

ORIGINAL TO GENERAL FILES

**DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA**

**OFFICE OF DESIGN POLICY & SUPPORT
INTERDEPARTMENTAL CORRESPONDENCE**

FILE P.I. # 0007627
CSHPP-0007-00(627)

OFFICE Design Policy & Support

Ben Hill County
GDOT District 4 - Tifton
Preservation of 1906 AB&A Railroad
Building in Fitzgerald

DATE December 12, 2012

FROM  for Brent Story, State Design Policy Engineer

TO SEE DISTRIBUTION

SUBJECT APPROVED CONCEPT REPORT

Attached is the approved Concept Report for the above subject project.

Attachment

DISTRIBUTION:

Bobby Hilliard, Program Control Administrator
Genetha Rice-Singleton, State Program Delivery Engineer
Glenn Bowman, State Environmental Administrator
Cindy VanDyke, State Transportation Planning Administrator
Kathy Zahul, State Traffic Engineer
Angela Robinson, Financial Management Administrator
Lisa Myers, State Project Review Engineer
Charles "Chuck" Hasty, State Materials Engineer
Jeff Baker, State Utilities Engineer
Ken Thompson, Statewide Location Bureau Chief
Joe Sheffield, District Engineer
Brent Thomas, District Preconstruction Engineer
Tim Warren, District Utilities Engineer
Brent Moseley, Project Manager
BOARD MEMBER - 8th Congressional District

**DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
PROJECT CONCEPT REPORT**

Project Type: Building Renovation P.I. Number: 0007627
 GDOT District: 4 County: Ben Hill
 Federal Route Number: N/A State Route Number: N/A

This project is an adaptive use of 6,258sf of first floor area of existing Fitzgerald Train Depot.

Submitted for approval:
King Smith, AIA Ellis, Rickett and Associates [Signature] 9-12-2012
 Consultant Designer & Firm or GDOT Concept/Design Phase Office Head & Office [Signature] DATE 9/12/12
 City of Fitzgerald
 Local Government (if applicable) [Signature] DATE 9/14/12
 Office Head (GDOT Project Manager's Office) [Signature] DATE 9-12-12
 GDOT Project Manager [Signature] DATE

Recommendation for approval:

Program Control Administrator [Signature] DATE 10/1/12
 * Glenn Bowman
 State Environmental Administrator (recommendation required) [Signature] DATE 9/30/12
 * Kathy Zahul
 State Traffic Engineer (recommendation required for roundabout projects) [Signature] DATE 9/17/12
 * Lisa Myers
 Project Review Engineer [Signature] DATE 9/26/12
 * Patrick Allen
 State Utilities Engineer [Signature] DATE 9/17/12
 * Joe W. Sheffield
 District Engineer (projects not originating in District Office) [Signature] DATE
 State Bridge Design Engineer (if applicable) DATE
 State Transportation Financial Management Administrator DATE

* Recommendation on file - [Signature]

Project Concept Report – Page 2
County:

