

# Salt Storage Facility / School Bus Garage Project

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## PROJECT BACKGROUND

As part of the City's planning for the Phase II Downtown Development Project City staff has been developing plans and budget forecasts for the relocation of the current Hudson Public Power Facility, City Salt Dome and stock yard, and the School District Bus Garage located at 95 Owen Brown St. and 91 Morse Road respectively. With the successful relocation of these operations, demolition, and required EPA environmental mitigation work completed, these parcels will be "shovel ready" for Downtown Phase II development. The bus garage and salt storage structures will be new construction built on the City owned property located at 5810 Hudson Drive (Former Koberna Property). The Hudson Public Power operation will be temporarily relocated to the former Ramco property located on Hudson Drive. Preliminary project meetings have begun with both City of Hudson Community Development and Engineering Departments to move the projects appropriately through the City approval process. The Project Team consists of City staff F. Comeriato, J. Shiray, C Papp, B. Griffith, and D. Cluse, Business Manager for the Hudson School District.

The attached packet of information includes the following summary items for the Koberna property development:

- Preliminary/conceptual site plan layout of bus garage and salt facilities.
- Landscape and SW management plan.
- Wet land delineation map
- Bus garage floor plan.
- Salt facility floor plan.
- Site and buildings renderings.
- Construction, environmental and contingency cost projections for site and structures.
- School design features and associated costs for the new bus garage facility (copy memo to Mr. Cluse).

## PROJECT PROGRESS REPORT FOR OWEN BROWN/MORSE PARCELS

To date the project team has coordinated and/or completed the following tasks:

- Phase I environmental site inspections.
- Phase II environmental site assessments (Final report pending)
- Estimated site mitigation costs (Costs being finalized)
- Demolition plans and cost estimates for existing structures (Costs being finalized)  
(Bus garage facility, Salt dome, and HPP facilities)

## PROJECT PROGRESS REPORT FOR KOBERNA PARCEL

To date the project team has coordinated and/or completed the following tasks:

- Phase I Environmental site inspections.
- Phase II Environmental site assessment to be scheduled.
- Wetland Delineation permitting process in progress.
- Conceptual Site Plan.
- Site Development and construction cost projections.
- Traffic Impact Study.



## Salt Storage Facility / School Bus Garage Project

### PROJECT EXPENDITURES TO DATE

Vendor	Description	PO Amount	Expenditures	PO Balance
Environmental Design Group	Environmental Assessment Demo, HPP, Bus Garage, Salt Dome	\$19,894.00	\$19,711.86	\$182.14
Environmental Design Group	Koberna Site Work Assessment, Environmental Study	\$14,050.30	\$11,942.00	\$2,108.30
Environmental Design Group	Koberna Site Traffic Impact Study	\$18,701.00	\$15,300.90	\$3,400.10
Environmental Design Group	Koberna Site Needs Assessment & Preliminary Design	\$47,355.00	\$43,050.00	\$4,305.00
Environmental Design Group	Environmental Studies to Relocate HPP, Bus Garage & Salt Dome	\$169,817.61	\$21,860.60	\$147,957.01
Environmental Design Group	Environmental Assessment Phase 2, HPP, Salt Dome, Bus Garage	\$5,600.00	\$0.00	\$5,600.00
Environmental Design Group	Lot survey, consolidation & description for HPP, Bus Garage, Salt Dome	\$5,625.00	\$0.00	\$5,625.00
Chicago Title	Title Work, Bus Garage, HPP & Salt Dome	\$2,800.00	\$2,800.00	\$0.00
GM Remowski Architect, Inc.	Owen Brown space needs study	\$2,500.00	\$2,500.00	\$0.00
GM Remowski Architect, Inc.	Finalize study on Relocation HPP	\$1,000.00	\$1,000.00	\$0.00
Spalding/Emig Company	Owen Brown Appraisal Services	\$6,500.00	\$6,500.00	\$0.00
AssureVault	Remove & store Koberna records	\$4,853.67	\$4,853.67	\$0.00
Shred It USA	Koberna House documents, shredding	\$374.88	\$374.88	\$0.00
AssureVault	Koberna House documents, shredding	\$1,500.00	\$197.22	\$1,302.78
TMS Engineers, Inc.	Predevelopment Traffic Data Collection (partially Koberna)	\$7,876.00	\$6,444.00	\$1,432.00
GM Remowski Architect, Inc.	Design of RAMCO for HPP relocation	\$24,500.00	\$2,500.00	\$22,000.00
<b>Totals:</b>		<b>\$332,947.46</b>	<b>\$139,035.13</b>	<b>\$193,912.33</b>

### PROJECT COST ESTIMATES

Owen Brown /Morse Road parcels (Demolition /Site Clean-up)

