

To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager

Date: August 18, 2020

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

Re: Resolution 44-20 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 2 of the 5660 Dublinshire Drive Dublin Community Pool North Construction Project.

Summary

Resolution 44-20 authorizes the City Manager to execute a construction agreement with Marker Construction Co., Inc., the Construction Manager at Risk, for Phase 2 of the 5660 Dublinshire Drive Dublin Community Pool North Construction Project. This agreement establishes the second phase Guaranteed Maximum Price (GMP#2) in the amount of \$4,275,406.00, which is below the most recent cost estimate by \$36,661.

This second, and final phase of the project includes the building package construction of the restroom and concession building, administration and pump room building, main entry canopy connection, trellis shade structures and the façade rework of the existing buildings remaining on the site. 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 public input meetings and approved at the Planning and Zoning Commission on June 11th. (Appendices A, B, C, D, E, F)

You will recall, the first phase of the project (GMP#1) was approved by Council at the June 22, 2020 Council meeting, which included the demolition of the pools, main building, and concession stand. GMP#1 also included 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, totaling \$3,754,997 which was approximately \$69,000 under the estimated cost.

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, shallow shelf area for younger children, body and tube slides, diving platforms, climbing wall, additional deck space and 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 the second phase of construction in late July 2020. There was excellent bid coverage overall with 41 contractors providing bids on 14 bid packages. There were six packages with four or more bidders. Some of the smaller bid packages had fewer bidders; four packages with two bids and four packages with one bid. Marker Construction 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, City Council authorized an increase to the original Dublin Community Pool North budget of \$6,000,000.00 to \$8,500,000.00 in response to the additional project requests during

the public input sessions and the initial cost estimations by Marker Construction. Construction of the new Dublin Community Pool North Facility is expected to continue until 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 2, and recommends approval of this resolution, authorizing the City Manager to enter into contract with Marker Construction Co., Inc., Construction Manager at Risk, in the amount of \$4,275,406.00 for Phase 2 of the 5660 Dublinshire Drive Dublin Community Pool North Construction Project.

RECORD OF RESOLUTIONS

Resolution No. 44-20 Passed _____, _____

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 2 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 second 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 \$4,275,406.00.

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 Marker Construction Co., Inc. for the second phase of construction in the amount of \$4,275,406.00 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

