

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Design and Construction Services for Columbus Convention and Trade Center Parking Garage – RFP No. 25-0002
INITIATED BY:	Finance Department

It is requested that Council authorize the execution of a contract with Brasfield & Gorrie, LLC (Columbus, GA) to design and construct an approximately five-hundred (500) space parking garage for the Columbus Convention and Trade Center.

The scope of services include:

- A. Turnkey design services for all aspects of parking garage construction. This includes design services for the garage including architectural, mechanical, electrical, plumbing, and structural design services. It also includes all sitework design services, including civil, landscape, and utility coordination. Coordination with City staff and other entities will be required.
- B. Complete construction services including procurement and installation of all proposed improvements.
- C. The City will be designing and constructing a bridge connection from the Trade Center to the parking garage under separate contract. Selected design-builder shall design the garage to accommodate this connection.

RFP Advertisement and Receipt of Proposals:

RFP specifications were posted on the web pages of the Purchasing Division, the Georgia Procurement Registry and DemandStar on July 10, 2024. This RFP has been advertised, opened and evaluated. Four (4) proposals were received by the due date of August 16, 2024, from the following vendors:

Brasfield & Gorrie, LLC (Columbus, GA)
Batson-Cook Construction (West Point, GA)
Gilbane Building Company (Atlanta, GA)
Swinerton Builders (Atlanta, GA)

The following events took place after receipt of proposals:

RFP MEETINGS/EVENTS		
Description	Date	Agenda/Action
Pre-Evaluation Meeting	09/05/24	The Purchasing Manager advised committee members of the RFP rules and process, and the project manager provided an

		overview. Proposals were disbursed to each committee member to review.
1 st Evaluation Meeting	10/01/24	Committee members discussed the proposals from all vendors. The Committee requested clarifications from vendors.
Clarification Request Sent	10/04/24	Clarification request letters were forwarded to vendors.
Clarifications Received	10/08/24	Clarification responses were received and forwarded to the Committee.
2 nd Evaluation Meeting	11/08/24	Committee members reviewed the clarification responses and no further clarifications were requested. Voters were polled and all present indicated they were ready to evaluate.
Evaluation Forms Sent	11/08/24	Evaluation forms were forwarded to voting committee members.
Evaluation Forms Re-Sent	12/09/24	Due to the departure of a Buyer in Purchasing, and the inability to access the Buyer's emails, the voting Committee members were notified of the need to forward their evaluations to another Buyer in Purchasing to complete this RFP process.
Evaluation Results	01/31/25	The final set of evaluation forms were completed and returned to Purchasing. Evaluation results were compiled and tabulated. Clarifications related to the evaluation forms were requested from applicable Committee members.
Results Forwarded	03/10/25	Evaluation results were forwarded to the Evaluation Committee for review.
Award Recommendation	03/10/25	The voters unanimously recommended award to the highest scoring contractor, Brasfield & Gorrie, LLC.
Trade Center Requested RFP be Placed on Hold	05/28/25	A request was made by the Trade Center to place this RFP on hold.
RFP Placed on Hold – Vendors Notified	06/09/25	Vendors were notified in writing that this RFP was being placed on hold and asked to bind their proposal indefinitely.
RFP Placed on Hold – Vendor Responses Received	06/12/25	All vendors agreed to bind their proposals indefinitely.
Notice to Proceed with RFP	08/17/26	The Trade Center informed Purchasing that they wish to proceed with award of this contract and requested placement on Council Agenda.

Evaluation Committee:

The proposals were reviewed by the Evaluation Committee, which consisted of two voting members from the Trade Center, one voting member from METRA, one voting member from Public Works and one voting member from Engineering.

Serving as alternate voters were one representative from Inspections and Code and one representative from Engineering.

Serving as non-voting advisors were one representative from the City Manager's Office and three representatives from Historic Columbus.

Award Recommendation:

The voting Committee members recommend award to Brasfield & Gorrie, LLC (Columbus, GA) for the following reasons:

- **Brasfield & Gorrie, LLC**

- The firm knows the Columbus area well when it comes to parking garages and working within the historic district.
- The firm has a good working relationship with the City of Columbus and has worked on several parking structures for the City.
- Brasfield & Gorrie has experience with over three-hundred fifty (350) design-build projects.

