

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Design and Construction Services for Golden Park Improvements – RFP No. 24-0019
INITIATED BY:	Finance Department

It is requested that Council authorize the execution of a contract with Brasfield & Gorrie, LLC (Columbus, GA) for the design and construction improvements to Golden Park in order to bring it up to standards required by Major League Baseball; and authorize the City Manager, or designee, to provide a Notice to Proceed to the contractor for up to \$750,000.00 and provide another Notice to Proceed after closing of the bonds for the balance of the contract. The contractor’s cost proposal falls within the amount included in the overall project budget of \$50 million.

The scope of services includes:

- A. Turnkey design services for all improvements at Golden Park, including architectural, mechanical, electrical, plumbing, and structural design services. The contractor will also provide all sitework design services, including civil, landscape, and utility coordination; the contract will coordinate with appropriate City staff and other entities.
- B. Complete construction services including procurement and installation of all proposed improvements.
- C. The project shall be substantially complete in April 2025.

RFP Advertisement and Receipt of Proposals:

RFP specifications were posted on the web pages of the Purchasing Division, the Georgia Procurement Registry and DemandStar on December 26, 2023. This RFP has been advertised, opened and evaluated. Two proposals were received by the due date of January 24, 2024 from the following contractors:

Brasfield & Gorrie, LLC (Columbus, GA)
Reeves Young, LLC (Sugar Hill, GA)

The following events took place after receipt of proposals:

RFP MEETINGS/EVENTS		
Description	Date	Agenda/Action
Combined Pre- and 1 st Evaluation Meeting	01/31/24	The Purchasing Manager advised evaluation committee members of the RFP rules and process, and the project manager provided an overview. Committee members discussed both proposals and determined clarifications were not required.
Evaluation Forms Sent	01/31/24	Evaluation forms were forwarded to voting committee members.
Evaluation Forms Returned	02/01/24	The final set of evaluation forms were returned to the Purchasing Division for compilation of the evaluation scores and comments.
Evaluation Results	02/02/24	The Purchasing Division forwarded the evaluation results to the Evaluation Committee.
Award Recommendation	02/05/24	The voters unanimously recommended award to the highest scoring contractor, Brasfield & Gorrie, LLC.

Evaluation Committee:

The proposals were reviewed by the Evaluation Committee. Serving as voting members was a representative from the Inspections and Code Department, a representative from the Parks and Recreation Department, and a representative from the Engineering Department.

Serving as advisors were two representatives from the City Manager’s Office and two representatives from the Public Works Department.

Award Recommendation:

The voting committee members recommend awarding the contract to the highest-scoring firm, Brasfield & Gorrie, LLC. for the following reasons:

- Brasfield & Gorrie is a large national construction company with the qualifications and experience necessary to complete this project.
- The contractor provided clear and concise examples of similar work done at a high level of baseball play, including the Atlanta Braves Truist Park, which will be the MLB team of the Columbus minor team.
- Brasfield & Gorrie has completed numerous baseball facilities for both college and professional teams. This includes several projects in the southeast region. In addition, they have completed several other sports facilities in Columbus.
- Brasfield & Gorrie will use two local subconsultants – Hecht Burdeshaw Architects and Moon Meeks and Associates, Inc.
- In their proposed timeline, Brasfield & Gorrie demonstrates an excellent understanding of the schedule concerns by documenting when long lead items need to be ordered. Their timeline complies with the requirements of the RFP.
- The contractor has extensive work history in Columbus.
- Brasfield and Gorrie anticipates meeting or exceeding the 10% DBE (Disadvantaged Business Enterprise) participation goal; they have exceeded the goals for prior jobs.
- Brasfield & Gorrie’s cost proposal seems to be appropriate.

Vendor’s Experience/Qualifications:

- The company has operated as Brasfield & Gorrie since 1964 and has an annual revenue of approximately \$5 billion with an average project value of \$34 million. The company employs over 3500 individuals.
- Brasfield & Gorrie provides contracting, design, build, and construction management services.
- The company has 13 office locations. Their Columbus location is a full-service office that opened in 2012; however, the company has been working in Columbus since 1990.
- Below are the last three projects for which Brasfield & Gorrie has provided similar work.
 - Atlanta Braves (Atlanta, GA) August 2014 – February 2017
Truist Park
1,100,000 square feet
\$494 million final cost
 - University of Florida (Gainesville, FL) February 2019 – June 2020
Florida Ballpark at McKeithan Field
141,470 square feet
\$54.7 million
 - Columbus Consolidated Government (Columbus, GA) February 2019 – July 2019
South Commons Softball Complex
14,000 square feet
\$3.2 million

The City’s Procurement Ordinance Article 3-110 (Competitive Sealed Proposals for the procurement of Equipment, Supplies and Professional Services) governs the RFP Process. During the RFP process, 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 have been submitted to the City Manager in a separate memo for informational purposes.

Funding will be available in the FY24 Budget in the General Fund Reserves up to \$750,000 and reimbursed by the 2024 Columbus Building Authority Bond Proceeds upon closing, which is tentatively set for April 9, 2024. After closing, funding will be available from the 2024 Columbus Building Authority Bond Proceeds. Any delay in closing will require City Council action to increase the funding available from the General Fund Reserves if needed.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH BRASFIELD & GORRIE, LLC (COLUMBUS, GA) FOR THE DESIGN AND CONSTRUCTION IMPROVEMENTS TO GOLDEN PARK IN ORDER TO BRING IT UP TO STANDARDS REQUIRED BY MAJOR LEAGUE BASEBALL; AND AUTHORIZE THE CITY MANAGER, OR DESIGNEE, TO PROVIDE A NOTICE TO PROCEED TO THE CONTRACTOR FOR UP TO \$750,000.00 AND PROVIDE ANOTHER NOTICE TO PROCEED AFTER CLOSING OF THE BONDS FOR THE BALANCE OF THE CONTRACT. THE CONTRACTOR’S COST PROPOSAL FALLS WITHIN THE AMOUNT INCLUDED IN THE OVERALL PROJECT BUDGET OF \$50 MILLION.

WHEREAS, an RFP was administered (RFP No. 24-0019) and two proposals were received; and,

WHEREAS, the proposal submitted by Brasfield & Gorrie, LLC 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 contract with Brasfield & Gorrie, LLC (Columbus, GA) for the design and construction improvements to Golden Park in order to bring it up to standards required by Major League Baseball; and the City; and the City Manager, or designee, is authorized to provide a Notice to Proceed to the contractor for up to \$750,000.00 and provide another Notice to Proceed after closing of the bonds for the balance of the contract. The contractor’s cost proposal falls within the amount included in the overall project budget of \$50 million. Funding will be available in the FY24 Budget in the General Fund Reserves up to \$750,000.00 and reimbursed by the 2024 Columbus Building Authority Bond Proceeds upon closing, which is tentatively set for April 9, 2024. After closing, funding will be available from the 2024 Columbus Building Authority Bond Proceeds. Any delay in closing will require City Council action to increase the funding available from the General Fund Reserves if needed.

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 _____

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson III, Mayor