

- Building Savannah - Inside the City's Capital Projects Management Office



Floyd Adams, Jr. Complex Administration Building

SAME Savannah Post Presentation
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Capital Projects Management

Core Services



Manages the full lifecycle of capital projects through planning, design, permitting, procurement, and construction



Provides architectural and engineering expertise and technical support to all City departments



Oversees and ensures quality performance of architectural/engineering consultants and construction contractors engaged in a variety of complex City capital projects



Reviews and approves all capital project contracts, invoices, and pay applications (approx. \$29.6M projected in 2025)



Serves as the City's lead for post-disaster damage assessments as part of the Incident Management Team (IMT)



What We Deliver: Active Capital Projects at a Glance

Summary of project types – Total Portfolio ~\$329 million – Currently 64 active projects

Community Facilities

- Public Safety Facilities
- Community Centers
- City Office Facilities
- Historic Buildings

Structural Repairs

- Factors Walk Wall
- Parking Garages
- Riverwalk, Waterfront & Docks

Infrastructure

- Housing development infrastructure
- Parking lots
- Generator projects

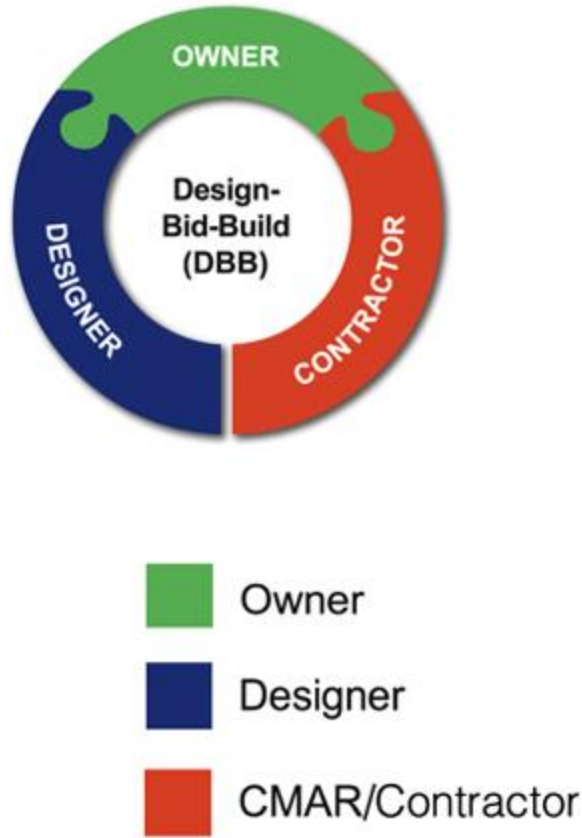
Recreation, Parks & Cemeteries

- Park Facilities
- Splash Pads/Playgrounds
- Pool/Fountain Upgrades
- Cemetery Expansions
- Athletics



How We Deliver

Moving Away from Design-Bid-Build and Shifting to Construction Manager at Risk (CMAR)



Challenges with Design-Bid-Build

- **Surprises on bid day:** bids often exceed estimates
- **Limited competition:** few bidders, sometimes only one
- **Must accept lowest bid:** can't weigh qualifications or experience
- **Sequential process:** slows delivery, creates adversarial relationships
- **Value engineering happens after bids are too high**
→ redesign and delays



How We Deliver

Moving Away from Design-Bid-Build and Shifting to Construction Manager at Risk (CMAR)

Benefits of CMAR

- **Qualifications-based selection:** choose contractors on experience and expertise, not just price
- **Collaborative process:** City, designer, and contractor work together as partners
- **Cost control:** contractor involved early, aligning scope and budget
- **Guaranteed Maximum Price (GMP):** cost certainty and shared risk
- **Stronger market response:** typically 4-9 proposals vs. 1-3 for DBB



Contract amendment price



Contractual relationship



Embedded relationship
(not contractual, but required critical interaction)



Community Facility Highlights

The Community Center at Windsor Forest



Scope: New community center and gym in the Windsor Forest Neighborhood at the former Woody's Skatepark site

Status: Design/CMAR Procurement

Budget: \$9,000,000

Timeline: Construction expected to start Q2 2026 and be complete Q4 2027.



