

Georgia Department of Education
Facilities Services Unit



Richard Woods, Georgia's School Superintendent
"Educating Georgia's Future"

Memorandum

Date: December 10, 2018

To: Dr. Curtis L. Jones Jr, Superintendent
Bibb County Schools

From: Pat Schofill
Facilities Services Director

Subject: Preliminary School Site Evaluation and Site Approval for
Bibb County New Elementary School #4

Approval for the New Elementary School #4 locate at 3522 Greenbriar Road, Macon, 31201, facility code #1311, site code #1489.01 had been completed. A copy of DE Form 1105, revised August 1999, with appropriate signatures is attached for your files.

The original form and all attachments are on file with the Facilities Services Unit here at 1670 Twin Towers East, 205 Jesse Hill Jr. Dr. SE, Atlanta, GA 30334. When you have completed the purchase of the property, please send a copy of the warranty deed and purchase price to Kelland Waldrep at this address; at which time a facility code will then be assigned and the code forwarded to you.

Thank you.

PS:

Cc: John Ramage

Fac. code 1311
District code 611

**GEORGIA DEPARTMENT OF EDUCATION
EDUCATIONAL FACILITY SITE EVALUATION
AND APPROVAL FORM**

School System: <u>BCSD</u>	Name of Superintendent*: <u>DR. CURTIS L. JONES, JR.</u> Person to Contact (designee): <u>MR. JASON DANIEL</u>
Mailing Address: <u>484 MULBERRY STREET</u> <u>MACON, GA 31201</u> <u>ATTN: CAPITAL IMPROVEMENTS</u>	Phone Number: <u>(478) 765-8508</u> FAX Number: _____ E-mail Address: <u>JASON.daniel@bcsdk12.net</u>

I. LOCATION OF PROPOSED SITE

Address of Proposed Site (if available) and/or legal definition of the property: <u>3522 GREENBRIAR ROAD, MACON, GA 31204</u>	
Acreage in proposed Site: <u>10.00</u> Acreage in 100 year flood plain: <u>0</u> Does this acreage meet the minimum requirements? (Circle One) <u>Yes</u> No	Clear Title Obtainable? (Circle One) <u>Yes</u> No ¹⁵ This property will be <input checked="" type="checkbox"/> owned () leased by the school system or This property will be () owned () leased by _____ and used for _____
Please attach a rationale and request by the local School Board for requesting a variance to the minimum size requirements if the answer to the above question is "No".	

*For State and Commission Charter Schools, the principal will sign in this blank.

**II. PROPOSED EDUCATIONAL FACILITY TO BE LOCATED ON THIS SITE
(BASIC INFORMATION)**

Name of Proposed Facility: <u>NEW ELEMENTARY SCHOOL #4</u>		
Proposed Grades: <u>K-05</u>	Approximate Number of Students: <u>700</u>	
Number of Instructional Units Proposed: <u>45</u>	Is this the maximum size planned for this facility? (Circle One) <input checked="" type="radio"/> Yes <input type="radio"/> No	Is this facility being designed for future expansion? (Circle One) Yes <input checked="" type="radio"/> No
Estimated date facility is to be completed and occupied: Date: <u>August 2020</u> Comments: _____		If expanded, maximum number of instructional units proposed in the future: _____ I.U.

III. UTILITIES AVAILABLE ON THE PROPOSED SITE

(If Utilities are not currently available on the site, please indicate when utility providers anticipate delivery of utilities to the site.)

UTILITY	CURRENTLY AVAILABLE?		WHEN AVAILABLE?	OTHER RELEVANT FACTORS	
	Yes	No	(Date)		
(a) Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Voltage: <u>208/120V</u>	Phase: <u>3P</u>
(b) Natural Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Line Size: <u>3"</u>	Line Pressure: <u>5</u>
(c) Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
(d) Cable	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
(e) Water*					
Public	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Line Size: _____	Line Pressure: <u>82</u> Attach FLOW TEST results (See Note Below)*
Private	<input type="checkbox"/>	<input type="checkbox"/>		Line Size: _____	Line Pressure: _____ Attach FLOW TEST results (See Note Below)*
(f) Sewage*					
Public	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Private	<input type="checkbox"/>	<input type="checkbox"/>			

* If changes to the planned water or sewage systems indicated above are made, then the site must be resubmitted for approval and the current approval will be voided.

