

**CITY OF MEDINA
AGENDA FOR COUNCIL MEETING**

March 10, 2025
Medina City Hall – Council Rotunda
7:30 p.m.

Call to Order.

Roll Call.

Reading of minutes. (February 24, 2025)

Reports of standing committees.

Requests for council action.

Reports of municipal officers.

Notices, communications and petitions.

Unfinished business.

Introduction of visitors.
(speakers limited to 5 min.)

Introduction and consideration of ordinances and resolutions.

Motion to suspend the Rules requiring three readings on the following ordinances and resolutions:

Ord. 48-25, Res. 49-25, Ord. 50-25, Ord. 51-25, Ord. 52-25, Ord. 53-25, Ord. 54-25, Ord. 55-25, Ord. 56-25

Ord. 48-25

An Ordinance authorizing an expenditure to Technology Engineering Group, LLC for the scale cluster at the Medina Municipal Court.

Res. 49-25

A Resolution authorizing the Mayor to enter into a Partnership Agreement by and between Medina County, the City of Brunswick, the City of Wadsworth, and the City of Medina for the purpose of filing a Countywide PY25 Community Housing Impact and Preservation Program (CHIP) Grant Application with the Ohio Department of Development.

(emergency clause requested)

Ord. 50-25

An Ordinance authorizing the Mayor to enter into an agreement with Travelers Casualty and Surety Company of America for the City's Cyber Security Liability Insurance for the period of April 1, 2025 through April 1, 2026.

(emergency clause requested)

Ord. 51-25

An Ordinance authorizing the Mayor to advertise for competitive bids and to award a contract to the successful bidder for the W. Liberty/S. Elmwood/W. Washington Water Line Improvements Project.

Ord. 52-25

An Ordinance authorizing the Mayor to enter into the Guaranteed Maximum Price Agreement No. 2 with the Ruhlin Company, for work at the Medina Municipal Courthouse.

(emergency clause requested)

Ord. 53-25

An Ordinance approving the Ninth Amendment to the City of Medina-Montville Township Joint Economic Development District and Annexation Contract to add territory to the district and repealing Ordinance No. 42-25, passed February 24, 2025.

(emergency clause requested)

Ord. 54-25

An Ordinance amending Ordinance No. 209-24, passed November 25, 2024. (Amendments to 2025 Budget)

Ord. 55-25

An Ordinance authorizing the Finance Director to make certain fund advances.

Ord. 56-25

An Ordinance of the Council of the City of Medina, Ohio, certifying that when a municipal obligation was incurred sums were lawfully appropriated in the funds to satisfy the obligation and sufficient sums currently exist to satisfy this obligation.

(emergency clause requested)

Council comments.

Adjournment.

MEDINA CITY COUNCIL
Monday, February 24, 2025

Public Hearing

To consider an amendment to the contract establishing and governing the City of Medina-Montville Township Joint Economic Development District to add certain property to the District. Albrecht, Inc., 5864 Wooster Pike Road, Medina.

Ms. Marshall explained the amendment stating that Albrecht, Inc. owns this property that is in Montville Township and they would like to join the Joint Economic Development District. This property will house a new quick service restaurant.

Joe Albrecht spoke in favor as he is the owner of the parcel.

No one spoke in opposition.

Public Hearing closed at 7:34 pm.

Call to Order:

Medina City Council met in regular session on Monday, February 24, 2025 at Medina City Hall. The meeting was called to order at 7:34 p.m. by President of Council John M. Coyne III, who led in the Pledge of Allegiance.

Oath of Office:

Chet Simmons, Ward 1 Councilman, by the Honorable Mayor Dennis Hanwell
Bible held by Jan Simmons (wife), also in attendance their daughter and grandchildren.

Roll Call:

The roll was called with the following members of Council present: J. Coyne, R. Haire, P. Rose, J. Shields, C. Simmons and D. Simpson. N. DiSalvo was absent.

Also present were the following members of the Administration: Mayor Hanwell, Greg Huber, Keith Dirham, Patrick Patton, Chief Kinney, Chief Walters, Dan Gladish, Kathy Patton, Jansen Wehrley, Kimberly Marshall and Andrew Dutton.

Reading of Minutes:

Mr. Shields moved that the minutes from the regular meeting on February 10, 2025 as prepared and submitted by the Clerk be approved, seconded by Mr. Simpson. The roll was called and approved with the yea votes of R. Haire, P. Rose, J. Shields, C. Simmons, D. Simpson, and J. Coyne.

Reports of Standing Committees:

Finance Committee: Mr. Coyne stated the Finance Committee met prior to Council this evening and will meet again in two weeks.

Public Properties Committee: Mr. Shields had no report.

Health, Safety & Sanitation Committee: Mr. Simpson stated that he and the Mayor will be attending the LST Advisory Board Meeting on Thursday, February 27th.

Special Legislation Committee: Mr. Rose stated the quadracycle ordinance is on the agenda for tonight's meeting and is in favor of it passing.

Streets & Sidewalks Committee: Ms. Haire had no report.

Water & Utilities Committee: Committee chair to be appointed tonight.

Emerging Technologies Committee: Ms. DiSalvo was absent.

Requests for Council Action:

Finance Committee

- 25-045-2/24 – Advance Request
- 25-046-2/24 – Budget Amendments
- 25-047-2/24 – Expenditure – Fanning Howey – MCRC
- 25-048-2/24 – Replacement of Scale Cluster – Municipal Court
- 25-049-2/24 – Expenditure – TEGOH – IT Dept.
- 25-050-2/24 – PY25 CHIP Partnership Agreement
- 25-051-2/24 – Bids, W. Liberty/S. Elmwood/W. Washington Water Line Improvements
- 25-052-2/24 – Needs Assessment/Feasibility Study – Medina Municipal Complex
- 25-053-2/24 – Municipal Court Renovation – Guaranteed Maximum Price Agreement No. 2
- 25-054-2/24 – ODOB Brownfield Remediation Program – Grant Application
- 25-055-2/24 – Discussion / Possible Amendment to Ord. No. 162-22 – Hunting
- 25-056-2/24 – Cyber Security Liability Insurance Renewal

Reports of Municipal Officers:

Dennis Hanwell, Mayor,

- A. United Way of Summit and Medina Counties offering free tax prep for households earning less than \$67K per year. To schedule dial 2-1-1 or go to website www.uwsummitmedina.org/fec
- B. The 31st Annual Medina Ice Festival was held in the Historic District February 14-17. This year there were 176 carvings, some used as many as ten blocks they were so big. Museum visitor results were 40% Medina, the other 60% were from NY, PA, WV, IN, IL, MI, CA, WA, FL, KY, NC and rest of OH.
- C. Annual Black History Month service will be held at Second Baptist Church, 451 Bronson St., on Thursday, February 27th at 7 p.m. All are welcome.
- D. Congratulations to the Medina County Historical Society for the following awards.
 - 1/3/25 – The National Park Service, department of the interior, listed the McDowell-Phillips house on the National Register of Historic Places.
 - 02/11/2025- The Cleveland Restoration Society and AIA Cleveland awarded the Medina County Historical Society, City of Medina, and Main Street Medina the Award of Excellence for the preservation of a community building – The Medina War Bond Building that was moved from Medina Hospital to the McDowell Philips house property and Historically reconditioned.Well done on both.

- E. Water line break in service offices. Offices will be temporarily located in lower level of City Hall in multi-purpose room until further notice.

Keith Dirham, Finance Director

A reminder to all residents that the city of Medina does have a city income tax. We handle the income tax through RITA so we do not collect it here ourselves. www.rita-ohio.com.

Greg Huber, Law Department, had no report, but wanted to welcome Chet Simmons to Council.

Kimberly Marshall, Economic Development Director, Kimberly stated a ribbon cutting is scheduled for Friday, March 14th for Cold Stream Air MX which is an aviation maintenance mechanic shop at the airport.

Plans have moved forward and they hired Cunningham and Associates to do a survey of the 426 West Liberty St.

Chief Kinney, Police Department, Chief welcomed Chet Simmons to Council. Chief wanted to highlight some activity that several employees took over last week responding to a call about a dog that was stuck in an icy pond. Two Medina officers responded and Captain Ingersol from the fire department responded as well. They were able to successfully rescue the dog from the pond. Chief Kinney thanked all that were involved with this rescue. Shortly after the dog rescue, there was a horse stuck in ice on its side in Lafayette Township and it was successfully rescued. We are proud of our staff for the great work they do day in and day out.

Joe Toth, LST Director, Joe stated the Life Support Team finished 2024 with 3,766 calls for the City of Medina which is 244 more than the previous year. For all 3 entities they responded to 5,819 calls, which was 460 more than 2023. Through January 2025 in the city, there were 364 runs and that is up 57 runs.

Chief Walters, Fire Department, had no report.

Jansen Wehrley, Parks and Recreation Director, Jansen stated the Medina County Sanitary Engineer office is starting a project at Huffman Cunningham Park, along the west branch of the Rocky River, doing a restoration of the stream bank that is encroaching a sanitary sewer. Tree clearing started today and will run through April 30th, and access will be limited to the park throughout the project. Playground construction at Ken Cleveland Park is to begin next week, weather permitting. Jansen thanked the Park Department and the various other city departments that worked for the Ice Festival putting out the over 700 cinder blocks and all the stands.

