

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	Amendment 17 for Construction Manager as General Contractor Services for Columbus Government Center Complex – RFQ No. 20-0002
<b>INITIATED BY:</b>	Finance Department

It is requested that Council authorize the execution of Amendment 17 in the amount of \$142,363,044.00 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 December 12, 2023, Council approved Amendment 15 with Gilbane Building Company for the early demolition and site work component of the Judicial Center which started construction of the Judicial Center. Approval of Amendment 17 is necessary to continue construction of the 8-story, 342,00 square foot Judicial Center. Amendment 17 includes the next phases of construction including deep foundations, concrete structure, exterior skin (roofing, windows, store front, masonry, metal panels, and curtain wall), mechanical, electrical, fire suppression, fire alarm, security, audio visual, and plumbing systems, and elevators. The amount of Amendment 17 is within the allocated budget for the scope of work. A future amendment will be brought forward for all interior finishes including drywall, paint, tile, signage, and millwork.

<b>Document</b>	<b>Description</b>	<b>Amount</b>
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 <sup>th</sup> 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 <sup>th</sup> 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 Columbus Police Department Uptown Precinct	\$1,100,000.00
<b>Amendment 17</b>	<b>Judicial Center Core and Shell</b>	<b>\$142,363,044.00</b>
New Contract Amount		\$195,173,977.00

Funding is available for Amendment 17, as follows: G.O. Sales Tax Bonds Series 2022 - 2021 SPLOST - Judicial Center - General Construction - New Courthouse/Judicial Center; 0568-696-3116-STJC-7661-85200-20220.

**A RESOLUTION**

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

**A RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT 17 IN THE AMOUNT OF \$142,363,044.00 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 December 12, 2023, Council approved Amendment 15 with Gilbane Building Company for the early demolition and site work component of the Judicial Center which started construction of the Judicial Center. Approval of Amendment 17 is necessary to continue construction of the 8-story, 342,00 square foot Judicial Center. Amendment 17 includes the next phases of construction including deep foundations, concrete structure, exterior skin (roofing, windows, store front, masonry, metal panels, and curtain wall), mechanical, electrical, fire suppression, fire alarm, security, audio visual, and plumbing systems, and elevators. The amount of Amendment 17 is within the allocated budget for the scope of work. A future amendment will be brought forward for all interior finishes including drywall, paint, tile, signage, and millwork.

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

That the City Manager is hereby authorized to execute Amendment 17 in the amount of \$142,363,044.00 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 17, as follows: G.O. Sales Tax Bonds Series 2022 - 2021 SPLOST - Judicial Center - General Construction - New Courthouse/Judicial Center; 0568-696-3116-STJC-7661-85200-20220.

\_\_\_\_\_  
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 \_\_\_\_\_.  
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 \_\_\_\_\_.

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Sandra T. Davis, Clerk of Council

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B.H. "Skip" Henderson III, Mayor