



**To:** Members of Dublin City Council  
**From:** Dana L. McDaniel, City Manager  
**Date:** June 2, 2020  
**Initiated By:** Megan D. O'Callaghan, PE, Deputy City Manager/Chief Operating Officer  
Brian K. Ashford, Director of Facilities Management  
**Re:** Resolution 31-20 Authorizing the City Manager to Enter Into a Contract with and Execute a Guaranteed Maximum Price Amendment with Ruscilli Construction Co., Inc., Construction Manager at Risk, for Phase 3 of the Dublin 5555 Perimeter Drive (Future City Hall) Renovation and Council Chamber Addition Construction Project.

## Summary

Resolution 31-20 authorizes the City Manager to execute a construction agreement with Ruscilli Construction Co., Inc., the Construction Manager at Risk, for Phase 3 of the 5555 Perimeter Drive (Future City Hall) Renovation and Council Chamber Addition Construction Project. This agreement establishes the third (and final) phase Guaranteed Maximum Price (GMP) in the amount of \$5,732,867.00.

This final phase of the project includes the balance of the Council Chamber addition construction. The 11,675 square feet addition is designed to be architecturally compatible with the existing Administration building and have a great association with green space providing a variety of opportunities for public engagement. There is a covered porch area that wraps around the addition that will provide a unique and flexible outdoor area for public gatherings. The brick and tan accents are carried from the existing building and through the addition with the roofline of the Council Chamber differentiating and highlighting its special use. The attached renderings are consistent with those presented to the public at the open house and public input session that was held on December 3, 2019.

The addition provides ease of access to the Administration offices and facilitates operational efficiencies. The addition is designed to comfortably accommodate significant opportunities for both public and staff meetings and gatherings. The Council Chamber is sized to accommodate large sessions with an approximate capacity of 114 and can also open up into the lobby area providing expanded capacity. Council members and staff have direct and efficient access to the Council dais area. Display opportunities for historical pieces, public art, and gifts are provided in the gallery and lobby areas. State of the art presentation and communication technologies will be incorporated in all parts of the building.

Horne & King Architects completed the design of the Council Chamber addition and Ruscilli completed the competitive bidding process for the construction in late May 2020. There was excellent bid coverage with 88 firms providing bids on 24 bid packages. There was an average of 3.6 bids per package, with four or more bids on 13 of the 24 bid packages. Ruscilli completed the renovation work on time and within budget and has implemented COVID-19 policies to ensure the safety and health of their work force during the construction process.

The renovation and construction process was designed to deliver the City Hall Administration offices in the existing 5555 Perimeter Drive building and the new Council Chamber addition and

supporting spaces in phases. On November 18, 2019, City Council authorized the initial phase of renovations to the existing building in the amount of \$329,854.00. Ruscilli began onsite construction activities in early December 2019. On December 2, 2019, City Council authorized the second phase of the project in the amount of \$1,504,388.00 including the balance of the renovation work such as drywall, painting, finish carpentry, and electrical (\$1,209,268) as well as the purchase of equipment that has long lead times and preparatory work for the construction of the Council Chamber addition (\$295,120). The renovations were completed in early April 2020 and the Administration began occupying the building in mid-April 2020. The City Manager's Office, Communications & Public Information, Finance, Human Resources, and Tax Administration are now located in the new City Hall.

Ordinance 10-20 amended the annual appropriations for the fiscal year ending December 31, 2020 to include \$6,000,000 for the renovation and construction of the future City Hall and Council Chamber project.

Construction of the new Council Chamber addition will begin in mid-June 2020 and is anticipated to have a twelve month duration with completion in June 2021.

### **Recommendation**

Staff has thoroughly reviewed the Guaranteed Maximum Price Amendment for Phase 3. Staff recommends approval of this resolution authorizing the City Manager to enter into a contract with and execute a Guaranteed Maximum Price Amendment with Ruscilli Construction Co., Inc., Construction Manager at Risk, in the amount of \$5,732,867.00 for Phase 3 of the 5555 Perimeter Drive (Future City Hall) Renovation and Council Chamber Addition Construction Project.



**To:** Members of Dublin City Council

**From:** Dana L. McDaniel, City Manager

**Date:** November 26, 2019

**Initiated By:** Megan D. O'Callaghan, PE, Director of Public Works  
Brian K. Ashford, Director of Facilities Management

**Re:** Resolution 71-19 Authorizing the City Manager to Enter Into a Contract with and Execute a Guaranteed Maximum Price Amendment with Ruscilli Construction Co., Inc., Construction Manager at Risk, for Phase 2 of the Dublin 5555 Perimeter Drive (Future City Hall) Renovation/Construction Project.

## Summary

Resolution 71-19 authorizes the City Manager to execute a construction agreement with Ruscilli Construction Co., Inc., the Construction Manager at Risk, for Phase 2 of the 5555 Perimeter Drive (Future City Hall) Renovation/Construction Project. This agreement establishes the second phase Guaranteed Maximum Price (GMP) in the amount of \$1,504,388.00. This second phase includes the balance of the renovation work such as drywall, painting, finish carpentry, and electrical. This phase also includes the purchase of equipment that has long lead times and preparatory work for the construction of the Council Chambers Addition. Ruscilli completed its competitive bidding process for this phase of work in late November.

The renovation and construction process is designed to deliver the City Hall administrative offices in the existing 5555 Perimeter Drive building and the new Council Chambers Addition and supporting spaces in phases. On November 18, 2019, City Council authorized the initial phase of renovations to the existing building in the amount of \$329,854.00. Ruscilli plans to begin onsite construction activities on December 4, 2019. The contract requires all renovation work to be complete by April 3, 2020 so City staff may begin occupying the new City Hall administrative building in April 2020.

A third amendment to the GMP will encompass the balance of the Council Chambers Addition work and is planned to be presented to City Council for approval in May 2020. Construction of the new Council Chambers Addition is currently anticipated to be complete in the spring/summer 2021.

## Recommendation

Staff has thoroughly reviewed the Guaranteed Maximum Price Amendment for Phase 2. Staff recommends approval of this resolution authorizing the City Manager to enter into a contract with and execute a Guaranteed Maximum Price Amendment with Ruscilli Construction Co., Inc., Construction Manager at Risk, in the amount of \$1,504,388.00 for Phase 2 of the 5555 Perimeter Drive (Future City Hall) Renovation/Construction Project.

# RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30045

Resolution No. 71-19

Passed \_\_\_\_\_, 20\_\_\_\_

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH AND EXECUTE A GUARANTEED MAXIMUM PRICE AMENDMENT WITH RUSCILLI CONSTRUCTION CO., INC., CONSTRUCTION MANAGER AT RISK, FOR PHASE 2 OF THE DUBLIN 5555 PERIMETER DRIVE (FUTURE CITY HALL) RENOVATION/CONSTRUCTION PROJECT**

**WHEREAS**, the City of Dublin selected Ruscilli Construction Co., Inc. as Construction Manager at Risk for the Dublin 5555 Perimeter Drive (Future City Hall) Renovation/Construction Project; and

**WHEREAS**, on November 18, 2019, City Council authorized the City Manager to enter into a contract with and execute a Guaranteed Maximum Price amendment with Ruscilli Construction Co., Inc. for the initial phase of renovations to the existing building in the amount of \$329,854.00; and

**WHEREAS**, Ruscilli Construction Co., Inc. has completed the bidding process for the second phase of the Dublin 5555 Perimeter Drive (Future City Hall) Renovation/Construction Project, and based upon these bids, Ruscilli and the City have agreed upon the Guaranteed Maximum Price for this second phase in the amount of \$1,504,388.00.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Dublin, State of Ohio, \_\_\_\_\_ of the elected members concurring, that:

Section 1. The Guaranteed Maximum Price negotiated between the City Manager and Ruscilli Construction Co., Inc. for the second phase of construction in the amount of \$1,504,388.00 is accepted for the Dublin 5555 Perimeter Drive (Future City Hall) Renovation/Construction Project.