- **Qualifications/Experience:**

- The company has operated as Brasfield & Gorrie since 1964 and has an annual revenue of approximately \$5 billion with an average project value of \$34 million. The company employs over 3,500 individuals.
- Brasfield & Gorrie provides contracting, design, build, and construction management services.
- The company has 13 office locations. Their Columbus location is a full-service office that opened in 2012; however, the company has been working in Columbus since 1990.
- Below are the last three projects for which Brasfield & Gorrie has provided similar work.

- W.C. Bradley | Riverfront Place October 2021 – June 2024
1017 Front Avenue, Columbus, GA
Riverfront Place Phase III & IV – 267,000 sq ft wood-frame apartment complex sitting on top of cast-in-place concrete parking deck; includes two residential lobbies housed in the parking deck which will feature a club/game room, leasing office, breakroom/kitchen, etc; 175,000 sq ft, class A Office Tower; includes build-out of office lobby, core restrooms, and fitness center.
- W.C. Bradley | The Rapids at Riverfront Place May 2017 – June 2019
1501 Mercer University Drive, Macon, GA
The Rapids at Riverfront Place is a four-story, wood framed apartment building with a two-story cast-in-place parking deck, all on top of a concrete podium. The building contains two-hundred twenty-six (226) apartments, including amenities and leasing areas, and includes pool with a bar, cabana, and bocce ball court, a courtyard with a fire pit and game tables, a private club room, and a 24-hour fitness center. The mixed-use project also included retail and restaurant shell spaces on the street level.
- Southern Company | Shoals Crossing and Mill Creek October 2023 – January 2025
30 Ivan Allen Junior Boulevard Northwest, Atlanta, GA

Project Shoals Crossing and Project Mill Creek – 70,000 sq ft design-build enterprise data centers; includes 20,000 sq ft raised access floor data hall space and 10,000 sq ft for future data hall expansion.

The City's Procurement Ordinance Article 3-110 (Competitive Sealed Proposals for the procurement of Equipment, Supplies and Professional Services) governs the RFP Process. During the RFP process, there is no formal opening due to the possibility of negotiated components of the proposal. In the event City Council does not approve the recommended offeror, no proposal responses or any negotiated components are made public until after the award of the contract. Therefore, the evaluation results and cost information has been submitted to the City Manager in a separate memo for informational purposes.

Funding will be available in the FY27 Budget as: 2021 Sales Tax Project Fund - 2021 SPLOST - 21 SPLOST Economic Development - General Construction – Trade Center Improvements; 0567 - 696 - 3114 - STED - 7661- 54002-20240 & 20250 and Tax Lease Rev Bonds/2003B - CBA 2003B Parking Garage Trade Center – Parking Garage – Front Avenue – General Construction; 0555-200-2447-CBA-7661-40220-20030.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH BRASFIELD & GORRIE, LLC (COLUMBUS, GA) TO DESIGN AND CONSTRUCT AN APPROXIMATELY FIVE HUNDRED (500) SPACE PARKING GARAGE FOR THE COLUMBUS CONVENTION AND TRADE CENTER.

WHEREAS, an RFP was administered (RFP No. 25-0002) and four (4) proposals were received; and,

WHEREAS, the proposal submitted by Brasfield & Gorrie, LLC, met all proposal requirements and was deemed most responsive to the RFP; and,

WHEREAS, the Trade Center Authority has recommended by formal resolution that the parking garage be constructed on a site across Front Avenue from the Trade Center that is owned by the City.

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

That the City Manager and/or his designee is hereby authorized to execute a contract with Brasfield & Gorrie, LLC (Columbus, GA) to design and construct an approximately five-hundred (500) space parking garage for the Columbus Convention and Trade Center. Funding will be available in the FY27 Budget as: 2021 Sales Tax Project Fund - 2021 SPLOST - 21 SPLOST Economic Development - General Construction – Trade Center Improvements; 0567 - 696 - 3114 - STED - 7661- 54002-20240 & 20250 and Tax Lease Rev Bonds/2003B - CBA 2003B Parking Garage Trade Center – Parking Garage – Front Avenue – General Construction; 0555-200-2447-CBA-7661-40220-20030.

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