

**A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR AND THE FINANCE DIRECTOR TO ENTER INTO AN AGREEMENT WITH GREYSTONE CONSTRUCTION FOR ONE NEW SALT STORAGE BUILDING, 72' X 96' BRITESPAN ATLAS SERIES (SOURCEWELL CONTRACT NUMBER 071223-BRT); AND TO DECLARE AN EMERGENCY**


WHEREAS, this Council desires to authorize the Mayor and Finance Director to enter into a purchase agreement with Greystone Construction for the purchase of one new salt storage building, 72' x 96' Britespan Atlas Series (Sourcewell Contract No. 071223-BRT) in an amount not to exceed \$275,975.00;


WHEREAS, this Council desires to authorize a total expenditure for said items in an amount not to exceed \$275,975.00, in accordance with the proposal attached hereto as Exhibit A.

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

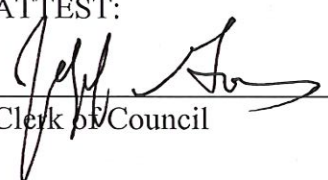
- SECTION 1. The Mayor and Finance Director are hereby authorized to enter into a purchase agreement with Greystone Construction for one new salt storage building, 72' x 96' Britespan Atlas Series (Sourcewell Contract No. 071223-BRT) in an amount not to exceed \$275,975.00, in accordance with the proposal attached hereto as Exhibit A.
- SECTION 2. Because this purchase is made through a governmental cooperative purchasing program (Sourcewell), pursuant to Section 141.03(f)(7) of the Codified Ordinances of the Village of Richfield, Council hereby waives all competitive bidding requirements that ordinarily apply to such transactions.
- 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 hereby declared to be an emergency measure for the reason that it is immediately necessary to execute the purchase agreement; wherefore, this Resolution shall take immediate effect, provided that it receives the requisite number of votes needed to pass as an emergency measure; otherwise, it shall take effect at the earliest date allowed by law.

PASSED: 9-17-2024

  
\_\_\_\_\_  
President of Council

  
\_\_\_\_\_  
Mayor

Date: 9/17/2024

ATTEST:  
  
\_\_\_\_\_  
Clerk of Council

## EXHIBIT A



September 11, 2024

Scott Waldemarson  
Village of Richfield  
Richfield, OH

### Re: Sourcewell Proposal – Salt Storage Building

Mr. Waldemarson,

Thank you for the opportunity to provide a proposal to furnish and install a salt storage building in Richfield, OH. A few of the advantages the Greystone team brings to the project include:

- **Design-Build Experience** – Greystone has offered design-build and general construction services for 35 years.
- **Fabric Building Expertise** – Greystone has sold and installed fabric buildings for over 20 years. We've successfully completed thousands of fabric building projects.
- **Engineered Fabric Building** – Fabric building will be designed to meet site-specific load requirements including wind, snow and unbalanced loads.
- **Hot Dipped Galvanized Steel** – Fabric building frames are hot dip galvanized post production, after all cutting and welding complete
- **Self-Performed Work** – Greystone has the capability to self-perform the concrete and building installation with our own crews. Often times this allows us to provide the most competitive pricing, maintain quality and hold schedule.

Let us know if you have any questions. We look forward to discussing our next steps.

Sincerely,

Mitchell Lawless  
Business Development Manager



## Scope of Work & Pricing

*to be performed by Greystone Construction*

### Sourcewell Furnish & Install Price:

- 72' x 96' Britespan Atlas Series Building
- Truss spacing 16' on center
- 12.5-ounce, 23 mil polyethylene FR fabric
  - Single piece cover design
- Building designed per ASCE7-16 (IBC 2021)
  - Fabric type: NFPA701 (FR)
  - Occupancy category: CAT 1 (LOW HAZARD)
  - Ground snow load: 20 lbs.
  - Wind Load: 105 MPH wind
  - Wind Exposure: C
  - Site conditions: Ce = 0.9 Exposed
  - Collateral Load: 0
  - No sprinklers
  - No conveyor loads
  - Seismic Design Category: B
  - Stamped engineered building drawings – **Included**
- (1) Fabric end wall with steel framing with two 4'x4' mesh vents in back end
- (1) open end wall
- Hot dipped galvanized bolt and purlin upgrades
- Building to be installed on concrete pad and pier foundations. Piers to extend 2' above grade on three sides.
  - Engineered foundation drawings including anchor bolt design – **Included**
  - Assumes existing soils has minimum bearing capacity of 2,500 PSF
  - Excavation and Backfill – **By others**
- Approximately 260 lineal feet of 8' tall pre-cast concrete bunker "L" panels with corrosion inhibitor
- Hot dipped galvanized anchor bolts
- Freight allowance of \$2,000 included
  - Contract will be updated to reflect actual freight amount at time of shipment
- Provide all necessary labor and equipment to complete items noted above
- Prevailing Wage Rates Included

**Total Furnish & Install Price:   \$275,975**

*See exclusions on last page*



**Market Provisions:**

- Greystone is committed to being your trusted team partner on your project. We are asking all of our clients recognize the volatility of our markets and understand we are providing current pricing for budgeting purposes with the need to adjust final project pricing based on the markets at the actual time of the order. It's important to provide you with the best value for your project, and we do not want to speculate where the actual market rates will be at the time of procurement and/or delivery.
- Pricing is based on current market conditions and does not include future tariffs, surcharges, price escalation, or fees. (i.e., many wholesalers and manufacturers are not committing to pre-determined pricing for pre-ordered materials. These materials are priced at the time of the delivery.) Due to extremely volatile markets, pricing shall be re-evaluated at time of procurement and/or delivery. Any savings or additional cost would be communicated with Owner prior to procurement and/or delivery.
- Price increases will be assigned as contingency. Unless Greystone specifically outlines a contingency value in our proposal or scope of work, it is recommended that the Owner carry a contingency.
- Construction schedule may be affected by material shortages or lead times beyond our control. Any shortages or lead time issues will be communicated with the owner. Evaluation of alternatives will be reviewed, and the contract schedule or costs may be adjusted accordingly.
- Unless noted otherwise budget pricing is valid for 15 days



**Exclusions – Items not included, but may apply to overall project:**

- Architectural and Civil Engineering
- Sales Tax on Materials
- Permits & Fees
- Union labor
- Emergency Responder Communication Enhancement System
- Payment and performance bonds
- Cat II occupancy
- US Steel – Building is fabricated in Canada using Canadian steel
- Testing & special inspections by owner – Soil borings, soils testing, concrete testing, bolt inspection, etc
- Site work including, but not limited to: soil corrections, granular base material under floor and bunker panels, excavation and backfill, site prep, import or export of materials, dewatering, etc
- Assumed entire building footprint is clear along with 50' clear on all four sides for staging/erection and building engineering requirements
- Site specific safety requirements
- Bituminous paving or concrete – interior and exterior slabs and aprons
- Bunker panel toe extensions, dowels, or earth anchors unless noted otherwise
- Exterior aprons & stoops at doors
- Geotextile liner under building
- Doors – Overhead & personnel
- Insulation, interior liner panel or stainless steel cables
- All electrical & mechanical systems
- All winter conditions