

AGENDA

MEETING OF THE MAYOR AND ALDERMEN

JULY 1, 2010

1. Approval of the minutes of the City Council meeting of June 17, 2010.
2. Approval of the summary minutes of the City Council workshop/City Manager's briefing of June 17, 2010.

ALCOHOLIC BEVERAGE LICENSE HEARINGS

3. Bradley S. Clapp for Baggs, LLC d/b/a The Crypt Pub, requesting a liquor, beer and wine (drink) license with hybrid and Sunday sales permits at 317 W. Broughton Street, which is a new location between Jefferson and Montgomery Streets in District 1. (The applicant has requested continuing the hearing to July 15, 2010.) Recommend continuing to July 29, 2010. The renovations have not progressed to the point where the occupancy, seating and eligibility for a hybrid permit can be determined.
4. Elizabeth Anne Drakeford for Ganesh Hotels, LLC d/b/a Country Inn & Suites, requesting a beer and wine (drink) license at 7576 White Bluff Road, which had a 2008 beer (drink) license and is located between Echols Avenue and Abercorn Street in District 4. (Change in ownership.) Recommend approval.

ZONING HEARINGS

5. William Cogswell, Agent for Atlantic Southern Bank, Owner (Z-100429-86922-2), requesting a text amendment to Section 8-3021 (41) *R-I-P-D* to increase the maximum permitted density to 100 units per gross acre, and to Section 3025 (d) *Schedule of Development Standards* to reduce the minimum lot area required to 435 feet per residential unit. MPC recommends approval. Amending the R-I-P-D (Residential, Medium Density) district to increase the maximum density would provide an opportunity to help develop housing within the City's Landmark Historic District which would create a vibrant urban environment compatible with the development pattern in the downtown area. (See item 10 and the attached letter requesting approval of the text amendment today.) Recommend approval.

6. William Cogswell, Agent for Atlantic Southern Bank, Owner (Z-100429-51204-2), requesting to rezone 516 Drayton Street and 607 Abercorn Street from R-I-P-A (Residential, Medium Density – 70 units per net acre) to R-I-P-D (Residential, Medium Density – 100 units per gross acre). The Metropolitan Planning Commission (MPC) recommends approval. The proposed zoning is consistent with the Tri-centennial Comprehensive Plan Land Use Map, which calls for Traditional Commercial. Rezoning this site to R-I-P-D could provide the mechanism to redevelop a large vacant structure in the center of the City's Landmark Historic District. Approval of the requested zoning petition would also provide an opportunity to develop much needed housing within the City's Landmark Historic District. (See item 11 and the attached letter requesting approval of the rezoning ordinance today.) Recommend approval.

7. Lynford B. Hadwin, Petitioner (Z-100324-41527-2), requesting a text amendment to Section 8-3025 (b) to allow Use 62 (locksmiths, gunsmith and similar activities) as a permitted use in a B-C (Community Business) zoning district. MPC recommends approval. The B-C district is designed to provide neighborhood-scale services to areas of from 35,000 to 70,000 populations. A change in the Zoning Ordinance to allow locksmiths and gunsmiths in the B-C zone will not have detrimental effects upon surrounding uses or land areas. Recommend approval.

PETITIONS

8. Andrew Barber for Georgia BioMass – Petition 12746, requesting to encroach onto the City right-of-way for the installation of an awning. The petitioner is leasing space from Callen Trust, at 12 E. Bay Street. The entrance to the premises is on Factor's Walk, and several adjacent businesses, including Vic's on the River restaurant, have similar canopies over their entrances. The proposed awning will fit into the arched opening of the building and will project four feet into the right-of-way, leaving approximately 15 feet of unobstructed sidewalk. The vertical clearance will be 9 feet above the sidewalk, one foot more than required by ordinance. The awning design has been approved by the Historic District Board of Review.

Water Resources and Public Works, Sanitation, and Development Services reviewed the request and do not have any objections. The proposed encroachment is similar to other encroachments within the Historic District where structures are built to the zero lot line.

Recommend advising the petitioner that the encroachment grants no ownership rights to the property and that, if ever required, the structure(s) must be removed at the petitioner's expense. Recommend approval.

