



Georgia World  
Congress Center  
Authority

# BOARD OF GOVERNORS MEETING

AUGUST 29, 2023

# Action Item

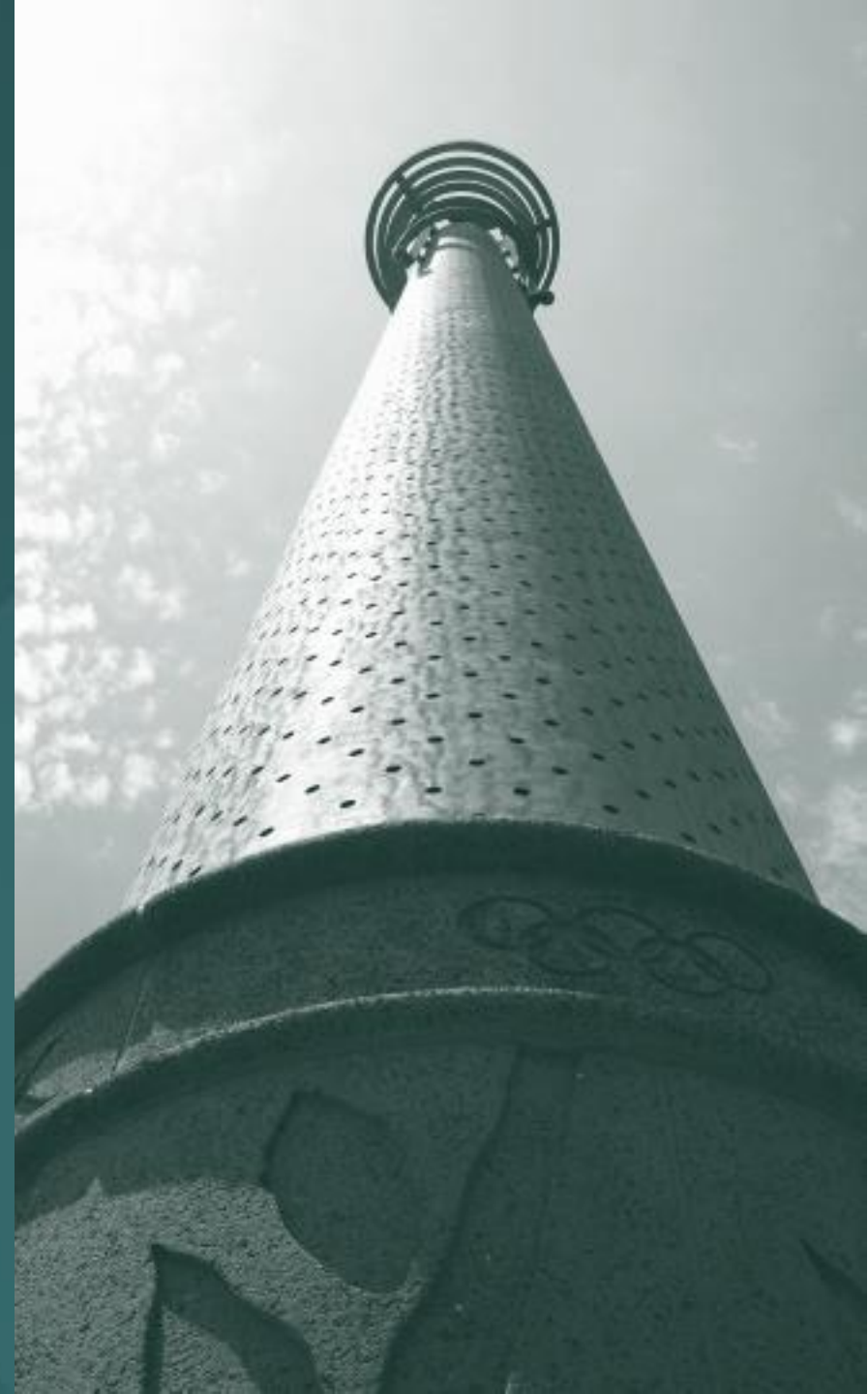
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## Approval of Minutes July 25, 2023



