



CITY COUNCIL

Council Meeting

Angie Jenkins, President
Shanette Strickland, Ward 1
Louis Salvati, Ward 2
Bhuwan Pyakurel, Ward 3
Meredith Lawson-Rowe, Ward 4
Barth Cotner, At-Large
Stacie A. Baker, At-Large
Kristin J. Bryant, At-Large

7232 East Main Street
Reynoldsburg, OH 43068
www.ci.reynoldsburg.oh.us

Mollie Prasher, Clerk of Council
614-322-6836

Monday, April 13, 2020

Council Chambers

CITY COUNCIL MEETING

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**
 - a. City Council – Regular Meeting – March 23, 2020
5. **COMMUNITY COMMENTS - COMMENTS MAY BE SUBMITTED PRIOR AND DURING THE MEETING TO THE CLERK AT MPRASHER@CI.REYNOLDSBURG.OH.US**

The Community Comments portion of the meeting is an opportunity for citizens to address Council. Citizens may wish to bring matters to the attention of City Council or discuss items on the agenda with the exception of legislation scheduled for a public hearing. Comments related to a public hearing may only be made during the Public Hearing portion of the meeting.

Before addressing City Council, members of the public are asked to complete a speaker's form and give it to the Clerk of Council. The Council President will invite speakers to step to the microphone and give their name and address. All remarks should be addressed to Council as a whole and not exceed three minutes.

6. **COMMUNICATIONS**

7. MOTIONS

1. A Motion to Reinstate the April 27, 2020 Council Meeting

8. REPORTS

a. **Development, Parks & Recreation Committee**

b. **Public Safety, Law & Courts Committee**

c. **Public Service & Transportation Committee**

d. **Finance & Administration Committee**

1. An Ordinance Requesting Council Appropriate \$450,000.00 from the Unappropriated Capital Improvement Project (CIP) Fund for the Reynoldsburg Community Center, an Declaring an Emergency

9. LEGISLATION FOR EMERGENCY ADOPTION

- a. An Ordinance Requesting Council Appropriate \$450,000.00 from the Unappropriated Capital Improvement Project (CIP) Fund for the Reynoldsburg Community Center, and Declaring an Emergency (First Reading 4/13/2020). --- Salvati. Finance and Administration Committee.

10. UPCOMING MEETINGS

- a. April 16, 2020 BZBA No Meeting Scheduled
- b. April 27, 2020 Council 6:00pm Electronically
- c. May 7, 2020 Planning Commission
- d. May 11, 2020 Council
- e. May 21, 2020 BZBA
- f. May 25, 2020 Council

ADJOURNMENT



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Council President Leanora Jenkins called the meeting to order at 7:33 PM

Invocation - Mollie Prasher

PRESENT: Cotner, Baker, Bryant, Jenkins, Strickland, Salvati, Pyakurel, Lawson-Rowe

ABSENT:

Approval of Agenda

President Jenkins moved to amend the agenda to remove Item v. and vi. from the Consent Agenda for Second Reading and Emergency Approval from the Public Service & Transportation Committee, make Item 12 Legislation for Emergency Adoption a Consent Agenda and in Item 13 (a) Consent Agenda for Third Reading to remove Item a. Second by Councilmember Strickland.

Motion passed.

Approval of Minutes

a. City Council – Regular Meeting – March 9, 2020

The March 9, 2020 minutes were approved as submitted.

RESULT:	ACCEPTED
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Community Comments

Robert Barga, Reynoldsburg School District Liaison

Good evening to you all, I hope that you are all staying safe at this time. I want to thank the Mayor, the President of the School Board, and our Superintendent for their hard work at helping our entire community navigate this health disaster, with a biblical flood tossed into the middle of it. To the members of council, and our city attorney, thank you for providing prompt information to me and all of your constituents. Together we will get through this.