Structure/Site Work	Cost Estimate	Contingency	Total
Bus Garage	Currently finalizing numbers	Currently finalizing numbers	Currently finalizing numbers
Salt Dome	Currently finalizing numbers	Currently finalizing numbers	Currently finalizing numbers
HPP Facilities	Currently finalizing numbers	Currently finalizing numbers	Currently finalizing numbers
Enviro. Remediation	Currently finalizing numbers	Currently finalizing numbers	Currently finalizing numbers

Estimated Koberna site construction including contingencies:

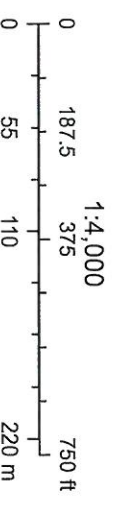
Structure/Site Work	Const. Cost Estimate	Wetland Mitigation	20% Contingency	Total
Bus Garage Facility	3,051,968	397,600	689,913	4,139,481
Salt Storage Facility	1,037,928	170,400	241,665	1,449,993
<b>Total</b>	<b>4,089,896</b>	<b>568,000</b>	<b>931,578</b>	<b>5,589,474</b>



# Koberna Property



April 13, 2016

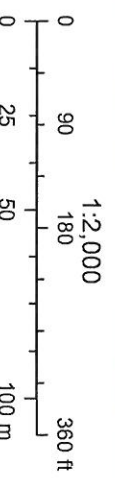




# Demolition-Site Clean-up



May 5, 2016





**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**HUDSON SALT STORAGE & BUS GARAGE**  
 CITY OF HUDSON

SCHEMATIC DESIGN

DATE: \_\_\_\_\_

REVISION	DESCRIPTION
A	SCHEMATIC DESIGN
B	SCHEMATIC DESIGN
C	SCHEMATIC DESIGN
D	SCHEMATIC DESIGN
E	SCHEMATIC DESIGN
F	SCHEMATIC DESIGN
G	SCHEMATIC DESIGN
H	SCHEMATIC DESIGN
I	SCHEMATIC DESIGN
J	SCHEMATIC DESIGN
K	SCHEMATIC DESIGN
L	SCHEMATIC DESIGN
M	SCHEMATIC DESIGN
N	SCHEMATIC DESIGN
O	SCHEMATIC DESIGN
P	SCHEMATIC DESIGN
Q	SCHEMATIC DESIGN
R	SCHEMATIC DESIGN
S	SCHEMATIC DESIGN
T	SCHEMATIC DESIGN
U	SCHEMATIC DESIGN
V	SCHEMATIC DESIGN
W	SCHEMATIC DESIGN
X	SCHEMATIC DESIGN
Y	SCHEMATIC DESIGN
Z	SCHEMATIC DESIGN

PROJECT NO.: 15-0000000  
 DESIGN BY: J.E. & J.  
 CHECKED BY: T.M. & J.  
 DATE: 2014-02-24

SITE LAYOUT PLAN



2 WEEKS DATE  
 BEFORE YOU DIG-2764  
 CALL TEL. 800-352-2764  
 NOTE: BEFORE YOU DIG-2764  
 LAW REQUIRES THAT DIES BE CONTACTED  
 FOR LOCATION OF UNDERGROUND UTILITIES

