BEFORE THE PUBLIC SERVICE COMMISSION
STATE OF GEORGIA

CITY OF CARTERSVILLE	)	
	)	
Petitioner,	)	
	)	
v.	)	Docket No. 55973
	)	
GEORGIA POWER COMPANY	)	
	)	
Respondent.	)	

PREFILED DIRECT TESTIMONY OF SATYA MADIVALA
FILED ON BEHALF OF PETITIONER THE CITY OF CARTERSVILLE, GEORGIA

Q: Please state your name and business address.

A: My name is Satya Madivala, and my business address is 383 17th Street, Suite 100, Atlanta, Georgia 30363.

Q: Mr. Madivala, by whom are you employed and what is your job position?

A: I am employed by Hines Interests Limited Partnership (commonly referred to as "Hines"), and I have been employed by Hines since July 2021. My current title is Construction Manager.

Q: Please describe your educational background and employment history, and your duties as Construction Manager for Hines.

A: I hold a Bachelor of Arts degree and a Master of Science degree. I have been working in the construction industry as primarily a Project Manager for the past 18

years. At Hines, I oversee, manage, and assist in construction of industrial buildings. My projects are primarily focused in the Southeast and Midwest regions.

Q: Are you familiar with certain real property located at 1181 Cassville White Road, Cartersville, Georgia?

A: Yes.

Q: How?

A: I was the Construction Manager for that property on behalf of a Hines affiliate, Hines Busch Cartersville LLC, which I understand owned the property from sometime in February 2020 until sometime in June 2024.

Q. Let me show you what I've marked as Exhibit P22. Do you recognize this document?

A. Yes.

Q. And what is this document?

A. It is a copy of a building permit that Bartow County issued for the property (i.e., Building Permit No. 21040465) dated April 26, 2021.

[Tender Exhibit P22 into evidence and review its terms]

Q: Who initially provided electrical power to the property?

A: Georgia Power.

Q. And did Hines complete construction as a spec office/warehouse/distribution facility?

A: Yes.

Q. When?

A: A certificate of completion was issued by Bartow County on April 21, 2022.

Q. Let me show you what I've marked as Exhibit P23. Do you recognize this document?

A. Yes.

Q. And what is this document?

A. It's a copy of the certificate of completion issued by Bartow County on April 21, 2022.

[Tender Exhibit P23 into evidence and review its terms]

Q. Are you familiar with a company known as Allied Tube and Conduit Corporation (commonly referred to as "Atkore")?

A: Yes. It was a tenant on the property identified above.

Q. Are you aware of any load studies that were conducted to assess Atkore's anticipated potential need for electrical power?

A: Yes.

Q. Let me show you what I've marked as Exhibit P24. Do you recognize this document?

A: Yes.

Q. And what is this document?

A: This is a copy of a report from a load study conducted by TL Engineering, dated May 31, 2023.

[Tender Exhibit P24 into evidence and review its terms]

Q. Then what happened?

A: I forwarded the load information to Georgia Power on May 31, 2023.

Q. Let me show you what I've marked as Exhibit P25. Do you recognize this document?

A. Yes.

Q. And what is this document?

A. This is an e-mail to me from Tammy Brantley at Georgia Power dated June 7, 2023.

[Tender Exhibit P25 into evidence and review its terms]

Q. And did you follow up with Mr. Clark, Georgia Power's engineer?

A: Yes.

Q. Let me show you what I've marked as Exhibit P26. Do you recognize this document?

A. Yes.

Q. And what is this document?

A. This is an e-mail I sent to Mr. Clark the next day, June 8, 2023.

[Tender Exhibit P26 into evidence and review its terms]

Q. Let me show you what I've marked as Exhibit P27. Do you recognize this document?

A. Yes.

Q. And what is this document?

A. This is an e-mail I received from Mr. Clark on June 20, 2023.

[Tender Exhibit P27 into evidence and review its terms]

Q. Did you respond?

A. Yes, I sent him an e-mail the same day.

Q. Let me show you what I've marked as Exhibit P28. Do you recognize this document?

A. Yes.

Q. And what is this document?

A. This is an e-mail I sent to Mr. Clark on June 20, 2023.

[Tender Exhibit P28 into evidence and review its terms]

Q. Did Mr. Clark respond?

A. Yes, he responded the same day.

Q. Let me show you what I've marked as Exhibit P29. Do you recognize this document?

A. Yes.

Q. And what is this document?

A. This is an e-mail from Mr. Clark to me on June 20, 2023.

[Tender Exhibit P29 into evidence and review its terms]

Q. Then what did you do?

A. I informed my Manager, Ryan Wood, of the estimated delivery timeline of the transformer. We were connected with John Dooley, Assistant Director Key Accounts Manager with the City of Cartersville Electric System.

Q. Let me show you what I've marked as Exhibit P 15. What is this document?

A. It is a "Request for Electric Service" from Atkore to the City of Cartersville.

[If not already tendered, tender Exhibit P15 into evidence and review its terms]

Q. Let me show you what I've marked as Exhibit P30. Do you recognize this document?

A. Yes.

Q. And what is this document?

A. This is an e-mail to me from Derek Hampton of the City of Cartersville dated December 19, 2023.

[Tender Exhibit P30 into evidence and review its terms]

Q. Let me show you what I've marked as Exhibit P31. Do you recognize this document?

A. Yes.

Q. And what is this document?

A. This is another e-mail to me from Derek Hampton of the City of Cartersville dated December 19, 2023.

[Tender Exhibit P31 into evidence and review its terms]

Q. Let me show you what I've marked as Exhibit P32. Do you recognize this document?

A. Yes.

Q. And what is this document?

A. This is an e-mail to me from John Dooley of the City of Cartersville dated January 3, 2023.

[Tender Exhibit P32 into evidence and review its terms]

Q. Let me show you what I've marked as Exhibit P33. Do you recognize this document?

A. Yes.

Q. And what is this document?

A. This is an e-mail from me to Derek Hampton of the City of Cartersville dated January 23, 2024.

[Tender Exhibit P33 into evidence and review its terms]

