

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Change Order 1 for Construction Manager as General Contractor Services for Public Safety Building – RFP No. 26-0016
INITIATED BY:	Finance Department

It is requested that Council authorize the execution of Change Order 1 in the amount of \$3,700,000.00 with Freeman & Associates (Columbus, GA) for additional scope as part of the General Contractor Services for Public Safety Building Renovations contract.

Per Resolution No. 090-26, dated April 14, 2026, Council authorized the execution of a contract with Freeman & Associates (Columbus, GA) for Construction Manager as General Contractor Services for Public Safety Building Renovations to construct renovations to the existing Public Safety Building located at 510 10th Street. This renovation project is funded by the 2021 SPLOST and a total of \$4.5 million was allocated for this project in the SPLOST.

During the pre-construction process additional scope items were identified as necessary by the Columbus Police Department, Facilities Maintenance Department, and the Design Team led by 2WR. The proposed scope now includes new roofing on all structures, resealing of all exterior caulk joints, replacement of all existing interior lights, telecommunication system upgrades, replacement of all toilet and sink fixtures, updated finishes throughout the building, new HVAC system controls, and replacement of end-of life HVAC components.

The cost of this proposed scope exceeds the original \$4.5 million originally allocated in the 2021 SPLOST. Construction cost for the project will be approximately \$7.95 million with the proposed Change Order. Therefore, additional funding in the amount of \$3.7 million was requested and approved by Council at the October 13, 2026, Council meeting from available interest proceeds earned from 2021 SPLOST collections.

Document	Description	Amount
Original Contract	Construction manager as general contractor (CM/GC) to construct renovations to the existing Public Safety Building located at 510 10 th Street.	\$4,500,000.00
Change Order 1	Additional scope items, to include new roofing on all structures, resealing of all exterior caulk joints, replacement of all existing interior lights, telecommunication system upgrades, replacement of all toilet and sink fixtures, updated finishes throughout the building, new HVAC system controls, and replacement of end-of life HVAC components.	3,700,000.00
New Contract Amount		\$8,200,000.00

Funding for Change Order 1 is available from 2021 SPLOST interest proceeds as follows: 2021 Sales Tax Project Fund - 2021 SPLOST - 2021 SPLOST Public Safety – General Construction – Public Safety BLDG Renovation; 0567-696-3111-STPS-7661-54156-20270.

A RESOLUTION

NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION OF CHANGE ORDER 1
IN THE AMOUNT OF \$3,700,000.00 WITH FREEMAN & ASSOCIATES FOR
ADDITIONAL SCOPE FOR THE PUBLIC SAFETY BUILDING RENOVATION
PROJECT.**

WHEREAS, Per Resolution No. 090-26, dated April 14, 2026, Council authorized the execution of a contract with Freeman & Associates (Columbus, GA) for Construction Manager as General Contractor Services for Public Safety Building Renovations to construct renovations to the existing Public Safety Building located at 510 10th Street. This renovation project is funded by the 2021 SPLOST and a total of \$4.5 million was originally allocated for this project in the SPLOST; and,

WHEREAS, During the pre-construction process additional scope items were identified as necessary by the Columbus Police Department, Facilities Maintenance Department, and the Design Team led by 2WR. The proposed scope now includes new roofing on all structures, resealing of all exterior caulk joints, replacement of all existing interior lights, telecommunication system upgrades, replacement of all toilet and sink fixtures, updated finishes throughout the building, new HVAC system controls, and replacement of end-of life HVAC components; and,

WHEREAS, the cost of this proposed scope now exceeds the original \$4.5 million allocated in the 2021 SPLOST as construction cost totals are approx. \$7.95 million.

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

That the City Manager is hereby authorized to execute a Change Order in the amount of \$3,700,000.00 with Freeman & Associates (Columbus, GA) for additional scope as part of the General Contractor Services for Public Safety Building Renovations contract which will be funded by available interest proceeds earned from 2021 SPLOST collections. Funding for Change Order 1 is available from 2021 SPLOST interest proceeds as follows: 2021 Sales Tax Project Fund - 2021 SPLOST - 2021 SPLOST Public Safety – General Construction – Public Safety BLDG Renovation; 0567-696-3111-STPS-7661-54156-20270.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the
_____ day of _____, 2026 and adopted at said meeting by the affirmative vote of
_____ members of said Council.

Councilor Allen voting	_____
Councilor Barnes voting	_____
Councilor Chambers voting	_____
Councilor Cogle voting	_____
Councilor Cook voting	_____
Councilor Crabb voting	_____

Councilor Davis voting _____
Councilor Garrett voting _____
Councilor Huff voting _____
Councilor Tucker voting _____

Lindsey G. McLemore, Clerk of Council

B.H. "Skip" Henderson III, Mayor