Dan Gladish, Building Official, Dan stated the grocery store projects are keeping the Building Department very busy. N. Court Meijer grocery store construction is near completion and we will be finalizing our inspections this week. Store management has started to occupy the store, and is scheduled to open in May. The N. Court Buehler's grocery is underway on a \$1.5 million interior alteration project. There will be minor inconvenience to customers as contractors are working third shift. The new S. Court Acme Store project is on schedule. The mild weather this week will allow the exterior façade work to move forward. Store opening goal is mid to late July.

Nino Piccoli, Service Director, was not in attendance.

Patrick Patton, City Engineer, Patrick stated last fall they started the East Reagan Rehabilitation Project and then pulled off for the winter. The contractor will be re-mobilizing and restarting that project later this week and will take about 6 to 8 weeks to complete.

Andrew Dutton, Planning and Community Development Director, welcomed Chet Simmons to Council.

Confirmation of Council Appointments

Chet Simmons – Finance Committee, Special Legislation Committee and Chair of Water & Utilities Committee – Exp.12/31/25

Chet Simmons – ACCESS Committee – 12/31/24

Mr. Shields moved to confirm the council appointments, seconded by Mr. Simpson. Motion passed with the yea votes of P. Rose, J. Shields, C. Simmons, D. Simpson, J. Coyne, and R. Haire.

Notices, communications and petitions

Liquor Permit:

Mr. Shields moved not to object to the transfer of a C2X and C2 permit from Riser Foods Co. dba Medina GetGo 3389, 302 S. Court Street to GetGo Operating LLC, dba Medina GetGo 3389, 302 S. Court Street, seconded by Mr. Simpson. The roll was called and passed with the yea votes of J. Shields, C. Simmons, D. Simpson, J. Coyne, R. Haire and P. Rose.

Unfinished Business

There is none.

Introduction of visitors

There were none.

Introduction and consideration of ordinances and resolutions.

Mr. Shields moved to Suspend the Rules requiring three readings on the following ordinances and resolutions, seconded by Mr. Simpson: Ord. 40-25, Ord. 41-25, Ord. 42-25, Ord. 43-25, Res. 44-25, Ord. 45-25, Ord. 46-25, Ord. 47-25. The roll was called and motion passed with the yea votes of C. Simmons, D. Simpson, J. Coyne, R. Haire, P. Rose and J. Shields.

Ord. 40-25

An Ordinance amending Ordinance No. 209-24, passed November 25, 2024. (Amendments to 2025 Budget – 2024 Carryforward) Mr. Shields moved for the adoption of Ordinance/Resolution No. 040-25, seconded by Mr. Simpson. Keith stated this is re-appropriation of the unspent appropriations from 2024. The roll was called and Ordinance/Resolution No. 040-25 passed by the yea votes of J. Coyne, R. Haire, P. Rose, J. Shields, C. Simmons and D. Simpson.

Ord. 41-25

An Ordinance authorizing the Mayor to accept a storm sewer Easement on Hillview Way. Mr. Shields moved for the adoption of Ordinance/Resolution No. 041-25, seconded by Mr.

Simpson. Patrick stated they discovered a portion of an existing city storm sewer actually ran outside of the right-of-way under private property. Property owner granted the easement for \$1. The roll was called and Ordinance/Resolution No. 041-25 passed by the yeas of R. Haire, P. Rose, J. Shields, C. Simmons, D. Simpson, and J. Coyne.

Ord. 42-25

An Ordinance approving the Petition of Albrecht, Inc. to be included within the City of Medina – Montville Township Joint Economic Development District pursuant to Ohio Revised Code Section 715.76. Mr. Shields moved for the adoption of Ordinance/Resolution No. 042-25, seconded by Mr. Simpson. Mr. Shields moved that the emergency clause be added to Ordinance/Resolution No. 042-25, seconded by Mr. Simpson. Kimberly stated this is to approve their petition to join the City of Medina, Montville Twp. Joint Economic District. Emergency clause is so they can get started on the project. The roll was called on adding the emergency clause and was approved by the yeas of P. Rose, J. Shields, C. Simmons, D. Simpson, J. Coyne, and R. Haire. The roll was called and Ordinance/Resolution No. 042-25 passed by the yeas of J. Shields, C. Simmons, D. Simpson, J. Coyne, R. Haire and P. Rose.

Ord. 43-25

An Ordinance authorizing the Mayor to enter into an agreement with Wichert Insurance for the City's Property and General Liability Insurance for the period of April 1, 2025 through March 31, 2026. Mr. Shields moved for the adoption of Ordinance/Resolution No. 043-25, seconded by Mr. Simpson. Mayor Hanwell stated this is to renew the liability insurance effective April 1st, 2025 in an amount not to exceed \$250,000. Renewal is about a 6.5% increase. The roll was called and Ordinance/Resolution No. 043-25 passed by the yeas of C. Simmons, D. Simpson, J. Coyne, R. Haire, P. Rose and J. Shields.

Res. 44-25

A Resolution acknowledging support for the Lake Medina Improvements presented by the Medina County Park District. Mr. Shields moved for the adoption of Ordinance/Resolution No. 044-25, seconded by Mr. Simpson. Mayor Hanwell stated the leased Medina Lake to Medina County Parks. Their director Nathan submitted a letter showing their projected or proposed improvements over the next few years for Medina Lake. Mr. Shields stated this also originally came through Public Properties and we are very excited for these upcoming improvements. The roll was called and Ordinance/Resolution No. 044-25 passed by the yeas of D. Simpson, J. Coyne, R. Haire, P. Rose, J. Shields and C. Simmons.

Ord. 45-25

An Ordinance amending Chapter 529 of the codified ordinances of the City of Medina, Ohio by the addition of a new Section 529.09, relative to the regulation of commercial Quadricycles within the City of Medina. Mr. Shields moved for the adoption of Ordinance/Resolution No. 045-25, seconded by Mr. Simpson. Mayor Hanwell stated this was discussed several times at the Finance Committee and feels it is prudent to permit the operation with the limitations they've listed in the ordinance, and are acceptable to those that are proposing the quadricycle in the city. The roll was called and Ordinance/Resolution No. 045-25 passed by the yeas of J. Coyne, R. Haire, P. Rose, J. Shields, C. Simmons and D. Simpson.

Ord. 46-25

An Ordinance authorizing the Finance Director to make certain fund advances.

Mr. Shields moved for the adoption of Ordinance/Resolution No. 046-25, seconded by Mr. Simpson. Keith Dirham explained that this is an advance to cover a grant for Brownfield. The roll was called and Ordinance/Resolution No. 046-25 passed by the yea votes of R. Haire, P. Rose, J. Shields, C. Simmons, D. Simpson, and J. Coyne.

Ord. 47-25

An Ordinance amending Ordinance No. 209-24, passed November 25, 2024. (Amendments to 2025 Budget) Mr. Shields moved for the adoption of Ordinance/Resolution No. 047-25, seconded by Mr. Simpson. Keith Dirham stated most of these deal with the previously mentioned advance for the Brownfield Grant, the rest are repaying other outstanding advances. The roll was called and Ordinance/Resolution No. 047-25 passed by the yea votes of P. Rose, J. Shields, C. Simmons, D. Simpson, J. Coyne, and R. Haire.

Council comments.

Mr. Simpson welcomed Chet Simmons to Council. Remember to be kind to one another.

Ms. Haire also welcomed Chet Simmons.

Mr. Simmons stated he attended the worship at Fellowship Baptist and it was his pleasure to be there.

Mr. Shields welcomed Chet Simmons.

Mr. Rose echoed the welcome to Chet. Paul spoke on the EPA.

Mr. Coyne welcomed Chet stating he is on a lot of committees and there is a lot of work to do.

Adjournment.

There being no further business the Council Meeting adjourned at 8:06 p.m.

ORDINANCE NO. 48-25

**AN ORDINANCE AUTHORIZING AN EXPENDITURE TO
TECHNOLOGY ENGINEERING GROUP, LLC FOR THE
SCALE CLUSTER AT THE MEDINA MUNICIPAL COURT.**

WHEREAS: This Ordinance will provide for the efficient and lawful certifications to provide Municipal Services; and

**NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY
OF MEDINA, OHIO:**

- SEC. 1:** That in accordance with Ohio Revised Code §5705.41(D), at the time that the contract or order was made and at the time of execution of the Finance Director's certificate, sufficient funds were available or in the process of collection, to the credit of a proper fund, properly appropriated and free from any previous encumbrance.
- SEC. 2:** That the expenditure of \$58,293.75 is hereby authorized to Technology Engineering Group, LLC (TEG) for the Scale Cluster at the Medina Municipal Court.
- SEC. 3:** That the funds to cover this expenditure are available in Account No. 001-0705-54413.
- SEC. 4:** That it is found and determined that all formal actions of this Council concerning and relating to the passage 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 such formal action, were in meetings open to the public, in compliance with the law.
- SEC. 5:** That this Ordinance shall be in full force and effect at the earliest period allowed by law.

