

Cuyahoga Falls City Council
Minutes of the Public & Industrial Improvements Committee

July 18, 2016

Members: Jeff Iula, Chair
Adam Miller
Mary Nichols-Rhodes

Mr. Iula called the meeting to order at 7:08 p.m. All members were present.

The minutes from the July 5, 2016 meeting were approved as written.

Legislation Discussed:

Temp. Ord. A-59

Discussion:

Temp. Ord. A-59

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the design and engineering of the Downtown Circulation Project relative to the reconstruction of the downtown pedestrian mall and adjacent streets, and declaring an emergency.

Mr. Iula moved to substitute Temp. Ord. A-59 with Sub. Temp. Ord. A-59 (dated 7-18-16), second by Mr. Miller. Motion passed (3-0).

Mr. Iula stated that, with the substituted ordinance, they received a new budget sheet. He asked Mr. Brian Hoffman, Finance Director, if he could explain why the budget went up from \$507,000 to \$645,000. Mr. Hoffman stated that, on Friday, they had gotten proposals back from several civil engineering firms on this. When the proposals came back, the price had changed from his estimate. The estimated was from Engineering, and he had provided a budget sheet based on that estimate.

Mr. Iula asked Mr. Tony Demasi, City Engineer, if he would like us to enlighten Council on this whole project. Mr. Demasi stated that they are excited to present to Council tonight the next step in the revitalization and transformation of downtown. They have taken many steps to identify the needs for opening Front Street to vehicular traffic and improving the overall circulation around downtown. In order to begin putting those thoughts and ideas into actual construction, they need to begin designing the improvements. The Administration wants to begin work in the spring of 2017, with the goal being all construction complete by the fall of 2018. In order to meet this tight timetable, the Administration has chosen design build as the method for project delivery. In conventional highway construction projects, a project is designed, then bid, then built. For large, complex projects, this can lead to lengthy project delays. For example, the entire project needs to be designed before it can be bid. Also, during construction, if an unforeseen condition arises, the project can come to a complete stop until the issue is resolved. In design build, the owner identifies what they want constructed and then selects a design-build team to assume the risk and responsibility for the final design and construction. The contractor works with the designer, having flexibility in selecting certain materials and construction methods based

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on their experience and expertise, thereby reducing the risk of design errors and redesigns. In addition, it allows the contractor to tailor the project design and apply innovations to complete the project in a shorter timeframe. The process is a collaborative effort between public officials, designers and contractors all working together to meet an accelerated timetable. The beauty of design build is that construction and design services can overlap without delaying the overall project schedule. An example for this project is underground utility placements and relocations can be ongoing while the final design for the roadway and landscape improvements are still being designed. This can't happen in a conventional method. In order to identify to the design-build team what is wanted in the final product, criteria drawings need to be prepared. The criteria drawings show those design-build teams those details that the City considers must-haves, while also showing what details the City is willing to defer to the contractors' experience and possibly realize some value engineering cost savings. This ordinance will allow the City to enter into a contract with a design firm who will prepare the criteria drawings and specifications that will be used to bid out the final design and construction project or phase. With Council's approval, they will be preparing these criteria drawings in early August, so that they will be in a position to start the final design build phase by January of 2017. Mr. Demasi stated that they did receive the qualifications and proposals for this work late last week and then evaluated those. Because of that, they have a revised budget sheet at this time.

Mr. Iula stated that Mr. Demasi had mentioned to him earlier that \$645,000 is about 40 percent of the design and the build of Front Street. He asked Mr. Demasi if the amount of \$1.6 million would be an accurate estimate. Mr. Demasi stated that this fee includes design, but it also includes bid review services; in other words, this consultant is going to guide them through the bidding process of design build, where they'll evaluate those proposals provided by the design-build teams, those value engineering and alternative methods and give recommendations and construction administration throughout the entire project. The design portion is going to get done in a few months, but the administration and direct construction is going to last about 24 months, throughout the whole project. Mr. Iula asked what would be the total anticipated cost for engineering and everything else. Mr. Demasi stated that the next phase is going to be both construction and engineering. It's going to be rolled up together. That team will split that up for the City and tell them how much of their fee will be construction and how much will be design. Mr. Iula asked if once this was approved, when will they be blocking off Front Street to start the project. Mr. Demasi stated that they wanted to do utilities relocation in the spring. At that time, they will be blocking off at least portions of that road, relocating, replacing and upgrading the water, sewer and electric lines. Mr. Iula asked if that would affect services to any of the businesses located on Front Street. Mr. Demasi stated that all utility services will be maintained.

Ms. Nichols-Rhodes stated that she is really excited they are talking about taking this step forward soon, and that it is going to be great. Mr. Iona stated that when he was walking around during the festival this past weekend, the conditions are just deplorable. He asked Mr. Demasi if they ever got a number on what it would cost to repair it. Mr. Demasi stated it was approximately \$1 million. Mr. Iona asked Mr. Hoffman where in the budget is the \$645,000 coming from. Mr. Hoffman stated that, during the budget hearings last fall, he had anticipated about \$1.3 million left in the Capital Improvements fund to be left over that was unappropriated. As he told Council at that time, he wanted to have options when the City went to the Front Street project. Because he didn't have a lot of details at that point in time and didn't know if he was

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going to have to borrow money for the next year, he knew if there was some cash available, there would be options to pay for this type of service in cash. The \$645,000 will be appropriated in the Capital Project Fund from the \$1.3 million that he had set aside. Essentially, they were anticipated costs; just not appropriated.

Mrs. Pyke asked if this project is being done in one phase. Mr. Demasi stated that was correct. Mrs. Pyke asked if Mr. Demasi had something to give her that would indicate what the overall cost of this project would be, so she could share that with her residents. Mr. Guerra, Planning Director, stated that the TIGER Grant showed a total to do the circulation plan area and to do south Front Street and do the connections to the east side. The total for the TIGER Grant project, rounded out, is \$12,722,000. Mrs. Pyke asked if that included all the designs they are appropriating tonight. Mr. Guerra stated that is what was given by the engineering firms as the scope that was in the TIGER Grant. Mrs. Pyke asked when they will find out about the TIGER Grant. Mr. Guerra said hopefully this summer. They had some information that the DOT is doing their due diligence, and that the goal was, originally, maybe in July or August. They haven't heard anything different. Mrs. Pyke asked Mr. Demasi if she could have a copy of the RFP. Mr. Demasi said certainly.

Mr. Iula stated that a lot of people ask Council questions about opening Front Street. Some like it, some don't like it and some don't understand it. He stated he is very much for it, but his understanding is that, hopefully, a lot of this is going to be through grants and, that way, not coming out of the budget. Mr. Hoffman stated that the TIGER Grant is a very big piece to that. They hope to be able to receive those funds as the biggest chunk of grant money that they would receive for this project.

Mr. Miller moved to bring out Sub. Temp. Ord. A-59 (dated 7-18-16) with a favorable recommendation, second by Ms. Nichols-Rhodes. Motion passed (3-0).

The meeting adjourned at 7:21 p.m.