



City of Hudson, Ohio

Staff Report

File Number: 16-79

Meeting Date: 5/17/2016

Version: 1

Status: Consent Agenda Ready

In Control: City Council

File Type: Resolution

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SOLICIT REQUESTS FOR PROPOSALS FOR THE FINAL DESIGN AND ASSOCIATED PROFESSIONAL SERVICES FOR RELOCATION OF THE CITY'S SALT DOME AND THE SCHOOL DISTRICT BUS GARAGE FACILITY; AND DECLARING AN EMERGENCY.

Executive Summary: The City salt dome structure, HPP facilities and school bus garage relocation project has reached the final design stage. Staff wishes to proceed in soliciting RFPs for final design professional services.

Legislative History

Res. No. 15-117 Koberna site needs assessment & preliminary designs

Res. No. 15-195 Environmental studies to relocate HPP, Bus Garage and Salt Dome

Purpose & Explanation

With ongoing preparations for the Phase II Downtown Development Project, conceptual designs have been completed for the relocation of the City salt dome and the school bus garage from their current locations to the former Koberna property located at 5810 Hudson Drive. The project team is moving into the final design portion of the planning process. The team wishes to solicit proposals for the projects final design and associated professional services. Staff will return to Council with a recommendation to award the contract to the most qualified firm.

Attached to this staff report is a project status summary for your information, review and discussion purposes.

Timing Considerations

Staff requests emergency legislation to keep the project moving forward.

Fiscal Impact

Currently Budgeted

Supplemental Appropriation Required

X Appropriation Not Required.

Suggested Action

Staff recommends City Council approve this resolution

Submitted by,

Jane Howington, City Manager

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

Christopher Papp, Asst. City Engineer

Jeff Shiray, Asst. Public Works Superintendent

Brian Griffith, Asst. Finance Director

Salt Storage Facility / School Bus Garage Project

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
Totals:		\$332,947.46	\$139,035.13	\$193,912.33

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

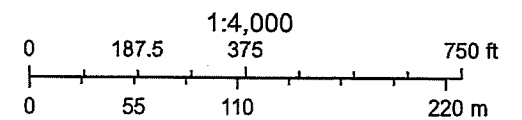
Estimated Koberna site construction including contingencies:

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
Total	4,089,896	568,000	931,578	5,589,474