Section 2. The City Manager is hereby authorized to enter into a construction agreement with Ruscilli Construction Co, Inc. for said project.

Section 3. This Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to prepare and sign all other agreements and instruments and to take any other actions as may be necessary to implement this Resolution and complete the Project.

Section 4. This Resolution shall take effect immediately upon passage in accordance with Section 4.04(a) of the Revised Charter.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Mayor – Presiding Officer

Attest:

\_\_\_\_\_  
Clerk of Council



**To:** Members of Dublin City Council

**From:** Dana L. McDaniel, City Manager

**Date:** November 12, 2019

**Initiated By:** Megan D. O'Callaghan, PE, Director of Public Works  
Brian K. Ashford, Director of Facilities Management

**Re:** Resolution 62-19 Authorizing the City Manager to Enter Into a Contract with and Execute a Guaranteed Maximum Price Amendment (GMP) with Ruscilli Construction Co., Inc., Construction Manager at Risk, for the 5555 Perimeter Drive (Future City Hall) Renovation/Construction Project.

## Background

Resolution 62-19 authorizes the City Manager to execute a construction agreement with Ruscilli Construction Co., Inc., the Construction Manager at Risk, for the 5555 Perimeter Drive (Future City Hall) Renovation/Construction Project. This agreement establishes the first phase Guaranteed Maximum Price (GMP) in the amount of \$329,854. This initial phase includes items such as selective interior demolition, flooring, LED light fixtures and lighting controls, HVAC equipment, and fire protection system upgrades. Ruscilli completed its competitive bidding process for these items in late October and work is planned to begin in early December.

The renovation and construction process is designed to deliver the City Hall administrative offices in the existing 5555 Perimeter Drive building and the new Council Chambers Addition and supporting spaces in phases. Accordingly, an amendment to the GMP for the balance of the renovation work as well as equipment that has long lead times for the Council Chambers Addition will be presented to City Council in December 2019. City staff will begin occupying the new City Hall administrative building in April 2020. A third amendment to the GMP will encompass the majority of the Council Chambers Addition work and is planned to be presented to City Council for approval in May 2020. Construction of the new Council Chambers Addition is currently anticipated to be complete in the spring/summer 2021.

## Recommendation

Staff has thoroughly reviewed the Guaranteed Maximum Price Amendment. Staff recommends approval of this resolution authorizing the City Manager to enter into a contract with and execute a Guaranteed Maximum Price Amendment (GMP) with Ruscilli Construction Co., Inc., Construction Manager at Risk, in the amount of \$329,854 for the 5555 Perimeter Drive (Future City Hall) Renovation/Construction Project.

# RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30045

Resolution No. 62-19

Passed \_\_\_\_\_, 20\_\_\_\_

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH AND EXECUTE A GUARANTEED MAXIMUM PRICE AMENDMENT (GMP) WITH RUSCILLI CONSTRUCTION CO., INC., CONSTRUCTION MANAGER AT RISK, FOR THE DUBLIN 5555 PERIMETER DRIVE (FUTURE CITY HALL) RENOVATION/CONSTRUCTION PROJECT**

**WHEREAS**, the City of Dublin selected Ruscilli Construction Co., Inc. as Construction Manager at Risk for the Dublin 5555 Perimeter Drive (Future City Hall) Renovation/Construction Project; and

**WHEREAS**, Ruscilli Construction Co., Inc. has completed the bidding process for the initial phase of renovations to the existing building, and based upon these bids, Ruscilli and the City have agreed upon the Guaranteed Maximum Price for this initial phase in the amount of \$329,854.00.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Dublin, State of Ohio, \_\_\_\_\_ of the elected members concurring, that:

Section 1. The Guaranteed Maximum Price negotiated between the City Manager and Ruscilli Construction Co., Inc. for the initial phase of renovations in the amount of \$329,854.00 is accepted for the Dublin 5555 Perimeter Drive Renovation/Construction Project.

Section 2. The City Manager is hereby authorized to enter into a construction agreement with Ruscilli Construction Co, Inc. for said project.

Section 3. This Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to prepare and sign all other agreements and instruments and to take any other actions as may be necessary to implement this Resolution and complete the Project.

Section 4. This Resolution shall take effect immediately upon passage in accordance with Section 4.04(a) of the Revised Charter.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Mayor – Presiding Officer

Attest:

\_\_\_\_\_  
Clerk of Council



**To:** Members of Dublin City Council  
**From:** Dana L. McDaniel, City Manager  
**Date:** October 15, 2019  
**Initiated By:** Megan D. O'Callaghan, PE, Director of Public Works  
Brian Ashford, Director of Facilities Management  
**Re:** New City Hall Council Chambers Addition Project Update

## Summary

At the upcoming City Council meeting, staff will be providing an overview of the current design status of the new City Hall Council Chambers addition, including the site plan, layout, and renderings of the exterior. The attached exhibits are being provided for reference and will be discussed as part of the staff presentation. (see attached)

The Dublin-based firm of Horne & King was selected to provide professional design services for this project and design has been underway since April 2019. The Construction Manager at Risk (CMR) delivery method is being utilized and following a competitive selection process, Ruscilli Construction Co., Inc. (Ruscilli) was selected to serve as the CMR. Ruscilli is working closely with the design team (Horne & King) and City staff throughout the design development process.