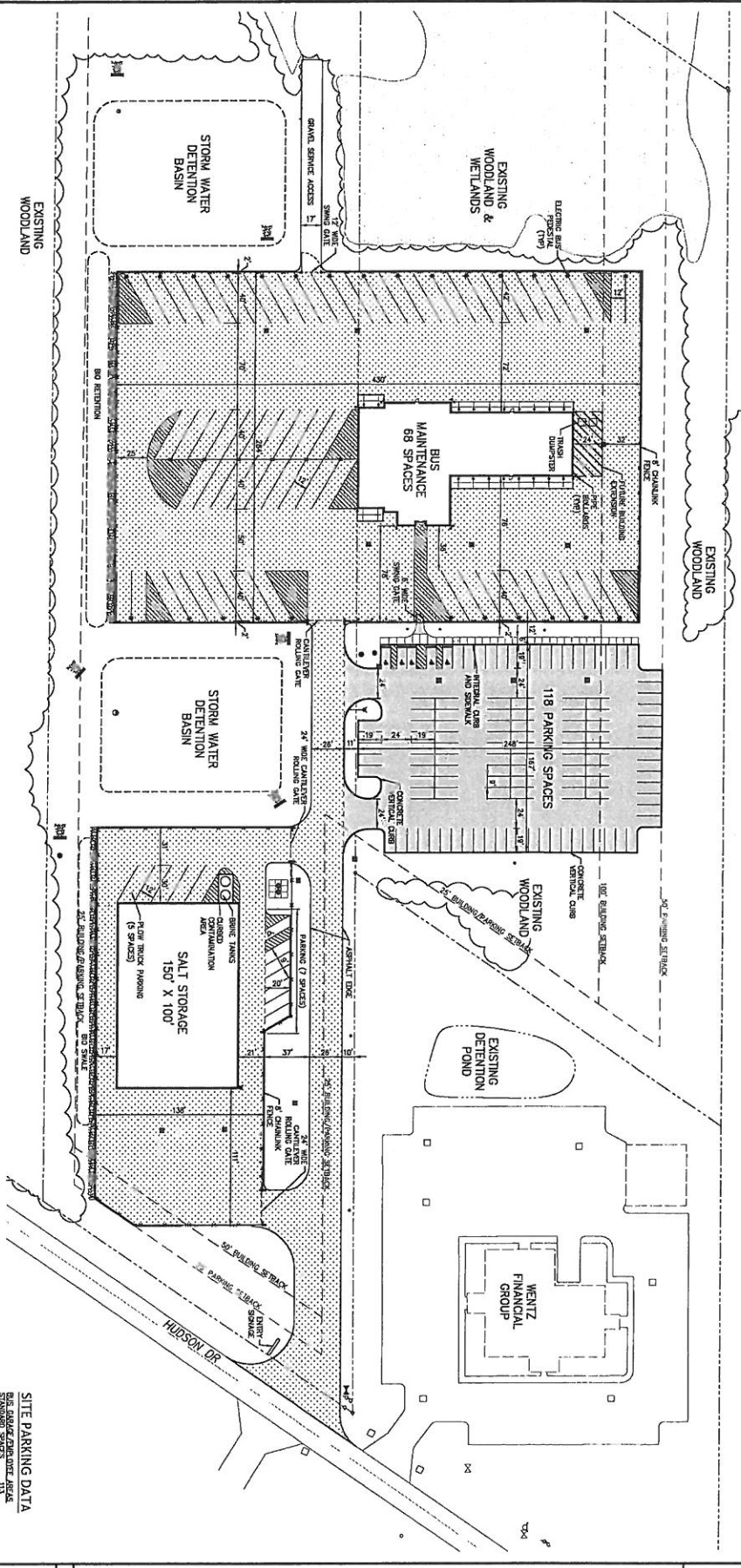
**SITE PLAN LEGEND**

- STANDARD DUTY
- ADVISORY
- HEAVY DUTY
- STANDARD DUTY
- CONCRETE DUTY
- HEAVY DUTY
- CONCRETE
- GRAVEL
- PER MAP
- PROPERTY
- BOUNDARY
- WATER PINE BOLLARDS
- 2" DIA. PINE BOLLARDS
- ADA PARKING
- ADA PARKING
- EXISTING CONTROLS BASED ON OLD MAPPING
- PER WOODLAND LINE
- EX. WETLAND TO REMAIN AND TO BE PROTECTED

**SITE PARKING DATA**

STANDARD DUTY	ADVISORY	HEAVY DUTY	STANDARD DUTY	CONCRETE DUTY	HEAVY DUTY	CONCRETE	GRAVEL	PER MAP
1	1	1	1	1	1	1	1	1

WETLAND IMPACTS	REQUIRED MITIGATION
2.1/1	11.3/0.000





**PRELIMINARY**  
 NOT FOR CONSTRUCTION

HUDSON SALT STORAGE &  
 BUS GARAGE  
 CITY OF HUDSON

SCHEMATIC DESIGN

DATE	REVISIONS
10/02/2010	1. DATE OF DESIGN
10/02/2010	2. DATE OF DESIGN
10/02/2010	3. DATE OF DESIGN
10/02/2010	4. DATE OF DESIGN
10/02/2010	5. DATE OF DESIGN
10/02/2010	6. DATE OF DESIGN
10/02/2010	7. DATE OF DESIGN
10/02/2010	8. DATE OF DESIGN
10/02/2010	9. DATE OF DESIGN
10/02/2010	10. DATE OF DESIGN

2 WORKING DAYS  
 BEFORE YOU DIG

CALL TOLL FREE 800-362-2764  
 FOR A FREE SITE VISIT



**SITE LANDSCAPE LEGEND**

	PROPERTY BOUNDARY
	EXISTING CONCRETE BASED
	PROPOSED CONCRETE
	PR WOODLAND LINE
	EX WETLAND TO REMAIN
	EX WETLAND TO BE PROTECTED
	SHADE TREE
	ORNAMENTAL TREE
	ORNAMENTAL SHRUBS
	EXAGGERATED TREE
	GROUNDCOVER
	LOW MAINTENANCE ROOF
	SLOPE SEED MIX
	NATIVE WET DETENTION BASIN SEED MIX
	NATIVE WET DETENTION BASIN SEED MIX

**LANDSCAPE REQUIREMENTS**

CONFORMANCE SECTION	TYPE	REQUIREMENTS
1001-1005	STREET TREES	LANDSCAPE ELEMENTS TO BE PLANTED IN ACCORDANCE WITH THE CITY OF HUDSON STREET TREE PLANTING SPECIFICATIONS.
1006-1010	STREET TREES	STREET TREES TO BE PLANTED WITHIN 10 FEET OF CURB/PAVEMENT.
1011-1015	ROADWAY PLANTINGS	ROADWAY PLANTINGS TO BE PLANTED IN ACCORDANCE WITH THE CITY OF HUDSON ROADWAY PLANTING SPECIFICATIONS.
1016-1020	ROADWAY PLANTINGS	ROADWAY PLANTINGS TO BE PLANTED IN ACCORDANCE WITH THE CITY OF HUDSON ROADWAY PLANTING SPECIFICATIONS.
1021-1025	SCENERY	SCENERY PLANTINGS TO BE PLANTED WITHIN 10 FEET OF CURB/PAVEMENT.