Koberna Property



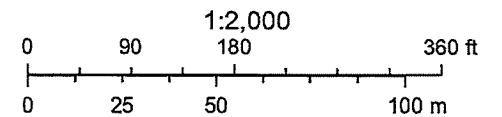
April 13, 2016

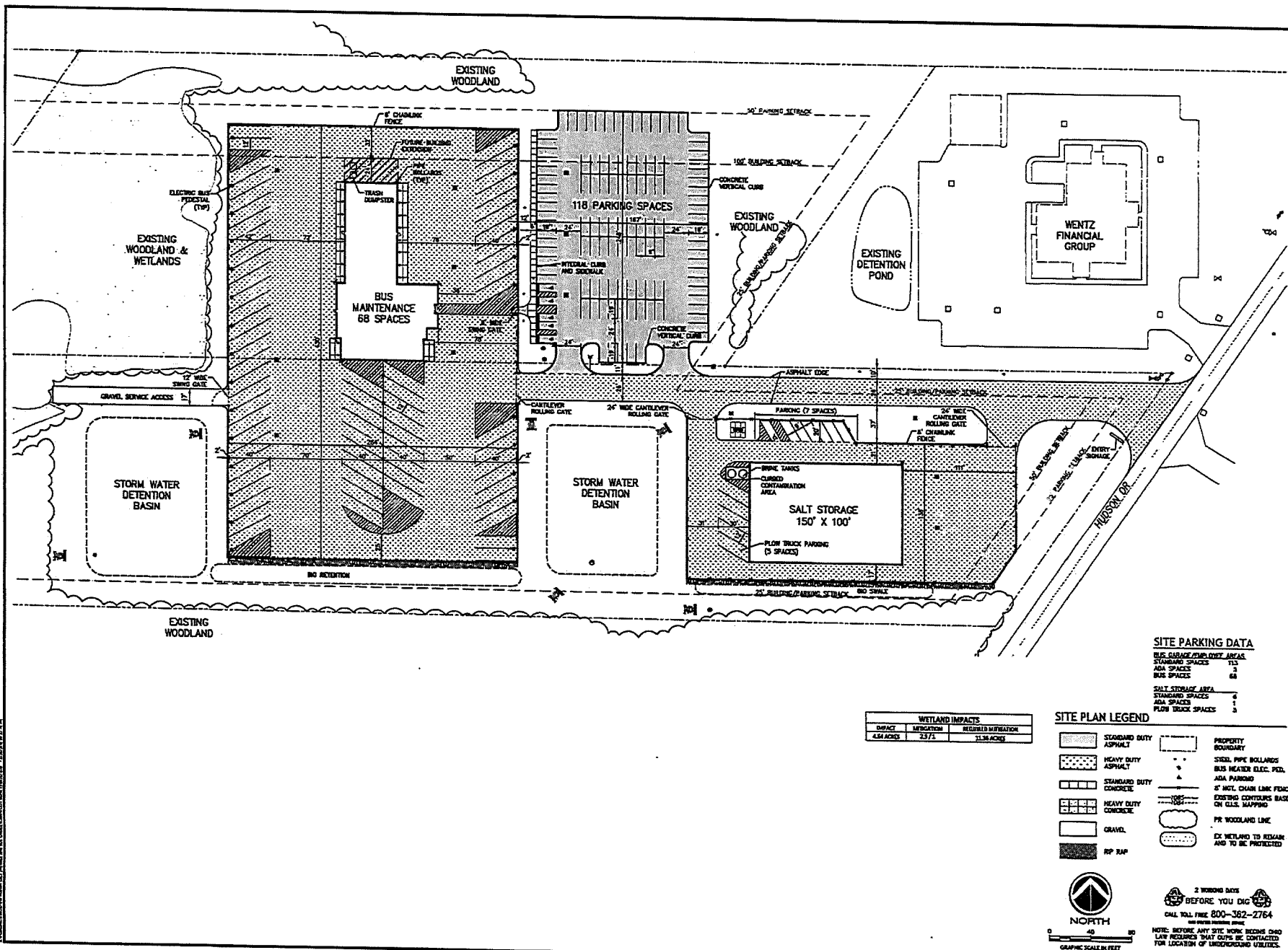


Demolition-Site Clean-up



May 5, 2016





PRELIMINARY
NOT FOR CONSTRUCTION

HUDSON SALT STORAGE & BUS GARAGE
CITY OF HUDSON

SCHEMATIC DESIGN

REVISIONS		
Δ	DATE	DESCRIPTION
1	2004-02-26	SCHEMATICALLY REVISUAL
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

PROJECT NO.: 13-00223-01

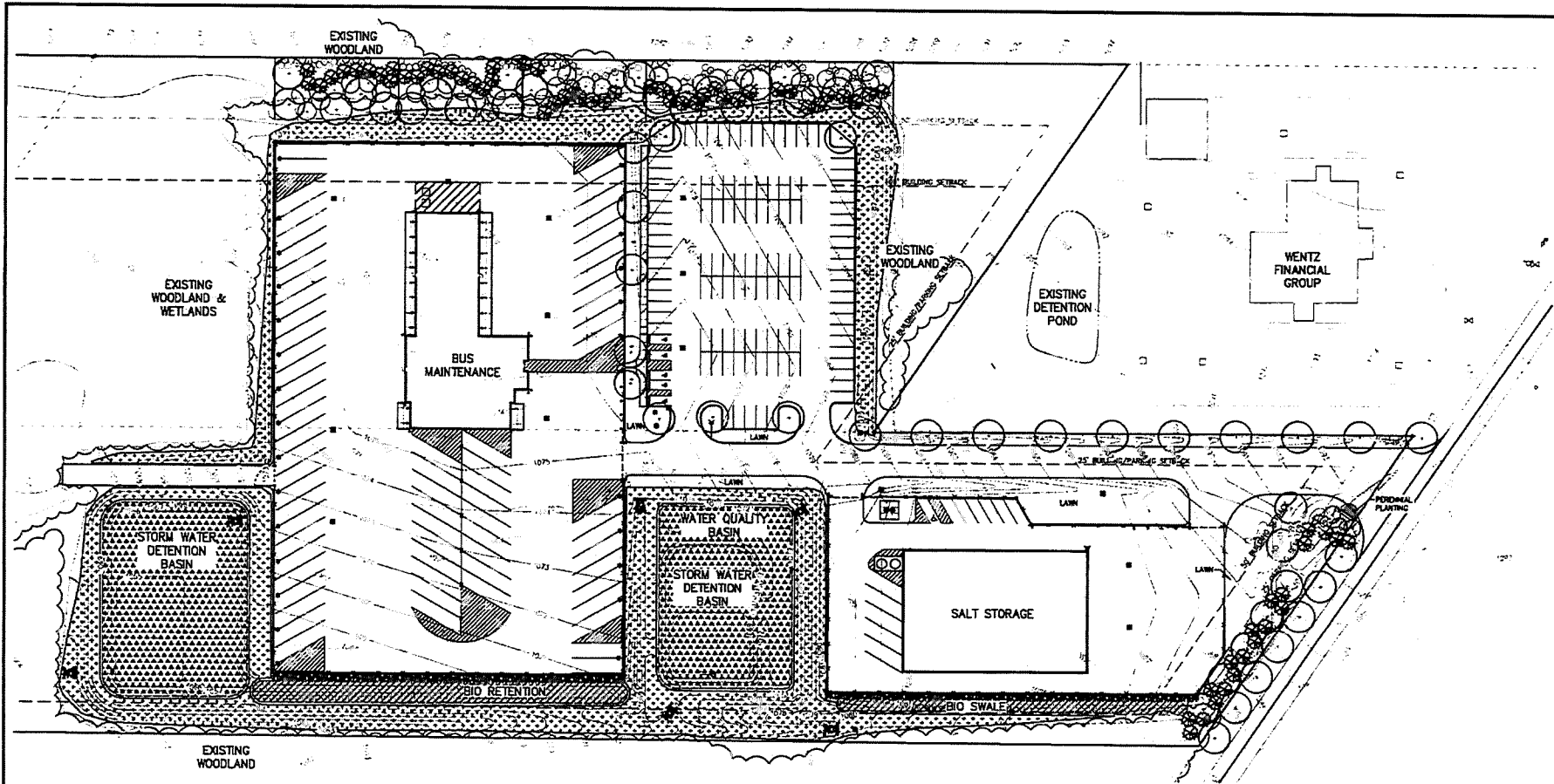
DRAWN BY: JS & T

CHECKED BY: TM & T

DATE REVISION: 2011-02-23

SITE LAYOUT PLAN

C2-01
PAGE 21



Environmental Design Group
 400 GRANT STREET
 APOH, OH 44011
 T: 216.375.1200
 F: 216.375.1180
 WWW.EDGDESIGNGROUP.COM

**PRELIMINARY
NOT FOR CONSTRUCTION**

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

LANDSCAPE REQUIREMENTS		
ORIGINANCE SECTION	TYPE	REQUIREMENT (SUMMARY)
1307.1A.6-1.13.1A.4	BUFFER	LANDSCAPE BUFFERLANDS & ADJACENT SOILS AND NEAR BOUNDARIES ADJACENT TO HIGHWAY/RAILROAD CORRIDOR/ADJACENT TO PROPERTY.
1307.1A.6-1.13.1A.12	STREET TREES	SMALL STREET TREES PLANTED WITHIN 10' LATERAL FEET OF OVERHEAD UTILITY WIRING (50 FEET APART)
1307.1A.6-1.13.1A.7	ROADWAY FRONTAGE	AREA BETWEEN THE BUILDING AND ROAD MUST BE LANDSCAPED IN AN AREA TOTALING 10% OF THE MINIMUM REQUIRED FRONT SETBACK AREA
1307.1A.6-1.13.1A.10	PARKING LOT	PERIMETER LANDSCAPING TO A MINIMUM OF 10 FEET AND CONTAIN DECIDUOUS TREES.
1307.1A.6-1.13.1A.15	SCREENING	STORAGE AREAS TO BE SCREENED WITH AN ALL-SEASON ENCLOSURE.

