

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	Construction Manager as General Contractor Services for Public Safety Building Renovations – RFP No. 26-0016
<b>INITIATED BY:</b>	Finance Department

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It is requested that Council authorize the execution of a negotiated contract with Freeman & Associates (Columbus, GA) for Construction Manager as General Contractor Services for Public Safety Building Renovations to construct renovations to the existing Public Safety Building located at 510 10<sup>th</sup> Street. The estimated construction budget for this project is \$4,500,000. The recommended contractor's cost proposal is within the amount budgeted.

The renovations will consist of mechanical, electrical, plumbing system upgrades, interior alterations, interior finish upgrades, and exterior shell maintenance and replacement. The selected vendor will be responsible for providing preconstruction services to assist the City and the design team with review and selection of the final scope of work to accommodate the funds available. Following finalization of the scope of work, the vendor will serve as the GC to construct the improvements.

**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 October 9, 2025. This RFP has been advertised, opened and evaluated. Fourteen (14) proposals were received by the due date of November 21, 2025, from the following vendors:

**Freeman & Associates (Columbus, GA)**

- Batson-Cook Construction (West Point, GA)
- Ben B. Gordy Construction Co., Inc. (Columbus, GA)
- Benning Construction Company (Atlanta, GA)
- Elite Building Group, LLC (Newton, AL)
- Garrard Construction Group (Duluth, GA)
- Graddy Construction, Inc. (Columbus, GA)
- Headley Construction Corporation (Newnan, GA)
- Pound-Clark Contractors, LLC (Columbus, GA)
- Prime Contractors, Inc. (Powder Springs, GA)
- River City Contracting (Fortson, GA)
- Sheridan Construction (Macon, GA)
- Southtree Commercial Construction, LLC (Peachtree City, GA)
- Thayer-Bray Construction, LLC (Columbus, GA)

The following events took place after receipt of proposals:

<b>RFP MEETINGS/EVENTS</b>
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DESCRIPTION	DATE	AGENDA/ACTION
Pre-Evaluation Meeting	12/03/25	The Purchasing Manager advised evaluation committee members of the RFP rules and process, and the project manager provided an overview.
1 <sup>st</sup> Evaluation Meeting	12/17/25	The Evaluation Committee discussed each submission and determined clarifications were not required.
Evaluation Forms Sent	12/17/25	Evaluation forms were forwarded to the voting committee members.
Evaluation Forms Returned	01/30/26	The last set of evaluation forms were completed and returned to Purchasing for compilation of results.
Cost Proposal Ranking Requested	02/09/26	Due to perceived discrepancies regarding which cost proposals were highest vs. lowest, and for the Committee to better understand the cost proposals, a spreadsheet comparing the proposals was requested from the Inspections and Code Director.
Cost Proposal Ranking Received	02/19/26	Cost proposal spreadsheet received.
Evaluation Results	03/09/26	Several attempts were made to assemble the Committee for discussion. However, schedules were not able to be coordinated. Therefore, the evaluation results were forwarded to the committee via email for review. Voters were asked to confirm their statements.
Confirmation from Voters	03/10/26	All voters responded with their confirmation.
Request for Vote	03/17/26	A final set of evaluation results was forwarded to the Committee and a vote was requested.
Award Recommendation	03/18/26	The evaluation committee unanimously recommended award to Freeman & Associates, the highest-ranking vendor.

**Evaluation Committee:**

The proposals were reviewed by members of the Evaluation Committee, which consisted of two voting members from the Columbus Police Department, one voting member from the Facilities Maintenance Department, and two voting members from the Inspections & Code Department.

Serving as an alternate voter was one representative from the Public Works Department.

Serving as a non-voting advisor was one representative from the Columbus Police Department.

**Award Recommendation:**

The voting Committee members recommend award to Freeman & Associates (Columbus, GA) for the following reasons:

- **Freeman & Associates – Identified strengths of proposal:**
  - Working relationship with the City on numerous projects. Local company with local subcontractors. Very detailed timeline listed for this project.
  - Qualifications/Experience. Project timeframe. Personnel. Work history. DBE participation.
  - Freeman has done a lot of work on City projects for CCG. They have experience and typically meet all of the requirements.



Funds are budgeted in the FY26 Budget: 2021 Sales Tax Project Fund – 2021 SPLOST – 21  
SPLOST Public Safety – Engineering/Architect Services - Public Safety Building Renovation;  
0567-696-3111-STPS-6338-54156-20260.

**A RESOLUTION**

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

**A RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH FREEMAN & ASSOCIATES (COLUMBUS, GA) TO PROVIDE CONSTRUCTION MANAGER AS GENERAL CONTRACTOR SERVICES FOR PUBLIC SAFETY BUILDING RENOVATION TO CONSTRUCT RENOVATIONS TO THE EXISTING PUBLIC SAFETY BUILDING LOCATED AT 510 10<sup>TH</sup> STREET. THE ESTIMATED BUDGET FOR THIS PROJECT IS \$4,500,000.00. THE RECOMMENDED CONTRACTOR’S COST PROPOSAL IS WITHIN THE AMOUNT BUDGETED.**

**WHEREAS**, an RFP was administered (RFP No. 26-0016) and fourteen (14) proposals were received; and,

**WHEREAS**, the proposal submitted by Freeman & Associates met all proposal requirements and was evaluated most responsive to the RFP.

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

That the Mayor and or his designee is hereby authorized to execute a contract with Freeman & Associates (Columbus, GA) for Construction Manager as General Contractor services for Public Safety Building Renovations to construct renovations to the existing Public Safety building located at 510 10<sup>th</sup> Street. The recommended contractor’s cost proposal is within the amount budgeted. Funds are budgeted in the FY26 budget: 2021 Sales Tax Project Fund – 2021 SPLOST – 21 SPLOST Public Safety – Engineering/Architect Services - Public Safety Building Renovation; 0567-696-3111-STPS-6338-54156-20260.

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 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