

**RESOLUTION NO. 2013-036  
(Third Floor Unanticipated Cost Increases)**

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE  
NORTHEAST OHIO AREAWIDE COORDINATING AGENCY**

**WHEREAS**, the Northeast Ohio Areawide Coordinating Agency (NOACA) is the Metropolitan Planning Organization (MPO) for the counties of Cuyahoga, Geauga, Lake, Lorain, and Medina, and the areawide water quality management agency for the same region; and

**WHEREAS**, NOACA renovated its existing building 14 years ago, leaving the approximately 4,000 square feet of the third floor unfinished, such that its use and build-out could be determined at a later date; and

**WHEREAS**, NOACA's procurement policy requires that these construction services be obtained through a competitive process following all applicable federal, state, and local policies and regulations, which was accomplished through an Invitation for Bids issued on May 7, 2013, with bids received on June 6, 2013, of which the firm of Sterling Professional Group, Inc., of Garfield Heights, was the lowest bidder at a firm fixed price of \$226,900; and

**WHEREAS**, The NOACA Board of Directors adopted resolution 2013-024 approving the expenditure of \$226,900, and authorizing the Executive Director to enter into a contract with Sterling Professional Group, Inc. of Garfield Heights; and

**WHEREAS**, The approved expenditure did not include a contingency amount for unexpected costs; and

**WHEREAS**, During the construction of the third floor build-out, unanticipated errors and omissions in the plans were discovered, as well as required fire code compliance work as listed in the table below; and

| <b>Error or Omission</b>                             | <b>Fire Code Compliance</b> | <b>Additional Cost</b> |
|--|-----------------------------|------------------------|
| Miscellaneous Flooring at New Entryways              |                             | \$300.00               |
| Door Hardware  |                             | \$557.66               |
| Closing Doorway to New Board Room                    |                             | \$600.00               |
| Window Sills   |                             | \$1,000.00             |
| Miscellaneous Drywall and Dry-wall Repair in Hallway |                             | \$1,928.07             |
|  | Fire Damper Sleeves         | \$2,931.64             |
| Total  |                             | \$7,317.37             |

**WHEREAS**, This unanticipated cost increase represents only a 3% cost increase from the original bid amount of \$226,900; and

**WHEREAS**, NOACA's Reserve Account will be used to pay for the \$7,317.37 unanticipated cost increase for a total expense of \$234,217.37, which will be repaid over the 20-year depreciation schedule of the project and the funds are intended to be recouped primarily through the annual \$15,000 lease of space on the first floor;

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**NOW, THEREFORE, BE IT RESOLVED** by the Northeast Ohio Areawide Coordinating Agency Board of Directors, consisting of forty-five principal officials serving general purpose local governments throughout and within the counties of Cuyahoga, Geauga, Lake, Lorain, and Medina that:

**Section 1.** The expenditure of \$7,317.37 for unanticipated cost increases for a total expense of \$234,217.37 from the NOACA Reserve Account for the third floor build-out project is approved, and the FY 2014 budget is so amended.

**Section 2.** The Executive Director is authorized to amend the contract with Sterling Professional Group, Inc., for the cost increases.

Certified to be a true copy of a Resolution of the Northeast Ohio Areawide Coordinating Agency Board of Directors adopted this 8<sup>th</sup> day of November 2013.

Secretary: \_\_\_\_\_

*Daniel P. Troy*

Date Signed: \_\_\_\_\_

*11/8/13*