

ORDINANCE NO. 40-2015

Offered by All of Council

AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR AND THE FINANCE DIRECTOR TO ENTER INTO AN AGREEMENT WITH GPD GROUP TO PROVIDE PROFESSIONAL ENGINEERING AND ARCHITECTURAL CONSULTING SERVICES TO STUDY IMPROVEMENTS TO THE VILLAGE SERVICE DEPARTMENT BUILDING LOCATED AT 3921 BRECKSVILLE ROAD; AND DECLARING AN EMERGENCY.

WHEREAS, the Village is interested in renovating the Service Department storage building located at 3921 Brecksville Road, to include roof improvements, siding, upgraded HVAC and plumbing, restrooms and electrical systems; and

WHEREAS, it is determined that the professional engineering and architecture firm of GPD Group, which is the Village Engineer, is qualified to perform a study and evaluation of the project and to determine a construction budget for a full renovation of the building.

NOW THEREFORE, BE IT ORDAINED by the Council of the Village of Richfield, Summit County, State of Ohio, that:

- SECTION 1. The Mayor and the Finance Director are authorized and directed to enter into an agreement with the professional engineering and architecture firm of GPD Group. for professional services for the Service Department Storage Building Renovation Project, pursuant to the proposal submitted by GPD Group, attached hereto as Exhibit A, and in an amount not to exceed \$16,000.00.
- SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of 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. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public health, safety and general welfare and for the further reason that it is immediately necessary in order to determine the scope and expected construction cost of the Project at the earliest possible time; wherefore, provided this Resolution receives the affirmative vote of two-thirds of the members of Council elected or appointed, it shall take effect immediately upon its passage and execution by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 6-2-15

Pat Hudak
President of Council

Belchie Bashara
Mayor

ATTEST:
Carole E. Sullivan
Clerk of Council

Dated: 6-2-15



GPD GROUP®
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May 26, 2015

1501315.00

Ms. Melanie A. Baker
Service Director
Village of Richfield Service Department
4410 W. Streetsboro Road.
Richfield, Ohio 44286

**Re; Proposal for Professional Services
Renovation Study
3921 Brecksville Road
Richfield, Ohio 44286**

Dear Ms. Baker:

As discussed, we submit the following proposal for professional services for conducting a renovation study for the existing storage building located at 3921 Brecksville Road. As we understand, the purpose for the study is to determine an overall construction budget for the full renovation of the existing building in order to meet your programmatic requirements and address other condition and/or code related issues. The existing building is an approximately 8,200 s.f. concrete block masonry building with a low-slope roof and small metal building addition to the rear. It is anticipated the use is to remain as a storage building.

Improvements discussed include;

- Install a gabled roof structure over the existing.
- Install new siding (Hardy Board, or similar).
- Upgrade HVAC and plumbing systems.
- Install new restroom facilities.
- Upgrade electrical, including underground electrical service.
- Address all observed code and condition issues.
- Improvements to site in the immediate area of the building.

Scope of Services

GPD will assemble a team of Architects, as well as Mechanical, Electrical, Structural and Civil Engineers to conduct a field visit to observe and document existing building conditions, and then provide recommendations for improvements to the building, including the anticipated associated construction costs for an overall construction budget. The final report will include;

- Structural evaluation to determine if the structure is capable of supporting a gabled roof system. GPRS scanning of the existing walls will be necessary in order to determine presence and/or adequacy of concealed structural reinforcing for this task. \$3,800 should be budgeted for this service as a reimbursable expense, in addition to our fee.
- Other observed structural conditions and recommendations for repairs.
- Building envelope review and recommendations for improvements to better meet energy code requirements.
- Review of finishes, doors, walls, slabs, ceilings and other architectural elements.
- Review of HVAC and plumbing systems and provide recommendations for

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repairs/replacements.

- Review of Electrical systems and provide recommendations for repairs/replacements for code compliance and/or condition issues.
- Review site for upgrades to pavements and parking, as well as landscaping to better meet the objectives of the zoning code (area surrounding building only).
- Note potential environmental issues observed that may require further evaluation by others.
- Establish a construction budget for the noted deficiencies and observed conditions, as well as improvements desired by owner for an overall construction budget.
- We anticipate completion of the report within four weeks of authorization to proceed.

Fee

For the above noted services, our proposed base fee is \$11,400.00 (Eleven Thousand Four Hundred Dollars). Reimbursable expenses (reproduction, GPRS scanning and travel) will be invoiced at actual cost.

GPD recently conducted a Structural Observation Report to review the structural integrity of the building. The information contained in that report will be invaluable for development of the renovation study, for which this fee proposal reflects. The report did not evaluate the ability for the structure to support a gabled roof; therefore further review is necessary, in addition to the GPRS scanning.

Clarifications

This building evaluation and report is limited to the aforementioned services and does not include;

- Full site evaluation of the approximately 20-acre site.
- Phase 1 ESA or asbestos/hazardous material survey.

Upon your review, please advise at your earliest convenience if this proposal is acceptable and we will proceed at once. If you have any questions, please call at 330-572-2113.

Sincerely,

GPD GROUP



John P. Peterson, AIA
Project Manager