# Financial Update

**Rey Rodriguez**  
Director of Finance



# Financial Snapshot: July



Month	Budget	Actual	Variance
Revenue	\$3,039,706	\$4,140,749	↑ \$1.1M 36.2%
Expense	\$4,788,297	\$4,846,289	↑ \$57.9K 1.2%
Net Profit	(\$1,748,591)	(\$705,541)	↑ \$1.0M

# Questions?



# Signia By Hilton Atlanta Development Update

**Theonie Alicandro**  
COO/General Counsel  
Drew Company Atlanta, LLC



# Agenda

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- Schedule
- 90-Day Lookahead
- Change Order No. 14
- Preview Change Order No. 15
- Development Budget Update
- Challenges
- Questions

**112 Days until Substantial  
Completion...**



# Schedule

- Per Change Order No. 004, Substantial Completion Date is **Dec. 18, 2023**
- Previously reported tracking one (1) day behind schedule from material shortage issue in May 2022 and eight (8) days of delays due to adverse weather for a total of nine (9) days. **No Change**
- Hilton Milestones and Substantial Completion Date are still intact
- Average number of workers on site per day: 539
- New worker orientations: 3,289
- Schedule reviews being conducted by Chaifetz Consulting, Inc.

# Schedule: Hilton Milestones



**Loading Dock**



**MDF/IDF Rooms**

# Schedule: Hilton Milestones



**HR and Security Offices**



**Magnificent Meeting Rooms**



# 90-Day Outlook

- Continue guest tower interiors, including tile work, wall covering, installation of guestroom lit vanity mirrors, unit doors, vanities, and carpet
- Continue installation of owner-installed FF&E, including wardrobes, headboards, and desks
- Completion of fire life safety systems
- Finish work throughout podium, including flooring in lobby
- Ongoing installation of kitchen equipment
- Completion of AYIB connection
- TCO for 1<sup>st</sup> level of podium



# Change Order No. 14

Changes related to code requirements  
and operational issues include:

Kitchen Equipment Changes/ Mechanical	Emergency Generator Louvers and Fans	Guestroom Vertical Mullion Gap	Elevator Platforms
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Change Order No. 14 totaling \$817,742  
will be presented for approval to be  
executed by Executive Director and  
paid out of Owner's Hard Cost  
Contingency





# Preview Change Order No. 15

Scope and coordination issues include additional track and switches for operable partitions in Triumph Ballroom; other outstanding issues are still under review



Change Order No. 15 in an amount TBD will either be executed by Executive Director pursuant to his signing authority or presented for Board approval and will be paid out of Owner's Hard Cost Contingency

# Development Budget Update: August 2023



	Development Budget as of July 31, 2023
Revised GMP Hard Cost (including CO No. 14)	\$331,572,407
Preconstruction Fee (not in GMP)	\$394,170
Owner Direct Hard Cost	\$3,521,685
Owner's Hard Cost Contingency*	\$2,429,262
<b>Total Hard Cost</b>	<b>\$337,917,524</b>
Total Soft Cost	\$109,499,267
Owner's Soft Cost Contingency**	\$2,107,364
<b>Total Project Cost</b>	<b>\$450,422,689</b>
Total Hard & Soft Cost Contingency	\$4,536,626

\*Owner's Hard Cost Contingency decreased from last month in amount of **\$817,742** due to Change Order No. 14.

\*\*Owner's Soft Cost Contingency decreased from last month in amount of **\$898,534** due to a series of allocations for engagement of security company and craftsman for FF&E punch list work and miscellaneous change orders issued to Johnson-Lancaster, Baker Audio, ADM and NOVA related to Hilton requests, scope gaps, and coordination.