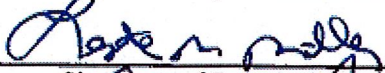
MISCELLANEOUS SITE INFORMATION

(For each item, circle the appropriate response. If Other is selected, please enter appropriate response.)

(a) Property Zoned	<u>Residential</u>	Industrial	Commercial	Other:
(b) Adjacent Development or Existing Community Design	<u>Residential</u>	Industrial	Commercial	Other: _____ _____
(c) Traffic Conditions Around Site	Congested	Moderate	<u>Light</u>	Other: _____
(d) Topography	Steep	Rolling	Gently Sloping	Flat
(e) Grading for Building	Excessive	<u>Moderate</u>	Minimal	Comments: _____ (Continue on reverse)
(f) Rock Excavation	<u>Unlikely</u>	Some But Not Excessive	Excessive	Comments: _____ (Continue on reverse)
(g) Area Available for Parking	<u>Adequate Space</u>	Limited Space	Inadequate Space	Comments: _____ (Continue on reverse)
(h) Vehicular Access to Site	<u>Excellent Potential</u>	Development Restricted	Development Difficult	Comments: _____ (Continue on reverse)
(i) Area Available for Athletic and Recreation Area Development	<u>Adequate</u>	Limited	Inadequate	Comments: _____ (Continue on reverse)

VI. SYSTEM REQUEST FOR SITE APPROVAL

After having considered the findings from all studies completed and evaluating the potential sites available for this facility, the BIBB COUNTY Board of Education requests approval of the proposed site identified on this form by official board action on (date) November 15, 2018. An initial investigation had been conducted, a Phase I Environmental Site Assessment has been conducted, and a Risk Hazard Analysis has been completed. Costs associated with the development of this site including grading, obtaining utilities, and road improvements have been evaluated.



Signature of Board Chairperson **

11-15-18

(Date)



Signature of School Superintendent*

11-15-18

(Date)

*For State and Commission Charter Schools, the principal will sign in this blank.

**For State and Commission Charter Schools, the charter board chair will sign in this blank.

ATTACHMENTS:

The following documents must be submitted to the Facilities Services Unit of the Georgia Department of Education to evaluate your system's request for approval of a proposed educational facility site:

- ✓1 Preliminary Site Approval Form with Sections I-VI completed;
- ✓2 A copy of the letter of assurance from the Flood Plain Management Coordinator of the Georgia Department of Natural Resources stating that this proposed educational facility site is not in a flood plain or Coastal High Hazard Area;
- ✓3 A copy of the rough plat of the proposed educational facility site;
- ✓4 A copy of the Flow Test results taken at the potable water hydrant nearest to the educational facility site;
- ✓5 A copy of the Phase I – Environmental Site Assessment; and
- ✓6 A copy of the Risk/Hazard Analysis;
- ✓7 A copy of the letter to the Georgia Department of Transportation or local roads commissioner requesting that a road study for this site be conducted;

The Facilities Section of the Georgia Department of Education is authorized to request any additional information on any criteria (section) when such information is needed to complete the evaluation of the proposed site.

