

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Amendment 19 for Construction Manager as General Contractor Services for Columbus Government Center Complex – RFQ No. 20-0002
INITIATED BY:	Finance Department

It is requested that Council authorize the execution of Amendment 19 in the amount of \$44,413,563.00 with Gilbane Building Company (Atlanta, GA), in association with Freeman & Associates, Inc., for construction manager as general contractor services for the Government Center Complex. It is also requested that the City Manager be authorized to execute future amendments with Gilbane Building Company not to exceed the bond proceeds.

Per Resolution No. 030-20, dated February 11, 2020, Council authorized the execution of a contract with Gilbane Building Company (Atlanta, GA), in association with Freeman & Associates, Inc., for construction manager as general contractor services for the new Government Center Complex. Council further authorized the negotiation of costs for the remaining phases of the project.

The 2021 SPLOST authorized the City to issue a total of \$200 million in General Obligation bonds to fund the construction of the Judicial Center. To date, the City has issued \$150 million of the \$200 million bonds. The additional bonds will be issued in 2025. Approval of Amendment 19 is necessary at this time to confirm pricing to avoid additional escalation. Amendment 19 includes the remaining scope of the Judicial Center construction to include all interior finishes, demolition of the existing Government Center Tower, landscaping and hardscapes. The total Judicial Center construction cost through Amendment 19 is \$194,068,046.00.

Document	Description	Amount
Original Contract	Construction manager as general contractor (CM/GC) for preconstruction services for the Government Center Complex, which included technical review, cost verification, cost evaluation, value engineering, schedule development, and schedule evaluation, in addition to management of the construction.	\$325,000.00
Amendment 1	Construction manager as general contractor (CM/GC) for preconstruction services for the new courthouse	978,000.00
Amendment 2	Early equipment package for the former Synovus Bank main office building and parking structure located on Broadway, which will serve as the new Government Center.	4,211,609.63
Amendment 3	Guaranteed Maximum Price Amendment for the former Synovus Bank main office building and parking structure located on Broadway, which will serve as the new City Hall	19,288,390.37

Amendment 4	Preconstruction services for the former TSYs Building located at 1000 5 th Avenue, which will serve as the Sheriff's Administration offices and Jail Support	58,500.00
Amendment 5	Material and Labor for the construction of full-size mock-ups of the future Judicial Center courtrooms.	77,000.00
Amendment 6	Early Equipment Package for the Muscogee County Sheriff's Office Administration Building and generator and parking garage security cameras for City Hall	703,302.00
Amendment 7	Procurement and installation of back-up generator for the City Hall project.	1,427,272.00
Amendment 8	Procurement and installation of security cameras for the parking garage at City Hall	261,279.00
Amendment 9	Initial Demolition and Furniture Relocation at the new Sheriff's Administration Building	\$195,051.00
Amendment 10	Government Center Tower Modifications for Juvenile Court	\$1,374,613.00
Amendment 11	Moving Expenses	\$500,000.00
Amendment 12	Guaranteed Maximum Price Amendment for the Sheriff's Office Administration Building located at 1000 5 th Avenue	\$12,871,481.00
Amendment 13	Construction of Courtroom at the new Sheriff's Office Administration Building	\$1,687,315.00
Amendment 14	Additional needs identified by the Sheriff for the Sheriff's Office Administration Building	\$1,835,294.00
Amendment 15	Early Demolition and Sitework for Judicial Center	\$5,916,826.00
Amendment 16	Emergency Management and Homeland Security Offices and CPD Uptown Precinct	\$1,100,000.00
Amendment 17	Judicial Center Core and Shell	\$142,363,044.00
Amendment 18	City Hall Flood Damage Repairs	\$227,489.00
Amendment 19	Judicial Center Interior Finishes, Demolition of Existing Tower, Landscape, and Hardscapes	\$44,413,563.00
New Contract Amount		\$239,815,029.00

Funding for Amendment 19 will be available in the series 2025 SPLOST Bond.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT 19 IN THE AMOUNT OF \$44,413,563.00 WITH GILBANE BUILDING COMPANY (ATLANTA, GA), IN ASSOCIATION WITH FREEMAN & ASSOCIATES, INC., FOR CONSTRUCTION MANAGER AS GENERAL CONTRACTOR SERVICES FOR THE GOVERNMENT CENTER COMPLEX. THE CITY MANAGER IS ALSO AUTHORIZED TO EXECUTE FUTURE AMENDMENTS WITH GILBANE BUILDING COMPANCY FOR AMOUNTS NOT TO EXCEED THE BOND PROCEEDS.

WHEREAS, per Resolution No. 030-20, dated February 11, 2020, Council authorized the execution of a contract with Gilbane Building Company (Atlanta, GA), in association with Freeman & Associates, Inc., for construction manager as general contractor services for the new Government Center Complex. Council further authorized the negotiation of costs for the remaining phases of the project.; and,

WHEREAS, Amendment 19 includes the remaining scope of the Judicial Center construction to include all interior finishes, demolition of the existing Government Center Tower, landscaping and hardscapes and approval of Amendment 19 is necessary at this time to avoid future escalation expenses.

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

That the City Manager and/or his designee is hereby authorized execute Amendment 19 in the amount of \$44,413,563.00 with Gilbane Building Company (Atlanta, GA), in association with Freeman & Associates, Inc., for construction manager as general contractor services for the Government Center Complex. The City Manager is also authorized to execute future amendments with Gilbane Building Company not to exceed the bond proceeds. Funding for Amendment 19 will be available in the series 2025 SPLOST Bond.

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