

DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF OXFORD

AGENDA

March 26, 2022 – 6:00 PM

**Meeting to be held at the City Hall's Council/Court Chamber at 110 W. Clark Street,
Oxford, GA**

- 1. Opening** – Brian Barnard, Chair
- 2. Walking-Tour of DDA property with Historical Concepts** – Members of the DDA, any guests, and representatives of Historical Concepts will walk the property owned by the DDA for a discussion on current and future development plans.
- 3. *Review Objectives and Goals for the Work to be Performed by Historical Concepts** – This discussion will include a discussion of the Structural Engineer Report for the Whatcoat Building.
- 4. *Minutes** – Review the minutes for the March 22, 2022 DDA Meeting.
- 5. Executive Session**
- 6. Adjournment**

***Attachments**

MEMBERS OF THE DOWNTOWN DEVELOPMENT AUTHORITY: Mr. Brian Barnard, Chair; Mr. Mike Ready, Vice-Chair; Mr. Jonathan Eady, Mr. Ray Wilson, Ms. Adrienne Vinson Waddy, and Ms. Danielle Miller (Ex-Officio)

HISTORICAL CONCEPTS

ARCHITECTURE & PLANNING

CONCEPTUAL DESIGN AGREEMENT

AGREEMENT, made this 23rd day of February in the year 2022, between Downtown Development Authority of the City of Oxford (Client) and Historical Concepts, LLC (HC) for the conceptual design of the Whatcoat Street Building and Plaza at the City of Oxford, GA (Project):

WHEREAS, Client wishes to have certain Conceptual Design Services provided;

WHEREAS, HC agrees to provide same;

I. SCOPE OF WORK

To start the process, HC will propose a meeting in Oxford with the DDA. HC will bring a team of 2 to 3 people to engage with the DDA and any important stakeholders (the mayor and city engineer may be important contributors, as well as any anchor tenant, if applicable). The meeting will involve a site walk and discussion to understand goals, vision, and program for the new building. HC will bring a collection of photographs and other reference material to support the discussion. Following this meeting, HC would provide a summary of the discussion points to serve as a basis for the design, known as a Design Brief.

Prior to the site walk, the DDA should have the existing building examined by a structural engineer and a report provided stating the integrity of the structure. Additionally, the City should obtain a certified building inspector's report to provide insight to other items such as mechanical, electrical, and plumbing systems and code compliance. These reports of the existing building will be valuable to HC's design process.

HC will then develop two building schemes: a one-story version and a two-story version. A site plan drawing and loose concept sketch depicting the exterior front would accompany each. HC will then arrange a design review meeting with the DDA to solicit feedback. Following this, each version of the building will be refined. A document will be compiled to serve as both a planning and marketing tool for the town center development. This document will be presented to the DDA in a final meeting, likely arranged as a web call.

At the conclusion of this scope, HC will deliver an 11x17 PDF to include:

- Existing conditions map with constraints identified (via Google-Earth or city-provided base map or survey)
- Two building scheme designs, each with:
 - Site plan indicating the plaza, parking, key access points, and service areas
 - Diagrammatic floor plans to prescribe gross square footage, primary entrances, circulation (individual tenant layout will not depicted)
 - Perspective renderings to portray scale and character of building (provided by a third-party illustrator)
- Precedent imagery pages to indicate character and material preferences for the building and public plaza

II. FEES

1. ~~\$5,000~~ Retainer due upon the execution of this Agreement. The Retainer may be utilized to satisfy any invoices upon completion of this Agreement.
2. All services shall be billed on an hourly basis. For the Scope of Work indicated in Section I, \$25,000 is set as the not to exceed amount, which shall include the fees for a third-party illustrator. The fees for the third-party illustrator shall be billed as a reimbursable expense.
3. While fee estimates are provided for budgeting purposes, the fee estimates included herein are only estimates based on an understanding of the Scope of Work at the time the Agreement is issued. If the Scope of Work varies or expands, or the type and number of drawings requested is increased or modified, or additional meetings or review packages are requested, fees for Additional Services may apply. Any subsequent design studies or revisions that occur after the Scope of Work is completed, as well as time associated with phone calls, meetings and other coordination following completion of the stated deliverable items will be billed as Additional Services. All services or work products not designated in the Scope of Work, and thus designated as Additional Services, shall be billed on an hourly basis.
4. Progress invoices proportionate to work completed shall be sent on a monthly basis.
5. Payment on all invoices is due within 30 days of invoice date.
6. Payment shall be made in US dollars.

III. CLIENT'S RESPONSIBILITIES

1. The Client has identified Brian Barnard and Mike Ready as the representatives authorized to act on the Client's behalf with respect to the Project. The Client shall render decisions and approve HC's deliverables in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of HC's services.
2. The Client shall provide access to property, buildings, and personnel necessary for HC to complete the Scope of Work.
3. The Client shall identify stakeholders, arrange and coordinate meetings between HC and stakeholders or other interested parties, and provide the meeting facilities.
4. The Client shall provide HC with previous studies, data, reports, maps or documents which have a direct bearing on the requirements of the Project and that may be reasonably needed for the Project.
5. The Client shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the Site(s) of the Project, and a written legal description of the Site(s). The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the Site(s); locations, dimensions and necessary data with respect to existing buildings, other improvements

 Init: DDA Barnard
Init: DDA Ready

2022-02-23

Page 2 of 8

and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

6. The Client shall furnish all legal, insurance and accounting services which may be reasonably necessary at any time for the Project.
7. If required by the Client for the progress of the Project, the Client shall furnish services of geotechnical engineers which may include but are not limited to test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with reports and appropriate recommendations.
8. If required by the Client for the progress of the Project, the Client shall furnish tests, inspections and reports required by law, such as chemical tests, tests for air and water pollution, acoustic tests, and tests for hazardous materials.
9. Coordination of the work and services of Client's own consultant(s) with the services to be provided by HC is expressly the responsibility of the Client. While HC shall engage in a collaborative design process with the Client's consultants throughout the design process, each consultant remains responsible for the preparation of their respective schedules, drawings and deliverables. The Client shall require that its consultants maintain professional liability insurance as appropriate to the services provided.

V. OTHER SPECIAL STIPULATIONS

1. **LIMITATIONS** – HC's services under this Agreement are expressly limited in nature. In that HC is not being hired to provide design or service for the purpose of construction under this Agreement, HC's involvement under this Agreement is limited to aesthetic and program interpretation only. HC makes no warranties, express or implied, as to the compatibility of drawings with all applicable codes, regulations and other requirements affecting the Project.

HC assumes no responsibility for any drawings or specifications prepared by others. HC does not warrant the work or assume any liability for any work or services performed or provided by third parties in connection with the Project, including those provided by Client's separate consultants.

Client or Client's Consultants remain responsible for verifying and ensuring compliance for items including, but not limited to boundaries, easements, setbacks, zoning, grades, drainage, rights-of-way and utility connections.

HC shall be entitled to rely upon the accuracy and completeness of all Project information supplied by the Client to HC.

All consultation provided during the design and construction of Project, if any, shall also be limited to interpretation of the aesthetic design intent and shall not supersede the design documents or directives of those consultants hired to provide design and other services for the purpose of construction. Construction means, methods, techniques, sequences, procedures, acts or omissions are solely the contractor's responsibilities under the contract for construction.

To the extent allowed by Georgia law, HC and Client waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement.

To the extent allowed by Georgia law, and in recognition of the relative risks, rewards, and benefits to both the Client and HC, Client agrees that HC's total liability to Client, or anyone claiming by or through them, for any and all claims, losses, expense or damages arising out of HC's performance of services under this Agreement is limited to the fees paid under this Agreement. This limitation applies to any and all claims, losses, expenses or damages, including but not limited to HC's negligence.

2. Instruments of Service – Drawings, sketches, photos and other documents prepared by HC, HC's Consultants, or others as may be required through additional licensing agreements are Instruments of Service for use solely as indicated herein. HC, HC's Consultants or others as may be required through additional licensing agreements shall be deemed authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. HC retains copyrights for architectural work as per the Architectural Works Copyright Protection Act of 1990.
3. Use of Instruments of Service – Upon execution of this Agreement and upon payment in full for all applicable invoices, HC shall also grant to Client a nonexclusive license to distribute copies of the Instruments of Service as provided by HC.

Due to existing licensing agreements, no rights or licenses granted herein allow for Client to utilize individual photos, drawings, sketches or pages or a combination thereof in any form, or within any other communication medium, without the prior written consent of HC which shall not be unreasonably withheld or delayed.

No rights or licenses granted to Client herein allow for the further development of architectural concepts by others; however, such a license request shall not unreasonably be withheld by HC. No rights or licenses granted to Client herein allow for the construction of house plan designs that HC already has available for resale; however, such licenses shall be provided as requested under separate documentation and with appropriate fees.

Notwithstanding the foregoing, HC shall grant to Client all rights, including copyrights, for conceptual land plan(s) (if any) generated in the Scope of Work and as may be created through Additional Services under this Agreement. Such ownership shall transfer to Client upon payment in full for all applicable invoices.

