

City of Oberlin, Ohio

ORDINANCE No. 11- 71 AC CMS

AN ORDINANCE ACCEPTING THE BID OF R.W. CLARK COMPANY, INC. OF CLEVELAND, OHIO, FOR THE GASHOLDER BUILDING RENOVATION, PHASE I EXTERIOR IMPROVEMENTS, IN THE CITY OF OBERLIN AND DECLARING AN EMERGENCY

BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio, five-sevenths (5/7ths) of all members elected thereto concurring:

SECTION 1. That the bid of R.W. Clark Company, Inc. of Cleveland, Ohio for the Gasholder Building Renovation, Phase I Exterior Improvements, in the City of Oberlin, being the lowest and best bid received, is hereby accepted, and the City Manager is hereby authorized and directed to enter into a contract accordingly, said bid being in the amount of \$377,100.00.

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the citizens of the City of Oberlin, Ohio or to provide for the usual daily operation of a municipal department, to wit:

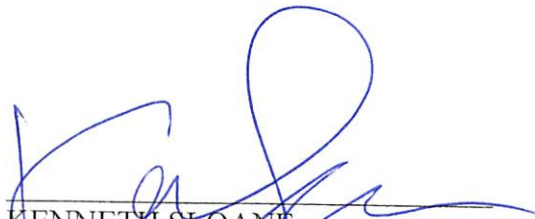
"to accept a bid within the time limitations provided by law" and shall take effect immediately upon passage.

PASSED: 1st Reading - October 17, 2011
2nd Reading - October 21, 2011 (S)(E)
3rd Reading -

ATTEST:



BELINDA B. ANDERSON, CMC
CLERK OF COUNCIL



KENNETH SLOANE
PRESIDENT OF COUNCIL

POSTED: 10/24/2011

EFFECTIVE DATE: 10/21/2011

MOODY•NOLAN
300 SPRUCE STREET
COLUMBUS, OHIO 43215

BID OPENING: October 6, 2011

ADDENDUM DATE: September 30, 2011

ADDENDUM NO. 1

TO THE PLANS AND SPECIFICATIONS FOR:

OBERLIN UNDERGROUND RAILROAD CENTER

**GASHOLDER BUILDING RENOVATION
OBERLIN, OHIO 44074**

**PHASE 1 – EXTERIOR RESTORATION
PID 75844
FAN OH03003
LOR – Gasholder House**

TO ALL BIDDERS:

Acknowledge receipt of this Addendum on the Form of Proposal.

This Addendum supplements and amends the original plans and specifications and shall be taken into account in preparing proposals and shall become a part of the Contract Documents.

I. GENERAL REVISIONS

- A. Notice to Bidders: The address for Dodge/McGraw Hill is revised to read
Dodge-Mcgraw Hill
7055 Engle Road, Suite 103
Middleburg Heights, OH 44125
- B. The Gasholder Building will be available for a second walk through on Monday
October 3 at 9:30 a.m.
- C. Instructions to Bidders
 - 1. Article 3, Paragraph B.2.a: Change 1st sentence to read, "Includes all
demolition work for the project except for roof related demolition (slate
removal, roof sheathing removal and gutter and downspout removal) *and
demolition of the loft.*"
 - 2. Article 3, Paragraph B.2.c: change last sentence to read, "Work also
includes all related roof demolition work *and demolition of the loft.*"
- D. Form of Proposal
 - 1. Article 1.06: It is the Owner's intention to award a contract and start Pay
Item 3 as soon as possible after bids are received.

2. Clarification 2.01: Contracts for Pay Items will not be awarded separately. The Base Bid Price will be the sum of all Pay Items.

Clarification Unit Prices: The quantity/unit for replacement brick (175) does not include brick for new infill wall construction as shown in the documents.

- E. DBE Goals: The 5% DBE goal is a requirement (not a goal). A waiver can be requested but generally are not granted. DBE Contractor's will need to be certified as DBE Contractors.
- F. EEO Certification Form
 1. Federal requirements supercede any State/local requirements.
 2. If the contractor answers "has not" in the two places on this form, it does not make them ineligible to be awarded this project.

II. SPECIFICATION REVISIONS

- A. Section 01 45 00 – Quality Control
 1. Part 1: Add the following:
 - "1.07 ROOF EDGE MOCK-UP
 - A. Provide an in place mock-up of built up edge condition at the roof eave (sleepers, fascia, slate, gutter, etc.). Mock-up to be approximately 6' long. Mock-up will be used to establish a level of quality for the completed roof edge. Do not proceed with the remainder on the roof until Architect has accepted the quality and appearance of the mock-up. Make any adjustments and corrections to the mock-up as directed by the Architect."
- B. Section 01 50 00 – Temporary Facilities and Controls
 1. Paragraph 1.06A: Change to read, "General: Water is available from a fire hydrant at the street to the north of the building. Coordinate with the Fire Department."
- C. Section 04 00 00 - Masonry
 1. Paragraph 2.01A.3.a: Change "\$420.00" to read "\$550.00".
- D. Section 06 20 00 - Carpentry
 1. Paragraph 1.01A: Add the following:
 - "8. Composite trim."
 2. Paragraph 2.01E: Change to read as follows:

"E. Roof Sheathing: OSB Panels (Oriented Strand Board). Conform to PS-2 and HUD/FHA Materials Bulletin 40C.

1. Exposure Durability Classification: Exposure 1.
2. Thickness: Provide two layers; 7/16" each layer. Stagger joints."

3. Article 2.01: Add the following:

"F. Exterior Wood Composite Trim: Dura Board by PLY-TRIM INC., Royal Wood by PRECISION COMPOSITES, Composite Trim by CERTAINTEED, Moisture Shield by AERT INC.