Eastside Gym at PARC

Pennsylvania Avenue Resource Center (PARC)

Scope: New gym addition at the Pennsylvania Avenue Resource Center (PARC).

Status: Design

Budget: \$5,000,000

Timeline: CMAR already on board. Construction expected to start Q1 2026 and be complete Q1 2027.



Adams 2

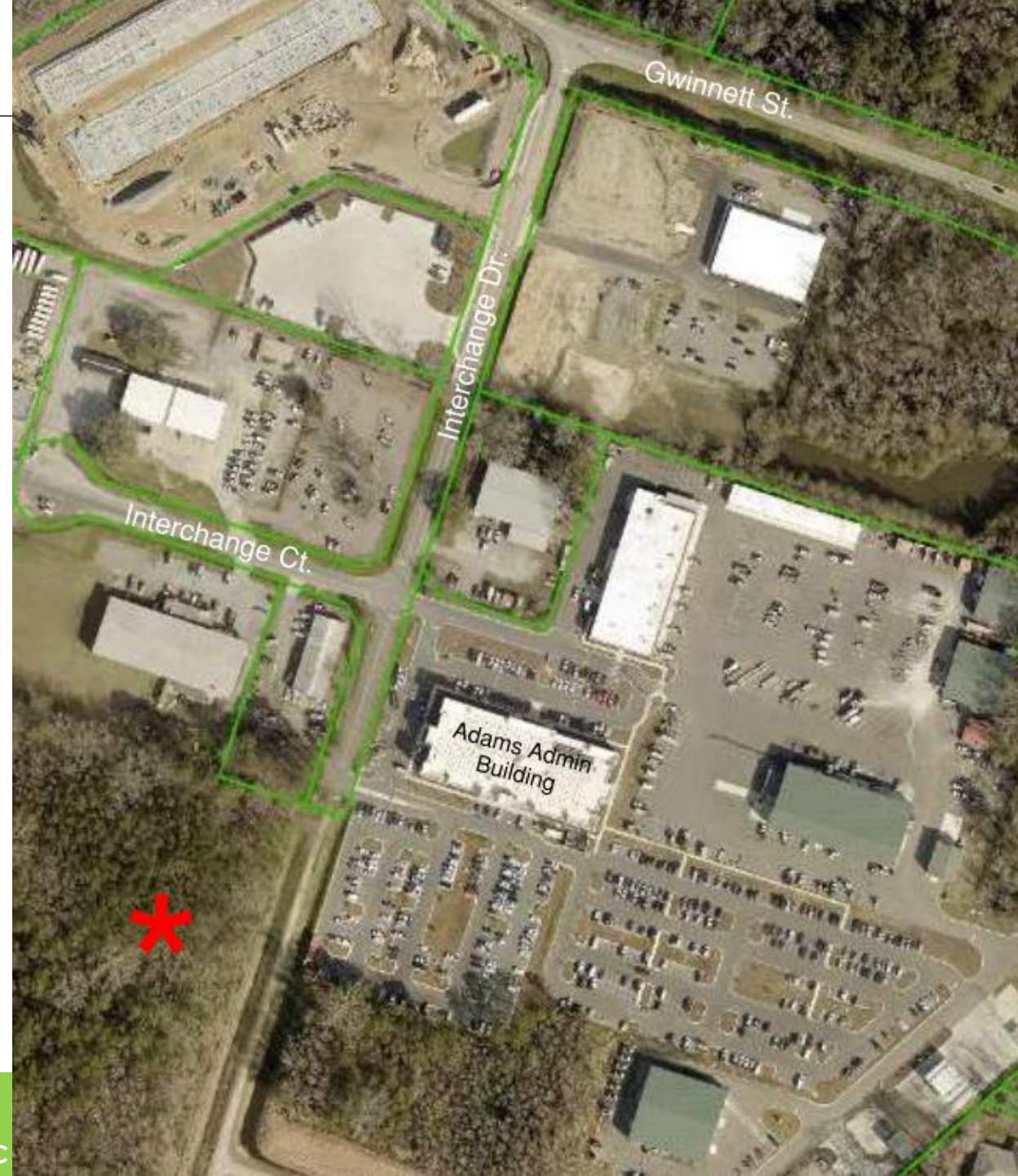
City Municipal Office Building at Adams Complex

Scope: Construct a new multi-story City office building on the Adams Complex west of the existing administration building.

