

RESOLUTION NO. 25-22
CITY OF CENTERVILLE, OHIO

21st SPONSORED BY COUNCILMEMBER JoAnne Raul ON THE
DAY OF March, 2022.

**RESOLUTION AUTHORIZING THE CITY MANAGER TO
ENTER INTO AN AMENDED CONTRACT FOR PLANNING
AND ENGINEERING CONSULTING SERVICES FOR THE
UPTOWN STREETScape IMPROVEMENTS PROJECT
WITH LJB INC FOR PART 3.**

WHEREAS, the City of Centerville is desirous of obtaining professional services to provide planning and engineering services for the Uptown Streetscape Improvements Project (the “Project”); and

WHEREAS, the City Council adopted Resolutions Nos.18-21 on February 15, 2021 and 84-21 on September 20, 2021, respectively, both authorizing the City Manager to enter into a contract for planning and engineering consulting services for Uptown Streetscape Improvements Project with LJB Inc. for Parts 1 and 2 of the Project; and

WHEREAS, the City desires to seek additional assistance with this Project with the purpose to convert the Uptown concept master plan into actionable construction; and

WHEREAS, LJB Inc. continues to have unique knowledge of municipal governments and a demonstrated ability to assist in accomplishing the objectives of the City; and

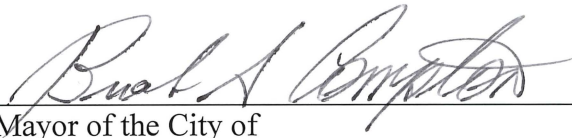
WHEREAS, the LJB Inc. will now assist in Part 3 of the Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF
THE CITY OF CENTERVILLE, MONTGOMERY COUNTY, OHIO, AS
FOLLOWS:**

Section 1. The City hereby agrees to enter into a Service Agreement for planning and engineering services with LBJ Inc. and the City Manager is hereby authorized to execute an amendment to the Services Contract with LBJ Inc. in a form substantially similar to the contract attached hereto as Exhibit “A” and incorporated herein on behalf of the City of Centerville to expand the scope to Part 3 of the project in an amount not to exceed \$552,580.

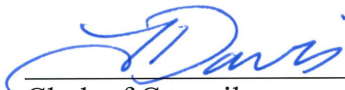
Section2. This Resolution shall be in full force and effect at the earliest date allowed by law.

PASSED THIS 21st day of March, 2022.



Mayor of the City of
Centerville, Ohio

ATTEST:



Clerk of Council
City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Resolution No. 25-22, passed by the Council of the City of Centerville, Ohio on the 21st day of March, 2022.



Clerk of the Council

Approved as to form, consistency
with existing ordinances, the
charter & constitutional provisions
Department of Law
Scott A. Liberman
Municipal Attorney



March 11, 2022

Pat Turnbull, P.E.
Public Works Director
City of Centerville
Public Works Center
7970 South Suburban Road
Centerville, Ohio 45458

Re: Uptown Improvement Plan – Projects 1 & 6

Dear Mr. Turnbull:

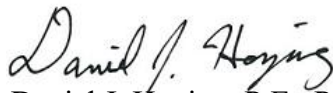
Thank you for the opportunity to submit this fee proposal for Projects 1&6 of the Uptown Improvements project. This proposal includes a table below that details the fee and schedule for the completion of the attached scope of services. The proposal includes a tabulation of the LJB, MKSK and Garmann/Miller (G/M) fee proposals for Projects 1 & 6. Project 1 includes the detailed design, construction documents and construction administration of the northern portion of the northeast Uptown quadrant as defined in the Framework plan. Project 6 includes the detailed design, construction documents and construction administration of the western portion of the northwest Uptown quadrant as defined in the Framework plan.

It includes a lump sum fee for the 2 projects of \$544,860 with an anticipated 5-month design period and 11-month construction period for each project. It is anticipated that Project 6 will be designed first, but these projects can be swapped, if necessary, while maintaining the same anticipated timelines. This proposal fee also includes two if-authorized tasks for geotechnical investigations totaling an additional \$7,720. The total fee included in this proposal for the two projects is \$552,580.

