

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Amendment 3 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 an Amendment 3 with Gilbane Building Company (Atlanta, GA), in association with Freeman & Associates, Inc., in the amount of \$19,288,390.00. Combined with Amendment 2, the total Guaranteed Maximum Price for the renovations of the former Synovus Bank office complex is \$23,500,000.00. Additionally, authorization is requested to execute any additional Amendments not to exceed the remaining funding available in the Bond Issue.

The contract amendment is required to complete renovations to the existing facility to make the facility ready for occupancy by the City in 2023. Renovation work includes roof replacements, HVAC equipment upgrades, lighting upgrades, fire suppression system upgrades, new security system, new low voltage and audio-visual systems, and interior renovations.

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 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 structure located on Broadway, which will serve as the new City Hall.	19,288,390.37
New Contract Amount		\$24,803,000.00

Funding is available from 2022 CBA bonds for Amendment 3, and future Amendments, as follows: CBA Lease Revenue Bonds/2022A - 2022A CBA Bonds – General Construction – Synovus Building Renovations; 0565-803-2300-BASB-7661-85102-20220 and CBA Taxable Lease Revenue Bonds/2022B – 2022B CBA Bonds – General Construction – Synovus Building Renovations; 0566-804-2400-BASG-7661-85106-20220.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT 3 WITH GILBANE BUILDING COMPANY (ATLANTA, GA), IN ASSOCIATION WITH FREEMAN & ASSOCIATES, INC., IN THE AMOUNT OF \$19,288,390.37. THE TOTAL GUARANTEED MAXIMUM PRICE FOR RENOVATIONS TO THE NEW CITY HALL FACILITY WILL BE \$23,500,000.00. ADDITIONALLY, AUTHORIZATION IS REQUESTED TO EXECUTE ANY ADDITIONAL AMENDMENTS NOT TO EXCEED THE REMAINING FUNDING AVAILABLE IN THE BOND ISSUE.

WHEREAS, contract amendment is required to complete renovations to the existing facility to make the facility ready for occupancy by the City in 2023. Renovation work includes roof replacements, HVAC equipment upgrades, lighting upgrades, fire suppression system upgrades, new security system, new low voltage and audio-visual systems, and interior renovations; 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 to execute Amendment 3 with Gilbane Building Company (Atlanta, GA), in association with Freeman & Associates, Inc., in the amount of \$19,288,390.37. The total guaranteed maximum price for the renovations to the new City Hall Facility will be \$23,500,000.00. The City Manager is further authorized to execute any additional Amendments, not to exceed the remaining funding available in the Bond Issue. Funding is available from 2022 CBA bonds for Amendment 3, and future Amendments, as follows: CBA Lease Revenue Bonds/2022A - 2022A CBA Bonds – General Construction – Synovus Building Renovations; 0565-803-2300-BASB-7661-85102-20220 and CBA Taxable Lease Revenue Bonds/2022B – 2022B CBA Bonds – General Construction – Synovus Building Renovations; 0566-804-2400-BASG-7661-85106-20220.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2022 and adopted at said meeting by the affirmative vote of _____ members of said Council.

- Councilor Allen voting _____.
- Councilor Barnes voting _____.
- Councilor Crabb voting _____.
- Councilor Davis voting _____.
- Councilor Garrett voting _____.
- Councilor House voting _____.
- Councilor Huff voting _____.
- Councilor Thomas voting _____.
- Councilor Tucker voting _____.
- Councilor Woodson voting _____.

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson III, Mayor