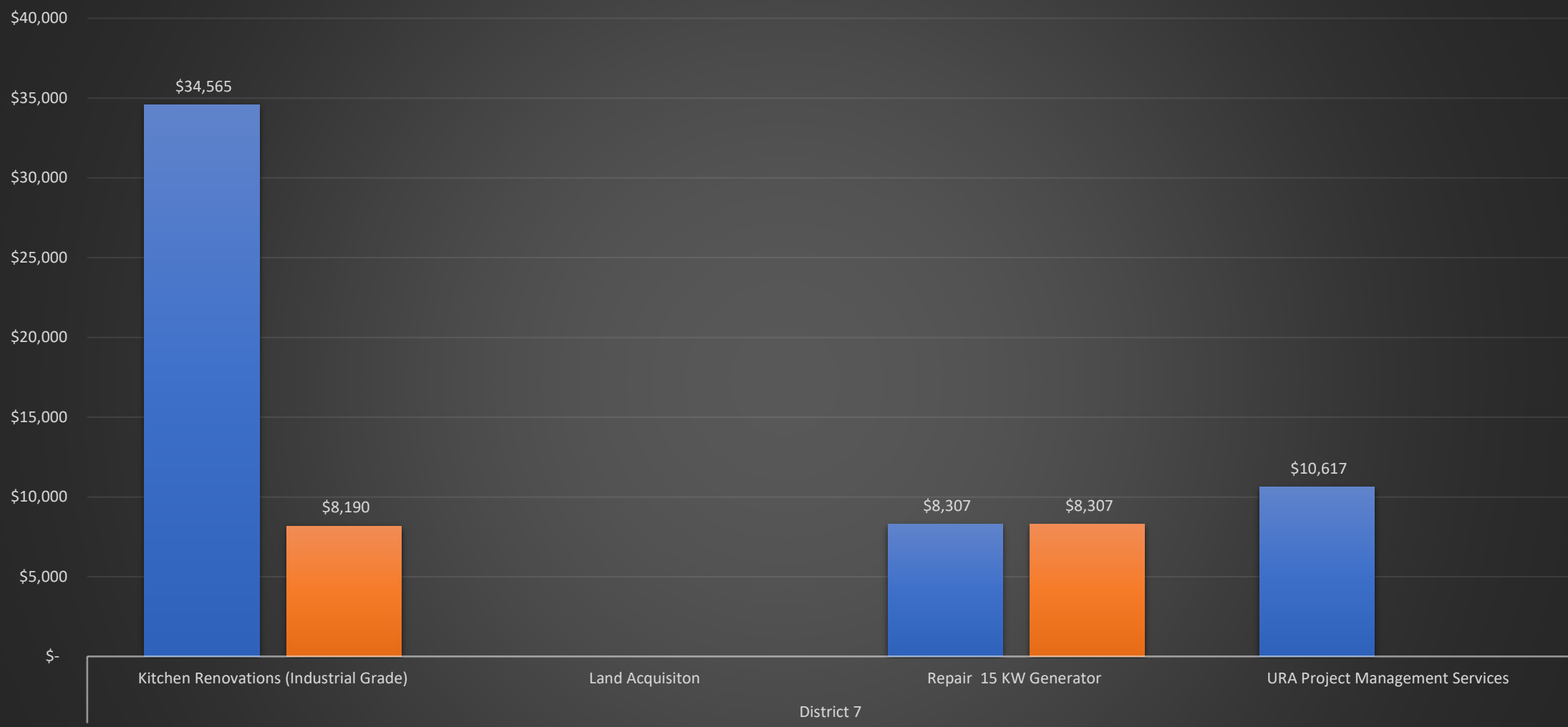
URA FUNDING OVERVIEW



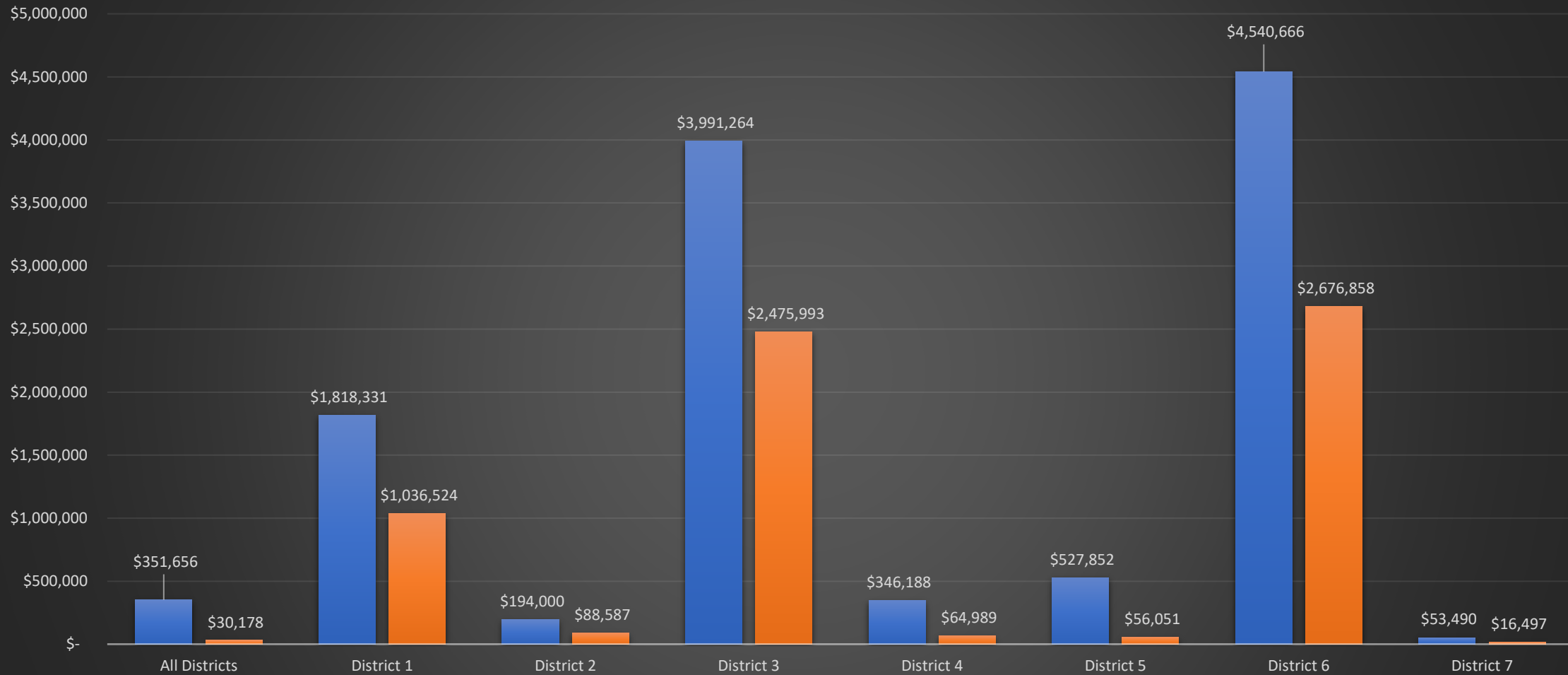
URA FUNDING OVERVIEW



URA FUNDING OVERVIEW



URA FUNDING OVERVIEW



PHASE 2 URA PROJECTS



District	URA Funding	Location	Estimated Costs	Project Summary	Projected Mayor & Council Meeting	Project Details	Comments
District 1	URA 1	Sandtown Gym	\$240,000	Repair & Renovate Exterior Walls and Mold Remediation	Winter 2022	Replace and Repair the exterior walls of the building and repair the trim materials. Remediate remaining mold left in the building	Scope of Work has developed COSF is making final review before proceeding with ITB Solicitation
District 2	URA 13	Cliftondale/South Fulton Arts Center	\$2,738,214	Renovations to Roofing, Windows, Ceiling, Floors, HVAC, Plumbing, Electrical and Site	Winter 2022	Renovations to Roofing, Windows, Ceiling, Floors, HVAC, Plumbing, Electrical and Site Work to be determined by the final accepted design	The Design Team has completed design and estimated cost is pending.
District 1 & 6	URA 1 & 3	Transportation	\$35,354	Sidewalks and Culverts	Spring 2023	Site improvements such as sidewalks and culverts	

\$3,013,568



QUESTIONS?



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL SPECIAL MEETING



SUBJECT: Funded v. Unfunded Projects

**DATE OF
MEETING:** 5/25/2022

DEPARTMENT: City Council
