

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Construction Manager as General Contractor Services for Muscogee County Jail – RFQ No. 23-0004
INITIATED BY:	Finance Department

It is requested that Council authorize the execution of a negotiated contract with Gilbane Building Company (Atlanta, GA) for construction manager as general contractor services for Phase I of the Muscogee County Jail project, 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 construction manager as general contractor services. The recommended contractor's negotiated cost proposal is within the amount budgeted.

The Muscogee County Jail is a 1,069-bed facility located at 700 10th 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.

Funds have been allocated to complete space planning and programming and schematic design activities. Gilbane Building Company will be responsible for coordinating with the design professional and preparing project budgets based on the finish and schematic designs. 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 Gilbane Building

Company to include additional scopes of work to include full general contractor services for construction of the proposed expansion.

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. Three qualification packages were received on December 30, 2022, from the following contractors:

Gilbane Building Company (Atlanta, GA)
 Ajax Building Company (Alpharetta, GA)
 Allstate Construction (Perry, GA)
 McKnight Construction Company (Augusta, GA)
 New South Construction (Atlanta, GA)
 Prime Contractors, Inc. (Powder Springs, GA)

The following events took place after receipt of the qualifications:

RFQ MEETINGS/EVENTS		
DESCRIPTION	DATE	AGENDA/ACTION
Phase I – Request for Qualifications		
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 st 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 3-to-2, the voting committee members decided to shortlist and request a presentation, proposal and cost from the highest-ranking contractor.
Shortlist Notification	05/26/23	The highest-ranking contractor was notified that they were shortlisted.
Phase II – Request for Proposal		
Request for Proposal, Presentation and Cost Proposal	06/06/23	The short-listed firm was requested to provide a proposal, a presentation and cost proposal.
Proposal Received	06/13/23	The proposal was received from the highest-ranking firm and was forwarded to the evaluation committee.
Presentation/Interview and Cost Proposal Received	06/16/23	The highest-ranking contractor gave a presentation followed by a question/answer session. After their presentation, the contractor emailed a cost proposal, which was forwarded to the evaluation committee.

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 short-listed contractor.
Negotiation Response	07/18/23	The short-listed contractor provided a negotiated cost proposal, which was forwarded to the evaluation committee.
Award Recommendation	07/19/23	The evaluation committee unanimously recommended award of the short-listed contractor of Gilbane Building Company.

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 recommends award to Gilbane Building Company for the following reasons:

- Gilbane Building Company is partnering with the local company of Freeman & Associates, whose office is approximately 5 miles from the project location. This will allow Freeman & Associates to be on site within minutes, should an issue arise.
- Gilbane Building Company's proposal was well organized.
- The team of Gilbane Building Company and Freeman & Associates is very experienced and has an extensive list of subcontractors and resources required to complete the project.
- Through their proposal, Gilbane Building Company demonstrated that they can successfully deliver correctional projects of any size and complexity.
- Gilbane Building Company has a successful and proven track record of more than 150 years of experience.

Vendor Qualifications/Experience:

- Founded in 1870, Gilbane Building Company is a family-owned, global, comprehensive construction and facilities-related solutions firm. The company is a wholly owned subsidiary of Gilbane, Inc.
- The contractor has over 45 offices with experience in 20+ countries. The services will be provided by their Atlanta office, which was established in 1998.
- Gilbane Building Company earned the #4 spot on the *Engineering News-Record (ENR)* list for 2021 Correctional Facilities Builders.
- The contractor has 3,022 personnel, with 434 being in the southeast.

The two-phase solicitation process, RFQ/RFP, is governed by the City's Procurement Ordinance, Article 3-110, Competitive Sealed Proposals (Negotiations) and Article 3-112, Request for Qualifications. During the process of an RFQ/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 construction manager as general contractor services. The recommended contractor'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 GILBANE BUILDING COMPANY (ATLANTA, GA) FOR CONSTRUCTION MANAGER AS GENERAL CONTRACTOR SERVICES FOR PHASE I OF THE MUSCOGEE COUNTY JAIL PROJECT; 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 CONSTRUCTION MANAGER AS GENERAL CONTRACTOR SERVICES. THE RECOMMENDED CONTRACTOR'S NEGOTIATED COST PROPOSAL IS WITHIN THE AMOUNT BUDGETED.

WHEREAS, an RFP was administered (RFQ No. 23-0004) and six proposals were received; and,

WHEREAS, the proposal submitted by Gilbane Building Company 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 Gilbane Building Company (Atlanta, GA) for construction manager as general contractor services for Phase I of the Muscogee County Jail project; 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 construction manager as general contractor services. The recommended contractor'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