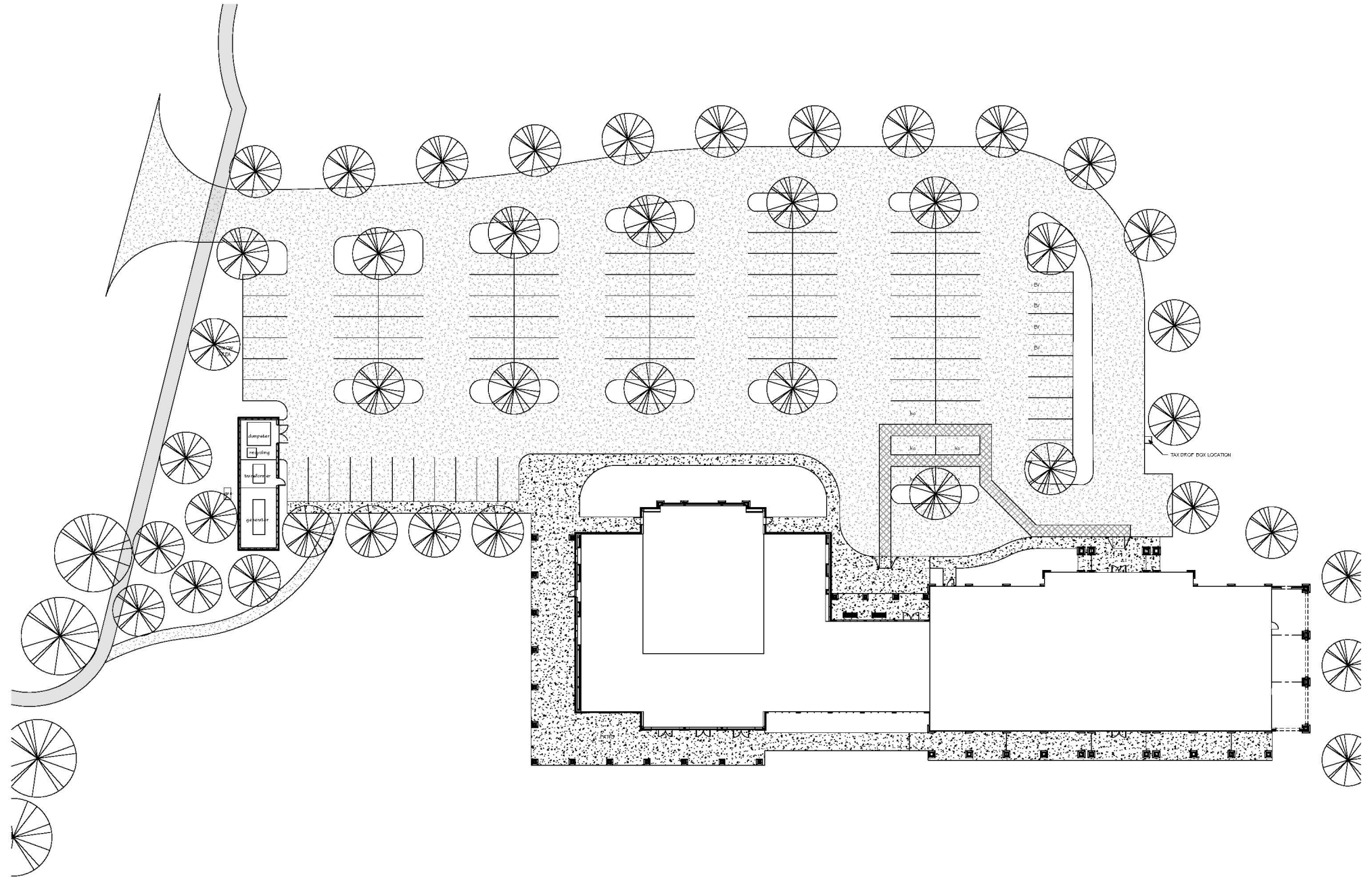
To ensure significant stakeholder engagement during the design phase we are utilizing steering committees. The Council Chambers Addition Design Steering Committee includes representatives from City Council (3), Planning & Zoning Commission (1), Legislative Affairs, Office of the City Manager, Planning, and Public Works. This committee is working with the Architect throughout the design phase on programming, layout, design elements, finishes, security, audio/visual technology, exterior features and landscaping for the building addition.

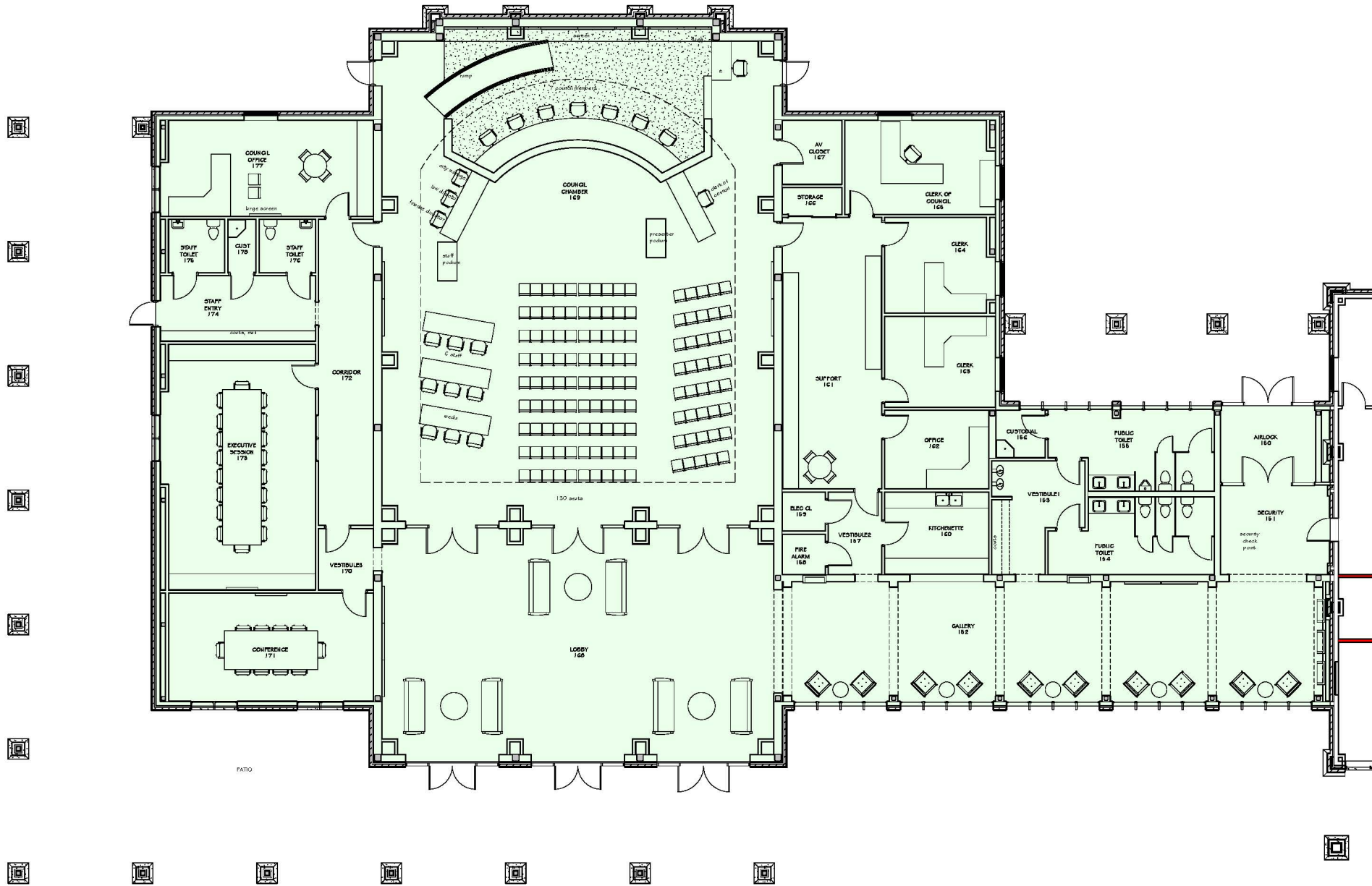
The design and construction process will deliver the City Hall Administrative offices in the existing 5555 Perimeter Drive building and the new Council Chambers addition and supporting spaces in two phases. A resolution authorizing the City Manager to enter into the initial contract and execute a Guaranteed Maximum Price (GMP) with Ruscilli for a portion of the phase 1 renovations of the existing 5555 Perimeter Drive building is planned to be presented to City Council at the November 18, 2019 meeting. Staff is currently planning to present amendments to the GMP in early December 2019 for the balance of the renovations to the existing 5555 Perimeter Drive building and in May 2020 for the new Council Chambers addition and supporting spaces.