VII. SITE APPROVAL

Consultant, Facilities Services Unit

Signature

Date

**Representative,
Local Sewer Department Official**

Michael W. ...
Signature

6/20/18
Date

**Representative,
Local Building Codes Official**
(If an existing building on the site will be used
for educational purposes)

Signature

Date

Remarks:

The section below is for use by the Georgia Department of Education Facilities Section

Based on our visual inspection of the site and/or evaluation of the documentation submitted by the school system, the decision of the GaDOE Facilities Section is that:

- THIS EDUCATIONAL FACILITY SITE IS RECOMMENDED FOR APPROVAL.**
- THIS EDUCATIONAL FACILITY SITE AND DOCUMENTATION SUBMITTED BY THE SCHOOL SYSTEM ARE APPROVED WITH COMMENTS (See Attachments).**
- THIS SITE IS NOT RECOMMENDED FOR APPROVAL.**

Director, Facilities Services Unit

Pat ...
(Facilities Services Director's Signature)

12/10/18
(Date)

VII. SITE APPROVAL

Consultant, Facilities Services Unit

John Ramage 12-10-18
Signature Date

Representative,

Local Sewer Department Official

Signature Date

Representative,

Local Building Codes Official
(If an existing building on the site will be used
for educational purposes)

Signature Date

Remarks: 3522 Greenbriar Road, Macon, GA 31204 JR

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Based on our visual inspection of the site and/or evaluation of the documentation submitted by the school system, the decision of the GaDOE Facilities Section is that:

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- THIS EDUCATIONAL FACILITY SITE AND DOCUMENTATION SUBMITTED BY THE SCHOOL SYSTEM ARE APPROVED WITH COMMENTS (See Attachments).
- THIS SITE IS NOT RECOMMENDED FOR APPROVAL.

Director, Facilities Services Unit

(Facilities Services Director's Signature) (Date)

Bibb County School System

Elementary School #4

Site Approval Comments

The above-named site is approved provided the Bibb County School System insures the following mitigating measures as defined in the **ESA from Geotechnical & Environmental Consultants, INC Project # 150587.241** dated May 2, 2018 are met.

Highways


Log Cabin Drive is located approximately 1700 feet north of the site. Based on ALOHA analysis a thermal radiation from a fireball created by a tanker truck containing gasoline explosion could create a hazard risk for the facility

The following mitigations should be in place.

- The new building should be oriented so exposed wall areas facing the direction of the hazard site are minimized. Classroom wings should be away from the hazard. Large walls and front entries should be placed at an angle, to the direction of the hazard. Entries placed toward the hazard should have additional protection as canopies or covers;
- There should be minimal glass located along the building face. Glass along the face should be recessed and be a laminated glass type;
- Wall should be reinforced to be evaluated by a structural engineer so that walls can withstand a potential blast pressure.
- Placement of open areas, parking lots, playgrounds, and sidewalks should be considered in the design of the site to minimize injury for a blast.
- Foliage should be incorporated into the design of the recreational areas to minimize injury from debris.
- The installation of a HVAC control to provide an emergency shutoff to eliminate intake of outside air and to provide positive indoor air pressure included in the design of the facility. The shutoff and shelter in place protocol could be implemented if a toxic spill or explosion were to occur.

Emergency Preparedness Plan

- Personnel at the facility shall have an emergency notification list available on site, the school shall be on the list of facilities to be notified in the event of an area emergency, and the school shall have an emergency plan in effect. A comprehensive emergency response plan, which includes evacuation procedures, shall be prepared, implemented, and coordinated with local



BIBB COUNTY SCHOOL DISTRICT
Dr. Curtis L. Jones, Superintendent

December 3, 2018

Mr. Pat Schofill
Facilities Services
Georgia Department of Education
1670 Twin Towers East
205 Jesse Hill Jr. Drive S.W.
Atlanta, GA 30334-5050

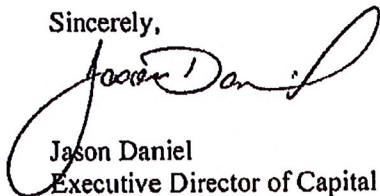
Re: Bibb County School District
New Elementary #4
Site Size Variance Request

Dear Mr. Schofill:

I am writing you to request a variance for the required acreage for New Elementary School #4. The proposed site identified for this new school consists of 10 acres. GADOE guideline 160-5-4-.16(a)6 requires 12 acres for a 700 FTE elementary school. The school district already owns this property and has performed preliminary work to determine that a 700 FTE elementary school can work on this site and provide for all the required amenities typically provided for an elementary school in Bibb County. Please see the attached site plan and other supporting information that illustrates this site is suitable for a new elementary school.

