

RESOLUTION NO. 56 -2015

Offered by All of Council

A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR AND FINANCE DIRECTOR TO ENTER INTO AN AGREEMENT WITH GPD GROUP TO PROVIDE PROFESSIONAL ENGINEERING AND ARCHITECTURAL CONSULTING SERVICES FOR THE DESIGN, BIDDING, CONSTRUCTION ADMINISTRATION AND CLOSEOUT PHASES FOR RENOVATIONS TO THE VILLAGE SERVICE DEPARTMENT BUILDING LOCATED AT 3921 BRECKSVILLE ROAD, AND DECLARING AN EMERGENCY.

WHEREAS, the Village is interested in fully renovating the Service Department building located at 3921 Brecksville Road to include, but not be limited to, roof improvements, siding, upgraded HVAC and plumbing, restrooms and electrical systems ("Project"); and

WHEREAS, GPD Group, a professional engineering and architectural firm that also serves as the Village Engineer, was authorized to perform a study and evaluation of the Project and to determine a construction budget for the Project; and

WHEREAS, GPD Group prepared and presented to the Village Administration and Council their study and evaluation of the Project, including a construction budget summary dated August 6, 2015; and

WHEREAS, at this time the Village wishes to authorize the Mayor and Finance Director to enter into an agreement with GPD Group for professional services for the Project.

NOW, THEREFORE, BE IT RESOLVED 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 GPD Group for professional engineering and architectural services for the design, bidding, construction administration and closeout phases for the Project, as described above and pursuant to the proposal submitted by GPD Group dated August 11, 2015, attached hereto as Exhibit A, and in an amount not to exceed \$92,800.00.

SECTION 2. The following monies shall be appropriated for the anticipated costs for the professional services for the Project:

From the SERVICE FACILITIES FUND:	
Cost of Operations	\$92,800.00

From the INCOME TAX FUND:	
Transfer to: SERVICE FACILITIES FUND	\$92,800.00

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution 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 4. This Resolution 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 allow the Project to move forward 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: 8-18-15

Paul Hudak
President of Council

Rebecca Paschall
Mayor

ATTEST:
Candice E. Sullivan
Clerk of Council

Dated: 8/18/15

8/15/2015

Resolution 56-2015



GPD GROUP
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

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August 11, 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
Building Renovation
3921 Brecksville Road
Richfield, Ohio 44286**

Dear Ms. Baker:

As requested, please find the following proposal for Professional Services for the Design, Bidding, Construction Administration and Closeout phases for the renovations at the Village of Richfield Service Center storage facility located at 3921 Brecksville Road as outlined in our 8/6/15 construction budget summary. We have provided separate fee proposals for professional services for Budget #1 (gabled roof, partial interior renovation) and for the remaining renovations outlined in Budget #2 for your consideration.

We understand the scope and construction budgets are to include the following;

Budget #1 – Gabled Roof/ Partial Interior Renovation Scope

- Add wood roof trusses over the existing concrete block building.
- Concrete block work at parapets, anchor bolts, grouting, wood plate.
- Plywood sheathing over wood trusses, asphalt shingles, felt underlayment, ridge and soffit vents.
- Aluminum gutters, downspouts, fascia and soffit panels.
- End gable with plywood sheathing, Hardie Board siding.
- Remove existing roofing over metal deck, skylights.
- Replace deteriorated metal deck.
- R-30 blown-in insulation over metal deck, vapor barrier.
- Replace overhead electrical service, re-routing underground.
- Remove/replace light fixtures and abandoned weather heads in conflict with installing the roof system.
- Extend flues, plumbing vents, etc. through new roof system.
- Electrical upgrade; new lighting in service bays, new wiring/power, emergency lighting.
- Upgraded telephone service.
- New infrared heaters in bays.
- Restroom renovation.
- New water service, eye wash, replace water piping.
- Sanitary pump station, sanitary sewer upgrade.

