

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Design and Construction Services for Columbus Pickleball Facility – RFP No. 26-0006
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 the new Columbus Pickleball facility. The estimated budget for this project is \$7,000,000.00

The facility will be located at 1641 3rd Avenue and be comprised of twenty-seven (27) pickleball courts, including sixteen (16) covered courts. The facility will also include bathroom and concession facilities. Approximately one-hundred four (104) parking spaces will be constructed to support the facility within the existing rights of way of 3rd Avenue and 17th Street.

The scope of services includes turnkey design services for the new facility, including architectural, mechanical, electrical, plumbing, and structural design services. It also includes all sitework design services including civil, landscape, and utility coordination. As well as complete construction services including procurement and installation of all proposed equipment appurtenances

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, 2025. This RFP has been advertised, opened and evaluated. Proposals were received by the due date of August 15, 2025, from the following fifteen (15) vendors:

Brasfield & Gorrie, LLC (Columbus, GA)
Batson-Cook Construction (West Point, GA)
Caliber 1 Construction (Villa Rica, GA)
Carlisle Construction (Pine Mountain, GA)
Elite Building Group, LLC (Newton, AL)
Tarkett Sports d/b/a FieldTurf USA, Inc. (Marietta, GA)
Freeman & Associates (Columbus, GA)
Graddy Construction, Inc. (Columbus, GA)
Pound-Clark General Contractors, LLC (Columbus, GA)
Principle Construction (LaGrange, GA)
Ra-Lin & Associates, Inc. d/b/a RaLin (Carrollton, GA)
River City Contracting (Fortson, GA)
Sheridan Construction (Macon, GA)
Southtree Commercial Construction (Peachtree City, GA)
Strack, Inc. (Fairburn, GA)

The following events took place after receipt of proposals:

RFP MEETINGS/EVENTS		
Description	Date	Agenda/Action
Pre-Evaluation Meeting	08/20/25	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	09/05/25	Committee members discussed the proposals from all vendors. A request was made for a Committee member to create a cost breakdown of all proposals for the Committee to review. Additionally, clarifications were requested from all vendors.
Cost Proposal Breakdown	09/10/25	A cost proposal breakdown chart was forwarded to the Committee for review.
Cost Proposal Breakdown Review	09/18/ 25	Committee questions related to the breakdown of the cost proposals were responded to by the appropriate Committee member. Clarification points requested from vendors were finalized.
Clarification Letters Sent	09/22/25	Clarification request letters were forwarded to all vendors.
Clarification Responses Received	09/25/25	Clarification responses were received from all vendors and forwarded to the Committee for review.
Evaluation Forms Sent	10/01/25	Via email, the voting Committee members all indicated they were ready to begin evaluating the proposals. Evaluation forms were forwarded to voting Committee members.
Evaluations Completed	10/23/25	The final set of evaluation forms were received. All scores and comments were tabulated. After tabulating scores and comments, the information was reviewed for clarity. Clarification of responses was discussed with applicable voter(s).
Evaluations Forwarded	11/03/25	The final tabulation of scores and comments was distributed to the Committee for review. A request was made for the Committee members to provide availability for the 2 nd Evaluation Meeting.
2 nd Evaluation Meeting	11/07/25	Committee members met for the 2 nd evaluation in which they were informed of the next steps. The Committee was presented with the option to shortlist vendors for interviews or recommend award to the highest scoring vendor.
Award Recommendation	11/07/25	With a vote of 4 to 1, the Committee recommended award to the highest scoring vendor, Brasfield & Gorrie, LLC.

Evaluation Committee:

The proposals were reviewed by an Evaluation Committee, which consisted of one voting member from Inspections and Code, one voting member from Public Works, two voting members from Parks and Recreation and one voting member from the Columbus Pickleball Association.

Serving as an alternate voter was one representative from the Columbus Pickleball Association.

Serving as non-voting advisors were one representative from the City Manager's Office, one representative from Engineering and one representative from Planning.

Award Recommendation:

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

- **Brasfield & Gorrie, LLC**

- The firm has significant design-build experience, to include the largest Design-Build contract in the City's history.
- Brasfield & Gorrie is a well-known and prominent construction company in Columbus.
- Brasfield & Gorrie has been in business for over 61 years and their team has 149 years of experience collectively.