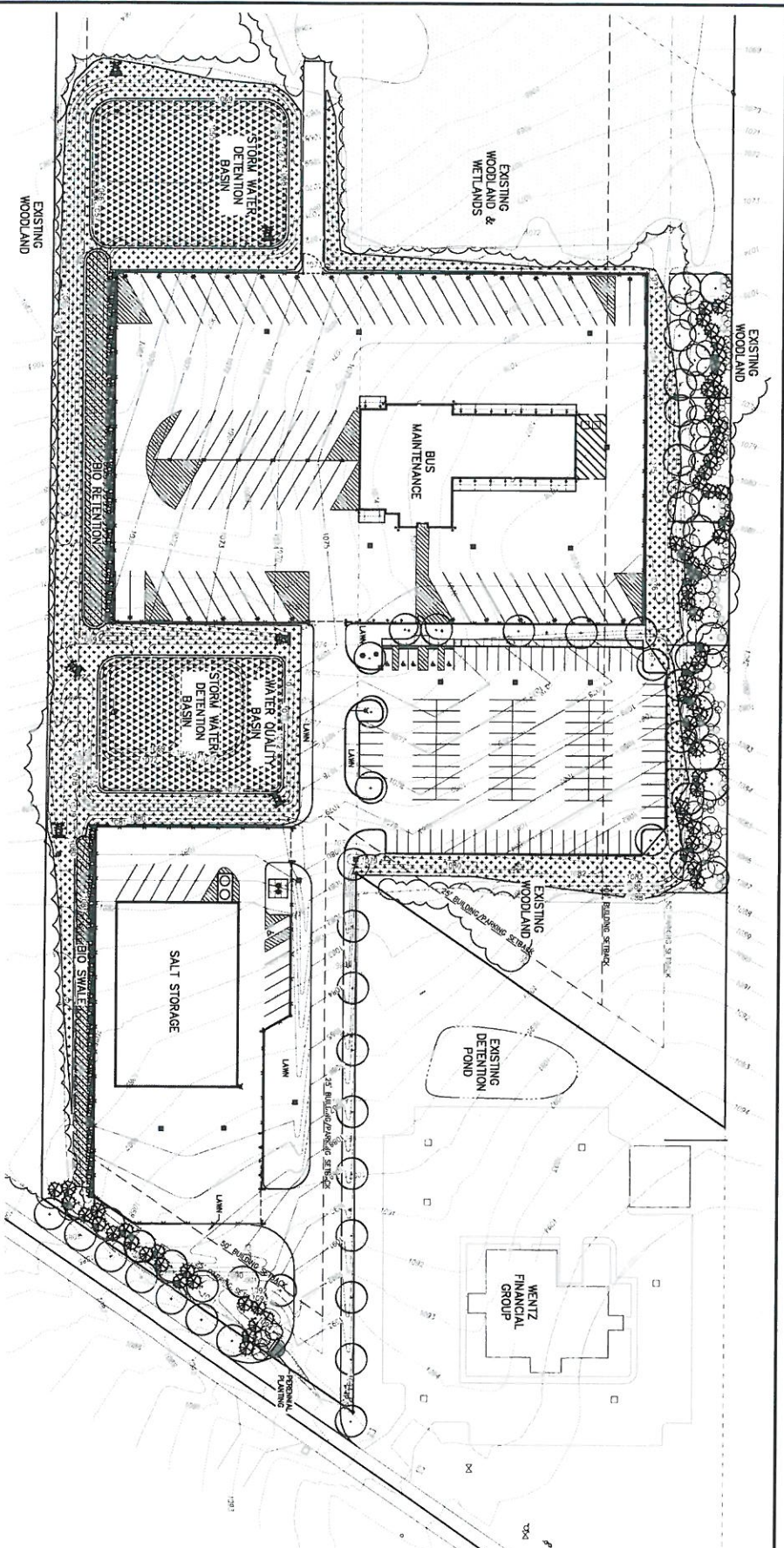
