

**FROM:** Patrick Monahan, Asst. County Manager

**ISSUE:**

To contract with the MPC to obtain and administer grant funding for the conservation land program, update with priority list for protection and continue to develop land management plans.

**BACKGROUND:**

As a discretionary program, the MPC administers the County's Land Conservation Program, which acknowledges the importance of the community's rich natural and historical qualities. Through the work of the Resource Protection Commission and MPC staff, the program identifies, evaluates and recommends property acquisitions/easements for public preservation and protection as well as develops management plans for their protection.

**FACTS & FINDINGS:**

1. The success of Chatham County's Land Conservation program, which has placed more than 1,500 acres of property in protective status since its start, can be attributed to the work of the Resource Protection Commission and its assigned staff from the MPC. As important, the program follows an objective process which identifies, evaluates and rates properties of interest based on their environmental and historical value, and upon acquisition or protection, provides a management plan to guide their protection for future generations.
2. Besides providing recommendations on acquisitions, the MPC staff seeks other funding opportunities, which recently included a \$200,000 state grant to construct trails as Phase I of the Lower Ogeechee River Conservation Trail. In addition, the work has become integral to the development of the Whitemarsh Preserve and proposed land management plan for Pennyworth Island and Westlake/Lamarville Reforestation.
  - 2a. Other grant funding has included a \$300,000 commitment from the federal government to help fund property acquisitions along the Lower Ogeechee River Conservation Corridor.
  - 2b. A \$400,000 grant for property acquisition of an historic hammock near Tybee Island did not prove successful (ranked #27 nationally); nonetheless, the application can be resubmitted based on available funding.
3. The County Attorney has advised that use of SPLOST green space funds would be appropriate under certain time restrictions since specific deliverable products (see Alternatives) would result within the County's program of land acquisitions and protection.

**FUNDING:**

Funds are available in SPLOST 2003-2008; Green Space, Open Space, SPLOST 2003-2008 Fund/Department 3234985, Project 32378102, Object Code 5411011. A one-year contract would be \$95,000.

**ALTERNATIVES:**

1. That the Board authorize a contract with the MPC to continue work on the Conservation Land Program. Specific deliverable products would be: 1) Continued administration of Lower Ogeechee River Trail grant; 2) Development of Land Management Plans for Pennyworth Island, Blue Sky and Westlake/Lamarville Reforestation; 3) Continued application of grants for property acquisitions and enhancements; 4) Update property acquisition and protection list.
2. That the Board take no action.

**POLICY ANALYSIS:**

According to a representative from the Trust for Public Land, the Resource Protection Ordinance provides landmark legislation for a local government's commitment to protect and preserve its lands areas with significant natural, historic, cultural or aesthetic interest or value, and for the use of areas which protect current or future sources of potable water. This remains consistent with the Board's goal to become "the greenest county in Georgia."

**RECOMMENDATION:**

That the Board adopt Alternative 1.

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5. **REQUEST BOARD APPROVAL TO AMEND CHATHAM COUNTY'S ENERGY EFFICIENCY CONSERVATION BLOCK GRANT FOR JOINT FUNDING OF A PILOT GEOTHERMAL PROJECT TO REDUCE ENERGY USAGE AT THE TYBEE ISLAND BRANCH LIBRARY.  
[DISTRICT 4.]**

**ACTION OF THE BOARD:**

Commissioner Kicklighter moved for approval to amend Chatham County's Energy Efficiency Conservation Block Grant for joint funding of a pilot geothermal project to reduce energy usage at the Tybee Island Branch Library. Commissioner Thomas seconded and the motion carried unanimously. [NOTE: Commissioner Odell was not present.]

**AGENDA ITEM: X-5**  
**AGENDA DATE: February 25, 2011**

**TO:** Board of Commissioners  
**THRU:** R. E. Abolt, County Manager  
**FROM:** Patrick Monahan, Asst. County Manager

**ISSUE:**

To amend Chatham County's Energy Efficiency Conservation Block Grant for joint funding of a pilot geothermal project to reduce energy usage at the Tybee Island Branch Library.