# Development Budget Update

**\$450,422,688**

Total development budget

**\$343,597,859**

Total spend through 7.31.2023

**76.28%**

Percent spend through  
7.31.2023



# Challenges

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- Maintaining Schedule/Stacking of Work
- Weather
- Variable Cost Events

# Questions?



# Change Order No. 14 Resolution

Melana Kopman McClatchey  
Hotel Counsel



# Resolution

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NOW THEREFORE BE IT RESOLVED by the Board of Governors of the Geo. L. Smith II Georgia World Congress Center Authority that the Executive Director expressly is authorized, though not required, to take such actions and to execute and deliver such documents as may be necessary or appropriate to effect the execution of the proposed Change Order 14 (which proposed Change Order 14 substantially would be in the form attached hereto as Exhibit A), but only so long as such proposed Change Order 14 complies with the terms and conditions of the Agreement and applicable law and, in the judgment of the Executive Director, is consistent with the corporate purposes and mission of the Authority and the Authority's sound business practices, and that the Secretary or Assistant Secretary of the Authority is hereby authorized to attest the due execution of the Change Order 14 and to affix the seal of the Authority thereto with such amendments and modifications as are approved by the Executive Director, such approval to be conclusively evidenced by the execution and delivery of such document by the Executive Director; and

BE IT FURTHER RESOLVED that the Executive Director and the Secretary or Assistant Secretary are authorized to deliver a copy of this Resolution and to take such other actions and to execute and deliver such other agreements, instruments, or other documents as may be necessary or appropriate to accomplish the foregoing.

# Questions?



# Public Safety Update Body Cameras & Tasers

**Joe McKinney**  
Chief of Police

**Erle Coleman**  
Directory of Supply Chain & Purchasing



# Project Scope

Turnkey system from Axon Enterprise Inc., the leader in the law enforcement market, that includes:

Integrated body camera and Conductive Electrical Devices (aka Taser) systems for all 23 sworn positions

All data and retrieval storage and costs; qualified training support

Full warranty and replacement costs if damaged

FY24 budget: \$49,402 (annual cost for up to 5 years)

# Body Camera Benefits

## Common reasons why police use body cameras:

- Improve officer safety
- Increase evidence quality
- Reduce civilian complaints\*
- Facilitate investigations of citizen complaints
- Reduce agency liability
- Increase internal and officer accountability
- Enhance department transparency
- Build trust with communities
- Improve law enforcement practice in general

\*Between 2015 and 2020, a review of the Las Vegas Police Department found that 67% of all the complaints were exonerated with the help of body camera video, showing that the officer did the right thing and followed policy and law.





# Taser Use

Tasers are used by police officers as a less-lethal weapon to stop confrontation. Circumstances when a Taser would be used as a less-than-lethal option include:

- Stopping a felonious suspect who is fleeing (subject to several safety considerations)
- Subduing a suspect who is actively and forcefully resisting arrest
- Protecting officers or others from harm
- Gaining control of a suspect who is violent or threatening violence
- Preventing the commission of a crime involving force or violence
- Preventing suicide or self harm



# Why Tasers?

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- Police officers are authorized to use force, including stun guns and lethal force, in certain situations. Police can use Tasers when they are faced with serious threat of violence, and when they consider that the use of a Taser is “reasonable and proportionate” to the threat they face.
- According to a study by the U.S. Department of Justice, the use of Tasers and other CEDs can reduce the statistical rate of injury to suspects and officers who might otherwise be involved in more direct physical conflict. An analysis of 12 agencies and more than 24,000 use-of-force cases “showed the odds of suspect injury decreased by almost 60% when a CED was used” vs hands-on, batons, or other means of force.

