

**Action Requested/Required:**

- ☐ Vote/Action Requested
☒ Discussion or Presentation Only
☐ Public Hearing
Report Date: _____
Hearing Date: _____
Voting Date: _____

Department: City Management **Presenter(s) & Title:** Nathan Ingram, Assistant City Manager

Agenda Item Title:

Presentation and Discussion on the Proposal by Goodwyn Mills Cawood for Professional Architectural Services for Project 1006: North Street Gateway Redevelopment

Summary:

Goodwyn Mills Cawood provided the City with the attached, revised proposal to provide professional architectural services, for the design and development of the referenced project. This will include basic architectural/engineering services at 4% of construction costs (not to exceed \$2,831,400), construction administration services at 2.2% of construction costs, as well as additional services as needed. This proposal will be provided to the Downtown Development Authority at their upcoming regularly scheduled meeting, August 13th, for their consideration to approve.

Budget Implications:

Budgeted? ☐ Yes ☒ No ☐ N/A

Total Cost of Project: _____ Check if Estimated ☐

Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other: _____

Staff Recommendations:

This is for presentation and discussion to Council. Please share any concerns or questions that you may have. All comments will be shared with the DDA at their upcoming meeting.

Reviews:

Has this been reviewed by Management and Legal Counsel, if required? ☒ Yes ☐ No

Attachments:

Proposal from Goodwyn Mills Cawood for Professional Architectural Services



Goodwyn Mills Cawood

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July 9, 2025

Billy Peppers, City Manager
City of Canton
110 Academy Street
Canton, Georgia 30114

(via e-mail)

REFERENCE: Project 1006: North Street Gateway Redevelopment Proposal

Dear Mr. Peppers,

Goodwyn Mills Cawood LLC (GMC), sincerely appreciates the opportunity to present this proposal to provide Professional Architectural Services in the development of the above referenced project. This is an exciting project and one that our firm enjoys being a part of.

This proposal is a result of several assumptions made by GMC that will ultimately need confirmation by you with respect to program, budget, schedule and the full scope of services you require. With that, the following is an understanding of the scope of services, the related fees and the schedule.

I. PROJECT DESCRIPTION

It is our understanding GMC will provide professional services for design, cost estimating, and construction administration for the above referenced project. This **may** include a parking deck, surface parking, office space, retail space, residential units. For further details, please refer to attached documents.

SCOPE OF SERVICES

Our services are to be divided into two efforts: Basic Architectural/Engineering Services and Post Construction Services.

A. Basic Architectural/Engineering Services

1. Basic Design Services

- a. Architecture
- b. Interior Design (less FF&E)
- c. Structural Engineering
- d. Mechanical, Plumbing and Fire Protection Engineering
- e. Electrical Engineering

2. Additional Design Services

- a. Landscape Architecture & Civil Site Engineering
- b. Construction Testing
- c. Geotech
- d. Environmental

B. Construction Administration Services

These services will be provided as part of the Basic Design Fees. These services include the Administration of the Contract Between Owner and Contractor based on the Documents provided by the Architect.



C. Post-Construction Services

Post-Construction Services will include response to Owner's request for review of warranty items, review of construction approximately 60 days prior to the end of the primary Contractor's warranty period and maintenance of documentation for five years following substantial completion.

III. PHASES

A. Basic Design Phases

Prior to the commencement of Basic Architectural/Engineering Services, clear Owner direction as to the scope, program, standards, and construction budget will need to have been approved and given to Goodwyn Mills Cawood. Basic architectural/engineering design services for the project shall be provided in the following phases:

1. Schematic Design Phase

Based on the conceptual approach for the project as approved by the Owner at the conclusion of the Master Plan and Pre-Design Phases, the design team will advance the design to a point, which will allocate and configure the necessary program elements to provide a functioning facility. The Architect will prepare Schematic Design drawings to illustrate the design including floor plans, building elevations and section, and a written narrative sufficient to define the scope of the project and for a schematic cost estimate. The goal of this phase is to delineate the character of the building design, identifying basic materials, and define massing and forms.

The design team will review progress with the designated Owner's Project Representative. A selected Construction Manager at Risk (CMAR), or the Owner's cost consultant, will be responsible for a cost estimate utilizing the schematic documents. The Architect will be responsible to design to the estimated budget and assist the GC/Cost Consultant with value engineering to stay within the budget targets. Design presentations will be made to the appropriate parties for approvals.

2. Design Development Phase

Based on the Owner approved Schematic Design and the estimated cost of construction, the building design, character, and levels of quality will be further refined in this phase and reviewed with the Owner's Project Representative. A more detailed development of building systems including structural, mechanical, electrical, plumbing, and fire protection will be done. Preliminary coordination will be initiated.

Design Development drawings including floor plans, exterior elevations, building sections, wall sections, and outline specifications will be produced. These will be used by the selected Construction Manager at Risk, or the Owner's cost consultant, to develop a more detailed cost estimate at the conclusion of the phase. The Architect will be responsible to design to the estimated budget and assist the GC/Cost Consultant with value engineering to stay within the budget targets.

3. Construction Documents

During this effort, we will develop the Owner-approved Design Development Documents into a final set of construction drawings and specifications, which will serve as the "confirmed" contract documents and as the basis of your Construction Contract with a Construction Manager at Risk. These documents will include: (1) Working Drawings, (2) Specifications, (3) General Conditions of the Contract, and (4) Supplemental Conditions of the Contract, if required.