PASSED: _____

SIGNED: _____

President of Council

ATTEST: _____

APPROVED: _____

Clerk of Council

SIGNED: _____

Mayor

RESOLUTION NO. 49-25

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A PARTNERSHIP AGREEMENT BY AND BETWEEN MEDINA COUNTY, THE CITY OF BRUNSWICK, THE CITY OF WADSWORTH, AND THE CITY OF MEDINA FOR THE PURPOSE OF FILING A COUNTYWIDE PY25 COMMUNITY HOUSING IMPACT AND PRESERVATION PROGRAM (CHIP) GRANT APPLICATION WITH THE OHIO DEPARTMENT OF DEVELOPMENT, AND DECLARING AN EMERGENCY.

WHEREAS: The State of Ohio, Department of Development (ODOD) has established the Program Year 2025 (PY25) Community Housing Impact and Preservation Program (CHIP) Guidelines; and

WHEREAS: By electing to file an application under a Partnership Agreement, Medina County, the City of Brunswick, the City of Wadsworth, and the City of Medina are eligible for additional funds over and above the grant threshold for single applicants;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

- SEC. 1:** That the Mayor is hereby authorized and directed to enter into a Partnership Agreement by and between Medina County, the City of Brunswick, the City of Wadsworth and the City of Medina for the purpose of filing a countywide application for the PY2025 Community Housing Impact and Preservation Program (CHIP) Grant through the Ohio Department of Development. If awarded, the grant will be used for housing improvements for low and moderate income homeowners in the County of Medina, Cities of Medina, Brunswick, and Wadsworth.
- SEC. 2:** That the County has agreed to be the grantee and fiscal agent for the entire Grant and be responsible for the preparation of the Application and for the administration of the Grant in accordance with CHIP rules and regulations to be determined by ODOD.
- SEC. 3:** That if the grant is awarded to the County of Medina, the Mayor is authorized to accept the grant and enter into any and all documentation necessary to comply with said grant.
- SEC. 4:** That a copy of the Partnership Agreement with Medina County, the City of Brunswick, the City of Wadsworth, and the City of Medina is marked Exhibit A, attached hereto, and incorporated herein.
- SEC. 5:** That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that

resulted in such formal action, were in meetings open to the public, in compliance with the law.

SEC. 6: That this Resolution shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to comply with Ohio Department of Development requirements and deadlines; wherefore, this Resolution shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: _____ **SIGNED:** _____
President of Council

ATTEST: _____ **APPROVED:** _____
Clerk of Council

SIGNED: _____
Mayor

ORD. 49-25
Exh. A

Program Year 2025 (PY25)
Community Housing Impact and Preservation (CHIP) Program
Partnership Agreement to Submit a Medina County Partnership Application

THIS PARTNERSHIP AGREEMENT (the "Agreement") is entered into by and between Medina County (the "County"), the City of Brunswick ("Brunswick"), the City of Medina ("Medina") and the City of Wadsworth ("Wadsworth").

WHEREAS, the County is eligible to submit a PY25 CHIP Application (the "Application") to the Ohio Department of Development ("ODOD") due June 2025;

WHEREAS, funds for this program are financed with federal Community Development Block Grant Program (CDBG) funds from the US Department of Housing and Urban Development (HUD) as administered by the Ohio Department of Development (ODOD); and

WHEREAS, ODOD prefers communities to partner within their respective county as part of a CHIP Grant Application to allow for more efficient administration and monitoring; and

WHEREAS, the parties hereto agree to partner for the purpose of applying for the PY25 CHIP Grant (the "Grant") and provide feedback to consider consultants that will submit the application and administer the Grant, if received, as detailed in the RFQ/P distributed in January 2025; and

WHEREAS, the County has agreed to be the grantee and fiscal agent for the entire Grant and be responsible for the preparation of the Application and for the administration of the Grant in accordance with the CHIP rules and regulations to be determined by ODOD.

NOW, THEREFORE, the County, in partnership with Brunswick, Medina and Wadsworth, agrees to submit a PY25 CHIP Medina County Partnership Application on or before the application due date to be established by the ODOD at which time this agreement ends.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties to this Partnership Agreement have executed same as of the dates indicated below.

MEDINA COUNTY BOARD OF COMMISSIONERS

Aaron M. Harrison, PresidentDate

Approved as to form:

Michael Lyons, Medina County ProsecutorDate

CITY OF BRUNSWICK

_____ Carl S. DeForest, City Manager	_____ Date
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Approved as to form:

_____ Dennis A. Navar, Law Director	_____ Date
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CITY OF MEDINA

Dennis Hanwell, Mayor

Date

Approved as to form:

Gregory A. Huber, Law Director

Date

CITY OF WADSWORTH

Robyn L. Laubaugh, Mayor Date

Approved as to form:

Bradley J. Proudfoot, Law Director Date

ORDINANCE NO. 50-25

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA FOR THE CITY'S CYBER SECURITY LIABILITY INSURANCE FOR THE PERIOD OF APRIL 1, 2025 THROUGH APRIL 1, 2026, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

- SEC. 1:** That the Mayor is hereby authorized and directed to enter into a contract with Travelers Casualty and Surety Company of America for the City's Cyber Security Liability Insurance for the period of April 1, 2025 through April 1, 2026.
- SEC. 2:** That the funds to cover this expenditure in the amount of \$26,603.00, are available in each appropriate budget.
- SEC. 3:** That in accordance with Ohio Revised Code §5705.41(D), at the time that the contract or order was made and at the time of execution of the Finance Director's certificate, sufficient funds were available or in the process of collection, to the credit of a proper fund, properly appropriated and free from any previous encumbrance.
- SEC. 4:** That it is found and determined that all formal actions of this Council concerning and relating to the passage 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 such formal action, were in meetings open to the public, in compliance with the law.
- SEC. 5:** That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason existing policy expires on April 1, 2025; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

ORDINANCE NO. 51-25

AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR COMPETITIVE BIDS AND TO AWARD A CONTRACT TO THE SUCCESSFUL BIDDER FOR THE W. LIBERTY/S. ELMWOOD/W. WASHINGTON WATER LINE IMPROVEMENTS PROJECT.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

- SEC. 1:** That the Mayor is hereby authorized and directed to advertise for competitive bids and to award a contract to the successful bidder for the W. Liberty/S. Elmwood/W. Washington Water Line Improvements Project, Job #1140, in accordance with plans and specifications on file in the office of the Mayor.
- SEC. 2:** That the estimated cost of the project, in the amount of \$1,038,500.00 is available as follows: \$510,000.00 in Account No. 380-0682-54418 (OPWC Loan) and \$528,500.00 in Account No. 108-0682-54418 (City share).
- SEC. 3:** That it is found and determined that all formal actions of this Council concerning and relating to the passage 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 such formal action, were in meetings open to the public, in compliance with the law.
- SEC. 4:** That this Ordinance shall be in full force and effect at the earliest period allowed by law.

PASSED: _____

SIGNED: _____

President of Council

ATTEST: _____

APPROVED: _____

Clerk of Council

SIGNED: _____

Mayor

ORDINANCE NO. 52-25

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO THE GUARANTEED MAXIMUM PRICE AGREEMENT NO. 2 WITH THE RUHLIN COMPANY, FOR WORK AT THE MEDINA MUNICIPAL COURTHOUSE, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

- SEC. 1:** That the Mayor is hereby authorized and directed to execute the Guaranteed Maximum Price Agreement No. 2 between the City of Medina and The Ruhlin Company to approve the attached amendment to the base agreement to complete concrete and steel work, install the elevator and elevator shafts, and electric gear at the Medina Municipal Courthouse.
- SEC. 2:** That a copy of the Guaranteed Maximum Price Agreement No. 2 is marked Exhibit A, attached hereto and incorporated herein.
- SEC. 3:** That the funds to cover the agreement, in the estimated amount of \$1,342,430.00 are available as follows: \$671,215.00 in Account No. 169-0716-54412 and \$671,215.00 in Account No. 301-0716-54412.
- SEC. 4:** That it is found and determined that all formal actions of this Council concerning and relating to the passage 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 such formal action, were in meetings open to the public, in compliance with the law.
- SEC. 5:** That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to lock in costs and allow the project to continue without delay; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: _____

SIGNED: _____

President of Council

ATTEST: _____

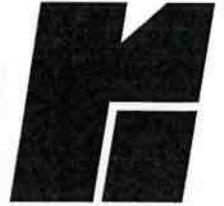
Clerk of Council

APPROVED: _____

SIGNED: _____

Mayor

ORD. 52-25
Exh. A



Great People. Proven Results.