# Agencies Using Body Cameras and Tasers

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- Atlanta Police
- Fulton County Police
- DeKalb County Police
- Georgia Tech Police
- Georgia State University Police
- Fulton County Sheriff's Office
- Federal Police
- Georgia State Patrol (in-car cameras instead of body cameras, except at Capitol and Jekyll Island)
- MARTA Police

# Questions?



# Axon Enterprise, Inc. Procurement Resolution

Pargen Robertson  
Legal Counsel



# Resolution

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NOW, THEREFORE, BE IT RESOLVED by the Board of Governors of the Geo. L. Smith II Georgia World Congress Center Authority that the Executive Director is authorized, though not required, to execute and deliver, in substantially similar form to the one attached hereto as Exhibit A, but subject to the occurrence or satisfaction of any and all applicable contingencies, terms and conditions, an agreement with Axon Enterprises, Inc. for the sale of such goods and related services, but only so long as such agreement complies with applicable law and, in the judgment of the Executive Director, is consistent with the corporate purposes and mission of the Authority and the Authority's sound business practices.

BE IT FURTHER RESOLVED that the Executive Director is authorized to take any and all actions, to execute and deliver any and all documents, agreements, certificates and instruments and to take any and all steps deemed by the Executive Director to be necessary or desirable to consummate the execution of an agreement for such sale of goods and services, and to carry out the purpose and intent of the foregoing resolution, and all actions heretofore taken in furtherance thereof are hereby ratified and confirmed in all respects.

