

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Construction Manager as General Contractor Services for Columbus Government Center Complex – RFQ NO. 20-0002
INITIATED BY:	Finance Department

(A) CONSTRUCTION MANAGER AS GENERAL CONTRACTOR SERVICES FOR COLUMBUS GOVERNMENT CENTER COMPLEX – RFQ NO. 20-0002

It is requested that Council authorize 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. The recommended firm's cost proposal for Phase I is within the \$1 million budgeted for this project.

The CM/GC will provide preconstruction services which may include technical review, cost verification, cost evaluation, value engineering, schedule development, and schedule evaluation, in addition to management of the construction. The CM/GC will be expected to work collaboratively with the Design Professional to develop separate bid packages during the course of construction. In addition, CM/GC will be responsible for methods of construction, safety, and the scheduling and coordination of the work of all construction and miscellaneous contracts required for completion of the project within its predetermined budget and schedule. The CM/GC will be required to work harmoniously with the Design Professional and Owner's consultants.

The scope of services for this contract will be broken down into three phases.

- Phase I of this project will be for preconstruction services during the programming/planning phase. The City has contracted with a team of design professionals for programming and planning services to determine the future growth space needs. The Construction Manager (CM) will provide cost estimates and constructability reviews for the various options developed by the design professional during the programming phase. The City anticipates a minimum of three different options for the new Complex. These options include Renovation of the existing Government Center Tower, Multiple new facilities at the existing location, or a new judicial building and a new administrative building at a new site.
- Phase II of this project will be preconstruction services during design development. The CM shall actively participate in Design Coordination Meetings with the Design Professional and the City, for the purpose of collaborating and coordinating the final design and Construction Documents. The CM is responsible to cooperate and assist in the coordination of the development of the design of the Project within the budgeted cost and schedule. The objective of the coordination is to assure that the design meets the City's Program in all respects.

- Phase III of this project will be the construction phase where the selected Construction Manager shall serve as the General Contractor. Prior to the commencement of construction, the CM shall propose a Guaranteed Maximum Price to complete the project. The CM will be responsible for all coordination, construction means and methods, and Quality Control necessary to complete the project in accordance with the approved Construction Documents.

Due to the staggered availability of funding, the Construction Management Contract with the selected CM/GC will initially be limited to providing Phase I preconstruction services during the programming/planning phase of the project. The CM/GC services beyond Phase I will be considered optional and at the sole discretion of the City.

RFQ Advertisement and Receipt of Qualifications:

RFQ specifications were posted on the web page of the Purchasing Division and on the Georgia Procurement Registry on September 13, 2019. This RFQ has been advertised, opened and evaluated. Six proposals were received on October 11, 2019 from the following firms:

- Gilbane Building Company (Atlanta, GA)** (in association with Freeman & Associates, Inc.)
- Batson-Cook Construction (West Point, GA)
- Brasfield & Gorrie, LLC (Columbus, GA)
- Hoar Construction, LLC (Atlanta, GA)
- Skanska USA Building, Inc. (Atlanta, GA)
- Turner Construction Company (Atlanta, GA)

The following events took place after receipt of the qualifications.

STEP I - QUALIFICATIONS REVIEW		
Description	Date	Agenda/Action
Pre-Evaluation Meeting	10/18/19	The Purchasing Manager advised evaluation committee members of the RFP rules and process, and the project manager provided an overview. Qualifications were distributed to each committee member to review.
1 st Evaluation Meeting	11/07/19	The Evaluation Committee discussed each qualification packet and determined clarifications were required from Batson-Cook Construction, and information regarding revisions to the solicitation schedule should be forwarded to all firms.
Clarification Requested & Schedule Information Forwarded	11/07/19	Clarification was requested from Batson-Cook Construction and information regarding revisions to the solicitation schedule was forwarded to all firms.
Clarification Received	11/08/19	Batson-Cook Construction provided the requested clarification.
Evaluation Forms Sent	11/08/19	Evaluation forms were forwarded to the voting committee members.
Evaluation Forms Returned	11/16/19	Evaluation forms were completed and returned to Purchasing for compilation of results.
Evaluation Results	11/18/19	Evaluation results were forwarded to the committee.
Shortlisting of Firms	11/19/19	The voting committee members unanimously elected to short-list the three (3) highest-ranking firms.