ORDINANCES

First and Second Readings

9. Rezone 131 Hutchinson Island Road (Z-100203-41789-2). An ordinance to rezone 131 Hutchinson Island Road from I-H (Heavy Industrial) to R-I-P-B (Residential-Medium Density). Recommend approval.
10. Text Amendment to Section 8-3021 (41) and Section 3025 (d) (Z-100429-86922-2). An ordinance to amend Section 8-3021 (41) R-I-P-D to increase the maximum permitted density and Section 3025 (d) Schedule of Development Standards to reduce the minimum lot area per dwelling unit within the R-I-P-D classification. (See attached letter requesting approval of the text amendment today.) Recommend approval.
11. Rezone 516 Drayton Street and 607 Abercorn Street (Z-100429-51204-2). An ordinance to rezone 516 Drayton Street and 607 Abercorn Street from R-I-P-A (Residential, Medium Density – 70 units gross net acre) to R-I-P-D (Residential, Medium Density – 100 units per net acre). (See attached letter requesting approval of the rezoning ordinance today.) Recommend approval.

BIDS, CONTRACTS AND AGREEMENTS

12. Mohawk Street Fire Station No. 11 – Bid No. 10.138. Recommend approval to procure construction services for the Mohawk Street Fire Station from Dabbs-Williams General Contractors, LLC in the amount of \$1,368,000.00. The work will include the new construction of an approximately 9,178 square foot fire station to replace the facility located at Mohawk and Middleground Roads. The new station will include two apparatus bays, offices, restrooms and showers, sleeping quarters, common areas, storage, equipment shops and other ancillary spaces.

The Minority and Women Business Enterprise (MWBE) goal for this project is 34 %: 22 % MBE and 12 % WBE. The recommended contractor submitted participation of 36.55% MWBE: 23.6% MBE utilizing Perkins Concrete and 12.95% utilizing Master Stell and Mill Creek Construction.

Bids were accepted from pre-qualified bidders only. One bidder's MWBE submittal was not in compliance and the bidder declined to make any changes; therefore their bid was not opened.

Bids were received June 15, 2010. This bid has been advertised, opened and reviewed. Delivery: 240 Days. Terms: Net-30 Days. The bidders were:

L.B. ^(D) Dabbs-Williams General Contractors	\$ 1,368,000.00
Catamount Constructors, Inc.	\$ 1,454,000.00

Funds are available in the 2010 Budget, Account No. 311-9207-52842-PB520. A Pre-Bid Conference was conducted. ^(D)Indicates non-local non-minority owned business. Recommend approval.

13. Traffic Signal Construction – Annual Contract – Bid No. 10.140. Recommend awarding an annual contract for traffic signal construction to Hoffman Electric Company, Inc. (Primary) and Abvolt, Corporation (Secondary) in the amount of \$85,920.80. The services will be used by Traffic Engineering for the installation of traffic control devices for minor planned projects as well as emergency repairs in the event of accidents, storms or equipment failures.

Bids were received June 8, 2010. This bid has been advertised, opened and reviewed. Delivery: As Required. Terms: Net-30 Days. The bidders were:

L.B.	^(D) Hoffman Electric Company, Inc. (Primary)	\$	85,920.80
	^(C) Abvolt, Corporation (Secondary)	\$	125,271.53
	^(C) German Technical Group, LLC	\$	128,127.84

Funds are available in the 2010 Budget, Account No. 101-2103-51335. A Pre-Bid Conference was conducted and one vendor attended. ^(C)Indicates non-local minority owned business; ^(D)Indicates non-local non-minority owned business. Recommend approval.

14. VPN Annual Maintenance – Bid No. 10.162. Recommend approval to procure an annual maintenance agreement for virtual private network (VPN) hardware and virus protection from Layer 3 in the amount of \$65,065.28. The agreement will be used by Information Technology to maintain the equipment that allows secure remote access to the City's data and phone network.

The reason for the sole source is that pricing for the maintenance of the equipment was included on the original bid to purchase the equipment that was approved by Council in September 2007.

The bid was received February 13, 2007. This bid has been advertised, opened and reviewed. Delivery: As Needed. Terms: Net-30 Days. The bidder was:

S.S.	^(D) Layer 3 Communications	\$	65,065.28
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Funds are available in the 2010 Budget, Account No. 611-1140-51251. A Pre-Bid Conference was not conducted as this is a sole source purchase. ^(D)Indicates non-local non-minority owned business. Recommend approval.

15. ArcView Software Maintenance – Annual Contract Renewal – Bid No. 10.167. Recommend approval to procure ArcView software maintenance from ESRI in the amount of \$34,050.00. The annual contract will be used by Information Technology to maintain the geographic information system (GIS) software.

The reason why a sole source vendor is required is that the software maintenance is only available from the software publisher.

The bid was received April 21, 2010. This bid has been advertised, opened and reviewed. Delivery: As Needed. Terms: Net-30 Days. The bidder was:

S.S.^(D) ESRI \$ 34,050.00

Funds are available in the 2010 Budget, Account No. 611-1140-51251. A Pre-Bid Conference was not conducted as this is a sole source purchase. ^(D)Indicates non-local non-minority owned business. Recommend approval.