PROJECT 1 & 6	LJB Fee	MKSK Fee	G/M Fee	Total Fee	Completion Date
PROJECT 6	\$242,685	\$60,075	\$27,000	\$329,760	
Design Development	\$87,500	\$24,975	\$11,475	\$123,950	7/1/2022
Project Management	\$18,593			\$18,593	
Construction Documents	\$87,500	\$24,975	\$11,475	\$123,950	9/15/2022
Project Management	\$18,593			\$18,593	
Construction Administration	\$30,500	\$10,125	\$4,050	\$44,675	8/31/2023
PROJECT 1	\$150,600	\$37,500	\$27,000	\$215,100	
Design Development	\$55,000	\$16,000	\$11,000	\$82,000	12/1/2022
Project Management	\$12,300			\$12,300	
Construction Documents	\$55,000	\$16,000	\$11,000	\$82,000	2/15/2023
Project Management	\$12,300			\$12,300	
Construction Administration	\$16,000	\$5,500	\$5,000	\$26,500	1/31/2024
IF AUTHORIZED	\$7,720			\$7,720	
Project 1 Geotech	\$3,860			\$3,860	
Project 6 Geotech	\$3,860			\$3,860	
Total Proposal	\$401,005	\$97,575	\$54,000	\$552,580	

Please review the information and let me know if you have any questions or require additional information about this submittal. Please contact me at (937) 259-5795 or DHoying@LJBinc.com.

Sincerely,
 LJB Inc.


 Daniel J. Hoying, P.E., P.S.
 Principal and Project Manager



SCOPE OF SERVICES

Project name: Uptown Improvement Plan – Projects 1 & 6

Client name: City of Centerville

Date: March 11, 2022

LJB Inc. has developed a detailed scope of services including project understanding, deliverables, exclusions and assumptions. This document is based on the information known on the date of preparation and may be modified to reflect additional data received throughout the project process, if required.

PROJECT UNDERSTANDING

The City Council and staff committed to a five-year Strategic Plan that is scheduled to run from 2018-2023. Goal Area 1 is focused on the Economic Development in the City, part of which is the Uptown Action Plan. The Uptown Action plan’s vision is for Uptown Centerville to be a vibrant district at the heart of our community. Uptown is a welcoming, walkable destination that is home to our history and a friendly gathering place where local businesses thrive. In order to achieve that vision, six themes need to be addressed: walkability/traffic reduction; parking; events; business development; branding; greenspace. Our approach to the implementation of the Uptown Action Plan adopted by City Council in August 2019 will seek to collaborate with city staff and its planning consultant to leverage our active transportation, site, utility, and landscape architecture design expertise to meet the infrastructure goals identified by the Uptown Committee. We will remain focused on the Vision Statement:

“Uptown Centerville is a vibrant district at the heart of our community. Uptown is a welcoming, walkable destination that is home to our history and a friendly gathering place where local businesses thrive.”

Our tasks are focused on improving the walkability and reducing traffic, improving connectivity while limiting access points to parking, and increase greenspaces within the district. These initiatives will be developed in coordination with the city’s Architectural Preservation District (APD) review criteria. This scope of services covers Projects #1 and #6 of the Uptown Improvement Plan – Phase 1.

Client Team

We understand Mike Norton-Smith will act as the primary city point-of-contact for this project. Additional staff or officials may be included in the Client Team at the discretion of staff or council. Throughout the planning process, our Project Team will communicate and coordinate with the Client Team to ensure the project advances according to the approved work plan. The Client Team will provide a consistent point of communication between the Project Team, Steering Committee, Stakeholder Groups, and the General Public. To ensure clear communication, we suggest the establishment of a standing monthly Project Team-Client Team coordination meeting, to be conducted virtually or in-person as needed.

PROJECT SCOPE OF SERVICES

Project #1: Northeast Quadrant – Parking Reconfiguration and Improvements – This project addresses the north portion of the northeast quadrant of the Uptown Improvement Area and improves access to businesses while taking advantage of the city ownership and support from private properties. As detailed below, this project will include improvements to parking, access, storm sewer, lighting, electrical power, sound system, landscape, and wayfinding.

Civil-Site

Design Development

- > Generate plans for preliminary review from the City of Centerville as part of Major Site Plan Submittal. Including:
 - Site Plan
 - Existing Conditions Plan
 - Demolition Plan
 - Preliminary Grading and Stormwater Management Plan
 - Preliminary Utility Plan

Construction Documents

- > Finalize civil construction documents including expansion of plans created during design development phase, as well as:
 - Demolition Plan detailing limits of existing pavement removal. This does not include removal of any buildings or structures.
 - Erosion Control Plan, notes, and details
 - Site Construction Details
 - Stormwater Management Report and Detailed Design
 - Storm sewer profiles
- > Construction Specifications
 - It is assumed that the City of Centerville will be providing front end specifications for this project.

