NOEAST OHIO AREAWIDE COORDINATING AGENCY

MEMORANDUM

TO: NOACA Board of Directors

FROM: Grace Gallucci, Executive Director

DATE: December 6, 2019


ACTION REQUESTED
The Board of Directors is asked to approve Resolution 2019-050 which would award a contract to F. Buddie Contracting, Ltd. for NOACA’s Net Zero Cool project (Design Build) in an amount not to exceed $888,000, which reflects current estimates of total project costs, pending appropriate funding.

The Finance and Audit Committee recommended this action.

BACKGROUND/JUSTIFICATION FOR CURRENT ACTION
The Northeast Ohio Regional Sewer District (NEORSD) supports the strategic implementation and long-term maintenance of green infrastructure projects. NEORSD funds green infrastructure projects within the combined sewer area through its Green Infrastructure Grants (GIG) Program. Green infrastructure protects, preserves, enhances, and restores natural hydrologic function. Such stormwater control measures (SCMs), increase resiliency of infrastructure; reduce stress on wet weather drainage and collection systems; and support healthy environments and strong communities.

The GIG Program is open to member communities, governmental entities, non-profit organizations 501(c)(3), or businesses working in partnership with their community. These entities can propose water resource projects that keep stormwater out of the combined sewer system and reduce capacity overflow problems.

The objectives and outcomes for Net Zero Cool are embodied in its name. “Net Zero” refers to NOACA’s ambition to capture stormwater runoff from its impervious surface area and eliminate its contribution to the combined wastewater/stormwater conveyance system. “Cool” refers to NOACA’s ambition to showcase its green infrastructure elements with eye-catching, water-themed design; mural and green wall on the sides of the building; educational placards along the sidewalk, adjacent to a proposed bioretention system; and outdoor classroom space on the green roof for lectures, tours and public meetings. Net Zero Cool would make NOACA a true vanguard for NEORSD-funded green infrastructure implementation; a marquee to illuminate the tremendous benefits of green infrastructure in Downtown Cleveland.

On September 6, NOACA submitted its proposal for “Net Zero Cool,” a three-phase, comprehensive suite of measures to reduce stormwater runoff from its 100% impervious Downtown Cleveland site and mitigate runoff’s harmful impacts on the Frontal Lake Erie-Doan Brook Watershed.

Project phases submitted to NEORSD include (with engineer’s estimates of build costs):
PHASE I (BUILDING) ($360,000)
Project A (One-story extensive green roof system with usable outdoor space accessible via second floor) - $210,000
Project B (Roof water collection with bioretention) - $150,000

PHASE II (PARKING LOT) ($350,000)
Project A (Parking lot porous paving/center drive aisle) – $140,000
Project B (Carport structures with extensive green roof) - $210,000

PHASE III (WALLS: “THE RIBBON THAT WRAPS THE PACKAGE”) ($95,000)
Project A (One-story building extensive green wall system) - $35,000
Project B (Three-story building mural) - $60,000

The total project cost is estimated at $900,000. In addition to the $805,000 of estimated build costs outlined above, NOACA estimates $83,000 in design costs and has already spent $12,000 on a design/engineering team to explore opportunities through site visits, preliminary design proposals and stormwater modeling. NOACA committed to a 20% match in its application to NEORSD, or $180,000, while NOACA requested $720,000 in funding from NEORSD.

NOACA released a Request for Proposals (RFP) to hire a design-build firm, conditional on NEORSD (and any potential future) funding, on September 21st, 2019. Proposals were due on October 21st, 2019; NOACA received two proposals. NOACA staff evaluated both qualifications (project understanding and approach, design build project team and design build capabilities) and technical proposals (design management, proposed design, construction management, construction, quality management, and schedule). After evaluation, the firm with the highest scores was F. Buddie Contracting, Ltd.

ABOUT THE VENDOR

F. Buddie Contracting, Ltd. is a certified CSB (Cleveland Small Business) and a Cuyahoga County SBE (Small Business Enterprise) located in the City of Cleveland. They have over 55 years in general contracting experience. Their design team consists of Osborn Engineering, headquartered in Cleveland, and MKSK, headquartered in Columbus.

TIMING

On November 21st, 2019, the NEORSD announced NOACA’s award of $185,000 to fund construction of Phase I-Project B (Roof water collection with bioretention) and Phase III-Project A (One-story building extensive green wall system). NOACA will move forward with these projects and will continue to pursue funding for the remainder of Net Zero Cool.

FINANCIAL IMPACT

Proposed contract will be executed for approximately two years commencing on or around January 2020 and ending on or around March 2022; at an amount currently estimated not to exceed $888,000. This action would also amend the NOACA Budget and OWP as appropriate, including the NEORSD award and other potential funding.

CONCLUSION/NEXT STEPS

With Board approval, staff will work with the NEORSD, potential future funders, and the design build team to design and build all or parts of NOACA Net Zero Cool.

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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 is committed to eliminating its contribution to the combined wastewater/stormwater conveyance system by capturing stormwater from its impervious surface area; and

WHEREAS, this ambitious project requires a design build team; and

WHEREAS, NOACA was awarded $185,000 through the NEORSD Green Infrastructure Grant (GIG) Program towards this effort; and

WHEREAS, NOACA will continue to pursue other forms of funding to complete this project in its entirety, and

WHEREAS, NOACA’s procurement policy requires that these design build services be obtained through a competitive process following all applicable federal, state, and local policies and regulations, which was accomplished through a Request for Proposals issued on September 21\textsuperscript{st}, 2019, with two proposals received on October 21\textsuperscript{st}, 2019.

WHEREAS, F. Buddie Contracting, Ltd was determined to best provide these services. Pending available funding, F. Buddie Contracting, Ltd and their design team of Osborn Engineering and MKSK, will work with NOACA to complete all phases of the Net Zero Cool project.

WHEREAS, proposed contract will be executed for approximately two years commencing on or around January 2020 and ending on or around March 2022; at an amount currently estimated not to exceed $888,000. This action would also amend the NOACA Budget and OWP as appropriate, pending NEORSD award and other potential funding.

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

Section 1. The Executive Director is hereby authorized to enter into a contract for services with the firm of F. Buddie Contracting, Ltd. in an amount not to exceed $888,000 pending available funding.

Section 2. The Executive Director is hereby authorized to enter in the GIG funding agreement and any potential future funding agreements.

Section 3. This action amends the NOACA Budget and OWP and appropriate concerning GIG funding and any future funding for this project.

Section 4. The Executive Director is authorized to transmit certified copies of this resolution to appropriate federal, state, and local agencies.
RESOLUTION NO. 2019-050
(AGENCY PROCUREMENT-
NOACA Net Zero Cool Project)

Certified to be a true copy of a Resolution of the Board of Directors of the Northeast Ohio Areawide Coordinating Agency adopted this 13th day of December 2019.

Secretary: [Signature]

Date Signed: 12-13-2019