If you have any questions please contact the Capital Program Department for any additional information.

Sincerely,



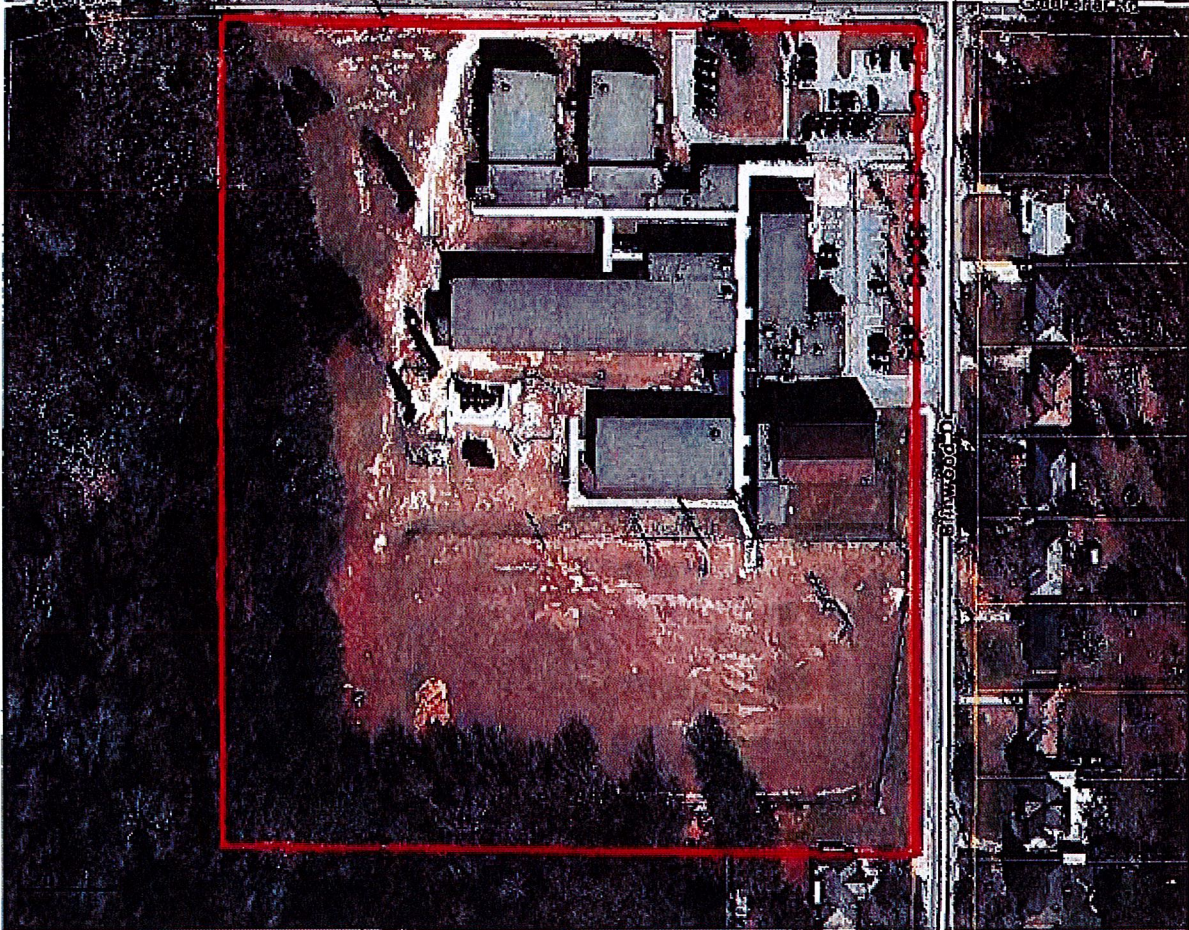
Jason Daniel
Executive Director of Capital Improvement
Bibb County School District
478-765-8508 office number
478-538-5200 cell phone
Jason.Daniel@bcsdk12.net