As specified, Step II of the CM/GC selection was initiated by invitation to finalists to submit project proposals. The following three (3) finalist submitted sealed proposals by the 2:00 P.M. on December 13, 2019.

Brasfield & Gorrie, LLC (Columbus, GA) (in association with Freeman & Associates, Inc.)
 Gilbane Building Company (Atlanta, GA)
 Turner Construction Company (Atlanta, GA)

The following events took place after receipt of proposals:

STEP II – PROPOSALS REVIEW & PRESENTATIONS		
Description	Date	Agenda/Action
2 nd Evaluation Meeting	12/17/19	The Evaluation Committee received copies of the three finalist firms’ proposals and confirmed the date and time of the upcoming presentations.
Evaluation Forms Sent	01/03/20	Evaluation forms were forwarded to the voting committee members.
Presentations & Sealed Cost Proposal	01/07/20	The three (3) finalist firms provided presentations, followed by a question/answer session. Immediately after each firm presented, the firm submitted their sealed cost proposal.
Evaluation Forms Returned	01/09/20	Evaluation forms were completed and returned to Purchasing for compilation of results.
Evaluation Results	01/10/20	The committee met to review the evaluation results. There was a .22 difference between the two (2) highest-ranking firms, which the committee considered a tie. Therefore, the committee elected to request additional interviews from the two (2) highest-ranking firms. The committee prepared specific topics regarding the project that the two (2) highest-ranking firms had to address in the 2 nd interview.
2 nd Presentation & Award Recommendation	01/27/20	The two (2) highest-ranking firms provided presentations, followed by a question answer session. Immediately after the presentations, the committee discussed each firm’s presentation then completed a ballot. The majority of the committee recommended award to Gilbane Building Company and decided to request negotiations from the firm.
Negotiation Requested	01/28/20	Negotiation was requested of Gilbane Building Company.
Negotiation Response	01/29/20	Gilbane Building Company requested a negotiation meeting in lieu of responding in writing.
Negotiation Meeting	02/03/20	Members of the committee met with representatives from Gilbane Building Company. Negotiation meeting results are included in the memo to the City Manager.

Evaluation Committee:

The submissions were reviewed by members of the Evaluation Committee, which consisted of (2) voting members from the Engineering Department, one (1) voting member from the Public Works Department, one (1) voting member from the Planning Department, and one (1) voting member from the Inspections & Code Department.

One (1) additional representative from the Engineering Department, one (1) representative from the Sheriff's Office, and two (2) representatives from the City Manager's Office served as non-voting advisors. Additional non-voting advisors were (1) representative from CBRE/Heery, Inc., the contractor for the space planning and programming & design services; and (1) representative from Barnes Gibson Partners, a subcontractor of CBRE/Heery, Inc.

Award Recommendation:

The evaluation committee, as reflected by their comments provided below, recommends award to Gilbane Building Company for the following reasons:

- Gilbane listed Freeman & Associates as a partner in their proposal.
- Heavy experience in government buildings and judicial structures within the state and across the country. Also bringing in Criminal Justice Center of Excellence experience professionals helps their best practices on future projects.
- They provided a detailed management plan and documented research into the project. Their presentation was effective and utilized technology to demonstrate knowledge of the project.
- During Step I – Qualifications, they were the only firm that focused a good deal on demolition. Important because those services will not have to be farmed out and their firm has the capacity to handle that type of work, which saves the City money in construction costs.
- The proposed methodology for developing and managing our project appears to be a solid approach for our needs. It is important that they shared with us their current workload and the ability to handle demolition activities.
- The firm is well experienced in this type of project and partnership with a reputable local company [Freeman & Associates, Inc.]. Additionally, the firm obtained local subcontractors' endorsement which will result in local participation.
- During the first presentations, they are one of the only vendors that even took a swing at the actual construction timeline with different options.
- The firm's proposal was well thought out and presented a clear understanding of what services would be provided.
- The firm considered each option and identified cost drivers for each option.
- The firm identified how they will include minority and local participation in this venture, i.e. workshops and conferences, technical assistance, contractor compliance and preparation of reports.
- During the first presentation, they introduced other services they provide their customers, i.e. in-house Transition Planning Group to assist their clients with moving when necessary; and they introduced their FM Services Division, which handles all the operations and systems of the new building. The division will train our Facilities Divisions on how these systems operate.

