



# City of Hudson, Ohio

## Staff Report With Text

**File #:** 17-129      **Version:** 2      **Name:**  
**Type:** Resolution      **Status:** Passed  
**File created:** 8/7/2017      **In control:** City Council  
**On agenda:** 8/15/2017      **Final action:** 8/15/2017

**Title:** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH LOU RITENOUR DECORATORS FOR THE TOWN HALL FAÇADE RESTORATION PROJECT; AND DECLARING AN EMERGENCY.  
 Executive Summary: This Resolution authorizes Town Hall improvements, including removal of existing failed paint surfaces, repairs to wood and brick surfaces, replacement of existing failed glass panes, and application of new paint.

**Sponsors:** David A. Basil  
**Indexes:** Public Works - Public Properties

**Code sections:**

**Attachments:** 1. Resolution No. 16-190, 2. Town Hall Facade Restoration Bid Tab, 3. Lease Agmt. with Hudson Fire Dept. Assn. (Res. No. 15-34, passed 3-17-15), 4. Lease Agmt. with Destination Hudson (Res. No. 15-35, passed 3-17-15), 5. Resolution No. 17-129

Date	Ver.	Action By	Action	Result
8/15/2017	2	City Council	to suspend the rule requiring three readings	Pass
8/15/2017	2	City Council	adopted with rule suspension	Pass

### A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH LOU RITENOUR DECORATORS FOR THE TOWN HALL FAÇADE RESTORATION PROJECT; AND DECLARING AN EMERGENCY.

**Executive Summary:** This Resolution authorizes Town Hall improvements, including removal of existing failed paint surfaces, repairs to wood and brick surfaces, replacement of existing failed glass panes, and application of new paint.

#### Legislative History

Resolution No. 16-190 authorized staff to seek competitive bids on goods and services including this project; passed December 6, 2016.

#### Purpose & Explanation

For the last several months, Public Properties staff has worked closely with an engineering firm to develop technical specifications to perform several improvements to the Town Hall building. These specifications include the removal of the existing failed paint surfaces, repairs to both wood and brick surfaces, the replacement of failed glass panes in windows and the application of new paint. These specifications were used to publicly bid the project and bids were opened on August 7. The following bids were received:

- Lou Ritenour Decorators \$127,000.00

- Wilson Restoration, Inc. \$196,788.00
- M-A Building and Maintenance \$209,087.00
- Renaissance Restoration, Ltd. \$249,000.00

Staff wishes to proceed with the lowest and best bidder and to include a 10% contingency to cover any unknowns that may arise as the project progresses. The 2017 budget included \$140,000 for this capital project. Public Properties staff is familiar with the contractor as they have previously completed successful maintenance projects on the Town Hall facility and the downtown Parking Terrace structure.

### Timing Considerations

Staff requests the use of emergency language to expedite the contract and begin work before the arrival of winter weather. Work is expected to be completed this fall.

### Fiscal Impact

- Currently Budgeted
- Supplemental Appropriation Required
- Appropriation Not Required.

### Suggested Action

Staff recommends authorizing the City Manager to enter into a contract with Lou Ritenour Decorators, 2066 Case Parkway South, Twinsburg, Ohio 44087 for a total of \$139,700.00 for the Town Hall façade project. This total includes a 10% contingency.

### Submitted by,

Jane Howington, City Manager

Frank J. Comeriato, Jr., Assistant City Manager - Services

Eric Hutchinson, Assistant Public Works Director - Services