

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Amendment 18 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 Amendment 18 in the amount of \$227,489.00 with Gilbane Building Company (Atlanta, GA), in association with Freeman & Associates, Inc., for construction manager as general contractor services for the Government Center Complex.

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.

On February 1, 2024, portions of City Hall were damaged from flooding caused during the repair of a plumbing fixture. Amendment 18 is for the complete restoration of City Hall to its pre-flood condition. The scope of work includes carpet replacement, drywall repairs, and painting. The cost of the repairs has been reviewed and approved by the City’s insurance company. Funding will be provided by insurance proceeds.

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
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 and generator and parking garage security cameras for City Hall	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
Amendment 9	Initial Demolition and Furniture Relocation at the new Sheriff's Administration Building	\$195,051.00
Amendment 10	Government Center Tower Modifications for Juvenile Court	\$1,374,613.00
Amendment 11	Moving Expenses	\$500,000.00
Amendment 12	Guaranteed Maximum Price Amendment for the Sheriff's Office Administration Building located at 1000 5 th Avenue	\$12,871,481.00
Amendment 13	Construction of Courtroom at the new Sheriff's Office Administration Building	\$1,687,315.00
Amendment 14	Additional needs identified by the Sheriff for the Sheriff's Office Administration Building	\$1,835,294.00
Amendment 15	Early Demolition and Sitework for Judicial Center	\$5,916,826.00
Amendment 16	Emergency Management and Homeland Security Offices and CPD Uptown Precinct	\$1,100,000.00
Amendment 17	Judicial Center Core and Shell	\$142,363,044.00
Amendment 18	City Hall Flood Damage Repairs	\$227,489.00
New Contract Amount		\$195,401,466.00

Funding is available for Amendment 18, as follows: Special Projects Capital Project Fund – Capital Projects – General Fund Supported Capital Project – General Construction – City Hall Flooding Repairs; 0508-660-1000-CPGF-7661-22974-20240.

**A RESOLUTION
NO. _____**

A RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT 18 IN THE AMOUNT OF \$227,489.00 WITH GILBANE BUILDING COMPANY (ATLANTA, GA), IN ASSOCIATION WITH FREEMAN & ASSOCIATES, INC., FOR CONSTRUCTION MANAGER AS GENERAL CONTRACTOR SERVICES FOR THE GOVERNMENT CENTER COMPLEX.

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.; and,

WHEREAS, On February 1, 2024, portions of City Hall were damaged from flooding caused during the repair of a plumbing fixture. Amendment 18 is for the complete restoration of City Hall to its preflood condition. The scope of work includes carpet replacement, drywall repairs, and painting. The cost of the repairs has been reviewed and approved by the City’s insurance company. Funding will be provided by insurance proceeds.

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

That the City Manager and/or his designee is hereby authorized execute Amendment 18 in the amount of \$227,489.00 with Gilbane Building Company (Atlanta, GA), in association with Freeman & Associates, Inc., for construction manager as general contractor services for the Government Center Complex. Funding is available for Amendment 18, as follows: Special Projects Capital Project Fund – Capital Projects – General Fund Supported Capital Project – General Construction – City Hall Flooding Repairs; 0508-660-1000-CPGF-7661-22974-20240.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2024 and adopted at said meeting by the affirmative vote of _____ members of said Council.

- Councilor Allen voting _____
- Council District 1 Seat voting _____
- Councilor Begly voting _____
- Councilor Cogle voting _____
- Councilor Crabb voting _____
- Councilor Davis voting _____
- Councilor Garrett voting _____
- Councilor Huff voting _____
- Councilor Thomas voting _____
- Councilor Tucker voting _____

Sandra T. Davis, Clerk of Council

B.H. “Skip” Henderson III, Mayor