ORDINANCE NO. 14-16

AN ORDINANCE ESTABLISHING THE FAIR MARKET VALUE FOR THE PROPERTY ACQUISITION AT 260 STATE ROAD FOR THE WEST SMITH RECONSTRUCTION PROJECT, AND DECLARING AN EMERGENCY.

WHEREAS: In order to complete construction of West Smith Road between the Wheeling and Lake Erie railroad tracks and State Road, the City must acquire several easements and portions of parcels; and

WHEREAS: In accordance with ODOT guidelines, the City has acquired two estimates for the cost of modifications necessary at 260 State Road (PPN 028-19A-20-070) due to the City project. The lowest of the estimates received will establish the Fair Market Value for the property acquisition necessary at 260 State Road (PPN 028-19A-20-070); and

WHEREAS: A total of 1-Fee Simple Title and 2 temporary easements must be acquired from The Post/Coleman Family Limited Partnership.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That the City of Medina hereby establishes the Fair Market Value (FMVE) for the following parcels as follows:

Property #	Owner Name	Acquisition
13 WDV	The Post/Coleman Family Limited Partnership	1-Fee Simple Title
13 TV	The Post/Coleman Family Limited Partnership	1-temporary easement
13 TV-1	The Post/Coleman Family Limited Partnership	1-temporary easement
	TOTAL	$ 122,962.10

SEC. 2: That a copy of the lowest estimate received is marked Exhibit A, attached hereto, and incorporated herein.

SEC. 3: That the funds to cover this total amount are available in Account 108-0610-54410.

SEC. 4: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law.

SEC. 5: That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to expedite the sometimes lengthy process; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: _____ **SIGNED:** _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

ORD 14-16
Exh. A

STANDARD WELDING AND STEEL PRODUCTS
MEDINA, OHIO 44258

FABRICATED STRUCTURAL STEEL WAREHOUSE WELDING

OFFICE AND PLANT
260 SOUTH STATE ROAD
P.O. BOX 297
MEDINA, OHIO 44258

MEDINA 330-725-4151
CLEVELAND 330-273-2777
FAX 330-723-0399

January 20, 2016

RE: Facility Requirements due to State Road Widening Project
TO: ALL

Standard Welding has been in business in Medina since 1939 and has been operating on the corner of State and Smith Roads in Medina since 1946. As a 4th generation family owned and operated business, we have served local businesses and, since we are open to the public, the local community for 77 years.

The State Road Widening Project the City is proposing will have a significant impact on our day to day operations. Everything will be affected from the safety of our customers, to material handling, to our inner office setup, to the ability to work on larger pieces of equipment and trailers. As a result, we have tried to come up with a solution that will allow Standard Welding, in essence, to stay in business.

The term 'improvements' keeps coming up in the communications with the City, but if it were up to us, we would choose NOT to have the Project done at all. Or better yet, push the entire corner towards the Fairgrounds track, which is not used, and the old Fair Office, which I assume will be torn down since a new office was just completed. This would minimize the impact on individual land owners and allow the City to negotiate with the County, but that does not seem to be an option.

In order to *maintain*, not 'improve' our current operations, we have worked with the City in coming up with a plan to purchase land on the East side of our building from A.I. Root. This will allow us to relocate employee parking to the East side as well as have an avenue to continue our current daily operations as noted above. With employee parking moved, we can relocate our customer parking from the West side of building, which will be eliminated by the Project, to the South side. We would then install a new customer entrance on the South side so customers can safely get into and out of our building. The City has provided us with plans reflecting these changes and with what will be required to meet building codes.

To that end, we are submitting (2) proposals to complete the work required to allow us to maintain our current business operations. I have provided a summary page following this one, with detailed proposals from Simmons Brothers Construction and 620 Construction included after that. We chose these two construction companies since they are both located in Medina and since we do business with them on a regular basis, are aware of the quality work they do. Please let me know if you have any questions regarding this matter or if you would like a site visit to get an idea of the impact we are facing. Thank you for your consideration.

Christopher M Coleman

Christopher Coleman
President
Standard Welding and Steel Products
330-725-4151

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- Acquire .55606 acres from A.I. Root @ $35,000 per acre — $ 19,462.10
  - Root to retain underground rights to natural resources
- Simmons Brothers proposal @ $131,951.00
  - See following pages for Simmons details
- 620 Construction proposal @ $103,500.00
  - See following pages for 620 details
- Assuming lowest bidder — $103,500.00

SUBTOTAL: $122,962.10

- NOTE: Subtotal does not include land survey, title or legal work fees for the property transfer.

