



# City of Gahanna

200 South Hamilton  
Road  
Gahanna, Ohio 43230

## Signature

Resolution: RES-0003-2026

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File Number: RES-0003-2026

### **A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT AMENDMENT WITH FISHBECK FOR THE TAYLOR ROAD WATERLINE REPLACEMENT PROJECT (ST-1121 / WA-24-01)**

**WHEREAS**, The City of Gahanna previously entered into a professional services contract with Fishbeck for design, construction administration, construction inspection (CA/CI), and related services for the Taylor Road Waterline Replacement Project, identified as ST-1121 / WA-24-01; and

**WHEREAS**, The original contract amount was Two Hundred Forty-Two Thousand Four Hundred Dollars (\$242,400.00), which did not include services related to the addition of sidewalks along Taylor Road, as those improvements were not part of the original project scope; and

**WHEREAS**, Subsequent project modifications included the addition of sidewalks along Taylor Road, necessitating additional construction administration, inspection, and related professional services not contemplated in the original agreement; and

**WHEREAS**, The Administration has determined that it is necessary and in the best interest of the City to amend the existing contract with Fishbeck to include these additional services; and

**WHEREAS**, The proposed contract amendment will increase the contract amount by Sixty-Nine Thousand Seven Hundred Twenty-One Dollars and Eighty Cents (\$69,721.80), bringing the total contract amount to Three Hundred Twelve Thousand One Hundred Twenty-One Dollars and Eighty Cents (\$312,121.80), which exceeds the procurement thresholds requiring Council approval; and

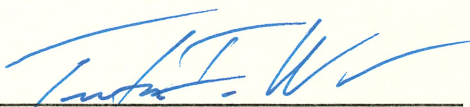
**WHEREAS**, Sufficient funds in the amount of \$69,721.80 have already been appropriated and are available within Account No. 22411010-5505 (WA-24-01), Eastgate TIF, for this purpose.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:**

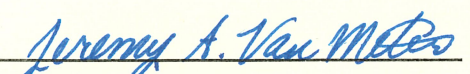
**Section 1.** That the Mayor is hereby authorized to enter into a contract amendment with Fishbeck, located at One East Campus View Boulevard, Suite 310, Columbus, Ohio 43235, in the amount of \$69,721.80 for additional construction administration, construction inspection, and related services associated with the Taylor Road Waterline Replacement Project (ST-1121 / WA-24-01), bringing the total amended contract amount to an amount not to exceed \$312,121.80, and substantially in the form attached hereto as EXHIBIT A, subject to final approval by the City Attorney as to form.

**Section 2.** That funding for this contract amendment has been previously appropriated and shall be paid from Account No. 22411010-5505 (WA-24-01), Eastgate TIF.

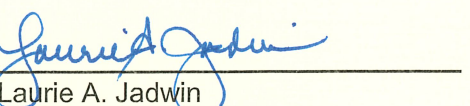
**Section 3.** That this Resolution shall take effect and be in force from and after the earliest period allowed by law.

President   
Trenton I. Weaver

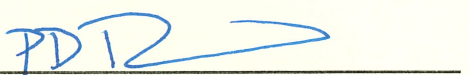
Date 2-2-26

Attest by   
Jeremy A. VanMeter  
Clerk of Council

Date 2/2/2026

Approved by the Mayor   
Laurie A. Jadwin

Date 2.2.2026

Approved as to Form   
Priya D. Tamilarasan  
City Attorney

Date 2/2/20

At a regular meeting of the City Council on February 2, 2026, a motion was made by Renner,  
seconded by Jones, that the Resolution be Adopted. The vote was as follows:

Ms. Bowers, yes; Ms. Jones, yes; Ms. McGregor, yes; Ms. Padova, yes;  
Mr. Renner, yes; Mr. Schnetzer, yes; Mr. Weaver, yes.