GMP AMENDMENT #2

Structure, Elevator and Switchgear

City of Medina

Medina Municipal Court Renovation

Project No. 24023



February 10, 2025



TABLE OF CONTENTS

MEDINA MUNICIPAL COURTHOUSE

GMP AMENDMENT #2

Structure, Elevator and Switchgear

Form of Guaranteed Maximum Price Amendment - Exhibit A

Project Cost Breakdown – Exhibit B

Project Budget and Cost Breakdown

Drawings & Specifications – Exhibit C

GMP Basis Document(s)

Assumptions & Clarifications – Exhibit D

Construction Schedule – Exhibit E

Allowances – Exhibit F

Alternates – Exhibit G not used

Unit Prices – Exhibit H not used

Staffing Plan – Exhibit I

Great People, Proven Results





EXHIBIT A – FORM OF AGREEMENT

MEDINA MUNICIPAL COURTHOUSE

GMP AMENDMENT #2

Structure, Elevator and Switchgear

Form of Guaranteed Maximum Price Amendment #2

Great People, Proven Results



EXHIBIT A

FORM OF GUARANTEED MAXIMUM PRICE AMENDMENT

GUARANTEED MAXIMUM PRICE AMENDMENT

Pursuant to Article 6 of the Standard Form of Agreement Between Owner and Construction Manager as Constructor (AIA® Document A133™ – 2019), dated as of August 26, 2024 (the "**Agreement**") between The City of Medina, ("**Owner**"), and The Ruhlin Company, an Ohio corporation ("**Construction Manager**" or "**CMR**"), Owner and Construction Manager desire to enter into this Guaranteed Maximum Price Amendment (this "**Amendment**") and establish a guaranteed maximum price for the Work (as defined in the Agreement and further herein). Therefore, Owner and Construction Manager agree as follows:

ARTICLE 1. GUARANTEED MAXIMUM PRICE

1. This Amendment covers the following Work: Enabling Work, Asbestos Abatement and Selective Demolition to accommodate future renovation activities
2. Capitalized words and phrases used but not defined herein shall have the same meanings as are ascribed to such words in the Agreement.
3. The Architect on the project is Brandstetter Carroll, Inc. ("Architect").
4. Construction Manager's guaranteed maximum price for the Work described herein and the GMP Documents attached hereto, including the Cost of the Work, Construction Manager's Fee and the Construction Contingency with respect to such work is One Million, Three Hundred Forty-Two Thousand Four Hundred Thirty Dollars (\$1,342,430.00).
5. The attached Exhibits are a part of the Agreement as if each were physically incorporated therein.

EXHIBIT	DESCRIPTION	DATE	PAGES
A	Form of Guaranteed Maximum Price Amendment	02.10.25	2
B	Project Cost Breakdown	02.10.25	1
C	Drawings and Specifications upon which GMP #2 is based	12.20.24	6
D	Qualifications and Assumptions	02.10.25	4
E	GMP Schedule	01.06.25	1
F	Allowances	02.10.25	1
G	Alternates – not used	n/a	n/a
H	Unit Prices – not used	n/a	n/a
I	Staffing Plan	02.10.25	1

6. This Amendment may be executed by the parties in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.
7. Except as specifically amended herein, all the provisions of the Agreement remain in full force and effect and all terms and conditions of the Agreement shall apply. In the event of an irreconcilable conflict between the terms of the Agreement and those of this Amendment, the terms of this Amendment shall control.
8. By execution of this Amendment, Construction Manager acknowledges that, as of the date of this Amendment, Construction Manager is not aware of, and has not reserved, any claim against the Owner.

This Amendment is entered as of the ____ day of _____, 2025.

OWNER:

CONSTRUCTION MANAGER:

THE CITY OF MEDINA, OHIO

THE RUHLIN COMPANY,
An Ohio corporation

By: _____
Dennis Hanwell
Mayor

By: _____
Jim Ruhlin Jr.
President & COO



EXHIBIT B – PROJECT COST BREAKDOWN

MEDINA MUNICIPAL COURTHOUSE

GMP AMENDMENT #2

Structure, Elevator and Switchgear

The Project Cost Breakdown incorporates the fully itemized general conditions, construction contingency, reimbursables, and associated fee in line with the basis documents.

SUMMARY OF PROBABLE COST

Project: **CITY OF MEDINA**
MEDINA MUNICIPAL COURT RENOVATION



The Ruhlin Company

Design: **Brandstetter Carroll Inc.**
 Phase: **GMP #2 - CONCRETE, MASONRY, STEEL, ELEVATORS, ELECT GEAR**
 Date: **2/10/2025**

Overall Area: **26,222 SF**

BP	DESCRIPTION - SCOPE OF WORK			SF COST	ESTIMATE
3	CONCRETE & WATERPROOFING Allowance 1 - Concrete Overage for Excavation Includes added pier for Column D7 rework	26,222	SF	\$9.75	\$255,789 \$25,000
4	MASONRY - ELEVATOR SHAFTS & INFILLS	26,222	SF	\$10.24	\$268,640
5	STRUCTURAL STEEL & MISC METALS Includes supply of lintels, deduct for hoistway & ladder	26,222	SF	\$4.59	\$120,450
14	ELEVATORS - 3 TOTAL Includes added reinspection fee and temporary use fee KONE is basis of design, but Otis proposal very close for \$35k savings	26,222	SF	\$15.58	\$408,538
15A	ELECTRIC GEAR - PRE PURCHASE	26,222	SF	\$1.01	\$26,400
	Allowance for "1841" Building Structural - Lintels, Concrete, Masonry Openings				\$30,000
7	GENERAL REQUIREMENTS	26,222	SF	\$2.59	\$67,933
	SUBTOTAL OF ABOVE COSTS - TRADES WORK	26,222	SF	\$45.87	\$1,202,750

TOTAL DIRECT CONSTRUCTION	26,222	SF	\$46	\$1,202,750
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CONSTRUCTION STAGE COMPENSATION

Ruhlin Staff	1	LS	\$152,265	\$59,653
General Conditions				\$40,642
CM Contingency	1.5%			\$19,546
CM Fee	1.5%			\$19,839

TOTAL CONSTRUCTION COSTS	26,222	SF	\$51	\$1,342,430
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PROJECT SOFT COSTS (to be included by Owner)

a. Owner Contingency - Scope Changes or Unforeseen Conditions	Not Included
b. A/E Design Costs	Not Included
c. Testing and Inspections	Not Included
d. Costs for Relocating Owner's Salvage Furniture, Books, Etc..	Not Included
e. Temporary Power Consumption	Not Included
f. Temporary Water & Fuel Consumption	Not Included



EXHIBIT C – BASIS DOCUMENTS - DRAWINGS

MEDINA MUNICIPAL COURTHOUSE

GMP AMENDMENT #2

Structure, Elevator and Switchgear

This GMP #2 is based on the following documents and specifications:

- Medina Municipal Courthouse Renovation
GMP #2 & #3 Package
Prepared by: Brandstetter Carroll, Inc.

Date: 12/20/2024

See full detail attached



Exhibit C



CITY OF MEDINA COURTHOUSE RENOVATION

75% CONSTRUCTION DOCUMENTS GMP 2

PROJECT: MEDINA MUNICIPAL COURTHOUSE RENOVATION

NUMBER	DESCRIPTION	DATE / ISSUED
GENERAL		
G-000	COVER SHEET	12/20/24
G-001	GENERAL INFO, DRAWING INDEX & CODE DATA	12/20/24
G-101	FIRST AND SECOND FLOOR CODE PLANS	12/20/24
G-102	THIRD FLOOR CODE PLAN AND DETAILS	12/20/24
CIVIL		
C-100	SITE DEMOLITION PLAN	
C-101	SITE UTILITY PLAN	
LANDSCAPE		
L-101	LANDSCAPE PLAN	
STRUCTURAL		
S-001	GENERAL NOTES	12/20/24
S-002	GENERAL NOTES	12/20/24
S-101	FOUNDATION PLAN	12/20/24
S-102	SECOND FLOOR FRAMING PLAN	12/20/24
S-103	THIRD FLOOR FRAMING PLAN	12/20/24
S-104	ROOF FRAMING PLAN	12/20/24
S-105	PENTHOUSE FRAMING PLAN	12/20/24
S-310	TYPICAL FOUNDATION DETAILS	12/20/24
S-320	TYPICAL CONCRETE DETAILS	12/20/24
S-330	TYPICAL MASONRY DETAILS	12/20/24
S-340	TYPICAL STEEL DETAILS	12/20/24
ARCHITECTURAL		
A-100	FIRST FLOOR LIMITED CONSTRUCTION PLAN	12/20/24
A-101	FIRST FLOOR PLAN	01/09/24
A-102	FIRST FLOOR DIMENSION PLAN	01/09/24
A-103	SECOND FLOOR PLAN	01/09/24
A-104	SECOND FLOOR DIMENSION PLAN	01/09/24
A-105	THIRD FLOOR PLAN	01/09/24
A-106	THIRD FLOOR DIMENSION PLAN	01/09/24
A-107	ROOF / PENTHOUSE PLAN	12/20/24
A-110	FIRST FLOOR RCP LIMITED CONSTRUCTION PLAN	12/20/24
A-111	FIRST FLOOR REFLECTED CEILING PLAN	01/09/24
A-112	SECOND FLOOR REFLECTED CEILING PLAN	01/09/24
A-113	THIRD FLOOR REFLECTED CEILING PLAN	01/09/24
A-201	EXTERIOR ELEVATIONS	12/20/24
A-202	EXTERIOR ELEVATIONS	12/20/24
A-211	INTERIOR ELEVATIONS	12/20/24
A-301	BUILDING SECTIONS	12/20/24
A-302	BUILDING SECTIONS	12/20/24
A-401	ENLARGED COURTROOM PLANS AND DETAILS	12/20/24
A-402	ENLARGED TOILET PLANS AND DETAILS	12/20/24
A-403	ENLARGED TOILET PLANS AND DETAILS	12/20/24
A-404	TOILET ELEVATIONS	12/20/24
A-405	TOILET ELEVATIONS	12/20/24
A-501	PLAN DETAILS	12/20/24
A-502	SECTION DETAILS	12/20/24
A-601	DOOR SCHEDULE	12/20/24
A-602	DOOR TYPES & DETAILS	12/20/24
A-603	DOOR DETAILS	12/20/24