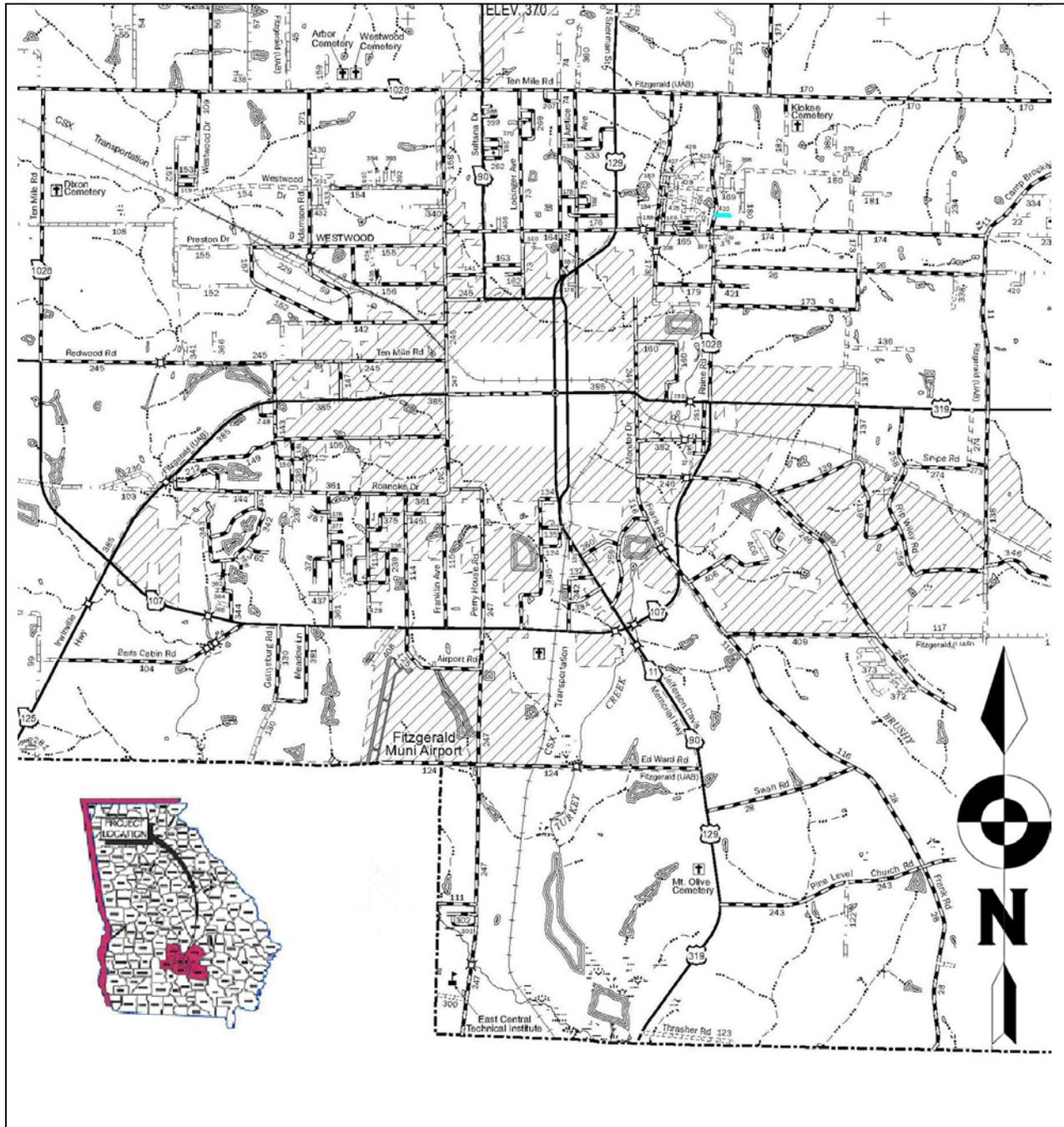
P.I. Number: 0007627

The concept as presented herein and submitted for approval is consistent with that which is included in the Regional Transportation Plan (RTP) and/or the State Transportation Improvement Program (STIP).

Cynthia L. Vauzke
State Transportation Planning Administrator (*recommendation required*)