4. Distribution of Instruments of Service – HC shall distribute printed copies (also known as hard copies) of Instruments of Service as are required by the Client. Limited digital file formats may also be available for distribution.
5. Digital Files – HC makes no guarantees or representations, express or implied, as to the accuracy, completeness or permanence of the digital files or compatibility with computer hardware or software. Original hard copy prints from HC should be compared to the digital files before use. HC assumes no responsibility for damages resulting from use of the digital information. In the event of conflict between the digital files and the hard copy prints, the hard copy released for construction document shall govern.

6. Media Reproductions – Bond copies, color copies or other media distributed per this Agreement shall be made available to Client at the prices listed under “Media Reproductions” herein. Other media reproductions at sizes and formats not listed herein shall be invoiced at cost plus ten percent coordination fee upon final billing or as incurred.
7. Miscellaneous Expenses – Other non-intra-office expenses incurred, such as express shipping, photo development, etc., shall be billed to Client at cost plus ten percent coordination fee upon final billing or as incurred provided that any such expense exceeding \$100 must be approved by Client in writing.
8. Travel – Meetings, as may be required, shall be billed on a time basis to include travel at the hourly rates listed herein. Additionally, expenses for all out-of-town travel, such as air fare, rental car (or mileage at prevailing IRS rates if alternately applicable), hotel and meals shall be billed at cost provided that any out-of-town travel expense in excess of \$200 must be approved by Client in writing.
9. Project Documentation – HC shall have the right to include photographic or artistic representations of the Project deliverables in HC’s promotional and professional materials. HC’s material shall not include Client’s confidential information so long as Client advises HC in writing of the specific information considered by the Client as confidential. The Client agrees to attribute design credit to HC in the Client’s promotional materials for the Project where customarily appropriate.
10. Alternative Dispute Resolution – Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to the institution of legal or equitable proceedings by either party.

The Client and HC shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect. Request for mediation shall be filed in writing with the other party to this Agreement and with the American Arbitration Association.

The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the state of Georgia, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

- II. Suspension and Termination – If the Client fails to make payment when due HC may suspend performance of the services listed in this agreement. HC reserves the right to renegotiate or terminate this Agreement if the Project is suspended for more than 90 days by the Client. In the event of a suspension of services, HC shall have no liability to the Client for delay or damage caused the Client because of such suspension of services.

Upon seven (7) days written notice, Client may terminate this Agreement at any time without cause. HC may terminate this Agreement for non-payment provided that HC gives Client seven (7) days written notice to cure. Terms and conditions of future agreements related to any terminated work may not reflect terms and conditions in effect at the time of termination.

If the project is suspended or terminated by the Client, or terminated by HC for nonpayment, HC shall be compensated for all services performed prior to such notice of suspension or prior to receipt of notice of termination.

If the Project is suspended by the Client for more than 90 days, or terminated by the Client, or terminated by HC for nonpayment, and the Initial Scope of Work is not fulfilled by HC for any of these reasons, the Retainer shall be deemed non-refundable and non-applicable to compensation for services performed prior to such notice of suspension or prior to receipt of notice of termination.

12. Validity of Terms and Conditions – Terms and conditions of this agreement are valid only if the Agreement is signed and returned along with the Initial Payment to HC no later than 30 days from the date of this Agreement.
13. Assignment of the Agreement – Neither the Client nor HC shall assign this Agreement without the written consent of the other.
14. Entire Agreement – This Agreement represents the entire and integrated agreement between the Client and HC and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Client and HC.
15. Execution - This Agreement may be executed by fax, or e-mail .pdf, and/or in counterparts and, if so executed, each fax, email .pdf and/or counterpart shall have the full force and effect of an original.
16. Third Parties – Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or HC.
17. Severability – If any provision of this agreement is held illegal or invalid for any reason, such illegality or invalidity will not affect the remaining parts of this Agreement.
18. Governing Law – This Agreement shall be interpreted, construed and governed according to the laws of the State of Georgia, USA.

The signatures below represent that all of the terms within this contract have been read and agreed upon.



Kevin P. Clark
Senior Principal



Brian Barnard (Signature & Date)
DDA Chair

2022-02-23

Date



Mike Ready (Signature & Date)
DDA Vice-Chair

 Init: DDA Barnard
 Init: DDA Ready

2022-02-23

Page 6 of 8

PAYMENT METHODS

Remit all payments to 430 Prime Point, Suite 103 – Peachtree City, GA 30269 or use the following wiring instructions:

DOMESTIC WIRES

Receiving Financial Institution: Atlantic Capital Bank
ABA/Routing Number: 061121025
Beneficiary (Further Credit To): Historical Concepts, LLC
Beneficiary Account Number: 1500093313

INTERNATIONAL WIRES (USD Currency Only)

Receiving Financial Institution: Atlantic Capital Bank
Swift Code: ATALUS33XXX
Beneficiary: Historical Concepts, LLC
Beneficiary Account Number: 1500093313

If you have any questions, please contact Laurie Pate at (770) 487-8041 or via e-mail at lpate@historicalconcepts.com.

HOURLY RATES

HC’s hourly rates are as follows. Please note that hourly rates, fixed rates and/or per diem rates may be adjusted once a year on January 1st.

Senior Principal	\$330
Principal	\$265
Senior Associate 2	\$225
Senior Associate 1	\$180
Associate 3	\$155
Associate 2	\$130
Associate 1	\$115
Graphic Designer	\$105

MEDIA REPRODUCTIONS

1.	8 1/2" x 11" Bond Copy -	\$.15 B/W; \$1.25 color
2.	11" x 17" Bond Copy -	\$.35 B/W; \$2.30 color
3.	18" x 24" Bond Copy -	\$1.00 B/W; \$1.00 color
4.	24" x 36" Bond Copy -	\$1.75 B/W; \$24 color
5.	30" x 42" Bond Copy -	\$2.75 B/W; \$35 color
6.	18" x 24" Electronic Scan-	\$1.00
7.	24" x 36" Electronic Scan -	\$1.35
8.	30" x 42" Electronic Scan -	\$1.95
9.	Compact Disk	\$15.00

All other miscellaneous size or format copies shall be billed at cost plus 10 percent.
Please note that media reproduction costs may be adjusted once a year on January 1st.

BDE
Init: DDA Barnard
MLC
Init: DDA Ready

HISTORICAL CONCEPTS
ARCHITECTURE & PLANNING

CONTACT INFORMATION

Please complete the form and return with Agreement.

Primary Contact Information

Contact Name Bill Andrew

Contact Title City Manager

Primary Street Address (no PO Boxes) 110 West Clark Street

City/State/Zip Oxford, GA 30054

This is an office contact

This is a residential contact

Phone Number (770) 786-7004

This is an office contact

This is a residential contact

Fax Number (770) 786-2211

This is an office contact

This is a residential contact

Email bandrew@oxfordgeorgia.org

This is an office contact

This is a residential contact

Cell Phone (optional) _____

Billing Contact (if different from above)

Contact Name _____

Contact Title _____

Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Email _____



INVESTIGATION REPORT

810 Whatcoat Street Oxford, GA 30054

DOCUMENT SUMMARY

Investigation by observation-documentation conformity, to determine if the existing building at the noted address was built as the architect designed. Submittal of findings and final judgement on the potential for an additional story to be added to the existing structure.

Prepared for: **Bill Andrew**

City Manager for the City of Oxford, Georgia

Submitted by:

Zack Middleton – Middleton Engineering & Brewing





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Email: zrm@middletonengineer.com
Phone: 503.875.8991 | 706.642.0217
Portland, OR | Atlanta, GA

April 19, 2022

Bill Andrew
City Manager – City of Oxford
110 W. Clark Street
Oxford, Georgia 30054

Site Address: 810 Whatcoat Street, Oxford Georgia 30054

RE: Site visit and Investigation of Existing Structure

Representatives Present: Zack Middleton, Middleton Engineering & Brewing
Bill Andrew, City of Oxford Representative

Attachments: Investigation Plan drawing
Site Photographs
Original Architectural Drawings

Dear Mr. Andrew,

On Monday April 11, 2022, I met with you to make a site visit and investigation of the existing structure at the above site address. The existing structure is a single story consisting of multiple construction materials: CMU block walls, metal and wood stud walls, brick veneer, steel columns, steel base plate, steel roof trusses, concrete slab and concrete foundations. Construction consists of conventional framing means and methods, where the structure appears to be in good condition. Original construction documents by Ronald L Dimery – Architect, were provided by Mr. Andrew prior to the site visit as well as during the visit. The purpose of my visit was to investigate the existing structure, report the findings and to determine if the existing structure is structurally adequate to accept a second story addition. Please note at the time of investigation and creation of this report the design of the additional story along with any specific construction materials or occupancy has not presented to Middleton Engineering & Brewing. Middleton Engineering & Brewing reserves the right to amend this report and any portion thereof once the design of the additional story is available.



