

**THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM**

SUBJECT: SPLOST 2020 Project 01 - Facilities Space Modernization Project, Sub-Project #1 -
Judicial Center - Professional Design and Construction Administration Services Fee

DATE: ~~September 3, 2021~~ September 29, 2021

BUDGET INFORMATION:

REVENUES:

\$ 76,342,000 SPLOST 2020 Funding

EXPENSES:

CAPITAL:

\$ 94,169		Expensed or Encumbered
\$ 1,500,000		Designated Land Acquisition/ROW/Easement
\$ 2,964,195		Designated Misc. Fees & Commissioning
\$ 4,358,475		Designated Fixtures, Furnishings & Equipment
\$ 44,500,000		Designated Construction - Sub-Project (SP) #1
\$ 445,000		Designated Public Art - Sub-Project (SP) #1
\$ 9,212,000		Designated Future SP #2 - Renovation Existing Facilities
\$ 8,768,160	\$ 9,668,161	Designated Project Contingency for SP #1 - Judicial Center
\$ 4,500,000	\$ 3,600,000	Available for Design & Construction Admin. Services

OPERATIONAL:

\$ 315,000

FUNDING SOURCE: CAPITAL - SPLOST 2020 Program Revenues/Financing
OPERATIONAL – GENERAL FUND

COMMISSION ACTION REQUESTED ON: October 5, 2021

PURPOSE:

To request that the Mayor and Commission:

- a. Award the Professional Design Services Contract to Croft & Associates in the Not to Exceed Amount of ~~(To Be Determined)~~ \$ 3,600,000 to provide Professional Design and Construction Administration Services for the New Judicial Center, Sub-Project #1, SPLOST 2020 Project 01, Facilities Space Modernization; and
- b. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. In 1998, an initial Space Allocation Study was completed for the existing Athens-Clarke County Courthouse by Sizemore Floyd Architects. The purpose for the study was to develop and implement a long term strategic Plan for the relocation of the administrative functions from the Courthouse to provide more space for judicial functions.
2. In May 2010, an additional Space Allocation Study of the existing Courthouse was completed by the Sizemore Group. The purpose of this study was to update the previous study after some administrative functions have been moved from the Courthouse to other locations (e.g. Satula, City Hall, Dougherty Building, etc.) and to provide a 10-year needs analysis and strategic plan.
3. On September 10, 2018, a Space Allocation Study of the select Athens-Clarke County departments was completed by Prime Engineering. This study provided a five and 10-year space needs analysis of 20 departments and offices outside of the Courthouse.
4. On October 1, 2018, at a regularly scheduled M&C Work Session SPLOST Program Management staff presented, as part of the upcoming SPLOST 2020 Program, the options for a new Judicial versus a new Municipal building based on the Space Allocation Studies that were previously performed. The estimated cost for the Judicial Center Option was presented as \$93 million.
5. On November 9, 2018, SPLOST Program Management staff issued an Inter-Departmental Memorandum to ACCGov staff which presented the findings of the Space Allocation study performed by Prime Engineering in September 2018.
6. On November 29, 2018, staff submitted an agenda report requesting that six projects be approved as designated for the SPLOST 2020 Program. Included in the request was three projects for the New Judicial Center, new parking structure to support the Judicial Center, and Historic Courthouse and Annex Renovation, requesting SPLOST 2020 funding at a combined total of \$92,400,000.
7. On December 4, 2018, the M&C, through a CDO, approved the New Judicial Center, parking, and Historic Courthouse and Annex Renovation Projects were to be combined and designated to receive funding from the SPLOST 2020 Program. The combined funding approved for all three projects was \$71,600,000.
8. On February 19, 2019, at the request of M&C, staff provided an additional cost analysis for different courthouse options:
 - a. building a new 142,000 SF Judicial Center on ACCGov owned property, outside of downtown, surface parking lot, and renovating the existing courthouse for municipal functions at a total cost of \$82,973,000;

