

Summary of OHM Contract Amendments 1A and 1B Giles County Courthouse Repairs Project – Plain-English Overview



The Courthouse repair project requires two separate professional-services contracts with OHM Advisors. These represent **two distinct phases** of work:

1. **Amendment 1A** – Covers the *design work leading up to construction*: full design development, construction drawings, and bid assistance. *This contract must be executed in January to avoid project delay.*
2. **Amendment 1B** – Covers services *during and after construction*: contract administration and project closeout. *This contract is forthcoming but can be held in abeyance.*

These two contracts are split because design services and construction-phase services are treated as separate phases under the AIA B133-2019 Architect Agreement. By law and by industry standard, the architect's design work must be contracted and completed before construction administration services begin, since the project cannot be administered until the drawings, specifications, and bids exist.

Splitting the contracts also:

- Prevents the County from paying for construction-phase services before they are needed
- Allows the County to approve each phase independently
- Keeps the project scalable if the scope or budget changes

Contract Amendment 1A – Design Development, Construction Documents & Bid Assistance

Purpose: Produce complete drawings and specifications for an \$8.5 million courthouse repair and MEP upgrade project and assist with contractor bidding and pricing.

What's included:

- Full Design Development and 100% Construction Documents
- Structural repairs to basement arches
- Replacement/raising of east and west porches, and extended north/south porches for safe exits
- Limited limestone repair and waterproofing
- Code-compliant exterior door hardware
- New code-compliant access to attic and cupola
- New VRF HVAC system with required electrical upgrades
- New fire protection and alarm systems
- New water service line for fire suppression
- Lead/hazardous materials abatement (coordinated with Reeves Young)

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- Courtroom ceiling repairs and repainting
- Civil engineering, interior finish restoration, and value engineering
- Submission to the State Fire Marshal
- Coordination with Reeves Young (CM-at-Risk)

Price: **\$596,000 lump sum**, broken down as:

- Design Development – \$288,000
- Construction Documents – \$288,000
- Bidding – \$20,000
- Plus \$30,000 reimbursable expense allowance

Schedule:

Total design + bid duration: **~38 weeks**

Construction expected to take **12 months** (covered under Amendment 1B).

Contract Amendment 1B – Contract Administration & Closeout

Purpose: Provide professional oversight during the construction phase.

What's included:

- Reviewing submittals from Reeves Young and subcontractors
- Answering questions as issues arise
- Periodic site visits
- Managing contract compliance under the B133-2019 agreement
- Assisting with project closeout and punchlist

Price: **Not-to-exceed \$236,000**, billed hourly, consisting of:

- Contract Administration (52 weeks) – \$228,000
- Closeout & Punchlist – \$8,000
- **Plus \$50,000 reimbursable expense allowance**

Schedule:

Covers approximately **one year of construction**, but may vary due to unforeseen conditions or delays.

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Why Two Amendments?

- **Amendment 1A** pays for creating the final construction documents—the architect cannot administer construction until these documents exist.
- **Amendment 1B** covers the architect's role *during* construction, which is legally and contractually a separate scope under AIA standards.
- Splitting the contracts ensures:
 - Proper sequencing of work
 - No early payments for future services
 - Flexibility if the project scope, budget, or timeline changes
 - Transparent accounting for design vs. construction-phase services

I hope the Commission will find this contract overview helpful in understanding how the courthouse project moves forward in 2026 and beyond.

Respectfully,

A blue ink signature of G. S. Stowe.

G. S. Stowe
County Executive

18 Dec 2025