Q. Let me show you what I've marked as Exhibit P34. Do you recognize this document?

A. Yes.

Q. And what is this document?

A. This is an e-mail to me from John Dooley of the City of Cartersville dated January 30, 2024.

[Tender Exhibit P34 into evidence and review its terms]

Q. Let me show you what I've marked as Exhibit P35. Do you recognize this document?

A. Yes.

Q. And what is this document?

A. This is an e-mail to me from John Dooley of the City of Cartersville dated January 31, 2024.

[Tender Exhibit P35 into evidence and review its terms]

Q. Let me show you what I've marked as Exhibit P36. Do you recognize this document?

A. Yes.

Q. And what is this document?

A. This is an e-mail to me from John Dooley of the City of Cartersville dated February 9, 2024.

[Tender Exhibit P36 into evidence and review its terms]

Q. Let me show you what I've marked as Exhibit P5. Do you recognize this document?

A. Yes.

Q. And what is this document?

A. This is an e-mail to me from John Dooley of the City of Cartersville dated February 19, 2024.

[If not already tendered, tender Exhibit P5 into evidence and review its terms]

Q. Let me show you what I've marked as Exhibit P9. Do you recognize this document?

A. Yes.

Q. And what is this document?

A. This is an e-mail to me from Chad Prater of the City of Cartersville dated February 28, 2024.

[If not already tendered, tender Exhibit P9 into evidence and review its terms]

Q. Let me show you what I've marked as Exhibit P19. Do you recognize this document?

A. Yes.

Q. And what is this document?

A. This is an e-mail from me to Freddy Morgan of the City of Cartersville dated April 3, 2024.

[If not already tendered, tender Exhibit P19 into evidence and review its terms]

Q. Let me show you what I've marked as Exhibit P20. What is this document?

A. It is a letter from Atkore to the City of Cartersville.

[If not already tendered, tender Exhibit P20 into evidence and review its terms]

Q. Let me show you what I've marked as Exhibit P14. Do you recognize this exhibit?

A. Yes.

Q. And what are these documents?

A. These are construction plans for the Atkore facility.

[If not already tendered, tender Exhibit P14 into evidence and review its terms]

Q: Does this complete your testimony?

A: Yes.

CERTIFICATE OF SERVICE

I hereby certify that I have this day served a copy of the herein and foregoing **PREFILED DIRECT TESTIMONY OF SATYA MADIVALA FILED ON BEHALF OF PETITIONER THE CITY OF CARTERSVILLE, GEORGIA** by e-mail as follows:

Steven J. Hewitson
Allison W. Pryor
Matthew C. Daigle
Troutman Pepper Hamilton Sanders LLP
Bank of America Plaza
600 Peachtree Street, N.E., Suite 3600
Atlanta, Georgia 30308-2216
(404) 885-3000
steven.hewitson@troutman.com
allison.pryor@troutman.com
matt.daigle@troutman.com

This 23rd day of May, 2025.

SMITH CONERLY LLP

/s/ Charles S. Conerly
Charles S. Conerly
Georgia Bar No.: 180720
cconerly@smithconerly.com

ATTORNEYS FOR CITY OF CARTERSVILLE

402 Newnan Street
Carrollton, Georgia 30117
(770) 834-1160 (telephone)
(770) 834-1190 (facsimile)

Community Development Department

Building Inspections Division

POST AT JOB SITE IN A CONSPICUOUS PLACE

Date: 4/26/2021 **Permit No.** 21040465

Contractor: Kajima Building & Design Gro **Permit Type:** shell only

Address: 1181 CASS WHITE ROAD NE **Project:**

The issuance of this permit authorizes improvements of the real property designated herein which improvements may subject such property to mechanics and materialism's liens pursuant to Part 3 of Article 8 of Chapter 14 of Title 44 of the Official Code of Georgia Annotated. In order to protect any interest in such property and to avoid encumbrances thereon, the owner or any person with an interest in such property should consider contacting an attorney and purchasing a consumer's guide to the lien law which may be available at building supply home centers.

Inspection Code: RED = FAILED YELLOW = CAUTION GREEN = PASSED

**** Yellow - Conditional (Comply with inspection comments **BEFORE** proceeding) ****

Initial E&S	Intermediate E&S	Plumbing	Footing	Slab	Rough

Wall Cover	Ceiling Cover	Insulation	Final Erosion	Final

Please email in all inspection requests by 3:00PM for next day inspections at email BARTOWINSP@BARTOWCOUNTYGA.GOV

EXHIBIT

P22

Certificate of Completion

Bartow County Building Inspections
135 W. Cherokee Ave, Ste 120
Cartersville, GA 30120

Building Permit #: 21040465

Occupancy Type: Commercial

Name of Building or Space: Spec Warehouse

Location: 1181 Cassville White Rd.

Building Code: 2018 IBC

Floor Area: 523,248 S.F.

Permitted By: Kajima Building and Design Group, Inc.

Comments:

This certifies that to the best of the County's knowledge at the time of final inspection, the structure appeared to be in substantial compliance with applicable County Codes. It does not imply that the cosmetics, such as painting, trim, etc. have been completed. No oversight by the Building Inspector shall excuse violation of any ordinance of Bartow County.

Issuance Approved By: Vince Hines CBO

Date: 4-21-22

EXHIBIT

P 23

TOTAL LOAD STUDY

LOAD TYPE	LOAD (KVA)
LIGHTING	145.95
RECEPTACLES	44.97
1Ø MOTORS	2.21
3Ø MOTORS	468.20
A/C	120.26
HEATING	0.00
WATER HEATER	6.15
MISC CONTINUOUS	250.74
MISC NON CONTINUOUS	449.51
KITCHEN	0.00
DWELLING	0.00
GUEST	0.00
TOTAL LOAD	1514.94

MOTOR ESTIMATION NOTE

THE LARGEST EXISTING MOTOR IS THE 100HP FIRE PUMP. THE LARGEST NEW MOTOR IS A 30HP AIR COMPRESSOR.