1. Texture: Smooth.
2. Profile: Flat; as indicated.
3. Finish: Field painted."

E. Section 07 22 16 – Roof Board Insulation

1. General: Polyurethane spray foam roof insulation may be used in lieu of rigid board insulation specified. Spray insulation must be approved for roof use and meet the following properties:

a. Physical Properties

- 1) Compressive Strength (ASTM D 1621): Minimum 40 psi
- 2) Closed cell content (ASTM D6226): >90%
- 3) Tensile Strength (ASTM D 1623): Minimum 69 psi
- 4) Thermal Conductivity - R-Value (ASTM C518): Minimum 6.5 per inch.
- 4) Water Vapor Transmission (ASTM C355): Maximum 1.9 perms.

b. Location and Thickness: Between wood sleepers to a depth of 3". Maintain ½" airspace from face of foam insulation to top of sleepers.

c. Primer: Type as recommended by insulation manufacturer for substrate surfaces.

F. Section 07 31 26 – Slate Shingles

1. Paragraph 2.01D: Add, "VERMONT STRUCTURAL SLATE".
2. Paragraph 2.02B: Add the following, "Colors will be selected from the full range of colors available."
3. Paragraph 3.02C: Add the following:

"5. Slate will be cut as required as installation advances up the cone of the roof. Cutting is to be made with a table saw or equivalent. Scoring and bending is not permitted.

6. Bevel all cut edges with a router to make cut edges more compatible with the chiseled look of the non-cut slate edges."

G. Section 07 71 23 – Manufactured Roof Specialties and Flashing

1. Paragraph 2.03F: Change to read, "Conical Cap: Fabricate in accordance with the drawings, including Addendum sketches. Submit detailed Shop

- Drawings of cap.”
2. Article 3.02: Add the following:

“H. Provide downspouts discharging into plastic elbows and discharge pipes; provide discharge pipes 6’ long.”

H. Section 08 01 52 – Wood Window and Door Repairs

1. Article 2.01: Add the following:

“L. Reuse existing original pulleys and weights, when they are salvageable. Replacement items shall match original. Provide required rope to rope the existing sash and replacement sash.”

I. Section 08 52 00 – Wood Windows

1. Paragraph 2.02C: Add the following: Provide sash jambs with groove to receive rope.”
2. Article 2.02: Add the following:

“H. Reuse existing original pulleys and weights, when they are salvageable. Replacement items shall match original. Provide required rope to rope the existing sash and replacement sash.”

3. Paragraph 2.02F: Add the following:

“1. Storm Sash: Provide 20 ounce copper tension type weatherstripping around perimeter of hinged storm sash.”

J. Section 31 00 00 – Site Work: This is a new Section. A copy is attached hereto.

III. DRAWING REVISIONS

- A. Sheet A8.1: Detail 11 – See attached revised sketch ASK-01.
B. Sheet A8.1: Detail 2 – See attached revised sketch ASK-02.
C. Sheet A8.1: Detail 2 – See attached revised sketch ASK-03.
D. Sheet A8.1: Detail 4 – See attached revised sketch ASK-04.
E. Sheet A4.2: Detail 10 – See attached sketch ASK-05 for new copper metal cap detail.
F. Sheet A4.2: Detail 11 – See attached sketch ASK-06 for new copper metal cap detail.
G. Sheet A4.2: Detail 12 – See attached sketch ASK-07 for new copper metal cap detail.
H. Sheet A1.1:
1. Under Floor Plan Coded Notes, revise note 26 to read, “Line of wood sleepers below. Typical at entire roof. Below the compression ring, the location of sleepers is to exactly follow location of existing rafters below. Above the compression ring, provide sleepers at all existing main rafters and adequate sleepers in between parallel to the rafters. Locate all sleepers

parallel to the existing rafters so that the continuous air space is maintained for the entire roof. Secondary sleepers that are perpendicular to the direction of the main rafters are not permitted.”

2. Under Floor Plan Coded notes, revise note 9 to read.” Provide new copper metal cap per details.” See sketches ASK-05 – ASK-07.
-
- I. Sheet A3.2: Under Elevation Coded notes, revise note 6 to read, “Provide new copper metal cap per details.” See sketches ASK-05 – ASK-07.

IV. ATTACHMENTS

- A. Sketches ASK-01 – ASK-07
- B. Section 31 00 00 – Site Work

END OF ADDENDUM

SECTION 31 00 00

SITE WORK

PART 1 GENERAL

1.01 WORK INCLUDED

- A. Regrade and reseed all areas disturbed during construction.
- B. Temporary erosion protection.

1.02 PROJECT CONDITIONS

- A. Locate and identify existing utilities. Protect utilities during construction.
- B. Control dust caused by the work. Dampen surfaces as required.
- C. Protect existing paving and other services or facilities on site and adjacent to the site from damage caused by construction operations.
- D. Provide necessary barricades, coverings and protection to prevent damage to existing building and site items indicated to remain.
- E. Protect existing trees, plants, lawns and other features designated to remain as part of the work.

PART 2 PRODUCTS

2.01 MATERIALS AND EQUIPMENT

- A. Topsoil: ODOT 653 fertile, friable, natural topsoil of loamy character, free from admixture of subsoil, heavy clay, coarse sand, stones, plants, roots, sticks, and other foreign materials.
- B. Erosion Control: Provide for erosion and sedimentation control in accordance with ODOT Construction and Material Specification, Item 207. Erosion methods to consist of straw or hay bales, temporary seeding and mulching or filter fabric as determined by Contractor for conditions encountered. Methods and materials to be approved by Architect prior to application or use.
- C. Seed and Soil Supplements: Provide seed mixture with 20% by weight of perennial ryegrass, 30% red fescue and 50% Kentucky bluegrass. Provide pulverized agricultural limestone and commercial fertilizer 10-20-20 or approved substitute.