Status: Design

Budget: TBD

Current Update: CMAR procurement will start in late 2025. Project expected to be complete in 2028.



Public Safety Facility Highlights

Police Headquarters Renovation



Scope: Renovation of the Savannah Police Department Headquarters at 201 Habersham Street, including building envelope repairs, interior renovations, HVAC system upgrades, and elevator modernizations.

Savannah's Police Barracks, built in 1870, is believed to be "the longest continuously occupied police barracks in the United States."

Status: Construction

Budget: \$13.7 million

Timeline: Completion Fall 2025



Northwest Precinct



Scope: Construction of a new Northwest Precinct for Police on City-owned property at the Adams Complex to replace the leased facility at Great Dane. Will also include a Real-time Crime Center.

Status: Design

Budget: \$17 million (est.)

Timeline: CMAR already on board. Construction expected to start Q1 2026 and be complete by Q4 2027.



New Hampstead Joint Public Safety Facility

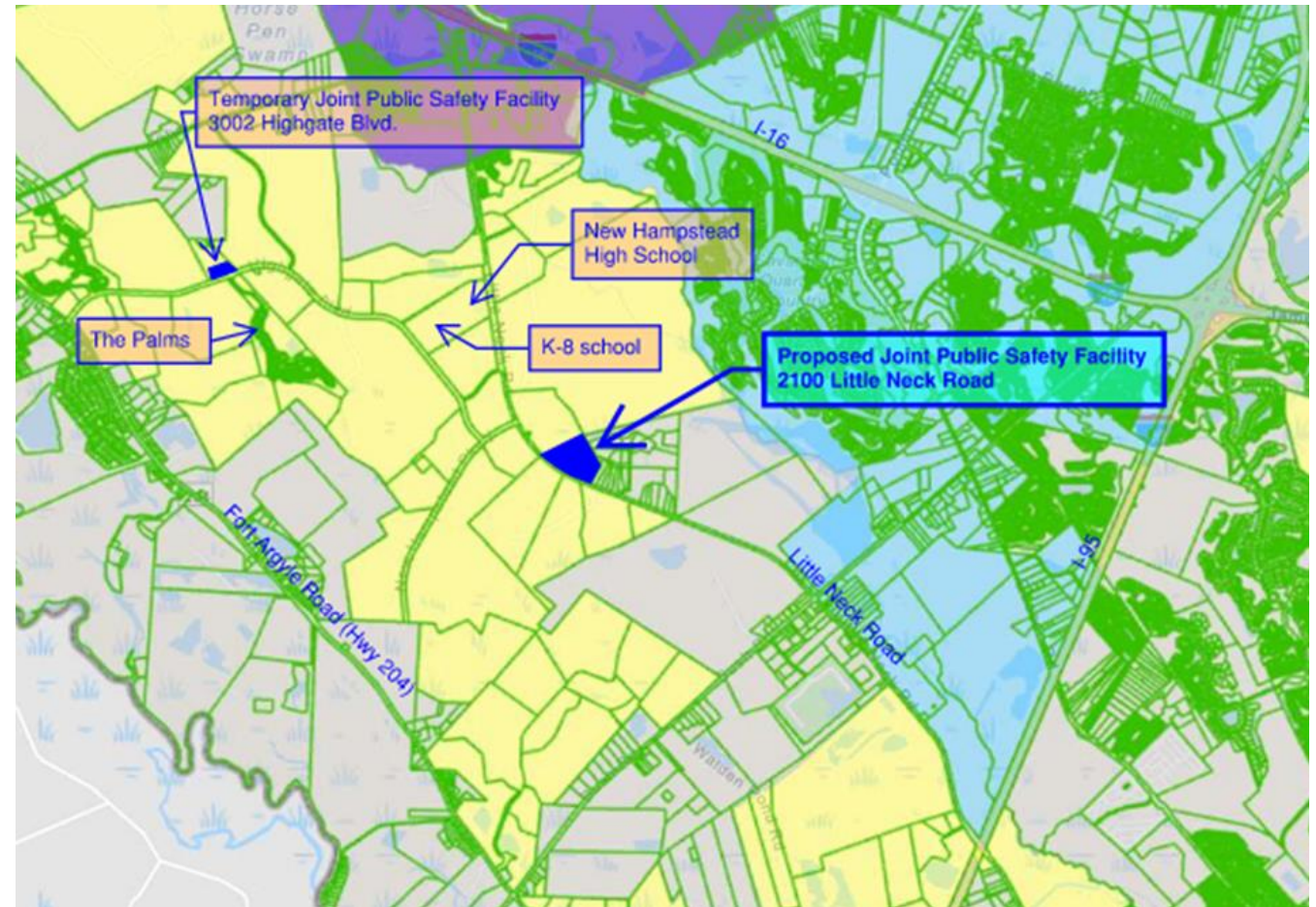


Scope: New joint fire and police facility for the New Hampstead Area at 2100 Little Neck Road.

Status: Design

Budget: \$20 million (est.)

Timeline: Project construction expected to be funded in 2027/2028.



Historic Project Highlights



Forsyth Park Fountain Repairs

Scope: Recasting deteriorated elements, updating the spray pattern, upgrading the lighting system, and upgrading mechanical items in the pumproom.

Status: Construction

Budget: \$650,000

Timeline: Fountain was dismantled and sent to the foundry for recasting of parts and is returning to Forsyth Park today. Project completion Fall 2025.



Gamble Building Renovation

Scope: Renovation of the Gamble Building for office use by City staff.

Status: Pre-construction

Budget: \$28 million

Timeline: Construction expected to start in January and take 18 – 24 months.



Water Works Building Stabilization

Scope: Structural stabilization of the historic Water Works building

Status: Design/CMAR Procurement

Budget: \$8.3 million

Timeline: Construction expected to start Q1 2026 and be complete by Q1 2027.

Future: RFP for architectural design of renovation expected to be released in 2026.



