

# CITY OF ROCKY RIVER

**March 2, 2020**

The meeting of the Committee-of-the-Whole was called to order by Mr. Moran, President, at 7:00 p.m. in the David J. Cook Council Chambers.

Council Members Present: Mr. Hunt, Mr. Shepherd, Mr. O'Donnell, Mr. Furry  
Mrs. Morris, Mr. Klym, Mr. Moran

Administration: Mayor Bobst, Mr. Thomas, Mr. Snyder

Law Director: Mr. Bemer

The meeting was opened with the Pledge of Allegiance.

## **MAYOR'S REPORT:**

The Mayor began the meeting this evening discussing the outpouring of care, compassion, generosity and kindness from the residents, businesses and organizations regarding the Hilliard Road fire last week. By week's end many of the residents were back in their apartments. The Rocky River Women's Club and the Assistance Program were called in to help a couple of residents in need of household items that were lost in the fire. These residents lived in the apartment building next to the fire.

The Mayor thanked the Rocky River Women's Club for actively performing random acts of kindness at various grocery stores last Wednesday evening, during the snowstorm, by delivering gift cards for groceries to very appreciative people. The Rocky River Women's Club also delivered hot chocolate and treats to the Service Garage, the Police Department and the Fire Department that evening.

The Mayor thanked Mr. Harlan Radford along with the Lakewood/Rocky River Rotary and Recreation Center staff, who held a Swim-A-Thon this Sunday and raised significant funds for the infrared saunas for the Rocky River and Lakewood Fire Departments. The first installment check was in the amount of \$5,000.

On Thursday evening, Lt. Lichman from the Rocky River Police Department led a book club discussion on "Palaces for the People" about social infrastructure. Social infrastructure is what the Mayor believes creates a successful, strong, sustainable and vital community. The schools, churches, library and wonderful civic organizations make Rocky River the community that it is and one that we are proud to call home.

During the Director's meeting this morning, a discussion ensued regarding the Emergency Response Plans for the coronavirus. The administration is working with State and County Agencies, the Health Department, the County Emergency Management, hospitals and the police and fire departments.

The Mayor thanked Fire Chief Lenart for the power point presentation he put together describing what happened during the fire for the Mayors and Managers Meeting last Wednesday. An invitation was extended to Fire Chiefs and Building Officials to look at the building and learn from this fire.

The City of Rocky River received their ISO Rating last week. The ISO rating helps set residents homeowner's insurance rates. The City of Rocky River has been at level 4 for a significant amount of time but is now rated a level 2, which has been a goal of Chief Lenart's. Only the top 5% of fire departments across the country have a level 2 rating. There are 98 cities in Ohio with this rating and now the City of Rocky River is number 99. One standard that is evaluated is when a fire department arrives on the scene that they have an immediate 3,500

gallons of water to put on a fire prior to hooking up to a hydrant. Having the new ladder truck made a big difference. Thank you to Chief Lenart and the Rocky River Fire Department for bringing the city up to a level 2 rating.

Congratulations to Director Snyder for receiving his second grant as the Director of Safety-Services. Director Snyder received a grant from the County for the 2020 County Road Preventative Maintenance Reimbursement Program. State Representative Dave Greenspan began this when he was on County Council reimbursing municipalities for materials that are used in maintaining county roads. The city will receive reimbursement for Hilliard Blvd., Spencer, Story, Wagar and Wooster Roads. The total reimbursement is \$5,872.00.

Congratulations also to Daniel T. Weist, a former Rocky River police officer, was awarded the 2020 Joint Veteran's Council of Cuyahoga County "Veteran of the Year" Award. Following his military service, he joined the police force for 27 years and then became very involved in the Cuyahoga County Veteran's Service Commission serving as president and then president of the Ohio Association of Veteran's Services Commissioners. On behalf of City Council, the administration and residents, congratulations were extended to Dan a few weeks ago.

The pavilion construction materials will be delivered this week to Rocky River Park. The park will be shut down for a short duration while the supplies are delivered. The structure itself will be up by the end of March, weather permitting and ultimately completed by the end of May.

Voting locations have been consolidated for the March 17<sup>th</sup> Primary. Pinzone Towers, the Normandy, the Civic Center, Presbyterian Church and the United Methodist Church will all be voting locations. Thank you to the Board of Elections for forwarding this information to residents.

The Mayor will make some introductory remarks regarding the Police Station construction ordinances that are before Council this evening.

**COMMITTEE REPORTS: Planning, Zoning and Economic Development:** Mrs. Morris reported that the Planning, Zoning and Economic Development Committee met last week. Preliminary approval was given for the Goddard School, Valvoline and 700 Lake to begin building.

