

ORDINANCE NO. 99-14 AC CMS

AN ORDINANCE AMENDING ORDINANCE NO. 97-77 AC CMS WHICH AUTHORIZED THE CITY MANAGER TO ENTER INTO A CONTRACT WITH BAKER AND ASSOCIATES OF CORAPOLIS, PENNSYLVANIA, FOR PLANNING SERVICES FOR A MAINTENANCE AND POWER FACILITY COMPLEX TO AUTHORIZE ADDITIONAL PAYMENT FOR ADDITIONAL WORK TO BE PERFORMED

BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio, a majority of all members elected thereto concurring:

SECTION 1. That Section 1 of Ordinance No. 97-77 AC CMS, which authorized the City Manager to enter into a contract with Baker and Associates of Corapolis, Pennsylvania, for planning services for a maintenance and power facility complex for the City of Oberlin, is hereby amended to reflect a not-to-exceed figure of \$57,511 to authorize additional payment for additional work to be performed.

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 shall take effect at the earliest date allowed by law.

PASSED: 1st Reading - February 16, 1999
2nd Reading - March 1, 1999
3rd Reading - March 15, 1999 (E)

ATTEST:


CLERK OF COUNCIL


CHAIR OF COUNCIL

POSTED: 3/16/99

EFFECTIVE DATE: 3/16/99

Baker

Fax Transmittal Letter

Baker GeoResearch

Airport Office Park, Building 3
420 Rouser Road
Coraopolis, PA 15108

Planning & Landscape Architecture

412/269-6284

Baker GeoResearch Receiving Fax Number: 412/269-6259

Date:

2-8-99

To: (Company)

CITY OF OBERLIN

(Attention)

ROB DI SPIRITO

Receiving Telecopier No:

440 775 7203

From:

LOU MASLYK

TOTAL NUMBER OF PAGES 7 (INCLUDING THIS TRANSMITTAL PAGE)

Contract: CITY OF OBERLIN

Project No.:

Subject:

Revised Scope of Work + Fee
Proposal.

Hi, Rob

I made the revisions per our recent
phone conversation.

Lou Council 3RD + E
on 3/15/99

Approved.
3/16/99

RGD

IF YOU DO NOT RECEIVE THE NUMBER OF PAGES INDICATED, PLEASE CONTACT OUR OFFICE AT 412/269-6284 AS SOON AS POSSIBLE.

2.0 Data Collection, Site Surveys and Interviews

The initial work will consist of gathering the necessary data and information about the proposed lumber yard site and to further investigate the operations and functions of the Electric Plant mission in serving City residents.

2.1 Inventory and Analysis

2.1.1 Proposed Land Acquisition

Inventory of adjacent privately-owned parcel of land currently being negotiated for purchase by the City to expand the Maintenance/Electric Plant Complex. The property is a former location of a hardware store and lumber yard. The site is currently zoned as Industrial land use. Evaluate/analyze the impact of the land acquisition on the existing site and the adjacent land uses.

2.2 Base Map & Facility Floor Plan Preparation

Amend the current base map utilized by Baker for Phase I to include the adjacent property from which to properly revise the site and facility analysis.

2.3 Electric Plant Facility Requirements

Review existing Electric Plant buildings. Create a generalized break down of use areas by square footage. Evaluate/analyze buildings by location and function. Generally evaluate/analyze individual buildings considering specific use and functional areas.

Meet with Electric Plant officials to obtain future facility requirements. Translate future requirements into functional layouts.

4.0 Concept Plan & Report (90%)

Preparation of a Concept-level Site Master Plan in a plan graphic and narrative report that will include possible future development scenarios the City Maintenance Department and Electric Plant. The planning horizon for this effort will consider both the short-term (5 to 7 years) and long-term (10 to 20 years) potential future scenarios; or what can realistically be expected to occur with regard to funding, financing, constraints, opportunities and other factors related to plan implementation, as provided to Baker by the City of Oberlin.

The plan will consider the existing yard area, that include the recent land acquisitions. The plan will include optimum functional relationships, storage requirements, building requirements, and yard operation. The plan will include proposed building footprints with calculated needed square footage, based off of the needs assessment and proposed square yardage required for optimal yard activity areas.

Another key assumption is that Baker will develop the proposed facility requirements based on a Joint Service Center Concept, where like functions of the Street Maintenance Department and the Electric Plant would be consolidated where possible.

A generalized cost estimate will be prepared based on order-of-magnitude square foot quantities based on current Means cost data.

No additional work will be required for the Street Maintenance facility requirements, as these were developed in the first phase of work. They will just be integrated into the new plan.

It will also consider adjacent land uses and will propose recommendations to diminish the impact of the site's operations. Various means of landscaping and buffering options will be part of the plan graphic component, should it be required to alleviate potential adverse aesthetic impacts from the potential expansion of the City-owned site.

The report will consider the impact of any recommendations developed in the Plan on the Current City Master Plan and Zoning. The report will also discuss and identify the various requirements, regulations, etc. that may have to be met by the City to either expand the current site or relocate to another location.

5.0 Presentation to City Officials (95%)

Baker will conduct a presentation with appropriate visual aids to City officials, as required. The purpose of the presentation will be to achieve consensus on the intent, direction and proposed end-result of providing for the future need of the City Maintenance Department and Electric Plant.

6.0 Final Site Master Plan & Report (100%)

Applicable comments and revisions provided by the City parties will be integrated into the Final Site Master Plan and Report and will serve as the final or 100% submittal to the City.

AE COST PROPOSAL
MICHAEL BAKER JR, INC.
CITY MAINTENANCE & STREET FACILITY & ELECTRIC PLANT SITEWIDE MASTER PLAN
PHASE II PLANNING SERVICES
CITY OF OBERLIN, OHIO
2/8/99 (Revised)

DISCIPLINE	HOURS	RATE	COST
PROJECT MGR	5	\$ 121.10	\$ 605.50
SR PLANNER/LANDSCP ARCH.	26	\$ 66.40	\$ 1,728.40
PLANNER/LANDSCP ARCH.	124	\$ 48.90	\$ 6,063.60
ENVIRONMENTAL SPECIALIST	0	\$ 70.05	\$ -
ARCHITECT	96	\$ 62.10	\$ 5,961.60
WORD PROCESSOR	42	\$ 35.45	\$ 1,488.90
CADD EXPERT	38	\$ 43.90	\$ 1,668.20
TOTAL HOURS	331		
SUBTOTAL LABOR			\$ 17,514.20
SUBTOTAL ODCs			\$ 1,239.08
TOTAL FEE PROPOSAL			\$ 18,753.28

A/E COST PROPOSAL
MICHAEL BAKER JR, INC.
CITY MAINTENANCE & STREET FACILITY & ELECTRIC PLANT SITEWIDE MASTER PLAN
PHASE II PLANNING SERVICES
CITY OF OBERLIN, OHIO
2/8/99 (Revised)

OTHER DIRECT COSTS

ITEM	UNIT COST	UNIT	AMOUNT	COST
MILEAGE	\$ 0.325	EACH	1000	\$ 325.00
PC TIME	\$ 14.05	HOUR	40	\$ 562.00
COLOR COPIES	\$ 1.50	EACH	50	\$ 75.00
PLOTS (Black & White Paper)	\$ 2.85	EACH	20	\$ 57.00
COLOR PLOTS	\$ 8.78	EACH	8	\$ 70.08
B&W COPIES	\$ 0.10	EACH	1500	\$ 150.00
SUBTOTAL OTHER DIRECT COSTS				\$ 1,239.08

A/E COST PROPOSAL
MICHAEL BAKER JR, INC.
CITY MAINTENANCE & STREET FACILITY & ELECTRIC PLANT SITEWIDE MASTER PLAN
PHASE II PLANNING SERVICES
CITY OF OBERLIN, OHIO
2/8/99 (Revised)
BACKUP DETAIL

TASKS	TOTAL HOURS	PROJ. MGR	SR PLAN LARCH	PLANNER/ LA	ENV. SPEC.	ARCHTCT	WORD PROCESS	CADD EXPT
DATA COLLECTION/SITE SURVEY	19	1	2	8	0	8	0	0
FACILITY REQUIREMENTS INTERVIEWS (electric plant only)	19	1	2	8	0	8	0	0
REVISE BASE MAPPING	24	0	0	8	0	0	0	16
FUNCTIONAL FLOORPLAN LAYOUTS (electric plant)	50	0	2	8	0	40	0	0
CONCEPT ANALYSIS REPORT & FUNCTIONAL SITE LAYOUT	117	1	8	60	0	16	16	16
PRESENTATION OF FINDINGS	45	1	8	8	0	8	16	4
FINAL PLAN & REPORT (100% SUBMITTAL)	57	1	4	24	0	16	10	2
TOTAL	331	5	26	124	0	96	42	38

FROM

2-28-1999 0:01AM

ORDINANCE NO. 99-14 AC CMS

AN ORDINANCE AMENDING ORDINANCE NO. 97-77 AC CMS WHICH AUTHORIZED THE CITY MANAGER TO ENTER INTO A CONTRACT WITH BAKER AND ASSOCIATES OF CORAPOLIS, PENNSYLVANIA, FOR PLANNING SERVICES FOR A MAINTENANCE AND POWER FACILITY COMPLEX TO AUTHORIZE ADDITIONAL PAYMENT FOR ADDITIONAL WORK TO BE PERFORMED

BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio, a majority of all members elected thereto concurring:

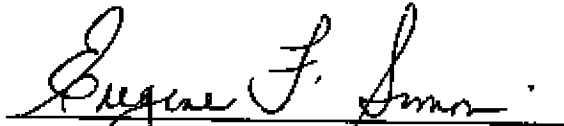
SECTION 1. That Section 1 of Ordinance No. 97-77 AC CMS, which authorized the City Manager to enter into a contract with Baker and Associates of Corapolis, Pennsylvania, for planning services for a maintenance and power facility complex for the City of Oberlin, is hereby amended to reflect a not-to-exceed figure of \$57,511 to authorize additional payment for additional work to be performed.

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 shall take effect at the earliest date allowed by law.

PASSED: 1st Reading - February 16, 1999
2nd Reading - March 1, 1999
3rd Reading - March 15, 1999 (E)

ATTEST:


CLERK OF COUNCIL


CHAIR OF COUNCIL

POSTED: 3/16/99

EFFECTIVE DATE: 3/16/99

ORDINANCE NO. 97-77 AC CMS

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH BAKER AND ASSOCIATES OF CORAOPOLIS, PENNSYLVANIA, FOR PLANNING SERVICES FOR A MAINTENANCE AND POWER FACILITY COMPLEX

BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio, a majority of all members elected thereto concurring:

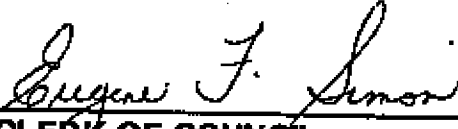
SECTION 1. That the City Manager is hereby authorized and directed to enter into a contract with Baker and Associates of Coraopolis, Pennsylvania, for planning services for a maintenance and power facility complex for the City of Oberlin in accordance with their proposal of June 24, 1997, and in an amount not to exceed \$38,757.66.

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 shall take effect at the earliest date allowed by law.

PASSED: 1st Reading - July 7, 1997
2nd Reading - July 14, 1997
3rd Reading - August 4, 1997 (E)

ATTEST:


CLERK OF COUNCIL


CHAIR OF COUNCIL

POSTED: August 5, 1997

EFFECTIVE DATE: August 5, 1997