- b. Renovating the existing courthouse to keep judicial function and then build a new municipal building at a total cost of \$62,350,00; and
 - c. Purchase an existing 115,000 SF building to be renovated for judicial functions and renovating the existing courthouse for municipal functions at a total cost of \$60,524,000.
- 9. On April 2, 2019, through a CDO, the M&C approved that the new Judicial Center, parking, and Historic Courthouse and Annex Renovation Projects were to be combined and designated to receive funding from the SPLOST 2020 Program. The combined funding approved for all three projects was \$82,000,000. The projected cost of the Historic Courthouse and Annex Renovation was \$9,400,000 of the \$82,000,000.
- 10. On August 6, 2019, the M&C approved the Call for the SPLOST 2020 Referendum; included in the call was the Project 01 - Facilities Space Modernization, which includes the combined designated project that was previously designated (History #7 & #8). The combined budget for the project was revised to \$77,900,000.
- 11. On November 5, 2019, Athens-Clarke County voters approved the SPLOST 2020 Program Referendum. This Referendum included the Project 01 - Facilities Space Modernization. The Referendum also included the approval of the issuance of general obligation debt to facilitate the construction of the Project within the first few years of the SPLOST 2020 Program.
- 12. On December 1, 2020, M&C approved the combining of the Program Management budgets from all projects into a single Program Management Budget, setting the SPLOST 2020 - Project 01- Facilities Space Modernization budget at \$76,342,000 for the combined budget or \$67,130,000 for the new Judicial Center and \$9,212,000 for the Renovation of the existing Court House and Annex Facility.
- 13. On February 4, 2020, M&C approved a resolution to regulate and provide for the issuance of \$26,660,000 in aggregate principal amount general obligation bonds, as authorized by a vote of the qualified voters in a referendum held November 5, 2019. M&C also established the SPLOST 2020 Capital Projects Fund and amended the FY20 operating and capital budget of the ACCGov to establish the budget for the following three SPLOST 2020 projects:
 - Project 01, Facilities Space Modernization
 - Project 02, Affordable Housing
 - Project 03, Classic Center Arena
- 14. On July 8, 2020, Silling Architects completed a test fit study for the programming of the new Judicial Center Building.
- 15. In March 2021, Manager Williams selected the User Group Members for the SPLOST 2020 Project 01 - Facilities Space Modernization Project, SP #1 - Judicial Center to help ensure ACCGov long terms goals are promoted during the Project Development process. The User

Group Members are:

- TJ Bement
- Dustin Kirby
- Judge Eric Norris
- Judge Donarell Green
- Andrew Saunders
- Elisa Zarate
- Travis Cooper
- Sheriff John Q. Williams

16. On July 8, 2021, a Request for Qualifications/Proposals (RFQ/P #01034) for Professional Design and Construction Phase Administration Services for SPLOST 2020 Project 01 - Facilities Space Modernization Project, SP #1 - Judicial Center was released by ACCGov in accordance with the ACCGov procurement process.
17. On August 5, 2021, seven qualification proposals were received in response to the above noted RFQ/P #01034 for Professional Design and Construction Phase Administration Services.
18. On August 9, 2021, the evaluation of the proposals was initiated by the Selection Committee comprised of the Project User Group.
19. On August 12, 2021, the User Group met and determined the shortlisting of firms for interviews.
20. On September 1, 2021, the User Group interviewed the shortlisted firms and provided the scoring of the proposals based on the information from the Step 2 proposals, interviews and pricing reviews to determine the recommended Croft & Associates as the highest scoring firm.
21. On September 7, 2021 the Mayor and Commission designated Croft & Associates as the highest scoring firm for Professional Design and Construction Administration Services for SPLOST 2020 Project 01 - Facilities Space Modernization Project, SP #1 - Judicial Center and authorized staff to negotiate with Croft & Associates to develop a final Scope of Services and Fees.

FACTS & ISSUES:

1. The Initial Project Statement for SPLOST 2020 Project 01 reads as follows:
Project # 01, Facilities Space Modernization Project, will provide funding for land acquisition, design, construction and/or equipping of public/governmental use facilities and/or renovations, improvements, additions to, and equipping of existing facilities so as to provide expanded modern space for community, governmental, and judicial functions currently provided at the existing historic Courthouse and annex. Depending upon costs

and funding availability, this new space will provide approximately 142,000 square feet of building space for community functions currently provided at the existing historic Courthouse and annex plus space for additional courts; alternative courts; separate holding space for juvenile detainees; separate travel spaces for visitors, inmates and judicial staff; and other related functions such as determined to be necessary for an effective and modern judicial space. This project will provide funding for the renovation of the existing historic Courthouse and annex into a facility for governmental operations and/or other uses benefitting the Unified Government and/or community, which may also include childcare and/or the use of any unused space for commercial and/or retail use. Depending upon costs and funding availability, the Facilities Space Modernization Program will further serve as a mechanism to facilitate enhanced employee and/or community well-being initiatives. Examples of employee and community well-being initiatives could be elder care, childcare, or other similar activities. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.