SWITCHBOARD - AMSB (EXISTING)

MAIN: 4000A MCB | SERVICE: 480Y/277V, 3Ø, 4W | ENCLOSURE: NEMA 1
FED BY: T

CKT #	CIRCUIT BREAKER AMP / POLE	CIRCUIT DESCRIPTION	CONNECTED LOAD (KVA)
1	4000/3	3Ø PANELBOARD - TAT (EXISTING)	375.95
2	100/3	3Ø PANELBOARD - HXD (EXISTING)	83.44
3	3500/3	3Ø PANELBOARD - HXX	1082.61
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

LIGHTING: 145.95 | RECEPTACLES: 44.97 | 1Ø MOTORS: 2.21 | 3Ø MOTORS: 396.12
A/C: 120.26 | HEATING: | WATER HEATER: 6.15 | MISC CONT.: 205.74
MISC NON-CONT.: 449.51 | KITCHEN: | DWELLING: | GUEST:
TOTAL CONNECTED LOAD: 1415.84 KVA | TOTAL DEMAND LOAD: 1691.11 KVA
TOTAL CONNECTED AMPS: 1696.18 A | TOTAL DEMAND AMPS: 1953.81 A
NOTES:

3Ø PANELBOARD - HXX

MAIN: 1600A M.B. | SERVICE: 480Y/277V, 3Ø, 4W | MOUNTING: SURFACE | ENCLOSURE: NEMA 1
FED BY: AMSB | MIN. BREAKER A.I.C.: 65000

CKT #	AMP/ POLE	CIRCUIT DESCRIPTION	CONNECTED LOAD KVA	PH	KVA	CIRCUIT DESCRIPTION	AMP/ POLE	CKT #
1			24.94	A	70.86	30KV TYPE TRANSFORMER - TXX		2
3		(5) N40ES CHARGERS	24.94	B	70.86	(3Ø PANELBOARD - LXX)		4
5			24.94	C	70.86			6
7		(3) E100XN CHARGERS	26.27	A	7.49	10HP EXAUST FANS		8
9			26.27	B	7.49			10
11			26.27	C	7.49			12
13		(2) E60XN CHARGERS	19.12	A	25.22	SAWS		14
15			19.12	B	25.22			16
17			19.12	C	25.22			18
19		(5) 500 CHARGERS	12.47	A	23.38	4 PRESSES		20
21			12.47	B	23.28			22
23			12.47	C	23.28			24
25		10K OFFICE, MODULAR OFFICES	67.77	A	19.40	AUTOMATED WELDING ROBOTIC STATION		26
27			67.77	B	19.40			28
29			67.77	C	19.40			30
31		(5) HVLS FANS	4.16	A	25.22	COMPRESSED AIR		32
33			4.16	B	25.22			34
35			4.16	C	25.22			36
37		(14) HYDRAULIC LEVELLERS	18.62	A	5.60	CRANE TROLLEY		38
39			18.62	B	5.60			40
41			18.62	C	5.60			42

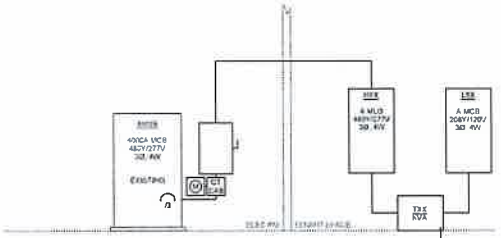
LIGHTING: 32.45 | RECEPTACLES: 32.45 | 1Ø MOTORS: 1.81 | 3Ø MOTORS: 396.13
A/C: 39.53 | HEATING: | WATER HEATER: 6.15 | MISC. CONT.: 236.24
MISC NON-CONT.: 268.66 | KITCHEN: | DWELLING: | GUEST:
TOTAL CONNECTED LOAD (A: 360.86, B: 360.90, C: 360.90): 1082.61 KVA | TOTAL DEMAND LOAD: 1162.59 KVA
TOTAL CONNECTED AMPS (A: 1302.54, B: 1302.54, C: 1302.54): 1301.94 A | TOTAL DEMAND AMPS: 1397.80 A
NOTES:

3Ø PANELBOARD - LXX

MAIN: 1600A MCB | SERVICE: 208Y/120V, 3Ø, 4W | MOUNTING: SURFACE | ENCLOSURE: NEMA 1
FED BY: TXX | MIN. BREAKER A.I.C.: 65000

CKT #	AMP/ POLE	CIRCUIT DESCRIPTION	CONNECTED LOAD KVA	PH	KVA	CIRCUIT DESCRIPTION	AMP/ POLE	CKT #
1			83.05	A				2
3		(2X) WELDING STATIONS	83.05	B				4
5			83.05	C				6
1		(1) PLASMA TORCH STATION	4.20	A				2
3			4.20	B				4
5			4.20	C				6
1		(1) PLATE LASER	12.61	A				2
3			12.61	B				4
5			12.61	C				6
7				A				8
9				B				10
11				C				12
13				A				14
15				B				16
17				C				18
19				A				20
21				B				22
23				C				24
25				A				26
27				B				28
29				C				30

LIGHTING: | RECEPTACLES: | 1Ø MOTORS: | 3Ø MOTORS:
A/C: | HEATING: | WATER HEATER: | MISC CONT.:
MISC NON-CONT.: 239.58 | KITCHEN: | DWELLING: | GUEST:
TOTAL CONNECTED LOAD (A: 79.86, B: 79.86, C: 79.86): 239.58 KVA | TOTAL DEMAND LOAD: 239.58 KVA
TOTAL CONNECTED AMPS (A: 665.49, B: 665.49, C: 665.49): 665.50 A | TOTAL DEMAND AMPS: 665.50 A
NOTES:



1 RISER DIAGRAM
ESK-1 SCALE: NTS

EXHIBIT
P24

TL ENGINEERING

PROGRESS SET
05-31-22

ISSUE / REVISION

PROJECT NAME
ATKORE
1161 CASTELLE/WHITE RD
WHITE, GA 30184
FOR
ANDY MAY CONSTRUCTION CO.
ATLANTA, GA 30341

SHEET TITLE
LOAD ESTIMATION

SHEET NUMBER
ESK-1

OF 1 SHEETS
SHEET SIZE: 24x36

From: Brantley, Tammy L. <TLBRANTL@southernco.com>
Sent: Wednesday, June 7, 2023 4:31:56 PM
To: Madivala, Satya <Satya.Madivala@hines.com>
Subject: 1181 Cassville White Engineer Contact

[From an External Email System]

Satya – Per our discussion yesterday, load information was sent to the project manager and engineer today. Below is the engineer contact information if you need anything while I'm on vacation next week.