One East Campus View Boulevard, Suite 310  
Columbus, Ohio 43235

614.363.1001 | fishbeck.com

December 18, 2025  
Project No. 240831

Holly Boyer, PE  
Senior Utility Engineer  
City of Gahanna  
200 Hamilton Road  
Columbus, OH 43230

### **Hamilton/Granville/BP Realignment and Capacity Improvements Request for Amendment No. 2**

On June 17, 2024, the City accepted Fishbeck's proposal for design, bidding, and construction phase services for the installation of a new sanitary sewer in the Hamilton Road/Granville Street/BP (BP) area. On December 13, 2024, Fishbeck provided Amendment No. 1 to provide additional services which included Maintenance of Traffic (MOT) design, a geotechnical investigation, a Phase II Environmental Site Assessment (ESA), a utility location survey, and appraisal and negotiation services for the project.

The results of the Phase II ESA revealed RCRA metal groundwater contamination above an acceptable concentration for discharge to City sanitary sewers. In addition, the ESA did not screen for several of the City of Columbus's chemicals-of-concern (COC). Because temporary wells tend to provide more turbid samples which can result in higher metal concentrations, and to collect additional groundwater samples to analyze for the missing COCs, Fishbeck proposes to utilize SME, Inc. to install properly constructed monitoring wells as described in their attached subconsultant proposal. An additional \$10,000 fee is being requested for Fishbeck to complete any subsequent plan and specification changes that result from the groundwater study.

The original scope included the design to increase the sanitary sewer from 8-inch to 10-inch pipe to match the 10-inch downstream pipe size at Jahn Drive. The original scope did not include a study to determine the capacity requirements of the proposed sewer and assumed that the 10-inch sewer would have adequate capacity to convey flow from the service area. The City of Columbus requested Fishbeck study a larger upstream tributary than originally anticipated. This led to three City of Columbus submittal reviews, which has depleted the regulatory review budget. An OEPA Permit-to-Install (PTI) will be completed and submitted once the project has approval from the City of Columbus.

Construction inspection was not included in the original project scope. Construction inspection will be necessary due to the night work construction across Hamilton Road, the road closure of Jahn Drive for the pipe bursting, and to observe the disposal of any contaminated groundwater and/or soils that are encountered. Stantec has provided an inspection proposal that is attached to this amendment request.

Fishbeck's original construction administration scope did not account for the night work across Hamilton Road or for the closure of Jahn Drive for pipe bursting. An additional fee has been added to account for this additional scope and is described in Table 1.

## Professional Services Fees

Fishbeck proposes to provide the outlined services for a not-to-exceed fee of One Hundred Ninety-One Thousand Fifty-Three and 18/100 Dollars (\$191,053.18). Invoicing will be based on hours worked on the project at hourly billing rates plus reimbursable expenses. A breakdown of our professional services fees is provided in Table 1.

**Table 1 – Professional Services Fees**

Task	Fee
Fishbeck Permitting Services with the City of Columbus	\$12,000.00
Fishbeck Construction Administration Services for night construction across Hamilton Road and the closure of Jahn Drive for pipe bursting	\$25,000.00
SME Environmental Services (includes 10% standard Fishbeck markup)	\$33,264.00
Fishbeck Services associated with Groundwater study	\$10,000.00
Stantec Construction Inspection Services (includes 10% standard Fishbeck markup)	\$110,789.18
Total Fee	\$191,053.18

Fishbeck professional service hours per task are summarized as follows:

**Table 2 – Professional Service Hours per Task**

Staff	Permitting Services Task	CA Services Task	Groundwater Services Task
Senior Utility Engineer	24	60	16
Project Engineer	48	80	40
Administrative Assistant	8	16	16

Rates are based on our 2025 Hourly Rate Structure provided in our letter to Tom Komlanc dated August 2, 2024, and are summarized as follows:

**Table 3 – Hourly Rate Structure**

Staff	Hourly Rate
Senior Engineer	\$165 – \$240
Project Engineer	\$91 – \$125
Administrative Assistant	\$91 – \$125

## Authorization

Attached is Amendment No. 2 to our existing June 17, 2024, Consulting Services Contract. If you concur with our scope of services, please sign in the space provided and return the executed amendment to Kat Martin ([kmartin@fishbeck.com](mailto:kmartin@fishbeck.com)). The bidding and construction phase services will be performed under the terms and conditions of our existing agreement. Invoices will be submitted monthly, and payment is due upon receipt. Fishbeck is ready to begin work on this task upon receiving the City’s authorization to proceed.