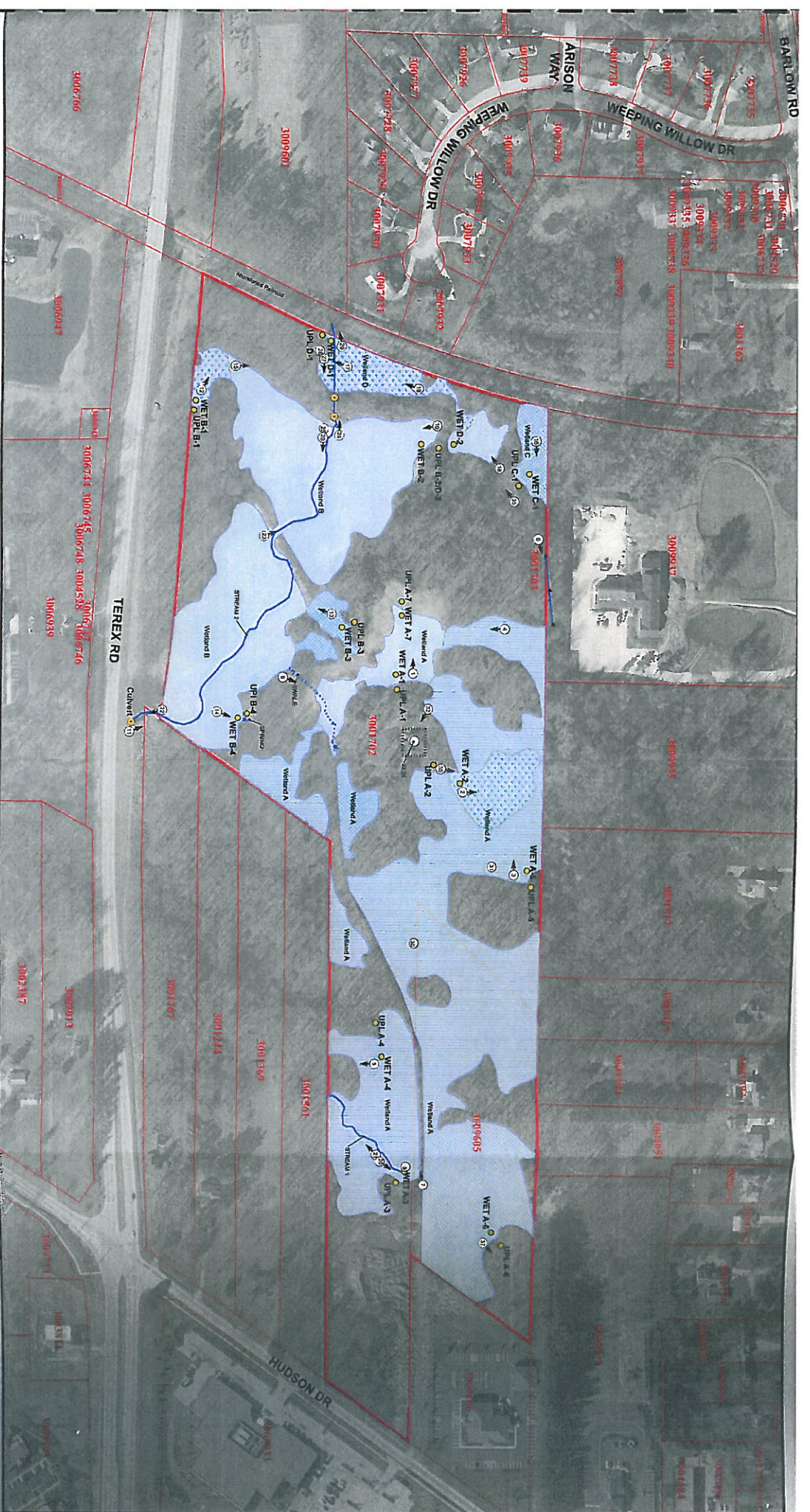




