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**To:** Gahanna City Council  
Clerk of Council

**From:** Kevin Schultz, Senior Director of Operations  
Mayor Laurie A. Jadwin

**Cc:** Priya D. Tamarasari, Esq., City Attorney  
Joann Bury, Director of Finance

**Date:** May 8, 2024

**Re:** Request for Council Action (May 13, 2024 COTW Meeting)

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## ACTION ITEMS

### ACTION ITEM #1: PERMISSION TO AMEND ELFORD CONSTRUCTION MANAGEMENT AT RISK CONTRACT

The property located at 825 Tech Center Drive was identified as an ideal property and building to address the operational needs for Police Headquarters, City Hall and Senior Center. On September 6, 2022, City Council voted unanimously to acquire 825 Tech Center Drive. As part of this project, the City would renovate the existing building and construct an estimated additional 31,000 square feet of space needed to meet existing and anticipated operational needs for those three city functions over the next 30 years.

Over the last year, the City has been engaged in the process of designing the renovation and expansion of the building. Bids to construct the project have been released in two main packages. Bidding for Construction Contract 2 (GMP2) was conducted by Elford Inc. following the prescribed public bidding process. Bids for the remaining 25 disciplines, in part or in total, were released. These disciplines include general requirements, general trades, structural steel, site concrete, plumbing, electrical, HVAC, finishings, fireproofing, landscaping and others. Overall, 82 bids were received over the 25 disciplines. The City, Elford, and MSA Architects conducted bid reviews to select the subcontractors who will work to construct this portion of the project.

The total cost for Construction Contract 2 (GMP2) is \$39,300,224. The total amount for both construction contracts is \$59,627,855. This includes construction manager fees, insurance, bonds, and contingencies. Approximately 40% of total contract awards for GMP2 have been awarded to diverse contractors and 40% are union-based employers.

The Administration is respectfully requesting an Ordinance authorizing the Mayor to enter into an amended agreement with Elford for construction services listed in GMP2. The Administration is also requesting **Waiver and Emergency** to lock in pricing and to issue a Notice to Proceed on or about June 5, 2024. The dollars associated with this request were approved in Ordinance 0005-2024.



Requested Legislation and Funding

Legislation Needed: Ordinance  
Emergency/Waiver: **Waiver and Emergency**  
Vendor Name: Elford, Inc  
Vendor Address: 1220 Dublin Road, Columbus, OH 43215  
Already Appropriated (Amounts & Accounts): See Ordinance 0005-2024  
Supplemental/Transfer (Amounts & Accounts): N/A

Attachments

DOS-ATT - A133 Exhibit A – GMP2 - DRAFT  
DOS-ATT - Exhibit 1 – GMP2

Contract Approvals

- This item has been approved by the Mayor
- This item has been approved by the Director of Finance
- This item has been approved by the City Attorney