

To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager

Date: June 16, 2020

Initiated By: Matt Earman, Director of Parks and Recreation
Shawn Krawetzki, Landscape Architect Manager

Re: Resolution 35-20 Authorizing the City Manager to Enter Into a Contract with and Execute a Guaranteed Maximum Price Amendment with Marker Construction Co., Inc., Construction Manager at Risk, for Phase 1 of the 5660 Dublinshire Drive Dublin Community Pool North Construction Project.

Summary

Resolution 35-20 authorizes the City Manager to execute a construction agreement with Marker Construction Co., Inc., the Construction Manager at Risk, for Phase 1 of the 5660 Dublinshire Drive Dublin Community Pool North Construction Project. This agreement establishes the first phase Guaranteed Maximum Price (GMP) in the amount of \$3,754,997 which is approximately \$69,000 under the estimate for this bid package.

This first phase of the project includes the demolition of the pools, main building, and concession stand. This also includes the mass grading for the new pools and buildings, utilities, lap pool, leisure pool, tot pool, waterslide plunge pool, waterslides, parking lot extension, and landscaping of the site. The buildings' construction package is in the final review process and will be competitively bid in July to prepare the second (and final) phase GMP amendment. Staff is planning to present the final GMP to City Council in August. Please see the attached renderings of the site and building that are consistent with the final concept plans presented to the public at the conclusion of the six community input meetings and presented again at the Planning and Zoning Commission on June 11th (Appendices A, B, C, D, E, F).

The new pool complex will provide the growing community with larger recreation pools, supporting the community's requests received during the one year input process. This includes additional lap lanes, deeper water areas for swimming and activities, shallow shelf area for younger children, body and tube slides, diving platforms, climbing wall, additional deck space with chase lounges, shade areas, patron drop-off area, expanded parking lot, additional landscaping, and additional bike racks.

MSA Architects and their team completed the designs of the Dublin Community Pool North and Marker Construction completed the competitive bidding process for this first phase of construction in early June 2020. There was excellent bid coverage with 48 contractors contacted and 16 providing bids on four bid packages. There was an average of four bids per package, with four or more bids on three of the four bid packages. Marker has also implemented and stressed to the bidders their COVID-19 policies to ensure the safety and health of their work force during the construction process.

On May 18, 2020, staff presented to City Council regarding the cost increase to the original Dublin Community Pool North budget from \$6,000,000.00 to \$8,500,000.00. This increase is primarily to accommodate the project requests received during the public input sessions, additional site work

requirements related to enhanced storm water management and updated initial cost estimations by Marker Construction. Throughout the design process significant efforts were made to reduce as much of the cost as possible while maintaining the delivery of the final product within the scope of the community's input. At the May 18th meeting, City Council was in favor of proceeding with the project and updated costs as presented.

With approval of this GMP, Marker Construction is prepared to begin onsite construction activities in early July 2020. Construction of the new Dublin Community Pool North Facility is expected to be completed for opening in May of 2021, pending any weather or other unanticipated conditions that would delay construction.

Recommendation

Staff has thoroughly reviewed the Guaranteed Maximum Price Amendment for Phase 1. Staff recommends approval of this resolution authorizing the City Manager to enter into a contract with and execute a Guaranteed Maximum Price Amendment with Marker Construction Co., Inc., Construction Manager at Risk, in the amount of \$3,754,997 for Phase 1 of the 5660 Dublinshire Drive Dublin Community Pool North Construction Project.

RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30945

Resolution No. 35-20

Passed _____, 20____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH AND EXECUTE A GUARANTEED MAXIMUM PRICE AMENDMENT WITH MARKER CONSTRUCTION CO., INC., CONSTRUCTION MANAGER AT RISK, FOR PHASE 1 OF THE DUBLIN 5660 DUBLINSHIRE DRIVE DUBLIN COMMUNITY POOL NORTH CONSTRUCTION PROJECT

WHEREAS, the City of Dublin selected Marker Construction Co., Inc. as Construction Manager at Risk for the Dublin 5660 Dublinshire Drive Dublin Community Pool North Construction Project; and

WHEREAS, Marker Construction Co., Inc. has completed the bidding process for the first phase of the Project, and based upon these bids, Marker and the City have agreed upon the GMP for this phase in the amount of \$3,754,997.

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 Marker Construction Co., Inc. for the first phase of construction in the amount of \$3,754,997 is accepted for the Dublin 5660 Dublinshire Drive Dublin Community Pool North Construction Project.

Section 2. The City Manager is hereby authorized to enter into a construction agreement with Marker 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









DUBLIN COMMUNITY POOL NORTH



DUBLIN COMMUNITY POOL NORTH

