

CITY OF OBERLIN, OHIO

ORDINANCE No. 13-28 AC CMS

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH DESIGN-BUILD SOLUTIONS, INC. OF CLEVELAND, OHIO, THROUGH THE STATE OFFICE OF PROCUREMENT SERVICES FOR A ROOF REPLACEMENT PROJECT FOR OBERLIN MUNICIPAL LIGHT AND POWER SYSTEM 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 pursuant to Ohio Revised Code Section 125.04 and City of Oberlin Resolution No. R88-7, the City Manager is hereby authorized and directed to enter into a contract with Design-Build Solutions, Inc. of Cleveland, Ohio, through the Department of Administrative Services Cooperative Purchasing Program for a roof replacement project for Oberlin Municipal Light and Power System for a price of \$59,920.00


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 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 authorize roof replacement project for power plant at the earliest date allowed by law in order to assure timely construction prior to the summer peaking season" and shall take effect immediately upon passage.

PASSED: 1st Reading – April 15, 2013
2nd Reading – May 6, 2013 (E)
3rd Reading –

ATTEST:


BELINDA B. ANDERSON, CMC
CLERK OF COUNCIL


RONNIE J. RIMBERT
PRESIDENT OF COUNCIL

POSTED: 05/07/2013

EFFECTIVE DATE: 05/06/2013



Design-Build Solutions, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

Oberlin Municipal Light and Power System
City of Oberlin
332 S. Main Street
Oberlin, OH 44074

Proposal Date: 04/29/2013
Proposal #: 90-OH-130007

Purchase Request / Delivery Order Language:
The Garland Company, Inc. (dba) Design-Build Solutions, Inc * OSTs #800114

THE FOLLOWING PROPOSAL (S) ARE SUBMITTED IN ACCORDANCE TO THE ACCOMPANYING PROJECT DOCUMENTS INCLUDING BUT NOT LIMITED TO; DETAILS AND DRAWINGS, PROJECT MANUAL AND SYSTEM SPECIFICATIONS, SCOPE OF WORK.

Scope of Work (Area 4)

1. Install all safety to satisfy OSHA's requirements.
2. Completely remove and dispose of the existing roof system down to the deck.
3. Remove the wood structure and three gravity vents and install new decking as required.
4. Inspect the roof deck for any deterioration. Any deteriorated decking will be repaired or replaced at a per square foot price at an additional cost.
5. Install one (1) 30" x 30" curb and secure a sheet metal cap over the curb.
6. Install one layer of 1.5" polyisocyanurate and one layer of 2" polyisocyanurate to the deck using fasteners and plates. Stagger the insulation joints.
7. Install eight foot sumps at all drains using 1/4" tapered insulation.
8. Install a third internal roof drain and install the appropriate plumbing
9. Install new OMG retrofit drains at each existing drain location
10. Install a surface mounted counterflashing around the large circular penetration.
11. Install a mechanically attached 60 mil white TPO roof system as per manufacturer specifications.
12. All roof penetrations and wall flashings will be flashed with the new TPO material as recommended by the manufacturer.
13. Remove and dispose of the existing metal coping cap. Install a new metal coping cap that meet NRCA standards and is fastened into the backside of the roof. The coping should also slant towards the roof to drain water.
14. New shop fabricated pre-painted 24 gauge counter-flashings will be installed at the metal siding and shingled areas.



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- 15. Install walk pads around the hatch and below the ladder.
- 16. This entire roof assembly would carry a manufacturer's 15 year warranty.
- 17. Building owner is to provide dumpsters and dispose of all trash for the project.

Additional pricing

Deck Replacement- \$7.15 per Sq. Ft.

Line Item Pricing Breakdown (Area 4)

Item #	Item Description	Unit Price	Quantity	Extended Price
1.22	TEAR-OFF & DISPOSE OF DEBRIS Single-Ply W/ 2" of Insulation -	\$3.46	3,744 Sq. Ft.	\$12,954.24
21.21	Single-Ply Roof Repair / Replacement - TPO- 500 Sq.Ft. Minimum	\$9.75	3,744 Sq. Ft.	\$36,504.00
Total	Per Installation Line Item Pricing			\$49,458.24
20.52	MULTIPLIER - ROOF SIZE IS GREATER THAN 3K SQ. FT. LESS THAN 7K SQ. FT. Multiplier Applied when Roof Size is Less than 7,000 Sq.Ft., but Greater than 3,000 Sq.Ft. Fixed Costs: Equipment, Mobilization, Demobilization, Disposal, & Set-Up Labor are Still Not Completely Absorbed Across Roof Area			1.5
OH	MULTIPLIER OH – State Labor Multiplier			0.98
Total	Installation Pricing After Multipliers			\$72,703.61

Total Pricing per Line Item Schedule: \$72,703.61
 Less 1% OSTs Discount: \$ 727.03
Total OSTs Schedule Price: \$71,976.58

A one-time site-specific discount has been given based upon the DBS bid received and the site specific market conditions relating to the work of \$14,966.58

Total Proposed Cost to Complete the Project: \$57,010.00

Note:

Building owner is to provide dumpsters and dispose of all trash for the project



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All work to be completed within 60 days from notice to proceed in the form of a signed purchase order referencing the Ohio State Term Schedule #800114. If you have any questions or concerns, please call me at (216) 430-3634

Accepted by:

Signature:

Steven Dupree

Printed Name:

Steven Dupree

Title:

Electric Director

Pricing is valid for sixty days (60) from the date of this proposal.

Communication relating to this proposal may be directed to:

PO # E-3274

Steve Rojek
 3800 E 91st Street
 Cleveland, OH 44105
 216-430-3634
 216-833-2055
srojek@garlandind.com

END OF PROPOSAL