PART 3 EXECUTION

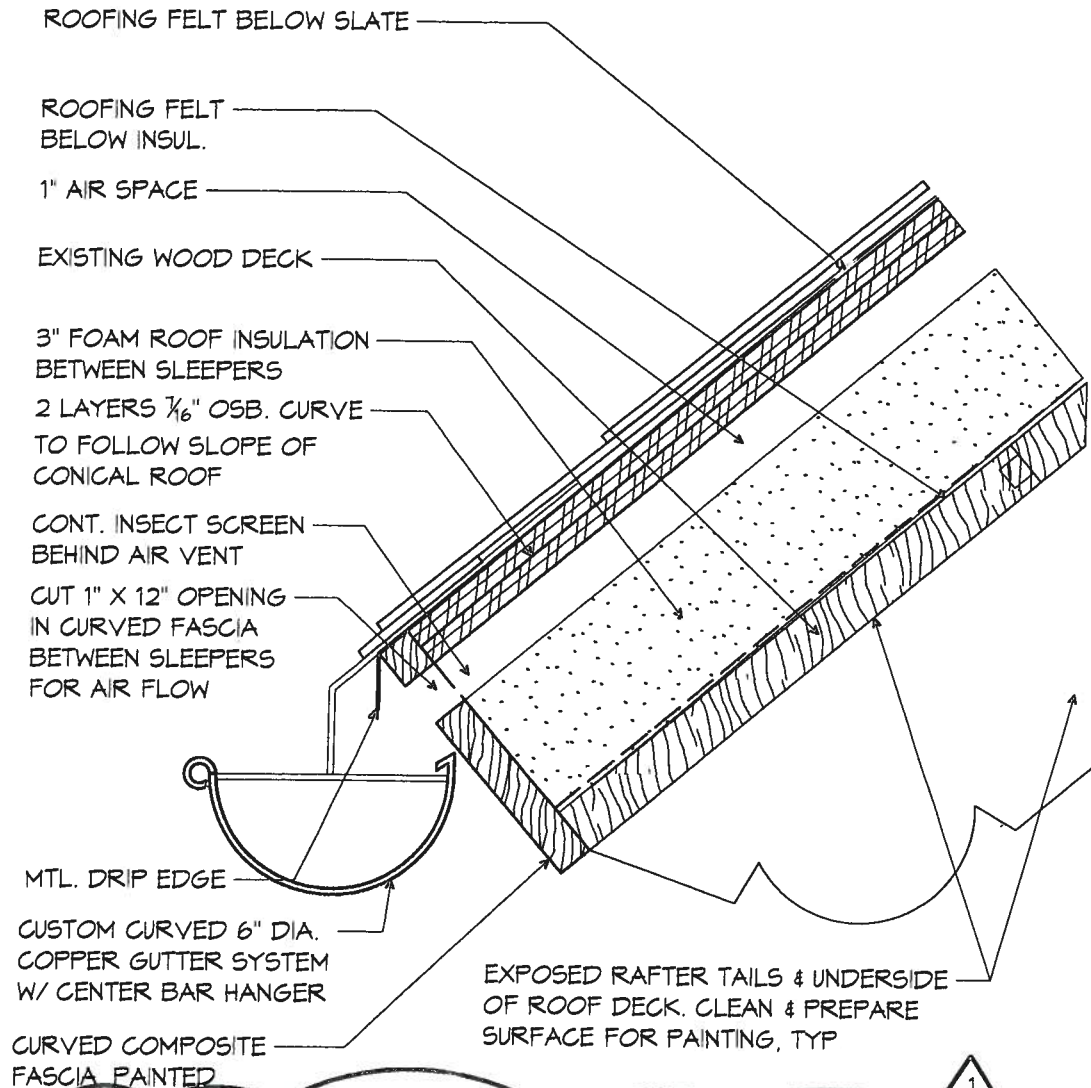
3.01 GRADING

- A. Finish grade all disturbed areas to blend with surface of adjacent undisturbed areas.
 - 1. Area to be an 15' wide area around the building.
 - 2. Maintain positive drainage.

3.05 SEEDING

- A. Seed regraded areas and areas damaged by Contractor's operations including storage of materials or equipment and movement of vehicles and transition areas where minor regrading is required.

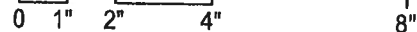
END OF SECTION



11

DETAIL AT EAVE

SCALE 3" = 1'-0"