Also, Keith Williams should be giving you a call regarding installing equipment on our lights in a few days.

I have asked Thinh about a description for the new service needed and I'm waiting to hear back on that one.

Let me know if you need anything else. Have a great afternoon.

Bob Clark, Engineer
bobclark@southernco.com
Work – 770-387-5206
Mobile – 470-831-9702

Kindest Regards ...

Tammy Brantley | Key Account Manager – Commercial Developers
Mobile 678.793.2093
62 Lake Mirror Rd Building 12-A Forest Park GA 30297

Georgia Power's Business Call Center – 888.655.5888
Georgia Power's Call Center – 888.660.5890

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are

EXHIBIT
P25

From: Madivala, Satya
Sent: Thursday, June 8, 2023 11:59 AM
To: bobclark@southernco.com
Subject: FW: 1181 Cassville White Engineer Contact

Hi Bob,

Just tried to reach you on your cell phone. I received your contact info from Tammy. She told me you're working on sizing the transformer requirement for our tenant project at 1181 Cassville White Rd. Please let me know if you need anything additional. My contact info is below.

Look forward to working with you!

Satya B. Madivala
Construction Manager
Hines
383 17th Street | Suite 100 | Atlanta, GA 30363
M 347.753.2048
satya.madivala@hines.com
Intelligent Real Estate Investment, Development and Management

EXHIBIT
P26

From: Clark, Bob <BOBCLARK@southernco.com>
Sent: Tuesday, June 20, 2023 9:26 AM
To: Madivala, Satya <Satya.Madivala@hines.com>; Gilbert, Jeff A. <JAGILBER@southernco.com>
Cc: Wood, Ryan <Ryan.Wood@hines.com>; Brantley, Tammy L. <TLBRANTL@southernco.com>; Perez, Emily O. <EPEREZ@SOUTHERNCO.COM>; Mauldin, Steven Joshua <STJMAULD@southernco.com>
Subject: RE: 1181 Cassville White Engineer Contact

[From an External Email System]

Good morning,
Gilbert gave us the go ahead and we've ordered the transformer. Unfortunately, the lead time on transformers is 12-18 months, so now we have to wait.
Thanks,

Bob Clark
Georgia Power Company
Cartersville Engineering
770-387-5206
bobclark@southernco.com

EXHIBIT
P27

From: Madivala, Satya <Satya.Madivala@hines.com>
Sent: Tuesday, June 20, 2023 9:29 AM
To: Clark, Bob <BOBCLARK@southernco.com>; Gilbert, Jeff A. <JAGILBER@southernco.com>
Cc: Wood, Ryan <Ryan.Wood@hines.com>; Brantley, Tammy L. <TLBRANTL@southernco.com>; Perez, Emily O. <EPEREZ@SOUTHERNCO.COM>; Mauldin, Steven Joshua <STJMAULD@southernco.com>
Subject: RE: 1181 Cassville White Engineer Contact

EXTERNAL MAIL: Caution Opening Links or Files

What size transformer? How do we know it's the correct size? I heard about a 1500kVa transformer last week but I'm not convinced it's the size we need.

Can we get on a phone call please with your team and our engineer? Let me know what dates/times work for you.

Thank you,

Satya B. Madivala
Construction Manager
Hines
383 17th Street | Suite 100 | Atlanta, GA 30363
M 347.753.2048
satya.madivala@hines.com
Intelligent Real Estate Investment, Development and Management

EXHIBIT
P28

From: Clark, Bob <BOBCLARK@southernco.com>
Sent: Tuesday, June 20, 2023 10:10 AM
To: Madivala, Satya <Satya.Madivala@hines.com>; Gilbert, Jeff A. <JAGILBER@southernco.com>
Cc: Wood, Ryan <Ryan.Wood@hines.com>; Brantley, Tammy L. <TLBRANTL@southernco.com>; Perez, Emily O. <EPEREZ@SOUTHERNCO.COM>; Mauldin, Steven Joshua <STJMAULD@southernco.com>
Subject: RE: 1181 Cassville White Engineer Contact

[From an External Email System]

The transformer size is based off the Panel Schedule from your Engineer, and is the only qualifier we can use. Verify with him/her and if you still have questions; we can set up a meeting.

Bob Clark
Georgia Power Company
Cartersville Engineering
770-387-5206
bobclark@southernco.com

EXHIBIT
P29

City of Cartersville
ELECTRIC SYSTEM

Your Pricing

- Firm Incentive
- Not a Variable Baseline Rate Like Our Competitors
- No Additional Fees Added to City of Cartersville Bills
    - No Occupational Tax or Franchise Fee additions
    - No Demand Side Management Fee additions
    - Environmental Compliance and Nuclear Construction Fees already included

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The City of Cartersville is committed to working with Atkore to utilize our inherent flexibility and ability to customize our offerings to put together a pricing package that best suits your operational needs. Atkore directly benefits from Cartersville's presence in the wholesale market.

The City of Cartersville is offering Allied Tube & Conduit Corporation a 5-year incentive rate. During this 5-year period, Atkore will pay 65% of the applicable rate. After year 5 the standard applicable rate will go into effect. Based on the provided information, the Large Power rate was used to calculate the estimated pricing. This incentive is based on the Customer's request for a second transformer to be furnished and installed by City of Cartersville, and includes extending the 25kV distribution from the existing transformer location to the second transformer. Any costs associated with taking ownership of existing electric infrastructure on-site are not included and will not be covered by CES.

Please note that this estimate is based on the preliminary information you provided; the installation of (2) transformers; and the service location. Actual billing will be based on actual load and will vary from this estimate.