9-19-12
DATE

PROJECT LOCATION



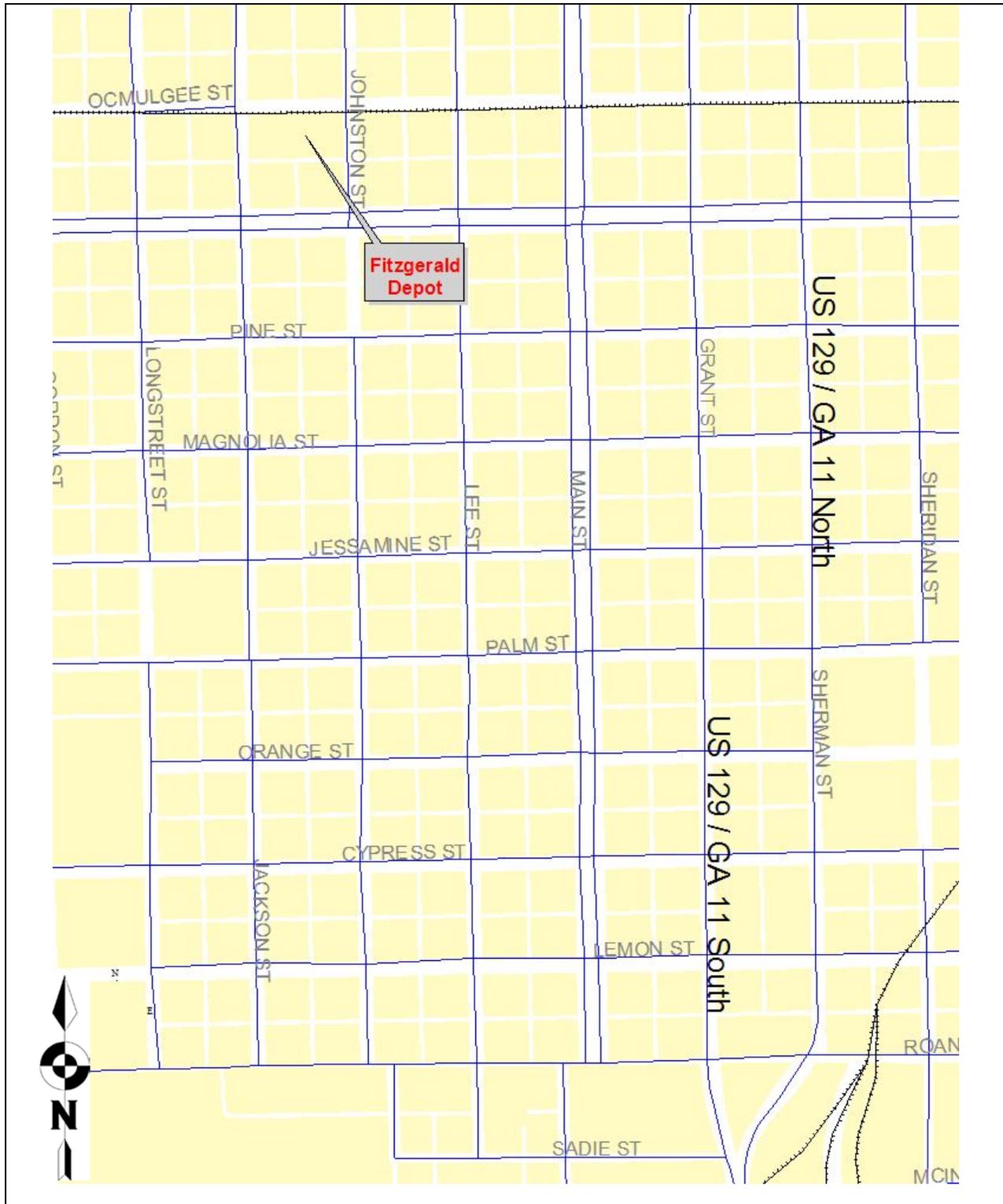
City of Fitzgerald
 302 E. Central Ave.
 Fitzgerald, GA 31750
 (229) 426-5060
 Fax (229) 426-5066
www.fitzgeraldga.org



Fitzgerald Depot
 For the
City of Fitzgerald
GDOT PI # 007627
County: Ben Hill

Date: September 2012
 Scale: N.T.S.

GDOT LOCATION MAP



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Fitzgerald Depot
 For the
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CONCEPTUAL SKETCH

PLANNING & BACKGROUND DATA

Project Justification Statement:

The A, B, & A Depot last underwent non-cosmetic renovation in the late 1970s when the railroad deeded the building to the City. Three separate and uncoordinated renovations occurred then to serve City Hall, Fitzgerald Utilities, and the Blue & Gray museum. Aside from being dated, these renovations do not serve a unified purpose for the building. The **Mission Revival** building is also historic from an architectural standpoint and as an early example of Fitzgerald's public/private partnership philosophy of economic development.

While the scope of this project is insufficient to repurpose the entire building, it will cover basic infrastructural unification, such as electrical service, and the stabilization of the structure itself **with an eye toward historic preservation now and in future phases of renovation**. Without this project, the current issues with the integrity of the building and weather security will soon begin to multiply exponentially as one failure begets subsequent failures.

Description of the proposed project:

The proposed project will house four functions.

1. City of Fitzgerald Visitor's Center
2. Historical Fire Engine Museum
3. Conference / Public Meeting area for the Blue & Gray Museum
4. Space for special events and social functions

The 112 year old two-story Mission Revival structure was originally built by the Atlanta, Birmingham and Atlantic Railroad and sits on City owned property adjacent to track today owned by CSX Railroad. The depot is located approximately 780 feet (three blocks) from U.S. 129/SR 11 and will be connected to the National Register Downtown Historic District by Phase II of the Fitzgerald Streetscape, slated to let in October, 2012. The building encompasses 13,921sf; 8,870sf on the first floor and 5,051sf on the second floor. Only 6,258sf of the first floor is to be renovated in this phase of work. All work will occur within the City owned property and no easements will be required from CSX. The existing cable barrier between City and railroad property will remain untouched.

