

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Amendments 10 & 11 for Construction Manager as General Contractor Services for Columbus Government Complex – RFQ No. 20-0002
INITIATED BY:	Finance Department

It is requested that Council authorize the execution of Amendment 10 in the amount of \$1,374,613.00 and Amendment 11 in the amount of \$500,000.00 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 10 is for the necessary construction in the Government Center Tower necessary to create temporary courtroom facilities for Juvenile Court. The Juvenile Court currently uses one courtroom, and associated support spaces such as holding cells, on the 2nd Floor of the East Wing. To begin construction on the new Judicial Center, Juvenile Court must be relocated into the existing Government Center Tower. Amendment #10 will provide for the construction of a courtroom and associated support spaces on the Ground Floor of the Government Center Tower. This amendment also includes relocating the Jury Manager to the Plaza Level in order to make room for the Juvenile courtroom. This will include all necessary components required for a functioning courtroom.

Amendment 11 is for moving costs related to relocating City departments to City Hall and for relocating Judicial departments from the East and West Wings into the Government Center Tower. Gilbane Transition, Planning, and Management has been engaged to provide these services. In the mid-year FY23 budget adjustments, a \$500,000 budget was created by Council for costs associated with moving departments throughout the City. Request is for Council to approve this amendment to utilize this \$500,000 budget for moving expenses. If this amendment is not approved, project funds will be utilized to cover these expenses which will reduce the overall scope of the projects.

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
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 & Jury Manager	\$1,374,613.00
Amendment 11	Moving Expenses	\$500,000.00
New Contract Amount		\$29,400,017.00

Funding is available for Amendment 10, as follows: CBA Lease Revenue Bonds/2022A – 2022A CBA Bonds – General Construction – Synovus Building Renovations; 0565-803-2300-BASB-7661-85102-20220.

Funding is available for Amendment 11, as follows: Special Projects-Capital Projects Fund – Capital Projects – General Fund Supported Capital Projects – Professional Services – Multi-Site Moving/Relocation Project; 0508-660-1000-CPGF-6311-22969-20230.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT 10 IN THE AMOUNT OF \$1,374,613.00 AND AMENDMENT 11 IN THE AMOUNT OF \$500,000.00 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 10 is for the necessary construction in the Government Center Tower necessary to create temporary courtroom facilities for Juvenile Court. The Juvenile Court currently uses one courtroom, and associated support spaces such as holding cells, on the 2nd Floor of the East Wing. To begin construction on the new Judicial Center, Juvenile Court must be relocated into the existing Government Center Tower. Amendment 10 will provide for the construction of a courtroom and associated support spaces on the Ground Floor of the Government Center Tower. This amendment also includes relocating the Jury Manager to the Plaza Level in order to make room for the Juvenile courtroom. This will include all necessary components required for a functioning courtroom; and,

WHEREAS, Amendment 11 is for moving costs related to relocating City departments to City Hall and for relocating Judicial departments from the East and West Wings into the Government Center Tower. Gilbane Transition, Planning, and Management has been engaged to provide these services. In the mid-year FY23 budget adjustments, a \$500,000 budget was created by Council for costs associated with moving departments throughout the City. Request is for Council to approve this amendment to utilize this \$500,000 budget for moving expenses. If this amendment is not approved, project funds will be utilized to cover these expenses which will reduce the overall scope of the projects.

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

That the City Manager is hereby authorized execute Amendment 10 in the amount of \$1,374,613.00 and Amendment 11 in the amount of \$500,000.00 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 for Amendment 10, as follows: CBA Lease Revenue Bonds/2022A – 2022A CBA Bonds – General Construction – Synovus Building Renovations; 0565-803-2300-BASB-7661-85102-20220.

Funding is available for Amendment 11, as follows: Special Projects-Capital Projects Fund – Capital Projects – General Fund Supported Capital Projects – Professional Services – Multi-Site Moving/Relocation Project; 0508-660-1000-CPGF-6311-22969-20230.

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 Begly voting _____
Councilor Cogle voting _____
Councilor Crabb voting _____
Councilor Davis voting _____
Councilor Garrett voting _____
Councilor Huff voting _____
Councilor Thomas voting _____
Councilor Tucker voting _____

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson III, Mayor