Rate: Confidential Information

5.60 ¢/kWh (all inclusive - includes applicable riders*).
4.12 ¢/kWh (base rate only)

EXHIBIT
P15

**Applicable riders – Riders are subject to change. This rate estimate is based on current applicable riders amounts.*

These rates include all costs with the exception of sales tax. **No facilities charges, nuclear construction fees, franchise fees or occupational taxes will be added to these figures as you will see with our competitor.**

House Bill 386, the Georgia Sales Tax Exemption on Energy, was passed by the Georgia Legislature to promote the economic development of manufacturing in the state of Georgia. This law phases out the State Sales and Use Tax for eligible manufacturers.

The City of Cartersville's electric rates are set locally and are not regulated by the Georgia Public Service Commission (PSC). Our city government is composed of citizens acting for the collective good of our community rather than for a group of spread out stockholders. We are accountable to our customers, the citizens. The City considers Atkore as a partner in future economic progress and looks forward to further discussions to ensure mutual success.

City of Cartersville
ELECTRIC SYSTEM

CITY OF CARTERSVILLE
Cartersville, Georgia

Request for Electric Service

I understand that according to the provisions of the Georgia Territorial Electric Service Act, there is a choice of electric suppliers to provide electric service to the below referenced location. I choose to take electric service from the City of Cartersville instead of service from any other electric supplier.

I also understand that once materials have been ordered or work has begun, if I decide NOT to locate my business at this address, I shall reimburse the City of Cartersville for all expenses incurred for providing electric service to the below referenced location.

Customer/Business: Allied Tube & Conduit Corporation

Location: 1181 Cassville White Rd,
White, GA 30184

Signed: Steve London

Printed: Steve London

Title: Vice President of Operations

Date: 11/1/2023

From: Derek Hampton <dhampton@cityofcartersville.org>
Sent: Tuesday, December 19, 2023 3:46 PM
To: Madivala, Satya <Satya.Madivala@hines.com>; Brian Jaynes <bjaynes@ecoga.org>; John Dooley <jdooley@cityofcartersville.org>
Subject: RE: 1181 Cassville White Rd

[From an External Email System]

The problem with that plan is that the feed for the proposed 500kVA comes from the existing 300kVA location. The transformer there will have loop-feed bushings on the primary side that allow the 25kV feed to hit the 1st transformer, then continue on to the 2nd transformer. Without our transformer replacing the existing one, our path to the 500kVA unit is non-existent.

EXHIBIT
P 30

From: Derek Hampton <dhampton@cityofcartersville.org>
Sent: Tuesday, December 19, 2023 3:56 PM
To: Madivala, Satya <Satya.Madivala@hines.com>; Brian Jaynes <bjaynes@ecoga.org>; John Dooley <jdooley@cityofcartersville.org>
Subject: RE: 1181 Cassville White Rd

[From an External Email System]

When we met on site the 1st time, we talked about boring from the existing transformer location, across the parking lot to get power to the 2nd transformer location. We were saying we were planning to reuse GPC's existing cable to get power on the 1500kVA transformer, than extend the primary from that transformer to the 500kVA unit on the north side of the building. That's what I'm talking about. We can't tie into their source to serve our transformer.

EXHIBIT
P31

From: John Dooley <jdooley@cityofcartersville.org>
Sent: Wednesday, January 3, 2024 8:18 AM

To: Madivala, Satya <Satya.Madivala@hines.com>; Brian Jaynes <BJaynes@ecoga.org>; Derek Hampton <dhampton@cityofcartersville.org>
Cc: Wood, Ryan <Ryan.Wood@hines.com>
Subject: RE: 1181 Cassville White Rd

[From an External Email System]

Satya,

Good morning, we got an update on the transformer. Our supplier currently is scheduled to receive it on January 19th. Once they have it they will be able to give up more accurate shipping information.

Thanks,

John B. Dooley
Assistant Director

Phone 770-387-5688 **Mobile** 678-247-4007
Web www.cityofcartersville.org **Email** jdooley@cityofcartersville.org
320 S. Erwin Street Cartersville, GA 30120

EXHIBIT
P 32

-------- Original message --------

From: "Madivala, Satya" <Satya.Madivala@hines.com>

Date: 1/23/24 4:52 PM (GMT-05:00)

To: Derek Hampton <dhampton@cityofcartersville.org>, John Dooley <jdooley@cityofcartersville.org>, Brian Jaynes <bjaynes@ecoga.org>, Clifton Blalock <cblalock@cityofcartersville.org>, Cole Padgett <cole@crownelectricinc.com>, Adam Moore <amoore@ordner.com>, Jeremy Koczenasz <jkoczenasz@ordner.com>

Subject: [EXTERNAL] RE: 1181 Cassville - Hines

Hi all,

Thanks again for making time this afternoon to lay out next/final steps of this project. My notes are below which I plan on sharing with the Tenant team. Please review and let me know if I missed anything.

1. 500kVa transformer – in route, will be delivered to CofCartersville by Tuesday, Jan. 30th.
2. Infrastructure work along Cassville White Road – currently 50% complete, anticipated completion date Friday, Feb. 2nd.
3. Onsite work –
    a. 500kVa transformer to be set by Friday, Feb. 2nd.
    b. Primary lines/borings – start week of 02/05; completed by Friday, Feb. 9th.
    c. 1500kVa transformer –

Concrete work to be marked by J.Dooley by Friday, Jan. 26th. Concrete removal to be completed by Wednesday, Jan. 31st.

Swap out existing transformer week of Feb. 12th.

4. Building power shut down – week of Feb. 12th. Will need 2 day shutdown. All parties to confirm exact dates in the coming weeks as it will need to be coordinated with the Tenant.

The existing GPC transformer will be removed and placed in CofCartersville possession. Existing primary lines will be re-used.

Exterior lighting poles is an open item which we will need to discuss further.

All work noted above is weather dependent.