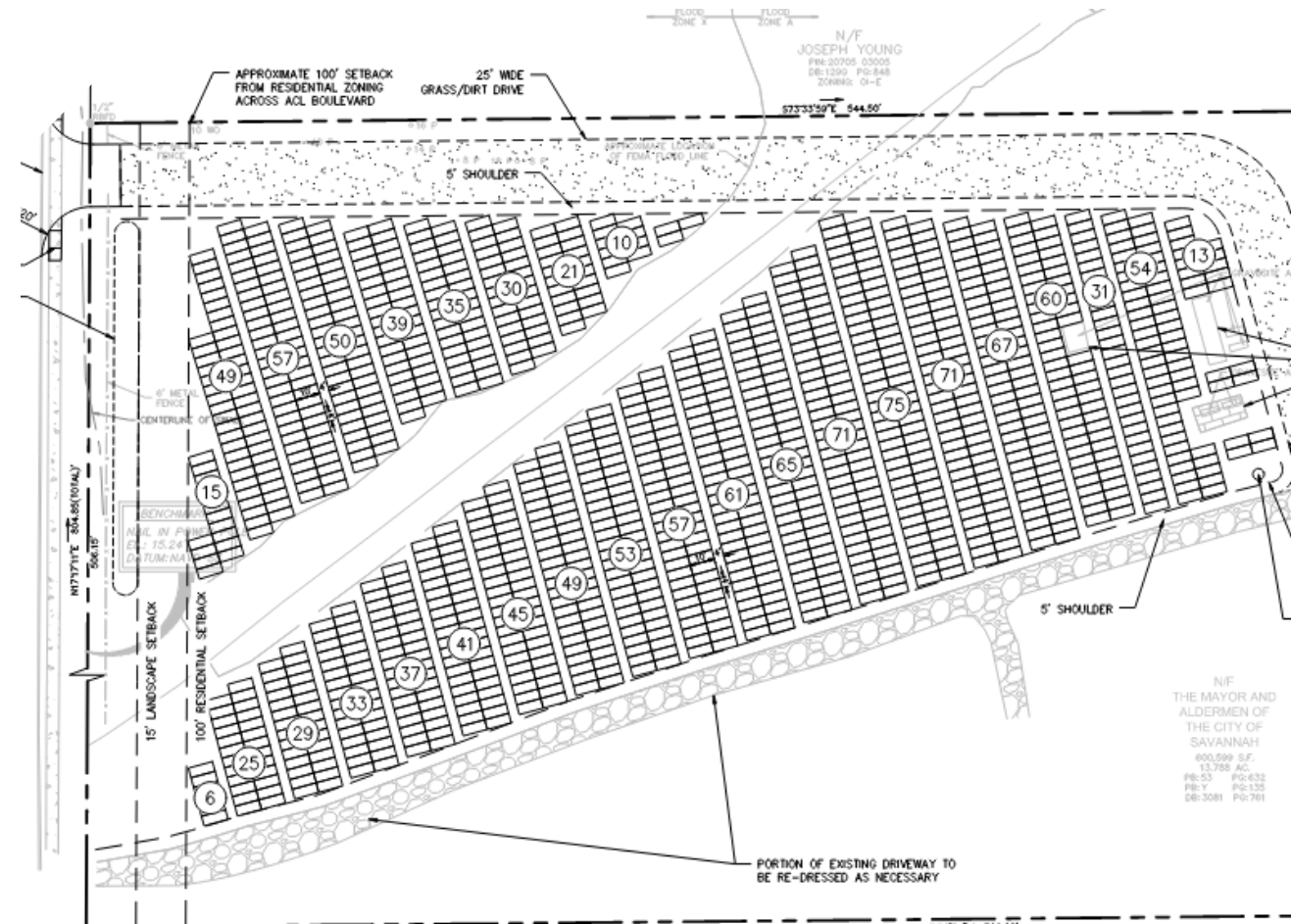
Cemetery & Park Project Highlights



Evergreen Cemetery Expansion

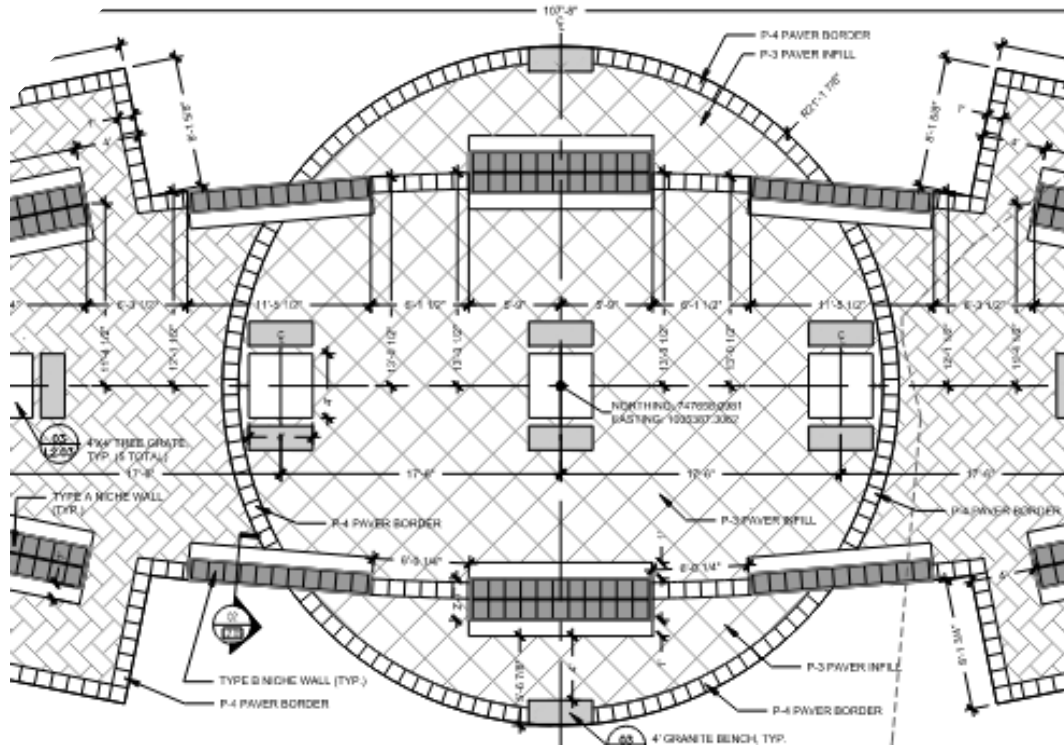


- Scope: 13-acre expansion of Evergreen Cemetery plots (1,236 plots), including redressing of existing roads, construction of additional gravel drive, grading and drainage
- Status: Pre-construction
- Budget: \$300,000
- Timeline: Expected to bid Fall 2025



