
AGENDA ITEM

DATE: October 13, 2025
MEETING DATE: October 21, 2025
SUBJECT: Ritz Theatre Center Change Order 2
PRESENTED FOR: Decision: Information:
PRESENTER(S): Ricky Gladney, Buyer, Finance
Tripp Swilley, Deputy Director, Facilities

History/ Facts and Issues:

Dunwoody/Beeland, Architects, Inc., Change Order #2 for \$180,000 for a Total exp. Of \$334,000.00

Dunwoody/Beeland Architects, Inc. is proposing a fee increase for the Ritz Theatre Center project (RFP 24-037). The firm's last approved fee was \$154,000.00, which covered design services for a budget that was originally \$2,000,000.00. The project's construction budget has since been updated to \$5,000,000.00. The architectural firm is now proposing an additional fee of \$180,000.00, bringing the total expenditure to \$334,000.00.

Options/Pros and Cons:

Pros:

- The larger \$5 million budget allows for the full execution of the intended, more ambitious vision for the Ritz Theatre Center from the outset. This includes a more comprehensive restoration and higher-quality design elements.
- Approving the increase in fees avoids delays that could arise from rebidding the architectural services. Delays can lead to higher costs later on, especially in construction, where material and labor costs fluctuate.

Cons:

- Automatically approving a fee based on an increased budget can limit future bargaining power.
- Any time an architect's fee is a percentage of the construction cost, there's a theoretical conflict of interest.

Recommended Action:

Adopt authorizing resolution

Fiscal Impact/Funding Source:

SPLOST VIII