Thank you,

Satya B. Madivala
Construction Manager

Hines

383 17th Street | Suite 100 | Atlanta, GA 30363

EXHIBIT
P33

From: John Dooley <jdooley@cityofcartersville.org>
Sent: Tuesday, January 30, 2024 4:18:32 PM
To: Madivala, Satya <Satya.Madivala@hines.com>; Clifton Blalock <cblalock@cityofcartersville.org>; Derek Hampton <dhampton@cityofcartersville.org>; Brian Jaynes <bjaynes@ecoga.org>
Cc: Jeremy Koczenasz <jkoczenasz@ordner.com>; Cole Padgett <cole@crownelectricinc.com>; Adam Moore <amoore@ordner.com>
Subject: RE: [EXTERNAL] RE: 1181 Cassville - Hines

[From an External Email System]

Satya,

Good afternoon, I got a few quick updates for you.

- Contract crew is making progress on Cass White Road.
- Contractor should be starting to install conduit near the location of the 500 kVa transformer location this week.
- Our Overhead Crew is set to start the needed overhead portion near the substation this Thursday.
- MEAG has started working on installing the new substation breaker. This work is estimated to be completed on Friday of this week.

Thanks,

John B. Dooley

Assistant Director

Phone 770-387-5688 **Mobile** 678-247-4007

Web www.cityofcartersville.org **Email** jdooley@cityofcartersville.org

320 S. Erwin Street Cartersville, GA 30120

EXHIBIT
P34

From: John Dooley <jdooley@cityofcartersville.org>
Sent: Wednesday, January 31, 2024 12:14:29 PM
To: Madivala, Satya <Satya.Madivala@hines.com>; Clifton Blalock <cblalock@cityofcartersville.org>; Derek Hampton <dhampton@cityofcartersville.org>; Brian Jaynes <bjaynes@ecoga.org>
Cc: Jeremy Koczenasz <jkoczenasz@ordner.com>; Cole Padgett <cole@crownelectricinc.com>; Adam Moore <amoore@ordner.com>
Subject: RE: [EXTERNAL] RE: 1181 Cassville - Hines

[From an External Email System]

Satya,

We do have the transformer on our yard. We are working towards being able to install this Friday, but it might get into early next week like Monday or Tuesday. One of our engineers has been in contact with your electrician with some details as well. I believe he said they had just ordered wire for their (Atkore) side yesterday.

Thanks,

John B. Dooley

Assistant Director

Phone 770-387-5688 **Mobile** 678-247-4007

Web www.cityofcartersville.org **Email** jdooley@cityofcartersville.org

320 S. Erwin Street Cartersville, GA 30120

EXHIBIT
P 35

From: John Dooley <jdooley@cityofcartersville.org>
Sent: Friday, February 9, 2024 3:37 PM
To: Madivala, Satya <Satya.Madivala@hines.com>; Clifton Blalock <cblalock@cityofcartersville.org>; Derek Hampton <dhampton@cityofcartersville.org>; Brian Jaynes <bjaynes@ecoga.org>
Cc: Jeremy Koczenasz <jkoczenasz@ordner.com>; Cole Padgett <cole@crownelectricinc.com>; Adam Moore <amoore@ordner.com>
Subject: RE: [EXTERNAL] RE: 1181 Cassville - Hines

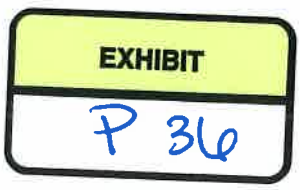
[From an External Email System]

Satya, here is a quick update for the project. I just got back from the site.

- The directional boring work still needs to be completed. The rainy weather and the amount of rock has slowed that part of the project down.
- The poles at the substation have been set and our crew is planning to start installing the overhead wire next Monday depending on weather.
- The substation work appears to be complete.
- Getting the outage date for the swap over set is going to depend on how much work gets done at the beginning of next week. The weather delays along with the rock issues may push us back to the following week.
- Current weather forecast is showing rain for Monday.

Thanks,

John B. Dooley



From: John Dooley <jdooley@cityofcartersville.org>
Sent: Monday, February 19, 2024 1:49 PM
To: Madivala, Satya <Satya.Madivala@hines.com>
Cc: Derek Hampton <dhampton@cityofcartersville.org>; Chad Prater <cprater@cityofcartersville.org>; Clifton Blalock <cblalock@cityofcartersville.org>
Subject: RE: [EXTERNAL] RE: 1181 Cassville - Hines

[From an External Email System]

Satya,

Good afternoon, I hope that the day has been well so far. So far here is the information I know per Chad's report. I will provide more information as I get it.

- The new drill head for the hammer drill did arrive.
- Two boring rigs are currently being used on site.
- Should be pulling pipe to the 500 kva transformer location today.

Thanks,
John Dooley

Sent from my Verizon, Samsung Galaxy smartphone

EXHIBIT
P5

From: Chad Prater <cprater@cityofcartersville.org>
Sent: Wednesday, February 28, 2024 5:09 PM
To: Satya Madivala (satya.madivala@hines.com); Clifton Blalock
Cc: Derek Hampton; John Dooley
Subject: Atkore
Attachments: pic1.jpg; pic2.jpg; pic3.jpg; pic4.jpg; pic5.jpg; pic6.jpg; pic7.jpg

