

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Amendment 22 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 22 in the amount of \$869,127.00 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 22 is for costs to relocate all existing offices from the current Government Center Tower into the John D. Allen Judicial Center. This includes over 200 employees from the following offices: Superior Court, State Court, Probate Court, Municipal/Magistrate Court, Juvenile Court, Accountability Court, District Attorney's Office, Solicitor General's Office, Public Defender's Office, Clerk of Superior/State Court, Clerk of Municipal Court, and Muscogee County Sheriff's Office. The scope includes all IT equipment and other items associated with the operation of each office. The relocation scope includes all Court Records, all Deed Records, the Law Library, all Probate records, and any other documents that are necessary to be relocated. The move duration is anticipated to last approximately 4 - 6 weeks.

Funding for Amendment 22 is available from interest proceeds generated from SPLOST collections. It is anticipated that construction contingency funds may be available at the completion of the project to cover this expense, however those funds need to remain available to address unforeseen project costs and other needs that may arise during construction at this time.

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	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 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
Amendment 20	City Hall Phase II Moving Expenses and Electrical Upgrades	\$350,000.00
Amendment 21	Flood Repairs and FY26 City Hall Work	\$783,530.00
Amendment 22	Judicial Center Relocation	\$869,127.00
New Contract Amount		\$241,817,680.00

Funding for Amendment 22 is available from 2021 SPLOST interest proceeds as follows: 2021 Sales Tax Project Fund - 2021 SPLOST - 2021 SPLOST Public Safety – Professional Services – Judicial Center FF&E Relocation; 0567-696-3111-STPS-6311-54159-20270.

**A RESOLUTION
NO. _____**

A RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT 22 IN THE AMOUNT OF \$869,127.00 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, Amendment 22 is for costs to relocate all existing offices from the current Government Center Tower into the John D. Allen Judicial Center. This includes over 200 employees from the following offices: Superior Court, State Court, Probate Court, Municipal/Magistrate Court, Juvenile Court, Accountability Court, District Attorney’s Office, Solicitor General’s Office, Public Defender’s Office, Clerk of Superior/State Court, Clerk of Municipal Court, and Muscogee County Sheriff’s Office. The scope includes all IT equipment and other items associated with the operation of each office. The relocation scope includes all Court Records, all Deed Records, the Law Library, all Probate records, and any other documents that are necessary to be relocated. The move duration is anticipated to last approximately 4-6 weeks.

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

That the City Manager and/or his designee is hereby authorized execute Amendment 22 in the amount of \$869,127.00 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 for Amendment 22 is available from 2021 SPLOST interest proceeds as follows: 2021 Sales Tax Project Fund - 2021 SPLOST - 2021 SPLOST Public Safety – Professional Services – Judicial Center FF&E Relocation; 0567-696-3111-STPS-6311-54159-20270.

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