SIMMONS BROTHERS CORPORATION
COMMERCIAL • INDUSTRIAL • INSTITUTIONAL **CONSTRUCTION**
780 West Smith Road, Medina, Ohio 44256 Phone: (330) 722-1415
Fax: (330) 722-1416

January 11, 2016

Standard Welding and Steel
260 South State Road
Medina, OH 44256

Attn: Chris Coleman

Dear Chris,

We are pleased to present this proposal to alter your facility in conjunction with the City of Medina road widening project. The scope of work is based upon plans and specifications from the City of Medina, dated November 16, 2015. This includes the following scope of work:

Demolition:

- Clear portion of newly acquired land for new parking and storm sewer.
- Demolition of gravel parking area within the south parking lot. Existing concrete drive to remain.
- Demo of two (2) new openings within masonry walls for new man doors for employee entrance on east wall.
- Demo approximately 64 sq.ft. of masonry wall to enlarge opening for new 16' wide overhead door upon east warehouse wall.

Masonry:

- Install jambs and lintels for overhead and man doors. Material by owner.

Sitework:

- Provide grading of cleared land. Grind stumps and remove debris.
- Strip topsoil and truck excess spoils off site.
- Install new storm system to include:
  -100 LF of 24" HDPE piping
  -225 LF of 8" HDPE piping
  -One (1) ½" headwall
  -Two (2) 2-3B catch basins with grates
- Provide 4,790 sq.ft. of asphalt paving for customer parking and employee drive on south-to-southeast section of property. Asphalt specifications to be:
  -4" of compacted 304 aggregate
  -3" of 301 asphalt base
  -1.5" of 448 asphalt surface course
- Provide 6,040 sq.ft of gravel parking and drive for employee use upon east side of building. Specifications to be:
  -4" of compacted 1's and 2's.
  -2" of compacted type 57 aggregate
  -1" of compacted type 8 aggregate
- Provide paint striping upon new asphalt and stone.
- Provide two (2) 5'x5' concrete frost stoops at new man doors.

Doors:

- Furnish and install one (1) new 16' wide by 8' high insulated overhead door with low headroom track, medium duty opener and one (1) Open/Stop/Close wall station.
- Furnish and install two (2) new hollow metal man doors with associated hardware within the east exterior wall.

Finishes:

- Paint new man doors and frames.

Electrical:

- Provide wiring to new OH door opener.
- Provide two (2) new wall-mounted exterior lights above new east employee entrances.

Total Site Project: $113,912.00

Office Re-work to accommodate relocated customer entrance:

Original Price (Jan 14, 2015)	$9,397.00
• Add ramp into entry, with carpet tile flooring upon ramp and landings:	$2,489.00
• Alterations to Judy's Office: -Remove existing door and frame -Expand north opening to 6'-0" wide -Add 48" x 48" hollow metal window with ¼" tempered glass on west wall -Patch drywall -Additional painting	$3,371.00
• General Contractor Expenses*:	$2,782.00

Total Office Re-work: $18,039.00

*Within the original proposal dated January 14, 2015, the costs of the office scope were identified as a part of the entire project totaling $303,474.00. For the sake of pricing two stand-alone projects for site and office, G.C.E. has been added to the total office price which includes architectural fees, Builder's Risk Insurance, prints and mark-up.

Project inclusions:
-Permit and plan review fee allowance of $1,222.00.
-Storm water management permit fee allowance of $200.
-Driveway/Curb Cut permit fee allowance of $200.

Project exclusions:
-Environmental testing/mitigation if required, is not included.
-Concrete curbs and aprons are not included.
-Pipe bollards at the road are not included.

We appreciate this opportunity to work with you. Please do not hesitate to call with any questions or concerns.

Respectfully,
SIMMONS BROTHERS CONSTRUCTION

Stephen R. Hummel, Vice President

620 East Smith Road. Medina, Ohio 44256

620
A MONROE, INC. COMPANY
CONSTRUCTION
employee owned

PH. 330-722-0620 FAX. 330-722-3210

January 15, 2016

Standard Welding
260 S. State Road
Medina, Ohio 44256
Attn: Mr. Chris Coleman

We are pleased to present you with our Proposal for interior renovation work at your existing facility in Medina. The following is a general scope of work for this project based on our site visit. the Detailed Site Plan provided by the City of Medina dated November 16, 2016 and Is subject to revision upon final design and scope.

1000 - GENERAL CONDITIONS

- Architectural design fees for interior/building modifications are included.
- A **$1,000 Allowance** is included for building permit fees.
- Layout and staking of parking and driveway is included.
- Project Management and on-site Supervision are included in this Proposal.
- Temporary office and toilet facilities are included in this proposal.
- Dumpsters are included for construction debris removal.
- General and final cleanup of jobsite is included.

