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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. Tamilarasan, Esq., City Attorney  
Joann Bury, Director of Finance

Date: March 20, 2024

Re: Request for Council Action (Match 25, 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 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 1 (GMP1) was conducted by Elford Inc. following the prescribed public bidding process. Bids for 16 disciplines, in part or in total, were released. These disciplines include general requirements, demolition, concrete, masonry structural steel, metal framing, miscellaneous metals, rainscreen, roofing, glass and glazing, firing range equipment, elevators, electrical equipment, generators, and earth and utility work. Overall, 50 bids were received over the 16 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 1 (GMP1) is \$20,327,613. This represents 29% of the overall projected cost for the project. This cost is \$364,997 under the projected project budget established in January 2024. Approximately 14.36% of total contract awards for GMP1 have been awarded to diverse contractors and 73% are union-based employers. Diversity and Union workforce participation will be finalized with GMP2.

The Administration is respectfully requesting an Ordinance authorizing the Mayor to enter into an amended agreement with Elford for construction services listed in GMP1. The Administration is also requesting **Waiver and Emergency** to lock in pricing and to issue a Notice to Proceed on or around April 11, 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 - Exhibit 1  
DOS-ATT - A133 Exhibit A - GMP1

Contract Approvals

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

**ACTION ITEM #2: CAPITAL IMPROVEMENT PLAN AMENDMENT**

On August 21, 2023, City Council adopted by ordinance the 2023-2027 City of Gahanna Capital Improvement Plan (CIP). This plan established the CIP Advisory Committee to serve as the body to gather information and assist to inform the Administration on the projects and priorities contained in the plan. Section 2.0 of the documents states, "As this plan matures, policies should be reviewed and adjusted that streamline the way the plan is managed and how projects are incorporated into the plan."

The Administration has identified some necessary changes to the plan that address how recommendations are received and incorporated by the Administration into the plan for annual review and approval by City Council. As stated in the original plan, all projects follow the City's adopted procurement and legislative processes as required.

The Administration is respectfully requesting an ordinance adopting the 2023-2027 Gahanna Capital Improvement Plan as amended.

Requested Legislation and Funding

Legislation Needed: Ordinance  
Emergency/Waiver: **Waiver and Emergency**  
Vendor Name: N/A  
Vendor Address: N/A  
Already Appropriated (Amounts & Accounts): N/A  
Supplemental/Transfer (Amounts & Accounts): N/A



#### Attachments

DOS-ATT 2023-2027 Gahanna Capital Improvement Plan - April 2024 - Redlined Sections  
DOS-ATT 2023-2027 Gahanna Capital Improvement Plan - April 2024 – Clean ALL

#### 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

#### **ACTION ITEM #3: RESOLUTION ADOPTING THE SWACO UPDATED 2024-2038 SOLID MANAGEMEMNT PLAN**

The City of Gahanna partners with the Solid Waste Authority of Central Ohio (SWACO) on projects related to solid waste management, reduction, and education. To continue in this partnership, the City must adopt SWACO's 2024-2038 Solid Waste Management Plan. This plan, which is revised every 5 years in accordance with Ohio law, outlines how SWACO meets Ohio EPA recycling goals and identifies strategies for solid waste diversion which the City has participated in and benefits from. In adopting this plan, the City will have access to a number of programs offered by SWACO which include waste reduction grants, the trash and recycling bidding consortium, hazardous waste disposal events, public education, and more.

The Administration is respectfully requesting a Resolution adopting the 2024-2038 Solid Waste Management Plan.

#### Requested Legislation and Funding

Legislation Needed:	Resolution
Emergency/Waiver:	N/A
Vendor Name:	N/A
Vendor Address:	N/A
Already Appropriated (Amounts & Accounts):	N/A
Supplemental/Transfer (Amounts & Accounts):	N/A

#### Attachments

DOS-ATT - SWACO SWMP Adoption Resolution  
DOS-ATT - SWACO SWMP Executive Summary  
DOS-ATT - SWACO 2024-2038 Revised Draft Plan for Ratification