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Exhibit C



CITY OF MEDINA COURTHOUSE RENOVATION

75% CONSTRUCTION DOCUMENTS GMP 2

PROJECT: MEDINA MUNICIPAL COURTHOUSE RENOVATION

NUMBER	DESCRIPTION	DATE / ISSUED
GENERAL		
G-000	COVER SHEET	12/20/24
G-001	GENERAL INFO, DRAWING INDEX & CODE DATA	12/20/24
A-606	WINDOW TYPES & DETAILS	12/20/24
A-701	CASEWORK ELEVATIONS & DETAILS	12/20/24
A-702	CASEWORK WINDOW ELEVATIONS	12/20/24
A-703	FIRST FLOOR TERRAZZO FINISH PLAN	12/20/24
A-704	SECOND FLOOR TERRAZZO FINISH PLAN	12/20/24
A-705	FIRST FLOOR	12/20/24
A-801	IN-CUSTODY ELEVATOR PLANS AND DETAILS	01/09/24
A-802	STAFF AND PUBLIC ELEVATOR PLANS AND DETAILS	01/09/24
A-901	ROOM FINISH SCHEDULE	12/20/24
A-905	FIRST FLOOR FURNITURE PLAN	12/20/24
A-906	SECOND FLOOR FURNITURE PLAN	12/20/24
A-907	THIRD FLOOR acad FURNITURE PLAN	12/20/24
FIRE PROTECTION		
FP-001	FIRE PROTECTION SYMBOL LEGEND AND NOTES	12/20/24
FP-101	FIRST FLOOR FIRE PROTECTION PLAN	12/20/24
FP-102	SECOND FLOOR FIRE PROTECTION PLAN	12/20/24
FP-103	THIRD FLOOR FIRE PROTECTION PLAN	12/20/24
FP-104	ROOF FIRE PROTECTION PLAN	12/20/24
PLUMBING		
P-001	PLUMBING SYMBOL LEGAND AND NOTES	12/20/24
P-100	UNDERSLAB PLUMBING PLAN	12/20/24
P-101	FIRST FLOOR SANITARY, STORM AND VENT PLAN	12/20/24
P-102	SECOND FLOOR SANITARY, STORM AND VENT PLAN	12/20/24
P-103	THIRD FLOOR SANITARY, STORM AND VENT PLAN	12/20/24
P-104	PENTHOUSE/ROOF SANITARY, STORM AND VENT PLAN	12/20/24
P-201	FIRST FLOOR DOMESTIC WATER AND GAS PLAN	12/20/24
P-202	SECOND FLOOR DOMESTIC WATER PLAN	12/20/24
P-203	THIRD FLOOR DOMESTIC WATER PLAN	12/20/24
P-401	ENLARGED RESTROOM PLUMBING PLANS	12/20/24
P-402	ENLARGED RESTROOM PLUMBING PLANS	12/20/24
P-403	ENLARGED RESTROOM PLUMBING PLANS	12/20/24
P-501	PLUMBING DETAILS	12/20/24
P-701	PLUMBING SCHEDULES	12/20/24
P-901	PLUMBING ISOMETRICS	12/20/24
MECHANICAL		
M-001	MECHANICAL SYMBOL LEGENDS AND NOTES	12/20/24
M-101	FIRST FLOOR MECHANICAL PLAN	12/20/24
M-102	SECOND FLOOR MECHANICAL PLAN	12/20/24
M-103	THIRD FLOOR MECHANICAL PLAN	12/20/24
M-104	PENTHOUSE/ROOF MECHANICAL PLAN	12/20/24
M-201	FIRST FLOOR MECHANICAL PIPING PLAN	12/20/24
M-202	SECOND FLOOR MECHANICAL PIPING	12/20/24
M-203	THIRD FLOOR MECHANICAL PIPING PLAN	12/20/24
M-204	PENTHOUSE MECHANICAL PIPING PLAN	12/20/24
M-301	MECHANICAL SECTION PLANS	12/20/24
M-401	ENLARGED MECHANICAL PLANS	12/20/24
M-501	MECHANICAL DETAILS	12/20/24
M-502	MECHANICAL DETAILS	12/20/24
M-601	MECHANICAL CONTROLS	12/20/24
M-602	MECHANICAL CONTROLS	12/20/24
M-701	MECHANICAL SCHEDULES	12/20/24

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Exhibit C

CITY OF MEDINA COURTHOUSE RENOVATION

75% CONSTRUCTION DOCUMENTS GMP 2

PROJECT: MEDINA MUNICIPAL COURTHOUSE RENOVATION



NUMBER	DESCRIPTION	DATE / ISSUED
GENERAL		
G-000	COVER SHEET	12/20/24
G-001	GENERAL INFO, DRAWING INDEX & CODE DATA	12/20/24
ELECTRICAL		
E-001	ELECTRICAL SYMBOL LEGEND	12/20/24
E-002	ELECTRICAL GENERAL NOTES	12/20/24
E-101	FIRST FLOOR LIGHTING PLAN	12/20/24
E-102	SECOND FLOOR LIGHTING PLAN	12/20/24
E-103	THIRD FLOOR LIGHTING PLAN	12/20/24
E-104	ROOF LIGHTING PLAN	12/20/24
E-200	OVERALL BUILDING POWER PLAN	12/20/24
E-201	FIRST FLOOR POWER PLAN	12/20/24
E-202	SECOND FLOOR POWER PLAN	12/20/24
E-203	THIRD FLOOR POWER PLAN	12/20/24
E-204	ROOF POWER PLAN	12/20/24
E-300	FIRE ALARM NOTES, LEGEND AND DETAILS	12/20/24
E-301	FIRST FLOOR FIRE ALARM PLAN	12/20/24
E-302	SECOND FLOOR FIRE ALARM PLAN	12/20/24
E-303	THIRD FLOOR FIRE ALARM PLAN	12/20/24
E-304	ROOF FIRE ALARM PLAN	12/20/24
E-305	FIRE ALARM RISER AND SEQUENCE OF OPERATIONS	12/20/24
E-401	ENLARGED ELECTRICAL PLANS	12/20/24
E-501	LIGHTING CONTROL DETAILS	12/20/24
E-511	POWER DETAILS AND DIAGRAMS	12/20/24
E-601	ELECTRICAL ONE LINE DIAGRAM - NORMAL NEW WORK	12/20/24
E-602	ELECTRICAL ONE LINE DIAGRAM - EMERG. NEW WORK	12/20/24
E-701	LUMINAIRE SCHEDULE	12/20/24
E-711	ELECTRICAL PANEL SCHEDULES	12/20/24
E-712	ELECTRICAL PANEL SCHEDULES	12/20/24
E-713	ELECTRICAL PANEL SCHEDULES	12/20/24
E-721	EQUIPMENT CONNECTION SCHEDULES	12/20/24
TECHNOLOGY		
T-001	TECHNOLOGY SYMBOL LEGEND AND NOTES	12/20/24
T-100	OVERALL BUILDING PATHWAYS AND SPACES PLAN	12/20/24
T-201	FIRST FLOOR TECHNOLOGY PLAN	12/20/24
T-202	SECOND FLOOR TECHNOLOGY PLAN	12/20/24
T-203	THIRD FLOOR TECHNOLOGY PLAN	12/20/24
T-401	TECHNOLOGY ENLARGED PLANS	12/20/24
T-501	TECHNOLOGY DETAILS	12/20/24
T-601	TECHNOLOGY RISER DIAGRAMS	12/20/24
T-602	TECHNOLOGY RISER DIAGRAMS	12/20/24
T-603	TECHNOLOGY RISER DIAGRAMS	12/20/24
T-604	TECHNOLOGY RISER DIAGRAMS	12/20/24
T-605	TECHNOLOGY RISER DIAGRAMS	12/20/24