APPROVED _____

Pat Schofill
12/10/18

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Riley Elementary



8

8

8

FLOODPLAIN DETERMINATION REQUEST

Received

Submit Request To:
Georgia Department of Natural Resources
Floodplain Management Office
4220 International Parkway
Suite 101
Atlanta, Georgia 30354
Telephone: (404) 362-1757 Fax: (404) 362-2757

MAY 18 2018

EPD Watershed Protection Branch

Date: May 3, 2018

The Bibb County School System wishes to request a floodplain determination from the State Floodplain Management Office for the following site:
3522 Greenbriar Road, Macon, GA 31204

Please attach the following maps:

- 1. County or City Road Map with the location of the site clearly marked, and
- 2. Site Plan with the location of existing or proposed structures identified.

The State Floodplain Management Office is authorized to request any additional information as needed to complete the evaluation of the proposed school site. The type of additional information may include a Surveyed Plat using a point of reference with the site tied to the centerline of an intersecting road. In the event a Surveyed Plat is necessary but unavailable, no final determination may be given. In addition the following information is provided:

- I. Brief description of school location with direction from a given point, such as town or city, and with the names of roads and highway numbers.
From intersection of Mercer University Blvd and Edna Place, go north on Edna Place approximately one (1) mile and turn left onto Greenbriar Road. School is approximately 2/10 mile on left
- II. Approximate acreage of site: 10
- III. Additional comments:
Current school on site is to be demolished and a new replacement school will be constructed on the site.

Signature: David W. Andrews
Print Name: David W. Andrews
Address: Director of Construction
484 Mulberry Street
Macon, GA 31201

Phone Number: (478) 765-8507

Note: Please allow from 7 to 10 days for the review process.



GEORGIA

DEPARTMENT OF NATURAL RESOURCES

ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

**Watershed Protection Branch
Nonpoint Source Program
Floodplain Unit**
2 Martin Luther King, Jr. Drive
Suite 1152, East Tower
Atlanta, Georgia 30334

FLOODPLAIN ENCROACHMENT REVIEW

To: David W. Andrews
Director of Construction
484 Mulberry Street
Macon, GA 31201
Tel: (478) 765-8507

PROJECT NAME:	Riley Elementary School Redevelopment	COUNTY:	Bibb	COMMUNITY:	Macon-Bibb County (Consolidated Government)
LOCATION:	3522 Greenbriar Road, Macon, GA 31204				
BRIEF PROJECT DESCRIPTION:	Georgia Department of Education is proposing to reconstruct Riley Elementary School on the original site of the existing elementary school, while the current school onsite will be demolished. The acreage of the site is approximately 10 acres.				
APPLICANT:	Georgia Department of Education	APPLICATION DATED:	05/03/2018	APPLICATION RECEIVED:	05/18/2018

SFHA* ENCROACHMENT:	No	EFFECTIVE PANEL(S):	13021C0129G (Effective Date: 06/07/2017)	FLOOD RISK ZONE(S):	X
www.georgiadfirm.com		PRELIMINARY PANEL(S):	N/A	FLOOD RISK ZONE(S):	N/A
https://msc.fema.gov/portal		LETTER OF MAP CHANGE (S):	N/A	FLOOD RISK ZONE(S):	N/A
WATERSHED(S):	Upper Ocmulgee (8 Digit HUC: 03070103)	COMMUNITY CONTACT:	City Engineer Address: 780 Third Street, Macon, GA 31201 Tel: (478) 621-6660		
COMMENTS:	<p>From inspection of the effective Flood Insurance Rate Maps (FIRMs) developed by the Federal Emergency Management Agency (FEMA), the site is located outside of the Special Flood Hazard Area (SFHA), in Zone X (unshaded), an area of low flood risk. A Floodplain Snapshot Map showing the designated floodplain impacts in the vicinity of the project location, accompanied by the relevant extract of FEMA's FIRMs are attached.</p> <p>Please note that this response addresses issues related specifically to the possible effects of the project on floodplains in the area.</p>				
Prepared By:	Tianlin Song	Telephone:	(404) 651-8496	Email:	Tianlin.Song@dnr.ga.gov
Signature:			Date:	05/23/2018	