City staff will begin occupying the new City Hall located at 5555 Perimeter Drive in April 2020. Construction of the new Council Chambers and supporting spaces is currently anticipated to be complete in the spring/summer 2021.

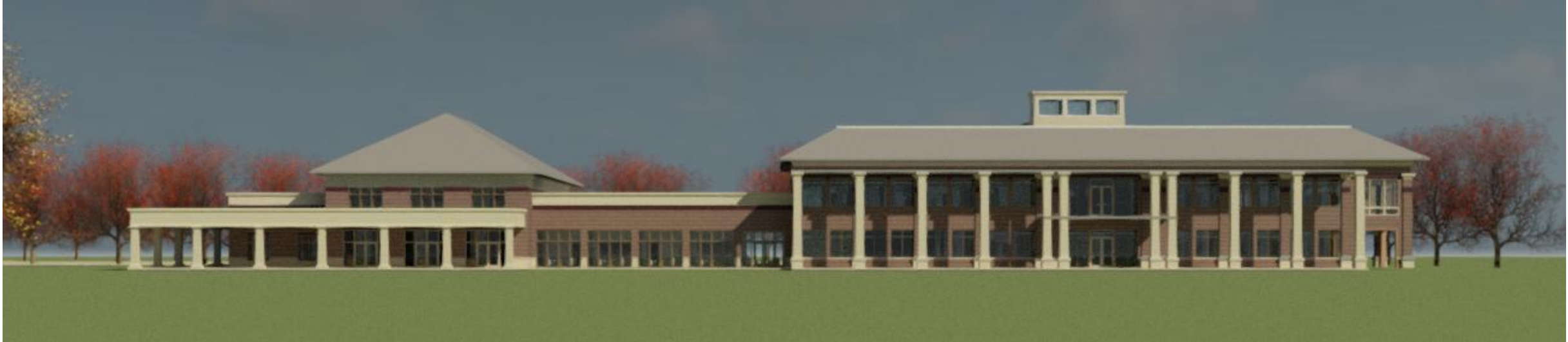
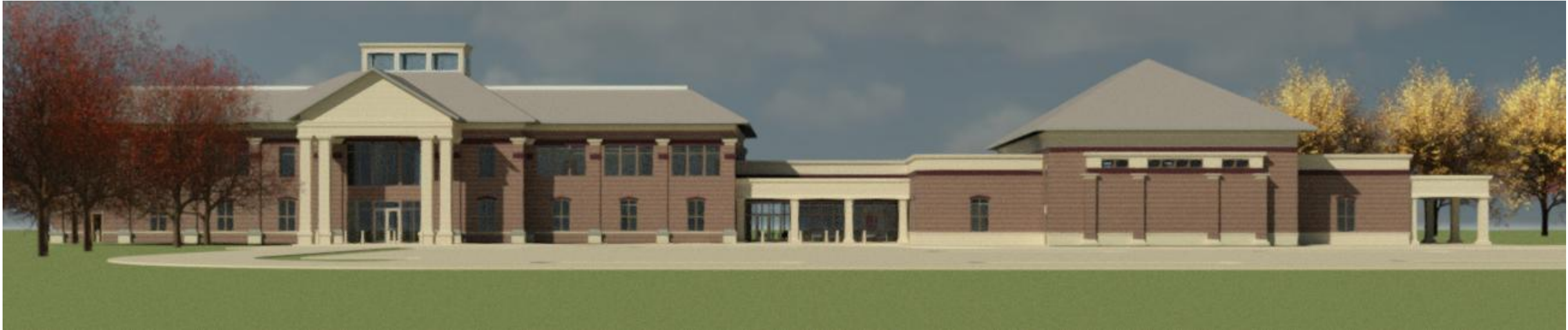
## Recommendation

This memorandum is for informational purposes only. Staff requests direction from Council regarding whether they would like a more formal public engagement process for residents at any point during the design development. This site is located in a standard zoning district and the use is permitted, as such the project will not be reviewed by PZC. If you have any questions, please contact Megan O'Callaghan directly at (614) 704-7471 or email at [mocallaghan@dublin.oh.us](mailto:mocallaghan@dublin.oh.us).