INVESTIGATION

The investigation methodology utilized by Middleton Engineering & Brewing compares the in-field observations with the sealed construction drawings, or observation-documentation conformity. The elements chosen for observation-documentation conformity were the overall shape and elevation of the building, wall placement, wall material and where possible rebar size and spacing in the slab and walls. Reference the investigation plan drawing, noting the area of investigation. The essence of this methodology is to isolate a visual collection of items that are reasonably accessible to investigate and then compare to the original construction documents. If no major deviations are discovered, Middleton Engineering & Brewing finds it reasonable that the physical construction followed the construction documents as the original designer intended. Please note, this does not ensure that all structural entities are in conformance nor that the original design adhered to the appropriate building code or standards at the time of construction nor is acceptable per the currently adopted building code.

FINDINGS

The exterior of the building and overall shape adheres to the construction drawings, where the roof line is a long rectangle and the exterior walls follow the roof line, except at the front entrance where there is a recess in the wall and isolated columns under the roof line within the wall recess. Wall placement from the area of investigation and the entryway was in accordance with the drawings, along with the material utilization. However, there were major deviations found in the 4-inch-thick slab, as no rebar was found, and the slab appeared to be thicker than the noted 4 inches. The instrumentation utilized to scan the slab and walls was a Bosch Wallscanner D-tect 150 professional, that has a penetration depth of up to six inches and determine rebar versus conduit, piping, studs and wiring. The 4-inch slab should have welded wire fabric throughout the entire slab per the construction drawings. Six different locations on the slab in the area of work, reference the Investigation plan, were scanned to establish any rebar placement or spacing. No rebar nor welded wire fabric was detected in either direction at all six locations. Proceeding with the investigation, the exterior metal stud wall was correctly constructed with a stud at every 16" on center, with an appropriate flange width. In the interior CMU walls a scan was completed at three locations and no rebar was found within 5 feet of the top of slab, which is consistent with the construction drawings. Additionally, at the interior CMU walls, per the construction documents the top row of block was supposed to be a bond beam with a pair of #5 rebar continuous at both the top and bottom. In a major deviation, a large steel beam was seated on the top of the interior CMU wall as shown in the attachments. This beam is not found in the construction documents nor was further investigated.



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Phone: 503.875.8991 | 706.642.0217
Portland, OR | Atlanta, GA

Structural Adequacy

The overall structure does appear to be in very good condition and appears to be very rigid. However, there are major deviations in the observation-documentation conformity, that indicates that the original sealed construction drawings were not adhered to properly. While certain elements may be adequate the foundations cannot be assumed constructed as designed. The foundations are essential to transferring the building loads to the ground: if undersized the building has a large probability to have unacceptable amounts of settling. This unacceptable settling could result in large interior deficiencies i.e., doors not closing, windows breaking, drywall cracking, brick veneer failing, etc. To confirm the foundations would require extensive excavation and additional investigation, resulting in a major expense. From these findings Middleton Engineering & Brewing does not recommend a second story addition to be placed on the existing building without further foundation investigation.



Zack Middleton, M. Engr, P.E.



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ATTACHMENTS

4/20/2022 11:58:20 AM C:\PROJECTS\2022\22-123\22-123-110\22-123-110-01.dwg



RESIDENTIAL | COMMERCIAL
STRUCTURAL ENGINEERING
MIDDLETON ENGINEERING
(503) 875-8991
ZRM@MIDDLETONENGINEER.COM



DATE:	4/20/2022
SCALE:	AS SHOWN
ENGINEER:	ZRM
DRAFTER:	ZRM
CHECK:	ZRM
JOB:	22-123

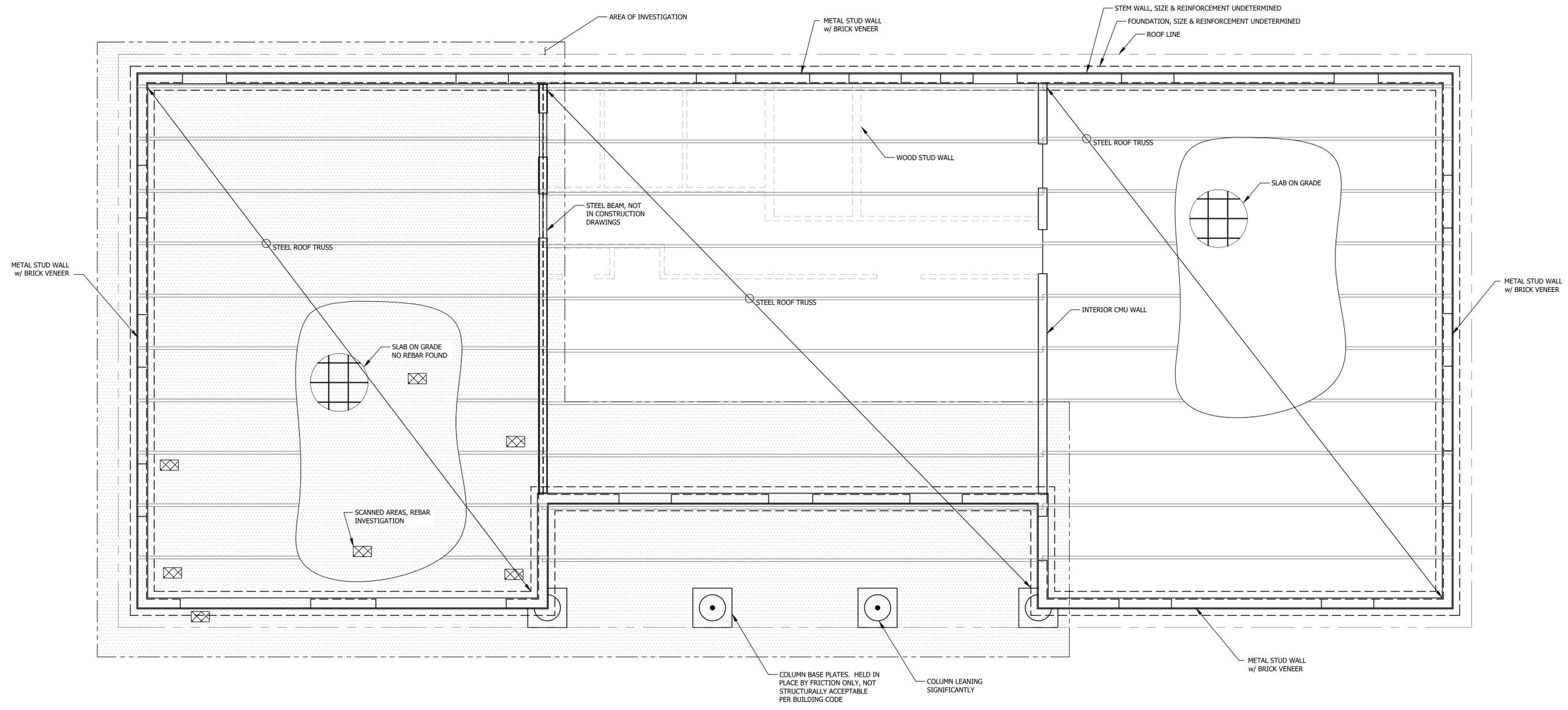
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	4/20/2022
2	REVISIONS	
3		
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7		
8		
9		
10		