Holly Boyer, PE  
December 18, 2025

Fishbeck | Page 3

If you have any questions or require additional information, please contact me at 614.363.1014 or [bvancleave@fishbeck.com](mailto:bvancleave@fishbeck.com).

Sincerely,



**Brenda VanCleave, PE**

Senior Water and Wastewater Engineer

Attachments

By email

Copy: Dane Brown, PE – Fishbeck  
Josh Mihelcic, PE, PS – Fishbeck



4401 Lyman Drive, Suite C  
Hilliard, OH 43026

T (614) 705-2250

[www.sme-usa.com](http://www.sme-usa.com)

December 17, 2025

Ms. Brenda VanCleave, PE  
Fishbeck  
1 East Campus View Boulevard, Suite #310  
Columbus, Ohio 43235

Via E-mail: [bvancleave@fishbeck.com](mailto:bvancleave@fishbeck.com)

RE: Proposal for Monitoring Well Installation and Sampling  
Hamilton Road Sewer Relocation Project  
87 South Hamilton Road  
Gahanna, Ohio 43230  
SME Project No.: 102162.00  
SME Proposal No.: P04663.25

Dear Ms. VanCleave:

As requested, SME is pleased to provide you with this proposal for groundwater investigation services for the above-mentioned project in Gahanna, Ohio (Project).

The assessment activities will include the installation, development, and sample collection from up to three monitoring wells on property owned or accessible to the City of Gahanna. The scope of service is proposed based on our phone conversations on November 12, 2025 and subsequent email information provided by relevant Project team members regarding analytes and waste disposal.

## BACKGROUND

It is our understanding that the City of Gahanna intends to conduct utility work near the intersection of Granville Street and South Hamilton Road in Gahanna. The work will entail excavation to replace municipal sanitary sewer lines. Excavations are planned to encounter groundwater, and hence construction dewatering will be required. In order to discharge removed water to City of Columbus (City) sanitary sewers, the chemical composition of the removed water needs to be characterized as part of the discharge permitting process. This groundwater characterization process was initiated during a Phase II Environmental Site Assessment conducted by Resource International Inc. (Resource) and dated April 2025. SME reviewed the Resource report, which indicated that groundwater samples collected from temporary monitoring wells contained chemicals of concern (COCs) above an acceptable concentration for discharge to City storm sewers. Based on a review of email communications between the project team and the City, the metals arsenic and mercury were of particular concern. Additionally, the City indicated that several COCs were not included in the Resource Phase II report. Because temporary wells have a tendency to provide more turbid samples which can result in higher metals concentrations, and to collect additional groundwater samples to analyze for missing COCs, SME is proposing to reinstall properly constructed monitoring wells as described below.

## SCOPE OF SERVICE

### MONITORING WELL INSTALLATION AND SAMPLING

The assessment will obtain data from groundwater in the area of construction to support the Client in evaluating construction dewatering options. Below is a summary of the anticipated activities:

- Prepare a site-specific safety plan for SME's field work using our Health and Safety Checklist. This includes a Job Hazard Analysis for each activity performed by SME on site.
- Prior to drilling activities, we will retain a drilling subcontractor who will contact Ohio Utilities Protection Service (OUPS) and request that they mark the locations of known underground utilities near our boring locations. Additionally, we would like to confer with a knowledgeable Property representative prior to drilling who can approve boring locations, particularly given the density of underground utilities in the area.
- Up to three monitoring wells will be constructed on property owned by the City of Gahanna. We intend to install the monitoring wells using direct-push sampling methods (i.e., GeoProbe™) to minimize soil cuttings generated during the drilling process. Each boring will be advanced to a depth of approximately 24 feet below ground surface (bgs), with final depth and screened interval to be determined based on drilling conditions and groundwater observations in the field. Wells will be constructed with a 2-inch diameter slotted PVC well screen outfitted with a pre-installed sand filter pack. Wells will be completed with 2-inch PVC riser pipe casing and finished at the surface with 'stick up' completions. No protective cover for the well casing is proposed. SME has not included a cost for collecting or analyzing soil samples during monitoring well installation.
- Following monitoring well installation, SME will develop the wells by purging to consolidate the filter sand pack and to remove fine-grained materials in an attempt to reduce turbidity in the groundwater samples.
- Water levels in the wells will be allowed to stabilize overnight, after which depth to water measurements will be recorded and groundwater samples will be collected. Sample collection will follow standard low-flow, micropurge sampling techniques in order to best collect representative groundwater samples.
- Purged water from development and sampling will be containerized in drums near the drilling site. We anticipate up to three drums of purged water will be generated. SME has included costs for investigation-derived waste (IDW) disposal of up to three drums of liquid waste and one drum of soil cuttings from monitoring well installation. We have provided line-item costs for IDW disposal depending on whether IDW is characterized as hazardous waste requiring a special facility, or rather analytical results indicate that material is non-hazardous waste and can be accepted at a local licensed disposal facility. If authorized to manage the disposal of IDW, we will inform you of disposal options and our intent to expend a particular line-item budget.
- Based on our discussions and email communications with the City, groundwater samples will be collected and analyzed for the COCs established on the 2024 "Local Limits Table (Tier 2)" and the Discharge Screening Levels Based on Toxicity table. In order to account for the list of COCs provided in those documents, proposed analytical suites include:
  - Volatile organic compounds (VOCs),
  - Semi-volatile organic compounds (SVOCs),
  - Herbicides,
  - Polychlorinated Biphenyls (PCBs),
  - Resource Conservation and Recovery Act (RCRA) metals, and
  - Additional metals cyanide, copper, molybdenum, nickel, and zinc.

- SME is proposing to collect and analyze samples for both total metals and dissolved metals. This method increases the analytical costs, but serves the purpose of clarifying if elevated metals concentrations observed in previous samples are based on contribution from suspended solids (i.e., turbidity).
- It is assumed that a single groundwater sample from each well will be collected and submitted for laboratory analysis. We have accounted for up to a total of three samples for laboratory analysis.
- SME will evaluate the laboratory results for data quality and usability. We will prepare a summary report to document boring locations, field methods, sampling conditions, and a summary of laboratory results. We will compare results with Ohio EPA drinking water standards and City discharge limits.
- When it has been determined by the Project team that sufficient sampling data have been collected and the monitoring wells will not be needed for groundwater elevation measurements, SME will retain a drilling contractor to properly abandon the wells by overdrilling in accordance with Ohio EPA protocol and seal the annular space with bentonite sealing material.

## ASSUMPTIONS AND LIMITATIONS

The following assumptions were made in preparing our scope of service and professional services fee:

1. The Client-driven scope described above may change based on the findings from initial investigation work. If these findings indicate a scope change is necessary, you will be contacted to discuss any potential changes, which will be documented in a written change order.
2. Permission to access the boring locations will be granted to SME and any subcontractors by the landowner.
3. Handling and disposal of IDW, and costs associated with such is included in this proposal, but with an assumed maximum volume of three liquid and one solid drum of materials.
4. A utility contractor for mapping (geophysical survey) or 'daylighting' subsurface obstructions using non-destructive techniques such as hydro-excavating or 'air knife' is not included in our scope of service or estimated fees. It is our understanding that private utility locating contractor(s) are not necessary, however if those services are required, we can work with the Client to make those arrangements.
5. We will perform the field exploration Monday through Friday during normal business hours. Additional fees will be required for field services required by Client or others during off-hours or weekends.
6. We have not budgeted for delays (e.g., waiting for site access or contact personnel, time for meetings, etc.) once investigation activities commence at the site.
7. The fee does not include revisions to reports based on comments by Client or third parties.
8. The fee includes three hours of consultation time following issuance of the report.

## ESTIMATED FEES

Our fees to implement the scope of service herein are:

Monitoring Well Installation and Groundwater Assessment .....\$26,500 Lump Sum

If authorized, the following fees for waste disposal options will apply:

A) Non-hazardous waste disposal, 3 liquid drums and one solid drum.....\$1,600

B) Hazardous waste disposal, 3 liquid drums and one solid drum.....\$3,740

This proposal anticipates that the monitoring well installation, development and sampling will be conducted over the course of three days on the Project site. If delays are encountered beyond SME's control, you will be notified with the budgetary impact for your approval before initiating the additional services.