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responsive architecture

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www.moodynolan.com

Oberlin Underground Railroad Center
Gasholder Building Renovation

291 South Main Street, Oberlin, OH 44074

ISSUED WITH
ADDENDUM 01

SHEET REVISED
A8.1

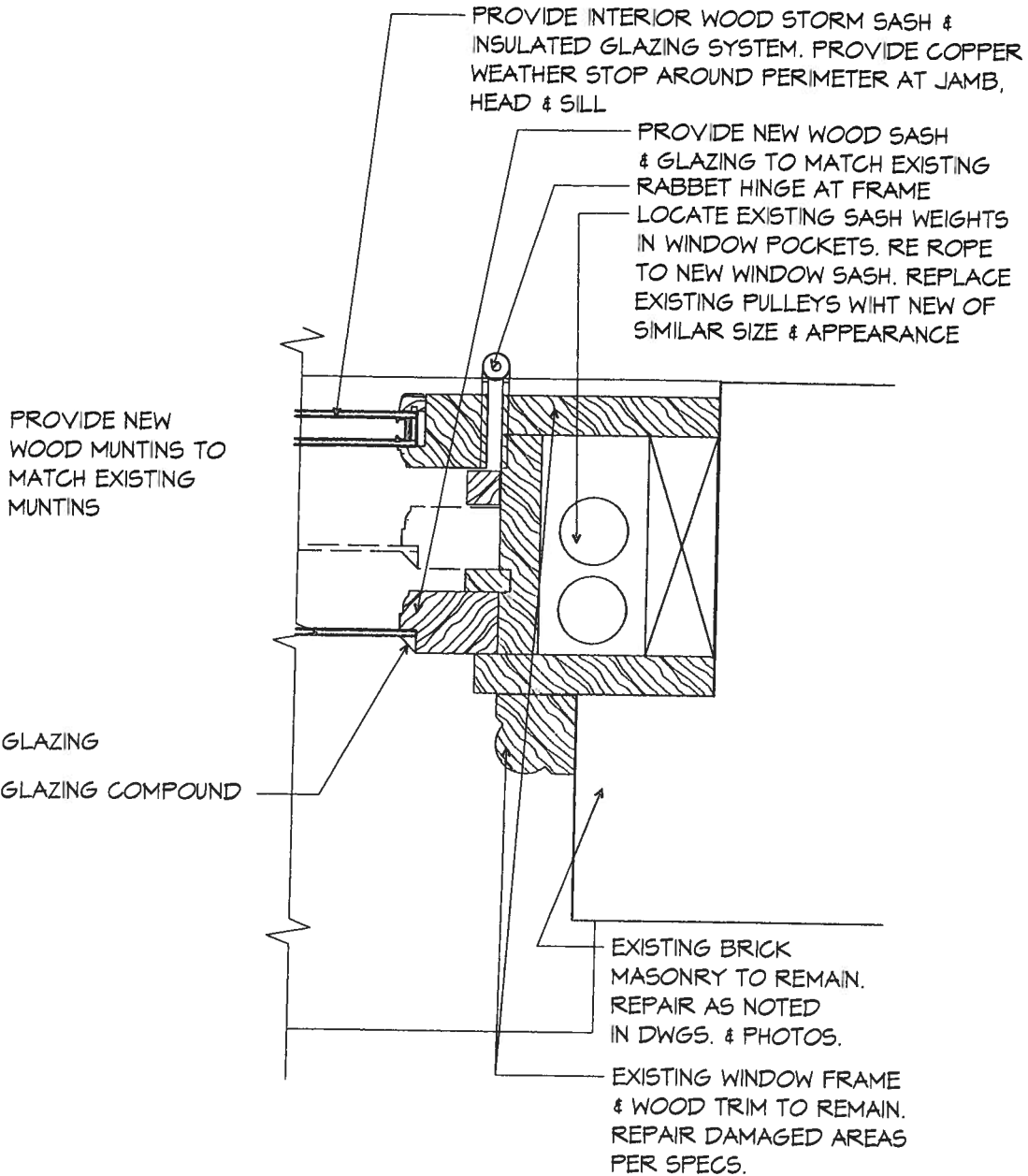
SKETCH NUMBER

A-SK01

PROJ #
05140

DRAWN BY

DATE
9-30-2011



A WINDOW JAMB - NEW WORK

1

2 **DETAIL** WINDOW JAMB

SCALE 3" = 1'-0"

0 1" 2" 4" 8"

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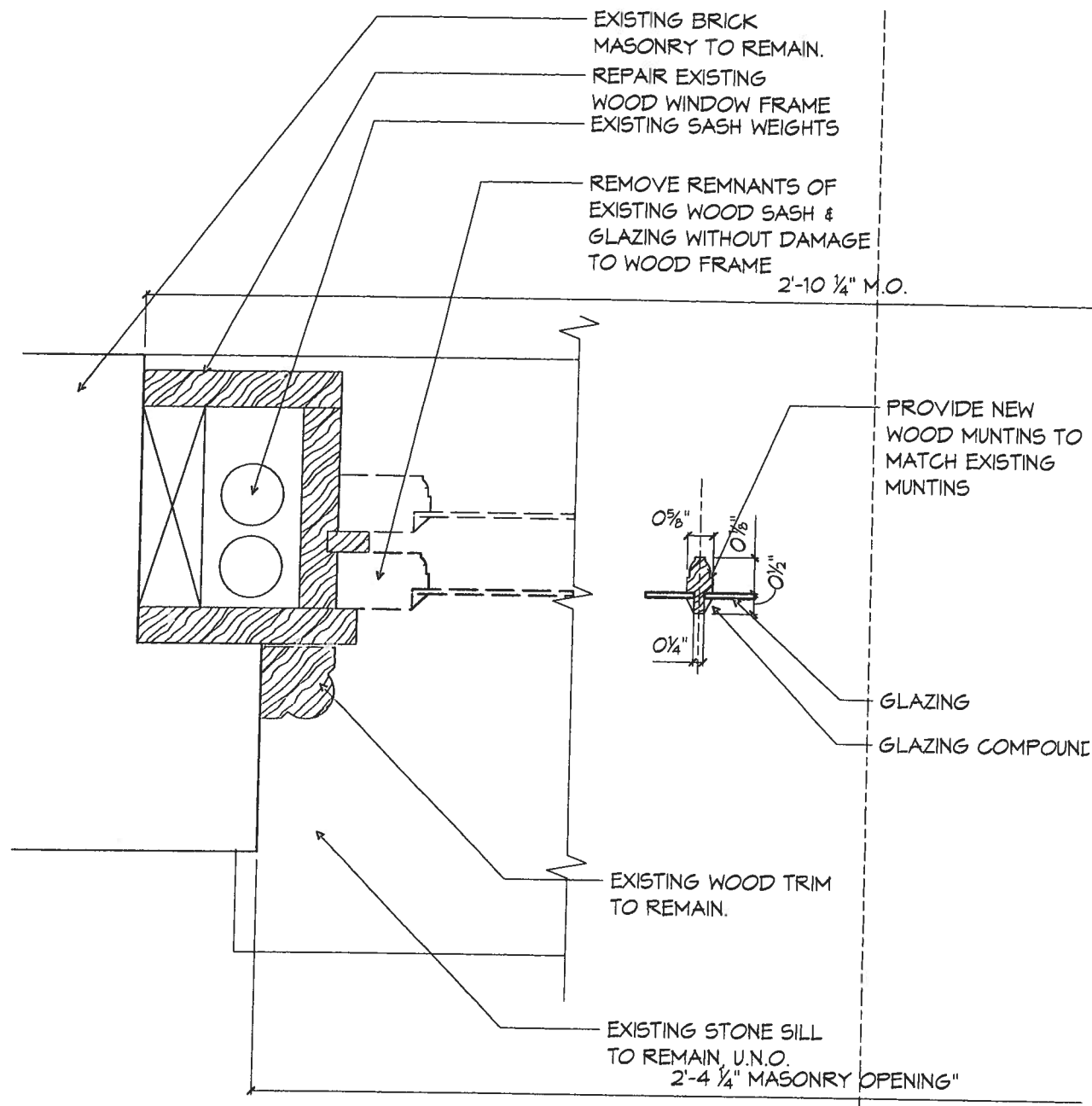
SKETCH NUMBER