CLIENT
BILL ANDREW - CITY MANAGER
110 W. CLARK ST
OXFORD, GA 30054

PROJECT
INVESTIGATION REPORT
810 WHATCOAT ST
OXFORD, GA 30054

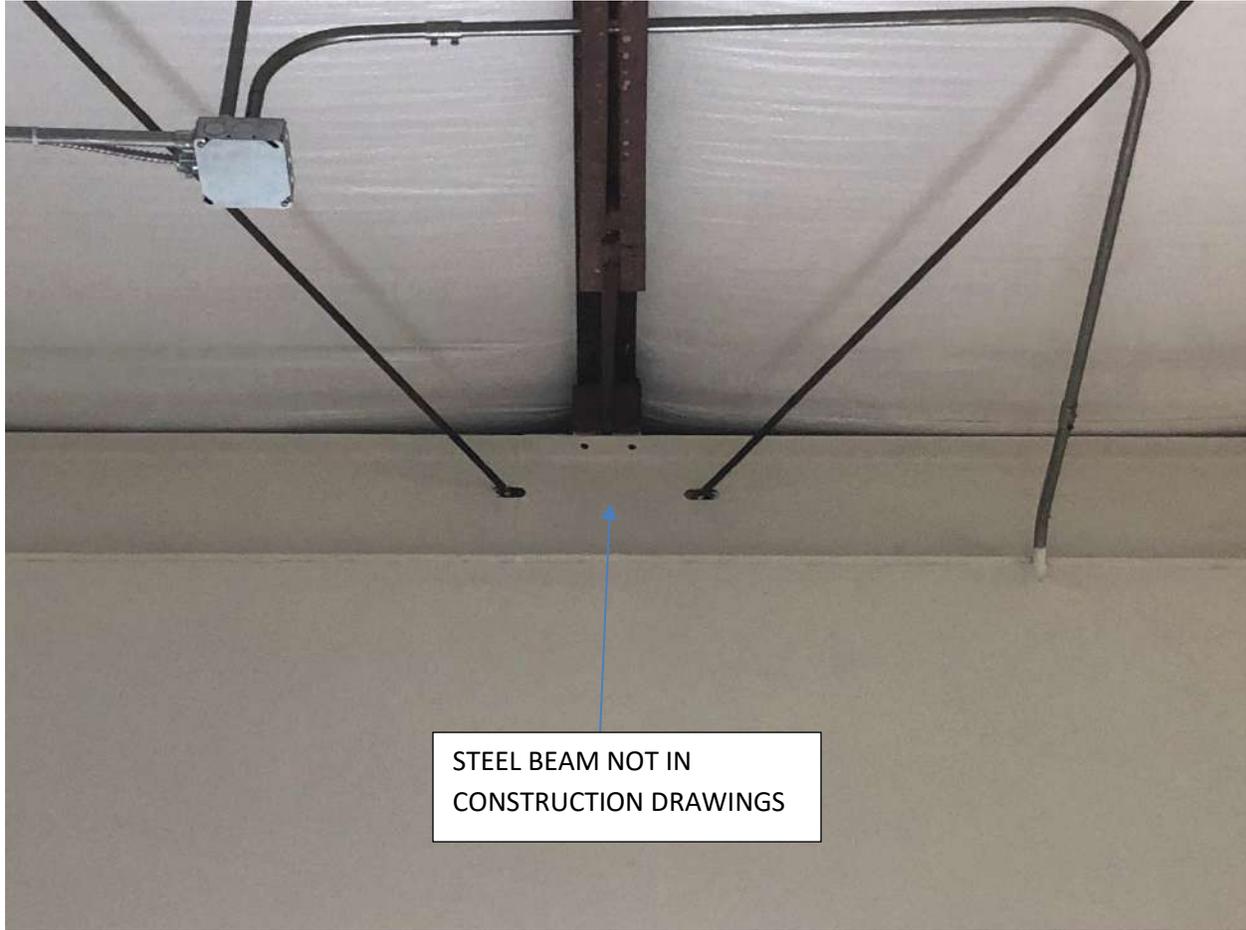
SHEET TITLE:
INVESTIGATION PLAN

S2.0





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STEEL BEAM AT TOP OF INTERIOR CMU WALL



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LEANING COLUMN

LEANING COLUMN AND FRICTION BASE PLATE

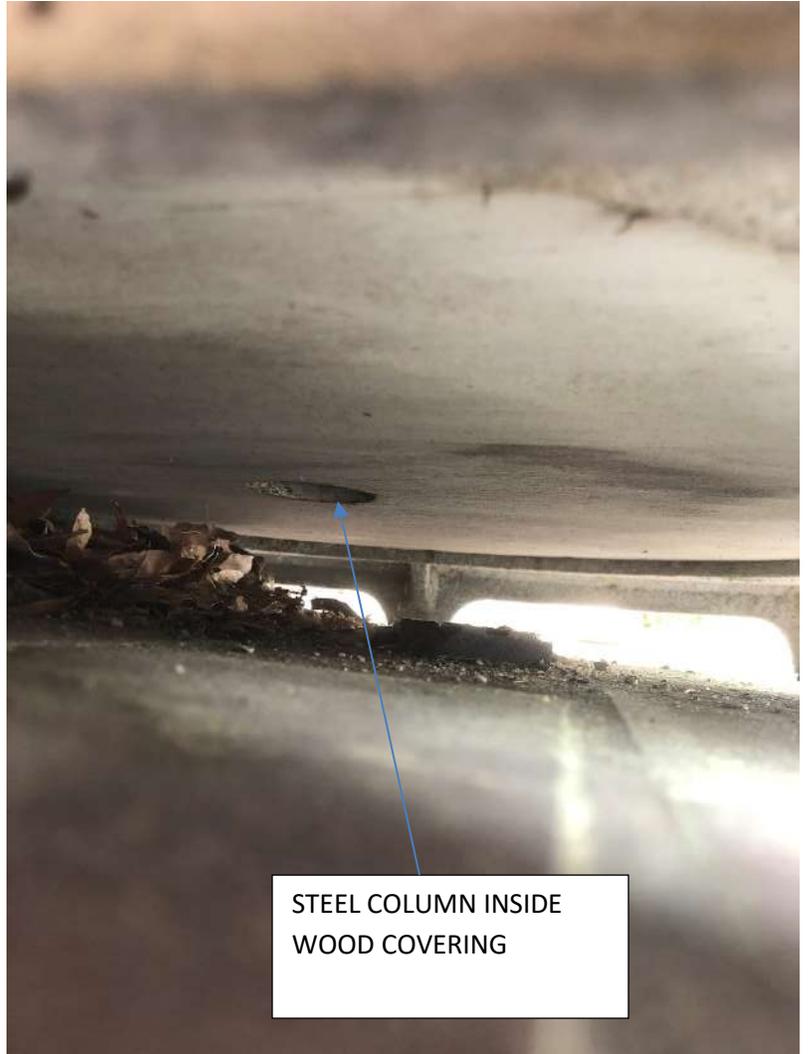




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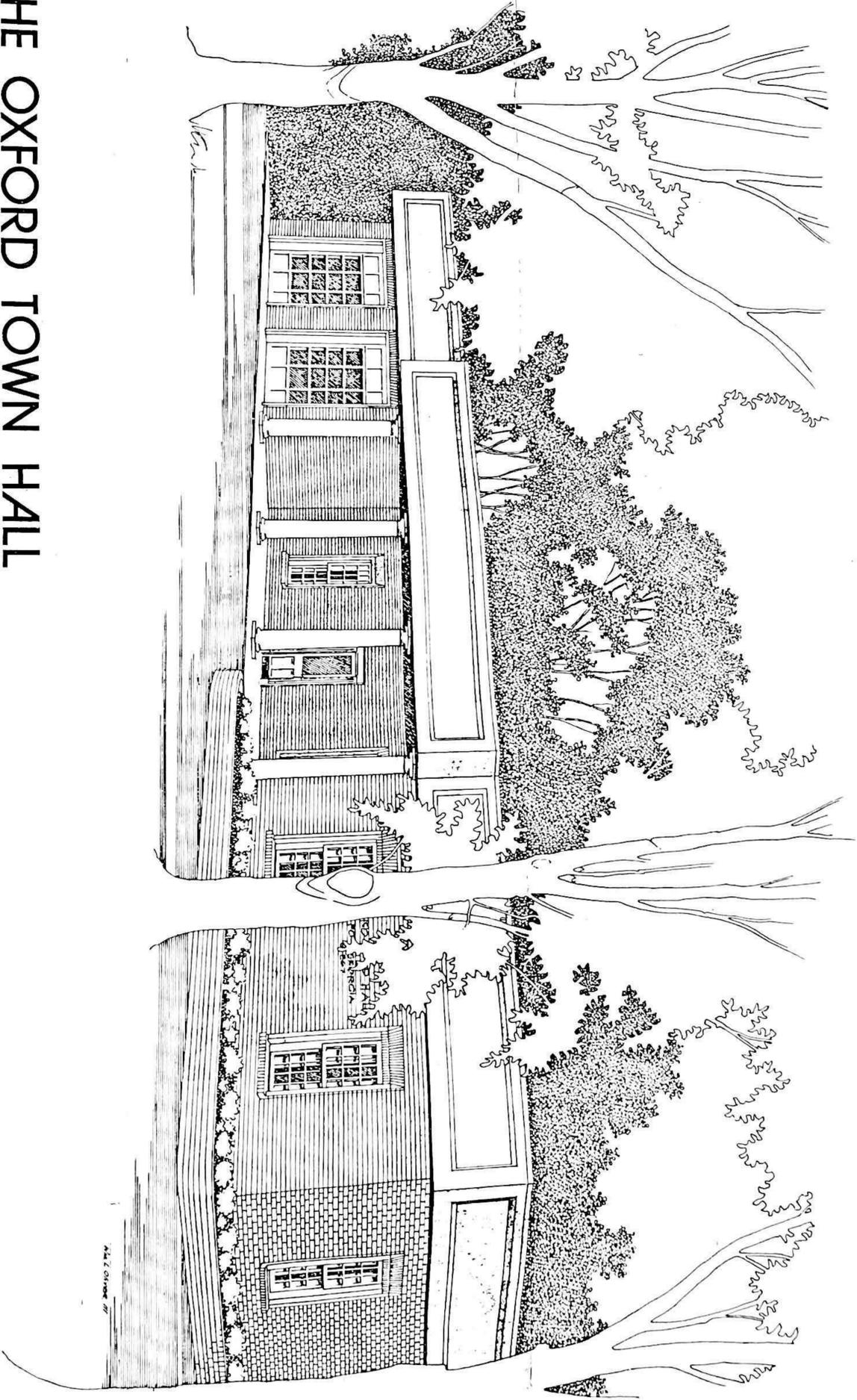


FRICION BASE
PLATE. NOT
ACCEPTABLE PER
BUILDING CODE



STEEL COLUMN INSIDE
WOOD COVERING

THE OXFORD TOWN HALL
DINNERY CORBET WEST + ASSOCIATES ARCHITECTS AND URBAN DESIGNERS





EMORY STREET - 52.81

GEORGE ST

TRAY BLK 1000
Laid in utility
pole.

