



AGENDA ITEM

Consent Agenda

REPORT TO: Work Session (11/10/25)

REPORT TO: Voting Meeting (11/13/25)

ITEM NO: 380/2025

SUBJECT: Approve the award of RFQ/P #46-012 Owners Representative Program Management Services for the construction of the Hall County Judicial Complex Expansion to Turner & Townsend Heery, LLC of Atlanta, GA. The estimated cost is \$2,229,500.00.

Meetings:

Work Session Date: 11/10/25

Voting Meeting Date: 11/13/25

Executive Summary:

Presenter: DS
Recommendation: Approve

Purpose of Request:

Approve the award of RFQ/P #46-012 Owners Representative Program Management Services for the construction of the Hall County Judicial Complex Expansion to Turner & Townsend Heery, LLC of Atlanta, GA. The estimated cost is \$2,229,500.00.

History:

The Board previously approved Agenda Item #318/2023 Owner's Representative for Judicial Complex Space Study and Consultant Services.

Facts and Issues:

A total of 10 responses were received. The top 5 scoring bidders based on technical scores were short listed and contacted for in-person interviews: Turner & Townsend Heery, CGL Management Group, Comprehensive Program Services, Atkins Realis, Public-Private Partnership.

Options:

Funding Requested

\$ 2,229,500.00

Are funds within current budget?

Yes

Source of Funds

Capital Projects Fund & SPLOST

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?

Yes

Has it been reviewed by the County Attorney?

Yes

Is there a deadline for this item?

Approvals:

Buyer	Approve	Purchasing	Budget
AY	JR	AY	EW
Finance	Attorney	Administration	Clerk
TS	JL	CR	JR

Attachments:

Financial Supplement

Bid Tab

Contract Signature Request Cover Sheet

Contract

Exhibit C - Cost Proposal



**HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT**

AGENDA ITEM 380/2025

Funds Requested: \$ 2,229,500.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

Capital Projects Fund & SPLOST

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	350-CAPITAL PROJECTS FUND	1320- ADMINISTRATION	541300-BUILDING AND IMPROVEMENTS	\$100,000.00
2027	TBD	TBD	541300-BUILDING AND IMPROVEMENTS	\$532,375.00
2028	TBD	TBD	541300-BUILDING AND IMPROVEMENTS	\$532,375.00
2029	TBD	TBD	541300-BUILDING AND IMPROVEMENTS	\$532,375.00
2030	TBD	TBD	541300-BUILDING AND IMPROVEMENTS	\$532,375.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: DS

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