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Exhibit C

CITY OF MEDINA COURTHOUSE RENOVATION

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PROJECT: MEDINA MUNICIPAL COURTHOUSE RENOVATION



SPEC. NO.	DESCRIPTION	DATE
DIVISION 01 - SPECIFICATIONS - not provided		
DIVISION 03 - CONCRETE - not provided		
329200	Turf & Grasses	January 2025
329300	Plants	January 2025
DIVISION 04 - MASONRY - not provided		
042000	Unit Masonry	December 2024
DIVISION 05 - METALS		
054000	Cold-Form Metal Framing	December 2024
055000	Metal Fabrications	January 2025
DIVISION 06 - WOODS, PLASTICS, AND COMPOSITES		
061600	Sheathing	December 2024
064023	Interior Architectural Woodwork	December 2024
064116	Plastic-Laminate-Clad Architectural Cabinets	December 2024
064216	Flush Wood Paneling	December 2024
066400	Plastic Paneling	December 2024
DIVISION 07 - THERMAL AND MOISTURE CONTROL		
071416	Cold Fluid Applied Waterproofing	
072100	Thermal Insulation	December 2024
075323	Ethylene-Propylene-Diene-Monomer (EPDM) Roofing	December 2024
076200	Sheet Metal Flashing and Trim	December 2024
078413	Pentrated Firestopping	December 2024
079200	Joint Sealants	December 2024
DIVISION 08 - OPENINGS		
081113	Hollow Metal Doors and Frames	December 2024
081416	Flush Wood Doors	December 2024
085200	Wood Windows	
088000	Glazing	December 2024
DIVISION 09 - FINISHES		
092900	Gypsum Board	December 2024
093005	Floor Transitions	December 2024
093013	Tiling	December 2024
095123	Acoustical Tile Ceilings	December 2024
096513	Resilient Base & Accessories	December 2024
096519	Resilient Tile Flooring	December 2024
096813	Tile Carpeting	December 2024
099123	Interior Painting	December 2024
099300	Staining and Transparent Finishing	December 2024
DIVISION 10 - SPECIALTIES		
101400	Signage	December 2024
102113.17	Phenolic- Core Toilet Compartments	December 2024
102800	Toilet, Bath & Laundry Accessories	December 2024
104413	Fire Extinguisher Cabinets	December 2024
104416	Fire Extinguisher	December 2024
DIVISION 11 - EQUIPMENT		
111900	Detention Equipment	December 2024
DIVISION 12 - FURNISHINGS		
122413	Roller Window Shades	December 2024
123661.16	Solid Surfacing Countertops	December 2024
DIVISION 13 - SPECIAL CONSTRUCTION		
130700	Bullet Resistant Fiberglass	December 2024

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CITY OF MEDINA COURTHOUSE RENOVATION

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PROJECT: MEDINA MUNICIPAL COURTHOUSE RENOVATION



SPEC. NO.	DESCRIPTION	DATE
DIVISION 14 - CONVEYING EQUIPMENT		
142123.16	Machine Room-less Electric Traction Passenger Elevators	December 2024
DIVISION 21 - FIRE SUPPRESSION		
210500	Common Work Results for Fire Suppression	December 2024
211313	Wet-Pipe Sprinkler System	December 2024
211316	Dry-Pipe Sprinkler System	December 2024
DIVISION 22 - PLUMBING		
220500	Common Work Results for Plumbing	December 2024
230513	Common Motor Requirements for Plumbing Equipment	December 2024
220519	Meters and Gages for Plumbing Piping	December 2024
220523	General Duty Valves for Plumbing Piping	December 2024
220529	Hangers and Supports for Plumbing	December 2024
220553	Identification for Plumbing Piping and Equipment	December 2024
220700	Plumbing Isolation	December 2024
221116	Domestic Water Piping	December 2024
221123	Domestic Water Pumps	December 2024
221316	Sanitary Waste and Vent Piping	December 2024
221319	Sanitary Waste Piping Specialties	December 2024
221429	Sump Pumps	December 2024
223400	Fuel-Fired, Domestic Water Heaters	December 2024
224000	Plumbing Fixtures	December 2024
DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING		
230500	Common Work Results for HVAC	December 2024
230513	Common Motor Requirements for Plumbing Equipment	December 2024
230514	Variable Frequency Motor Controllers	December 2024
230516	Expansion Fittings and Loops for HVAC Piping	December 2024
230519	Meters and Gages for HVAC	December 2024
230523	General-Duty Valves for HVAC	December 2024
230529	Hangers and Supports for HVAC	December 2024
230553	Identification for HVAC	December 2024
230593	Testing, Adjusting, and Balancing	December 2024
230700	HVAC Insulation	December 2024
232113	Hydronic Piping	December 2024
232123	Hydronic Pumps	December 2024
232300	Refrigerant Piping	December 2024
232500	HVAC Water Treatment	December 2024
233113	Metal Ducts	December 2024
233423	HVAC Power Ventilators	December 2024
233600	Air Terminal Units	December 2024
233713	Diffusers, Registers & Grilles	December 2024
235216	Condensing Boilers	December 2024
237413	Packaged, Outdoor, Air-Handling Units	December 2024
238239	Unit Heaters	December 2024
DIVISION 25 - INTEGRATED AUTOMATION - not provided		
DIVISION 26 - ELECTRICAL		
260101	Electrical Demolition	December 2024
260126	Testing of Electrical Systems	December 2024
260500	Common Work Results for Electrical	December 2024
260519	Low-Voltage Electrical Power Conductors and Cables	December 2024
260523	Control-Voltage Electrical Power Cables	December 2024

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Exhibit C

CITY OF MEDINA COURTHOUSE RENOVATION

75% CONSTRUCTION DOCUMENTS GMP 2

PROJECT: MEDINA MUNICIPAL COURTHOUSE RENOVATION



SPEC. NO.	DESCRIPTION	DATE
260526	Grounding and Bonding for Electrical Systems	December 2024
260529	Hangers and Supports for Electrical Systems	December 2024
260533	Raceways and Boxes for Electrical Systems	December 2024
260543	Underground Ducts and Raceways for Electrical Systems	December 2024
260544	Sleeves and Sleeve Seals for Electrical Raceways and Cabling	December 2024
260553	Identification for Electrical Systems	December 2024
260573	Electrical Systems Studies	December 2024
260923	Lighting Control Devices	December 2024
262200	Low-Voltage Transformers	December 2024
262416	Panelboards	December 2024
262726	Wiring Devices	December 2024
262813	Fuses	December 2024
262816	Enclosed Switches and Circuit Breakers	December 2024
262913	Enclosed Controllers	December 2024
264113	Lighting Protection for Structures	December 2024
264313	Surge Protecting Devices	December 2024
265100	Interior Lighting	December 2024
265600	Exterior Lighting	December 2024
DIVISION 27 - COMMUNICATIONS		
270526	Grounding and Bonding for Communication Systems	December 2024
270528	Pathways for Communications Systems	December 2024
271100	Communications for Equipment Room Fittings	December 2024
271513	Communications Copper Horizontal Cabling	December 2024
DIVISION 28 - ELECTRONIC SAFETY AND SECURITY		
281300	Access Control System	December 2024
282000	Video Surveillance	December 2024
284621.11	Addressable Fire-Alarm Systems	December 2024
DIVISION 31 - EARTHWORK - not provided		
DIVISION 32 - EXTERIOR IMPROVEMENTS - not provided		
DIVISION 33 - UTILITIES - not provided		

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Exhibit D

EXHIBIT D - ASSUMPTIONS & CLARIFICATIONS



General Assumptions / Clarifications

1. The GMP is based upon the terms and conditions of these Assumptions and Clarifications. These assumptions and clarifications shall be read in the context of the other Contract Documents and shall be interpreted to be consistent with other Contract Documents, if possible, but these clarifications and assumptions take precedence over any other Contract Documents in the event of a clear and irreconcilable conflict.
2. It is assumed the Contract Documents issued by Brandstetter Carroll, Inc. comply with all applicable laws, codes (including the latest City, State, or Federal Approved Building Codes), and regulations of various governmental entities having jurisdiction over this project. The GMP excludes the cost of correcting any code violations or requests from building inspectors should they be encountered during construction, unless detailed in the contract documents.
3. GMP schedule is based on Medina City Council providing Ruhlin with a signed Contract on or before February 25, 2025.
4. Applicable performance and payment bonds and Builder's Risk Insurance costs are included on the GMP as being provided by The Ruhlin Company.
5. The GMP is based on the Project Schedule with Date of January 6, 2025 and attached as Exhibit E to the GMP Amendment. The schedule is a baseline project schedule. Modifications and refinement to this schedule will be made based on Owner, Architect and Subcontractor coordination. Any work performed or contracted directly by the Owner, will be coordinated with Ruhlin in sufficient time to avoid impacting the overall Construction Progress Schedule or affecting specific Subcontract activities.
6. The GMP is based upon receiving all document deliverables from the Owner and Architect per the Project Schedule. A/E review period of Submittals shall not exceed (14) calendar days, A/E response time to Requests for Information shall not exceed (7) calendar days. Change Order pricing, change order proposal reviews and other deliverables that may have schedule implications; critical items requiring compressed review timeframes, will be identified on the submittal register and discussed during the weekly project team meetings.
7. The GMP is based on cooperation of the City of Medina Building Department, EPA and other AHJ's to allow continuation of the Work per the Project Schedule. Any impacts to the Project Schedule associated with the aforementioned entities may require time extensions and will be addressed on a case-by-case basis.
8. Ruhlin reserves the right to optimize the sequence of construction at any time. This may include re-arranging construction activities, adjustment of activity durations, and any other changes which will not affect the final delivery dates.