16. Street Sweeper Replacement Brooms – Annual Contract Renewal – Bid No. 10.089. Recommend renewing an annual contract to procure street sweeper replacement brooms from Keystone Plastics, Inc. in the amount of \$118,480.00. The replacement brooms will be used by Street Cleaning.

The reason for not selecting the low bidder is that Lacial Equipment, Inc. made an error in their bid pricing and withdrew their bid.

Bids were originally received December 18, 2007. This bid has been advertised, opened and reviewed. Delivery: As Required. Terms: Net-30 Days. The bidders were:

L.B.	Keystone Plastics, Inc.	\$	118,480.00
	+ Lacial Equipment, Inc.	\$	74,510.00
	^(F) Smith Equipment & Supply Co. (Partial Bid)	\$	75,520.00
	^(C) Advantage Equipment, LLC	\$	120,293.82
	United Rotary Brush	\$	125,685.20
	Old Dominion Brush Corp.	\$	128,947.20

Funds are available in the 2010 Budget, Account No. 51320. A Pre-Bid Conference was conducted and no vendors attended. +Indicates low bidder withdrew their bid; ^(C)Indicates non-local minority owned business; ^(F)Indicates non-local woman owned business. Recommend approval.

17. Brake Parts for Medium to Heavy Trucks – Annual Contract – Bid No. 10.086. Recommend awarding an annual contract to procure brake parts from TNT Parts, Inc. in the amount of \$27,430.62. The brake parts will be used by Vehicle Maintenance to repair and maintain the City's heavy duty trucks.

Bids were received April 20, 2010. This bid has been advertised, opened and reviewed. Delivery: As Required. Terms: Net-30 Days. The bidders were:

L.B. ^(D)	TNT Parts, Inc.	\$	27,430.62
	O'Reilly Auto Parts (Partial Bid)	\$	22,936.63
	W.W. Williams Company (Partial Bid)	\$	25,108.57

Roberts International Truck	\$	28,893.72
Yancey Power Systems	\$	29,316.03
Brooks Auto Parts	\$	31,241.74

Funds are available in the 2010 Budget, Account No. 611-0000-11325. A Pre-Bid Conference was conducted and four vendors attended. ^(D)Indicates non-local non-minority owned business. Recommend approval.

18. Microsoft Enterprise Agreement – Annual Contract Renewal – Bid No. 10.154. Recommend renewing an annual contract for Microsoft Enterprise License Agreement from Dell Marketing, L.P. in the amount of \$340,087.28. The license agreement provides an annual and renewable contract for all Microsoft licenses, services and upgrades.

The City has migrated from Lotus Notes to Microsoft products for its email software and continues to use Microsoft products for operating systems, intranet, internet, document management, word processing, spreadsheet, database and presentation software. The license agreement will also allow the City to acquire software which will increase our management and retention of documents produced internally or received from the outside.

Hundreds of bidders were solicited; however, Microsoft limits how many resellers are able to provide this agreement within a single state. As the state contractor for Microsoft software, Dell was the only bidder to submit a bid.

The bid was originally received June 10, 2008. This bid has been advertised, opened and reviewed. Delivery: As Needed. Terms: Net-30 Days. The bidder was:

L.B. ^(D) Dell Marketing, L.P.	\$	340,087.28
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Funds are available in the 2010 Budget, Account No. 611-1140-51320. A Pre-Bid Conference was not conducted as this is an annual contract renewal. ^(D)Indicates non-local non-minority owned business. Recommend approval.

19. Swimming Pool Chemicals – Annual Contract Renewal – Bid No. 10.153. Recommend renewing an annual contract to procure swimming pool chemicals from Pride Pool Spas & Leisure in the amount of \$27,920.66. The chemicals will be used by Leisure Services in the City's swimming pools and also stocked at the Central Warehouse for use by other departments.

Bids were originally received May 19, 2009. This bid has been advertised, opened and reviewed. Delivery: Same Day. Terms: Net-30 Days. The bidders were:

L.B. ^(B) Pride Pools Spas & Leisure	\$	27,920.66
Year Round Pool Co., Inc.	\$	30,510.40
Savannah Brush and Chemical Co.	\$	32,261.00

Funds are available in the 2010 Budget, Account No. 101-6120-51323. A Pre-Bid Conference was not conducted as this is an annual contract renewal.

^(B)Indicates local non-minority owned business. Recommend approval.

20. Water and Wastewater Sampling and Analysis – Annual Contract – Bid No. 10.070. Recommend awarding an annual contract to procure water and wastewater sampling and analysis services to Test America (formerly Severn Trent Laboratories) in the amount of \$89,739.00. The laboratory services will be used by the I & D Water Plant, the Aquifer Water System, the Wastewater Treatment Plants, the Dean Forest Road Landfill and the Industrial Pretreatment Program to monitor the quality of water and wastewater.