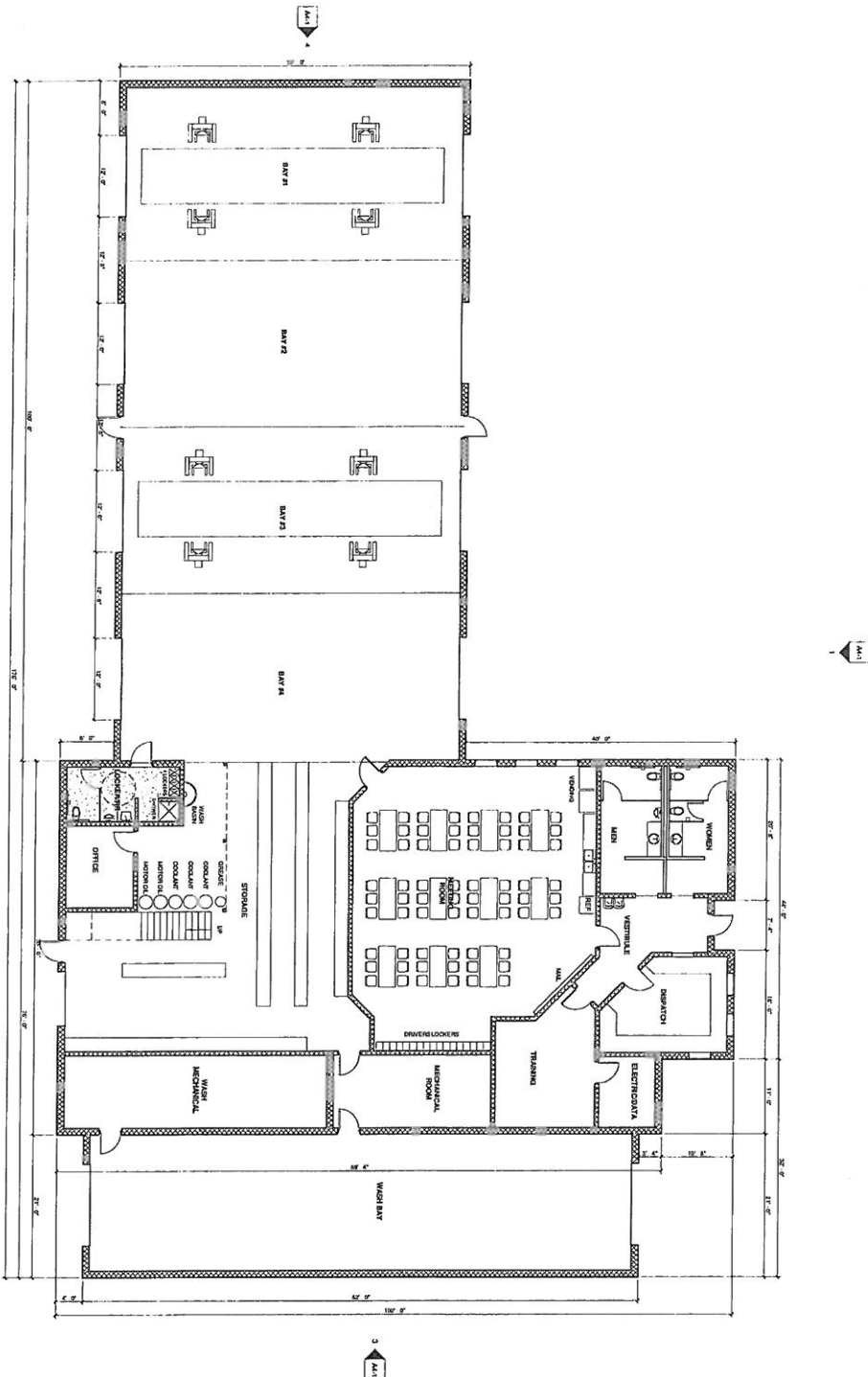
Figure 3: Wetland Delineation Map

Figure 3: Wetland Delineation Map





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1 FLOOR PLAN - BUS GARAGE  
SCALE: 1/8" = 1'-0"

**CODED NOTES**

NOTE: ALL CODED NOTES MAY NOT OCCUR ON EVERY SHEET

**Environmental  
Design Group**

455 ONYX STREET  
AKRON, OH 44311  
P: 330.375.1795  
F: 330.375.1580  
WWW.ENVIRONMENTALDG.COM

265 LITLHALL ROAD  
2ND FLOOR SUITE 204  
CLEVELAND, OH 44115  
P: 216.781.1100  
F: 216.781.1101  
WWW.ENVIRONMENTALDG.COM



HASENSTAB  
ARCHITECTS

190 N. Union Street  
Suite 400  
Akron, Ohio 44304  
(330) 434-4464  
(330) 434-8546 Fax  
www.hassanlabinc.com

## GENERAL NOTES

- ALL THESE WALLS WILL HAVE THE CLIMBERS NESTED IN THE WALLS, INSTEAD OF BEING ASHED OUT TO EACH HEIGHT. TYPICAL

### LEGEND

- 1A  
WALL TYPE DESIGNATION  
SEE A-20 FOR INTERIOR WALL TYPES; SEE AS SERIES  
DRAWINGS FOR EXTERIOR WALL TYPES.

- FRAMES - WINDOW TYPE DESIGNATION, \* PREFIX DENOTES INTERIOR FRAMES - REFER TO A7 SERIES.

## KEY PLAN

101 DOOR DESIGNATION  
SEE AS SET/AS DRAWINGS FOR DOOR SCHEDULE.  
ELECTRIC LOCATION SEE INTERIOR ELEVATIONS AND/OR  
THE DRAWINGS.

