

Salt Storage Facility / School Bus Garage Project

PROJECT BACKGROUND

As part of the City's planning efforts for the Phase II Downtown Development Project, City staff continues the process developing and preparing for the construction of a new school bus garage and auxiliary storage barn for road salt material. As you are aware these new facilities will be located at 5810 Hudson Drive (Former Koberna Property). The current facilities located at 95 Owen Brown St. and 91 Morse Road will be razed in coordination with the new Koberna site construction and the Phase II downtown project. Vacating of the Owen Brown service yard is underway and targeted to be completed by April 1, 2018. Hudson Public Power has successfully moved their operations to the newly renovated temporary facility located on Hudson Gate Dr. in the former Ramco warehouse building. Upon completion of the new facilities at the Koberna site in late 2018/spring 2019, the final vacation and demolition of the Owen Brown structures will occur.

PROJECT STATUS

- The bus garage and salt storage structure construction project is currently out to public bid
- Staff is in the process of selecting the project construction manager.
- The demolition and site mitigation design and construction contracts for the Owen Brown structures are being revised to potentially include the Windstream structures and are being coordinated by the City Engineer. This contract will in turn be coordinated with both the Koberna and Phase II construction schedules.
- The wetland mitigation project which is required to offset the wetland impacts on the Koberna site has been determined and approved. The EPA and Army Corp wetland permit approvals are pending the mitigation projects cultural survey which should be submitted for review and approval in the next two weeks.

ATTACHED DOCUMENTS

- Bus garage and salt structure site plan layout.
- Bus garage / salt structure exterior perspectives Aerial view of site and facilities
- Construction, environmental and contingency cost projections for project site and structures.
- Bus garage design school request items and associated costs.

PROJECT COST PROJECTIONS

Owen Brown /Morse Road Parcels Demolition/Abatement & Site Clean-Up

Structure/Site Work	Cost Estimate	+ 10% Contingency	Total
HPP Facilities	162,210	16,221	178,431
Salt Dome	29,180	2,918	32,098
Bus Garage	56,300	5,630	61,930
Mobilization, Health & Safety, Utility Aband., Gravel, Asphalt & Concrete Removal, Monitoring.	482,159	48,216	530,375

Total	729,849	72,985	802,834
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Estimated Koberna Site Construction and Wetland Mitigation

Structure/Site Work	Const. Cost Estimate	Wetland Mitigation	Total Construction & Wetland Mitigation	+10% Contingency	Project Total
Bus Garage Facility	3,604,187	417,900	4,022,087	402,208	4,424,295
Salt Storage Facility	1,758,971	179,100	1,938,071	193,807	2,131,878
• Bus Garage Alternates	306,674	N/A	306,674	30,667	337,341
Total	5,669,832	597,000	6,266,832	626,683	6,893,515

- Hudson Schools upgrades, add-ons and alternates.