## SCHEDULE

We will work with you to meet your schedule for our drilling, data evaluation and reporting. The standard (no premium charge) turn-around for the laboratory analytical results is 10 business days, which is included in our estimated fee. We may have the option to expedite the laboratory analysis turn-around for an additional fee. The summary report will be completed approximately three to four weeks after conducting the field activities.

## AUTHORIZATION AND GENERAL COMMENTS

We will provide these proposed services in accordance with the Standing Subconsultant Agreement between Fishbeck and SME, dated November 6, 2019 and later amended on November 11, 2024, which are an integral part of this proposal. Please provide written acknowledgement indicating your intent for SME to proceed with the scope of service described in this proposal.

As part of our continuous improvement efforts, SME requests feedback from our clients during and/or at the end of our projects to help us understand their project experience and to show us where we can improve. When you receive an SME feedback request, please take a minute or two to respond. Doing so will help us serve you better on the next project.

We look forward to teaming with you on this project. If you have questions concerning our scope of service or our fee, please contact us.

Sincerely,

**SME**

**PREPARED BY:**



Ben Chenoweth, CP, CPG  
Senior Project Consultant

**REVIEWED BY:**



Colin O. Flaherty, CP, CPG, PG  
Senior Consultant

TASK	Hourly / Unit Rate	Estimated Hours / Units
Monitoring Well Installation	\$ 165.00	8
Monitoring Well Development	\$ 165.00	8
Monitoring Well Low-Flow Sampling	\$ 165.00	8
Lab Analysis (subcontract)	\$ 949.50	3
Well Installation (drilling sub)	\$ 5,610.00	1
Well Abandonment (drilling sub)	\$ 4,740.00	1

STAFF LEVEL	Hourly Rate
Sr. Administrative Asst.	\$ 125.00
Field Engineer	\$ 138.00
Sr. CADD Operator	\$ 155.00
Staff Engineer	\$ 165.00
Senior Project Consultant	\$ 212.00



**Stantec**

**Stantec Consulting Services Inc.**

1500 Lake Shore Drive, Suite 100, Columbus OH 43204-3800

November 4, 2025

Attention: Ms. Brenda VanCleave, PE  
Fishbeck  
One East Campus View Blvd, STE 310  
Columbus, OH 43235

Dear Ms. VanCleave,

Reference: BP Station and E Johnstown Rd Sanitary Sewer Improvements, SA-1117

Please find the attached proposal for construction administration and inspection services for the BP Station and E Johnstown Rd Sanitary Sewer Improvements project. The total fee for the requested services is **\$83,931.20**. A 20% contingency has been added to the City of Gahanna Attachment A pricing form, as an "if authorized" task, should unforeseen issues develop. Invoicing will be based on the project's task scope and inspection hours, not to exceed the proposed fee. The estimated hours are based on the scope of services below.

We appreciate the opportunity to assist the City of Gahanna with providing construction administration and inspection services. Please feel free to contact Tim Root at [timothy.root@stantec.com](mailto:timothy.root@stantec.com) if you have any questions.

Sincerely

STANTEC CONSULTING SERVICES INC.

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Timothy Root, PE  
Principal  
Phone: (614) 306-1144  
[Timothy.root@stantec.com](mailto:Timothy.root@stantec.com)

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Matthew Macielewicz, PE  
Construction Manager  
Phone: (614) 816-4197  
[Matthew.Macielewicz@stantec.com](mailto:Matthew.Macielewicz@stantec.com)



November 4, 2025  
Page 2 of 2

Reference: BP Station and E Johnstown Rd Sanitary Sewer Improvements, SA-1117

## Scope of Services

### Project Management

- Stantec will manage one pre-construction meeting and two progress meetings through the project.
- The Stantec Construction Manager will perform submittal and RFI review in conjunction with the City PM and Designer.
- The Construction Manager will assist the owner in managing the construction schedule.
- The Construction Manager will review all the contractor's extra work requests. Stantec reviews these items as detailed in the CMSC General Provisions section 109.
- Stantec will generate all pay applications and required change orders.
- Stantec will assist the City in managing the contractor's adherence to the OEPA and other environmental contractual requirements detailed in the plans and as identified in the Phase II ESA.
  - Stantec will not take ownership of or sign any document detailing direction or possession of any contaminated soil or groundwater identified or generated from work on this project.