New support facilities for these functions include public restrooms and a catering kitchen.

Preparations are to be made for a future hydraulic elevator to service the second floor. In this phase of work, only the elevator pit and the hoist way walls to the second floor will be constructed.

The entire first floor interior non-load-bearing and non-historic appurtenances, excepting the existing 2,612sf Blue & Gray Museum at the west end, are to be demolished. No work is to be on the second floor, with the exception of removing one existing metal stairwell and inserting a new one.

Work to be done includes removal of +/- 5,00sf of existing wood joisted floor in the footprint of the 2-story building portion.

Concrete slab on grade is to be installed, with its elevation lowered to match the existing concrete slab at the east end of the building. Interior construction is to consist of drywall partition walls with painted finishes and lay-in ceilings. **Space for the future restoration of the historic south stairwell will be appropriated.**

New electrical service entrance and MDP sized for the entire building is to be installed. New electrical lighting and systems, HVAC and plumbing will be installed for all renovated areas. Sewer lines will be extended to existing lines outside building. A service entrance for a fire sprinkler main may have to be installed.

Exterior Building Notes:

1. Existing clay tile roof to remain.
2. Existing built up roof over single story sections to remain.
3. Exterior to be painted and necessary repairs made to existing stucco.
4. Existing windows to remain; sashes and windows to be repaired as necessary.

No work is to be done on the second floor.

The existing first floor Blue & Gray Museum at the west end of the building will remain, with minor modifications opening it to the rest of the building. Mechanical, electrical and plumbing in the existing museum will remain.

Site work entails extension of underground utilities from the building to existing lines on the property. **Sidewalks contiguous to building are to be replaced with 5'-0" ADA compliant installations.** Existing asphaltic paving is to remain. No road work is to be done. No right-of-way work is to be done.



Existing conditions – Fitzgerald Depot

Federal Oversight: Full Oversight Exempt State Funded Other

MPO: N/A MPO - Choose MPO Project TIP #

Regional Commission: RC – South GA
RC Project ID # N/A

Congressional District(s): 8th

Projected Traffic: N/A

Current Year (20WW): N/A Open Year (20XX): N/A Design Year (20YY): N/A

Functional Classification (Mainline): Choose N/A

Is this project on a designated bike route? No YES

Is this project located on a pedestrian plan? No YES

Is this project located on or part of a transit network? No YES

CONTEXT SENSITIVE SOLUTIONS

Issues of Concern: N/A

Context Sensitive Solutions: N/A

DESIGN AND STRUCTURAL DATA

Mainline Design Features:

Roadway Name/Identification:

Use additional copies of table below as needed for other major roads, side roads, etc.

Feature	Existing	Standard*	Proposed
Typical Section			
- Number of Lanes	N/A		
- Lane Width(s)	N/A		
- Median Width & Type	N/A		
- Outside Shoulder Width & Type	N/A		
- Outside Shoulder Slope	N/A		
- Inside Shoulder Width & Type	N/A		
- Sidewalks	5'-0"	5'-0"	5'-0"
- Auxiliary Lanes	N/A		
- Bike Lanes	N/A		
Posted Speed	N/A		
Design Speed	N/A		
Min Horizontal Curve Radius	N/A		
Superelevation Rate	N/A		
Grade	N/A		
Access Control	N/A		
Right-of-Way Width	N/A		
Maximum Grade – Crossroad	N/A		
Design Vehicle	N/A		
<i>Additional Items as needed</i>	N/A		

*According to current GDOT design policy if applicable

Major Structures: N/A

Major Interchanges/Intersections N/A

Utility Involvements:

TELEPHONE: Windstream
229-423-7050

POWER: Irwin Electric Membership Corporation
229-468-7415 ext 248 - Tommy Davis

Fitzgerald Water, Light & Bond Commission
229-426-5400 - Jeff Lewis

GAS: Fitzgerald Water, Light & Bond Commission
229-426-5400 - Wenzel Bryant

GEORGIA DOT: Tifton District Office
229-386-3288 - Bill Cooper

Fitzgerald Local Office
229-426-5244 - Joe Hale

WATER: Fitzgerald Water, Light & Bond Commission
229-426-5400 - Wayne Lancaster

CABLE: Mediacom
229-317-4078 – Jeff Rinear

Public Interest Determination Policy and Procedure recommended (Utilities)? YES NO

SUE Required: Yes No

Railroad Involvement: N/A - All work will occur within the City owned property and no easements will be required from CSX. The existing cable barrier between City and railroad property will remain untouched.