- **Qualifications/Experience:**

- Formed in 1961, the company has operated under the name Brasfield & Gorrie since 1967 and has an annual revenue of approximately \$6.4 billion with an average project value of \$45 million. The company employs over 4,000 individuals.
- Brasfield & Gorrie has completed more than 300 design-build projects totaling over \$5.2 billion.
- 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.

- Columbus Consolidated Government

April 2024 – March 2025

420 East 10th Street, Columbus, GA

Synovus Park Improvements Project, a 79,420 sq ft renovation and upgrade to the historic 1920s Gold Park Stadium in order to bring it up to standards required by Major League Baseball. Construction included renovation of the 26,302 sq ft stadium concourse with new concessions, and renovation of the seating bowl to include all new seating, press box and suites. A batting cage building with three hitting tunnels was added, along with a new three-story concrete frame patron building with a kitchen, office space, and club level, a structural steel clubhouse building, new dugouts, field lighting, bullpens and a new field.

- Columbus Regional Tennis Association (CORTA)

July 2015 – August 2016

5050 Cooper Creek Parkway, Columbus, GA

Columbus State University Judy and Roger Pearce Tennis Center, which includes 27 new tennis courts, site lighting, parking and landscaping. Also included is a two-story, 12,000 sq ft clubhouse with offices and locker rooms

for Columbus State University men's and women's tennis programs and offices for CORTA.

- Muscogee County School District April 2018 – July 2019
Various Muscogee County High Schools, Columbus, GA
MCSD High School Athletic Fields Project, which includes 17 support buildings for six high schools. Dugouts, locker rooms, concession stands, batting cages, and a pavilion are among the new structures built. The project also included five new grass baseball fields, six softball fields, and three football fields, all of which are natural grass, one new turf baseball field, and three new asphalt tracks with poured-in-place features.

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 Mayor and/or his designee in a separate memo for informational purposes.

In accordance with the Intergovernmental Agreement with the Muscogee County School District approved by Resolution No. 141-16 and the Tax Allocation District (TAD) Policies and Guidelines adopted with Ordinance No. 15-51, the TAD Advisory Committee must accept the project before it can move forward for submission to City Council. The TAD Advisory Committee met on Nov. 19, 2025, and voted 3-2 to accept the Uptown Pickleball Project as a public sector project and to utilize \$2.6 million of the 2nd Ave./City Village TAD funding towards the project. TAD funding will be charged out as follows: 2nd Avenue/City Village TAD Fund – Nondepartmental – Noncategorical – General Construction; 0239-590-3000-NCAT-7661. Approximately \$4 million of General Fund reserves has been carried over to be used towards the project and the expenses will be charged out as follows: Special Project/Capital Project Fund - Capital Projects - General Fund Supported Capital Projects – General Construction – Uptown Pickleball Project; 0508-660-1000-7661-22975-20240.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH BRASFIELD & GORRIE, LLC (COLUMBUS, GA) TO DESIGN AND CONSTRUCT THE NEW COLUMBUS PICKLEBALL FACILITY.

WHEREAS, an RFP was administered (RFP No. 26-0006) and fifteen (15) proposals were received; and,

WHEREAS, the proposal submitted by Brasfield & Gorrie, LLC, met all proposal requirements and was deemed 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 Brasfield & Gorrie, LLC (Columbus, GA) to design and construct the new Columbus Pickleball Facility. In accordance with the Intergovernmental Agreement with the Muscogee County School District approved by Resolution No. 141-16 and the Tax Allocation District (TAD) Policies and Guidelines adopted with Ordinance No. 15-51, the TAD Advisory Committee must accept the project before it can move forward for submission to City Council. The TAD Advisory Committee met on Nov. 19, 2025, and voted 3-2 to accept the Uptown Pickleball Project as a public sector project and to utilize \$2.6 million of the 2nd Ave./City Village TAD funding towards the project. TAD funding will be charged out as follows: 2nd Avenue/City Village TAD Fund – Nondepartmental – Noncategorical – General Construction; 0239-590-3000-NCAT-7661. Approximately \$4 million of General Fund reserves has been carried over to be used towards the project and the expenses will be charged out as follows: Special Project/Capital Project Fund - Capital Projects - General Fund Supported Capital Projects – General Construction – Uptown Pickleball Project; 0508-660-1000-7661-22975-20240.

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 _____

Lindsey G. McLemore, Clerk of Council

B.H. "Skip" Henderson III, Mayor