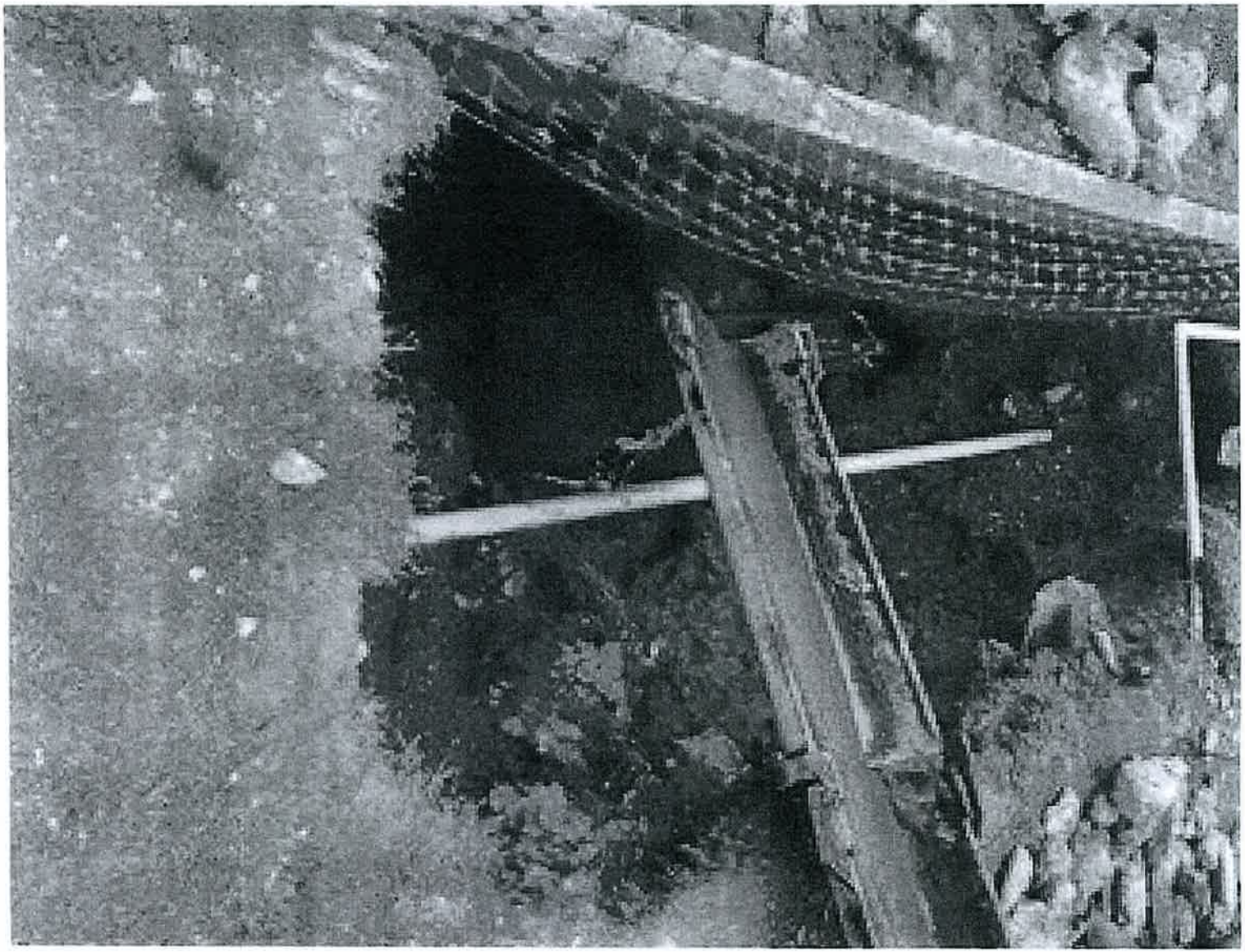
Satya,

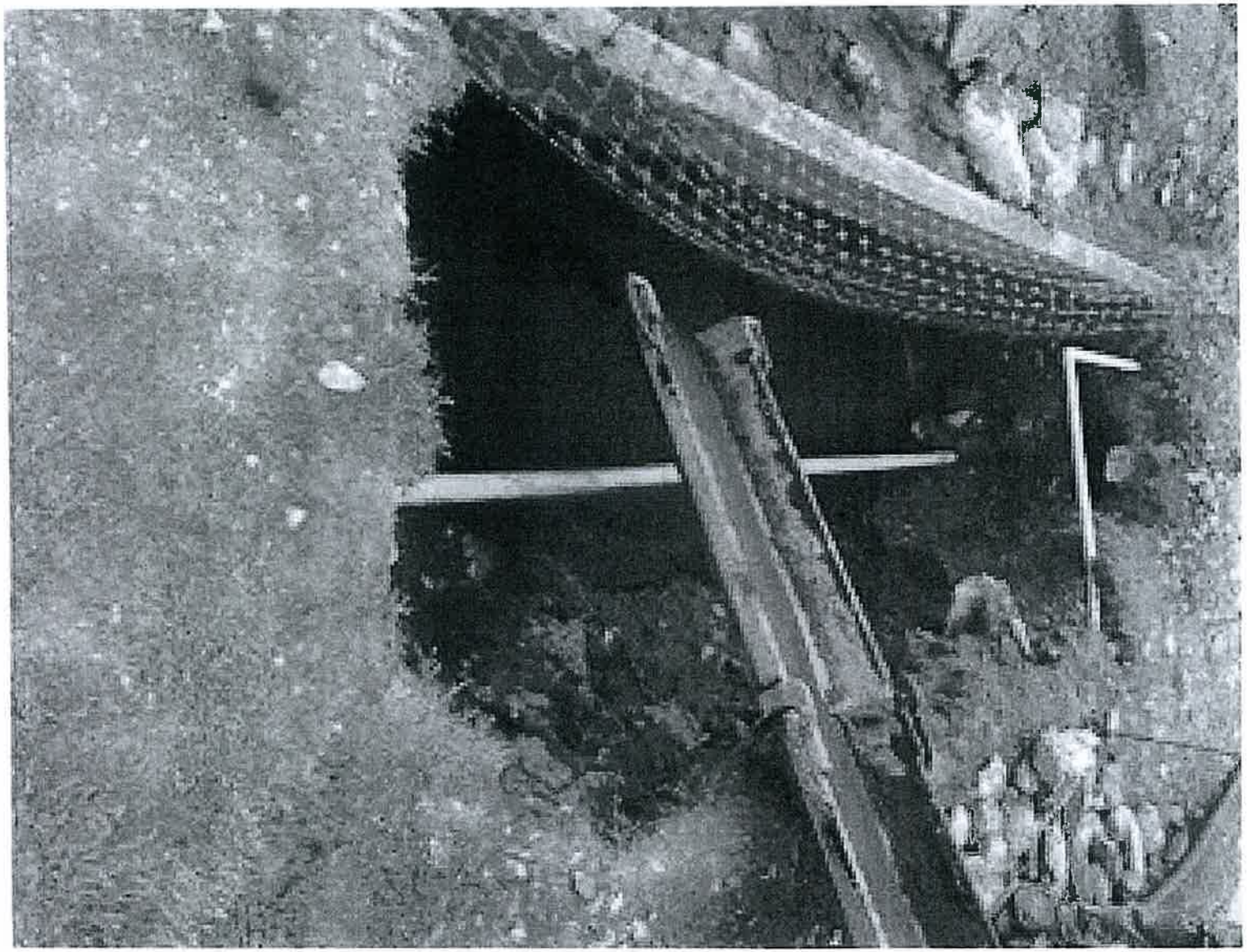
We have gotten Thomas Concrete to backfill the hole with excavatable flowable fill. The flowable fill was a mixture of concrete and sand with a compressive strength of 4,000 psi. I have attached photos of the backfill. Also, I wanted to give you a update on the bores. The bore at the building is on schedule to finish this week. However, the bore at the creek has had a setback. While boring the head of the drill was destroyed due to the extremely hard rock. The crew was able to obtain another drill head and has started back on the bore. I will reach out to the boring crew tomorrow and see how we are doing with the new drill. If you have any questions don't hesitate to give me a call or shoot me a text.