Construction Administration

- > Review, response and approval of shop drawings, RFI's, Addendums and Bulletins of site related items.
- > Perform site visits as needed to observe construction of site items. Including parking lot construction, storm sewer and underground stormwater system.
 - It is assumed that 3 total site visits will be required per project. Additional site visits will be performed at \$800 per visit.
- > Provide final punch list of site items.

Landscaping

Design Development

- > Upon approval of the Initial Design Concept for Project #1 and Project #6, MKSK will create documents including site plans, narrative descriptions, and details to fix and define the size and character of the Project.

Construction Documents

- > MKSK shall prepare Construction Documents including drawings and specifications for landscape design for the procurement and construction of the Work. Additional bid packages for fast-track or phased construction are outside of this Scope of Basic Services. During the Construction Documents Phase, the Landscape Architect shall provide services to assist the Contractor if needed to secure the permits and approvals necessary for the commencement of construction.

Bidding & Pre-Construction Phase Services

- > MKSK shall assist in establishing a list of prospective contractors if requested. MKSK shall assist with the preparation of the boilerplate specifications and comment on the bidding requirements, forms of agreement, and conditions of the contract for construction. MKSK shall assist in the pre-bid meeting, answer owner, consultant and contractor questions during Bidding, and assist in the evaluation of bids and bidder reviews.

Construction Phase Services

- > Services shall include evaluations of the work, review and certification of applications for payment to the Contractor, review of construction submittals, review of proposed changes in the work, and observations to assist in the determination of substantial completion.

Electrical

General Electrical Scope Items

- > Lighting to be broke out in zones: Zone 1 - Streetlights, Zone 2 - city-owned parking lots, and Zone 3 - leased parking lots.
 - Leased parking lot lighting to have an in-grade pull box located adjacent to the pole light to easily modify the power source of the light.
 - The pole bases and conduit will need to account for the shallow bedrock.

Lighting

- > 20 LED decorative pole lights for Project #1 (quantities are approximate and will solidify as the design progresses). Pole lights to compliment the new streetlights with 4000K correlated color temperature (CCT). Light poles to contain a larger base for easier maintenance and pole mounted receptacles with dedicated wiring for possible separate control.
- > Two led decorative light bollards for Project #1 with receptacles and USB outlets near greenspaces.

Electrical Power Distribution

- > A metered electrical panel and control panel in each quadrant for streetlight and parking lot light power and control. Power for food trucks strategically placed in the parking lot.
- > The power system shall be designed and built with flexibility in mind for future modifications.
- > Power for irrigation pumps and control to be provided for landscape irrigation systems, pump location and detail to be determined as the design progresses.

Sound System

- > Raceways for a public sound system to be installed to select pole lights. Raceways to be routed to the control panel near the main intersection to allow head end equipment to be installed and wired from this point. Future speakers would be externally mounted to the light poles.

Electrical Vehicle Connection

- > Provide two (2) EV chargers' where the user would be required to pay for service.

Geotechnical Investigation (If Authorized)

- > Desktop review of generally available public information, i.e., NRCS, USGS databases.
- > Field exploration consisting of drilling and sampling of the subsurface materials and observation of current groundwater levels at the site.
- > Laboratory testing of the subsurface materials.
- > Performing engineering analysis and providing geotechnical recommendations in written report format.

Project #6: Northwest Quadrant – Parking Reconfiguration and Improvements – This project addresses the western portion of the northwest quadrant of the Uptown Improvement Area. As detailed below, this project will include improvements to parking, access, storm sewer, lighting, electrical power, sound system, landscape, wayfinding and traffic signal at W. Franklin Street and Virginia Avenue.

Civil-Site

Design Development

- > Generate plans for preliminary review from the City of Centerville as part of Major Site Plan Submittal. Including:
 - Site Plan
 - Existing Conditions Plan
 - Demolition Plan
 - Preliminary Grading and Stormwater Management Plan
 - Preliminary Utility Plan

Construction Documents

- > Finalize civil construction documents including expansion of plans created during design development phase, as well as:
 - Demolition Plan detailing limits of existing pavement removal. This does not include removal of any buildings or structures.
 - Erosion Control Plan, notes, and details
 - Site Construction Details
 - Stormwater Management Report and Detailed Design
 - Storm sewer profiles

- > Construction Specifications
 - It is assumed that the City of Centerville will be providing front end specifications for this project.

Construction Administration

- > Review, response and approval of shop drawings, RFI's, Addendums and Bulletins of site related items.
- > Perform site visits as needed to observe construction of site items. Including parking lot construction, storm sewer and underground stormwater system.
 - It is assumed that 3 total site visits will be required per project. Additional site visits will be performed at \$800 per visit.
- > Provide final punch list of site items.

