

**COUNCIL CHAMBERS**

**VILLAGE OF KELLEYS ISLAND**

**RESOLUTION NO. 2025-R- 22**

**INTRODUCED BY: MAYOR RONALD E EHRBAR**

**SELECTING SIMONSON CONSTRUCTION SERVICES, INC. AS THE BEST VALUE  
CONSTRUCTION MANAGER AT RISK FOR THE SANITARY COLLECTION SYSTEM AND WWTP  
PROJECT AND AUTHORIZING AN AGREEMENT FOR PRECONSTRUCTION SERVICES AND  
DECLARING AN EMERGENCY**

The Evaluation Committee recommends Council select Simonson Construction Services, Inc. (the "CMR") as the "best value" firm to provide construction manager at risk services for the Sanitary Collection System and WWTP Project (the "Project"), and the Mayor and Treasurer request authority to negotiate and execute an agreement with the CMR for preconstruction services for the Project.

Rationale:

1. The Board requires the services of a construction manager at risk to plan, coordinate, manage, and direct all phases of the Project for a guaranteed maximum price.
2. On behalf of Council, Village administrators publicly advertised and published a request for qualifications for construction manager at risk services. Statements of Qualifications were received from interested firms, which were reviewed by the Evaluation Committee and ranked to create a short-list of the most qualified firms. One Statement of Qualifications was received in response to the request for qualifications, which was shortlisted. A pricing and technical proposal was then solicited from the short-listed firm. The proposal was reviewed by the Evaluation Committee and, following review of the proposal, the Evaluation Committee held an interview with the short-listed firm.
3. After the Evaluation Committee's review and evaluation of the proposal submitted, it identified the CMR as the firm that would provide the best value for the Project and requests Council approve this recommendation.
4. In its pricing proposal, the CMR offered to perform the preconstruction services for the Project in the amount of \$106,000. Accordingly, the Mayor and Treasurer request authority, with the assistance of legal counsel, to negotiate and execute an agreement for preconstruction services with the CMR in an amount not-to-exceed \$106,000 for the Project.

The Council resolves as follows:

In accordance with the recommendation of the Evaluation Committee, the Council selects the CMR as the "best value" firm for the Project.

**SECTION 1.** The Council authorizes the Mayor and Treasurer, working with legal counsel, to negotiate and execute an agreement for preconstruction services with the CMR in an amount not-to-exceed \$106,000 for the Project.

**SECTION 2.** It is found and determined that all formal actions of the Council of the Village of Kelleys Island concerning and relating to the adoption of this Resolution were adopted in an open meeting of such body, and that all deliberations of the Council of the Village of Kelleys Island and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

**SECTION 3.** That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and welfare of the inhabitants of the Village of Kelleys Island, and for the further reason that the CMR is ready to proceed and commence said project, therefore, this Resolution shall take effect immediately upon its passage.

DATED THIS 13<sup>TH</sup> OF DECEMBER, 2025

  
MAYOR RONALD E. EHRBAR

ATTEST:   
LISA M. KLONARIS, CLERK-TREASURER