

THE HONORABLE BOARD OF COUNTY COMMISSIONERS, MADISON, GEORGIA,
MET THIS DAY IN REGULAR SESSION.

MEETING WAS HELD ON THE SECOND FLOOR OF THE ADMINISTRATION BUILDING.

PRESENT: Chairman Ben Riden, Jr., Vice-Chair Bill Kurtz, Commissioners Philipp von Hanstein, Donald Harris, and Blake McCormack.

STAFF: County Manager Adam Mestres, Assistant County Manager Mark Williams, County Attorney Christian Henry, and County Clerk Leslie Brandt.

The meeting was called to order at 5:00 p.m., followed by the Pledge of Allegiance and Invocation.

AGENDA APPROVAL

Motion by Commissioner Harris, Seconded by Commissioner Kurtz to approve agenda with the following change: add Construction Delivery Methods under New Business. Motion Passed Unanimously.

MINUTES

January 04, 2023 BOC Meeting

Motion by Commissioner Harris, Seconded by Commissioner McCormack to approve the agenda as presented. Unanimously Approved.

AED PURCHASE

A review of locations of AEDs in County facilities and vehicles identified 6 locations that are in need of an AED. The locations are Ag. Extension Office, Ag. Arena, Elections, Animal Services, Transfer Station, and Track. Bids were obtained from 3 vendors. Recommend purchase of 6 AEDs from AED Superstore for \$10,460.90 This is not a budgeted item, so a request to transfer of \$10,460.90 from contingency to general fund for EMA is also needed.

Motion by Commissioner Harris, Seconded by Commissioner von Hanstein to approve the purchase of AEDs from AED Superstore for \$10,460.90 and a motion to amend the budget to transfer \$10,460.90 from contingency to general fund for EMA. Unanimously Approved.

CONSTRUCTION DELIVERY METHODS

With the Recreation Expansion Project approved, the Board must agree on a construction delivery method. A vote is not required, but a consensus will need to be made on which method to move forward with.

County Manager, Adam Mestres presented three options:

- a) Design Bid Build: Board would select a Design Professional who would come in, meet with team, and design the project. Once the design is complete, the Board would put out bid to any interested General Contractors.
 - i. Pro - Since the design, bidding, and construction phases occur in sequence, scheduling can be more straightforward.
 - ii. Con - Do not have contractor at the table during design helping with budgeting, constructability, material selection, etc. As volatile as the market has been with pricing and material shortages, having your contractor on board early helps navigate these things. Additionally, selection of your contractor is based on low price rather than capability. Owner holds the risk of project issues. The timeline is very long since construction cannot start until design is completed.
- b) Construction Manager at Risk: Board would select a Design Professional and Construction Manager at the same time, and we would work collaboratively during the design process. The CM would advise the Design Professional on constructability ideas

and would provide several budgets along the way. Selection of CM is usually done through RFP process with the option to interview firms if desired. Once the design is complete, the CM will bid out the work to subcontractors, typically getting 3 bids per package, and then establish a Guaranteed Maximum Price (GMP) for the project.

- i. Pro - The contractor is a teammate “at the table” throughout the process. CM@R works as the three-legged stool, where the Owner, Design Professional, and Contractor each contribute to the project.
 - ii. Con - This method does require a lot of time from the owner/county as we are one of the three legs of the stool.
- c) Design-Build: Very similar to Construction Manager at Risk, but in this case the Design Professional would work directly for us, and the Board would have a single point of contact for the project. This delivery method works well when a project needs to be expedited as it can shorten the design period. Selection of Design-Builder is usually done through RFP process with the option to interview firms if desired.
- i. Pro - Same as CM above.
 - ii. Con - The designer and builder come as a team, so you lose the option of selecting those separately if desired.

The Board agreed unanimously to move forward with Construction Manager at Risk method.

COMMISSIONER LIAISON REPORTS

Commissioners gave updates on Liaison assignments.

PUBLIC COMMENTS ON AGENDA ITEMS

Public comments were received from:

Chas Moore, Rutledge Resident regarding JDA meeting location and live streaming future meetings.

MOTION by Commissioner Kurtz, seconded by Commissioner von Hanstein to exit regular session and adjourn 6:24 p.m. Motion Passed Unanimously.

Ben Riden, Jr., Chairman

ATTEST:

Leslie Brandt, County Clerk