Vendor Qualifications/Experience:

- Gilbane Building Company was founded in 1873 and incorporated in 1908. Their Atlanta office was established 21 years ago and will manage this project.
- In 2019, Engineering News-Record ranked Gilbane Building Company as the country's #1 Correctional Facilities builder.
- In 2018, Engineering News-Record included Gilbane Building Company as one of the top 200 CM/PM Environmental Firm.
- Gilbane Building Company has 312 personnel, in various disciplines, in the southeast; the firm has a total of 2,902 personnel.
- Gilbane Building Company has completed 100+ county and local government centers, totaling \$3.7 billion and 26.7 million square feet.
- Gilbane Building Company's team for this project includes key team members from the Gwinnet County Courthouse and State of Georgia judicial projects, Freeman & Associates local professionals, a team leader and senior project executive who has spent the majority of his career building justice facilities, and support from its Criminal Justice Center of Excellence.
- Below are examples of the firm's recent experience as Construction Manager (CM) or General Contractor (GC) in construction facilities similar to this project.

- Georgia State Financing and Investment Commission (Atlanta, GA)
Nathan Deal Judicial Center

Relevancy to Columbus Government Center Complex

- Criminal Justice Facility
- Occupied/Tight Site
- High-Security Facilities
- Parking Deck
- Demolition
- BIM
- CM at-Risk

- Gwinnett County (Lawrenceville, GA)
Justice and Administration Center Addition and Parking Structure

Relevancy to Columbus Government Center Complex

- Criminal Justice Facility
- Occupied/Tight Site
- High-Security Facilities
- Parking Deck
- Demolition
- BIM
- CM at-Risk

- Will County (Joliet, IL)
Will County Courthouse

Relevancy to Columbus Government Center Complex

- Criminal Justice Facility
- Occupied/Tight Site
- High-Security Facilities
- Parking Deck
- Demolition
- BIM
- CM at-Risk

- University of South Carolina
Law School

Relevancy to Columbus Government Center Complex

- Criminal Justice Facility
- Occupied/Tight Site
- High-Security Facilities
- Parking Deck
- Demolition
- BIM
- CM at-Risk

The RFQ process is governed by the City's Procurement Ordinance Article 3-110, Competitive Sealed Proposals for the procurement of Equipment, Supplies and Professional Services and Article 3-1112, Request for Qualifications. During the process of an RFQ 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 recommended firm's cost proposal for Phase I is within the \$1 million budgeted for this project. Funds are budgeted in the FY20 Budget CBA Lease Revenue Bonds 2018 - 2018 CBA Bonds - Needs Assessment – Professional Services – New Govt Center Needs Assessment Study; 0563-801-2120-BASC-6311-84003-20180. Funds will be budgeted in subsequent fiscal years to cover the cost of the remaining phases of the project.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING 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. THE FIRM’S COST PROPOSAL FOR PHASE I IS WITHIN THE \$1 MILLION BUDGETED FOR THIS PROJECT.

WHEREAS, an RFQ was administered (RFQ No. 20-0002) and six qualification packages were received; and,

WHEREAS, the qualification statements and subsequent proposal submitted by Gilbane Building Company (Atlanta, GA) met all requirements and was evaluated most responsive.

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) (in association with Freeman & Associates, Inc.) for construction manager as general contractor services for the new Government Center Complex. The recommended firm’s cost proposal for Phase I is within the \$1 million budgeted for this project. Funds are budgeted in the FY20 Budget: CBA Lease Revenue Bonds 2018 - 2018 CBA Bonds - Needs Assessment – Professional Services – New Govt Center Needs Assessment Study; 0563-801-2120-BASC-6311-84003-20180. Funds will be budgeted in subsequent fiscal years to cover the cost of the remaining phases of the project.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2020 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 Thompson voting	_____.
Councilor Woodson voting	_____.

Sandra T. Davis, Clerk of Council

B.H. “Skip” Henderson III, Mayor