

**ORDINANCE NO. 07-26 AC CMS**

**AN ORDINANCE AUTHORIZING A CHANGE ORDER TO THE CONTRACT  
WITH WILLIAMS BROTHERS BUILDERS, INC., OF ELYRIA,  
OHIO, FOR ADDITIONAL WORK FOR THE 69 SOUTH MAIN STREET BUILDING  
IMPROVEMENT PROJECT 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 City Manager is hereby authorized and directed to authorize additional work pursuant to the contract with Williams Brothers Builders, Inc., of Elyria, Ohio, for the 69 South Main Street Building Improvement Project in the amount of \$1,978.60, in accordance with the change order attached hereto and incorporated herein by reference.

**SECTION 2.** It is hereby found and determined that all formal actions of this Council concerning or related 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.

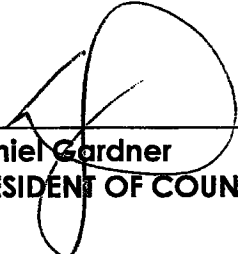
**SECTION 3.** That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, safety, and welfare of the citizens of Oberlin, Ohio or to provide for the usual daily operation of a municipal department, to wit:

"to immediately authorize necessary additional work which was discovered during the course of an ongoing construction project", and shall take effect immediately upon passage.

**PASSED:** 1<sup>st</sup> Reading – February 20, 2007 (E)  
2<sup>nd</sup> Reading –  
3<sup>rd</sup> Reading –

**ATTEST:**

  
\_\_\_\_\_  
Sheri Haury  
INTERIM CLERK OF COUNCIL

  
\_\_\_\_\_  
Daniel Gardner  
PRESIDENT OF COUNCIL

**POSTED:** February 21, 2007

**EFFECTIVE DATE:** February 21, 2007

s:/ORD07-26.ChangeOrder.ElevatorProject

# City of Oberlin

85 South Main St. Oberlin, OH 44074

## Public Works Department

February 14, 2007

TO: Gary Boyle, Interim City Manager  
FROM: Jeff Baumann, Public Works Director  
RE: Elevator Change Order



Please see the attached memo with regard to CDBG funding status. In a nutshell, funding has been restored.

As you are aware, preparations for the installation of the elevator and associated renovations at 69 South Main St. are proceeding rapidly. The elevator shaft is substantially complete on the 1<sup>st</sup> and 3<sup>rd</sup> floors. Building Official Ron Schnurr's office is done and he's moved back in. Your office, the reception area, the new file room and the work downstairs in the Recreation Office should be done by the end of this week or early next week. Planning staff and Recreation staff will move back out of the Conference Room so that Engineering staff can be temporarily re-located there. Once engineering staff has been moved, Williams Brothers Builders will cut through the 2<sup>nd</sup> floor to complete the shaft installation and the reconfiguration of the engineering offices. Elevator delivery and installation is, however, still some time out with a projected date in the first two weeks of April and no later than April 15<sup>th</sup>. All of the other work is expected be finished well before then.

In the course of construction, Williams Brothers Builders and staff have identified numerous, mostly minor changes. These are listed individually in the letter attached from Jon Traut. The most significant change is the addition of masonry walls on two sides of the first floor shaft. This is necessary for structural support of the concrete 2<sup>nd</sup> floor. There are also electrical additions required in some of the offices to ensure adequate lighting, outlets and data routing. These changes are substantially, if not entirely offset, by various credits and deducts, in the City's favor. All of these changes, both additions and deletions, have been reviewed by the architect and by staff.

I recommend amendment of Ordinance 06-104 to provide for the additional sum of \$1,978.60 for our contract with Williams Brothers Builders, Inc. of Elyria, OH. This would increase the total contract amount to \$196,216.35. I'd ask that City Council consider this ordinance for emergency passage so as to not negatively impact the progress of construction.

Finally, I'd like to thank all of the employees of 69 South Main for their perseverance during construction. Particularly, I'd like to thank Dawn Ferritto for coordinating the sequence of construction (and temporary relocations) as well as the scope of work on a daily basis. I'd also like to thank Mike Ives and his staff, Chuck Kolhoff, Brian Sittinger and Gary Mann for their continuing assistance in relocating staff (and all the furnishings). This has made a huge difference in the relative level of inconvenience not just for staff but also for Williams Brothers.

# City of Oberlin

85 South Main St. Oberlin, OH 44074

Public Works Department

February 14, 2007

TO: Gary Boyle, Interim City Manager  
FROM: Jeff Baumann, Public Works Director  
RE: Elevator Funding Status



I'm pleased to confirm that our discussions with the Lorain County Community Development Department and with the Ohio Department of Development, Office of Housing and Community Partnerships have resulted in restoration of the City's FY2005/2006 CDBG funding for the elevator project in the amount of \$50,000.

In a nutshell, when the County agreed to provide two years' worth of funding in one year, they committed that money to the FY2005 funding cycle with a completion date of December 31, 2006. However, we weren't informed of this until July, 2006. We assumed, incorrectly, that funding would be available during the entire grant cycle (till December 31, 2007).

ODOD/OHCP staff have discussed these circumstances as well as project status with Ron Twining, the County's Community Development Director. ODOD/OHCP has agreed that they will grant a 6-month extension request to be prepared by the County. I've indicated to Mr. Twining that if we can help in any way, we'd be happy to. Mr. Twining has written that "once the State has approved in writing our extension request, we will have (County Administrator) Mr. Cordes officially notify (the) Oberlin City Manager".

In the meantime, both Mr. Twining and the State have indicated that we should continue to work on the project.



**WILLIAMS  
BROTHERS  
BUILDERS INC.**

February 13, 2007

Mr. Jeff Bauman  
Public Works Director  
City of Oberlin  
85 S Main Street  
Oberlin, OH 44074

RE: 69 S Main Street, Elevator and Renovations

Dear Mr. Bauman,

Please review the following items that have been requested.

1. Patch ceiling in building inspector's office in lieu of laminating with new drywall. Deduct (\$260.00).
2. Reduce new window sills by 43 ln ft @ \$32.00 per ln ft Deduct (\$3,192.00).
3. Repair existing duct penetrations in engineer's office. Add \$50.00.
4. Reduce interior wall quantity by 25 ln ft @ \$32.86 per ln ft. Deduct (\$821.50).
5. Decrease exterior wall insulation and laminating with new drywall from 35 ln ft. Included in contract to 21 ln ft @ \$39.85 per ln ft. (reduction of 14 ln ft). Deduct (\$557.90).
6. Prep and paint corridor ceiling. Add \$135.00.
7. Add masonry wall @ elevator shaft from pit level to 2<sup>nd</sup> floor as required for bearing. Add \$2,860.00.
8. Per code review and fire dampers at elevator equipment room duct penetrations. (2 required). Add \$197.00.
9. Supply only carpet in Connie's office. (deduct \$120.00)

686 Sugar Lane • Elyria, Ohio 44035  
Phone (440) 365-3261 • Fax (440) 365-5674

[www.williamsbrothersbuilders.com](http://www.williamsbrothersbuilders.com)

10. Re-work duct work to file room and drafting.  
Add. \$367.00
11. Credit for existing 32 cell parabolic light fixtures to be reused, and add 4 ea 32 cell parabolic light fixtures, and revise existing layout for quality lighting. Deduct (\$657.00).
12. Per Electrical Engineer reduce wire size from 4/0 to 3/0. Deduct (\$305.00).
13. Add receptacles, data, switches, and wiring as directed in Planning Office. Add \$1,525.00.
14. Add receptacles and data stubs in drafting.  
Add \$674.00.
15. Add one light at first floor level of stairway.  
Add \$175.00.
16. Add receptacles, data stubs, and floor box in Wendie's office. Add \$1,284.00.
17. Establish master key system for remodeled area including two new cylinders in aluminum entry doors. Include 2 ea keys for all locksets and 4 ea master keys. Add \$475.00.
18. Make safe wiring in basement, water is causing a short circuiting. Add \$150.00.

The net change for all items listed is Add. \$1,978.60.  
Please advise as to how we are to proceed.

Thank you,



Jonathan R. Traut  
Vice President

JRT/dlf