PROJECT EXPENDITURES TO DATE

Date	Vendor	Description	PO Amount	Expenses as of November 8, 2017	Encumbrance Balance
Hudson Gate					
5/5/2017	A Morgan Company	Construction of offices at new HPP/Hudson Gate Facility	\$223,522.30	\$205,994.24	\$17,528.06
12/7/2016	Bourgeois Enterprises	Catch basin install at Hudson Gate/HPP Property	\$2,000.00	\$2,000.00	\$0.00
3/8/2017	Centi Mark	2017 Repairs to roof	\$11,660.00	\$11,660.00	\$0.00
9/20/2016	Dempsey Surveying Company	HPP / Hudson Gate land survey	\$3,255.00	\$3,100.00	\$155.00
5/15/2015	GM Rembowski Architect Inc	Architectural services related to Ramco property	\$1,450.00	\$1,450.00	\$0.00
3/17/2016	GM Rembowski Architect Inc	Design, upgrades and final drawings	\$24,500.00	\$18,500.00	\$6,000.00
12/7/2016	Maione Concrete Contractors	Concrete pad at new South garage door/Hudson Gate/HPP	\$4,900.00	\$4,900.00	\$0.00
12/5/2016	McGarry Masonry	Replace 4 main doors at HPP Hudson Gate Property	\$4,675.00	\$4,675.00	\$0.00
1/9/2017	McGarry Masonry	Replacement of main man door at new HPP Hudson Gate	\$1,300.00	\$1,300.00	\$0.00
12/5/2016	NEORS	Storm water fees for HPP Property	\$1,200.00	\$169.95	\$1,030.05
11/30/2016	Overhead Door Company	Overhead doors & openers at HPP Hudson Gate Property	\$15,000.00	\$15,000.00	\$0.00
11/2/2016	Power Line Supply	Metal Halide lamps for Hudson Gate / HPP property	\$1,020.00	\$1,020.00	\$0.00
9/19/2016	Summit County Building	HPP / Hudson Gate property plans submittal and review	\$1,575.90	\$1,575.90	\$0.00
9/20/2016	Weber Engineering LLC	HPP / Hudson Gate site development plan	\$4,305.00	\$4,100.00	\$205.00
Total Hudson Gate:			\$300,363.20	\$275,445.09	\$24,918.11
Koberna					
7/28/2017	Akron Beacon Journal	Ohio EPA Legal Notice for Koberna Permit	\$650.00	\$604.36	\$45.64
7/24/2014	Assure Vault	Remove & store records from Koberna	\$4,853.67	\$4,853.67	\$0.00
1/4/2016	Assure Vault	Koberna House documents	\$447.35	\$447.35	\$0.00
6/9/2015	Chicago Title	DT II Bus Garage, HPP & Salt Barn Title Work	\$2,800.00	\$2,800.00	\$0.00
12/8/2016	Davey Tree Expert	Koberna Ecologic Consulting Services	\$1,000.00	\$1,000.00	\$0.00
4/6/2017	Davey Tree Expert	Koberna Wetland OEPA Application Review	\$500.00	\$307.50	\$192.50
5/3/2016	Enviro Science Inc.	Koberna Corp of Engineers Wetland Permit	\$18,589.31	\$14,595.60	\$3,993.71
7/14/2017	Enviro Science Inc.	Indiana Bat Survey for Koberna	\$13,889.05	\$6,927.55	\$6,961.50
6/5/2015	Environmental Design Group, Inc.	Koberna Site Work Assessment, Environmental Study	\$14,050.30	\$11,942.00	\$2,108.30
8/27/2015	Environmental Design Group, Inc.	Koberna Site Needs Assessment & Preliminary Design	\$47,355.00	\$43,050.00	\$4,305.00
2/17/2016	Environmental Design Group, Inc.	Env Assessment, Hudson HPP, Salt Dome & Bus Garage	\$3,702.90	\$3,702.90	\$0.00
2/29/2016	Environmental Design Group, Inc.	Lot survey, Consolidation: HPP, Bus Garage, Salt	\$5,625.00	\$5,625.00	\$0.00
9/8/2016	Environmental Design Group, Inc.	Relocation, Salt Dome & Bus Garage, final design	\$102,941.47	\$102,940.07	\$1.40
2/17/2017	Environmental Design Group, Inc.	Relocation, Salt Dome & Bus Garage, final design	\$364,498.53	\$195,430.88	\$169,067.65
3/10/2015	Shred It USA	Koberna house documents, shredding	\$374.88	\$374.88	\$0.00
7/21/2015	TMS Engineers Inc	Predevelopment Traffic Data Collection (partially Koberna)	\$6,444.00	\$6,444.00	\$0.00
8/25/2015	TMS Engineers Inc	Koberna Site Traffic Impact Study	\$15,300.90	\$15,300.90	\$0.00
4/24/2017	Treasurer, State of Ohio	Koberna Ohio EPA Fees	\$3,895.00	\$2,047.50	\$1,847.50
10/18/2017	Treasurer, State of Ohio	Ohio EPA Fee for Koberna	\$264.94	\$0.00	\$264.94
Total Koberna:			\$607,182.30	\$418,394.16	\$188,788.14
Owen Brown					
5/21/2015	Environmental Design Group, Inc.	Environmental assessment-demo bus garage/salt dome	\$19,894.00	\$19,711.86	\$182.14
1/7/2016	Environmental Design Group, Inc.	Env Studies to Relocate HPP, Bus Garage & Salt Storage	\$169,817.61	\$151,117.32	\$18,700.29
2/23/2016	Environmental Design Group, Inc.	Windstream Property Environmental Assessment & Survey Services Phase 1	\$7,500.00	\$7,500.00	\$0.00
8/5/2016	Environmental Design Group, Inc.	Windstream Lot Split Exhibits	\$1,650.00	\$1,650.00	\$0.00
11/13/2014	GM Rembowski Architect Inc	Owen Brown Space Needs Study	\$2,500.00	\$0.00	\$2,500.00
2/4/2015	GM Rembowski Architect Inc	Finalize study on the relocation of HPP from Owen Brown	\$1,000.00	\$1,000.00	\$0.00
4/25/2015	Spalding/Emig Company	Owen Brown Appraisal Services	\$6,500.00	\$6,500.00	\$0.00
10/24/2017	Spalding/Emig Company	94 Owen Brown St Appraisal (Windstream Building)	\$2,500.00	\$0.00	\$2,500.00
Total Owen Brown:			\$211,361.61	\$187,479.18	\$23,882.43