Landscaping

Design Development

- > Upon approval of the Initial Design Concept for Project #1 and Project #6, MKSK will create documents including site plans, narrative descriptions, and details to fix and define the size and character of the Project.

Construction Documents

- > MKSK shall prepare Construction Documents including drawings and specifications for landscape design for the procurement and construction of the Work. Additional bid packages for fast-track or phased construction are outside of this Scope of Basic Services. During the Construction Documents Phase, the Landscape Architect shall provide services to assist the Contractor if needed to secure the permits and approvals necessary for the commencement of construction.

Bidding & Pre-Construction Phase Services

- > MKSK shall assist in establishing a list of prospective contractors if requested. MKSK shall assist with the preparation of the boilerplate specifications and comment on the bidding requirements, forms of agreement, and conditions of the contract for construction. MKSK shall assist in the pre-bid meeting, answer owner, consultant and contractor questions during Bidding, and assist in the evaluation of bids and bidder reviews.

Construction Phase Services

- > Services shall include evaluations of the work, review and certification of applications for payment to the Contractor, review of construction submittals, review of proposed changes in the work, and observations to assist in the determination of substantial completion.

Electrical

General Electrical Scope Items

- > Lighting to be broke out in zones: Zone 1 - Streetlights, Zone 2 - city-owned parking lots, and Zone 3 - leased parking lots.
 - Leased parking lot lighting to have an in-grade pull box located adjacent to the pole light to easily modify the power source of the light.
 - The pole bases and conduit will need to account for the shallow bedrock.

Lighting

- > 12 LED decorative pole lights for Project #6 (quantities are approximate and will solidify as the design progresses). Pole lights to compliment the new streetlights with 4000K correlated color temperature (CCT). Light poles to contain a larger base for easier maintenance and pole mounted receptacles with dedicated wiring for possible separate control.
- > Four led decorative light bollards for Project #6 with receptacles and USB outlets near greenspaces.

Electrical Power Distribution

- > A metered electrical panel and control panel in each quadrant for streetlight and parking lot light power and control. Power for food trucks strategically placed in the parking lot.
- > The power system shall be designed and built with flexibility in mind for future modifications.
- > Power for irrigation pumps and control to be provided for landscape irrigation systems, pump location and detail to be determined as the design progresses.

Sound System

- > Raceways for a public sound system to be installed to select pole lights. Raceways to be routed to the control panel near the main intersection to allow head end equipment to be installed and wired from this point. Future speakers would be externally mounted to the light poles.

Electrical Vehicle Connection

- > Provide two (2) EV chargers' where the user would be required to pay for service.

Transportation

Replace with Mast Arm Installation

- > Relocate the ground mounted no pedestrian crossing signing to better align with the west approach now that driveway is relocated.
- > Removal all signal heads, three strain poles and pole mounted controller. Remove signal spans and downguy from existing power pole.
- > Install LED pedestrian countdown signal heads, vehicle signal heads with backplates. Align Franklin Street signal heads to align with new east-west lane arrangements. Install mast arm and signal heads across the southern leg of the intersection for a southbound driveway signal display.
- > Reinstall the existing radar detection and install a second stop line radar detector for the southbound driveway.
- > Relocate the existing southeast pedestrian pedestal closer to the proposed curb line. Add a proposed pedestal on the southeast corner to place a relocated pedestrian pushbutton closer to crossing.
- > Compute phasing and timing settings for the additional phase as a split-phase, recompute the pedestrian signal timing and clearance intervals. Install either a ground-mounted or pole-mounted new controller depending on right of way and impacts to pedestrian ways.
- > Signal system timings should not need to be recomputed until the effects of the Uptown improvements on traffic flow are known.

Geotechnical Investigation (If Authorized)

- > Desktop review of generally available public information, i.e., NRCS, USGS databases.
- > Field exploration consisting of drilling and sampling of the subsurface materials and observation of current groundwater levels at the site.
- > Laboratory testing of the subsurface materials.
- > Performing engineering analysis and providing geotechnical recommendations in written report format.

PROJECT DELIVERABLES

The deliverables for this project will include:

- > Design Development Plan Set
- > Construction Plan Set
- > Construction Specifications
- > Stormwater Management Report
- > Geotechnical Report (If Authorized)

ASSUMPTIONS

The following items were assumed in the scope of work, if the below assumptions are incorrect the above fees are subject to change:

- > Front end specifications will be provided for the project
- > 3 site visits were assumed during construction administration.

EXCLUSIONS

The following items are not included in the scope of work

- > Permit, Review or Application fees
- > Environmental Studies