



Legislation Details (With Text)

File #: ORD-0009-2023 **Version:** 1 **Name:**
Type: Ordinance **Status:** Passed
File created: 2/9/2023 **In control:** City Council
On agenda: **Final action:** 2/20/2023
Title: 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, WAIVING SECOND READING, AND DECLARING AN EMERGENCY

Sponsors:

Indexes:

Code sections:

Attachments: 1. DOS RPT 02.13.2023 (002), 2. ORD-0009-2023 EXHIBIT A - DOS ATT Contract Document A AIA A133-2019, 3. ORD-0009-2023 EXHIBIT B - DOS ATT Contract Document B A201-2017, 4. DOS ATT Exhibit A A133 GMP Amendment - 2019, 5. DOS ATT Exhibit B AIA A133 Insurance and Bonds, 6. DOS ATT Elford Proposal 11-4-2022, 7. DOS ATT Gahanna RFP 10-7-2022, 8. ORD-0009-2023 SIGNED - Authorizing the Mayor to Enter into Agreement with Elford Inc. for Construction Manager At Risk Services - Renovation and Expansion of 825 Tech Center Drive

Date	Ver.	Action By	Action	Result
2/20/2023	1	City Council	Introduced, Second Reading Waived, and Adopted as an Emergency	Pass
2/13/2023	1	Committee of the Whole	Recommended for Introduction, Waiver, Adoption as Emergency	

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, WAIVING SECOND READING, AND DECLARING AN EMERGENCY

WHEREAS, on September 6, 2022, City Council authorized the purchase of 825 Tech Center Drive, a 100,000 square foot Class A office building, as part of a long-term capital improvement plan to address deficiencies in city infrastructure for the Division of Police Headquarters, City Hall, and Senior Center; and

WHEREAS, the City plans to renovate the existing building at 825 Tech Center Drive and build an additional 31,000 square feet to accommodate city services envisioned to serve Gahanna residents for decades to come; and

WHEREAS, on October 17, 2022, City Council authorized the Mayor to sign an architectural and engineering services agreement with Michael Schuster Associates, Inc (MSA Design) related to this

renovation and expansion project; and

WHEREAS, on October 7, 2022, the City published its Request for Proposals (RFP) for Construction Manager at Risk (CMAR) services for the project, of which four proposals were received, evaluated, scored, shortlisted, and interviewed by the City's internal project team; and

WHEREAS, with the interviews having been conducted and scoring based on qualifications, experience, project approach, and cost having been completed, the City has determined that Elford, Inc. is the preferred vendor as the CMAR; and

WHEREAS, Elford's proposed budget includes two phases, Phase I Pre-Construction Services with a lump sum fee of \$87,000 and Phase II Construction Services with Guaranteed Maximum Prices that will be brought before Council for authorization, of which monies encumbered in the 2022 budget will be used to fully fund this contract; and

WHEREAS, the Administration requests Council waive the second reading and adopt the Ordinance as an emergency measure immediately necessary for the preservation of the peace, safety, health, and welfare of the City of Gahanna in order to commence work between the design and construction teams to ensure the design is in line with the project budget and for the ability to procure long lead time for items such as generators, electrical equipment, and HVAC units.

NOW, THEREFORE, BE IT ORDAINED 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 an agreement with Elford, Inc., offices located at 1220 Dublin Road, Columbus, OH 43215, for Construction Manager at Risk services related to the renovation and expansion of 825 Tech Center Drive; said agreement attached hereto as EXHIBIT A (with sub exhibits "A" and "B") and EXHIBIT B, and made a part herein.

Section 2. That for the reasons set forth in the preamble above, the second reading is hereby waived, and this Ordinance is declared an emergency measure which shall be in full force and effect immediately upon passage by this Council and on date of signature of approval by the Mayor.