Exhibit D

9. The GMP assumes that design changes will not be allowed on shop drawings/submittals or RFI responses without also issuing a Bulletin to the GMP basis documents. This is required so that all trade contractors are also made aware of the design changes that may impact on their work. In addition, this will ensure final design documents include subsequent design revisions for Medina City's records.
10. This GMP is based on all specified equipment and materials fitting within the dimensioned spaces identified on the documents, including all required tolerances and clearances.
11. The following items are to be provided by Owner and/or A/E:
 - a. CAD files, Drawings and Specifications in electronic format suitable for distribution at no cost.
 - b. All project related Professional Services, including environmental testing, third party Commissioning, air sampling for LEED, Special Inspections and Testing Services (soils, concrete, steel, masonry, curtain wall, fireproofing, Fire stopping, chamber testing, roofing, etc.).
 - c. Plan review fees, permitting and inspection costs.
 - d. All site, SWPPP, grading, building permit fees.
 - e. Utility tap, inspection fees, and capacity fees.
12. No shift work or overtime has been included based on the Project Schedule.
13. In the event, The Ruhlin Company needs to perform additional work to recover days, the following guidelines will be utilized for CMr Contingency:
 - a. Hours performed by the contractor greater than 40 cumulative hours for the week shall be considered overtime hours.
 - b. Hours worked by the contractor on a Saturday, regardless of total accumulated hours from the given work week are considered overtime hours.
14. All extended Subcontractor and Manufacturer warranties shall be "pass-through" warranties from the appropriate party; extended warranties by Ruhlin are not included in the GMP.
15. All contract and project documentation between the CM and the Owner will be electronically delivered. This includes all closeout documents, as-builts, O&M manuals, warranties, etc.
16. GMP is per the stated scope of work. However, this and any future GMP's will be cumulative, not mutually exclusive. The costs associated with items such as staffing, GC's, General Requirements, Contingency, etc. for the current GMP can be used in future GMP's. For example, contingency identified in this GMP can be utilized for items covered under future GMP Scope of Work.
17. All costs associated with Winter Weather Conditions, to include but not limited to: temporary heaters, fuel, admixtures, accelerators, hot water, blankets, tarps shall be covered under an allowance within GMP.
18. If add alternates are selected after the GMP approval, the completion date for the project will be reviewed on a case-by-case basis as some alternates could impact the schedule. All costs for alternates not accepted at the time of the GMP submission will need to be reevaluated after GMP approval if accepted.
19. The GMP Proposal pricing is based on the understanding that the entire project is sales tax-exempt as allowable under Ohio Revised Code and per Owner-issued certificate.

Exhibit D

20. All loose furnishings or other items the Owner wants to salvage from the building shall be completed no later than February 25, 2025.

General Exclusions

1. Costs for any additional requirements, taxes, tariffs, or fees imposed under any statute, becoming effective after the date of the GMP Amendment.
2. The GMP does not assume any responsibility for the current conditions or integrity of the existing storm, sanitary, water, gas, or other existing utilities within or adjacent to the project.
3. The GMP does not include unforeseen impacts that may result from the COVID-19 or similar Coronavirus pandemic-like scenarios. We will take steps to minimize the cost or schedule impacts. This could include material lead times increasing, specific items becoming unavailable, availability of labor forces or other unknown impacts.
4. The GMP assumes that all items outside of the proposed work are code compliant. We do not include work to correct any deficiencies on site or in the existing structures beyond what has been identified in the basis documents of this GMP.
5. Private utility locating services are excluded. Ruhlin will contact OUPS to locate the existing utilities. Relocation, repairs or replacement of existing unidentified or unknown underground utilities, not shown to be performed within the basis documents, will be performed as change order work.
6. The GMP assumes the cost to eliminate any underground obstructions present on the site as unforeseen conditions, to be paid by the Owner.
7. No mock-ups are included in the GMP. Mock-up design drawings are to be prepared and provided by the Brandstetter Carroll, Inc. Change order pricing will be prepared for review/approval once mock-ups are identified.
8. No Pre-Construction Testing has been included in the GMP. Brandstetter Carroll, Inc. is to generate a list of desired systems that require pre-construction tests, with associated ASTM, ANSI, SMACNA, etc., industry standard and references.
9. Photographic Documentation of the Work is excluded.
10. Dumpsters for any Owner vendors and furnishings, fixtures and equipment.
11. The cost of the building permit is not included. It is assumed that any required demo and building permits will be in place to allow for the start of construction per the schedule.

Structural Steel, Concrete & Masonry Clarifications

1. Concrete contractor will excavate, form, pour and backfill elevator pits as shown. Clarification that elevator pits are to be poured concrete up to grade, not masonry as shown on architectural drawings.

Exhibit D

2. Scope and quantities for abatement are those as defined within HZW Consultants Asbestos Survey, dated April 27, 2020.
3. Hauling excavation spoils for elevator pits will be brought out through the east connecting corridor, off hours or on weekend. Protection of existing floors and surfaces is included.
4. No rock excavation of any kind is included. Any materials encountered below the surface determined to be unsuitable will be considered out of scope work.
5. Utility relocation is not included in this package.
6. Structural steel modification for column D7 removal is included. Added concrete sawcutting is included in GMP 1, and additional column pier as shown is included.
7. No masonry lintel schedule was provided. \$3,600 of loose lintel steel was included for this work at masonry openings.
8. No masonry mockup is included in this package.
9. No metal door frames are included in this package. To be furnished and provided by others in subsequent GMP packages.
10. No third-party testing is included. Concrete samples and other quality control testing is by owner.
11. Assumes water will be available at the project site for masonry and concrete operations.
12. Concrete washout pit will be established on site in conjunction with standard practices.
13. Elevator proposal in this GMP is by KONE, which was the basis of design in project specifications. Otis elevator proposal is very close to meeting the specifications and may be further evaluated for project savings.
14. The elevator contractor has included cost for preliminary inspection ahead of full building inspection, in order to certify the elevator for temporary construction use. This does not include any elevator operator costs, training, or staffing.
15. Exclusions:
 - a. Trucking in water, providing water tanks.
 - b. Any rock or unsuitable material where excavation to occur.



EXHIBIT E – CONSTRUCTION SCHEDULE

MEDINA MUNICIPAL COURTHOUSE

GMP AMENDMENT #2

Structure, Elevator and Switchgear

The Construction Progress Schedule includes anticipated and projected Finish Milestone dates at this time. The dates and time periods pertinent to this GMP Amendt #2:

- Ruhlin to Deliver GMP to Medina City Council February 10, 2025
- Medina City Council to sign GMP, NTP February 24, 2025
- GMP 2 Work to Commence..... April 28, 2025

*No Liquidated Damages Part of this Package

Great People, Proven Results



Activity Name	Work Days	Projected Start	Projected Finish	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec</
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Data Date: 26-Nov-24
 Layout: Medina_1
 Issue: GMP #1

MEDINA MUNICIPAL COURTHOUSE
2025 RENOVATIONS
GMP #1 Abate & Demo Schedule
 January 6, 2025





GMP AMENDMENT #2

Concrete, Masonry, Structural Steel, Elevators & Electrical Gear

Below is a list of ALLOWANCES included within this Guaranteed Maximum Price Amendment submission.

All allowance expenditures require the review and prior approval of the Owner. CMR agrees to track, document, and communicate to Owner, all allowances included in this GMP, used and unused. Any unused Allowances shall be credited back to the Owner in the form of a deduct change order prior to request for final payment. Any costs to provide the listed services more than the amounts listed below will result in an increase change order to Ruhlin.

Allowances included within the Construction Manager's scope of work:

1. Concrete overage for removal of slabs larger than indicated on plans. Excavation of the elevator pits will require concrete removal ~ (5) five feet larger in each direction than the actual elevator pit, to accommodate setting concrete forms. This will require added concrete slab removal and concrete slab infills, more than what is shown. An allowance of \$25,000 is in place for this added labor, material, and disposal.
2. Allowance for structural modifications necessary to create "in-custody corridor" through existing 1841 Courthouse building. These include structural modifications to create concrete ramps, raise floor heights, demolish existing masonry walls, add steel lintels, and any new foundations below new walls. An allowance of \$30,000 is in place for this added labor, material and disposal. This does not include any utility relocations such as fire sprinkler lines, sanitary runs, electrical conduit or fire alarm wiring & devices.



Medina Municipal Courthouse
CM-at-Risk Services
GMP #2 Staffing Plan

The Ruhlin Company			2024												2025												2026				Total	Rate	Total
Employee		Position Title		Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Nov	Dec	Jan	Feb	Mar	Apr		Job Hours	*(\$/Hr)	Labor Cost						
Brady Oaks		Project Executive					5% 9	5% 9	5% 9	5% 9	5% 9	5% 9	5% 9	5% 9											72			w/OH					
CONSTRUCTION																																	
Mike Schumater		Senior Project Manager							0%	0%	0%	0%	0%	50%	40%										156	\$100.00	\$	15,600					
Lee Cheeser		Superintendent							0%	0%	0%	0%	0%	100%	80%										312	\$87.00	\$	27,144					
Ell Walker		Project Engineer							0%	0%	0%	0%	0%	100%	80%										312	\$55.00	\$	17,160					
Bill Whitaker		Safety Director							0%	0%	0%	0%	0%	5%	4%										16	\$0.00		w/OH					

ORDINANCE NO. 53-25

AN ORDINANCE APPROVING THE NINTH AMENDMENT TO THE CITY OF MEDINA -- MONTVILLE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT AND ANNEXATION CONTRACT TO ADD TERRITORY TO THE DISTRICT, AND REPEALING ORDINANCE NO. 42-25, PASSED FEBRUARY 24, 2025 AND DECLARING AN EMERGENCY.

