

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Amendment 12 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 12 in the amount of \$12,871,481.00 with Gilbane Building Company (Atlanta, GA), in association with Freeman & Associates, Inc., for construction manager as general contractor services for the Government Center Complex. Additionally, authorization is requested to execute any additional amendments not to exceed the remaining funding available in the bond issue.

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 12 is for the necessary renovation for the new Sheriff’s Office Administration Building located at 1000 5th Avenue. Amendment 12 is for the costs associated with the base project including renovation of the building for office space, property and evidence storage, training facilities, and other necessary building improvements. Amendment 12 does not include the costs associated with the construction of a courtroom at the facility. It also does not include the costs associated with additional needs identified by the Sheriff’s Office including a garage addition, exterior canopy, enhanced AV systems, and fitness center and locker room.

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
New Contract Amount		\$42,271,498.00

Funding is available for Amendment 12, as follows: CBA Lease Revenue Bonds/2022C – 2022C CBA Bonds – General Construction – Sheriff Administration Building Renovations; 0569-805-2500-BASO-7661-85110-20230 and Special Projects - Capital Projects Fund - General Fund Supported Capital Projects - General Construction - Generator/Uninterrupted Power Source Replacements; 0508-660-1000-CPGF-7661-22966-20230

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT 12 IN THE AMOUNT OF \$12,871,481.00 WITH GILBANE BUILDING COMPANY (ATLANTA, GA), IN ASSOCIATION WITH FREEMAN & ASSOCIATES, INC., FOR CONSTRUCTION MANAGER AS GENERAL CONTRACTOR SERVICES FOR THE GOVERNMENT CENTER COMPLEX. ADDITIONALLY, AUTHORIZATION IS REQUESTED TO EXECUTE ANY ADDITIONAL AMENDMENTS NOT TO EXCEED THE REMAINING FUNDING AVAILABLE IN THE BOND ISSUE.

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 12 is for the necessary renovation for the new Sheriff’s Office Administration Building located at 1000 5th Avenue. Amendment 12 is for the costs associated with the base project including renovation of the building for office space, property and evidence storage, training facilities, and other necessary building improvements. Amendment 12 does not include the costs associated with the construction of a courtroom at the facility. It also does not include the costs associated with additional needs identified by the Sheriff’s Office including a garage addition, exterior canopy, enhanced AV systems, and fitness center and locker room.

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

That the City Manager is hereby authorized execute Amendment 12 in the amount of \$12,871,481.00 with Gilbane Building Company (Atlanta, GA), in association with Freeman & Associates, Inc., for construction manager as general contractor services for the Government Center Complex. The City Manager is further authorized to execute any additional Amendments, not to exceed the remaining funding available in the Bond Issue. Funding is available for Amendment 12, as follows: CBA Lease Revenue Bonds/2022C – 2022C CBA Bonds – General Construction – Sheriff Administration Building Renovations; 0569-805-2500-BASO-7661-85110-20230 and Special Projects - Capital Projects Fund - General Fund Supported Capital Projects - General Construction - Generator/Uninterrupted Power Source Replacements; 0508-660-1000-CPGF- 7661-22966-20230.

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