



Legislation Text

File #: 1550-2024, **Version:** 1

1. BACKGROUND: This Ordinance authorizes the Finance and Management Director to enter into a professional services agreement, on behalf of the Office of Construction Management, with CK Construction Group, Inc., to provide Construction Manager at Risk (CMaR) services for the Public Safety Campus project, in an amount up to \$229,166.00.

The CMaR will provide a comprehensive solution that includes assisting in design-development and construction oversight of a the City’s new Public Safety facility which will house the Real Time Crime Center, 911 Emergency Communications Center, Emergency Operations Center, including support staff, as well as a separate Police Substation. Work will also include all the necessary assessments, planning, construction administrations services, and project management services for the facilities and technology systems to be located at the site. The CMaR will facilitate implementation of new technology software for the Department of Public Safety. The City’s expectation of the CMaR is to keep the construction of the facilities on schedule and on budget.

This is a large 3-phased project expanding over 3 years. The 3 phases include:

- Phase 1 - Site Development / Pre-Construction Services
- Phase 2 - Building Core and Shell
- Phase 3 - Interior Construction

This Ordinance will provide funding for Phase 1, pre-construction services, which includes: program validation, construction schedule development, construction cost estimating, constructability reviews, providing the design team with industry best practices, preliminary site logistics and other construction-related items specific to the downtown location such as traffic management. CK Construction Group, Inc. will work with the design team as they develop three design concepts to present to the City. Each design concept will have a construction estimate.

2. FUTURE MODIFICATION(S): Multiple modifications within each phase may be necessary depending on changes to the scope and/or availability of funds. A future modification of Phase 1 is expected for construction management services.

3. BID INFORMATION: The project was let by the Office of Construction Management through Vendor Services and Bonfire on January 11, 2024. Of the 520 vendors solicited, 196 were Minority-owned, 2 were Veteran-owned, 324 were Small Business-owned, and 123 were Women-owned.

Pursuant to Columbus City Code Section 329.23 (B)(f) “The director of the city agency responsible for the expenditure shall direct negotiations for a construction management contract with the Construction Manager at Risk whose pricing proposal said director determines to be the best value.” With respect to the RFSQ for Construction Manager at Risk services for the Public Safety Campus project, the City received 5 responses:

1. Barton-Mallow / Smoot
2. CK Construction Group
3. Gilbane Building Co.
4. Elford, Inc.
5. Marker Construction

The RFSQ review committee evaluated the 4 highest scored firms based upon criteria related to location, staff

experience/organization plan, firm's experience on similar projects, firm's capabilities, and project management expertise. In addition to these qualitative standards, the respondents were also asked to supply a price proposal.

At the conclusion of scoring, Elford, Inc. received the highest overall score of 83.5, CK Construction Group, Inc. along with Barton Malow/Smoot tied for the second highest score of 81.0, and Gilbane received the third highest score of 79.8. While CK Construction's score was slightly lower than Elford, their price proposal was \$382,158.00 lower than Elford's. In fact, CK Construction Group, Inc. submitted the lowest price proposal of all respondents. Columbus City Code, Section 329.01(c) defines Best Value as "A selection process in which proposals contain both pricing and performance components, and award is based upon a combination of pricing and performance considerations to determine the offer deemed most advantageous and of the greatest value to the City." It is the determination of the Department of Finance and Management that the RFSQ proposal submitted by CK Construction Group, Inc. represents the best value for the City of Columbus.

4. CONTRACT COMPLIANCE INFO: CK Construction Group, Inc., CC# 006875, expires 8/23/25, Majority-designated

Searches in the Excluded Party List System (Federal) and the Findings for Recovery list (State) produced no findings against CK Construction Group, Inc..

The ODI goal for this contract is 10%.

5. SUBCONTRACTOR PARTICIPATION: CK Construction Group proposed Murphy Epson, a WBE-designated subcontractor, to meet the 10% goal.

