

SPECIAL BUILDING & BUILDING CODES COMMITTEE MINUTES
APRIL 22, 2014

A Special Building & Building Codes Committee meeting was held on April 22, 2014, at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order at 5:35 p.m.

PRESENT: Committee Members: Chair John Nickell, Vice Chair Dan Kasaris, Larry Antoskiewicz; Council: Dan Langshaw, Paul Marnecheck, Steve Muller, Gary Petrusky, Legislative Services Director Laura Haller; Administration: Mayor Robert Stefanik, Law Director Thomas Kelly, Assistant Law Director Donna Vozar, City Engineer Mark Schmitzer, Community Development Director Thomas Jordan, Building Commissioner Dan Kulchysky; Other: David Fischback, Kevin Konczos, Nancy Nozik, Joe MacDonald, John Van Auker, Gloria Kacik.

NEW BUSINESS

1. Ordinance 14-60 Krill Co. GMP proposal and Owner-Design-Builder Agreement

Mr. Jordan gave a brief overview of the project. He said an initial layout was done last year to see if the existing library facility could indeed house all of the current City Hall uses. It was determined that these uses could be accommodated with the existing footprint. We then hired criteria architect Brandstetter Carroll. They took the city's layout of the building interior and added a budget to it, arriving at \$2.6 million. They also developed a document that we sent out to a group of qualified contractors asking that they submit their proposals to us. Council then appointed a three member commission to review these proposals and in the end the Krill Co. was selected to do the project. The Krill Co. has now worked over the last 30 days to reconfirm the layout and did further design work on the exterior and further confirmation on the pricing. He said we are here tonight to authorize the Krill Co. to move forward with their contract with the budget numbers they have offered of \$2.8 million to do the renovation of the structure, as well as the renovation of the restroom facilities at Memorial Park.

John Van Auker of Hasenstab Architects addressed Council regarding the project design and to explain what they have done in the first 30 days working with the Krill Co. to get the project built and to make sure the pricing is correct. He said they are in the design development phase which gives them enough information on the drawings working with Krill and their subs that they feel confident that the dollar amount being presented to Council is sufficient to do the project. Mr. Van Auker reviewed each of the drawings presented to Council, explaining the various design elements. A copy of these drawings is attached to these minutes. Mr. Antoskiewicz stated that the original plan called for two tier Department Head seating and the new plan shows one tier. Mr. Van Auker said that they are currently showing a single row, but this can change if it is determined to be necessary. Mr. Kasaris asked if the drawings were showing an exit to the street from the Council Chambers. Mr. Van Auker said that is an emergency exit only. Mr. Kasaris asked if there were similar doors by the break room and the Mayor's office. Mr. Van Auker said yes. Mr. Kasaris asked if there will be a door from the Mayor's Office directly to that emergency exit. Mr. Van Auker said the Mayor will have to access the corridor to get to the doorway. Mr. Jordan said that the two exits of the building that have walkways attached are the staff door on the side of the building and the front door. Both of these doors will have cameras on them. All of the other doors are fire/emergency exit doors. Mr. Kasaris asked where the cameras are wired to. Mr. Van Auker said once the cameras are installed they can send the signal anywhere the city decides. Mr. Kasaris was concerned that there for safety reasons the Mayor's Office should have direct access to the emergency exit. Mr. Van Auker said that the current design meets the code. Mr. Langshaw asked how many projectors will be in Council Chambers. Mr. Van Auker said there will be two; one on the side wall and one located above the dais so that the audience and Council can see the presentations at the same time. Mr. Jordan said that the dais will also be equipped with lights, phones, audio visual control, lighting control. Mr. Nickell asked if there were security cameras in the community rooms and the Council Chambers should there be damage from being used after hours for public use. Mr. Van Auker said cameras are just on the exits. Mrs. Haller said that Council Chambers will not be used by the public after hours. This is what the community rooms are to be used for. Mr. Jordan said that that the public will not have access to the main building after hours;

they will be able to gain entrance just to the community rooms off the main corridor. Mail slots for various volunteer groups will also be kept in the community room so they will not need access to the main building either. Mr. Kasaris said the original budget was estimated at \$3 million and it now stands at \$2.8 million. He asked what was cut to get this cost reduction.

Kevin Konczos of the Krill Co., and Project Manager for this job, addressed Mr. Kasaris' question. He said that one of the larger cost reductions was due to the HVAC. They will be using roof top units as opposed to the current 4 pipe system. Another area of cost reduction was the windows by utilizing a traditional storefront system, as well as some alternate finishes that helped bring the costs down. Mr. Konczos reviewed the "Cost Comparisons Sheet" with Council, a copy of which is attached to these minutes.