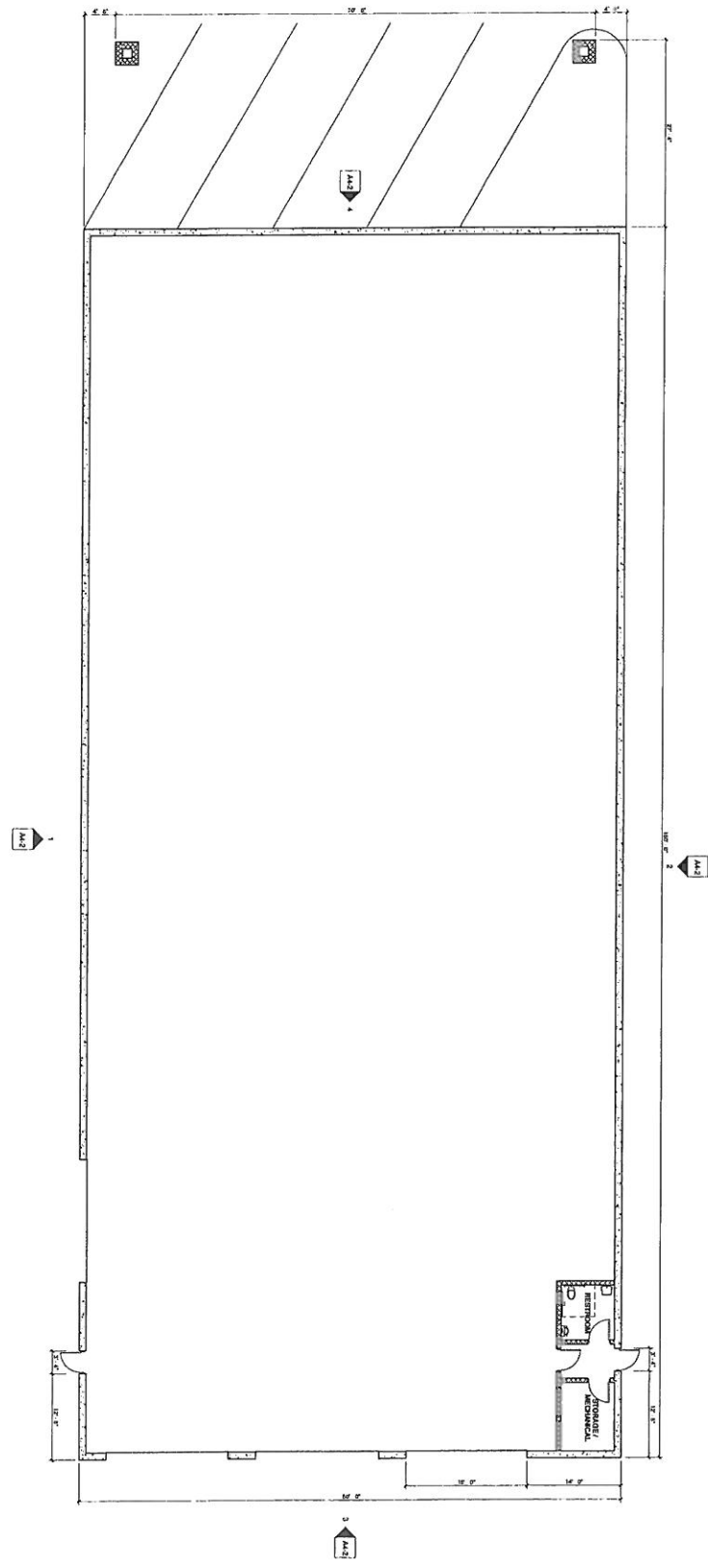
## SCHEMATIC DESIGN

HUDSON SALT STORAGE & BUS GARAGE  
CITY OF HUDSON

[illegible]