*Special Flood Hazard Area

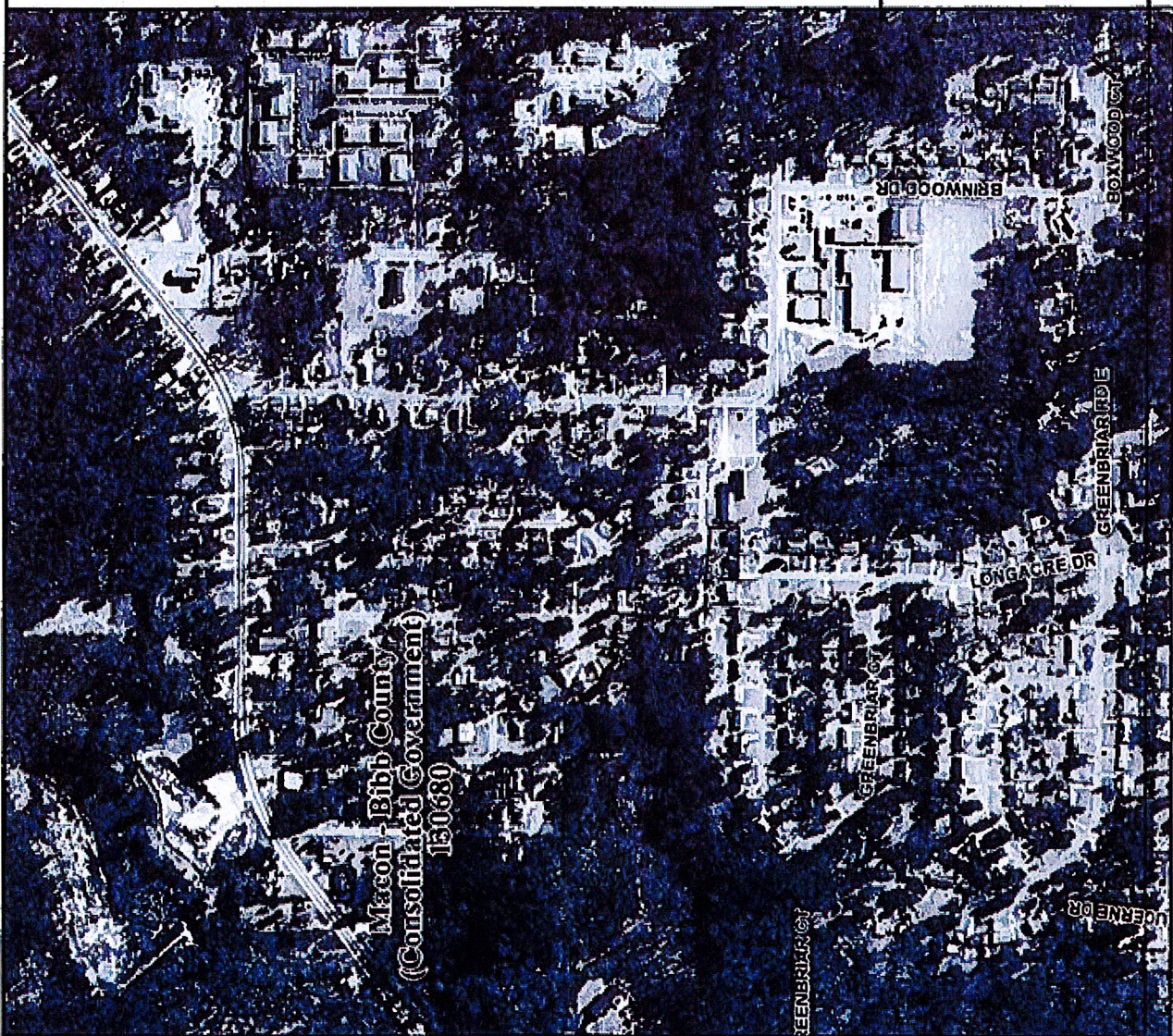
**NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP**