Thank

Chad Prater
Engineering Coordinator
City of Cartersville Electric System
320 S. Erwin Street, Cartersville, Georgia 30120

EXHIBIT
P9









From: Madivala, Satya
Sent: Wednesday, April 3, 2024 12:14 PM
To: Freddy Morgan <fmorgan@cityofcartersville.org>
Cc: Dan Porta <dporta@cityofcartersville.org>; Samantha Fincher <sfincher@cityofcartersville.org>; Wood, Ryan <Ryan.Wood@hines.com>
Subject: RE: [EXTERNAL] Allied Tube & Conduit Corporation - Electric Service 1181 Cass-White Rd

Freddy,

The language highlighted is incorrect –

The purpose of this letter is to confirm that on November 1, 2023, Allied Tube and Conduit Corporation signed a Request for Electric Service with the City of Cartersville for property located at 1181 Cassville-White Road. Additionally, we hereby confirm that in regard to the property at 1181 Cassville-White Road, our corporation has not signed any service agreement with Georgia Power Company, nor any of its related entities. Following signing with the City of Cartersville, we discussed the possibility of service with Georgia Power Company. Georgia Power Company informed us that it was unable to serve us at said time, and that it would be at least a year before they could service said address, due to a shortage of transformers.

Here's our proposed edit –

The purpose of this letter is to confirm that on November 1, 2023, Allied Tube and Conduit Corporation signed a Request for Electric Service with the City of Cartersville for property located at 1181 Cassville-White Road. Additionally, we hereby confirm that in regard to the property at 1181 Cassville-White Road, our corporation has not signed any service agreement with Georgia Power Company, nor any of its related entities. **Prior to signing with the City of Cartersville, during the month of June 2023, there were email communications with Georgia Power Company on our electrical needs. On June 20, 2023, Georgia Power Company informed us that transformers availability is between 12 to 18 months and that they would not be able to service said address any sooner than that timeframe.**

Please let me know if this acceptable.

Thank you,

Satya B. Madivala
Construction Manager

Hines

383 17th Street | Suite 100 | Atlanta, GA 30363

M 347.753.2048

satya.madivala@hines.com

Intelligent Real Estate Investment, Development and Management

EXHIBIT
P19

Atkore
Allied Tube
& Conduit

16100 South Lathrop Avenue
Harvey, IL 60426
Office 708-339-1610
Phone 800-882-5543
Web atkore.com

April 3, 2024

VIA Email
Mayor and City Council
City of Cartersville
PO Box 1390
Cartersville GA 30120

RE: Confirmation of Request for Electrical Service dated November 1, 2023
Location of Service: 1181 Cassville-White Road, Cartersville, GA 30184

Ladies and Gentlemen,

The purpose of this letter is to confirm that on November 1, 2023, Allied Tube and Conduit Corporation signed a Request for Electric Service with the City of Cartersville for property located at 1181 Cassville-White Road. Additionally, while Georgia Power Company is currently providing electric service to the subject property, we hereby confirm our intention remains for the City of Cartersville to provide the services once the necessary work is completed.

Sincerely,

ALLIED TUBE AND CONDUIT CORPORATION

Steve London

Steve London
Vice President, Regional Service Center Operations

Mobile 215-961-2579
Email slondon@@atkore.com

EXHIBIT
P20

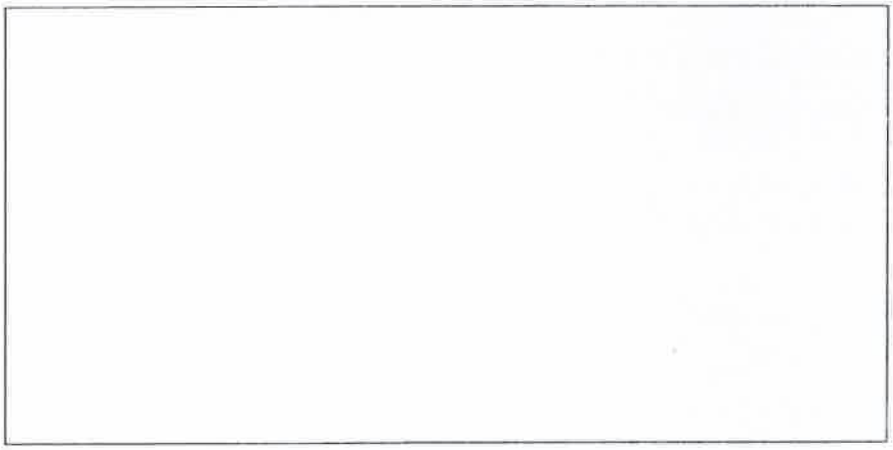
HINES ATKORE TI

1181 CASSVILLE-WHITE ROAD, NE
WHITE, GA 30184

ARCHITECTS PROJECT # 236050

A PROJECT FOR

HINES



STRUCTURAL

ELECTRICAL

OWNER

ARCHITECT

powers brown architecture

236050

HINES ATKORE TI

EXHIBIT

P14