A-SK02

PROJ #
05140

DRAWN BY

DATE
9-30-2011



B. WINDOW JAMB - DEMOLITION

2

DETAIL

SCALE 3" = 1'-0"

WINDOW JAMB

1

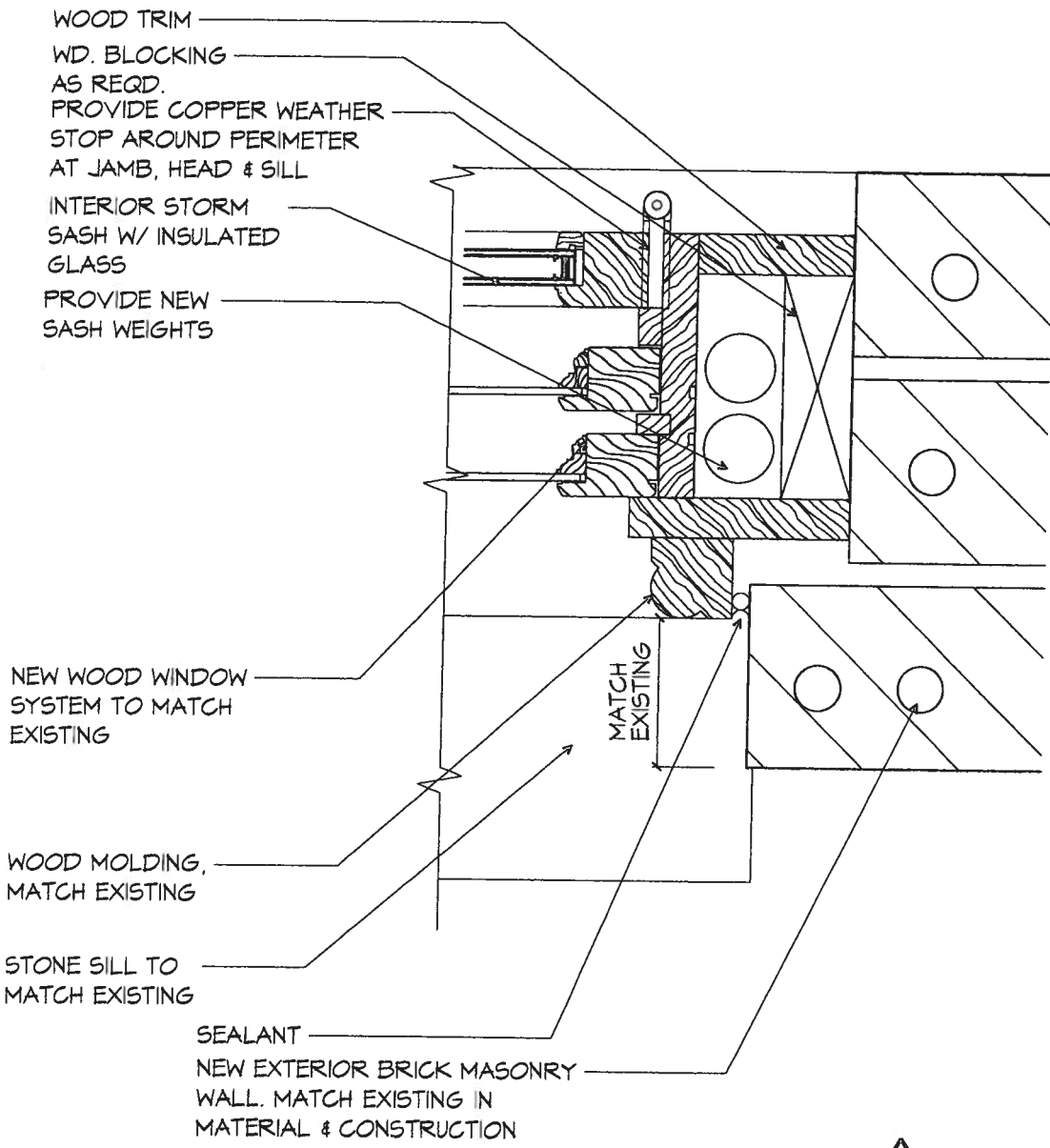
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ISSUED WITH ADDENDUM 01	SHEET REVISED A8.1	
SKETCH NUMBER A-SK03		
PROJ # 05140	DRAWN BY	DATE 9-30-2011