WHEREAS: As of December 14, 2009, the City of Medina and the Township of Montville, Medina County, Ohio (the "Contracting Parties") entered into the City of Medina-Montville Township Joint Economic Development District and Annexation Contract ("JEDD Contract"), approved by Medina City Ordinance No. 182-09 and Resolution No. 120809.01 of the Montville Township Board of Trustees, creating the City of Medina — Montville Township Joint Economic Development District;

WHEREAS: The JEDD Contract was entered into pursuant to Ohio Revised Code Section 715.72 through 715.83;

WHEREAS: The Contracting Parties now wish to amend the JEDD Contract to add territory to the District, which territory is located within the expansion area of the JEDD;

WHEREAS: This Amendment is enacted pursuant to Section 5.2 of the JEDD Contract and Ohio Revised Code Section 715.72;

WHEREAS: Prior to the passage of this Ordinance, this Council held a public hearing regarding the addition of the territory to the District.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO, THAT:

SEC. 1: The Mayor is authorized and directed to enter into the Ninth Amendment to the City of Medina - Montville Township Joint Economic Development District and Annexation Contract, a copy of which Amendment is attached hereto as Exhibit "A" and incorporated herein fully as if by reference, in order to add a parcel of land to the District which is located within the expansion area of the JEDD.

SEC. 2: That Ordinance No. 42-25, passed February 24, 2025 is hereby repealed.

SEC. 3: It is found and determined that all formal actions of this Council concerning and relating to the passage 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 such formal action, were in meetings open to the public, in compliance with the law.

SEC. 4: That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to not delay the project; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: _____

SIGNED: _____

President of Council

ATTEST: _____

APPROVED: _____

Clerk of Council

SIGNED: _____

Mayor

EXHIBIT A

PETITION OF PROPERTY OWNERS AND OWNERS OF BUSINESSES TO BE INCLUDED WITHIN THE CITY OF MEDINA-MONTVILLE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT PURSUANT TO R.C. 715.72

The Undersigned represents one-hundred percent (100%) of the owners of property and one-hundred percent (100%) of the owners of businesses to be included in the City of Medina-Montville Township Joint Economic Development District ("JEDD"). The Undersigned hereby petitions for the addition of the parcels specified below, and the businesses located on such parcels, to the JEDD.

Further, the Undersigned agrees that all documents required by R.C. 715.72 shall be made available for public inspection in the office of the Clerk of City Council of the City of Medina and in the office of the Fiscal Officer of Montville Township. Such documents include a copy of the amendment to the JEDD contract, a description of the area to be added or from the district, and a map of that area in sufficient detail to denote the specific boundaries of the area and to indicate any zoning restrictions applicable to the area.

The Undersigned also consents to a public hearing regarding the amendment of the JEDD to include the aforementioned parcels to the JEDD.

PROPERTY OWNER:

Albrecht, Incorporated

Name of Title Owner


 Undersigned President
 Signature of Title Owner

5864 Wooster Pike, Montville Township, OH

Property Address

030-11A-01-025

Parcel Number

~~BUSINESS OWNER(S):~~ Vacant Land

Name of Business Owner

Business Address

Undersigned

~~Signature of Business Owner~~

Parcel Number

EXHIBIT A

NINTH AMENDMENT TO CITY OF MEDINA-MONTVILLE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT ADDING TERRITORY TO THE DISTRICT

WHEREAS, the City of Medina (the "City") and Montville Township (the "Township") entered into a Joint Economic Development District and Annexation Contract (the "Contract") as of December 14, 2009;

WHEREAS, Section 5.2 of the Contract provides for an "expansion area" which is defined as an area depicted on Exhibit A-2 of the JEDD Contract;

WHEREAS, the District has received a Petition from the sole owner of the vacant commercially-zoned property to be included within the JEDD;

WHEREAS, the Petition is attached hereto as Exhibit A and incorporated herein fully as if by reference;

WHEREAS, Revised Code Section 715.72 sets forth the process for adding territory to an existing JEDD;

WHEREAS, the JEDD Board, at its meeting of _____, 20__, recommended the addition of the petitioned-for area within the District;

WHEREAS, the area proposed for expansion of the JEDD meets the criteria of Revised Code Section 715.72 for acceptance of a parcel from an expanded area of the JEDD;

WHEREAS, a public hearing was held before the legislative authority of the City on _____, 2025, and before the legislative authority of the Township on _____, 2025;

WHEREAS, prior to the public hearings, the following documents were made available for public inspection in the office of the Clerk of the legislative authority of the municipal corporation and the office of the Fiscal Officer of the Township:

- A. A signed copy of the Contract creating the District and the proposed Amendment;
- B. A description of the area to be included in the District, including a map of sufficient detail to note the specific boundaries of the area or areas and to indicate any zoning restrictions applicable to the areas; and
- C. The economic development plan described in Section 715.72 of the Revised Code;

WHEREAS, prior to the approval of this Amendment, each Contracting Party has delivered a copy of the proposed Amendment to the legislative authority of the County in which the Contracting Party is located.

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth in this Contract, the Township and the City agree that the Contract shall be amended as follows:

- A. That the territory included within the Petition attached hereto as Exhibit A shall become a part of the District.
- B. The effective date of this Amendment shall be _____, 2025.

[THE BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Township and the City have caused this Eighth Amendment to the Contract to be duly signed in their respective names by their duly authorized officers as of the date hereinbefore written.

TOWNSHIP OF MONTVILLE

By: _____
Trustee – Chairman

By: _____
Trustee – Vice Chairman

By: _____
Trustee

CITY OF MEDINA

By: _____
Dennis Hanwell, Mayor

APPROVED AS TO LEGAL FORM:

By: _____
Attorney for Montville Township

By: _____
Gregory A. Huber, Law Director
City of Medina

ORDINANCE NO. 54-25

**AN ORDINANCE AMENDING ORDINANCE NO. 209-24,
PASSED NOVEMBER 25, 2024. (Amendments to 2025 Budget)**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That Ordinance No. 209-24, passed November 25, 2024, shall be amended by the following additions:

<u>Account No./Line Item</u>	<u>Additions</u>
001-0210-53322	19.43 *
001-0707-56615	33,250.00 *
109-0755-51123	30.00 *
147-0659-54413	33,250.00 *
167-0705-52215	20,000.00 *
169-0716-54412	13,500.00 *
301-0716-54412	13,500.00 *
514-0541-56612	3,400.00 *
514-0543-52215	80,000.00 *
547-0659-54413	1,750.00 *
106-0101-53315	150.00 *

SEC. 2: That it is found and determined that all formal actions of this Council concerning and relating to the passage 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 such formal action, were in meetings open to the public, in compliance with the law.

SEC. 3: That this Ordinance shall be in full force and effect at the earliest period allowed by law.

* - new appropriation

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

ORDINANCE NO. 55-25

**AN ORDINANCE AUTHORIZING THE FINANCE
DIRECTOR TO MAKE CERTAIN FUND ADVANCES.**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

- SEC. 1:** That the Finance Director is hereby authorized to make the following fund advances:
- \$33,250.00 from (#001) General Fund to (#147) Airport Fund – FAA Grant for snow plow equipment
- SEC. 2:** That the Clerk of Council is hereby authorized to forward a certified copy of this Ordinance to the Medina County Auditor.
- SEC. 3:** That it is found and determined that all formal actions of this Council concerning and relating to the passage 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 such formal action, were in meetings open to the public, in compliance with the law.
- SEC. 4:** That this Ordinance shall be in full force and effect at the earliest period allowed by law.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

ORDINANCE NO. 56-25

AN ORDINANCE OF THE COUNCIL OF THE CITY OF MEDINA, OHIO, CERTIFYING THAT WHEN A MUNICIPAL OBLIGATION WAS INCURRED SUMS WERE LAWFULLY APPROPRIATED IN THE FUNDS TO SATISFY THE OBLIGATION AND SUFFICIENT SUMS CURRENTLY EXIST TO SATISFY THIS OBLIGATION, AND DECLARING AN EMERGENCY.

WHEREAS: Certain certifications are necessary for the continued operations of Municipal Services; and

WHEREAS: This Ordinance will provide for the efficient and lawful certifications to provide Municipal Services as required by Ohio Revised Code Section 5705.41(D); and

NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That in accordance with Ohio Revised Code §5705.41(D), at the time that the contract or order was made and at the time of execution of the Finance Director's certificate, sufficient funds were available or in the process of collection, to the credit of a proper fund, properly appropriated and free from any previous encumbrance.

SEC. 2: That the Finance Director is authorized to draw warrants for the payment of Statement dated 11/01/24 - 11/30/24 totaling \$11,090.64 to Centerra Co-op from Account No. 102-0610-53314 for the Street Department.

SEC. 3: That it is found and determined that all formal actions of this Council concerning and relating to the passage 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 such formal action, were in meetings open to the public, in compliance with the law.

SEC. 4: That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason because of the immediate need for the authorization of expenditures, this Resolution shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor