

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	On-Call General Contractor Services (Annual Contract) – RFP No. 25-0003
INITIATED BY:	Finance Department

It is requested that Council authorize the execution of annual contracts with Brasfield & Gorrie (Columbus, GA), River City Contractors (Columbus, GA), Thayer-Bray Construction (Phenix City, AL), Prime Contractors, Inc. (Powder Springs, GA), Ben B. Gordy Construction Co., Inc. (Columbus, GA), Principle Construction LLC (LaGrange, GA), Freeman & Associates, Inc. (Columbus, GA) and Lancour Construction, LLC (Seale, AL) for general contracting services on an as-needed basis. The contractors will submit quotes to the requesting Department for each project that arises during the course of the contract.

The City frequently finds throughout the year the need to repair or renovate various City-owned facilities. In many cases, the scope of the project is outside of the capabilities of City staff. This contract will be utilized to engage with qualified firms in order to fast track design and construction of the proposed project. The services may include, but are not limited to, renovation of facilities for ADA compliance, life safety improvements, structural repairs, façade and roof repairs, construction of new ancillary facilities on existing City properties, and repair disaster damage.

The initial term of the contract will be for two (2) years with the option to renew for three (3) additional twelve-month periods. Contract renewal will be contingent upon the mutual agreement of the City and the Contractor.

Annual Contract History:

The previous five-year contract was awarded on May 28, 2019 (Resolution No. 137-19) to the following vendors: Principle Construction West Georgia, LLC (LaGrange, GA), Freeman & Associates, Inc. (Columbus, GA), Corporate Vision, Inc. (Douglasville, GA), Graddy Construction, Inc. (Columbus, GA) and Prime Contractors, Inc. (Powder Springs, GA). The term of the contract ran from August 1, 2019 through July 31, 2024. The vendors agreed to a four-month extension through November 30, 2024, to allow time for the RFP process to be completed.

RFP Advertisement and Receipt of Proposals:

RFP specifications were posted on the web pages of the Purchasing Division, the Georgia Procurement Registry and DemandStar on July 10, 2024. This RFP has been advertised, opened and evaluated. Eleven (11) proposals were received by the due date of August 9, 2024, from the following vendors:

- Brasfield & Gorrie (Columbus, GA)**
- River City Contractors (Columbus, GA)**
- Thayer-Bray Construction (Phenix City, AL)**
- Prime Contractors, Inc. (Powder Springs, GA)**
- Ben B. Gordy Construction Co., Inc. (Columbus, GA)**
- Principle Construction West Georgia LLC (LaGrange, GA)**
- Freeman & Associates, Inc. (Columbus, GA)**
- Lancour Construction, LLC (Seale, AL)**
- National Property Institute, LLC (Lithonia, GA)
- The M Mitchell Group, LLC (Carrollton, GA)

Lumin8 Transportation Technologies (Marietta, GA)

The following events took place after receipt of proposals:

RFP MEETINGS/EVENTS		
Description	Date	Agenda/Action
Pre-Evaluation Meeting	09/19/24	The Purchasing Manager advised committee members of the RFP rules and process, and the project manager provided an overview. Proposals were disbursed to each committee member to review.
1 st Evaluation Meeting	10/09/24	Committee members discussed the proposals from all vendors. The Committee did not request any clarifications. All members of the Committee indicated they were ready to evaluate.
Evaluation Forms Sent	10/17/24	Evaluation forms were forwarded to voting committee members.
Evaluation Results	11/13/24	The final set of evaluation forms were completed and returned to Purchasing. Evaluation results were compiled, completed and forwarded to the Committee for review.
Award Recommendation	11/13/24	With a majority vote, the Evaluation Committee voted to award the contract to the eight (8) highest-ranked firms.

Evaluation Committee:

The proposals were reviewed by the Evaluation Committee, which consisted of one voting member from the Engineering Department, one voting member from the Department of Public Works and three voting members from the Inspections and Code Department.

Serving as alternate voters were one representative from the Engineering Department and one Representative from the Planning Department.

Serving as non-voting advisors were two representatives from the Public Works Department.

Award Recommendation:

The voting Committee members recommend award to Brasfield & Gorrie (Columbus, GA), River City Contractor (Fortson, GA), Thayer-Bray (Phenix, AL), Prime Contractors (Powder Springs, GA), Ben B. Gordy Construction (Columbus, GA), Principal Construction, (LaGrange, GA), Freeman & Associates (Columbus, GA) and Lancour Construction (Seale, AL) for the following reasons:

- **Brasfield & Gorrie**

- Vendor has extensive experience in general contracting services with over 30 years in the construction field.
- Below are three recent projects for which the contractor has performed similar services, at the time the contractor submitted a proposal:
 - W.C. Bradley Riverfront Place Phase III & IV – 267,000 sq ft wood-frame apartment complex sitting on top of cast-in-place concrete parking deck; includes two residential lobbies housed in the parking deck which will feature a club/game room, leasing office, breakroom/kitchen, etc; 175,000 sq ft, Class A office tower; includes build-out of office lobby, core restrooms and fitness center.