**COMMUNICATION & ANNOUNCEMENTS:** President Moran attended the Senior Center Volunteer Luncheon last week. There was over 10,000 volunteer hours totaled at the Senior Center this year. Not only are the volunteers providing a great service to the seniors and residents, but it also gives them the opportunity to get the seniors together for camaraderie. Hats off to Director Deb Huff and her staff for preparing that day for the volunteers.

#### **UNFINISHED BUSINESS:**

**ORDINANCE NO. 8-20:** This is an annual ordinance that authorizes an agreement with Fabrizi Trucking and Paving to do emergency repairs of sewers in the city up to \$125,000. Mr. Shepherd said this was put out to bid in 2011. This was reviewed with Engineer Mackay and it was determined to not be put out to bid as the city could actually end up paying a higher amount. Fabrizi has locked in their pricing since 2011. This will be read for a second time next week.

#### **NEW BUSINESS:**

**ORDINANCE NO. 9-20:** Mr. Shepherd was very pleased to see this ordinance. Story Road is a patchwork of repairs so residents will be happy to see this on the schedule. This project will be a water main replacement along with pavement resurfacing. The water line portion will be reimbursed by the City of Cleveland's Division of Water. Mr. Shepherd asked what the cost of the water line will be and if the County will be involved in this

project. Mr. Snyder responded that the County will be involved in this project. This will be read for the first time at next week's meeting.

**INTRODUCTORY REMARKS REGARDING ORDINANCE NOS. 10-20 THROUGH 15-20:**

Councilman Hunt asked the Mayor for her remarks regarding these ordinances. The Mayor said several things were forwarded to City Council and the administration is very pleased to provide this recommendation to Council. Details from Bowen & Associates are attached to each of the ordinances. Council also received a final contract recommendation spreadsheet with the total cost being a little more than \$9.5 million that includes a contingency. The Mayor noted that the contingency line is not 5% across the board. Some have a greater distribution than others depending on how Bowen & Associates felt those dollars should be distributed. This represents the base bids, Alternate 1 - the building of the garage and Alternate 2 - the building of the shell of the firing range. These ordinances do not include the outfitting and finishing of the firing range. That is continuing to be looked at and a determination will be made about moving forward. Director Thomas provided a detailed outlook of additional financing of the project. The city does not want this to affect the bond rating or compromise any other priorities or projects in the city. The administration feels very comfortable with what is presented. Some debt will be coming off within the next couple of years and these notes and re-bonding will align with that. The Mayor asked Council not to hesitate to ask any of the administration and/or Bowen and Associates questions regarding this project.

- Councilman Klym asked if the total cost of \$12.3 includes the furnishing of the buildings. The Mayor said yes. The city has paid a considerable amount out for the site work and to Bowen & Associates. Construction costs will be at \$9.5 million.
- President Moran asked what the reason is for the varied contingency rates. The Mayor will ask Bowen & Associates for a memo explaining this.

**ORDINANCE NO. 10-20:** This ordinance is for the General Trades. VendRick Construction was awarded this contract for \$6,420,770. Ten bids were received and the next lowest bid was slightly over \$100,000 greater than VendRick Construction. The base bid was below the estimate including the two alternates and came in at \$5,167,800. The estimate was \$5,325,000. According to the memo from Mr. Emling from Bowen & Associates, VendRick demonstrated a clear understanding of the requirements of this project and alternates.

**ORDINANCE NO. 11-20:** This ordinance is for the elevator installation awarding the contract to Schindler Elevator in an amount not to exceed \$73,290. This is one of the lower contract amounts with the 5% contingency. Schindler Elevator was the only bid and under the estimate of almost \$87,000. The base bid came in at \$69,800 and the contingency of \$3,490 equals the contract amount of \$73,290. According to Mr. Emling from Bowen & Associates, Schindler Elevator demonstrated a clear understanding of the requirements of this project and alternates.

- Mr. Klym asked for verification that this elevator is just in the police station. The Mayor said yes, the City Hall elevator will be separate.

**ORDINANCE NO. 12-20:** This ordinance is awarding the fire suppression contract to ABC Piping Company in an amount not to exceed \$149,500. The base bid was \$117,000, Alternate 1 was \$15,000 and Alternate 2 was \$10,000. Four bids were received and ABC submitted the lowest base bid and was below the estimate. The next lowest bid was almost \$52,000 more at \$51,800. ABC's base bid was also below the estimate of \$145,570. Looking at the contract in total with both alternates, it was almost equal to the estimate for just the base bid. According to Mr. Emling from Bowen & Associates, ABC Piping Company demonstrated a clear understanding of the requirements of this project and alternates.

