

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	Amendment 21 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 21 in the amount of \$783,530.00 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 21 is for additional costs related to the completion of City Hall. This amendment includes \$163,530.00 for flood repairs that will be funded by insurance proceeds. \$620,000.00 is for additional work that was allocated in the FY26 budget. This includes accessibility improvements, building out of additional office space for the IT Department, and recaulking of all exterior windows. This amendment is to incorporate the funding allocated in FY26 into Gilbane's contract.

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	19,288,390.37

	structure located on Broadway, which will serve as the new City Hall	
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
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
<b>Amendment 21</b>	<b>Flood Repairs and FY26 City Hall Work</b>	<b>\$783,530.00</b>
New Contract Amount		\$240,948,559.00

Funding for Amendment 21 is available in the FY26 budget as follows: \$163,530.00 from Special Projects/Capital Project Fund - Capital Projects - General Fund Supported Capital Projects - General Construction - City Hall Flooding Repairs; 0508 - 660 - 1000 - CPGF - 7661 - 22974 - 20240 and \$620,000 from LOST-Infrastructure Fund - Public Works – Infrastructure-

LOST - General Construction - City Hall Renovations; 0109 - 260 - 9901 - MNTN - 7661 - 96125 - 20260.

**A RESOLUTION**

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

**A RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT 21 IN THE AMOUNT OF \$783,530.00 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 21 is for additional costs related to the completion of City Hall. This amendment includes \$163,530 for flood repairs that will be funded by insurance proceeds. \$620,000.00 is for additional work that was allocated in the FY26 budget. This includes accessibility improvements, building out of additional office space for the IT Department, and recaulking of all exterior windows. This amendment is to incorporate the funding allocated in FY26 into Gilbane's contract.

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

That the Mayor and/or his designee is hereby authorized execute Amendment 21 in the amount of \$783,530.00 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 Mayor and/or his designee is also authorized to execute future amendments with Gilbane Building Company not to exceed the bond proceeds.

Funding for Amendment 21 is available in the FY26 Budget as follows: \$163,530.00 from Special Projects/Capital Project Fund - Capital Projects - General Fund Supported Capital Projects - General Construction - City Hall Flooding Repairs; 0508 - 660 - 1000 - CPGF - 7661 - 22974 - 20240 and \$620,000 from LOST-Infrastructure Fund - Public Works – Infrastructure- LOST - General Construction - City Hall Renovations; 0109 - 260 - 9901 - MNTN - 7661 - 96125 - 20260.

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Introduced at a regular meeting of the Council of Columbus, Georgia, held the \_\_\_\_\_ day of \_\_\_\_\_, 2025 and adopted at said meeting by the affirmative vote of members of said Council.

Councilor Allen	voting _____
Councilor Anker	voting _____

Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Hickey	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

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Lindsey G. McLemore, Clerk of Council

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B.H. "Skip" Henderson III, Mayor