



TO: Gahanna City Council
Clerk of Council

FROM: Mayor Laurie A. Jadwin
Kevin Schultz, Sr. Director of Operations

Cc: Raymond J. Mularski, City Attorney
Joann Bury, Director of Finance

DATE: February 8, 2023

SUBJECT: Request for Council Action (February 13, 2023 Committee of the Whole Meeting)

UPDATE ITEMS

DISCUSSION ITEM # 1: FACILITIES UPDATE – 825 TECH CENTER DRIVE - RENOVATION AND EXPANSION

ACTION ITEMS

ACTION ITEM #1: ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH ELFORD FOR CONSTRUCTION MANAGER AT RISK SERVICES RELATED TO THE RENOVATION AND EXPANSION OF 825 TECH CENTER DR.

Over the last two years, the Administration has been evaluating facilities as part of a long-term capital improvement plan. On September 6, 2022, City Council unanimously voted to acquire 825 Tech Center Drive, a 100,000 square foot class A office building. As previously presented, the City plans to renovate the existing building and build an additional 31,000 square feet of space. This newly envisioned complex will have the capacity to co-locate all city services currently located on South Hamilton Road for decades to come.

On October 10, 2022, Council authorized the Mayor to sign an agreement with Michael Schuster Associates Inc. (MSA Design) to preform Architectural and Engineering Services related to this project. The final piece of the design and construction team that will bring this project to fruition is the hiring of a Construction Manager. The City published a Request for Proposals (RFP) for Construction Manager at Risk Services for the Building Renovation and Expansion project on October 7 2022. Four (4) proposals were received in response to the RFP. Evaluations and scoring of each proposal were conducted by an internal team made up of the Mayor, Chief of Police, Director of Planning, Director of Economic Development, and the Senior Director of Operations

(IT Manager) who also serves as the project manager. Based on these evaluations, all four (4) firms were shortlisted and interviewed. Interviews were scored, and based on qualifications, experience, project approach, and cost, it was determined that Elford would be the City's preferred vendor.

Elford was founded in 1910 and is now the largest Central Ohio commercial construction company with local ownership and decision makers. Elford has constructed projects across all major business sectors but they also have significant experience working on behalf of local government. Their project experience includes the Fairfield County Municipal Court Building, Dublin Justice Center Renovation & Expansion, and the Upper Arlington Community Center.

Elford's proposal sets forth a budget for this project in two phases: pre-construction and construction services. The pre-construction phase of this project will establish a construction budget and schedule based on the architects' design, materials and systems of choices. Through the pre-construction phase, multiple Guaranteed Maximum Price (GMP) will be established and brought before Council for authorization. Phase 2 - the construction phase, to be authorized under as an amendment to this agreement - would establish the fees associated with the construction of the finalized design and 100% Construction Documents.

Phase I - Pre-construction Services -

- Lump Sum Fee \$87,500

Phase II - Construction Services - *Authorized with GMP Amendment Exhibit A*

- Staffing \$1,446,787.19
- General Conditions \$89,460.00
- Fees, Bonds, Insurance, & Contingencies 5.5% of established GMPs

The Administration respectfully requests an Ordinance authorizing the Mayor to enter into an Agreement with Elford Inc for Construction Manager at Risk Services related to the renovation and expansion of 825 Tech Center Drive with **Emergency and Waiver**.

The request for Emergency and Waiver will allow Elford to begin working with the design team and provide budget and scheduling the construction phase. This ensures that the design is in line with the project budget. In addition, the initial GMP will give Elford the ability to procure long lead time items (e.g. generators, electrical equipment, HVAC units) to ensure the overall construction timeline.

The proposed agreement and exhibits have been reviewed by the City Attorney and approved to form. Monies encumbered in the 2022 budget will be used to fully fund this contract.

Requested Legislation and Funding:

Legislation Needed:	Ordinance
Emergency/Waiver:	Emergency and Waiver
Vendor Name:	N/A
Vendor Address:	N/A
Already Appropriated:	N/A
Supplemental/Transfer:	N/A

Attachments:

DOS ATT Contract Document A AIA B133-2019
DOS ATT Contract Document B A201-2017
DOS ATT Exhibit A A133 GMP Amendment - 2019
DOS ATT Exhibit B AIA A133 Insurance and Bonds
DOS ATT Gahanna RFP 10-7-2022
DOS ATT Elford Proposal 11-4-2022

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