EDGE OF EXIST
PAVING

1. P. SHT 2

EXIST PAVING

113' 02" WIDE SOUTH
SIDE DRIVE

EXISTING BUILDING
TO BE REMOVED

EXISTING
WALK-DIE
TO BE REMOVED

NEW PAVING
(ALTERNATE HD 2)

EXIST PAVING AREA
TO REMAIN

EXIST PAVING

NEW PAVING
(ALTERNATE HD 2)

NEW BUILDING
FL. FL. ELEV. 99.0

WHARTON STREET - 130' 21"

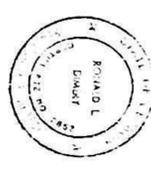
SITE PLAN

SCALE - 1" = 10'

EXIST - EXISTING ELEVATION
NEW - NEW ELEVATION

NEW PAVING

LAND LIFT AREA, SEE DETAIL
TOWN OF OXFORD
HEARD COUNTY'S OFFICE
PROPERTY INFORMATION FROM
SHERIFF'S DEPT. RECORDS, 11/15/2018
BY: LORIE B. PATTERSON



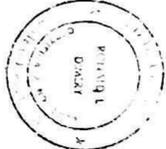
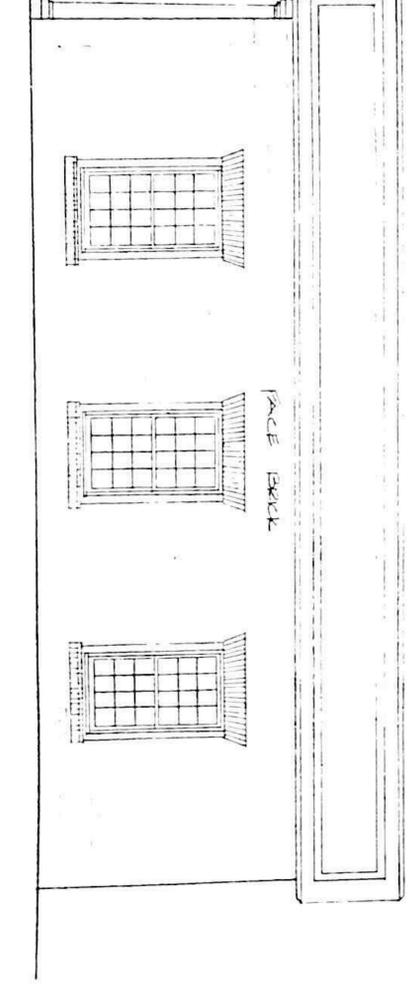
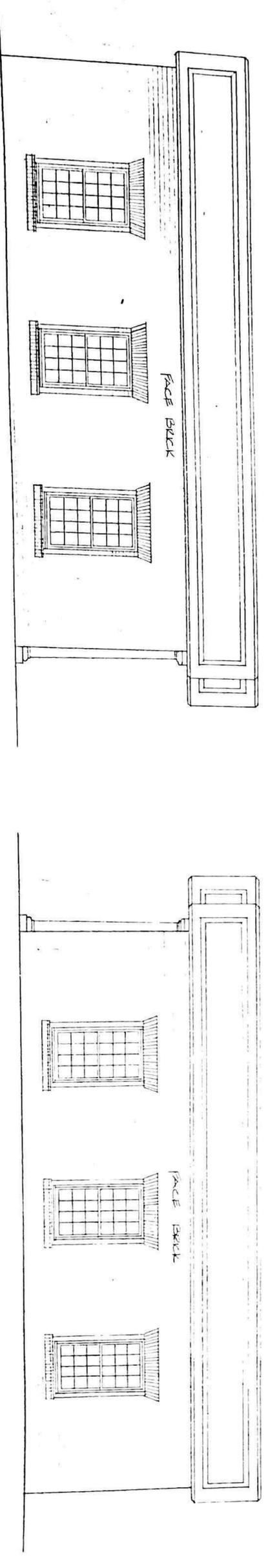
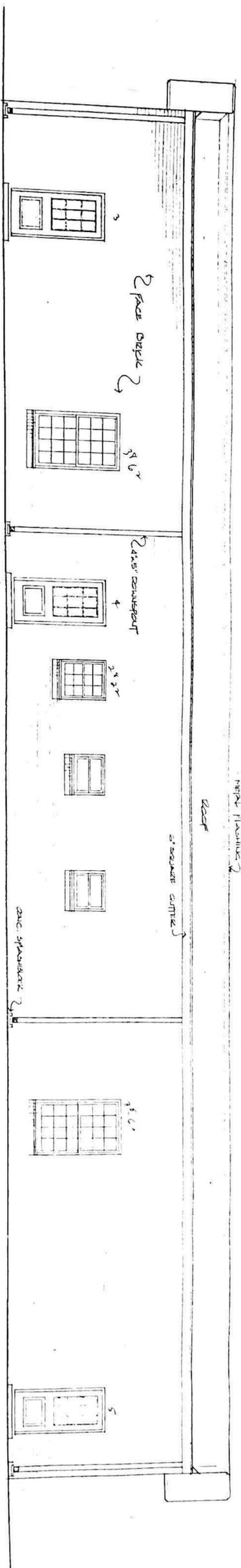
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT HIS WRITTEN PERMISSION.		DRAWN L	SITE PLAN	SHEET NO. A.1
RONALD L. DIMICK ARCHITECT, P.C. OXFORD, GA.		DATE 4-25-20	CITY OXFORD	
		JOB NO. 2502	FILE F02	

FINISH SCHEDULE

SPACE	FLOOR	BASE	WALLS	CEILING	CEIL. HT.	REMARKS
LOBBY	V.A.T.	VNL	GRP BR / PAINTED	2x2 LAV-N	10'	
OFFICE	CARPET	VNL	GRP BR / PAINTED	2x2 LAV-N	10'	
OFF SPOR.	CARPET	VNL	GRP BR / PAINTED	GRP BR / PAINTED	10'	
HAUL	V.A.T.	VNL	GRP BR / PAINTED	2x4 LAV-N	8'	
FIRE STA. SPOR.	CONC.	FRNS	GRP BR / UNPAINTED	GRP BR / UNPAINTED	8'	
SPOR.	CONC.	VNL	GRP BR / UNPAINTED	GRP BR / UNPAINTED	8'	
MEN	QUARRY TILE	QUARRY TILE	GRP BR / PAINTED	GRP BR / UNPAINTED	8'	
WOMEN	QUARRY TILE	QUARRY TILE	GRP BR / PAINTED	GRP BR / UNPAINTED	8'	
KITCHEN	V.A.T.	VNL	GRP BR / PAINTED	GRP BR / PAINTED	8'	
COURT/COMMUNITY	V.A.T.	VNL	GRP BR / PAINTED	2x4 LAV-N	8'	
MKS. GRN.	CONC.	NONE	GRP BR - CMU / PAINTED	EXP STRUCTURE	10'	
EXTERIOR	PAINT ALL WOOD, PERGOLA METAL AND SOFFIT BOARD					

DOOR SCHEDULE

DOOR ID	SIZE	TYPE
1	3'-0" x 6'-8"	1 MORGAN M124-D
2	3'-0" x 6'-8"	1 M124-B
3	3'-0" x 6'-8"	1 M124-D
4	3'-0" x 6'-8"	1 M124-B
5	3'-0" x 6'-8"	1 M124-D
6	3'-0" x 6'-8"	1 F-2130
7	3'-0" x 6'-8"	1 F-2130
8	2'-8" x 6'-8"	1 F-2130
9	2'-8" x 6'-8"	1 F-2130
10	2'-8" x 6'-8"	1 F-2130
11	3'-0" x 6'-8"	1 F-2130
12	2'-8" x 6'-8"	1 F-2130
13	3'-0" x 6'-8"	1 SOLID CORE FLUSH
14	3'-0" x 6'-8"	1 " "
15	10'-4" x 10'-4"	1 SOLID CORE G.H.
16	10'-4" x 10'-4"	1 " "