**BACKGROUND:**

Chatham County received a \$300,000 Energy Efficiency and Conservation Block Grant (EECBG) to implement its first-year energy conservation program. The Georgia Environmental Facilities Authority (GEFA) funded the grant as a pass-through from the federal American Recovery and Reinvestment Act (ARRA). This amendment to the grant, which must be submitted to GEFA, would allow the County's participation in a pilot program to reduce energy consumption at Tybee Island, including the branch library, through a geothermal system.

**FACTS & FINDINGS:**

1. The City of Tybee Island also received EECBG funds and has developed a project to design and install geothermal energy production, which would reduce electrical consumption with the public area of City Hall, including the Tybee Island Branch Library.
2. Chatham County can participate by amending its EECBG funding up to \$75,000. This will not mean a change to the County's implementation plan for reduced energy consumption since the exchange from HPO-12 to HP-8 fluorescent lights and ballasts can be assumed by the Courthouse renovation plans.

**FUNDING:**

Not applicable.

**ALTERNATIVES:**

1. That the Board authorize a joint project agreement with the City of Tybee Island to develop, construct, and maintain a geothermal system for the Tybee Island Branch Library in an amount not to exceed \$75,000, which will be from the EECBG grant which Chatham County received.
2. That the Board take no action.

**POLICY ANALYSIS:**

The pilot project remains consistent with the Board's goal to become "the greenest county in Georgia."

**RECOMMENDATION:**

That the Board adopt Alternative 1.

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**6. REQUEST APPROVAL OF THE COMMITMENT OF 25% MATCHING FUNDS TO FULFILL THE COST SHARE REQUIREMENTS OF TWO DEPARTMENT OF HOMELAND SECURITY GRANTS.**

**ACTION OF THE BOARD:**

Commissioner Kicklighter moved for approval of the commitment of 25% matching funds to fulfill the cost share requirements of two Department of Homeland Security grants. Commissioner Thomas seconded and the motion carried unanimously. [NOTE: Commissioner Odell was not present.]

**AGENDA ITEM: X-6**  
**AGENDA DATE: February 25, 2011**

**TO:** Board of Commissioners  
**THRU:** Russ Abolt, County Manager  
**FROM:** Clayton S. Scott, Director, Chatham Emergency Management Agency  
**ISSUE:** Request approval of the commitment of 25% matching funds to fulfill the cost share requirements of two Department of Homeland Security (DHS) grants.

**BACKGROUND:**

CEMA is negotiating with US Army officials for the use of property on Hunter Army Airfield for the construction



P.O. Box 23  
 1014 S. Main Street  
 Glennville, Georgia 30427  
 Phone: (912) 654-2829  
 Fax: (912) 654-8079

Date 4/4/2011

**Proposal Submitted To:**

Name City of Tybee Island  
 Street 403 Butler Ave. (P.O. Box 2749)  
 City Tybee Island State GA 31328  
 Phone Diane Schleicher / 912-786-4573 EXT 103

**Work To Be Performed At:**

Name SAME  
 Street \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_  
 Phone \_\_\_\_\_

We hereby propose to furnish the materials and perform the labor necessary for the completion of

Replace existing conventional HVAC systems with geothermal HVAC systems per supplied RFP  
and based on engineering support form our engineer.

**Option ADD #1 - Complete HVAC for City Hall ----- \$ 78,900.00**

**\*\*Add 2% for performance and payment bonds\*\***

**\*Price shown is for the complete ground loop required for entire project and for HVAC for the LIBRARY ONLY. Realized energy savingsd can be applied to offset added cost to complete City Hall.**

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submited for the above work and completed in a substantial workmanlike manner for the sum of:

**One hundred sixty-nine thousand nine hundred & 00/100----- Dollars \$ 169,900.00**

with payments to be made as follows: Net 10 Days upon completion

Any alterations or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workman's Compensation and Public Liability Insurance on above work to be taken out by Waters Mechanical, Inc.