### Construction Inspection

- The proposed fee is based on the anticipated construction duration of ten (10) weeks of field inspection in the 2026 construction season. Inspection time is expected to be full-time. However, part-time work will be utilized when possible to match the contractor's needs.
  - E Johnstown Road – two (2) weeks
  - BP Station – seven (7) weeks first shift and two weeks night shift
  - Restoration and paving - one (1) week
- Field inspection shall observe and report on contract conformance to the construction documents provided at the time of proposal.
- Inspection responsibilities will include documenting the contractor's work in daily reports, plan and specification compliance, managing material acceptance, and trench compaction testing.
- Provide redline drawings detailing sanitary sewer as-built information. Survey information will be collected from the contractor if required by the contract.
- Observe and document deflection and leakage testing of the sewer as detailed in the CMSC 901.
- Document and manage the project punch list.
- Conduct SWPPP inspection as required by the general permit or applicable requirements.
- Completed daily reports, redline mark-ups, field drawings, and all other pertinent inspection documents will be turned over to the City of Gahanna at project completion.

# City of Gahanna

# (Attachment A)

## BP Station and E Johnsontown Road Sanitary Sewer Improvements

Work Details		Gahanna Project #	SA-1117
Contractor:			
24 Hour field Contact			
Phone Number			
Contractor Email			

Per the submitted estimated construction schedule

Schedule to Complete the Work	Weeks of work	Hours/Day	Total Hours	Hourly Rate	Cost	Notes
<b>Project Management</b>						
Precon, progress and site meetings	-	-	40	\$142.80	\$5,712.00	
Submittals, estimates and change orders	-	-	40	\$142.80	\$5,712.00	
Soil and groundwater management	-	-	20	\$142.80	\$2,856.00	
General coordination and communication	-	-	80	\$142.80	\$11,424.00	
Punchlist and closeout	-	-	24	\$142.80	\$3,427.20	
<b>Construction Inspection</b>						
Daily inspection	8	9	360	\$115.00	\$41,400.00	
Night work (Hamilton Road)	1	10	50	\$125.00	\$6,250.00	
Material testing allowance	-	-	-	\$1500.00	\$1,500.00	
Restoration and paving	1	8	40	\$115.00	\$4,600.00	
Mileage	10	30 miles per round trip		\$0.70	\$1,050.00	
20% contingency	-	-	-	<b>Proposed Fee</b>	<b>\$83,931.20</b>	
				<b>If Authorized</b>	<b>\$16,786.24</b>	

<b>Total Fee</b>	<b>\$100,717.44</b>
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Prepared by: Timothy Root

Signature

Date

11/03/2025

## Professional Services Agreement Amendment 2

Between Fishbeck and City of Gahanna

Dated June 17, 2024

For Hamilton/Granville/BP Realignment and Capacity Improvements

Project No. 240831

The Scope/Budget for this project is modified as follows:

Add additional groundwater study fee, additional permitting services fee, construction administration services fee, and construction inspection fee for the Hamilton/Granville/BP Realignment and Capacity Improvements project in accordance with Fishbeck letter proposal dated December 18, 2025. This scope of services will be provided on an hourly rate plus reimbursable expense basis for a not-to-exceed fee of One Hundred Ninety-One Thousand Fifty-Three and 18/100 Dollars (\$191,053.18).

All Terms and Conditions shall remain unchanged.

APPROVED FOR:

City of Gahanna

SIGNATURE:



NAME:

LAURISA A. JADIN

TITLE:

MAYOR

DATE:

2-17-26

ACCEPTED FOR:

Fishbeck

SIGNATURE:



NAME:

Joshua Mihelcic, PE, PS

TITLE:

Vice President

DATE:

December 18, 2025