# Questions?





# GWCCA Master Plan

**Ken Stockdell**

**Director, Project & Program Management**

**Erle Coleman**

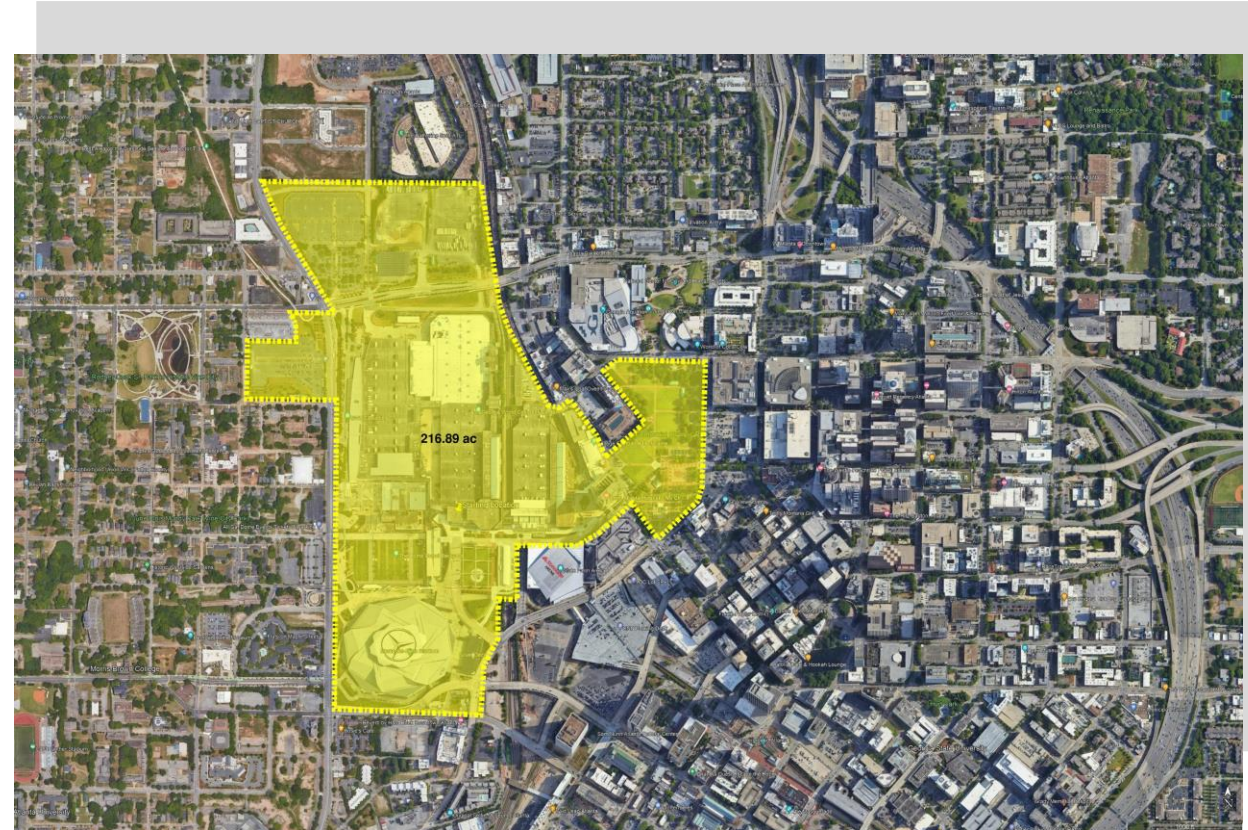
**Director, Supply Chain & Purchasing**





# Project Highlights

- Need to update 10-year-old master plan
  - Changes in development surrounding campus
  - Next steps after Signia by Hilton opening
  - Explore opportunities for expansion and enhancement of facilities
- Will drive campus development strategy for next 20+ years
- Focus on five key issues
  - Creating a cohesive campus identity
  - Identifying opportunities to maximize the economic potential of the campus
  - Pinpointing sustainability and stewardship opportunities