2. SPLOST 2020 Project 01 - Facilities Space Modernization Project contains two main components of work that have inter-related but different schedules, different cost structures, and different qualifications for the type of work. For ease of discussions, documentation, and to accurately account for the cost of each of the two main components staff has broken down the project into two main components:
 - Sub-Project #1 (SP #1) – New Judicial Center Facility. This SP #1 would include all cost and work components associated with siting, design, construction, and starting up and moving staff from the existing Courthouse and Annex Facilities to the Proposed New Judicial Center as described in the Initial Project Statement.
 - Sub-Project #2 (SP #2) – Renovation of the existing historic Courthouse and annex into a facility for governmental operations as described in the Initial Project Statement.
3. The Design Services Proposals and contract award from this agenda report is for the Professional Design and Construction Administration Services for SP #1. A separate Request for Proposals (RFP) for the Design Services for SP #2 will be released in late FY23 timeframe depending on the progress of SP #1.
4. The scope of services in the Design Professional's contract includes comprehensive design and construction administration services on the project. The first phase of the design is the Pre-Design Phase. This phase will include the Site Criteria Analysis and the Program Planning for the building. The second phase of the design is the Design Phase. The major elements included in this phase are the development of the Project Concept, Site Selection, Schematic Design, Design Development documents, Construction Documents, and all review, approval, and permitting required for the Construction Documents. The construction phase is the final phase of the Design Professional's scope, which will include Construction Administration services. The Design Professional is responsible in this phase for responding to RFIs, reviewing schedules, conducting site visits/construction observation,

providing clarifications/interpretations, change orders, review of shop drawings, conducting inspections, and signing off on the completion and accuracy of the contractor's work.

5. The fee for the Design Professional services is to be charged on a ~~{To Be Determined}~~ monthly basis with the total amount not to exceed ~~\$TBD~~ \$ 3,600,000. The fee breakdown will be as follows:

Program Validation & Programming	\$TBD \$	81,915
Site Selection	\$TBD \$	98,910
Concept Design	\$TBD \$	188,805
Schematic Design	\$TBD \$	379,810
Design Development	\$TBD \$	718,270
Construction Documents	\$TBD \$	1,401,695
CA (24 months)	\$TBD \$	730,595
Total NTE:	\$TBD \$	3,600,000

6. To meet the desired schedule for the Project, the procurement process for Professional Services was initiated in July 2021 to support the following schedule milestones:

- | | |
|---|---------------|
| a) M&C Award of a Design Firm Contract Amount | October 2021 |
| b) M&C Approval of a Project Concept | January 2022 |
| c) Final Site Selection | December 2022 |
| d) Site Acquired & start Schematic Design | February 2023 |
| e) M&C Approval of a Schematic Design | October 2023 |
| f) Construction Start | May 2024 |
| g) Construction Completion | May 2026 |

7. This recommendation supports the following Mayor and Commission Strategic Commitments:

- Healthy, Liveable, Sustainable Athens-Clarke County
- Shared Prosperity
- Informed and Engaged Citizens
- Accountable and Responsive Government
- Safe and Prepared Community

OPTIONS:

1. Mayor and Commission:
 - a. Award the Professional Design Services Contract to Croft & Associates in the Not to Exceed Amount of ~~(To Be Determined)~~ \$ 3,600,000 to provide Professional Design and Construction Administration Services for the New Judicial Center, Sub-Project #1, SPLOST 2020 Project 01, Facilities Space Modernization; and
 - b. Authorize the Mayor and appropriate staff to execute all related documents.

2. Mayor and Commission deny the Award the Professional Design Services Contract to Croft & Associates.
3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a & b

DEPARTMENT: Office of the Manager-SPLOST Program Management
Prepared by: Laura Leigh Barrett, Project Manager



Robert Cheshire, SPLOST
Capital Projects Director

September 10, 2021
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a & b



Manager

September 14, 2021
Date: