

ORDINANCE NO. 05-57 AC CMS

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH QUALITY CONTROL INSPECTION, INC. (QCI) OF BEDFORD, OHIO, FOR PROFESSIONAL CONSTRUCTION INSPECTION SERVICES FOR THE PROPOSED WAL-MART DEVELOPMENT PROJECT FOR THE CITY OF OBERLIN, OHIO, 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 contract with Quality Control Inspections, Inc. (QCI), of Bedford, Ohio, for professional construction inspection services for the City of Oberlin, Ohio, as previously approved by Ordinance No. 02-80 AC CMS, is hereby amended to authorize additional payment for additional services, in accordance with Section 2 set forth hereinafter.

SECTION 2. That the project for which said services shall be utilized, and the maximum fee to be charged, is as follows:

<u>PROJECT</u>	<u>TOTAL COST</u>	<u>PROPOSED INSPECTION ALLOCATION</u>
Proposed Wal-Mart Development Project	Total:	\$31,305.28

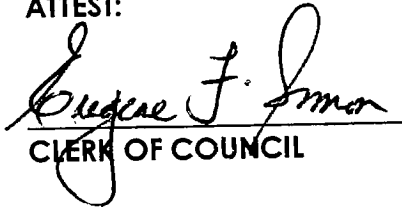
SECTION 3. It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

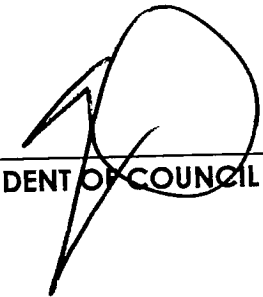
SECTION 4. That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the citizens of the City of Oberlin, Ohio, or to provide for the usual daily operation of a municipal department, to wit:

"to authorize additional inspection and testing services as soon as possible in order to ensure quality performance of an imminent City street improvement project", and shall take effect immediately upon passage.

PASSED: 1st Reading – August 22, 2005 (E)
 2nd Reading –
 3rd Reading –

ATTEST:


CLERK OF COUNCIL


PRESIDENT OF COUNCIL

POSTED: August 23, 2005

EFFECTIVE DATE: August 23, 2005

a:/ORD05-57.QCI.Walmart

City of Oberlin

85 South Main St. Oberlin, OH 44074

Public Works Department

August 17, 2005

TO: Rob DiSpirito, City Manager

FROM: Jeff Baumann, Public Works Director 

RE: Amendment to QCI Inspection Services Contract

The Public Works Department proposes to use Quality Control Inspection, Inc. to provide on-site inspection services during the construction of public improvements in association with the proposed Walmart development. These improvements include water and sanitary sewer mains and the access road. QCI has reviewed the improvement plans and has provided the attached 'Resource and Utilization Table' indicating an estimated inspection services fee of \$31,305.28.

Inspection services will be paid from the Developer's deposit in accordance with the requirements of the Planning and Zoning Code and the Development Construction Agreement. Based on the estimated cost of the public improvements, the Developer will be required to make a deposit of \$40,771.50 for inspection services. Clearly this is more than enough to pay for QCI services. There are clauses in the Development Construction Agreement which provide for additional deposits in excess of \$40,771.50 if required and for a final accounting and refund to the Developer of any excess funds not required for inspection services.

This is an amendment to the existing contract that the City has with QCI for similar inspection services. The original contract was awarded as Ordinance 02-53 and subsequently amended (02-80, 03-42, 03-73, 04-40, 05-23, 05-30, 05-49) to include inspection services for additional construction projects.

QCI has previously provided inspection services for two residential subdivisions (Oberlin Reserve Phase II and Clarkwood III). QCI also provides resident inspection services for commercial developments and is currently the inspection services firm for a Walmart development in the City of Chardon.

Inspection starts with the pre-construction meeting. The QCI inspector (or inspectors) is on-site at all times that the Developer's contractor is working. In addition to ensuring high quality work, the inspector co-ordinates interpretation of construction drawings and specifications with the job foreman, the Developer's engineer and City staff. The inspector tracks quantities of materials installed and/or stored on-site; this helps to ensure accurate accounting of costs. We're confident that third-party inspection services will help to ensure that high quality infrastructure, in accordance with the approved plans and specifications, will be dedicated to the City when that time comes.

I'd recommend passage on emergency to allow for inspection services to begin as soon as the development is ready to proceed. If there are any questions, please let me know.

City of Oberlin
Resource and Utilization Table
Oberlin WalMart

Oberlin Walmart																																				
Weeks per Month	Month 1					Month 2					Month 3																				Hour Sub-Totals					
	CA	RPR	RPR	RPR		CA	RPR	RPR	RPR		CA	RPR	RPR	RPR		CA	RPR	RPR	RPR		CA	RPR	RPR	RPR		CA	RPR	RPR	RPR		CA	RPR	RPR	RPR		
Wk. 1	4	40				2	40	40			2	40																			8	120	40	0	0	
Wk. 2	2	40				2	40	40			2	40																			6	120	40	0	0	
Wk. 3	2	40				2	40	40			2	40																			6	120	40	0	0	
Wk. 4	2	40				2	40	40			4	40																			8	120	40	0	0	
Wk. 5																																0	0	0	0	0
Total	10	160	0	0	0	8	160	160	0	0	10	160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	480	160	0	0	

Weeks per Month																					Hour Sub-Totals				
	CA	RPR	RPR	RPR		CA	RPR	RPR	RPR		CA	RPR	RPR	RPR		CA	RPR	RPR	RPR		CA	RPR	RPR	RPR	
Wk. 1																					0	0	0	0	0
Wk. 2																					0	0	0	0	0
Wk. 3																					0	0	0	0	0
Wk. 4																					0	0	0	0	0
Wk. 5																					0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Hour Totals				
CA	RPR	RPR	RPR	
8	120	40	0	0
6	120	40	0	0
6	120	40	0	0
8	120	40	0	0
0	0	0	0	0
28	480	160	0	0

Task	Hrs.	Rate	Total
CA	28	\$61.36	\$1,718.08
RPR1	480	\$40.20	\$19,296.00
RPR2	160	\$40.20	\$6,432.00
RPR3	0	\$40.20	\$0.00
	0		\$0.00
Total			\$27,446.08

O.T.	Rate	Total
48	\$60.30	\$2,894.40
16	\$60.30	\$964.80
0	\$60.30	\$0.00
0	\$0.00	\$0.00

Total		\$31,305.28
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Prepared by:
QCI, Inc.
40 Tarbell Avenue
Bedford, OH 44146
RB
73005

CLERK OF COUNCIL OFFICE

Oberlin, Ohio

Please provide to this office, after signatures, an original copy for the Clerk's files of the following checked item(s):

- 1. AGREEMENT ☐
- 2. CONTRACT ☐
- 3. CHANGE ORDER ☐
- 4. DEED ☐
- 5. GRANT ☐
- 6. BACK-UP MATERIALS ☐
- 7. OTHER ☒

Jeff

anything else to file w/this?

<u>ORD.NO.</u>	<u>DESCRIPTION</u>	<u>DEPARTMENT</u>	<u>SENT/RCVD</u>
			<u>Date</u> <u>Date</u>

05-57	GCI/Wal-Mart	PW	8/23 8/26/05
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**Quality Control Inspection, Inc.**

40 Tarbell Avenue, Bedford, Ohio 44146

Telephone 440 359-1900 Fax 440 359-1935

Engineering support services. Quality on the job.

August 1, 2005

VIA FACSIMILE AND REGULAR US MAIL

Mr. Jeffery Baumann
Public Works Director
City of Oberlin
85 South Main Street
Oberlin, OH 44074

Re: Fee Proposal for Project Representation Services for the
Walmart Project

Dear Mr. Baumann:

Transmitted herewith, please find Quality Control Inspection, Inc.'s (QCI) Resource Utilization Table for the proposed cost for contract administration and project representation services during construction of the sanitary sewer, storm sewer, and watermain within the easement areas on the above referenced project.

Without the benefit of an actual job schedule, the time frame for the table is based on the estimated time of 90 calendar days to complete the amount of work indicated on the project plans. Noting this, QCI has prepared its proposal by way of anticipating full-time project representation during the time of construction and the rates conforming to the QCI, previously submitted, Scope of Service Agreement (professional services) for 2004-2006. While we have prepared this cost proposal using the aforementioned information, work performed beyond the contract time of completion, excessive overtime and/or multiple project representatives may require a possible adjustment to our fee proposal.

Additionally, the Resource and Utilization Table is intended to serve as a not-to-exceed (NTE) estimate based on the current information and project scope available as of this date. Significant changes to the scope of work, excessive overtime or contract time extensions may cause an increase to the NTE estimate. QCI will monitor its NTE estimate and provide the City with periodic updates. QCI will only charge for the actual services and rates engaged in the work and as per the terms of our contract.

Thank you for allowing QCI this opportunity to participate in your request for proposal. Should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald Baker
Contract Administrator

RRB/ds

Enclosure

C: Mike Roseto, Quality Control Inspection, Inc.
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Cleveland • Columbus • Cincinnati • Dayton • Detroit • Toledo