Right-of-Way: N/A

Required Right-of-Way anticipated: YES NO Undetermined
Easements anticipated: N/A Temporary Permanent Utility Other

Anticipated number of impacted parcels:	0
Anticipated number of displacements (Total):	0
Businesses:	0
Residences:	0
Other:	0

Location and Design approval: Not Required Required

Off-site Detours Anticipated: No Yes Undetermined

Transportation Management Plan Anticipated: YES NO

Design Exceptions to FHWA/AASHTO controlling criteria anticipated: *N/A*

There are no anticipated Design Variances nor Exceptions.

Design Variances to GDOT standard criteria anticipated: *N/A*

There are no anticipated Design Variances nor Exceptions.

VE Study anticipated: No Yes Completed – Date:

ENVIRONMENTAL DATA

Anticipated Environmental Document:

GEPA: **NEPA:** Categorical Exclusion EA/FONSI EIS

Air Quality: **No**

Is the project located in a PM 2.5 Non-attainment area? No Yes

Is the project located in an Ozone Non-attainment area? No Yes

Environmental Permits/Variances/Commitments/Coordination anticipated:

Permit/ Variance/ Commitment/ Coordination Anticipated	YES	NO	Remarks
1. U.S. Coast Guard Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Forest Service/Corps Land	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. CWA Section 404 Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Tennessee Valley Authority Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Buffer Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Coastal Zone Management Coordination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. NPDES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. FEMA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Cemetery Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Other Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building permit
11. Other Commitments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. Other Coordination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Is a PAR required? No Yes Completed – Date:

NEPA/GEPA: NEPA Categorical Exclusion

Ecology: None anticipated

History: Historic Structure

Archeology: None anticipated

Air & Noise: None anticipated

Public Involvement: Spring 2007: Public Meeting held at the Old Theater building in Fitzgerald to publicly air the proposed Fitzgerald Train Depot. Attending were the Mayor of Fitzgerald, Cam Jordan, various City officials, Blue-Grey Museum officials, GDOT officials (including Sandy Griffin and Pridgen), Ellis, Ricket and Associates Architects and the general public. Discussion included historic preservation and continued dedication of the building to the museum and other tourism related uses.

Major stakeholders: City of Fitzgerald

CONSTRUCTION

Issues potentially affecting constructability/construction schedule: N/A

Early Completion Incentives recommended for consideration: No Yes

PROJECT RESPONSIBILITIES

Project Activities:

Project Activity	Party Responsible for Performing Task(s)
Concept Development	City of Fitzgerald, Ellis, Ricket and Associates
Design	Ellis, Ricket and Associates
Right-of-Way Acquisition	N/A
Utility Relocation	City of Fitzgerald
Letting to Contract	City of Fitzgerald
Construction Supervision	Ellis, Ricket and Associates
Providing Material Pits	N/A
Providing Detours	N/A
Environmental Studies, Documents, & Permits	City of Fitzgerald
Environmental Mitigation	N/A
Construction Inspection & Materials Testing	City of Fitzgerald

Lighting required: No Yes

Initial Concept Meeting: N/A

Concept Meeting: Meeting was held at Fitzgerald City Hall, June 8th, 2012 and included eight GaDOT representatives and Four City representatives. Minutes are attached.

Other projects in the area: N/A

Other coordination to date: N/A

Project Cost Estimate and Funding Responsibilities:

	Breakdown of PE	ROW	Utility	CST*	Environment al Mitigation	Total Cost
By Whom	City of Fitzgerald	N/A	N/A	City – 20% Federal – 80%	N/a	
\$ Amount	\$ 56,244.00	See below		\$112,488 \$449,951		\$618,683
Date of Estimate		N/A	N/A	8/1/2012	N/A	

*CST Cost includes: Construction, Engineering and Inspection, and Liquid AC Cost Adjustment.

*Note: No asphalt is anticipated in this phase of construction.