  - Integrating our campus with and connecting it to the surrounding community
  - Creating a safe, pedestrian-friendly environment both within our campus and extending into the surrounding community



# Procurement Process

- Issued RFP via Procurement Registry
- Received six proposals
  - HKS
  - Jacobs/Populous
  - Gensler
  - TVS
  - Smallwood
  - Goodwyn, Mills, and Cawood
- Interviewed four companies
  - HKS
  - Jacobs/Populous
  - Gensler
  - TVS
- Selected HKS
- Total Project Cost: \$490,000
  - Fee: \$480,000
  - Expenses: \$10,000





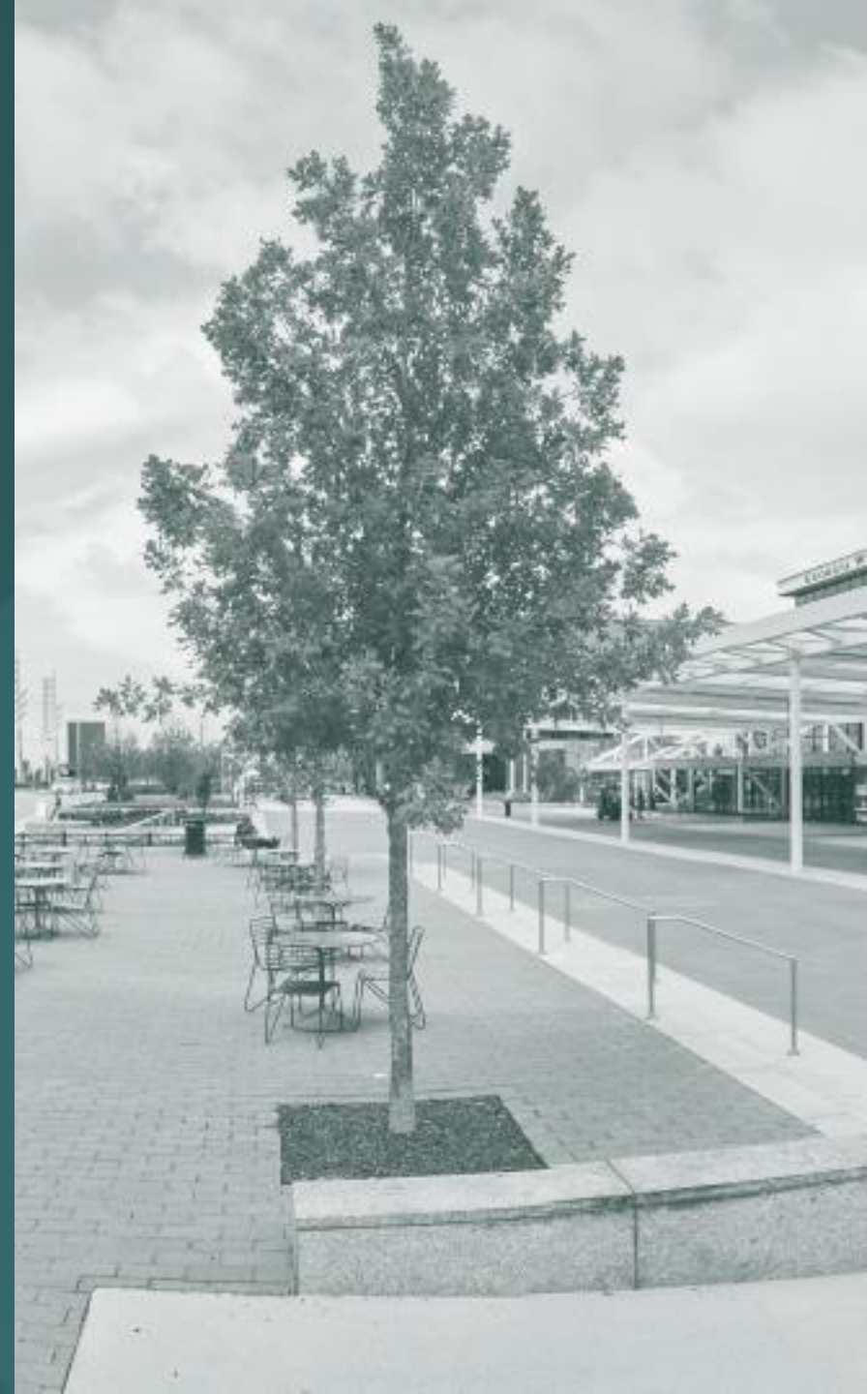
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# Questions?



