



Legislation Details (With Text)

**File #:** ORD-0040-2024      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Passed  
**File created:** 5/10/2024      **In control:** City Council  
**On agenda:**      **Final action:** 5/20/2024

**Title:** AN ORDINANCE TO AMEND ORD-0009-2023 SUBSEQUENTLY AMENDED BY ORD-0023-2024 AUTHORIZING THE MAYOR TO ENTER INTO AN AMENDED AGREEMENT WITH ELFORD, INC. FOR CONSTRUCTION MANAGER AT RISK SERVICES RELATED TO THE RENOVATION AND EXPANSION OF 825 TECH CENTER DRIVE TO INCLUDE SERVICES IN CONSTRUCTION CONTRACT 2; WAIVING SECOND READING, AND DECLARING AN EMERGENCY

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. DOS RPT 05.13.24, 2. A133 Exhibit A - GMP2 - Draft, 3. ORD-0040-2024 EXHIBIT A - A133 ExhibitA - GMP2 - Final, 4. ORD-0040-2024 EXHIBIT B - DOS-ATT - Exhibit 1 - GMP2, 5. 825 Tech Center - GMP2 - COTW - May 13 2024, 6. ORD-0040-2024 SIGNED - Amend ORD-0009-2024 Authorizing Mayor Enter Amended Agreement with Elford Inc for CMAR Services Related to 825 Tech Center Drive Construction Contract 2.pdf

Date	Ver.	Action By	Action	Result
5/20/2024	1	City Council	Waived for Second Reading	Pass
5/20/2024	1	City Council	Adopted as an Emergency	Pass
5/13/2024	1	Committee of the Whole	Recommended for Introduction, Waiver, Adoption as Emergency	

AN ORDINANCE TO AMEND ORD-0009-2023 SUBSEQUENTLY AMENDED BY ORD-0023-2024 AUTHORIZING THE MAYOR TO ENTER INTO AN AMENDED AGREEMENT WITH ELFORD, INC. FOR CONSTRUCTION MANAGER AT RISK SERVICES RELATED TO THE RENOVATION AND EXPANSION OF 825 TECH CENTER DRIVE TO INCLUDE SERVICES IN CONSTRUCTION CONTRACT 2; WAIVING SECOND READING, AND DECLARING AN EMERGENCY

**WHEREAS**, on February 20, 2023, City Council adopted ORD-0009-2023 to authorize the Mayor to enter into an agreement with Elford, Inc. for Construction Manager At Risk services for the 825 Tech Center Drive project, a project which will serve the residents of Gahanna for decades to come as the location and future home of City Hall, Police Headquarters, and the Senior Center; and

**WHEREAS**, on April 1, 2024, City Council adopted ORD-0023-2024 to amend the agreement with Elford to include Construction Contract #1 (Guaranteed Maximum Price, or “GMP” 1); and

**WHEREAS**, bids to construct the project have now been released for Construction Contract #2 (GMP 2), consisting of over 25 disciplines including general requirements, general trades, structural

steel, site concrete, plumbing, electrical, HVAC, finishings, fireproofing, landscaping and others; and

**WHEREAS**, a total of 82 bids were received and reviewed by the City, Elford, and MSA Architects to select the subcontractors who will work to construct this portion of the project; and

**WHEREAS**, the total cost for GMP 2 is \$39,300,224, bringing the total amount for both GMP 1 and GMP 2 to \$59,627,855, which includes construction manager fees, insurance, bonds, and contingencies; and

**WHEREAS**, approximately 40 percent of total contract awards for GMP 2 have been awarded to diverse contractors and 40 percent are union-based employers; and

**WHEREAS**, the Administration recommends passage of the Ordinance by waiving second reading and declaring an emergency as necessary for the preservation of public peace, safety, health, and welfare of the city; to wit: locking in construction contract prices and issuing Notice to Proceed on or around June 5, 2024.

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

**Section 1.** That the Council authorizes the Mayor to enter into an amended agreement with Elford, Inc., whose primary offices are located at 1220 Dublin Road, Columbus, OH 43215, for Construction Contract 2 in accordance with the terms attached hereto as EXHIBITS A & B and made a part herein.

**Section 2.** That funds associated with this request were already approved in ORD-0005-2024.

**Section 3.** 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.