Greenwich Columbarium

- Scope: Installation of a new park area with columbarium niche walls that includes 572 niches in Phase 1
- Status: Pre-construction
- Budget: ~\$2 million
- Timeline: Expected to bid in Q3 2025





SAVANNAH
■ CIVIC LEGACY ■

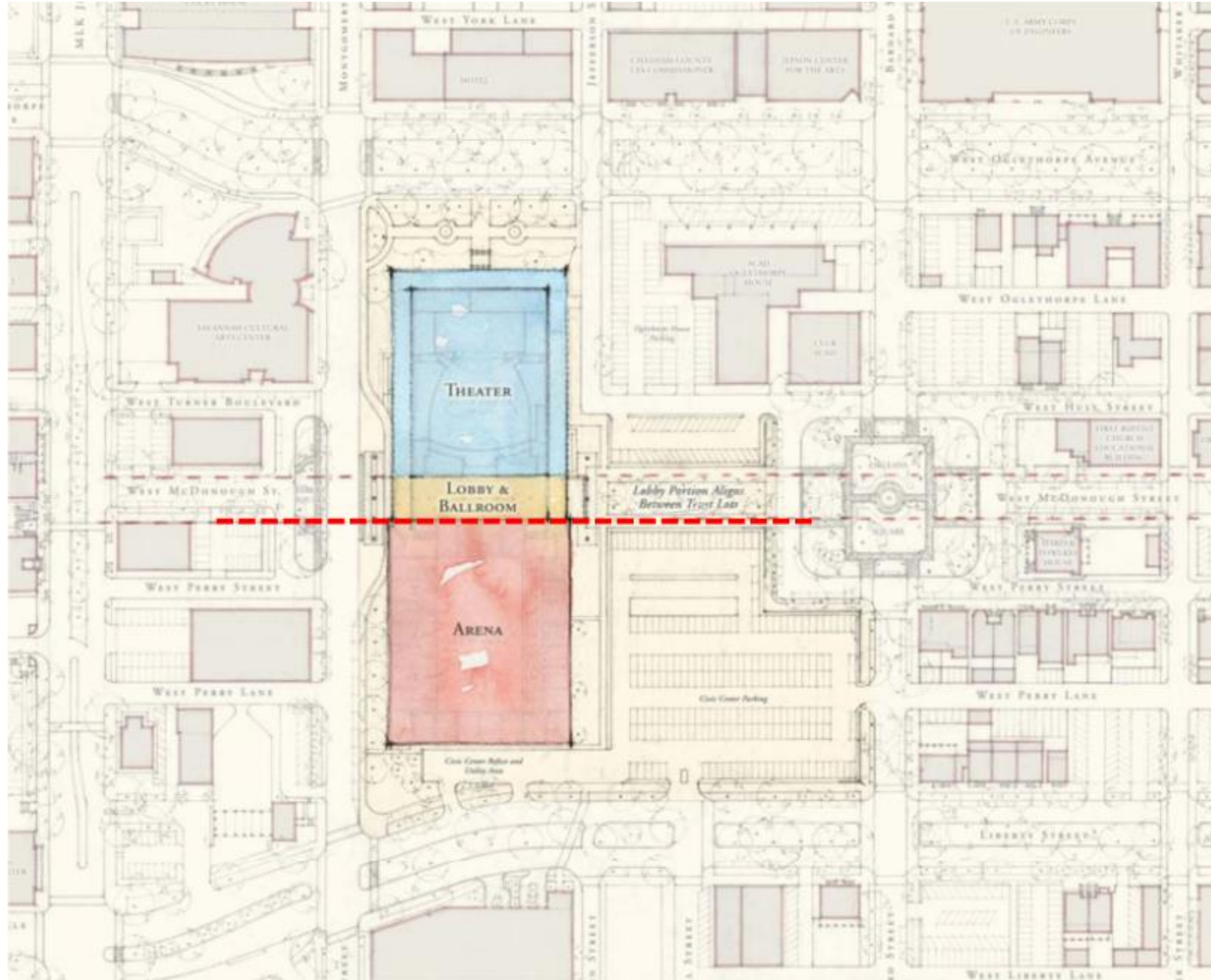
Civic Center Redevelopment



Civic Legacy – Civic Center Redevelopment

Arena Demolition

- Civic Center opened in 1972
- 7-acre site
- Johnny Mercer Theatre has 2,500 seats