SITE LANDSCAPE LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOURS BASED ON G.L.S. MAPPING
- PROPOSED CONTOUR
- PR WOODLAND LINE
- EX WETLAND TO REMAIN AND TO BE PROTECTED
- SHADE TREE
- ORNAMENTAL TREE
- ORNAMENTAL SHRUBS
- EVERGREEN TREE
- GROUND COVER
- LOW MAINTENANCE COOT SLOPE SEED MIX
- NATIVE WET DETENTION BASIN SEED MIX
- BIOSSALE WET DETENTION NATIVE SEED MIX



**2 WORKING DAYS
BEFORE YOU DIG**
 CALL TOLL FREE 800-362-2764
 (OHIO RESIDENTS ONLY)
 NOTE: BEFORE ANY SITE WORK BEGINS, OHIO LAW REQUIRES THAT CLIPS BE CONTACTED FOR LOCATION OF UNDERGROUND UTILITIES.

DATE: _____

REVISIONS	DATE	DESCRIPTION
1	08/04/08	REVISED PER CITY COMMENTS

PROJECT NO.: 13-02227-010
 DRAWN BY: J.S. & T.J.
 CHECKED BY: T.M. & T.J.
 DATE ISSUED: 2010-02-26

SITE LANDSCAPE PLAN
C5-01
 PAGE 25



KOBERNA SITE **WETLAND DELINEATION**

Figure 3: Wetland Delineation Map

LEGEND

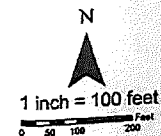
- Wetlands A through D
- Parcels
- Photo Location
- Sample Point
- Vacant Residential Structure

Wetland Types

- PEM Palustrine Emergent
- PEM/PSS Palustrine Emergent/Palustrine Scrub-Shrub Complex
- PEM/PSS/PFO Palustrine Emergent/Palustrine Shrub-Scrub /Palustrine Forested Complex
- PFO Palustrine Forested
- PSS/PFO Palustrine Shrub-Scrub/Palustrine Forested Complex

Wetland Features

- Drain Pipe
- Stream
- Culvert
- Spring
- Swale



Environmental Design Group

**Environmental
Design Group**
438 GRANT STREET
AKRON, OH 44311
7-392-3711 FAX
7-392-3711 FAX
WWW.EDGARCH.COM

**HASENSTAB
ARCHITECTS**
Union Point
190 N. Union Street
Suite 400
Akron, OH 44304
(330) 434-4494
(330) 434-8546 Fax
WWW.HASENSTABARCH.COM