Respectfully submited by:  
Jared Veal - jared@watersmechanical.net

Note: This proposal may withdrawn by us if not accepted within 60 days.



**Statement of Qualifications:**

Waters Mechanical Inc. (<http://www.watersmechanical.net/>) is a full service Commercial, Industrial, & Residential HVAC company with 20 employees and offices in Glennville, GA. Waters Mechanical has developed an outstanding reputation for quality workmanship and attention to detail. We have successfully completed many large scale commercial jobs similar to the ones that follow this statement. Our goal is to promote ecologically responsible, more efficient, and longer lasting means of keeping our clientele comfortable so that the word will spread rapidly that geothermal heating and cooling systems have secured their place in the future HVAC replacements and installations. This goal is only achievable by producing the finest complete installation from start to finish and realizing that our company name holds the value for the job(s) that follows.

In an effort to provide comprehensive water sourced HVAC options, Waters Mechanical has teamed up with the premier subcontractors and specialists in the geothermal field. Pinckney Well Drilling is our specialty well drilling and loop service provider. Established in 1898, Pinckney has been providing geothermal loop fields for more than 25 years and is the foremost leader in vertical ground drilling in this area. Based in Beaufort, S.C, Pinckney is recently completed a loop system valued at over \$300,000. Their team members are certified in geothermal marketplace to tie in and configure any size geothermal loop system and are always available 24 hrs a day. Northeast Engineers LLC (<http://www.northeast-eng.com/home.html>) is our preferred engineer service. David Gray is our lead engineer. His credentials are on record with National Council of Examiners for Engineering and Surveying to simplify the process of registering in additional states, and he is a LEED Accredited Professional through the U.S. Green Building Council. David has also attended multiple training seminars on Geothermal Heat Pump Design & Installation and Mechanical System Design for Green Buildings. David has been a member of ASHRAE since 2000. Northeast Engineers was established to provide clients with the highest level of quality of engineering while meeting budget and schedule requirements. Their team is dedicated to achieving the best possible solutions for clients through collaboration, innovation and technical experience. With a strong pull towards energy efficient design, Northeast Engineers is working to provide better solutions to enhance the building performance – one building at a time. Home Energy Consulting LLC is the core of our operation. Brad Sherman is our chosen authority in the clean energy market. His expertise lies not in only geothermal system options, but also in photovoltaic cell energy as well as other clean energy options. Brad has proven his capabilities in leading many clean energy projects in the Savannah area and surrounding areas. His ability to identify and recommend sustainable solutions has proven invaluable to Waters Mechanical on past projects.

By assembling this team of specialists we bring the absolute best aspects from each field together at one table to provide you best possible combination of each of the fields required for the job at hand.

P.O. Box 23  
1014 S. Main Street  
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Phone: (912) 654-2829  
Fax: (912) 654-8079

[www.watersmechanical.net](http://www.watersmechanical.net)



**Shaw-Beneco**

**(706) 771-1741**

**Attn: Jon Bloom**

- (1) Project: National Guard Barracks / Latrines  
Location: Fort Stewart, Georgia  
HVAC Contract Amount: \$992,939.50  
Status: Completed
- (2) Project: Building 418, FSGA  
Location: Fort Stewart, Georgia  
HVAC Contract Amount: \$85,655.00  
Status: Completed

**McKnight Construction Co., Inc.**

**(706) 863-7784**

**Attn: Bobby Blumenthal**

- (1) Project: Liberty County Jail  
Location: Hinesville, Georgia  
HVAC Contract Amount: \$498,217.00  
Status: Completed
- (2) Project: St. Simons Fire Station  
Location: St. Simons Island, Georgia  
HVAC Contract Amount: \$54,500.00  
Status: Completed
- (3) Project: CACTF – Combined Arms Collective Training Facility  
Location: Fort Stewart, Georgia  
HVAC Contract Amount: \$236,785.00  
Status: Completed