# Campus Master Plan HKS Consulting Services Procurement Resolution

**Pargen Robertson**  
Legal Counsel



# Resolution

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BE IT FURTHER RESOLVED that the Executive Director is authorized to take any and all actions, to execute and deliver any and all documents, agreements, certificates and instruments and to take any and all steps deemed by the Executive Director to be necessary or desirable to consummate the execution of an agreement for such sale of goods and services, and to carry out the purpose and intent of the foregoing resolution, and all actions heretofore taken in furtherance thereof are hereby ratified and confirmed in all respects.

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# Questions?



# Wayfinding Implementation Phase 1

**Ken Stockdell**  
Director, Project & Program Management

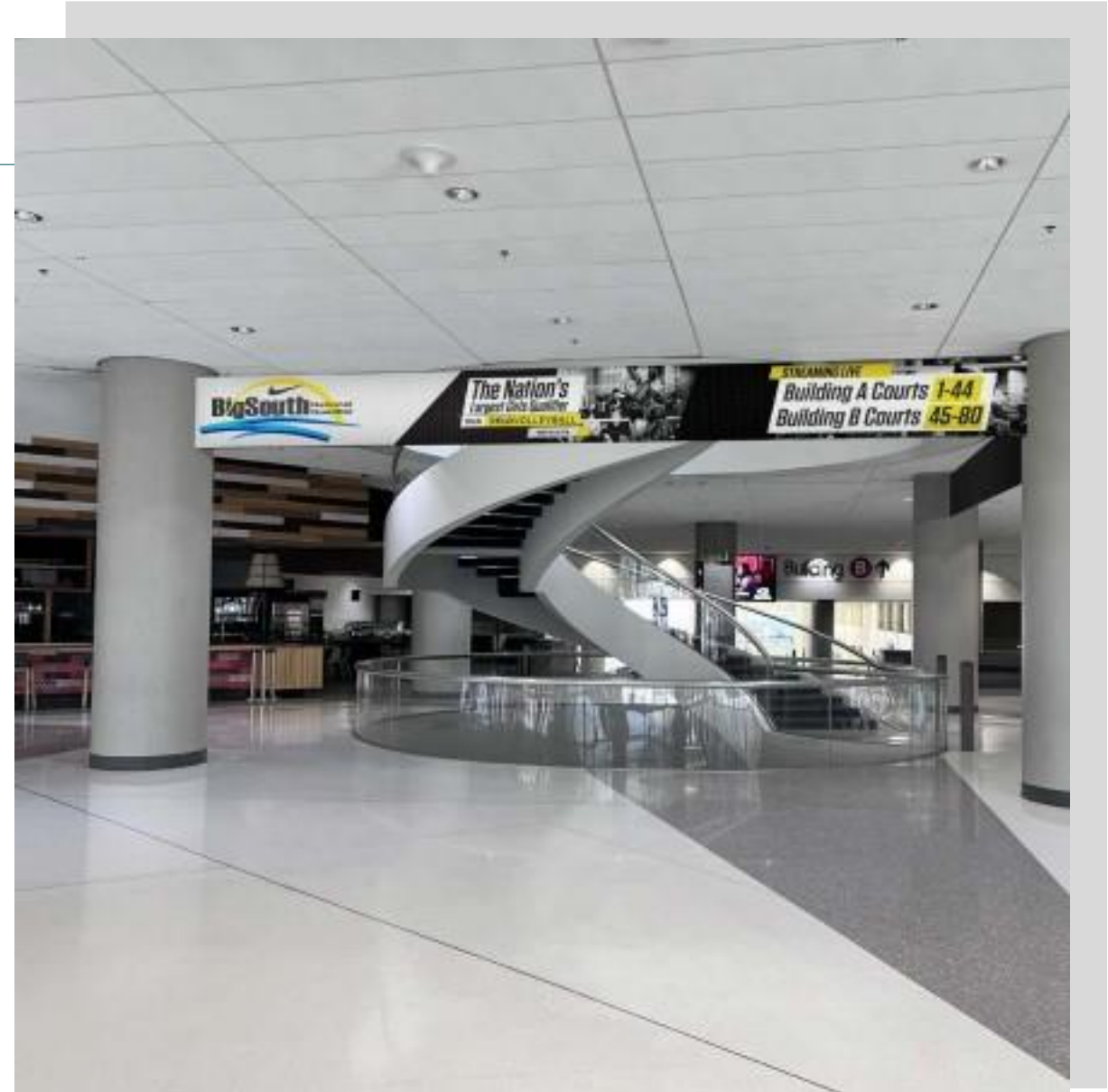
**Erle Coleman**  
Director, Supply Chain & Purchasing