EXCLUSIONS:

- Pre-construction soil borings are not included.
- Site/Civil engineering and design fees are not included.
- Grading permit fees are not required as per Pat Patton.
- Temporary power and water are to be made available by Owner during construction

2000 - SITEWORK & DEMOLITION

- Selective demolition to include the following:
  - Remove one (1) existing overhead door and track.
  - Remove existing fixed glass window in hallway.
  - Remove 110 square feet of existing VCT.
  - Remove 145 square feet of existing lay-in acoustical ceiling tile.
- Sawcut and remove concrete apron at Smith Road as per the plans.
- Provide tree clearing, stump grinding, and debris removal as necessary for Sitework.
- Erosion control including approximately 270' of silt fence and 2 inlet protection devices. Maintenance and removal of erosion control structure.
- cuts and fills necessary to bring site to grade.
- Haul out unneeded spoils.
- Application of finish grade with salvaged topsoil will be placed in green areas.
- Install Storm sewer work as follows:
  - 100' of 24" HDPE pipe.
  - 225' of 8" PVC pipe.
  - Two (2) 2-2-B catch basins.
  - One (1) concrete ½ headwall.
- Install 5,610 square feet of gravel drive and parking area consisting ofTX-140 geogrid with 1" of compacted #8 limestone over 2" of #57 limestone over 4" of #1&#2 limestone.
- Asphalt paving to include the following:

- 4,788 square feet of 4" asphalt paving over 4" of compacted limestone base as per the Site Plan.
- Pavement striping as per the Site Plan.

EXCLUSIONS:

- Installation of new concrete aprons and sidewalks are to be by The City of Medina as per the plans.
- Pre-cast parking bumpers are not included.

3000 - CONCRETE

- Form and pour 105 square feet of interior reinforced concrete landing and ramp from new South entrance down to existing finish floor elevation.
- Install two (2) 12" diameter concrete sign foundations with anchor bolts outside of new South entrance door.

4000 - MASONRY

- Cut-in three (3) exterior 3'x7' openings into existing exterior masonry walls.
- Enlarge existing East overhead door opening from 10'-0" x 10'-0" to 16'-0" x 10'-0".

5000 - METALS

- Install Standard Welding supplied lintel beams and lintel angles.
- Install four (4) 6" diameter Standard Welding supplied pipe bollards.
- Install 15 lineal feet of Standard Welding supplied handrail at interior ramp location.

6000 - CARPENTRY

- Re-frame for new reception window as necessary.

7000 - THERMAL & MOISTURE PROTECTION

- None.

8000 - DOORS & WINDOWS

- Furnish and install Aluminum storefront entrance glass as follows:
  - One (1) 3-0" x 7'-0" storefront entrance on South wall wirh 1" insulated glass.
  - One (1) interior 8'x8' storefront vestibule entrance door with sidelites and ¼" un-insulated glass.
- Two (2) exterior hollow metal doors with welded hollow metal frames and commercial hardware.
- One (1) 16'-0" x 10'-0" insulated sectional overhead door with standard lift track, manual operation and one (1) full-view section.

9000 - FINISHES – OFFICE AREA

- Install 145 square feet of new 2x4 lay-in acoustical ceiling in new vestibule area.
- Cut-in new 4'x7' opening in existing office and provide drywall jambs and header.
- Install 145 square feet of 2x4 lay-in acoustical ceiling in new vestibule.
- Floor coverings to include the following:
  - 145 square feet of VCT flooring to match existing.
  - 36 lineal feet of 4" vinyl cove base.
- Painting to include the following:
  - Prime and paint drywall around new office opening to match existing.
  - Paint existing masonry in new vestibule hallway.
  - Two (2) hollow metal door frames and hollow metal doors.
  - Four (4) pipe bollards.
  - Masonry jambs at new exterior openings.

10000 - SPECIALTIES

- None.

11000 - SPECIAL EQUIPMENT

- None.

12000 - FURNISHINGS

- None.

13000 - PRE-ENGINEERED BUILDING

- None.

15000 - MECHANICAL

- Install one (1) return air grille in new vestibule.

16000 - ELECTRICAL

- Electrical work to include the following:
  - Two (2) new 250W wall pak lights on East wall.
  - Three (3) new exit/emergency lights.
  - One (1) exit light.
  - Three (3) remote emergency lights.

EXCLUSIONS:

- Security system.
- Fire alarm system.

WE PROPOSE TO PROVIDE LABOR, MATERIAL, AND EQUIPMENT OF THE WORK DESCRIBED HEREIN FOR THE SUM OF $103,500.00

COST BREAKDOWN
Sitework: $67,718.00
Building Improvements: $35,781.00

ALTERNATES

1. **Eliminate Vestibule Entrance – DEDUCT: ($2,679.00)**
   Eliminate 8'x8' interior vestibule storefront entrance and exit light. Existing ceiling tile to remain and existing hall window to be replaced with sliding glass reception window.

Respectfully Submitted,

Jeff Maurer
Estimator/Project Manager