Minority vendor certification was in good standing at the time the bid was awarded.

6. EMERGENCY DESIGNATION: Emergency legislation is requested to allow the CMAR to collaborate with the design team, who is currently in schematic design, to produce complete and accurate construction estimates, and to keep the project on schedule.

7. FISCAL IMPACT: A transfer within the Safety G.O. Bonds Fund as well as an amendment to the 2023 Capital Improvements Budget will be necessary.

To authorize the Director of the Finance and Management Department, on behalf of the Office of Construction Management, to enter into a professional services agreement with CK Construction Group, to provide Construction Manager at Risk (CMaR) services for the Public Safety Campus project; to authorize a transfer and expenditure up to \$229,166.00 within the Safety General Obligations Bond Fund; to authorize an amendment to the 2023 Capital Improvements Budget; and to declare an emergency. (\$229,166.00)

WHEREAS, five (5) technical proposals for Public Safety Campus project were received on January 11, 2024; and

WHEREAS, the proposals were evaluated pursuant to Columbus City Code Section 329.23 (B)(f) "The director of the city agency responsible for the expenditure shall direct negotiations for a construction management contract with the construction manager at risk whose pricing proposal said director determines to be the best value"; and

WHEREAS, the Department of Finance and Management determined CK Construction Group as having the best value rating; and

WHEREAS, the Department of Finance and Management recommends a professional services agreement be awarded to CK Construction Group, for the for the Public Safety Campus project; and

WHEREAS, it is necessary to authorize a transfer and expenditure of funds from the Safety G.O. Bonds Fund; and

WHEREAS, it is necessary to authorize an amendment to the 2023 Capital Improvements Budget for the purpose of providing sufficient spending authority for the aforementioned project expenditure; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Finance and Management, Office of Construction Management, in that it is immediately necessary to authorize the Director of Finance and Management to enter into a professional services agreement for Construction Manager at Risk (CMaR) services for the Public Safety Campus project, in an emergency manner in order to provide a quicker collaboration with the design team to produce complete and accurate construction estimates and to keep the project on schedule, for the immediate preservation of the public safety, peace, property, health, and welfare; **NOW, THEREFORE**,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Director of the Finance and Management Department is hereby authorized to enter into a professional services agreement, on behalf of the Office of Construction Management, with CK Construction Group to provide Construction Manager at Risk (CMaR) services for the Public Safety Campus project, in an amount up to \$229,166.00.

SECTION 2. That a transfer of \$229,166.00, or so much thereof as may be needed, is hereby authorized in the Safety G.O. Bonds Fund - Fund No. 7701, per the accounting codes in the attachment to this ordinance.

SECTION 3. That an expenditure of \$229,166.00, or so much thereof as may be needed, is hereby authorized in the Safety G.O. Bonds Fund - Fund No. 7701, per the accounting codes in the attachment to this ordinance.

SECTION 4. That the 2023 Capital Improvements Budget is hereby amended, in the Safety G.O. Bonds Fund - Fund No. 7701, per the accounting codes in the attachment to this ordinance.

SECTION 5. That the funds necessary to carry out the purpose of this Ordinance are hereby deemed appropriated, and the City Auditor shall establish such accounting codes as necessary.

SECTION 6. That the City Auditor is hereby authorized and directed to transfer any unencumbered balance in the project account to the unallocated balance within the same fund upon receipt of certification by the Director of the Department administering said project that the project has been completed and the monies no longer required for said project; except that no transfer shall be made from a project account by monies from more than one source.

SECTION 7. That the City Auditor is authorized to establish proper project accounting numbers as appropriate.

SECTION 8. That the City Auditor is authorized to make any accounting changes to revise the funding source for all contracts or contract modifications associated with this Ordinance.

SECTION 9. That for reasons stated in the preamble hereto, which is hereby made a part hereof, this Ordinance is declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor, or ten days after passage if the Mayor neither approves nor vetoes the same.