

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	Amendment 15 for Construction Manager as General Contractor Services for Columbus Government Center Complex – RFQ No. 20-0002
<b>INITIATED BY:</b>	Finance Department

It is requested that Council authorize the execution of Amendment 15 in the amount of \$5,916,826.00 with Gilbane Building Company (Atlanta, GA), in association with Freeman & Associates, Inc., for construction manager as general contractor services for the Government Center Complex.

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.

Amendment 15 is for initial site and demolition work associated with the construction of the new Judicial Center. On November 7, 2023, Council authorized additional funding to construct an 8 story 342,000 square foot Judicial Center. This scope of work is the first step necessary to start construction of the Judicial Center.

This scope of work includes traffic control, surrounding property existing condition surveys, the demolition of landscaping and hardscapes located north of the existing wings, demolition of existing speed ramps located north of the underground parking garage, installation of a new wall in the existing parking garage, and mass excavation for the new 8 story building. Future scopes of work will be brought forward for Council approval. If approved by Council, mobilization would occur in December with work starting on site in January.

<b>Document</b>	<b>Description</b>	<b>Amount</b>
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	4,211,609.63

	Broadway, which will serve as the new Government Center.	
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 <sup>th</sup> 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 <sup>th</sup> 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
<b>Amendment 15</b>	<b>Early Demolition and Sitework for Judicial Center</b>	<b>\$5,916,826.00</b>
New Contract Amount		\$51,710,933.00

Funding is available for Amendment 15, as follows: G.O. Sales Tax Bonds Series 2022 - 2021 SPLOST - Judicial Center - General Construction - New Courthouse/Judicial Center; 0568-696-3116-STJC-7661-85200-20220.

**A RESOLUTION**

**NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT 15 IN THE AMOUNT OF \$5,916,826.00 WITH GILBANE BUILDING COMPANY (ATLANTA, GA), IN ASSOCIATION WITH FREEMAN & ASSOCIATES, INC., FOR CONSTRUCTION MANAGER AS GENERAL CONTRACTOR SERVICES FOR THE GOVERNMENT CENTER COMPLEX.**

**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**, on November 7, 2023, Council authorized additional funding to construct an 8 story 342,000 square foot Judicial Center and this scope of work is the first step necessary to start construction of the Judicial Center. This scope of work includes traffic control, surrounding property existing condition surveys, the demolition of landscaping and hardscapes located north of the existing wings, demolition of existing speed ramps located north of the underground parking garage, installation of a new wall in the existing parking garage, mass excavation for the new 8 story building, and other activities necessary to prepare the site for the construction of the 8 story Judicial Center.

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

That the City Manager is hereby authorized execute Amendment 15 in the amount of \$5,916,826.00 with Gilbane Building Company (Atlanta, GA), in association with Freeman & Associates, Inc., for construction manager as general contractor services for the Government Center Complex. Funding is available from the 2021 SPLOST bonds for Amendment 15, as follows: G.O. Sales Tax Bonds Series 2022 - 2021 SPLOST - Judicial Center - General Construction - New Courthouse/Judicial Center; 0568-696-3116-STJC-7661-85200-20220.

\_\_\_\_\_  
Introduced at a regular meeting of the Council of Columbus, Georgia, held the \_\_\_\_\_ day of \_\_\_\_\_, 2023 and adopted at said meeting by the affirmative vote of members of said Council.

- Councilor Allen voting \_\_\_\_\_.
- Councilor Barnes voting \_\_\_\_\_.
- Councilor Begly voting \_\_\_\_\_.
- Councilor Cogle voting \_\_\_\_\_.
- Councilor Crabb voting \_\_\_\_\_.
- Councilor Davis voting \_\_\_\_\_.
- Councilor Garrett voting \_\_\_\_\_.
- Councilor Huff voting \_\_\_\_\_.
- Councilor Thomas voting \_\_\_\_\_.
- Councilor Tucker voting \_\_\_\_\_.

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Sandra T. Davis, Clerk of Council

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B.H. "Skip" Henderson III, Mayor