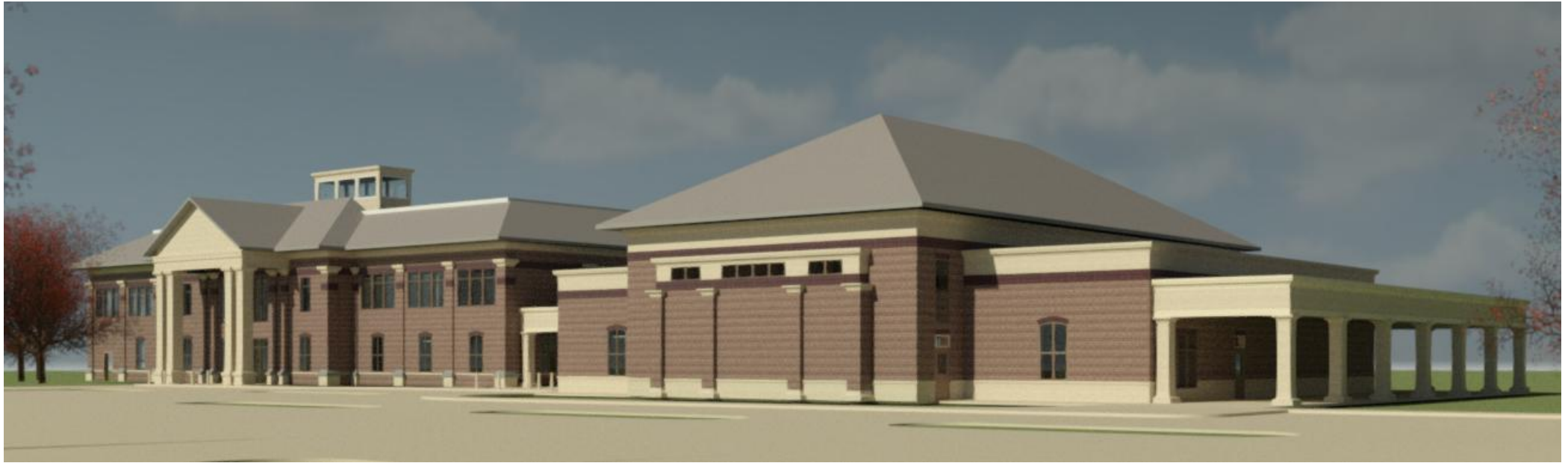




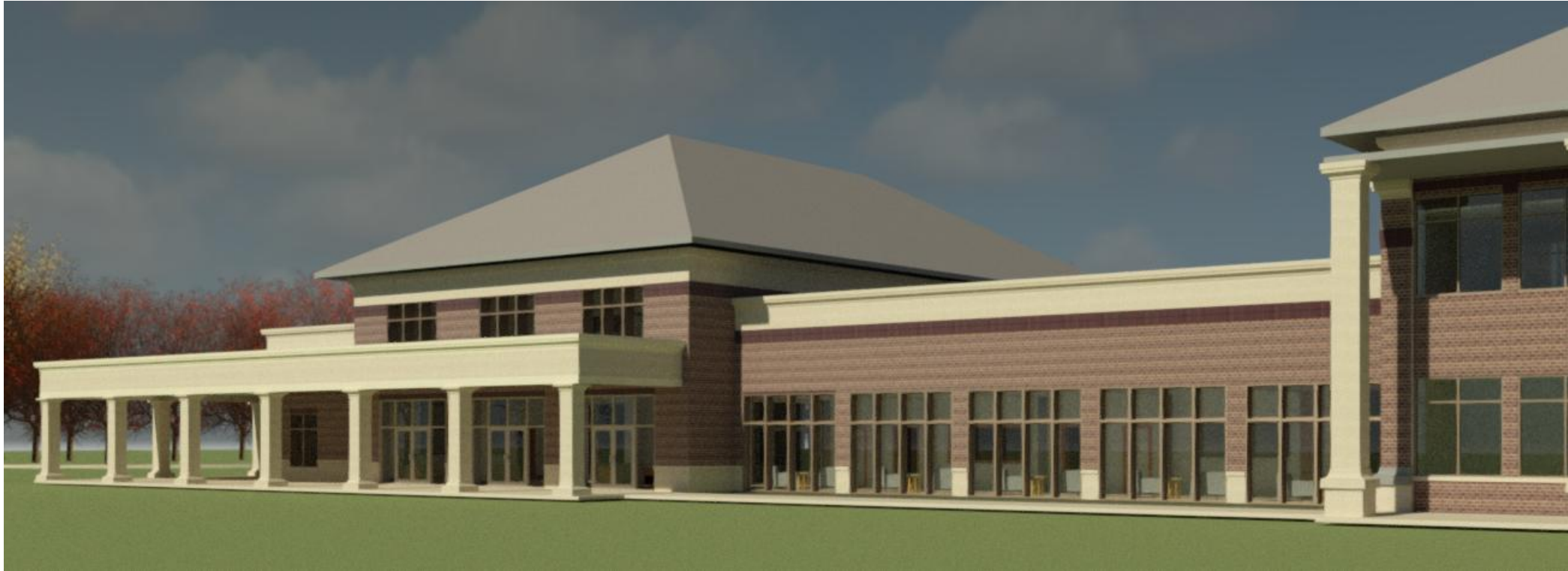


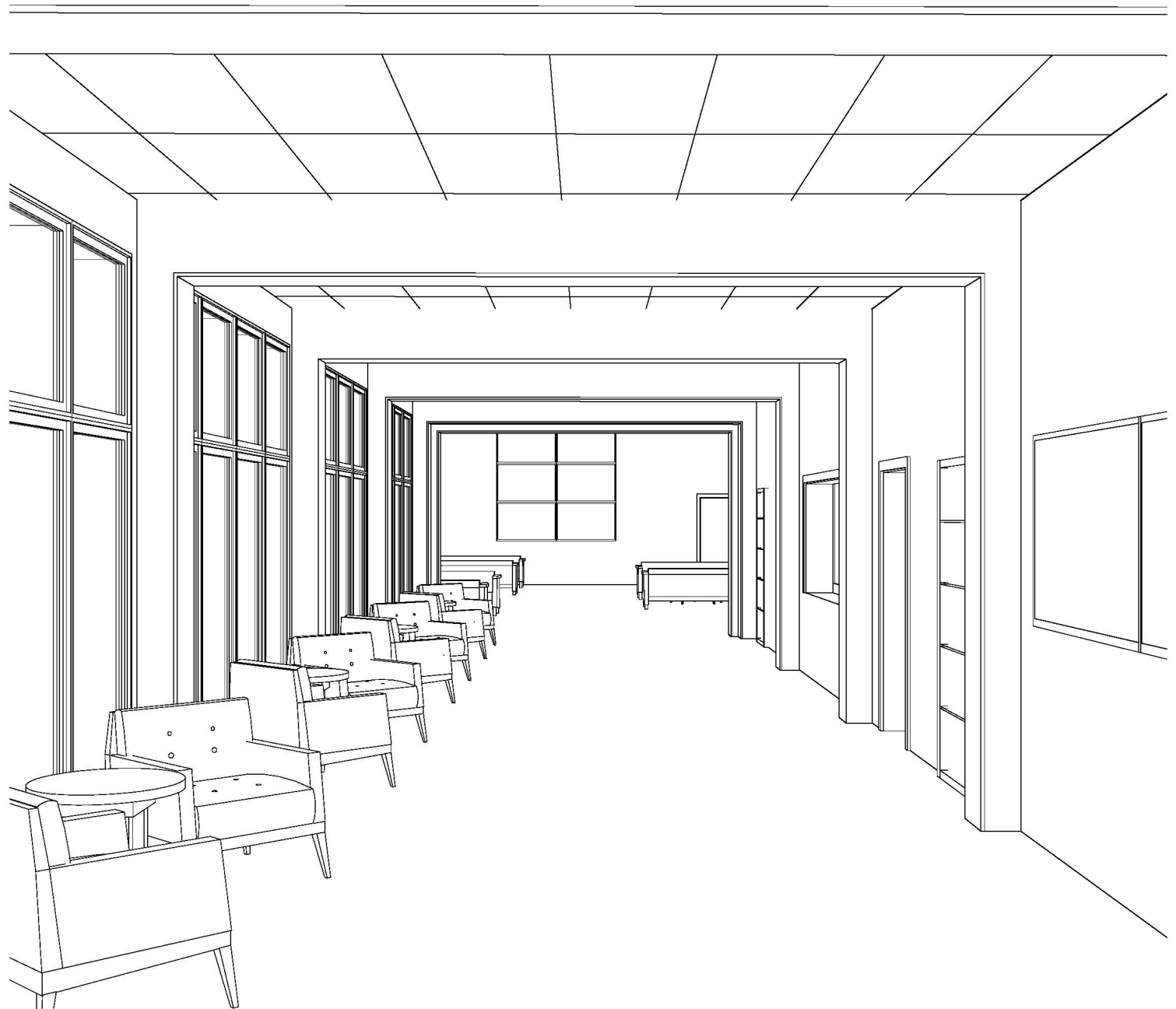


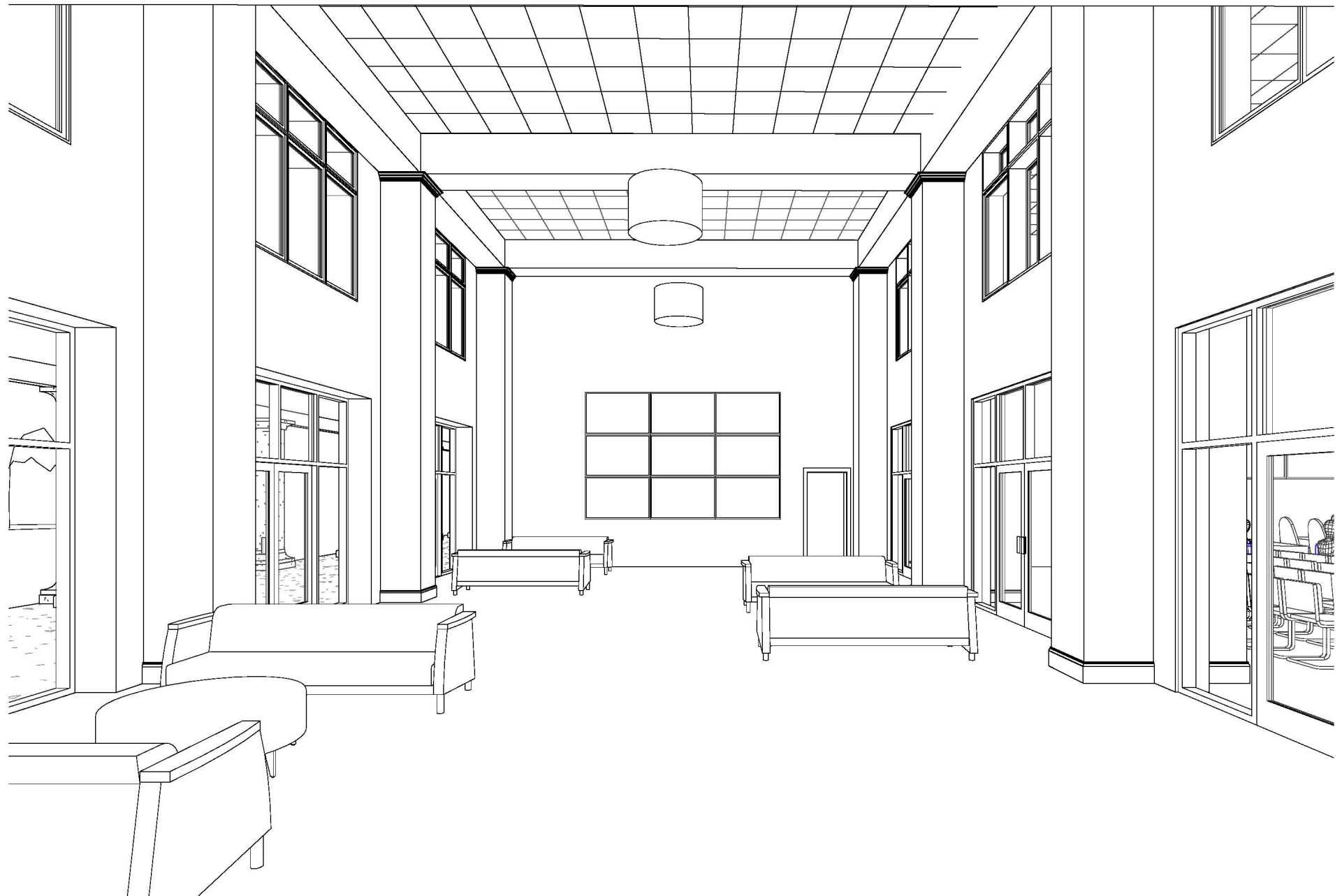


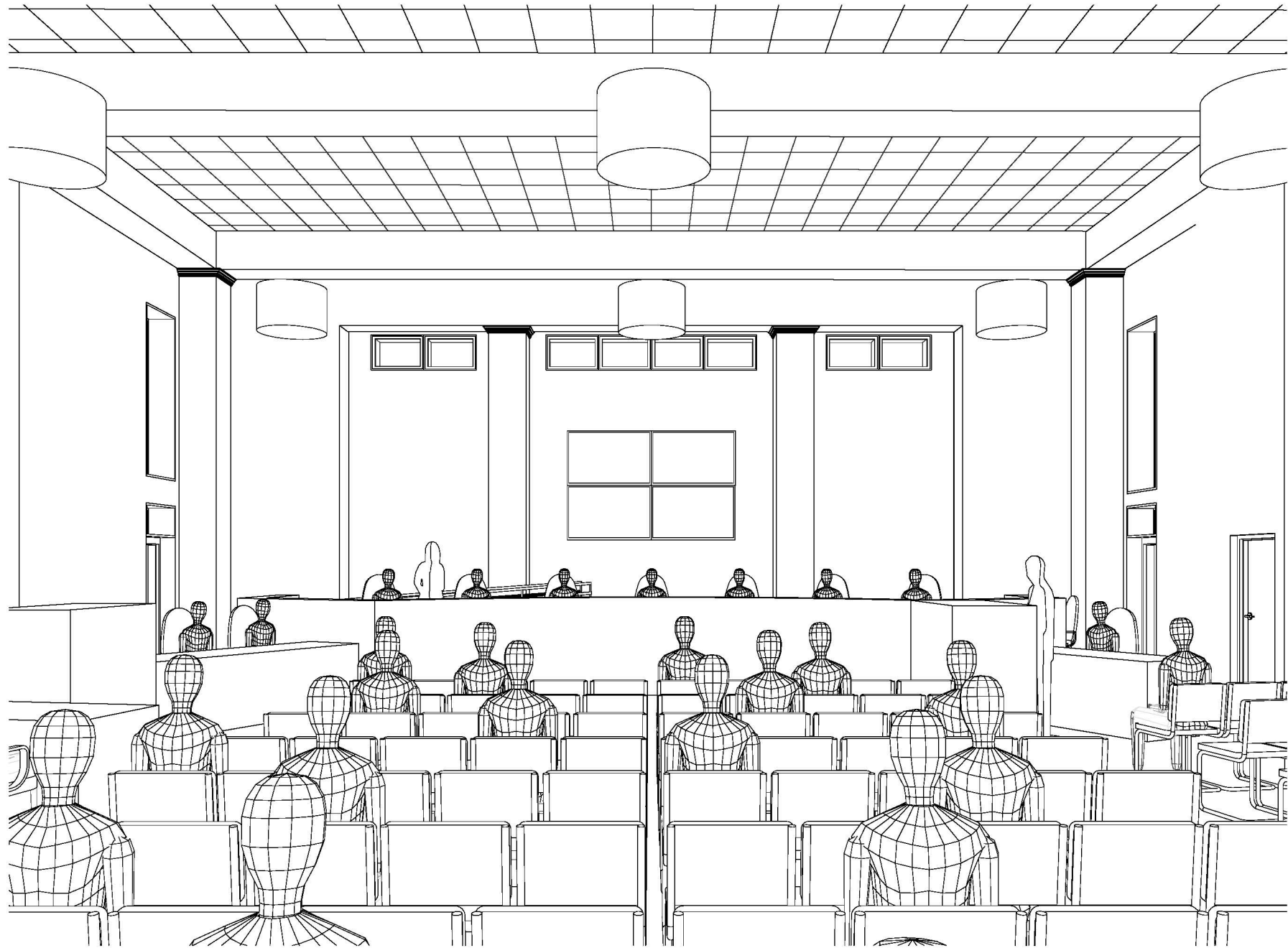




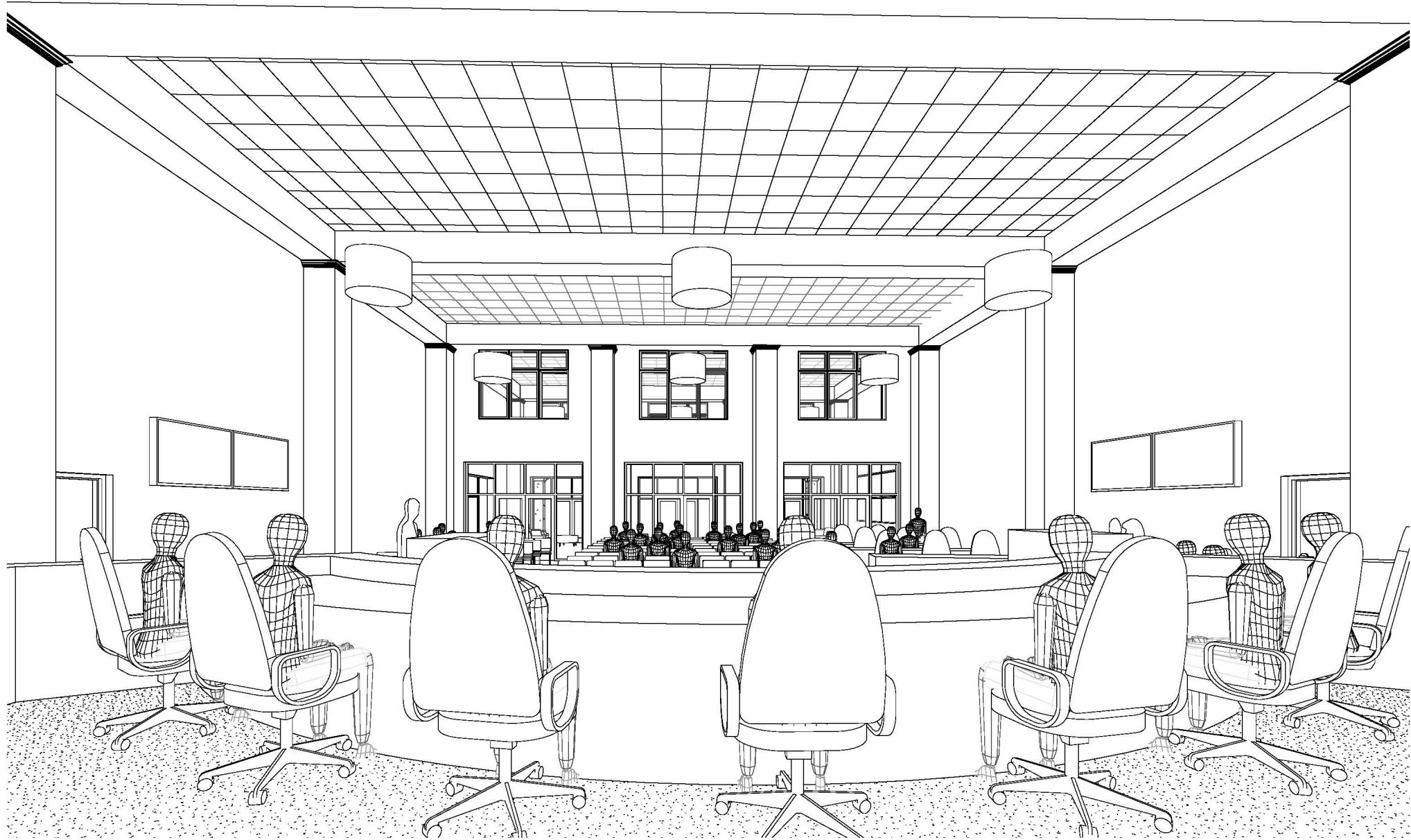















**To:** Members of Dublin City Council  
**From:** Dana L. McDaniel, City Manager   
**Date:** April 16, 2019  
**Initiated By:** Megan D. O'Callaghan, PE, Director of Public Works  
Brian Ashford, Director of Facilities Management  
**Re:** New City Hall Council Chambers Addition and Renovation Project – Professional Design Services Update

## Summary

The purpose of this memorandum is to provide an update on the design services competitive selection process for the New City Hall Council Chambers Addition and Renovation Project outlined in the November 27, 2018 memorandum to City Council. A total of seven firms submitted proposals to provide professional design services for this project. The selection team shortlisted two firms and presentations and interviews were conducted on March 18, 2019. The Dublin-based firm of Horne & King Architects was selected to provide design services