- TSYS / Global Payments
Columbus, GA
Total Systems Services, Inc (TSYS) Building 300 Phase I and II- 72,000 sq ft interior renovation of existing office space; included demolition, precast demolition, installation of exterior curtain wall and demountable partitions, renovation of finishes and mechanical, electrical and plumbing (MEP) work.
- Mercer University
Macon, GA
Mercer University School of Medicine – 81,000 sq ft medical school featuring a simulation lab, state-of-the-art classrooms, a research lab, an anatomy lab, and a vivarium.

- **River City Contracting**

- Vendor has over 25 years' experience in the construction industry
- Below are three recent projects for which the contractor has performed similar services, at the time the contractor submitted a proposal:
 - Columbus Health Department
Columbus, GA
Columbus Health Department – renovation construction of the former satellite campus for Virginia College. At 81,000 square feet, the facility was transformed to include a general clinic, dental clinic, testing and treatment areas as well as a children with special needs area.
 - Shaw High School
Columbus, GA
Renovation and new construction for Shaw High School which included roofing, HVAC, a new gym, workout area, viewing area, drama facility, auditorium, renovations of main offices and classrooms.
 - Troup County
LaGrange, GA
New construction of a 60,000 square-foot facility featuring administrative offices, an emergency operations center and a classroom for firefighters.

- **Thayer-Bray Construction LLC**

- Vendor's project management staff has a combined experience of 151 years.
- Below are three recent projects for which the contractor has performed similar services, at the time the contractor submitted a proposal:
 - St. Paul Methodist Church
Columbus, GA
Replaced the entire wood roof structure that was in danger of collapse on their 4,500 SF Fellowship Hall. The original wood trusses were replaced with new light gage metal trusses. New shingles and interior finishes were included.
 - Feeding The Valley
Columbus, GA

The project consisted of a 24,000 SF warehouse addition to a regional food bank. The project was a pre-engineered building with a 30' roof height which allowed for vertical rack storage in the dry goods warehouse. The project included a new loading dock doors, sorting & packaging, dry goods storage, office and restrooms.

- Uptown, LLC
Columbus, GA
Construction of a new 3-story multi-family apartment building consisting of 24 apartment units. The total area was 31,855 SF constructed of wood framing with brick veneer. The project is located at 1602 3rd Ave., Columbus, GA.

- **Prime Contractors, Inc.**

- Vendor has 45 years' of experience as a general contractor.
- Below are three recent projects for which the contractor has performed similar services, at the time the contractor submitted a proposal:
 - Georgia Building Authority
Atlanta, GA
GVRA Executive Renovation – wall framing, drywall, suspended ceiling installation, electrical, HVAC, fire alarm, fire sprinkler, painting, carpet and LVT installation, storefront door and doorframe/hardware installation, millwork, interior demolition
 - GEMA
Atlanta, GA
Restroom demolition, plumbing, toilets, urinals, sinks, floor and wall tile installation, millwork, suspended ceiling, painting, partitions
 - Gwinnett County Board of Education
Lawrenceville, GA
Central Gwinnett High School Renovation.

- **Ben B Gordy Construction Company**

- Vendor has 40 years' of construction management experience in the local market
- Below are three recent projects for which the contractor has performed similar services, at the time the contractor submitted a proposal:
 - Muscogee County School District
Columbus, GA
Completed 6 projects for MCSD in the last 5 years. The 2 largest were South Columbus Library addition and renovation (\$8M) and Columbus High School steps and school renovation (\$1.5M). Both projects were completed on time and under budget with challenging schedules to meet.
 - Mid Tree Church – Phase 1 & 2
Cataula, GA
Completed the construction of new church, offices, kitchen, youth facility, classrooms, childcare area, and parking lot. Project included clearing 30 acre site and providing new utilities and septic system.

- Mercy Med
Columbus, GA
Completely gutted and renovated Mercy Med South as well as built new waiting room addition. Renovated existing office space at 2nd Avenue location into pharmacy space. Currently renovating old convenience store adjacent to main office into office support and physical therapy.

- **Principle Construction West GA LLC**

- Vendor has over 35 years' of experience with operations in West Georgia and East Alabama.
- Below are three recent projects for which the contractor has performed similar services, at the time the contractor submitted a proposal:
 - Fokker Services
LaGrange, GA
Principle recently completed a new Solar Project where solar panels were added on top of the entire 50,000 SF facility and installed solar panels on top of canopy's in the parking lot. The power will be sold back to the City of LaGrange.
 - Callaway Blue Springs
Hamilton, GA
This Design-Build project was completed in May 2024 and involves design and construction of a 50,000 SF warehouse with conveyor system inside. Some offices were also added in the warehouse.
 - Georgia Crown
LaGrange, GA
This Design-Build project was completed in August 2024 and involves design and construction of a new 12,000 SF airplane hangar at the Callaway Airport. Four offices, storage and a mezzanine were built for the pilots.