Bids were received March 23, 2010. This bid has been advertised, opened and reviewed. Delivery: As Needed. Terms: Net-30 Days. The bidders were:

L.B. ^(B) Test America	\$	89,739.00
Avery Labs (Partial Bid)	\$	36,998.50
Columbia (Partial Bid)	\$	37,540.00
Spectrum Labs	\$	93,009.00

Funds are available in the 2010 Budget, Account No. Various. A Pre-Bid Conference was conducted and three vendors attended. ^(B)Indicates non-local non-minority owned business. Recommend approval.

City of Savannah
 Summary of Solicitations and Responses
 For July 1, 2010 Agenda

<u>Bid Number</u>	<u>Annual Contract</u>	<u>Description</u>	<u>Local Vendor Available</u>	<u>MWBE Vendor Available</u>	<u>Total Sent</u>	<u>Sent to MWBE</u>	<u>Total Received</u>	<u>Received From MWBE</u>	<u>Estimated Award Value</u>	<u>Estimated MWBE Value</u>	<u>Low Bid Vendor Type</u>	<u>MWBE Sub</u>	<u>Vendor Type</u>
B10.070	X	Water and Wastewater Sampling and Analysis	Yes		50	10	4	0	\$ 89,739.00	0	B	0	0
B10.140	X	Traffic Signal Construction	Yes	Yes	167	71	3	2	\$ 85,920.80	0	D	0	0
B10.162		VPN Annual Maintenance	No	No	1	0	1	0	\$ 65,065.28	0	D	0	0
B10.167	X	ArcView Software Maintenance	No	No	1	0	1	0	\$ 34,050.00	0	D	0	0
B10.089	X	Street Sweeper Replacement Brooms	Yes	Yes	34	4	6	2	\$118,480.00	0	D	0	0
B10.086		Brake Parts for Medium to Heavy Trucks	Yes	Yes	217	11	6	0	\$ 27,430.62	0	D	0	0
B10.154	X	Microsoft Enterprise License Agreement	Yes	Yes	457	157	1	0	\$340,087.28	0	D	0	0
B10.153	X	Swimming Pool Chemicals	Yes	Yes	21	5	3	0	\$27,920.66	0	B	0	0
B10.138		Mohawk Street Fire Station #11	Yes	Yes	17	5	2	0	\$1,368,000.00	0	D	\$500,004	C,D,F

Vendor(s)*

- A. Local Minority
- B. Local Non-Minority
- C. Non-Local Minority
- D. Non-Local Non-Minority
- E. Woman Owned
- F. Non-Local Woman Owned

June 10, 2010



Honorable Otis S. Johnson
Mayor, City of Savannah
P.O. Box 1027
Savannah, GA 31402

The Honorable Johnson,

This letter is in regard to rezoning the historic Candler Hospital at 516 Drayton Street and 607 Abercorn Street from RIP-A to RIP-D. We respectfully request that the petition to rezone the subject property, which is scheduled for the regular meeting of City Council on Thursday, July 1, 2010, be heard for both first and second reading if it is amenable to the Council.

Proceeding expeditiously with the project is important due to the rapidly deteriorating state of the building, constant problems with vandalism, and meeting various funding deadlines.

The City Council hearing has been scheduled for July 1, 2010. The project's requested rezoning received a Public Hearing at the Metropolitan Planning Commission on May 18, 2010. The MPC Staff have recommended approval of the rezoning. When it came before the Commission, it received their unanimous approval to be sent forward to City Council. The MPC's review and vote included our acting City Manager, Rochelle Small-Toney.

In advance of the project coming before the MPC our neighborhood outreach efforts have included: sending 50+ letters to area neighbors and businesses, meeting with individual residents and property owners surrounding the site, meetings with advocacy groups including the Historic Savannah Foundation, the Downtown Neighborhood Association, the National Trust of Historic Preservation, the Georgia Trust for Historic Preservation, and the Georgia State Preservation Office. The outcome of all meetings was very positive.

In addition, we have subsequently met with Rochelle Small-Toney to discuss the project further and are most willing to provide a briefing in advance of coming before the City Council.

In the interest of proceeding expeditiously with the project, we would like to request your consideration of a first and second reading at the City Council meeting on July 1, 2010. Thank you in advance for your assistance.

Sincerely,


William Cogswell
President
WECCO of Charleston, LLC

CC: Ms. Rochelle Small-Toney, Mr. James Blackburn, Mr. Christian Sottile