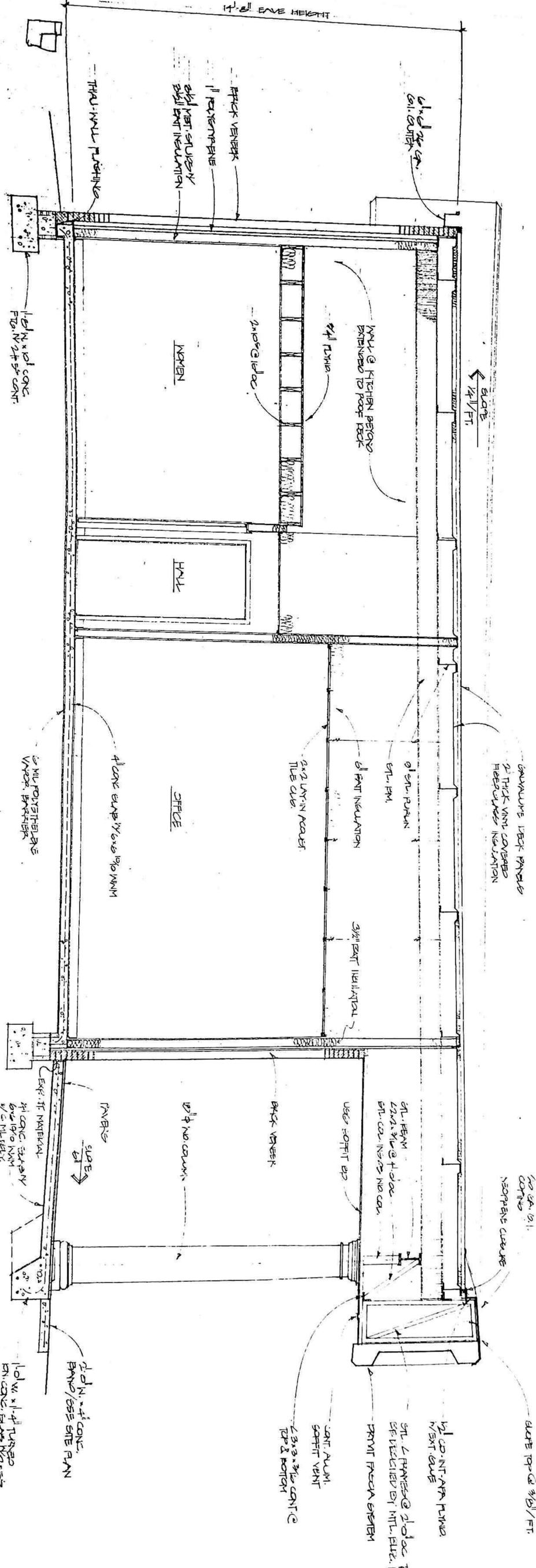
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RONALD L. DIMERY / ARCHITECT

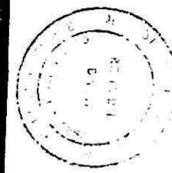
DATE: 3-5-82
JOB NO.: 7902

ELEVATIONS
CITY HALL
FOR
OXFORD, CA.

SHEET NO. A.3 OF




 BUILDING SECTION
 SCALE: 1/4" = 1'-0"

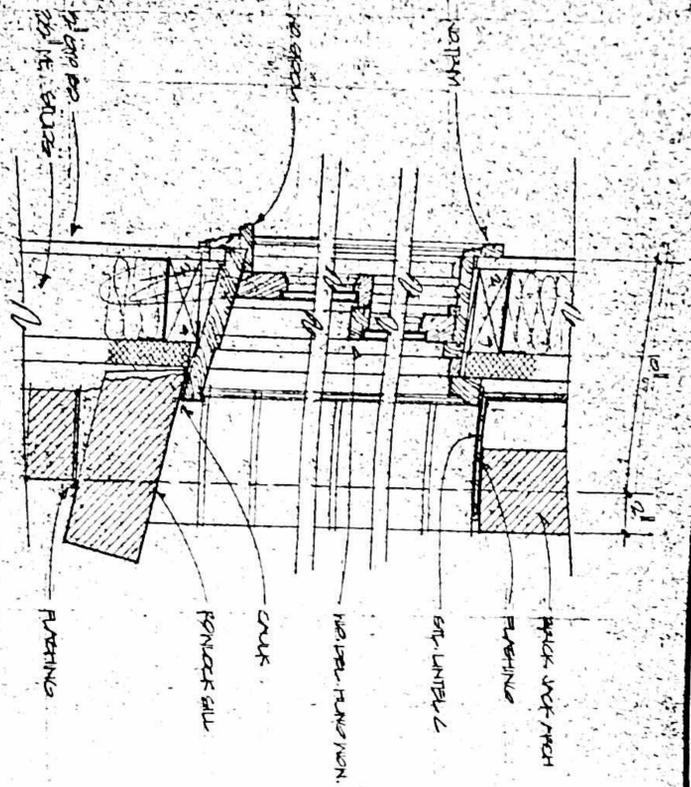


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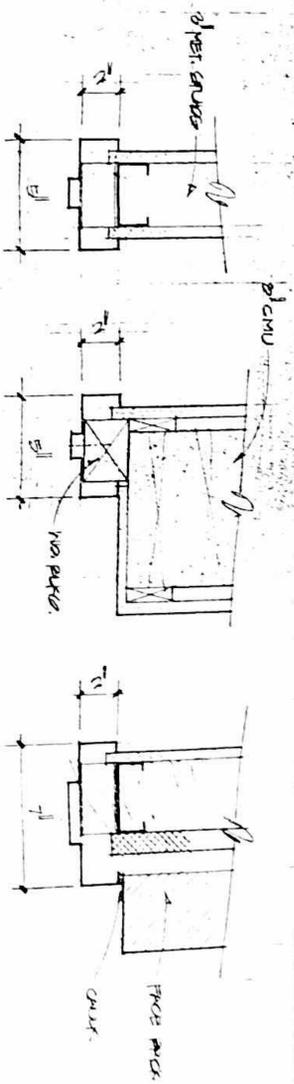
DRAWN R	BUILDING SECTION
DATE 3-5-80	CITY - HALL
JOB NO. 7801	FOR OXFORD, GA.

SHEET NO. A.5
 OF

RONALD L. DIMERY, ARCHITECT



MINIMUM DETAILS
SCALE: 3/4"=1'-0"

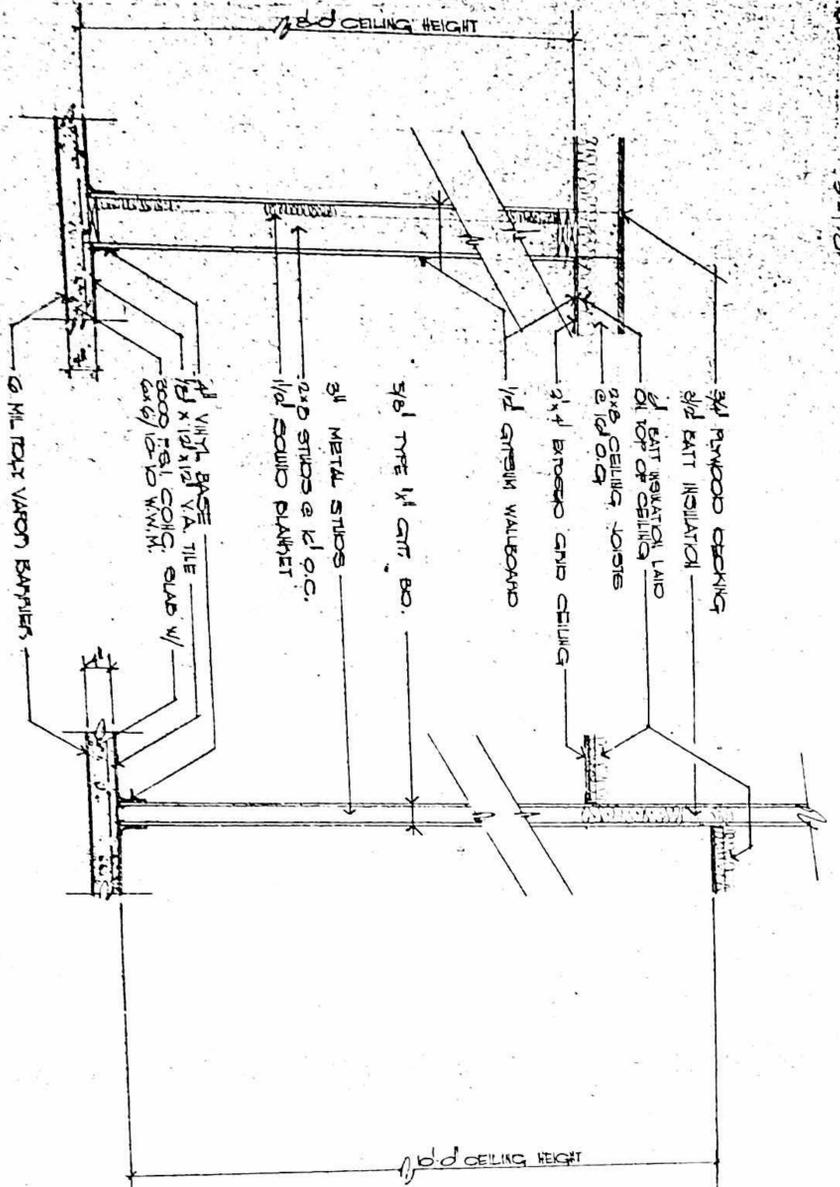


DOOR DETAILS
SCALE: 3/4"=1'-0"