- **Freeman & Associates Inc.**

- Vendor has over 35 years' experience in the construction industry.
- Below are three recent projects for which the contractor has performed similar services, at the time the contractor submitted a proposal:
 - Columbus Museum Renovations
Columbus, GA
Renovation of the historic Columbus Museum. The extensive renovation, undertaken with the vision to enhance the visitor experience, introduces open sight lines, increased natural light, and improved accessibility, creating a seamless connection between art and history galleries.
 - Muscogee County System-Wide Sports Complex
Columbus, GA
The system Wide Multi-Sport athletic complex is a sports development of 38 acres of property to accommodate a 7,000-seat stadium. The stadium complex includes restrooms, concessions, a press box, a field house, and ticket booths in addition to five tennis courts, bleachers, sidewalks, and paved parking.

- Ralston Towers
Columbus, GA
Renovation of historic 100-room 1914 luxury hotel, later renovated into a retirement community in 1977. This 12-story (11 above ground, 1 below) building includes 269 units with of HUD, low-income, and 55+ senior living requirements. Construction included complete renovation of the interior and MEP systems, new drywall, fixtures, and kitchenettes, and restoration of several historic features. Historic Preservation, HUD, and ADA inspections were performed.

- **Lancour Construction LLC**

- Vendor has 30 years' of experience in the construction industry.
- Below are three recent projects for which the contractor has performed similar services, at the time the contractor submitted a proposal:
 - Chattahoochee Valley Community College
Phenix, AL
Complete renovation of an existing softball complex including, demolition, grading, drainage, site utilities, multiple buildings, ADA access, concrete paving and sports field accessories.
 - Russell County Board of Education
Phenix, AL
Adding proper drainage to an existing football stadium to include, new retaining rock walls, drainage pipes and inlet boxes, concrete paving, ADA accessibility, chain-link fencing, and hydroseed.
 - Alabama Department of Conservation and Natural Resources
Montgomery, AL
Complete renovation of 8 cabins to include metal roofing all interior finishes and major repairs to subfloors. All new ADA fixtures in one cabin to make it compliant. All standard fixtures and finishes in the remaining cabins to are up to date.

The City's Procurement Ordinance Article 3-110 (Competitive Sealed Proposals for the procurement of Equipment, Supplies and Professional Services) governs the RFP Process. During the RFP process, there is no formal opening due to the possibility of negotiated components of the proposal. In the event City Council does not approve the recommended offeror, no proposal responses or any negotiated components are made public until after the award of the contract. Therefore, the evaluation results and cost information has been submitted to the City Manager in a separate memo for informational purposes.

Funding will be identified as each project arises.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF ANNUAL CONTRACTS WITH BRASFIELD & GORRIE (COLUMBUS, GA), RIVER CITY CONTRACTORS (COLUMBUS, GA), THAYER-BRAY CONSTRUCTION (PHENIX CITY, AL), PRIME CONTRACTORS, INC. (POWDER SPRINGS, GA), BEN B. GORDY CONSTRUCTION CO., INC. (COLUMBUS, GA), PRINCIPLE CONSTRUCTION, LLC (LAGRANGE, GA), FREEMAN & ASSOCIATES, INC. (COLUMBUS, GA) AND LANCOUR CONSTRUCTION, LLC (SEALE, AL) FOR GENERAL CONTRACTING SERVICES ON AN AS-NEEDED BASIS. THE CONTRACTORS WILL SUBMIT QUOTES TO THE REQUESTING DEPARTMENT FOR EACH PROJECT THAT ARISES DURING THE COURSE OF THE CONTRACT.

WHEREAS, an RFP was administered (RFP No. 25-0003) and eleven (11) proposals were received; and,

WHEREAS, the proposals submitted by Brasfield & Gorrie, River City Contractors, Thayer-Bray Construction, Prime Contractors, Inc., Ben B. Gordy Construction Co., Inc., Principle Construction LLC, Freeman & Associates, Inc. and Lancour Construction, LLC, met all proposal requirements and were evaluated responsive to the RFP, and,

WHEREAS, the term of this contract shall be for two (2) years with the option to renew for three (3) additional twelve-month periods.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager and/or his designee is hereby authorized to execute contracts with Brasfield & Gorrie (Columbus, GA), River City Contractors (Columbus, GA), Thayer-Bray Construction (Phenix City, AL), Prime Contractors, Inc. (Powder Springs, GA), Ben B. Gordy Construction Co., Inc. (Columbus, GA), Principle Construction LLC (LaGrange, GA), Freeman & Associates, Inc. (Columbus, GA) and Lancour Construction, LLC (Seale, AL) for general contracting services on an as-needed basis. The contractors will submit quotes to the requesting Department for each project that arises during the course of the contract. Funding will be identified as each project arises.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the ____ day of _____, 2024 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting _____
Councilor Chambers voting _____
Councilor Cogle voting _____
Councilor Crabb voting _____
Councilor Davis voting _____
Councilor Garrett voting _____
Councilor Hickey voting _____

Councilor Huff voting _____
Councilor Thomas voting _____
Councilor Tucker voting _____

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson III, Mayor