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

SCHEMATIC DESIGN

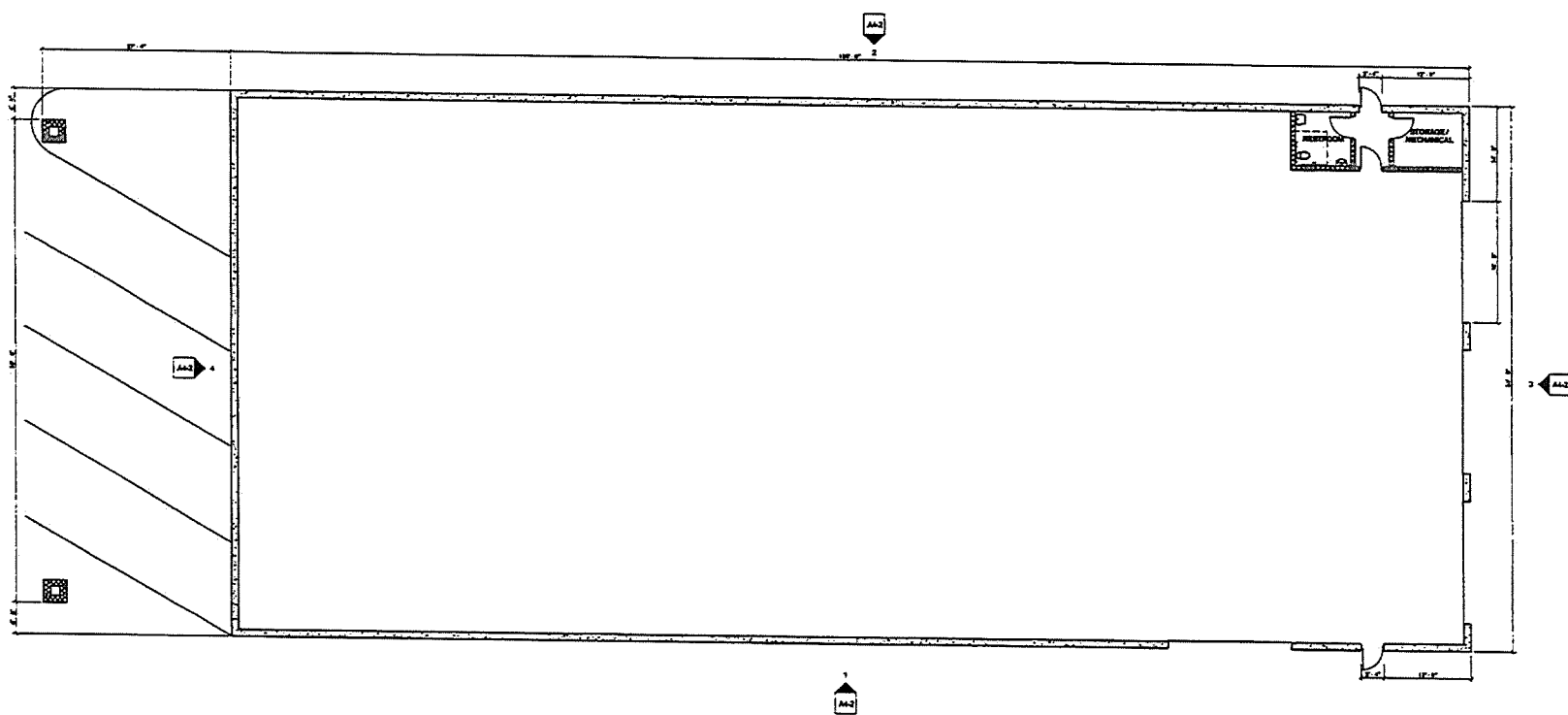


DATE:

REVISIONS	
DATE	DESCRIPTION
02/07/16	SCHEMATIC DESIGN

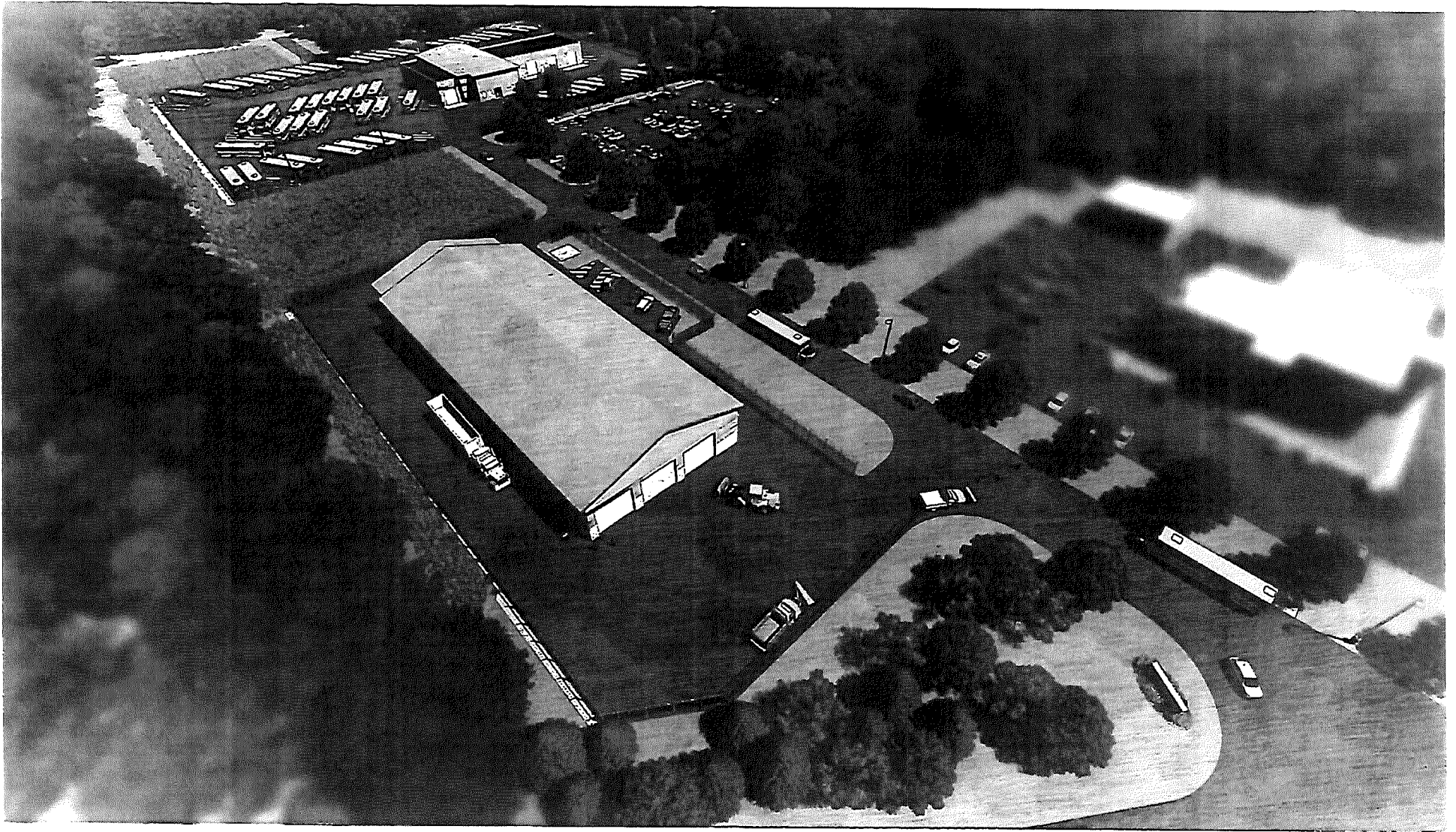
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CHECKED BY:
DATE ISSUED:

FLOOR PLAN - SALT STORAGE BUILDING



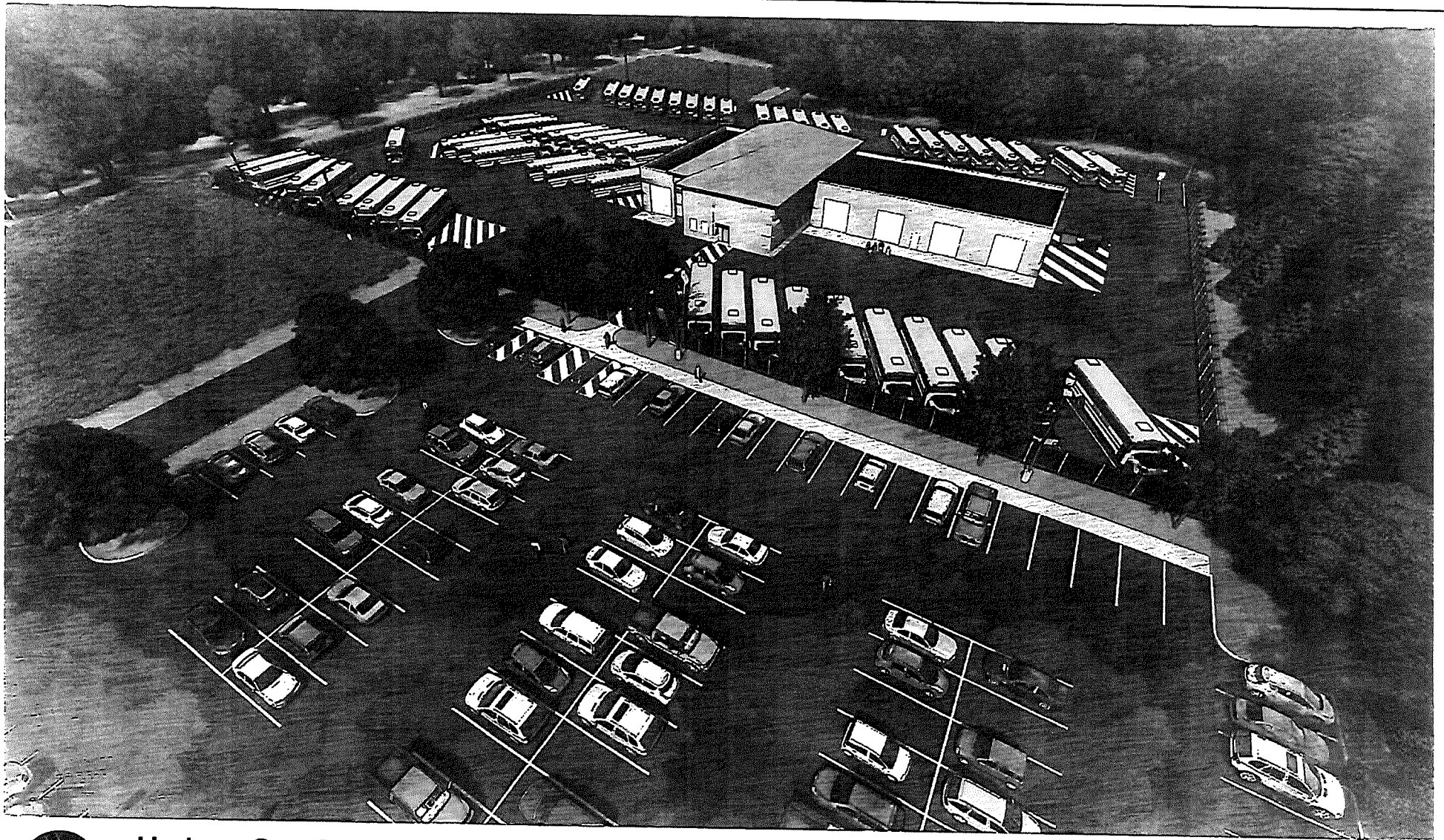
**1 FLOOR PLAN - SALT STORAGE BUILDING
SCALE: 1/8" = 1'-0"**

Plr C:\Program Files\AutoCAD\ACAD\ACAD.PLT
PLOTTER: HP DesignJet 500C
PLOTTER: HP DesignJet 500C
PLOTTER: HP DesignJet 500C