3\"/>

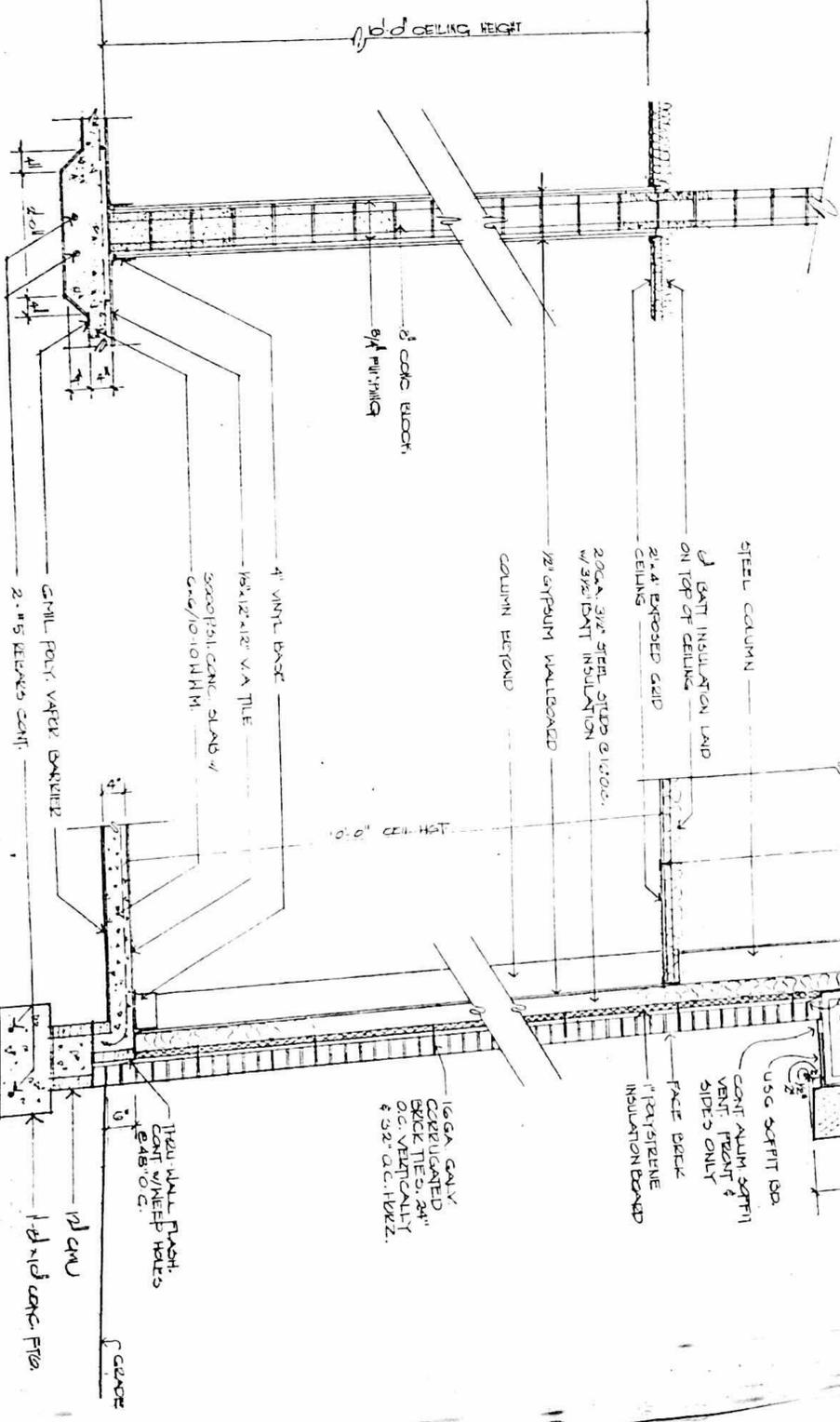
INTERIOR CMU WALL

EXTERIOR WALL



WALL SECTION B-D SCALE: 3/4"=1'-0"

WALL SECTION C-C SCALE: 3/4"=1'-0"



WALL SECTION B-B SCALE: 3/4"=1'-0"

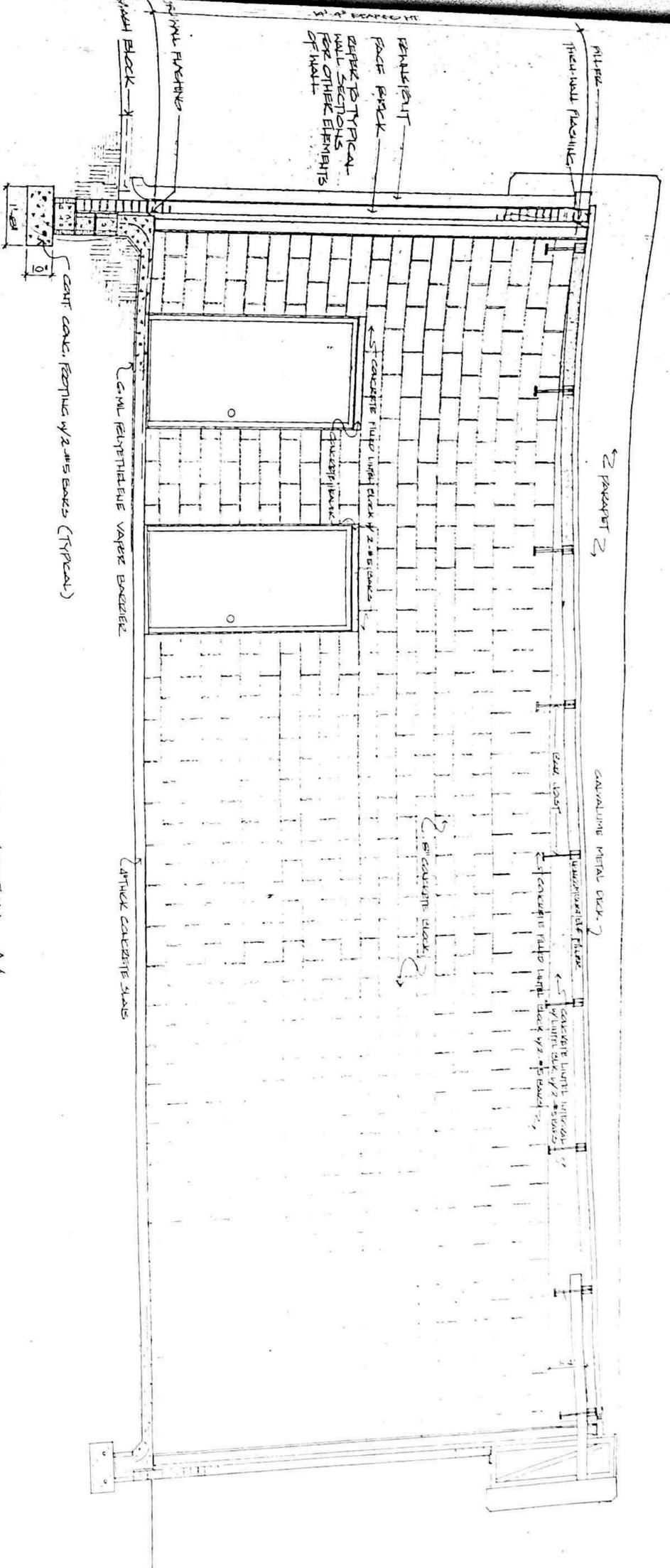
WALL SECTION A-A SCALE: 3/4"=1'-0"



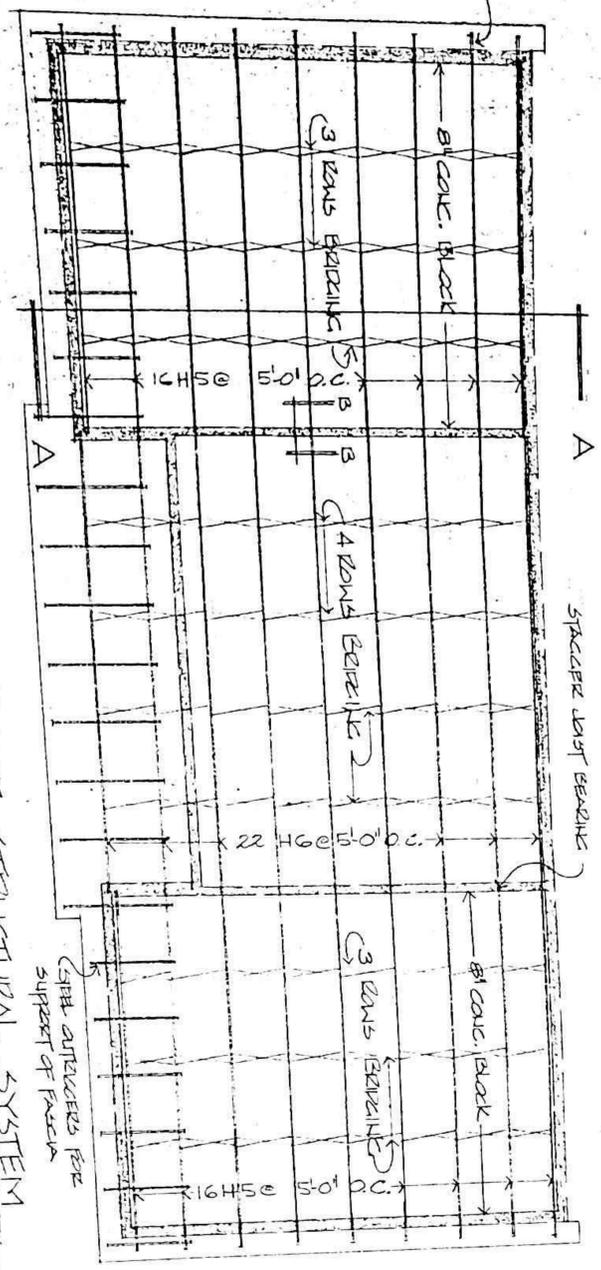
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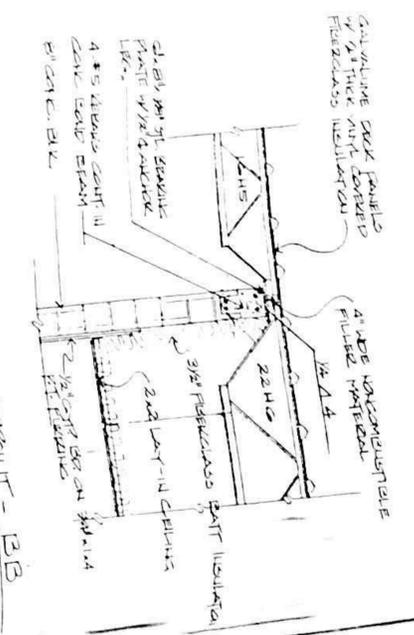
DATE	1-16-79
JOB NO.	79102
DRAWN	2
WALL SECTIONS	CITY HALL
FOR	OXFORD, GA.