for the project. Horne & King has an impressive resume of experience designing municipal buildings, and their team demonstrated a comprehensive understanding of the goals and requirements for this project.

We are currently negotiating the professional services contract that will be executed with the Horne & King team and will immediately proceed with the design development phase. Toward that end, we have determined that the best approach to ensure significant stakeholder engagement during the design phase is to utilize steering committees. The Council Chambers Addition Design Steering Committee will include representatives from City Council, Planning & Zoning Commission, Legislative Affairs, Office of the City Manager, Planning, and Public Works. This committee will work with the Architect on a routine basis throughout the design phase on programming, layout, design elements, finishes, security, audio/visual technology, exterior features and landscaping for the building addition, including City Council Chambers. The frequency of meetings is initially anticipated to be two to three times each month.

A City Hall Renovation Steering Committee will also be formed to include staff representatives from the city departments that will be relocating to the existing 5555 Perimeter building. While every effort will be made to minimize the amount of changes to the existing space, this committee will work with the Architect to ensure the most efficient use of space and provide adequate security for both employees and residents/visitors.

There will also be a formal public engagement process that will inform the design and provide opportunities for input to all stakeholders, including City Council, Boards and Commissions, and residents.

## Recommendation

This memorandum is for informational purposes only. Staff recommends and requests City Council select up to three of its members to serve on the Council Chambers Addition Design Steering Committee. Please keep in mind that all City Council members will have opportunities to provide input to the design. If you have any questions, please contact Megan O'Callaghan directly at (614) 704-7471 or email at [mocallaghan@dublin.oh.us](mailto:mocallaghan@dublin.oh.us) .



# SITE



EVERYTHING GROWS HERE.



## EXTERIOR RENDERINGS



EVERYTHING GROWS HERE.



