

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 005

By: Mayor Perciak and All Members of Council

AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ISSUE AND APPROVE CHANGE ORDER NO. 17 FOR AN INCREASE IN THE CONTRACT PRICE, IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT BETWEEN THE CITY OF STRONGSVILLE AND GILBANE BUILDING COMPANY IN CONNECTION WITH THE STRONGSVILLE TOWN CENTER PROJECT, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ordinance No. 2023-106, Council authorized the Mayor to enter into a contract with Gilbane Building Company, in connection with the Strongsville Town Center Project, in the City of Strongsville, (the "Project"), in an amount not to exceed \$8,901,779.00; and

WHEREAS, by and through Ordinance Nos. 2023-137, 2023-158, 2024-011, 2024-027, 2024-043, 2024-079, 2024-098, 2024-117 and 2024-146, the City's authorized Owner's Representative for this Project, RFC Contracting, Inc. recommended, and the City Engineer determined it would be in the best interests of the City to approve Change Order Nos. 1 through 16, to include as part of the Project various additional work required for the Project to continue, as well as an extension of the contract completion date, all in the net total amount of \$737,303.00.00, for an increase in the total Project cost to \$9,639,082.00; and

WHEREAS, at this time, the City's authorized Owner's Representative has now recommended, and the City Engineer has determined, it would be in the best interests of the City to include further changes in the work performed or to be performed on the Project by Gilbane Building Company, generally being additional staffing required by Gilbane as a result of approved schedule extensions and general conditions, all as more fully set forth in Change Order No. 17, attached hereto as Exhibit A, and incorporated herein as if fully rewritten, in the increased amount of \$110,000.00, for a new total Project cost of \$9,749,082.00.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That the Mayor be and is hereby authorized and directed to issue and approve Change Order No. 17 to the contract in the total amount of \$110,000.00, as recommended by the City's Owner's Representative and City Engineer, and reflected on Exhibit A; and after the issuance and approval of said Change Order No. 17 and compliance with the terms and conditions of the contract, to direct the Director of Finance to make payment to **GILBANE BUILDING COMPANY** in the additional amount of \$110,000.00, thereby increasing the total Project cost to \$9,749,082.00.

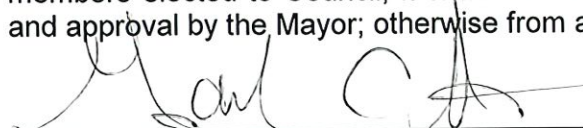
Section 2. That the funds necessary for this Ordinance have been appropriated and shall be paid from the Town Center Fund.

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2025 - 005
Page 2

such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to provide for changes in the work in order to properly complete the Project, and to facilitate payment to the contractor for changes in the work, to avoid potential legal problems, and conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.



 President of Council

Approved: 

 Mayor

Date Passed: January 6, 2025

Date Approved: Jan. 7, 2025


	<u>Yea</u>	<u>Nay</u>
Carbone	<input checked="" type="checkbox"/>	_____
Clark	<input checked="" type="checkbox"/>	_____
Kaminski	<input checked="" type="checkbox"/>	_____
Kosek	<input checked="" type="checkbox"/>	_____
Roff	<input checked="" type="checkbox"/>	_____
Short	<input checked="" type="checkbox"/>	_____
Spring	<input checked="" type="checkbox"/>	_____

Attest: 

 Acting Clerk of Council

Ord. No. 2025-005 Amended: _____
 1st Rdg. 01/06/25 Ref: _____
 2nd Rdg. Suspend Ref: _____
 3rd Rdg. Suspend Ref: _____

Public Hrg. _____ Ref: _____
 Adopted: 01/06/25 Defeated: _____

CERTIFICATE OF POSTING
 I, Clerk of Council of the City of Strongsville, Ohio, do hereby certify that Ordinance/Resolution No. 2025-005 was duly posted on 01/10/2025 and remained posted for a period of fifteen days thereafter, in not less than five of the most public places in the City as determined by the Council of said City.


 Clerk of Council
 Dated: January 10, 2025



AIA Document G701® – 2017

Change Order

PROJECT: (Name and address)
Strongsville Town Center
18100 Royalton Road
Strongsville, OH 44136

CONTRACT INFORMATION:
Contract For: General Construction
Date: 07/26/2023

CHANGE ORDER INFORMATION:
Change Order Number: 017
Date: December 13, 2024

OWNER: (Name and address)
City of Strongsville
16099 Foltz Parkway
Strongsville, OH 44149

ARCHITECT: (Name and address)
Brandstetter Carroll, Inc.
1220 West Sixth Street, Suite 300
Cleveland, OH 44113

CONTRACTOR: (Name and address)
Gilbane Building Company
950 Main Avenue, Suite 1410
Cleveland, OH 44113

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

COR 43: Additions to Gilbane staffing and general conditions - add \$110,000.00

The original Contract Sum was	\$ 8,901,779.00
The net change by previously authorized Change Orders	\$ 737,303.00
The Contract Sum prior to this Change Order was	\$ 9,639,082.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 110,000.00
The new Contract Sum including this Change Order will be	\$ 9,749,082.00

The Contract Time will be unchanged by zero (0) days.
The new date of Substantial Completion will be 09/20/2024

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Brandstetter Carroll, Inc.
 ARCHITECT (Firm name) ^
 SIGNATURE *Nancy Nozik*
 Nancy Nozik, Vice President
 PRINTED NAME AND TITLE
 DATE 12-13-2024

CONTRACTOR (Firm name) signed by Dan Focht
 SIGNATURE
 PRINTED NAME AND TITLE
 DATE 12-13-2024

City of Strongsville
 OWNER (Firm name)
 SIGNATURE *Thomas B. Berrier*
 PRINTED NAME AND TITLE
 DATE Jan 7, 2025