

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Guaranteed Maximum Price Amendment for Design & Construction Services for Columbus Pickleball Facility – RFP No. 26-0006
INITIATED BY:	Finance Department

It is requested that Council authorize the execution of a Guaranteed Maximum Price Amendment in the amount of \$8,610,000.00 with Brasfield & Gorrie, LLC (Columbus, GA) for construction of the Columbus Pickleball Facility at 1641 3rd Avenue. The final project scope will include a total of 25 courts including 1 Championship Court, 16 covered courts, 4 outdoor courts on the main parcel and 4 courts under the 2nd Avenue Bridge. Additional scope includes concession/bathroom/pro shop building, maintenance building, and other sitework and amenities.

Per Resolution No. 400-25, dated December 9, 2025, Council authorized the execution of a contract with Brasfield & Gorrie, LLC (Columbus, GA) for design-build services for the Pickleball Complex at an estimated cost of \$7 million. Following completion of the design process, the total construction project is estimated to cost \$8.6 million. In addition, the City will incur expenses outside of the design-build contract to include low voltage systems, security systems, fiber connection, and site lighting in estimated amount of \$600,000. The total project cost is estimated at \$9.2 million.

Funding for the Guaranteed Price Amendment is available in the FY27 budget from General Fund Reserves, Tax Allocation District Funding, and OLOST Infrastructure Reserves. Also, following execution of a Memorandum of Understanding, the Columbus Pickleball Association will contribute approximately \$380,000 towards the construction of the complex.

Document	Description	Amount
Design Phase	Design Phase for a pickleball facility located at 1641 3 rd Avenue and comprised of twenty-seven (27) pickleball courts, to include bathroom and concession facilities.	\$400,000.00
Guaranteed Maximum Price Amendment	Construction Services for the pickleball facility.	\$8,610,000.00
New Contract Amount		\$8,610,000.00

Funding for the Guaranteed Maximum Price Amendment is available in the FY27 budget as follows:

2nd Avenue/City Village TAD Fund - Non-departmental - Non-categorical - General Construction; 0239-590-3000-NCAT-7661 and Special Project/Capital Project Fund - Capital

Projects - General Fund Supported Capital Projects - General Construction - Uptown Pickleball Project; 0508-660-1000-CPGF-7661-22975-20240.

A RESOLUTION

NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION OF A GUARANTEED
MAXIMUM PRICE AMENDMENT IN THE AMOUNT OF \$8,610,000.00 WITH
BRASFIELD & GORRIE, LLC FOR CONSTRUCTION SERVICES OF THE
COLUMBUS PICKLEBALL FACILITY LOCATED AT 1641 3RD AVENUE.**

WHEREAS, per Resolution No. 400-25, dated December 9, 2025, Council authorized the execution of a contract with Brasfield & Gorrie, LLC (Columbus, GA) for design-build services for the Pickleball Complex at an estimated cost of \$7 million. Following completion of the design process, the total construction project is estimated to cost \$8.6 million. In addition, the City will incur expenses outside of the design-build contract to include low voltage systems, security systems, fiber connection, and site lighting in estimated amount of \$600,000. The total project cost is estimated at \$9.2 million; and,

WHEREAS, the final project scope will include a total of 25 courts including 1 Championship Court, 16 covered courts, 4 outdoor courts on the main parcel and 4 courts under the 2nd Avenue Bridge. Additional scope includes concession/bathroom/pro shop building, maintenance building, and other sitework and amenities; and,

WHEREAS, funding for the Guaranteed Price Amendment is available in the FY27 budget from General Fund Reserves, Tax Allocation District Funding, and OLOST Infrastructure Reserves. Also, following execution of a Memorandum of Understanding, the Columbus Pickleball Association will contribute approximately \$380,000 towards the construction of the complex with the rest of the funding being provided by the funding sources listed above.

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

That the City Manager is hereby authorized to execute a Guaranteed Maximum Price Amendment in the amount of \$8,600,000.00 with Brasfield & Gorrie, LLC (Columbus, GA) for construction of the Columbus Pickleball Complex at 1641 3rd Avenue.

Funding for the Guaranteed Maximum Price Amendment is available in the FY27 budget as follows:

2nd Avenue/City Village TAD Fund - Non-departmental - Non-categorical - General Construction; 0239-590-3000-NCAT-7661 and Special Project/Capital Project Fund - Capital Projects - General Fund Supported Capital Projects - General Construction - Uptown Pickleball Project; 0508-660-1000-CPGF-7661-22975-20240.

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