

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	Space Planning and Programming & Schematic Design Services for Muscogee County Jail – RFQ No. 23-0003
<b>INITIATED BY:</b>	Finance Department

---

It is requested that Council authorize the execution of a negotiated contract with The SLAM Collaborative, Inc. (Atlanta, GA) for space planning and programming & schematic design services for Phase I of the expansion and/or renovation of the Muscogee County Jail, as well as future phases contingent upon funding availability. The project cost for Phase I is \$3,000,000.00, which is inclusive of the fees for space planning and programming & design services. The recommended firm’s negotiated cost proposal is within the amount budgeted.

The Muscogee County Jail is a 1,069-bed facility located at 700 10<sup>th</sup> Street and the facility consists of four major buildings:

- The Columbus Stockade
- The 1959 Columbus Jail
- 1984 Tower
- 2002 Tower

Inmates are currently housed in the 1984 and 2002 Towers. These structures also include support spaces including food service, loading dock, property storage, and mental and physical health spaces. The Columbus Stockade and 1959 Columbus Jail are primarily used as storage spaces.

The City Owner needs to address long-term facility requirements of the Muscogee County Jail, including an increase to the overall capacity of the facility to approximately 1,600 beds. In addition, the existing facility has significant issues with the façade, MEP systems, and security issues. The scope of the design services will include the design of the expansion along with the necessary renovations to the remaining portions of the facility to extend its useful life. The City’s needs will best be served by constructing the expansion on the existing site. The expansion would be built in the location of the current 1959 Jail.

Design and budgeting activities through schematic design will be Phase I of this project. Currently, the City does not have a dedicated funding source to proceed with additional phases of this project. However, should a funding source for future phases of the project be identified within 24 months of completion of schematic design, the City may amend the contract with The SLAM Collaborative, Inc. to include additional scopes of work to include full design services.

**RFQ Advertisement and Receipt of Qualifications:**

On December 6, 2022, RFQ specifications were posted on the web page of the Purchasing Division, the Georgia Procurement Registry and DemandStar. This RFQ has been advertised, opened, and evaluated. Two qualification packages were received on December 30, 2022, from the following firms:

**The SLAM Collaborative, Inc. (Atlanta, GA)**  
TreanorHL, Inc. (Alpharetta, GA)

The following events took place after receipt of the qualifications:

<b>RFQ MEETINGS/EVENTS</b>		
<b>Description</b>	<b>Date</b>	<b>Agenda/Action</b>
Pre-Evaluation Meeting	01/19/23	The Purchasing Manager advised evaluation committee members of the RFQ rules and process, and the project manager provided an overview. Qualifications were distributed to each committee member to review.
1 <sup>st</sup> Evaluation Meeting	03/10/23	The Evaluation Committee discussed each submission and determined clarifications were not required.
Evaluation Forms Sent	03/13/23	Evaluation forms were forwarded to the voting committee members.
Evaluation Forms Returned	05/08/23	The last set of evaluation forms were completed and returned to Purchasing for compilation of results.
Evaluation Results	05/12/23	Evaluation results were forwarded to the committee.
Shortlisting of Firms	05/16/23	With a vote of 4-to-1, the voting committee members decided to shortlist and request a presentation and a design team proposal from the highest-ranking firm.
Presentation/Interview	06/16/23	The highest-ranking firm provided a presentation followed by a question/answer session.
Cost Proposal Requested	06/30/23	A cost proposal was requested from the highest-ranking firm.
Cost Proposal Received	07/07/23	The cost proposal was received and forwarded to the Project Manager.
Negotiation Request	07/13/23	The Project Manager determined negotiations were necessary in order to stay within the project budget. A negotiated cost proposal was requested from the highest-ranking firm.
Negotiation Response	07/17/23	The highest-ranking firm provided a negotiated cost proposal, which was forwarded to the evaluation committee.
Award Recommendation	07/20/23	The evaluation committee unanimously recommended award of the negotiated cost proposal to the highest-ranking firm, The SLAM Collaborative, Inc.

**Evaluation Committee:**

The qualification submittals and proposals were reviewed by members of the Evaluation Committee, which consisted of two voting members from the Muscogee County Sheriff's Office,

one voting member from the Engineering Department, one voting member from the Inspections & Code Department, and one voting member from the Public Works Department.

A representative from the Planning Department and an additional representative from the Inspections and Code Department served as alternate voters.

