



# FORSYTH COUNTY COURTHOUSE & JAIL COMPLEX

## Location

Cumming, GA

## Size

175,000 SF - New Jail Space  
160,000 SF - Courthouse  
800 Parking Spaces

## Cost

\$100,000,000

## Delivery Method

CM at Risk

## Completion Date

Dec. 2014 - Courthouse  
Sep. 2015 - Jail

## Services Provided

Program Management, Facility Maintenance Consulting, Ongoing Facility Maintenance

The New Forsyth County Jail/Courthouse project was approved by the voters on November 8, 2011. The project's \$100 million budget included 175,000 SF of new jail space and a new 160,000 SF courthouse, as well as a parking facility for 800 vehicles.

Forsyth County contracted with CGL in 2010 to serve as the project's Program Manager and act as the owner's representative throughout the project. CGL's primary function was to control the projects budget and schedule by involving all stakeholders in the development and construction process. CGL assisted Forsyth County during architect and construction manager procurement, then led the team through the design development phase. With CGL's assistance, the Team developed a program that met the County's needs without exceeding the \$100 million budget.

CGL was responsible for reviewing planning and programming documents, scrutinizing the budget and schedule, recommending a construction delivery method, reporting to the Board of Commissioners, and coordinating the stakeholder team. CGL also holds the stakeholders accountable for decisions and actions to complete the facility on schedule. Uniquely, CGL provided maintenance consulting to the architect during the design process to ensure the building's long-term sustainability.

CGL currently provides facility maintenance to both the jail and the courthouse with seven on-site technicians.