# Project Highlights

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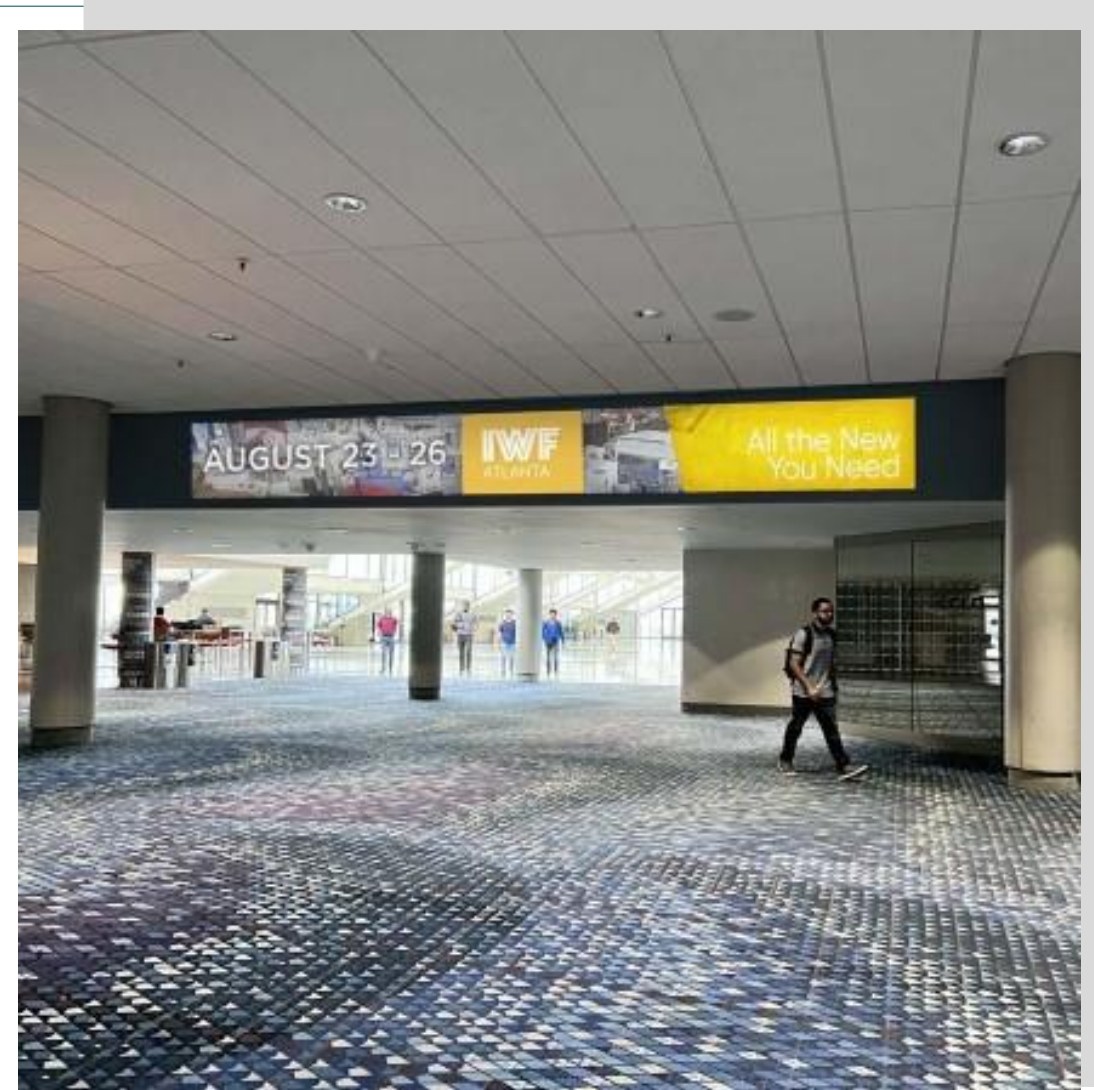
- With hotel nearing completion, need to update wayfinding system
- Updated 2018 wayfinding master plan
- Increased emphasis on digital signs
  - More flexible messaging
  - Opportunities for revenue
  - Enhanced emergency communications





# Procurement Process

- Design Services: Skydesign
- Issued RFP via Procurement Registry
- Received three proposals
  - Henry Incorporated
  - Image Manufacturing Group
  - DENYSE Companies
- Selected Henry Incorporated
- Total Project Cost: \$1,600,000
  - \$350,000 – Hotel Bonds
  - \$1,250,000 – GWCCA Reserves



# Questions?



# Henry Incorporated Wayfinding Procurement Resolution

Pargen Robertson  
Legal Counsel



# Resolution

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BE IT FURTHER RESOLVED that the Executive Director is authorized to take any and all actions, to execute and deliver any and all documents, agreements, certificates and instruments and to take any and all steps deemed by the Executive Director to be necessary or desirable to consummate the execution of an agreement for such sale of goods and services, and to carry out the purpose and intent of the foregoing resolution, and all actions heretofore taken in furtherance thereof are hereby ratified and confirmed in all respects.

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# Questions?



# Board Retreat Overview

**Jen LeMaster**  
Chief Administrative Officer



# Next Scheduled Meeting

Board Retreat  
Sept. 12-14, 2023





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**THANK YOU**