4 **DETAIL** **NEW WINDOW JAMB**
SCALE 3" = 1'-0"
 0 1" 2" 4" 8"

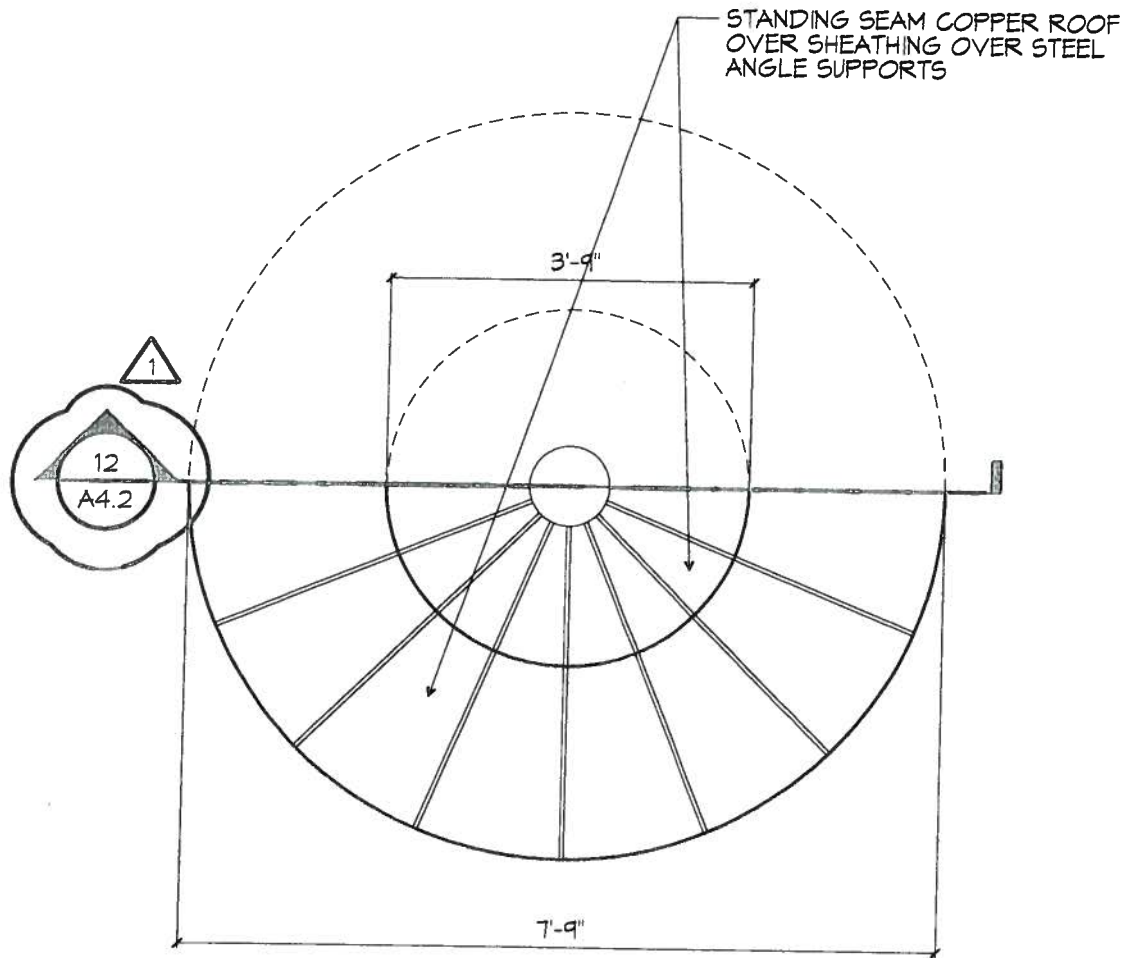
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ISSUED WITH ADDENDUM 01	SHEET REVISED A8.1
SKETCH NUMBER A-SK04	
PROJ # 05140	DRAWN BY DATE 9-30-2011



10 DETAIL PARTIAL PLAN METAL CAP 1

SCALE 1/2" = 1'-0"