**Pinkerton & Laws**

**(770) 956-9000**

**Attn: Lamar George / Donnie Reynolds**

- (1) Project: Sheraton Four Points  
Location: Savannah, Georgia  
HVAC Contract Amount: \$374,500.00  
Status: Completed
- (2) Project: Hampton Inn  
Location: Savannah, Georgia  
HVAC Contract Amount: \$310,125.00  
Status: Completed
- (3) Project: Hilton Garden Inn  
Location: Savannah, Georgia  
HVAC Contract Amount: \$220,789.00  
Status: Completed
- (4) Project: Hampton Inn / SAV International Airport  
Location: Savannah, Georgia  
HVAC Contract Amount: \$225,500.00  
Status: Completed
- (5) Project: Hampton Inn / (Jekyll Island)  
Location: Jekyll Island, Georgia  
HVAC Contract Amount: \$417,600.00  
Status: Completed

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**STATE OF GEORGIA**  
**KAREN HANDEL, Secretary of State**  
State Construction Industry Licensing Board  
Conditioned Air Non-Restricted  
LICENSE NO. CN209818

Brandon Dean Waters  
P O Box 23  
Glennville GA 30427

EXPIRATION DATE - 11/30/2011  
Active

1681558

Congratulations on your Georgia Conditioned Air Non-Restricted license, issued 03/17/2003.  
Licenses are renewed every two years, expiring on November 30 of odd numbered years.

Effective, July 1, 2002, there is a charge for the decorative wall certificate that is suitable for framing. If you would like to order one, please submit a separate check or money order made payable to the GCILB. The order form for the wall certificate can be found on the Board's web-site.

Office Hours: 8:00 – 5:00, Monday – Friday  
Phone: (478) 207-2440 Fax: (478) 207-1410  
Website: [www.sos.state.ga.us/plb/construct](http://www.sos.state.ga.us/plb/construct)  
**E-Mail: [ckhouser@sos.state.ga.us](mailto:ckhouser@sos.state.ga.us)**

Brandon Dean Waters  
P O Box 23  
Glennville GA 30427

**STATE OF GEORGIA**  
**KAREN HANDEL, Secretary of State**  
State Construction Industry Licensing Board  
Conditioned Air Non-Restricted  
LICENSE NO. CN209818  
Brandon Dean Waters  
P O Box 23  
Glennville GA 30427  
EXPIRATION DATE - 11/30/2011  
Active

**STATE OF GEORGIA**  
**BRIAN P. KEMP, Secretary of State**

State Board of Registration for Engineers & Land Surveyors  
Professional Engineer

LICENSE NO. PE033856

David N Gray  
1985 Glenfield Crossing Ct  
Saint Augustine FL 32092

EXP DATE - 12/31/2012  
Active

## Geothermal Proposals

<b>Water's Mechanical</b>	Geothermal and New HVAC for County Library	\$	<b>173,298</b>
	Geothermal and New HVAC for County Library & City Hall	\$	<b>253,776</b>
<b>Catamount</b>	Geothermal and New HVAC for County Library	\$	<b>207,720</b>
	Geothermal and New HVAC for County Library & City Hall	\$	<b>350,720</b>
<b>GEFA Grant Balance</b>		\$	<b>95,702</b>
<b>County Contribution</b>		\$	<b>75,000</b>
<b>Subtotal:</b>		\$	<b>170,702</b>
<b>Georgia Power Rebate (estimated \$10,000 to \$13,000)</b>		\$	<b>10,000</b>
<b>Total Available Funds</b>		\$	<b>180,702</b>

Note: City currently has grant funding, county funding and rebate funding available only to do base bid on Geothermal.