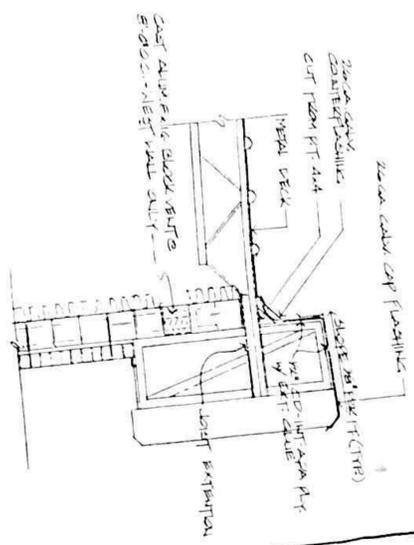
SECTION THROUGH FIRE STAIRS FOR ALTERNATE STRUCTURAL SYSTEM - AA
 (ALTERNATE NO. 1)
 SCALE: 1/2" = 1'-0"



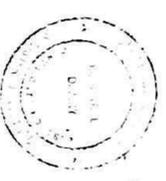
ROOF FRAMING PLAN FOR ALTERNATE STRUCTURAL SYSTEM
 (ALTERNATE NO. 1)
 SCALE: 3/8" = 1'-0"



DETAIL WALL SECTION @ MEZANINE - BB
 SCALE: 1/2" = 1'-0"



DETAIL @ JOINT EXTENSION
 SCALE: 1/2" = 1'-0"



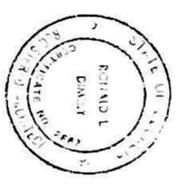
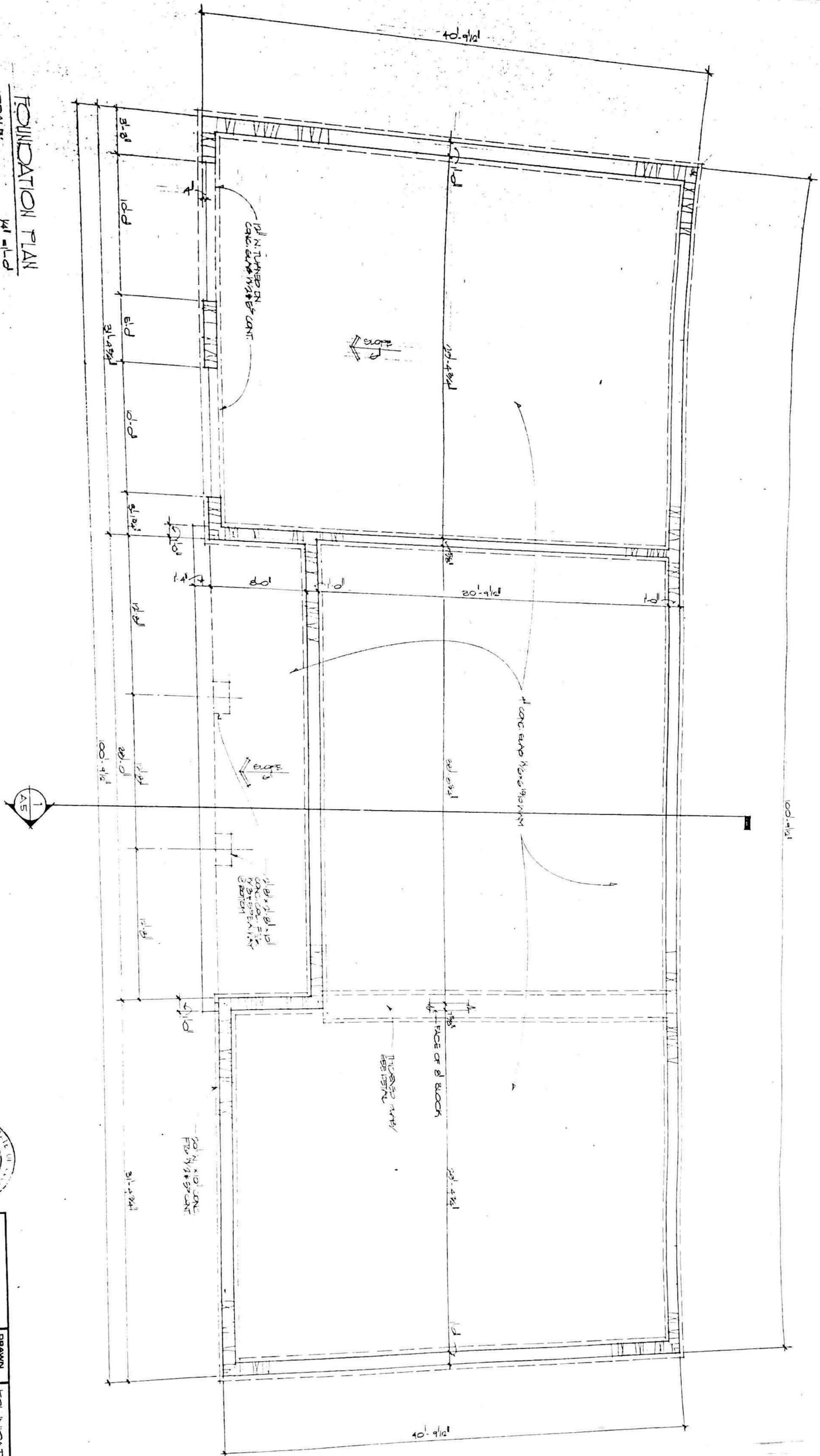
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DRAWN BY: [Signature]
 DATE: 3-5-80
 JOB NO. 7192

AVT. STRUCT. SYSTEM
 CITY HALL
 FOR
 OXFORD, GEORGIA

RONALD L. DIMERY / ARCHITECT

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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RONALD L. DIMERY / ARCHITECT

DRAWN	FOUNDATION PLAN
DATE	CITY HALL
JOB NO.	FOR
1001	OXFORD, GEORGIA

SHEET NO. S.1 OF 1

DRAFT
DOWNTOWN DEVELOPMENT AUTHORITY
OF THE CITY OF OXFORD

Minutes – March 22, 2022

Meeting Held at City Hall - 110 W. Clark Street

Members: Mr. Mike Ready, Vice-Chair, Mr. Jonathan Eady, Mr. Ray Wilson, and Ms. Adrienne Vinson Waddey.

Staff: Bill Andrew, Secretary/Treasurer

Guests: No guests were in attendance.

Opening: At 7:04 PM Mr. Ready, as Acting Chair, called the meeting to order.

Approval of the Minutes: The minutes for the January 25 and February 17, 2022 meetings were reviewed by the Authority. Mr. Eady made a motion to accept the minutes as presented. This motion was seconded by Ms. Waddey. The vote to approve was 4 – 0.

Review Objectives and Goals for the Work to be Performed by Historical Concepts: Mr. Ready indicated the contract with Historical Concepts (HC) had been signed and the \$5,000 retainer paid. Mr. Eady pointed out there were two issues to be addressed in order to continue this project on schedule. To that end, Mr. Andrew was first asked to contact three structural engineers so they may propose a price on evaluating the serviceability of the Whatcoat Building. And second, Mr. Andrew indicated he would work with Mr. Robert Jordan to make sure we had the correct Whatcoat Street realignment drawings to supply to HC. These drawings will enable HC to better understand the potential footprint they have to work with on the Whatcoat Building site.

Executive Session: There was no Executive Session.

Other Business: The DDA asked Mr. Andrew to continue to request to the City Council \$200,000 in capital funds for the DDA's FY 2023 Budget. This is the same amount as budgeted in FY 2022. While these funds were not expended in FY 2022, it is expected they will be in FY 2023 due to the Whatcoat Building Project. The DDA will additionally continue their normal operational funding request at \$30,000.

Adjournment: Mr. Ready adjourned the meeting at 7:52 PM.

Submitted by:

Bill Andrew, Secretary/Treasurer