0 6" 1 2 4

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ISSUED WITH
ADDENDUM 01

SHEET REVISED
A4.2

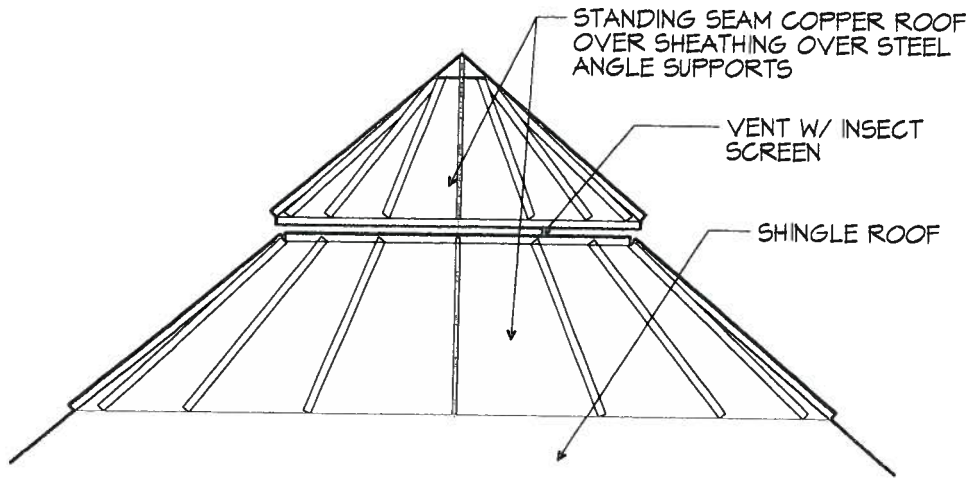
SKETCH NUMBER

A-SK05

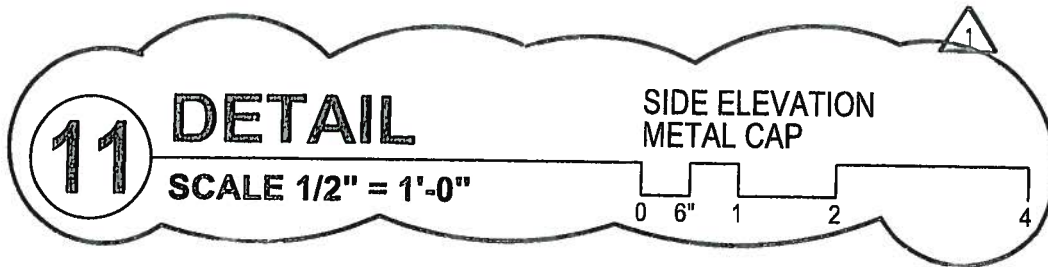
PROJ #
05140

DRAWN BY

DATE
9-30-2011



NOTE:
CONTRACTOR IS RESPONSIBLE FOR PROVIDING
STEEL ANGLE SUPPORTS BRACED APPROPRIATELY
FOR STRUCTURAL INTEGRITY OF METAL CAP.
PROVIDE ADEQUATE SUPPORT/ATTACHMENT OF
COPPER TO SUBSTRATE. PROVIDE SHOP DRAWINGS FOR
ARCHITECTS REVIEW AND APPROVAL PRIOR TO
FABRICATION.



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ISSUED WITH
ADDENDUM 01

SHEET REVISED
A4.2

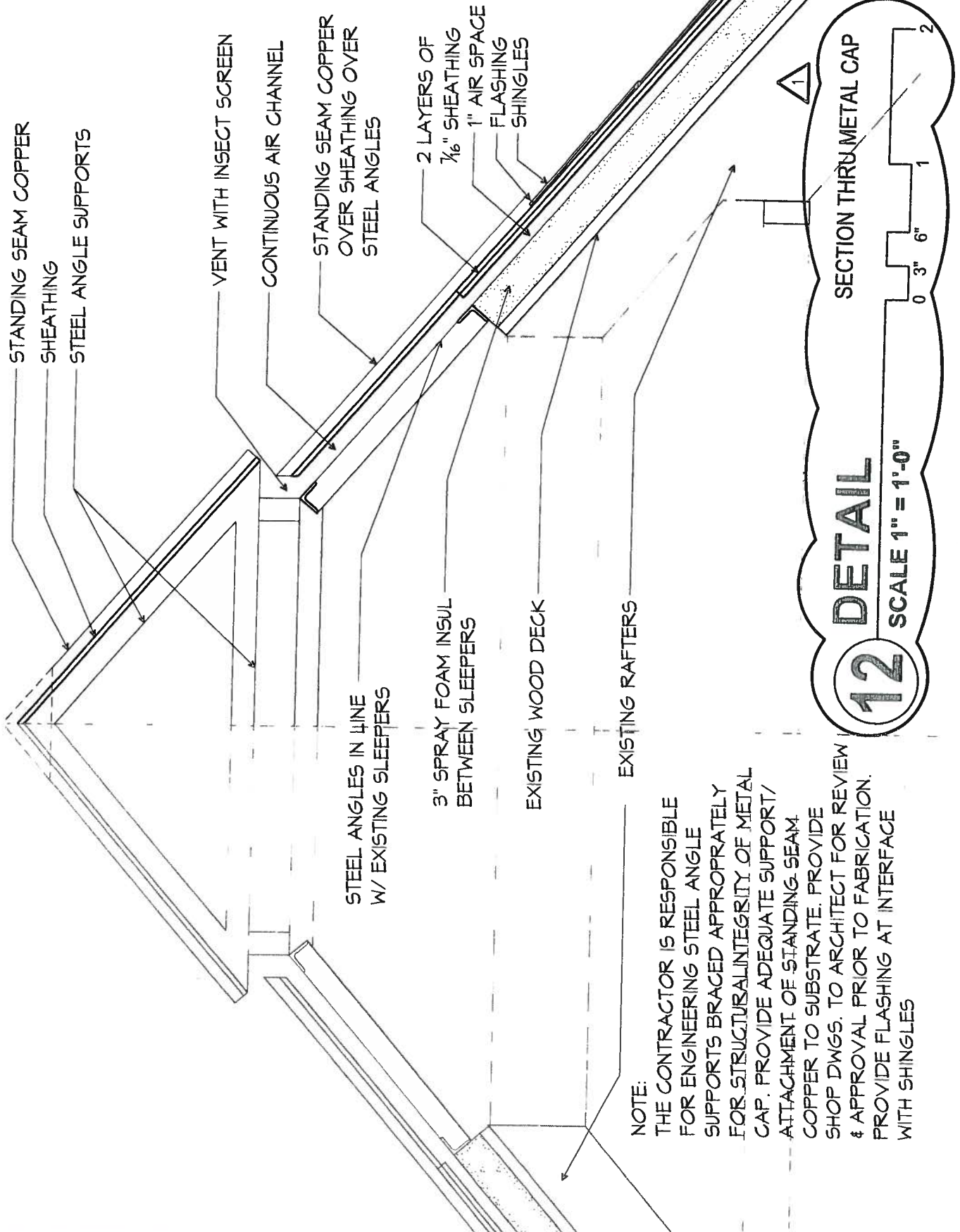
SKETCH NUMBER

A-SK06

PROJ #
05140

DRAWN BY

DATE
9-30-2011



STANDING SEAM COPPER
SHEATHING
STEEL ANGLE SUPPORTS

VENT WITH INSECT SCREEN
CONTINUOUS AIR CHANNEL

STANDING SEAM COPPER
OVER SHEATHING OVER
STEEL ANGLES

2 LAYERS OF
7/16" SHEATHING
1" AIR SPACE
FLASHING
SHINGLES

STEEL ANGLES IN LINE
W/ EXISTING SLEEPERS

3" SPRAY FOAM INSUL
BETWEEN SLEEPERS

EXISTING WOOD DECK

EXISTING RAFTERS

SECTION THRU METAL CAP

12 DETAIL

SCALE 1" = 1'-0"

