

SUBJECT:

**Construction Manager at Risk Agreement, 94
North Street Repairs and Renovations.**

MEETING DATE:

November 19, 2024

SUBMITTED BY:

Greg Anderson

SUGGESTED ACTION:

Consider request from General Services Agency to finalize a Construction Manager at Risk (CMAR) agreement with Hogan Construction Group, LLC, for 94 North Street Repairs and Renovations (the former Arts Center) in the amount of \$472,524.80 for Construction Manager At Risk fees and approving a Guaranteed Maximum Price allowance Not-To-Exceed \$5,700,000.00.

FACTS AND ISSUES:

The purpose of this project is to provide a facility to support the current and future needs of three departments which support the judicial system that serves Cherokee County. The scope includes the renovation and addition to the existing former church and arts center building on a site contained within the Justice Campus in downtown Canton.

Considering the site conditions, design elements, and extent of renovation efforts, a Construction Manager At Risk project delivery method and contract type was identified for the project. Following completion of a two-step Request for Proposals process as detailed in the Procurement Summary, following the completion of pre-construction services, Hogan Construction will provide the County a Guaranteed Maximum Price (GMP) construction with a current allowance for a total contract value not to exceed \$5,700,000. 00.

Pre-Construction Fee: \$6,000.00

Construction Fee: \$171,000.00

Construction Costs (Maximum Labor Costs): \$190,738.80

Construction Costs (Maximum Overhead and Expenses): \$104,786.00

Total CMAR Fee Proposal: \$472,524.80

The construction costs will be funded using both ARPA 2021 and County SPLOST funds.

Construction is anticipated to begin in the first quarter of 2025 and to be completed on or before early first quarter of 2026.

ACCOUNT NAME:

ARPA and SPLOST funded

ACCOUNT NUMBER:

ATTACHMENTS:

[2024-049 CMAR 94 North Street Procurement Summary.pdf](#)