An additional member from the Muscogee County Sheriff's Office, two representatives from the City Manager's Office and an additional member from the Public Works Department served as non-voting advisors.

**Award Recommendation:**

The evaluation committee unanimously recommended award of the negotiated cost proposal to the highest-ranking firm of The SLAM Collaborative, Inc. for the following reasons:

- The SLAM Collaborative, Inc. partnered with the local architect of Barnes Gibson Partners Architects, LLC.
- The firm's proposal was very thorough and organized. They included multiple disciplines of design professionals, which will help focus on each system/element independently and collectively.
- The firm's cumulative years of services and experience is impressive.
- The firm did the original assessment and master plan for the facility; therefore, their working knowledge of this facility is good.
- Due to the firm's experience of working on the Government Center project, the firm is familiar with the City's processes in various areas.

**Vendor Qualifications/Experience:**

- With origins dating back to 1954, The SLAM Collaborative is a licensed architectural, landscape architecture, interior design, structural engineering, and construction management firm; their Atlanta office was established in 1976 and is a Georgia corporation.
- The firm has worked on over 90 justice projects totaling \$2 billion in construction and 14 million in square footage.
- The SLAM Collaborative has a total of 282 employees, including 181 architects, 3 civil engineers, 7 construction inspectors, 14 construction managers, 3 cost estimators, 15 interior designers, 10 landscape architectures, 2 specification writers, 10 structural engineers and 37 administrative positions.

The two-phase solicitation process, RFQ/RFP, is governed by the City's Procurement Ordinance Article 3-110, Competitive Sealed Proposals for the procurement of Equipment, Supplies and Professional Services, Article 3-111 Architectural/Engineering and Land Surveying Services and

Article 3-112, Request for Qualifications. During the process of an RFP 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.

The project cost is \$3,000,000.00, which is inclusive of the fees for space planning and programming & design services. The recommended firm's negotiated cost proposal is within the amount budgeted. Funds are available in the FY24 Budget via OLOST Public Safety Reserves. The services will be charged to: Special Projects - Capital Projects Fund - General Fund Supported Capital Projects - Professional Services - Jail Site Master Plan OLOST; 0508-660-1000-CPGF-6311-22964-20240.

**A RESOLUTION**

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

**A RESOLUTION AUTHORIZING THE EXECUTION OF A NEGOTIATED CONTRACT WITH THE SLAM COLLABORATIVE, INC. (ATLANTA, GA) FOR SPACE PLANNING AND PROGRAMMING & SCHEMATIC DESIGN SERVICES FOR PHASE I OF THE EXPANSION AND/OR RENOVATION OF THE MUSCOGEE COUNTY JAIL; AS WELL AS FUTURE PHASES CONTINGENT UPON FUNDING AVAILABILITY. FUTURE PHASES ARE CONTINGENT UPON FUNDING AVAILABILITY. THE PROJECT COST FOR PHASE I IS \$3,000,000.00, WHICH IS INCLUSIVE OF THE FEES FOR SPACE PLANNING AND PROGRAMMING & DESIGN SERVICES. THE RECOMMENDED FIRM'S COST PROPOSAL IS WITHIN AMOUNT BUDGETED.**

**WHEREAS**, an RFP was administered (RFQ No. 23-0003) and two proposals were received; and,

**WHEREAS**, the proposal submitted by The SLAM Collaborative, Inc. 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 City Manager is hereby authorized to execute a negotiated contract with The SLAM Collaborative, Inc. (Atlanta, GA) for space planning and programming & schematic design services for Phase I of the expansion and/or renovation of the Muscogee County Jail; as well as future phases contingent upon funding availability. The project cost for Phase I is \$3,000,000.00, which is inclusive of the fees for space planning and programming & design services. The recommended firm's negotiated cost proposal is within the amount budgeted. Funds are available in the FY24 Budget via OLOST Public Safety Reserves. The services will be charged to: Special Projects - Capital Projects Fund - General Fund Supported Capital Projects - Professional Services - Jail Site Master Plan OLOST; 0508-660-1000-CPGF-6311-22964-20240.

\_\_\_\_\_  
Introduced at a regular meeting of the Council of Columbus, Georgia, held the \_\_\_\_\_ day of \_\_\_\_\_, 2023 and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

- Councilor Allen voting \_\_\_\_\_.
- Councilor Barnes 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