PRELIMINARY COST ESTIMATE:

Federal Construction Monies	\$ 449,951.00
Local Construction Monies	<u>112,488.00</u>
Total construction budget	\$ 562,439.00

Opinion of Probable Construction Costs

<u>Descriptions</u>	<u>Cost</u>
General Conditions	\$ 25,000.00 +/-
Concrete / Carpentry / Finishes	347,438.75 +/-
Plumbing	20,000.00 +/-
Mechanical HVAC	70,000.00 +/-
Electrical	<u>100,000.00 +/-</u>
	\$ 562,438.75 total construction cost
Architectural Consultant fees	<u>\$ 56,244.00</u>
Total Costs	\$ 618,682.75

ALTERNATIVES DISCUSSION

Alternative selection:

Preferred Alternative: No Build			
Estimated Property Impacts:	N/A	Estimated Total Cost:	N/A
Estimated ROW Cost:	N/A	Estimated CST Time:	N/A
Rationale: The No Build alternative was not chosen because it does not meet the justification for this project.			

Comments: None

Attachments:

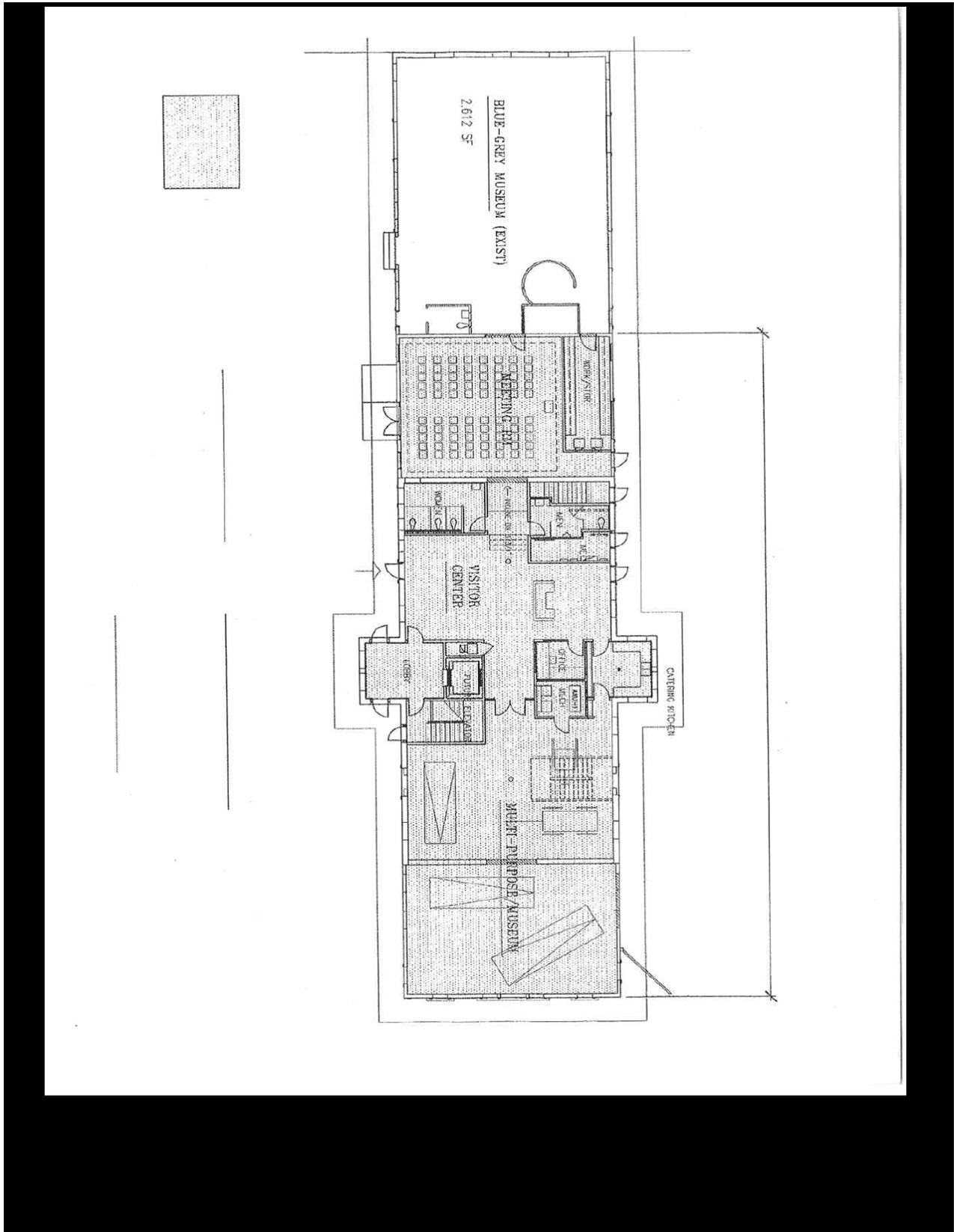
1. Concept Layout – Drawings 1&2
2. Typical sections – Drawing
3. Concept Minutes