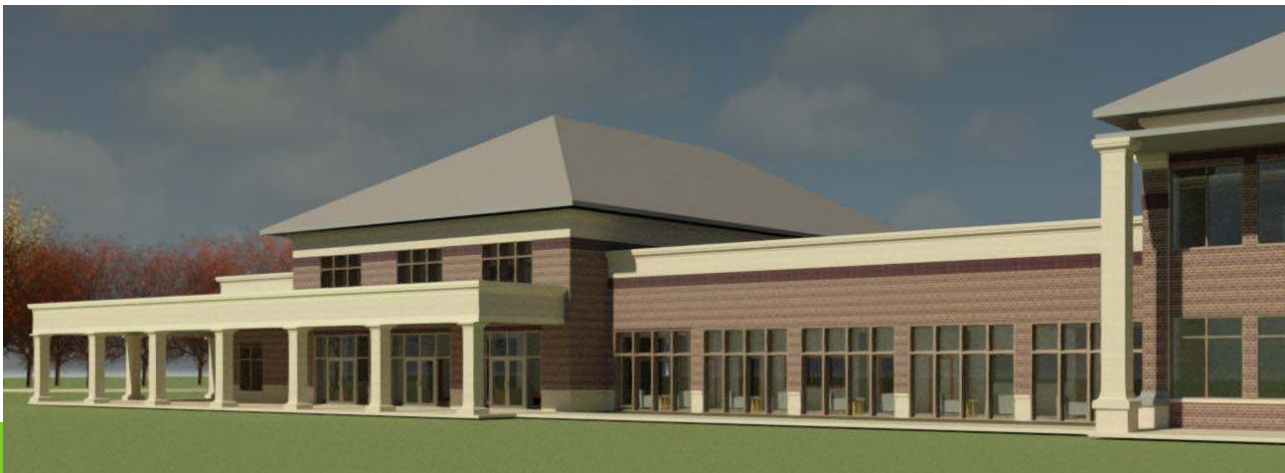
## EXTERIOR RENDERINGS



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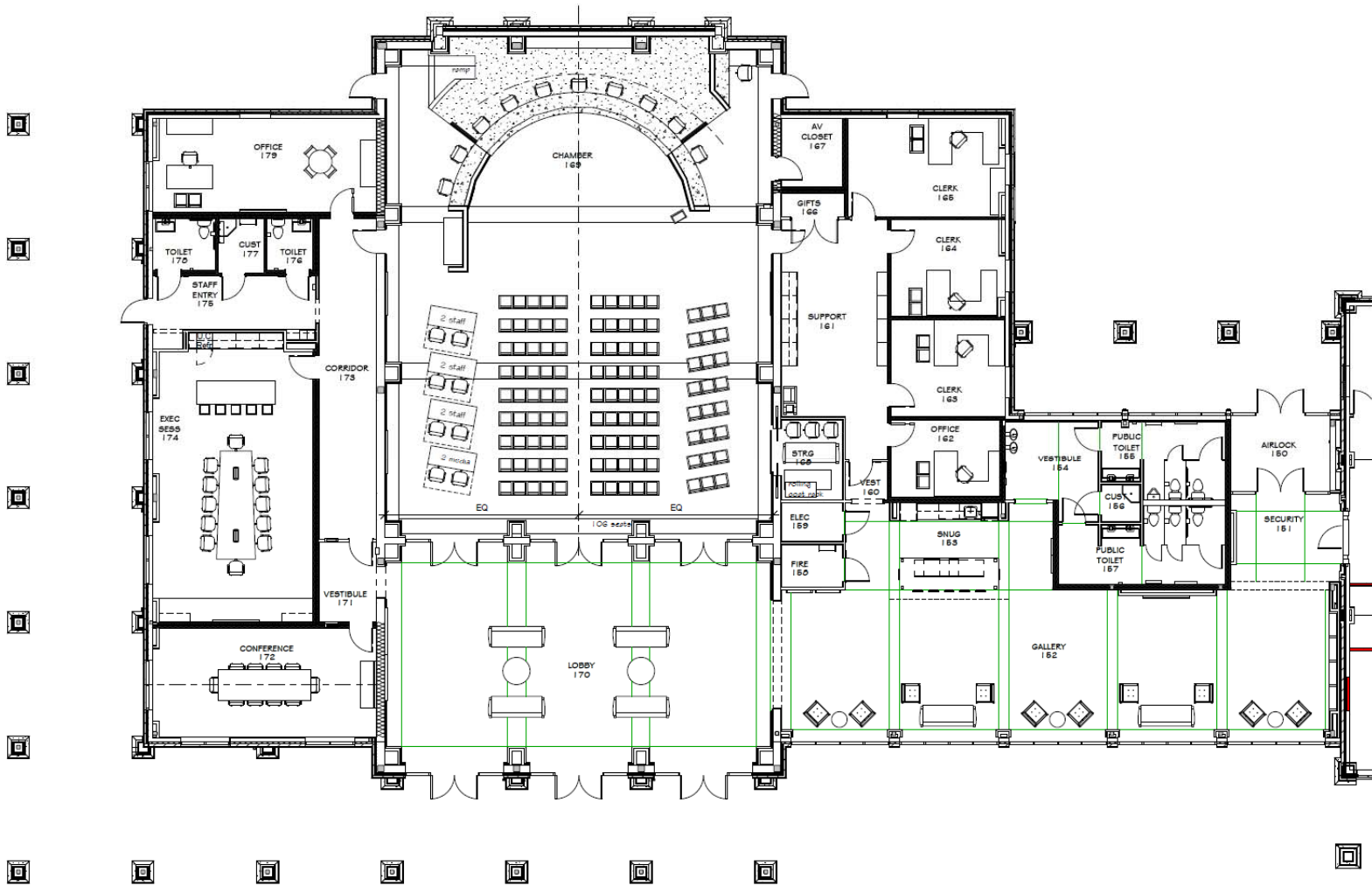


## EXTERIOR RENDERINGS



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**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH AND EXECUTE A GUARANTEED MAXIMUM PRICE AMENDMENT WITH RUSCILLI CONSTRUCTION CO., INC., CONSTRUCTION MANAGER AT RISK, FOR PHASE 3 OF THE DUBLIN 5555 PERIMETER DRIVE (FUTURE CITY HALL) RENOVATION AND COUNCIL CHAMBER ADDITION CONSTRUCTION PROJECT**

**WHEREAS**, the City of Dublin selected Ruscilli Construction Co., Inc. as Construction Manager at Risk for the Dublin 5555 Perimeter Drive (Future City Hall) Renovation and Council Chamber Addition Construction Project; and

**WHEREAS**, on November 18, 2019, City Council authorized the City Manager to enter into a contract with and execute a Guaranteed Maximum Price (GMP) amendment with Ruscilli Construction Co., Inc. for the initial phase of the Project in the amount of \$329,854.00; and

**WHEREAS**, on December 2, 2019, City Council authorized the City Manager to enter into a contract with and execute a GMP amendment with Ruscilli Construction Co., Inc. for the second phase of the Project in the amount of \$1,504,388.00; and

**WHEREAS**, Ruscilli Construction Co., Inc. has completed the bidding process for the third phase of the Project, and based upon these bids, Ruscilli and the City have agreed upon the GMP for this third phase in the amount of \$5,732,867.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Dublin, State of Ohio, \_\_\_\_\_ of the elected members concurring, that:

Section 1. The Guaranteed Maximum Price negotiated between the City Manager and Ruscilli Construction Co., Inc. for the third phase of construction in the amount of \$5,732,867 is accepted for the Dublin 5555 Perimeter Drive (Future City Hall) Renovation and Council Chamber Addition Construction Project.

Section 2. The City Manager is hereby authorized to enter into a construction agreement with Ruscilli Construction Co, Inc. for said project.

Section 3. This Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to prepare and sign all other agreements and instruments and to take any other actions as may be necessary to implement this Resolution and complete the Project.

Section 4. This Resolution shall take effect immediately upon passage in accordance with Section 4.04(a) of the Revised Charter.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
Mayor – Presiding Officer

Attest:

\_\_\_\_\_  
Clerk of Council