

**Columbus Consolidated Government
Council Meeting Agenda Item**

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| TO: | Mayor and Councilors |
| AGENDA SUBJECT: | Amendment 5 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 5 with Gilbane Building Company (Atlanta, GA), in association with Freeman & Associates, Inc., in the amount of \$77,000.00 for costs associated with constructing a full-size mock-up of the future Judicial Center Courtrooms.

The contract amendment is required to procure materials and labor to construct the mock-ups as part of the design process for the Judicial Center. The mock-ups are an essential part of the design process and are completed to ensure all courtroom users are satisfied with the design of the courtrooms. Mock-ups will reduce future changes further in the construction process that could result in significant change orders. Mock-up review will include review of millwork, furniture, security, audio-visual, ADA compliance, power/data, adjacencies, and ergonomics.

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.

| 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 |

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| 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 |
| New Contract Amount | | \$24,938,500.00 |

Funding is available from 2022 CBA bonds for Amendment 5, as follows: CBA Lease Revenue Bonds/2022A - 2022A CBA Bonds – General Construction – Synovus Building Renovations; 0565-803-2300-BASB-7661-85102-20220 and CBA Taxable Lease Revenue Bonds/2022B – 2022B CBA Bonds – General Construction – Synovus Building Renovations; 0566-804-2400-BASG-7661-85106-20220.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT 5 WITH GILBANE BUILDING COMPANY (ATLANTA, GA), IN ASSOCIATION WITH FREEMAN & ASSOCIATES, INC., IN THE AMOUNT OF \$77,000.00 FOR COSTS ASSOCIATED WITH CONSTRUCTING A FULL-SIZE MOCK-UP OF THE FUTURE JUDICIAL CENTER COURTROOMS.

WHEREAS, the contract amendment is required to procure materials and labor to construct the mock-ups as part of the design process for the Judicial Center. The mock-ups are an essential part of the design process and are completed to ensure all courtroom users are satisfied with the design of the courtrooms. Mock-ups will reduce future changes further in the construction process that could result in significant change orders. Mock-up review will include review of millwork, furniture, security, audio-visual, ADA compliance, power/data, adjacencies, and ergonomics; and,

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.

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

That the City Manager is hereby authorized execute Amendment 5 with Gilbane Building Company (Atlanta, GA), in association with Freeman & Associates, Inc., in the amount of \$77,000.00 for costs associated with constructing a full-size mock-up of the future Judicial Center Courtrooms. Funding is available from 2022 CBA bonds for Amendment 5, as follows: CBA Lease Revenue Bonds/2022A - 2022A CBA Bonds – General Construction – Synovus Building Renovations; 0565-803-2300-BASB-7661-85102-20220 and CBA Taxable Lease Revenue Bonds/2022B – 2022B CBA Bonds – General Construction – Synovus Building Renovations; 0566-804-2400-BASG-7661-85106-20220.

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 Cogle voting _____.
- Councilor Crabb voting _____.
- Councilor Davis voting _____.
- Councilor Garrett voting _____.
- Councilor House voting _____.
- Councilor Huff voting _____.
- Councilor Thomas voting _____.
- Councilor Tucker voting _____.

Sandra T. Davis, Clerk of Council

B.H. “Skip” Henderson III, Mayor