



# City of Powder Springs

City of Powder Springs  
4426 Marietta Street  
Powder Springs, GA 30127  
www.cityofpowdersprings.  
org

## Meeting Minutes - Final

### City Council

*Mayor*

*Albert Thurman*

*Council Members:*

*Henry Lust, Doris Dawkins, Dwayne Green, Patrick Bordelon, Patricia  
Wisdom*

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Wednesday, August 31, 2022

1:00 PM

Ford Center Reception Hall  
4181 Atlanta Street  
Powder Springs, GA 30127

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### SPECIAL CALLED CITY COUNCIL MEETING ON-SITE ONLY

#### 1. Call to Order

Mayor Thurman called the meeting to order at 1:00 pm. Council Members Bordelon, Dawkins, Green and Wisdom were present in person. Council Member Lust participated via audio only. Also present on site were City Attorney Julie Livingston, City Manager Pam Conner and City Clerk Kelly Axt.

Staff in attendance: Tamara Newkirt and Travis Sims.

- Present** 5 - Mayor Al Thurman, Council Member - Ward 2 Doris Dawkins, Council Member - Ward 3 Dwayne Green, Council Member - At Large Post 1 Patrick Bordelon, and Council Member - At Large Post 2 Patricia Wisdom
- Remote** 1 - Mayor Pro Tem - Ward 1 Henry Lust

#### 2. Mayor's Comments

Mayor Thurman made no comments.

#### 3. Public Reports | Presentations

No public presentations nor reports were made.

#### 4. Citizens Comments

No citizen comments were made.

**Registration to speak at any City Council meeting, per City Charter, is the day of the meeting only beginning 20 minutes prior to the start of the meeting (12:40 - 1:00 PM). The first twelve registering to speak will be given five (5) minutes to address Mayor and Council with their comments. You can register by signing up in person at the Ford Reception Hall Center located at 4181 Atlanta Street - location of the on site meeting.**

[RPT 22-088](#) Report - Municipal Complex Update – Pricing Proposals at 50% design

Mr. Kirby Glaze, of 4P and the Municipal Complex Project Manager, provided an overview of the previous recommendation to pause the design build process and go back to the traditional construction delivery method where the architect works directly for the City and the contractor would then respond to the design as opposed to trying to balance design changes the City was looking for along with the cost associated with those changes. Mr. Glaze stated that the decision was to go back to the original five contractors and allow them an opportunity to submit guarantee fixed price proposals at 50% design development documents that had been prepared by Croft at that time. He stated that the contractors were asked to break the cost down by renovation of the existing Municipal Court building, new construction for City Hall and development of the parking deck. Mr. Glaze determined that McCallan Group submitted a better proposal to include all three of the noted elements. Mr. Glaze stated that the Contractor would have to follow up with a value of engineering items for the City's assurance of functionality, appearance and durability, and then the architect would have the ability to complete the final construction drawings for design development and sign a guaranteed fixed price contract.

Mayor and Council asked what was Hogan's bid; how will we pay for this project; how many levels will this building have; what is the next step; does the recommended contractor have an extensive supplier list; how much input will Council have dealing with the final design; and if all goes well, what is the start to finish schedule. They also emphasized that the design integrity of the final project is to be maintained to include the visual and quality. Mr. Glaze replied that Hogan's bid was over \$15 million; payment of the project will depend how close we can get back to the \$10 million budget; current design has a story building in front of the existing municipal court building; next step if Council approves the recommended contractor, is to enter into a contract with Croft to complete the design work; they have had conversations with the contractors about how many different subs and suppliers they have giving them quotes; it would be wise if the City would establish a working group to represent the City's final design interest; Croft has revised the original construction schedule, but expect to start by the end of the year with the completion of the project taking about 16 months.

Pam Conner, City Manager, asked Mr. Kirby Glaze to clarify what the total project cost is. Mr. Glaze replied as of today, the total project cost is just over \$14 million and includes design fees, project management fees, and pre-construction services already paid for under the design build process.

[RES0 22-131](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO

EXECUTE A CONTRACT WITH CROFT AND ASSOCIATES AS THE ARCHITECT AND ENGINEER FOR THE NEW MUNICIPAL BUILDING; DIRECTING THE CITY MANAGER TO INITIATE THE PROCESS TO SOLICIT PROPOSALS TO QUALIFY CONTRACTORS FOR THE CONSTRUCTION OF THE NEW MUNICIPAL BUILDING; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2022 - 131 Municipal building.doc](#)

A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - At Large Post Bordelon, that this Resolution 22-131 be tabled to the City Council, due back on 9/19/2022. Council Member Lust voted remotely. The motion carried by the following vote:

## 5. Executive Session, if called for purposes of Real Estate, Litigation or Personnel Matters

No Executive Session was held.

## 6. Adjournment

A motion was made by Council Member - Ward 3 Green, seconded by Council Member - Ward 2 Dawkins, that this Adjournment be approved. Council Member voted remotely. The motion carried by the following vote:

**Yes:** 5 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, Council Member - At Large Post 1 Bordelon, and Council Member - At Large Post 2 Wisdom

**Excused:** 1 - Mayor Thurman