
AGENDA ITEM

DATE: October 15, 2025 Version 4
MEETING DATE: October 21, 2025
SUBJECT: Bill Miller Community Center/Kalmon Malone Park/Carver Gym
PRESENTED FOR: Decision: Information:
PRESENTER(S): Steven Belk, Recreation and Parks Director
Sonya Spalinger, SRJ
Brannen Parks, Park + Higgins
David Higgins, Park + Higgins
Joseph Threadcraft, PhD PE, Threadcraft Engineering, Inc.
Jesse Frasier, Turner & Townsend Heery

History/ Facts and Issues:

The City of Albany was awarded \$4.4 million in Improving Neighborhood Outcomes in Disproportionally Impacted Communities (INODIC) grant funds. The deadline to expend these funds is October 31, 2026. Due to delays in property acquisition, design constraints, and limited bidder participation, it is unlikely that using the traditional method of delivery (Design-Bid-Build) will result in expending funds by the grant expenditure deadline. A review of the Bill Miller Design-Bid-Build Schedule Milestones indicates that the current approach gives approximately 4 months to spend \$2.2 million.

- April 24, 2026 – Advertise for Bids
- June 25, 2026 – Award Contract
- ***October 31, 2026 – Grant Expenditure Deadline***
- June 25, 2027 – Complete Construction

Due to delays in completing the design package for the Carver Gym project, timely expenditure of the allocated \$2.2 million by the grant deadline is challenging.

To address these issues, we seek approval for:

- Schematic Design for Bill Miller.
- 100% construction drawings for Carver Gym.
- Construction Manager at Risk (CMAR) Method of Delivery for both projects.
 - Aims to expedite the construction phase and ensure grant funds are spent by the deadline.
 - Combining both projects under a single CMAR method takes advantage of economies of scale.
 - Design teams will continue their work during the CMAR advertisement, selection, and approval process to maintain project momentum.

Options/Pro and Cons:

Pros:

- Guaranteed Maximum Price (GMP). Construction costs are fixed during design.
- Construction may start during design, reducing project schedule.
- Equipment and material purchases can begin before design is complete.

Cons:

- A delay in the design phase places the City of Albany at risk of not complying with the grant expenditure deadline.
- Within the current market, a project estimated at \$5 million may not attract competitive CMAR responses.
- Multiple bids were not received on a similar project using the traditional design-bid-build method of delivery.

Recommended Action:

Adopt authorizing resolution:

- Approve the Bill Miller Schematic Design.
- Approve the Carver Gym 100% Construction Drawings.
- Combine the Bill Miller/Kalmon Malone and Carver Gym projects and utilize the Construction Manager at Risk (CMAR) method of project delivery.

Fiscal Impact/Funding Source:

Bill Miller/Kalmon Malone

\$ 3,016,094/SPLOST VIII

\$ 2,200,000/INODIC

\$ 5,216,094

Carver Gym

\$ 3,400,000/SPLOST VII

\$ 2,200,000/INODIC

\$ 5,600,000