NOTE:
THE CONTRACTOR IS RESPONSIBLE
FOR ENGINEERING STEEL ANGLE
SUPPORTS BRACED APPROPRIATELY
FOR STRUCTURAL INTEGRITY OF METAL
CAP. PROVIDE ADEQUATE SUPPORT/
ATTACHMENT OF STANDING SEAM
COPPER TO SUBSTRATE. PROVIDE
SHOP DWGS. TO ARCHITECT FOR REVIEW
& APPROVAL PRIOR TO FABRICATION.
PROVIDE FLASHING AT INTERFACE
WITH SHINGLES

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ISSUED WITH ADDENDUM 01	SHEET REVISED A4.2
SKETCH NUMBER A-SK07	
PROJ # 05140	DRAWN BY
DATE 9-30-2011	

MOODY•NOLAN
300 SPRUCE STREET
COLUMBUS, OHIO 43215

BID OPENING: October 6, 2011

ADDENDUM DATE: October 3, 2011

ADDENDUM NO. 2

TO THE PLANS AND SPECIFICATIONS FOR:

OBERLIN UNDERGROUND RAILROAD CENTER

**GASHOLDER BUILDING RENOVATION
OBERLIN, OHIO 44074**

**PHASE 1 – EXTERIOR RESTORATION
PID 75844
FAN OH03003
LOR – Gasholder House**

TO ALL BIDDERS:

Acknowledge receipt of this Addendum on the Form of Proposal.

This Addendum supplements and amends the original plans and specifications and shall be taken into account in preparing proposals and shall become a part of the Contract Documents.

I. GENERAL REVISIONS

A. See attached sign up sheet from Pre Bid Meeting.

II. SPECIFICATION REVISIONS

A. Section 01 50 00 – Temporary Facilities and Controls

1. Paragraph 1.06A (modified under Addendum No. 1): Change to read, "General: Water is available from a fire hydrant at the street to the north of the building. Coordinate with the Fire Department and the Water Division of Public Works to secure a permit. Contractor is to pay for the cost of the permit. There will be no charge for the water consumed."

B. Section 06 20 00 - Carpentry

1. Paragraphs 1.01A.6 and @.01D: Delete.

III. DRAWING REVISIONS

A. Sheet D1.1 – Revise Demolition Coded Note 5 to read, "Remove existing partition walls, doors and any attachments including utilities without damage to adjacent

- walls and surfaces. Refer to specification 02 41 19 Selective Demolition.
- B. Sheet A3.2: Revise Elevation Coded note 13 to read, "Provide copper downspouts. At base, provide temporary black plastic elbow and 8' extension to drain water away from the building."
 - C. Sheet A1.1: Revise Floor Plan Coded note 25 to read, "Provide copper downspouts. Connect to temporary black plastic elbow and 8' extension to drain water away from the building."
 - D. Sheet A1.1: refer to note on Plan 4 (Roof) regarding 1889 Slate. Change second sentence to read, "Salvage "1889" date in slate for reuse. Also salvage 240 sq. ft. of intact old slate for re use by the Owner (Base Bid). The slate can be salvaged from any area of the roof that has slate of similar size to the slate surrounding the date."
 - E. Sheets A3.3 and A3.4: Clarification on Photo Coded note 3
The dashed shape indicates approximate extent of re pointing work. The Architect reserves the right to redistribute this area to any location on the building depending on actual field conditions.
 - E. Sheet A8.1: Revise description under General Notes to include painting all windows and door and trims. Refer to specifications also.

IV. CLARIFICATIONS

- A. Sheet A1.1, Plan 3. Clarify new interior stairwell configuration. It appears that from the basement the stair goes up +/- 11 risers and then turns +/- 36 degrees on a landing, continues up +/- 10 risers, turns 180 degrees on a second landing, continues up +/- 10 risers to the first floor. The request is to confirm or further clarify my description.

Response: The stair layout is correct as drawn. Some minor modifications may be required depending on field conditions.

END OF ADDENDUM

ATTENDANCE SHEET

PROJECT	Gasholder Building Renovation Phase I - Exterior Renovation	DATE	September 26, 2011
PROJECT NO.	05140	TIME	10:00AM
PROJECT PHASE	Pre Bid Conference	LOCATION	Oberlin City Hall

	NAME	COMPANY	PHONE
1	Matt Sioda	LOOJ RESTORATION	330-875-2100
2	William Bowers	QUALITY MASONRY CO.	740-307-6720
3	MARK McMAHON	McMAHON MASONRY REST	216 778 9666
4	BOB CLARK	R.W. CLARK CO., INC.	216 432 3155
5	Doug Kauffman	Seaway Scaffold	419-572-0412
6	STEVE FUCHS	S.M. FOX CONST INC	440-323-5776
7	ANDREW CURRIE	R.W. CURRIE CO., INC.	216-432-3195
8	Jeff Baumann	City of Oberlin	440 775 7267
9	REX HAGERLING	MOODY NOLA	614-461-4664
10	Kevin Crosby	Sibley Inc.	440-324-0022
11	Ralph Hill	R.L. Hill Management Inc	440 439-0490/6522
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