



AGENDA ITEM

DATE: October 10, 2025
MEETING DATE: October 21, 2025
SUBJECT: Henderson Park Construction
PRESENTED FOR: Decision: Information:
PRESENTER(S): Ricky Gladney, Buyer, Finance
Tripp Swilley, Deputy Director, Facilities Management

History/Facts and Issues:

LRA Constructors, Inc. Albany, GA; Total Projected Base Bid without Alternates Added: \$8,368,213 (with Contingency and Contract Administration - \$8,830,509).

Bid Ref. #26-006 was advertised in the Albany Herald, on the access channel, on the city's website, and posted to the Georgia Procurement Registry. This project is for the construction of Henderson Park and Community Center. The anticipated construction time is 365 days. Thirty-two potential vendors were directly solicited, of which nine are known to be minority and disadvantaged businesses. Four vendors attended the pre-bid meeting, but only one bid was received. Following the bid opening, potential bidders were contacted to understand the low response rate. The contractors' feedback indicated a lack of time and resources to bid, as they are currently at full capacity.

Options/Pros and Cons:

Pros:

- The new facility will provide a central location for residents of all ages to gather, reducing social isolation and strengthening community bonds.
- It will house new educational, health and wellness programs, increasing access to valuable resources for residents.
- A new community center will increase nearby property values, boosting local tax revenue. It can also attract visitors to events and tournaments, generating local tax revenue.

Con:

- As with any large-scale project, there is a risk of potential delays and cost overruns.

Recommended Action:

Adopt authorizing resolution.

Fiscal Impact/Funding Source:

State Grant - \$2,200,000
SPLOST VII - ~~\$6,630,509~~
\$8,830,509