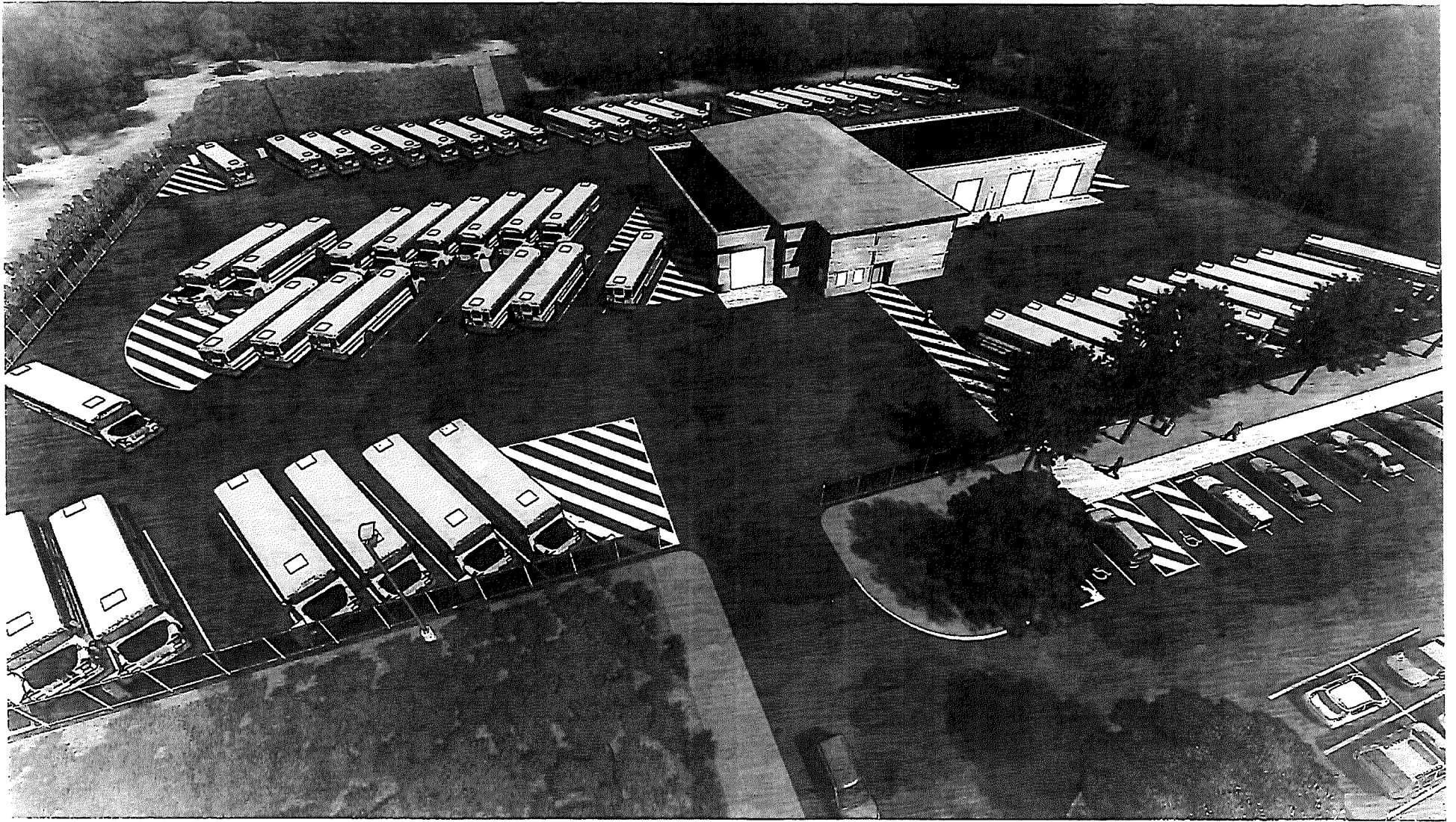
City of Hudson Salt Storage Facility

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

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
TOTAL	\$200,000

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.

RESOLUTION NO. 16-79

OFFERED BY: MAYOR BASIL

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SOLICIT REQUESTS FOR PROPOSALS FOR THE FINAL DESIGN AND ASSOCIATED PROFESSIONAL SERVICES FOR RELOCATION OF THE CITY'S SALT DOME AND THE SCHOOL DISTRICT BUS GARAGE FACILITY; AND DECLARING AN EMERGENCY.

WHEREAS, the City administration is requesting this Council's approval to solicit proposals for the final design and associated professional services needed for relocation of the City's salt dome and the school district's bus garage facilities as part of Phase II of the Downtown Redevelopment Project; and

WHEREAS, based upon the proposals that are received, the City administration will return to Council with a recommendation to award a contract to the most qualified firm.

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

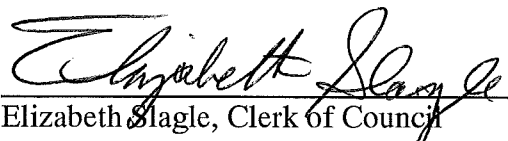
Section 1. The City Manager is authorized to solicit, receive and review proposals for the final design and associated professional services for relocation of the City's salt dome and the School District's bus garage facilities.

Section 2. This Resolution is declared to be an emergency measure necessary for the immediate preservation of the public health, safety and general welfare and for the further reason that it is immediately necessary to solicit proposals for the works set forth in the recitals to this Resolution in order to move forward with Phase II of the downtown redevelopment project; wherefore, this Resolution shall be in full force and effect immediately upon its passage, provided it receives the affirmative vote of five (5) members of Council, except that six (6) affirmative votes shall be required if all members of Council are present; otherwise, it shall be in full force and effect from and after the earliest period allowed by law.


PASSED: May 17, 2016


David A. Basil, Mayor

ATTEST:


Elizabeth Slagle, Clerk of Council

I certify that the foregoing Resolution was duly passed by the Council of said Municipality on May 17, 2016.


Elizabeth Slagle, Clerk of Council