Construction Budget #1

\$420,000

Melanie A. Baker

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Budget #2 – Facade Renovation, Interior Finish, Exterior Grounds Renovations

Work proposed consists of;

- Remove abandoned conduits, etc. on face of building.
- Replace lintels over overhead and man doors as referenced in structural report.
- Concrete block repairs to exterior walls.
- Replace all overhead and man doors.
- Replace all windows.
- Provide light fixtures over overhead doors and man doors.
- Blown-in insulation in hollow cores of exterior concrete block walls.
- Wood furring on exterior concrete block walls, insulation, vapor barrier and Hardie Board siding and trim.
- Brick base, related foundation work
- Miscellaneous exterior painting.
- Establish bays for safe usage (needs further evaluation for needs).
- Reestablish floor drains/trench drains.
- Renovate office/storage areas (HVAC, lighting, finishes).
- Painting throughout.
- Remaining structural repairs.
- Clean/seal concrete floors.
- Asphalt paving in front of building and up to fence/gate. Areas behind building not included. Full-depth removal/replacement with heavy-duty asphalt assumed. No curbing.
- Landscaping (front/sides of building).
- Storm water (detention/quality).

Construction Budget #2

\$623,000

This proposal includes site investigations, cost estimating, and preparing Construction Documents, including the Project Specifications. We will provide renderings to represent the proposed building appearance and site improvements, as well as attend City Council/Planning Commission meetings for approvals. Standard AIA documents shall be used for the Divisions 0 specifications sections, including; Instructions to Bidders, General Conditions, Form of Contract, except as required by the Village of Richfield. We will conduct a code review and discuss the defined scope with Summit County Building Department and advise of any issues that may need to be addressed for issuance of building permit. We anticipate utilizing the General Contracting delivery method. We will issue documents for bidding, issue any required addenda, conduct a prebid meeting, attend the bid opening, review contractor's qualifications and make contract award recommendations and assist the Owner in contract preparation.

GPD will conduct Construction Administration Services, including; schedule, attend and record minutes for construction progress meetings; review contractor's shop drawings and construction phase submittals; conduct on site construction observation as appropriate to the schedule and work being conducted; review applications for payment, process RFI's and ASI's; issue proposal requests for revisions to project scope; process change orders; generate punch lists; issue Certificate of Substantial Completion; and conduct other normal Construction Administration and Closeout services.

Melanie A. Baker

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For the Professional Services outlined, we propose the following lump sum fees;

- Base Fee (Budget #1 Scope) – Gabled Roof/Partial Interior Renovation; \$ 39,800.00
- Optional Fee (Budget #2 Scope) – Facade Renovation, Interior Finish, Exterior Grounds Renovations (add to Base Fee – not a separate project); \$ 53,000.00
- Total Fee (Budget #1 and #2 Scope); \$ 92,800.00

We anticipate completion of Base Fee bidding documents within 6-weeks of authorization to proceed. Should the additional Budget #2 scope be desired to be included in the project bidding documents, add 4-weeks to their completion. These timeline are contingent upon timely approvals by the Village of Richfield.

Should there be a desire to demolish the existing facility and build a new 8,000 s.f. building of similar appearance to the rendering presented, with similar amenities on the existing site, we anticipate the construction cost for to be approx. \$1,000,000.00, plus the site costs of approx. \$153,000.00. For this project scope our lump sum fee would be \$86,000.00.

Clarifications/comments

- Roofing and facade work includes the main building and the block addition. Renovation of the metal shack at the northeast (attached to the block addition) is not included in the budget, as this structure is not a viable candidate for renovation. We anticipate demolition of this structure in order to accommodate adjacent facade renovation work.
- Site improvements costs are limited to the scope as noted in Budget #2.
- Environmental consulting, geotechnical consulting, plan review fees, permits, etc. are not included. For this project, we recommend environmental testing for presence of Asbestos-Containing Materials (ACM's) and other potential contaminants for proper remediation by others prior to renovations. Additionally, the services of a geotechnical engineer should be retained for pavement designs and foundation design, as applicable.

Upon your review, please advise at your earliest convenience if all is acceptable and we will proceed at once. Please sign below and return an executed copy for our records. If you have any questions, please contact me at 330-572-2113.

Sincerely,

GPD GROUP



John P. Peterson, AIA
Project Manager

Melanie A. Baker _____ 4 _____ August 11, 2015

PROPOSAL APPROVED BY:

VILLAGE OF RICHFIELD

Signature Printed Name Date