Certain provisions may be made in the form of "allowances" to compensate for unknowns in the early package releases.



4. Construction Administration

During this portion of the project, the Architect will provide Administration of the Contract for Construction. The Architect, in conjunction with the Owner's Program Manager, will conduct regular job-site meetings to facilitate the progress of the work and help maintain the design concept through construction. Our efforts will also be focused on protecting the interests of the Owner. Up to **24** site visits are included through the course of the project which include design meetings, contractor meetings and site visits.

IV. OWNER'S RESPONSIBILITY

The Owner will employ a Designated Representative with the authority to make decisions and to serve as the primary point of contact for the Design Team. This person is **Nathan Ingram**.

We assume that the Owner's responsibilities will include permits, fees, materials testing, HVAC test and balance, possibly cost estimating, pre-construction services and any environmental impact assessment, if required. The Architect and consultants will rely on the accuracy of these documents in the development of their work.

V. PROJECT BUDGET

It is our assumption that the estimated project construction cost is **\$70,785,000** Within the above construction costs, site costs are estimated at \$1.75M.

VI. COMPENSATION

- A. Based upon our experience with similar projects, compensation is proposed as follows:
1. Basic Architectural/Engineering Services: **4%** of Construction Costs not to exceed \$2,831,400
 2. Construction Administration Services: **2.2%** of Construction Costs

3. Additional Services:
 - a. Landscape Architecture & Civil Site Engineering **6.75%** of Site costs
 - b. Construction Testing **.4% of construction cost**
 - c. Geotech **\$50,000** lump sum
 - d. Environmental Nationwide Permit (Corps) **\$5,000** lump sum
 - e. Environmental Buffer Variance (EPD) **\$4,000** lump sum

B. **Reimbursable Expenses**

Expenses directly related to the Project will be reimbursed by the Owner, in addition to the compensation outlined above, and will be invoiced to the Owner with 20% markup. Normal reimbursable expenses include costs associated with reproduction (for progress prints and final construction documents for Owner and Construction Manager at Risk), and communication (postage, delivery, and handling of documents).

C. **Payment Schedule**

Monthly Based on Progress.

Basic Architectural/Engineering Design Services Payment scheduled proposed as a portion of:

1. 25% Schematic Design
2. 35% Design Development
3. 40% Construction Documents
100% Total Basic Services



Page Four
Billy Peppers, City Manager
July 9, 2025

VII. FORM OF AGREEMENT

B133-2019 Standard Form of Agreement Between Owner and Architect, Construction Manager as Constructor Edition

VIII. PROJECT DELIVERY METHOD

Construction Manager at Risk (CMAR)

IX. SCHEDULE

It should be noted that our team is positioned to start immediately.

Anticipated Schedule from Notice to Proceed:
Phase Approximate Time

- Design 12 mo.
- Construction 12-18 mo.

Design partner approval is anticipated to be on August 4, 2025
Interviews for the CMAR selection are expected to be scheduled by the City Manager

Goodwyn Mills Cawood enthusiastically looks forward to participating in this significant project and welcomes an opportunity to discuss any additional concepts or thoughts you may have regarding this Proposal. Once you have had a chance to review this, please let me know if you have any questions.

Sincerely,

GOODWYN MILLS CAWOOD, LLC

Amy Bell, AIA, NCARB, LEED® Green Assoc.
Vice President, Georgia Architecture

Attachments:

Cost Estimate and Key Objectives (1 page 8.5x11)
GMC Statement of Qualifications for the City of Canton (46 pages 8.5x11)
North Street Project - Proposed IGA Narrative with Exhibits 12 May 2025 (2 pages 8.5x11)
GMC IGA overlay of Square Footage Fittings on site (11x8.5)
Project Overview Notes from Canton TAD Meeting (5 pages 8.5x11)
Corblu Aquatic Assessment (10 pages 8.5x11)

Authorized by:

Name

Signature

Date

Key Objectives for Canton's North Street Redevelopment Design

Goal: To Infuse the City of Canton with a new mixed-use development that reflects the vibrant neighborhood character

Estimate based on the square footage provided below. Here's a rough breakdown of the projected costs:

<u>Program</u>	<u>Unit Cost</u>	<u>SquareFeet/Parks</u>	<u>Cost</u>
Office/Retail	\$500.00	36,000	\$18,000,000
Residential	\$500.00	36,000	\$18,000,000
Parking Deck	\$35,000.00	800	\$28,000,000
Surface Parking	\$3,500.00	100	\$350,000
Sub total estimate			\$64,350,000
Contingency	10%		\$6,435,000
Grand Total +/-			\$70,785,000

*** Hotel costs are excluded from the above calculations, as they are not within the GMC architectural design scope of work but will be captured in civil. ***

Expand the City's Parking Infrastructure

- A **6+ story** parking deck
- The parking deck will include **600 spaces to County & 200 spaces to DDA**
- Parking deck will serve both private courthouse and public usage
- Providing **~80 to 100 surface parking spaces** near the hotel

Provide more Commercial & Office spaces

- General Office Space **~18,000 SF** *** 17,000 SF would require heating and cooling***
- General Retail Space **~18,000 SF**

Offer valuable Residential spaces

- **2 stories** of residential apartments/condos at **~36,000 SF**
- Provide **~20 units** ranging from **1 & 2-bedroom** Apartments/Condos