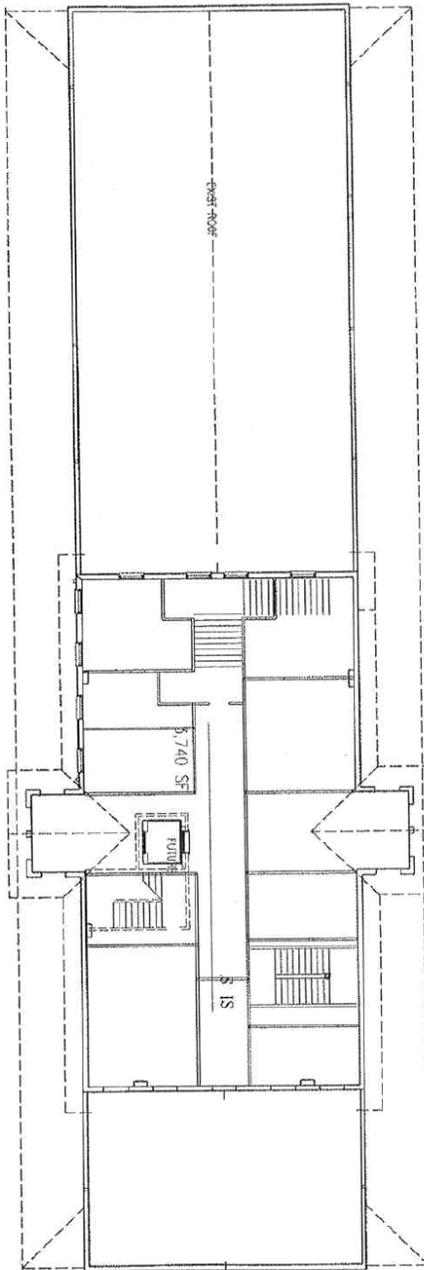
APPROVALS

Concur: 
Director of Engineering

Approve: 
Chief Engineer

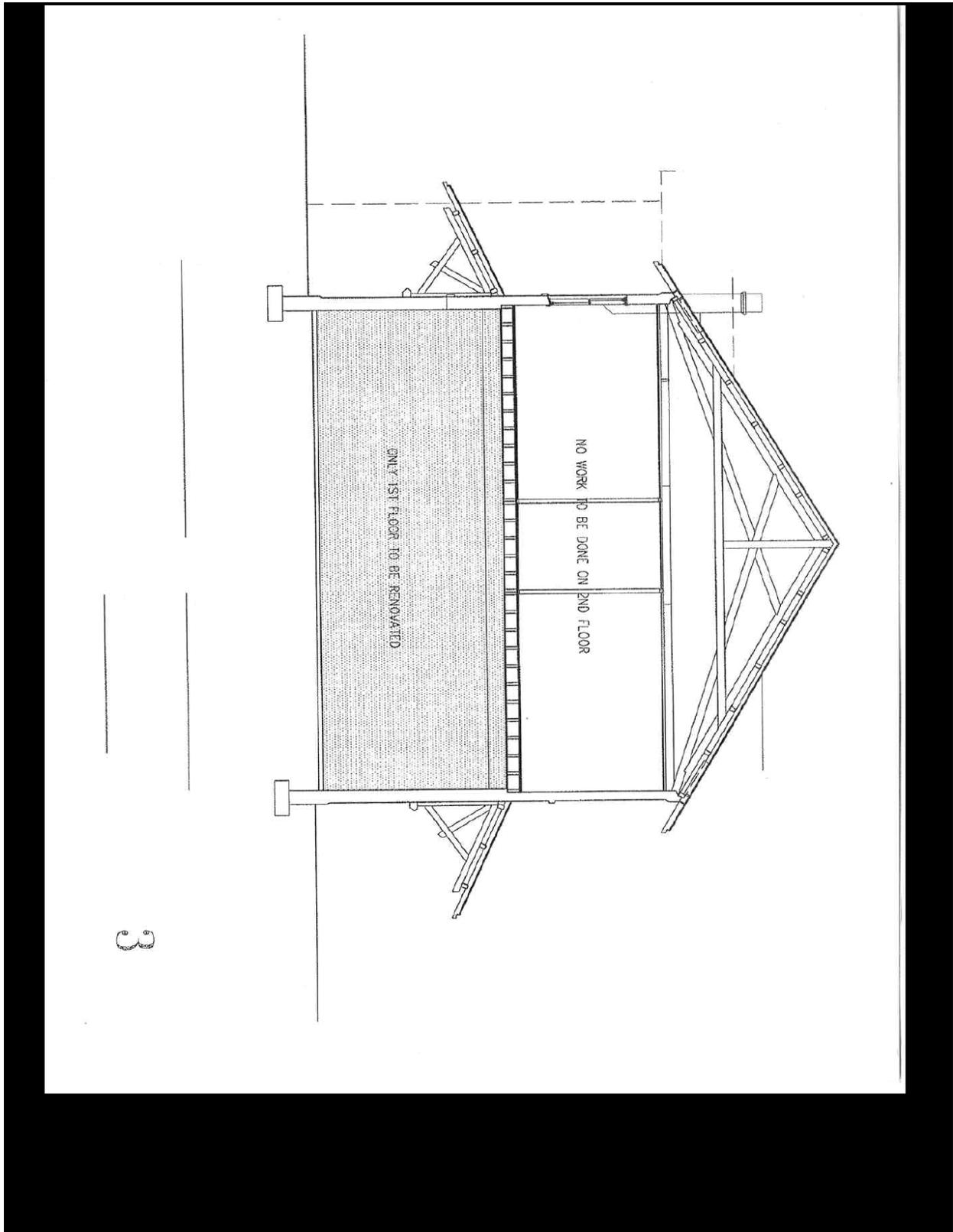
12/7/12
Date





2 - 27 - 2012

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Concept Meeting Minutes
Fitzgerald Depot Project
P.I. # 0007627
Ben Hill County

Fitzgerald City Hall
June 8th, 2012

Attendees:

Van Mason, GDOT Traffic Engineer
Matthew Kear – GDOT Historian
Donna Garrison – GDOT Engineering Services
Geno Hasty – GDOT Traffic Operations
Alesia Davis – COF Tourism Director
Dennis Carter – GDOT Environmental

King Smith, ERA Architect
Randy Rathburn – GDOT Project Manager
Linda Edmondson – GDOT Right Away
Henry Tyson, COF Administrator
Cam Jordan – COF Project Manager
Tim Warren – GDOT Utilities

The meeting was called to order by Cam Jordan at 9:00am and the floor was turned over to Randy Rathburn. Randy stated the purpose of the meeting, which was to discuss the renovation work of the Depot building located at 116 N. Johnston Street.

The floor was then passed to King Smith. King gave a detailed explanation of what the renovations would consist of. Renovation plans for the Depot building would include, but are not limited to, removing the raised joist in the floor and leveling, addition of a men and women restroom to serve the museum and tourism departments, an exterior door for the fire museum vehicles, a shaft for a future elevator, leaving the two existing descending stairs at the west end of the building, removing the existing steel stairs and installing a new set of stairs at the east end of the building, a new main distribution panel for future renovations, a new HVAC system, and new lighting and plumbing for restrooms. Renovations would only be made on the first floor and would cover an area of approximately 6,000 sq. ft.

Concerning renovations to the exterior of the building, the tile roof will not be replaced, although the damaged eaves will be repaired, some of the windows on the second floor will be replaced, installation of sidewalks that are continuous to the building, as well as installation of underground service.

The floor was then open for questions. Tim Warren asked about the relocation of utilities and requested a certification letter. Matthew Kear requested a walk thru of the existing facility.

Being that there were no other questions, the meeting was adjourned by Cam Jordan at 9:35am.

Cam Jordan, COF Project Manager

Brent Moseley, GDOT Project Manager