David Fischback, Krill Co. addressed Council. He said that they have come up with their GMP (guaranteed maximum price). He said that the design build is a new concept for North Royalton. He said that Krill does about 75-80% of their work in this format. He said they come in at the beginning of a project as the architects, designers and engineers design the project, they start working on cost estimates, value engineering ideas, alternates, etc. to come up with an estimate that our client can live with prior to expending the dollars and time of having drawings designed all the way through and completed. Once they get to this point as a GMP, this will still be a competitively bid project. They will not self perform any of the work. They will send out complete bid packages on all the trades work and they will manage those subcontractors on the project. He said they are guaranteeing this price right now. If there are any cost savings, the majority goes back to the client. They have a contingency of 3% for anything that is unforeseen during the construction, but if this contingency is not spent it goes back to the client. This way the city can be ensured that the contractor, the architects and the engineers are working coherently on the design knowing what the budget is and where the bottom line has to be.

Mr. Fischback reviewed the "Current Budget Sheet for North Royalton City Hall" line by line with Council. A copy of this document is attached to these minutes. Mr. Nickell asked if the curved sidewalk shown on the drawings in front of the building was included in this budget. Mr. Konczos said that the sidewalk for this project stops at State Road, so not all of the sidewalk shown on the drawings is a part of this project. Mr. Nickell asked if the budget included any artwork. Mr. Fischback said that this would be in a separate contract. Mr. Jordan said that these funds are not included in what is being approved this evening. Mr. Fischback said that items such as furniture, moveable equipment, etc. will be in an FF&E budget (fixtures, furniture and equipment). Mr. Nickell stressed that low growing shrubbery should be utilized around any ground signs. Mr. Antoskiewicz asked about the interior improvements that would be made to the Memorial Park restrooms. Mr. Konczos said that it will be a replacement of the finishes. They are not being upgraded. They will replace the partitions and plumbing fixtures and the facility will be made handicapped accessible. The number of stalls will need to be reduced to make these accommodations. Mr. Antoskiewicz asked what percentage comes back to the city if the project finishes under budget. Mr. Jordan said that 75% would come back to the city, with 25% going to Krill. Mr. Nickell asked if there were any future estimates on replacement costs for such things as carpet replacement, HVAC replacement etc. so that we know when we need to start budgeting for these replacements. Mr. Jordan said everything for this building will be new and the typical life expectancy on HVAC would be about 15-20 years and roof system would be about the same. Carpet, paint, etc. have a much shorter life depending on use and maintenance. He said that there should be a capital reserve fund to absorb some of these costs as they occur.

Mr. Jordan said that there are three additional areas that are not covered by this budget; the playground, IT, and furnishings. He said these areas are still being worked on. He said they have hired an IT consultant in the last few days to work on the specifications and determine future and current needs, not only for this building but for networking all city buildings as well. Mr. Jordan said that due to changes in federal regulations, we will be unable to receive the free services and or savings that the schools received from some of our internet service providers. Furnishings for the building are estimated at \$100,000-\$150,000.

Regarding the playground, Mr. Jordan said that Brandstetter Carroll came up with a general criteria and we have done a solicitation through the state contract program to a North Royaltown company and we have received an initial response from them. He said he is waiting on a topo map to be drawn up where we can plot out the playground to show how much of an area it will cover. He said that they will present this information to the Recreation Board for their recommendation to Council. Mr. Kasaris asked if this includes the 3 parcels of land that the city purchased. Mr. Jordan said that these parcels have been incorporated and they have done an initial design which will be shared with Council once the Recreation Board has reviewed it. Mr. Kasaris asked what was being proposed for this area. Mr. Jordan said right now it is being planned as open green space, but there have been other recommendations for such things as a garden and walkways. Mr. Jordan said that the Service Department has been contacted to install a sidewalk in front of all of the city's properties at and around the new city hall, and they are looking into whether the existing culverts need to be replaced and if there is a need for any additional culverts. Mr. Nickell asked what is being planned for the gravel drive that leads up to the ball fields. Mr. Jordan said that there is a water problem up by the restrooms and drainage improvements will be forthcoming. Mr. Langshaw said that he would like to see some historical items incorporated into the interior design of the building, whether it be paintings, or historic items relating to the city. Mr. Jordan agreed. Mr. Langshaw asked if the IT budget includes free Wi-Fi access at Memorial Park and other city owned recreation areas. Mr. Jordan said they are trying to do this. He said that the costs are mounting and he wants to present a budget that Council can live with. He said that they have included in the requirements that we have Wi-Fi accessibility in the park that is not security encoded. He said that are trying to do this at Heasley Field and the York Road fields. Mayor Stefanik said that when we finally get a handle on the IT issues and fiber optics issues, it is going to come with a price increase. He felt that this is worth the investment and we will probably have to pull some money out of the Future Capital Improvement Fund if we really want to do this right. He feels that this is a great investment for the residents. Mr. Kasaris said that you only get one chance to do it right and he agrees with the Mayor that we should do this. Mr. Nickell said that maybe the new Library right across the street from Heasley Field could provide the Wi-Fi for this location. Mr. Jordan said that they are looking into whether W.O.W. might be able to provide us with limited Wi-Fi services. Mr. Antoskiewicz said he agrees with the Mayor that we have to do this right the first time. He said that this project is more than just a new City Hall. It's the playground and the park that we are enhancing as well. Mr. Jordan said that a Master Plan for the park has been created to ensure that we are investing in the right areas first. Mr. Nickell suggested utilizing some local artists to provide artwork for the new City Hall. Discussion was held about the entryway and the need for posting boards for legal notices. Mr. Jordan said that this area is not being projected for any display cases. All artwork and/or historic artifacts would be contained in the lobby and throughout the rest of the building. The community rooms could be utilized for these purposes as well.

