



## 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

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**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:**

Capital Projects Fund & SPLOST

**Budget Transfer Requested:**

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

**Phone:**

770-297-5542