1 FLOOR PLAN - SALT STORAGE BUILDING  
 SCALE: 1/8" = 1'-0"



SCHEMATIC DESIGN

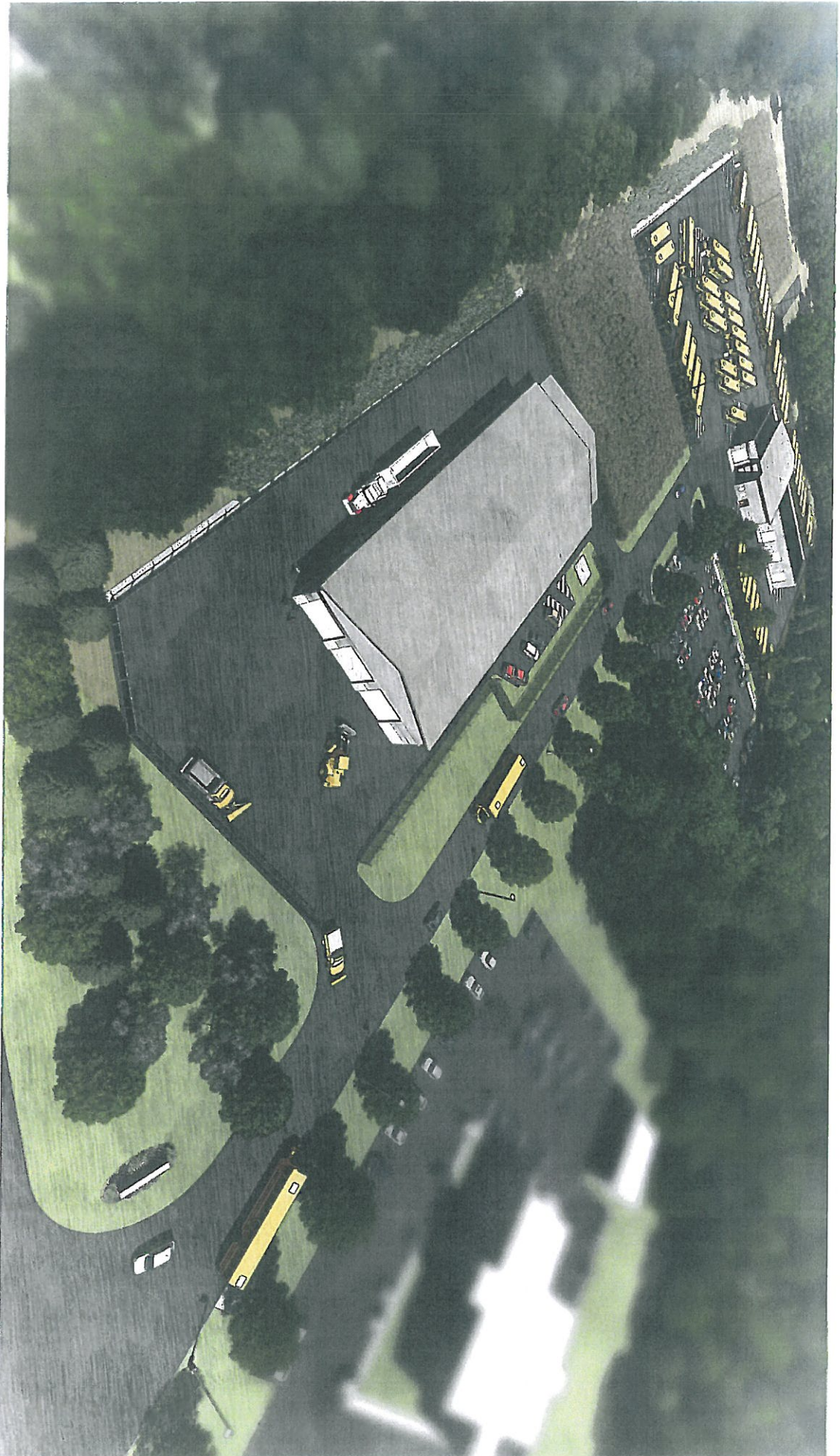
HUDSON SALT STORAGE & BUS GARAGE  
 CITY OF HUDSON

Union Park  
 190 N. Union Street  
 Suite 400  
 Hudson, OH 44644  
 (330) 434-4444  
 (330) 434-8546 Fax  
 www.hasenstab.com



**Environmental Design Group**  
 2000 GALETTI  
 200 GALETTI STREET  
 # 200  
 WILMINGTON, OH 45397  
 WWW.ENVIRONMENTALDESIGNGROUP.COM





## City of Hudson Salt Storage Facility

Illustrative Render  
February 26, 2016





## Hudson City Schools Bus Garage & Storage Facility

Illustrative Render

February 26, 2016





## Hudson City Schools Bus Garage & Storage Facility

Illustrative Render  
February 26, 2016





— O H I O —  
**HUDSON**

ADMINISTRATION • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1700

**MEMORANDUM**

Date: May 2, 2016

To: Derek Cluse, Business Manager, Hudson City Schools

Cc: Jane Howington, City Manager; Chris Papp, Asst. City Engineer  
Jeff Shiray, Asst. PW Superintendent, Brian Griffith, Asst. Finance Director

From: Frank J. Comeriato, Jr., Asst. City Manager

RE: School Bus Garage Relocation Project

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**BACKGROUND**

As we have maintained since the inception of the bus garage /City facilities relocation project team, the City's intent has been to provide the schools with a new bus garage site and facility that mirrors the current bus garage site and facility with regards to function and operations. That being said, both the new site and the new facility will have to meet current building codes and Hudson land development codes which may result in some variations to the building site and the actual structure as compared to the current conditions. The site will also need utility service to operate. These aforementioned items will be covered in the City's cost of construction moving ahead.

**CURRENT STATUS**

As per our project team request, the design firms that worked on the initial needs assessments for the construction of a new bus Garage, and finalized the final site design plan, have documented the items requested by the schools that are either not required by current codes or that are not presently a feature of the existing bus garage site and/or facility. As we are preparing to begin the final design phase of the project I have included the estimated costs for these items should the schools wish to incorporate them into the new bus garage facility.

**SCHOOL DISTRICT REQUESTS**

ITEM	ESTIMATED COST
50% cost for a bus/truck wash bay station (Initiated by the City as a cost sharing component)	\$50,000
Bus Lifts	\$40,000
Oil Distribution System	\$15,000
Mechanics Restroom, Shower, Lockers	\$20,000
Additional Mechanics Bay	\$75,000
<b>TOTAL</b>	<b>\$200,000</b>

Please review these items and associated cost estimates and advise if you wish for the City to incorporate them into the final designs. Upon your decision we can then develop an agreement and plan according moving the project forward.

I appreciate your time and consideration.