Council Resolution passed in 2024

- Proceed with Removal of Arena & Renovation of Theater, Ballroom & Community Rooms
- Retain the name & legacy of Dr. MLK, Jr.
- Prioritizes housing, including affordable & workforce
- Prohibits hotels & STVRs

Civic Legacy – Civic Center Redevelopment

Re-establishing the Oglethorpe Plan

- New lobby addition with entry onto restored Perry St.
- New Civic/Expo space on infill site on Oglethorpe frontage
- Redevelopment of ~4.5 acres into four tithing blocks and two trust lots under the Oglethorpe Plan



Civic Legacy – Civic Center Redevelopment

Arena Demolition



Scope: Demolition of arena and construction of temporary enclosure at wall of existing lobby

Status: Design

Budget: \$10 million (est.)

Timeline: Demolition work expected to start Q1 2026 and be complete Q3 2026.



Civic Legacy – Civic Center Redevelopment

Renovation and Redevelopment



Studies and Initiatives Under Way

- **Market Demand, Programming Analysis and Operations Study of Johnny Mercer Theatre**
 - Assessment of the operations, use, and financials of the theatre to inform the design of the renovation
- **Economic and Land Use Study**
 - Evaluate the redevelopment of approximately 4.5 acres into four titling blocks and two trust lots under the Oglethorpe Plan
- **Equity-Driven Public Engagement**
 - Communication & engagement
- **Renovation of Johnny Mercer Theatre**
 - Design RFP to be released in Q4 2025/Q1 2026



Upcoming Contracts



Annual On-call Contracts

One Year Contracts with Options for Four One-year Renewals

Annual Contract	Expected Re-Advertisement
Archaeological Services	Q4 2025
Architectural and Technical Support Services	Q3 2030
Building Envelope	Q2 2029
Civil Engineering	Q1 2028
Construction Materials Testing (CMT)	Q2 2028
Geotechnical Engineering	Q3 2030
Mechanical, Electrical, and Plumbing (MEP) Engineering	Q3 2030
Structural Engineering	Q3 2028
Surveying	Q3 2025

Contract Opportunities

Design and Construction Contracts

Design RFPs

Johnny Mercer Theatre Renovations
Waterworks Redevelopment

Expected Advertisement

Q4 2025/Q1 2026
Q1 2026

Construction Contracts

Community Center at Windsor Forest (CMAR)
Adams 2 Municipal Office Building (CMAR)
Evergreen Cemetery
Greenwich Columbarium
Springfield Terrace School Renovation (CMAR)

Expected Advertisement

Q3 2025
Q4 2025
Q4 2025
Q3 2025
Q4 2025

City of Savannah Proposed SPLOST 8 Projects

City of Savannah: \$268,000,000 total

- Civic Center/Johnny Mercer Theater redevelopment
- Benton Boulevard and Highlands Park Blvd.
- MLK Flyover Removal
- Skidaway Road improvements
- Drainage and Stormwater infrastructure
- Public Safety Facilities
- Recreational Facilities and Improvements
- City Hall Restoration
- Housing and community development projects
- Bike lanes and pathways
- Lighting Improvements



Savannah Engineering Academy

Inspiring Future Engineers Since 2004

- Five-day summer STEM camp (June 2–6, 2025) for rising high school juniors and seniors from public, private, and home schools
- 501(c)(3) nonprofit organization (since 2013)
- Hosted at Georgia Southern University Armstrong Campus & EnMarket Arena
- Sponsored by SAME and supported by professional organizations, educational institutions, and businesses
- Hands-on activities, field trips, and site visits introduce students to multiple engineering disciplines
- Run entirely by volunteer professional engineers from the local community



Savannah Engineering Academy

Inspiring Future Engineers Since 2004

2025 Student Highlights

- 35 Students Total
- 51% from public schools
- 49% from private schools
- 40% female

2025 Activity Highlights

- Tour of SCAD Student Housing Construction Project
- Visit to JCB, Gulfstream & Elba Island Natural Gas
- Riverboat Tour of Savannah River
- Visit to USACOE Dissolved Oxygen Injection System Site
- Tour of EnMarket Arena



Savannah Engineering Academy 2025

**Thank you to SAME
for your continued support!**



Questions?