Mr. Marnecheck asked what percentage of the current building will remain after the renovation. Nancy Nozik of Brandstetter Carroll said that 100% of the structure will remain. The walls on the interior are being moved. Mr. Marnecheck asked about the energy efficiency for the facility. Mr. Van Auker said that a lot of time has been spent on this issue. Mr. Marnecheck asked if there was an estimate of how much savings will be generated by the improved efficiency. Mr. Van Auker said he would look into that. Mr. Jordan said that he feels that based on decisions that have been made, he feels that we would meet a LEAD certification level. He said there is a check list that can be used to see how energy efficiency is being improved without having to hire someone to keep track of all of the savings necessary for a LEAD certification. He said that the building had an all electric system that was built in the 1970's. A gas HVAC system is being installed that will be much more energy efficient. The windows and roof will also greatly add to the increased efficiency. Mr. Marnecheck asked if they were looking into things such as light timing sensors, occupancy sensors, etc. Mr. Jordan said they are looking at this.

Mr. Jordan reviewed the time line stating that ideally the project would be under construction in June and in 100 to 130 days after it would be ready for occupancy. The target occupancy date is October 17, 2014. Some items will still need to be done after this date and we hope to be open in general for the public by the end of the year.

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **recommend approval or Ordinance 14-60 to Council.** Yeas: 3. Nays: 0. **Motion carried.**

2. Reconsideration of the adoption of Ordinance 14-59 in order to amend the legislation by attaching the corrected, final version of the cooperative agreement.

Mr. Kelly said that the memo he submitted explains the history of this situation. A copy of this memo is attached to these minutes. Mr. Kasaris asked where the extra money will come from. Mr. Kelly said that the Finance Director has advised that we had budgeted for 2 payments to the Bureau of Workers Compensation for this year but due to a change in the payment schedule we are only going to need to make one payment, so this additional money will be used for this purpose. He said that the engineers from all three communities are certain that this is a better product that will last longer and they don't want to take any chances of just doing a mill and fill at this point. Mr. Antoskiewicz asked Mr. Schmitzer to explain what "white topping" is. Mr. Schmitzer said the white topping we are proposing is actually the same spec as our concrete streets for new subdivisions. All of the existing asphalt will be removed down to the concrete base (12-18 inches thick), we will perform any minor repairs necessary, we will put an asphalt leveling course on the concrete to build a crown and then come in and build a 7 inch thick concrete section. The concrete will be fiber reinforced which will meet the specific ODOT requirements for reinforced concrete and we will make sure that all of the testing and analytical analysis is performed so that we get a good mixture of those fibers in the concrete. Most concrete contractors are using fiber reinforced concrete vs. putting steel in the ground. It is less labor intensive and has better quality control. Mr. Muller asked what variation in life expectancy is there for white topping vs. mill and fill. Mr. Schmitzer said that with the design of the concrete road section we can guarantee a minimum of 20 year design life where as a mill and fill would average anywhere from 8-10 years plus maintenance costs. Mr. Petrusky asked if the road will be open or closed during construction. Mr. Schmitzer said that they are still discussing this but most likely it will be half width construction with it taking approximately 5 days to get one side done and then start the other side. Mr. Schmitzer said that the contractor will hold a meeting with the residents to explain to them what will occur during construction and who to contact if there are any questions. Mr. Marnecheck ask if this will be thicker than what Seven Hills did on Jean Drive. Mr. Schmitzer said yes. They did 4 inches on that project; we will be doing 7 inches.

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **recommend the reconsideration of the motion to adopt Ordinance 14-59 in order to amend the legislation by attaching the corrected, final version of the cooperative agreement, and to recommend the adoption of the reconsidered Ordinance.** Yeas: 3. Nays: 0. **Motion carried.**

ADJOURNMENT

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz, **to adjourn the meeting.** Yeas: 3. Nays: 0. **Motion carried.** Meeting adjourned at 6:49 p.m.