

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Contract Amendments 6, 7, and 8 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 Contract Amendments 6, 7, and 8 with Gilbane Building Company (Atlanta, GA), in association with Freeman & Associates, Inc., in the total amount of \$2,391,853.00 for costs associated with equipment purchases at the new Sheriff’s Administration Building and for the addition of a generator and parking garage security cameras at City Hall.

Contract Amendment 6 is required to add additional funds to the existing contract with Gilbane Building Company. The total amount of amendment 6 is \$703,302.00. The approval of the early equipment package for the Sheriff’s Administration Building will allow the contractor to procure long lead items ahead of time in order to keep the project on schedule. The funding for these purchases is available from the funds provided by the bond issue previously approved by City Council. The renovation project remains within the budget established by the bond issue.

Contract Amendment 7 will authorize Gilbane Building Company to proceed with the procurement and installation of a generator for the City Hall project. The total cost of amendment 7 is \$1,427,272.00. The generator was not included in the original Guaranteed Maximum Price for the project.

Contract Amendment 8 will authorize Gilbane Building company to proceed with the procurement and installation of thirty security cameras for the parking garage at City Hall. The total cost of amendment 8 is \$261,279.00. The cameras were not included in the original Guaranteed Maximum Price for the project.

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	325,000.00

	verification, cost evaluation, value engineering, schedule development, and schedule evaluation, in addition to management of the construction.	
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	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
New Contract Amount		\$27,330,353.00

Funding is available from 2022 CBA bonds for Amendment 6, as follows: CBA Lease Revenue Bonds/2022C – 2022C CBA Bonds – General Construction – Sheriff Administration Building Renovations; 0569-805-2500-BASO-7661-85110-20230.

Funding is available from Capital Improvement Project Funds for Amendment 7, as follows: Special Projects – Capital Projects Fund – General Fund Supported Capital Projects – General Construction – Generator/Uninterrupted Power Source Replacements; 0508-660-1000-CPGF-7661-22966-20230.

Funding is available from the General Fund for Amendment 8, as follows: General Fund – Miscellaneous – Non-Categorical – Capital Expenditures – Over \$5,000; 0101-590-3000-NCAT-7761.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF CONTRACT AMENDMENTS 6, 7, AND 8 WITH GILBANE BUILDING COMPANY (ATLANTA, GA), IN ASSOCIATION WITH FREEMAN & ASSOCIATES, INC., IN THE TOTAL AMOUNT OF \$2,391,853.00 FOR COSTS ASSOCIATED WITH EQUIPMENT PURCHASES AT THE NEW SHERIFF'S ADMINISTRATION BUILDING AND FOR THE ADDITION OF A GENERATOR AND PARKING GARAGE SECURITY CAMERAS AT CITY HALL.

WHEREAS, Contract Amendment 6 is required to add additional funds to the existing contract with Gilbane Building Company. The total amount of amendment 6 is \$703,302.00. The approval of the early equipment package for the Sheriff's Administration Building will allow the contractor to procure long lead items ahead of time in order to keep the project on schedule. The funding for these purchases is available from the funds provided by the bond issue previously approved by City Council. The renovation project remains within the budget established by the bond issue; and,

WHEREAS, Contract Amendment 7 will authorize Gilbane Building Company to proceed with the procurement and installation of a generator for the City Hall project. The total cost of amendment 7 is \$1,427,272.00. The generator was not included in the original Guaranteed Maximum Price for the project; and,

WHEREAS, Contract Amendment 8 will authorize Gilbane Building company to proceed with the procurement and installation of thirty security cameras for the parking garage at City Hall. The total cost of amendment 8 is \$261,279.00. The cameras were not included in the original Guaranteed Maximum Price for the project; 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 Contract Amendments 6, 7, and 8 with Gilbane Building Company (Atlanta, GA), in association with Freeman & Associates, Inc., in the total amount of \$2,391,853.00 for costs associated with equipment purchases at the new Sheriff's Administration Building and for the addition of a generator and parking garage security cameras at City Hall.

Funding is available from 2022 CBA bonds for Amendment 6, as follows: CBA Lease Revenue Bonds/2022C – 2022C CBA Bonds – General Construction – Sheriff Administration Building Renovations; 0569-805-2500-BASO-7661-85110-20230.

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Funding is available from the General Fund for Amendment 8, as follows: General Fund – Miscellaneous – Non-Categorical – Capital Expenditures – Over \$5,000; 0101-590-3000-NCAT-7761.

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