NATIONAL FLOOD INSURANCE PROGRAM
 FEDERAL EMERGENCY MANAGEMENT AGENCY
DE WESS COUNTY, GA
 129 - 215
 2011
 2011
 2011

2113
 12/15/11
 12/15/11
 APR 7, 2011

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRM On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



FEMA FIRM Extract

Printing issue affecting map legend in new FIRM format to be addressed by FEMA



Falcon Fire Protection, LLC
Professional Inspection Services & Engineering Consulting
102 Oakcrest Lane Warner Robins, GA 31088
Telephone: (478) 953-1677
Email: falcon.nest@ffpga.com

May 7, 2018

Jason Daniels
Bibb County School District
Macon, GA

Subject: Hydrant Flow Test at Riley Elementary School in Macon, GA

Jason,

I am writing this letter to document the results of a hydrant flow test we conducted at 3522 Greenbriar Rd, Macon, GA. The flow testing activities were conducted between 3:00 PM and 3:20 PM on 5/7/2018.

The effective point for the flow test was the public fire hydrant (Hydrant No. 7207) located in the Southeast corner of Brinwood Drive & Greenbriar Road. The flowing hydrant was the public fire hydrant (Hydrant No. 7208) located on Brinwood Drive approximately 100 yards North of Greenbriar Road NE. Elevation information was not available for these fire hydrants.

The test resulted in a static pressure of 92 psi and a residual pressure of 82 psi while flowing 1,310 gpm (using a 0.9 discharge coefficient). One 2 ½ in. hydrant butt was fully open with a pitot tube reading of 61 psi.

Feel free to contact us if you have any questions or concerns.

We appreciate your business.

Sincerely,

Rodney K. Hamm

Rodney K. Hamm
President/Owner



BIBB COUNTY SCHOOL DISTRICT
ACHIEVEMENT AND PERFORMANCE... FOR EVERY CHILD

May 4, 2018

State Aid Office
Georgia Department of Transportation
One Georgia Center
600 W Peachtree St NW
Atlanta, GA 30308

Re: New Elementary School #4

To Whom It May Concern,

The Bibb County Board of Education is currently requesting through the State Department of Education that the current Riley Elementary School site be approved for a replacement school. Part of this approval process is receiving approval from your department in regards to an evaluation of the current road conditions. The current building(s) are located at 3522 Greenbriar Road, Macon, GA 31204, and we would like to be able to replace the current facilities with a new structure on this current piece of property. We approximate that the new building will be built in the 80,000 – 90,000 sq. ft. range and will house a population of approximately 750 students. We plan to begin construction in the summer of 2020, so that construction will be complete no later than July 2021.

Additionally, we have not finalized any plans and are still awaiting Georgia Department of Education site approval before we can move forward with construction. This letter is intended to notify you of our intent and desire to rebuild on this site, pending state approval. Should we receive approval from the Georgia Department of Education, we would request a full evaluation of the current conditions and road access as well as any mediation efforts that will need to be addressed during the construction process.

I will follow up after we have received final notification from the state as to whether or not we are approved to commence construction. I can be reached at david.andrews@bcsdk12.net or at (478) 765-8507 should you have any comments or questions.

Thank you very much for your help with this matter.

Sincerely,



David W. Andrews
Director of Construction