**ORDINANCE NO. 13-20:** This ordinance is awarding Sona Construction with the plumbing contract not to exceed \$580,000. The base bid was \$435,000, Alternate 1 at \$102,000 and Alternate 2 at \$7,000 and \$36,000 for

the recommended contingency. Four bids were received and Sona was the lowest base bid and lower than the estimate. The next lowest base bid exceeded Sona's by almost \$25,000. According to Mr. Emling from Bowen & Associates, Sona Construction demonstrated a clear understanding of the requirements of this project and alternates.

**ORDINANCE NO. 14-20:** This ordinance awards the HVAC work to Imperial Heating & Cooling, Inc. not to exceed \$959,800. The base bid was \$859,950, Alternate 1 was \$39,850 and no Alternate for the shell and the contingency is \$60,000. Five bids were received. The next lowest bid was in excess of \$8,050. This was over the estimate but within 10% of the published estimate. According to Mr. Emling from Bowen & Associates, Imperial Heating and Cooling, Inc. demonstrated a clear understanding of the requirements of this project and alternates.

- Mr. Klym inquired that in Section 2 in each of the ordinances it states that the funds will be paid from professional services from the building account and Capital Improvement Fund. Should this really be professional services? Mr. Thomas will discuss this and determine if this is the correct account.

**ORDINANCE NO. 15-20:** This ordinance awards the prime electrical contractor to Zenith Systems not to exceed \$1,328,808. The base bid was \$1,210,658, Alternate 1 at \$42,150 and the contingency of \$76,000. Five bids were received with the next lowest bid exceeding Zenith by \$48,032. According to Mr. Emling from Bowen & Associates, Zenith Systems demonstrated a clear understanding of the requirements of this project and alternates.

The total projected costs of bid packages for all six including contingencies and the Alternates 1 and 2 is \$9,512,168. Mr. Hunt stated that this is one of the largest projects he has been involved in and encourages Council to take a hard look at the numbers and recommendations to accept Alternates 1 & 2. These will all be read for the first time at next week's Legislative Meeting.

- Mr. Furry asked if the administration verified that there were no unresolved findings on the Auditor's Database. Director Snyder said yes, it was verified by his office and Mackay Engineering. Mr. Furry also asked if references were crosschecked against projects of this scope. The Mayor said there is a list of questions that were asked of each of the trades and were forwarded to Council with the bid recommendations.
- Mr. Klym asked about the timing of these ordinances. The final read would come on Monday, April 13th which is the day after the Easter Holiday. Mr. O'Donnell asked if work is being delayed until these ordinances are approved. The Mayor stated that there is some work to do prior to the approval of these ordinances. The storm water management system needs to be installed along with the new parking lot. However, materials can begin to be ordered when these are passed.
- Mr. O'Donnell asked if based on these bid packages, would any of these bidders not have been the lowest and best bid if the full build-out was included. The Mayor said that that can happen, but in this case VendRick was the lowest bidder across the board even with the alternates. That is the case for all the companies awarded these contracts.
- The Mayor asked as Council continues to review the materials, to please forward questions during the week so answers can be gotten prior to the next meeting.
- Mr. Shepherd commented that this project is a tremendous amount of work. He appreciates the hard work the administration is putting into this project and feels that the results have been good.
- The Mayor said that these ordinances are a big crescendo and thanked Council for their continued engagement on this project.

**ORDINANCE NO. 16-20:** The strength and flow study allocates expenses of the WWTP amongst the member cities and was approved as part of the 2020 budget for the WWTP. Three proposals were received with ADS Environmental Services of Huntsville, AL the successful bidder. Approximately 50 flow monitors will be installed and 10 rain gauges will be installed throughout the collection system based on the WWTP recommendations and ADS. Some cities are asking for additional meters for more specific work that they are doing separately and the WWTP will be reimbursed by those member cities.

ADS is not local but have done similar work for Erie County since 1992, Elyria and NEORSD since 1995, Akron and also work in Michigan and Illinois. Mr. Furry does not know if there are any unresolved findings with the State but will know by next week.

Council has received the RFP and Superintendent McConnell has a hard copy of the specs and scope if Council would like to review that.

Mr. Furry is usually opposed to rules suspensions and utilizing emergency language unless special considerations dictate that. This is one of those occasions. The opportunity exists to save almost \$50K if the meters are in the ground ASAP. Mr. Furry will be seeking both a rules suspension and passage next week.

- Director Snyder mentioned that the City of Rocky River will be adding three flow meters to this project. This will help the city to determine methods to close off an overflow at Magnolia. The Mayor added that much of this data is used in hydraulic modeling for the entire system to help prioritize projects.

**MISCELLANEOUS BUSINESS:** President Moran distributed a table of contents to help with updating Council's meeting manual. Please let Mr. Moran know if there is anything he omitted for this update.

As there was no further business by members of Council, the meeting was adjourned at 8:02 p.m.

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James W. Moran  
President of Council

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Susan G. Pease  
Clerk of Council