I only have two issues to discuss tonight:

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1) the Board recently submitted written testimony regarding HB 557; this proposed legislation would allow for remote participation in meetings during health emergencies. The bill is a good proposal, but does need a little tweaking in order to properly protect all liberty interests - in order to further this, Vice President Whitman and I submitted some suggestions, but otherwise asked for a quick turnaround and approval. I would like to ask CC to consider joining us in this request, either with our testimony itself (I'm willing to provide), or in a way that may be more useful, by working with Attorney Shook to create a concurrence testimony, which will strengthen the stance of our community.

Public Hearing

An Ordinance to Repeal and Replace Chapter Eleven - Planning and Zoning Code for the City of Reynoldsburg, Ohio (Second Reading 2/24/2020)

President Jenkins opened the Public Hearing for **An Ordinance to Repeal and Replace Chapter Eleven – Planning and Zoning Code for the City of Reynoldsburg, Ohio**

The meeting is being live streamed and the public may submit questions or comments via email to mprasher@ci.reynoldsburg.oh.us

Letters Emailed to Council

Brett Luzader
1116 Gibson Road
Reynoldsburg, OH 43068

Thank you President Jenkins and members of Council,

I would like to address section 1109.15 **Conditional Uses**. This section covers what has historically been referred to as a “Special Exception Use Permit” or SEUP. The way the code is written takes away the power of Council to decide these matters. If something is not addressed in the specified zoning, I think our elected leaders should make the decision as to whether it fits into the specific area or not, and would also give time for public discussion. If nothing else, Council should have the ability to have a hearing on a requested permit before approval, if so desired. The way the new code is written the number of these should be minimal.

Thank you for your time.

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**Mary Turner Stoots
1070 Waggoner Road
Reynoldsburg, OH 43068**

I want this letter documented as a public record and the typology page passed out to the Council members. Thank You.

Madam President, Mayor Begeny, and Members of Council,

The new zoning proposal affects every single resident in the City of Reynoldsburg. This is probably one of the most critical pieces of legislation that our City Council will vote on since the day it was originally established as Ordinance #400 in 1955.

Our forefathers established zoning to protect the property owners. In today's world, the property owners are forced to fight for protection against the zoning. Something is wrong with this picture.

Monday's meeting is the last public hearing before the vote, but rather than postpone the public hearing, Mr. Bowsher told me that we should send a representative. How does that work? If there are ten of us who would each get three minutes, does our representative get thirty minutes?

How can you possibly have a public hearing when the Governor has mandated that no more than ten people are allowed to congregate? The fact that the City Council members alone are in the chambers will jeopardize their own health. You are choosing to gather the leaders of this town into one room and put their health at risk against a directive from the Governor. Someone needs a new set of priorities.

Whoever made this decision has absolutely no regard for the health and well-being of the people in this town and especially our elected officials. I believe you are using this pandemic as an opportunity to keep us out of the public hearing.

The public has a right to be there. They have the right to fill those Council Chambers. I won't encourage or discourage anyone from going. But we all have a right to be there. What is so important about this legislation that it can't be postponed? Would it be the developers? Like the ones that are already clearing out the trees on Taylor Road? Clearing the land, not for what Council was told to be condominiums. Yes, there will be SOME condominiums. 32 Condominiums and 136 Apartments. 168 units total. But the developer is calling the apartments "Condominium Rentals." That's called an oxymoron.

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To quote a member of the Planning Commission, *“These are the approved uses and people have had 14 months to voice their opinions about it. This needs passed. There are plenty of developers waiting for this to be passed so they can break ground and build single family homes and townhouses. I’d hate for this to be delayed longer and then these developers decide to go to greener pastures.”*

I see. - It’s all about the developers. They are waiting, so we need to hurry. Never mind the coronavirus. Never mind the health & well-being of our City Council, and never mind the protection of the property owners.

Let me get this straight. You will be holding a public hearing but will not allow the public inside the chambers. A public hearing without the public is NOT a public hearing.

Please note the following:

- There needs to be an adjustment to the zoning map. Parcel #060-008085-00 is colored green and included as part of Pine Quarry Park. It should be yellow for Suburban Residential.
- The Typology pages do not match the descriptions for Permitted and Conditional uses as listed under each zone. I have attached corrections (to the best of my ability) and suggest that instead of an “X” you list them as “P” (permitted) or “C” (conditional) on the sheet so it will reflect as an accurate snapshot. o I am unable to find ‘Detached Single-Family Building’ under the permitted or conditional use categories for the Olde Reynoldsburg Commercial District, so as families move out of the 100+ year-old houses, what happens?

My goal is to maintain a good relationship with the city. However, that is becoming increasingly difficult with apparent:

- 1) intent to hold a public hearing wherein the public is discouraged from attending
- 2) duplicity around what is really being built on Taylor (owner occupied or rentals)
- 3) development initiation before zoning is approved
- 4) Proposing zoning to meet the needs of the developers versus the protection of the property owners
- 5) voting on an unfinished document

Thank you for your time

(A copy of Zoning Code Section 1103.27 Districts and Zoning was included with Mr. Stoots email.)



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**Thaah Young
9167 Taylor Road SW
Etna Ohio**

Public Comment and Question:

Thank you to all during this unprecedented time. Leadership from our elected officials is of utmost importance and duty.

My interest here is not in blocking the zoning code that has been in process for a year, but in my opinion the Repeal and Replace Chapter Eleven -Planning and Zoning Code is too formidable of a document for the public to be limited access. It affects all citizens in Reynoldsburg and as many residents as possible should be aware of it and any long-term effects on our families and business.

The City has set forth a news release attending public hearings via Facebook and emailing, but our forefathers ensured that as Ohio citizens our freedom of speech is not limited to electronic communication nor a qualification of health status. Not all citizens have access to electronic communication and as the news release states, not everyone will be admitted to City Hall based on a stigmata of body temperature. As I said, leadership from our elected officials is of utmost importance and you have the ability to post pone the public hearing until Article 1: 11 Freedom of Speech can be protected by our Constitutionally elected government unrestrained and unabridged. It would be unfair for governments to carry on with business as usual while not allowing its citizens to equally and rightfully participate.

Given the history of this issue, my question to the Council, Mayor and City Attorney is this.

Is your interest and representation held for the citizens of Reynoldsburg, or is it only to the stakeholders for this agenda?

Below is my understanding of communications with Shawn Murphy of Mid-Ohio Development, Taylor Road Project.

On March 11, 2020 I received a call and email from Shawn (Mid-Ohio). See attached, Illustrative 2.12.20. PDF. He stated that they were planning to start building at the end of

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April and this is 2-year project. Also, Shawn stated Mid-Ohio will not purchase the land until after the zoning approval.

Of note the attached Illustrative 2.12.20. PDF is not the same as the one presented to Council 2-3-2020; 20200203 21473 See Attached.

On 2-12-20 I received the below email from Shawn Murphy
<smurphy@midohiodevelopment.com <<mailto:smurphy@midohiodevelopment.com>>>
Mrs. Young,

Thank you for your time today on the phone. I appreciate the concerns you brought to our attention.

Please see the attached picture. The units on the right-hand side of the photo are condos, the units on the left of the red line are “condominium rentals”. Reason we classify them as condo rentals rather than apartments is, they are nicer finishes on the inside etc.

The buildings on the right of the line as discussed would be for sale, and Mid-Ohio’s intentions are to work with the existing association to hire a 3rd party management company (many of which we have outstanding relationships with) to operate that portion.

The “condominium rentals” would be owned and maintained by Mid-Ohio development and would not be for sale. I would be happy to provide you guys with some examples of our communities and how we operate and maintain them!

This is a picture I had on my phone; I can send you the full-size digital tomorrow.

Thanks much!

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Shawn Murphy
(740)-403-4824
Mid-Ohio Development

(Ms. Young attached two additional photos involving the above plan design.)

From: "Lemmon, Ted w (The Shelly Company)" <tlemmon@shellyco.com>
<<mailto:tlemmon@shellyco.com>>>
Date: March 23, 2020 at 9:55:14 AM EDT
To: Andrew Bowsher
Subject: Re: [EXT] Rosehill

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Andrew, in the interest to help development in the City of Reynoldsburg, if we could get medium residential zoning, that would be a big help. I have been talking with National Church Retirement, about a community at 750 Rosehill Road. The zoning change could open more possibilities than the current zoning. Thanks, Ted

Michael O'Sullivan
7802 Quarry Cligg Court
Reynoldsburg, OH 43068

My name is Mike O'Sullivan and I live at 7802 Quarry Cliff Court, which is right off Waggoner Road.

Every homeowner on Quarry Cliff Court that I spoke with strongly opposes the construction of any additional rental units on Waggoner Road. Because we all know that this construction will lower our property values, make it more difficult to sell our homes, increase the local crime rate and it will make an already terrible traffic situation significantly worse.

Waggoner Road, between Main and Broad Street, already has four (4) schools, three (3) churches and four (4) apartment and condominium complexes. It is increasingly difficult, and dangerous trying to get out on Waggoner Road and the traffic is frequently backed up - bumper-to-bumper - from Main Street all the way back to Rodebaugh. Northbound traffic on Waggoner Road has also increased significantly as they add more businesses and retail stores on East Broad Street. It is a main connecting route from Pickerington to East Broad Street.

In summary, this is about the worst place you could possibly pick to construct additional apartment complexes especially when you have acres of vacant land further out on East Main Street.

Therefore, I respectfully ask, on behalf of myself and all of my fellow homeowners, that City Council deny any future zoning changes on Waggoner Road and permanently stop the construction of any additional apartment complexes.

Thank you,

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Robert Barga, Reynoldsburg School District Liaison

My second concern relates to the proposed zoning code. Based on my review of the entire document and the original proposed plotting map (which I'll note does seem to randomly change, depending on when viewed), it appears as though the schools were never factored at all into this design. While our current properties are marked open, they do not include the entirety of our plots, nor do they allow for any expansion into adjoining plots, as we have historically done. Further, because of the conditional use for the remaining areas, and very limited options even for that, I have a very real concern that we will not be allowed to build schools anywhere but a current open plot, which is not conducive to the needs of the district. Even more, under the current proposal, if the plot lines are not properly drawn, we may not be permitted to operate a currently existent school, until a permit for conditional use is issued. I would like to ask council to send this back, once again, to planning commission, in order to ensure that the schools actually are considered in the plans.

Thank you,

Clerk Prasher advised that all comments the read into the record would also be attached to the final paper copy of the minutes.

President Jenkins closed the Public Hearing at 8:05pm.

Communications

Auditor Cicak submitted a copy of information regarding the City's investment portfolio for all Council members.

- Since February 20th, the US Equities Market has lost 30% of its value in part due to the Global Pandemic commonly known as the coronavirus.
- It took the S&P 500 only 22 trading days to fall 30% from its record high reached on February 19th, making it the fastest drop of this magnitude in history, according to data from Bank of America Securities.

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-The second, third, and fourth quickest 30% pull backs all occurred during the Great Depression era in 1934, 1931, and 1929, respectively.

- Investors continued to dump equities as they feared that the economic fallout from the coronavirus outpaced the actions from global central banks and governments.

The City of Reynoldsburg Investment Portfolio: We did not lose any revenue first and foremost, the investment portfolio is structured to meet the City's investment objectives of safety, liquidity, and return while adhering to the City's investment policy. Safety is met by funds being invested in high quality fixed income securities such as US government securities and FDIC insured certificates of deposit and various maturities provide liquidity should the City need to transfer funds from the investment portfolio to cash. Return is met in that maturities were laddered with an emphasis on locking in more extended returns. As a reminder, per the City's investment policy, time lines are limited to 5 years.

I wrote to City Council on 3/16/2020

"Due to the COVID 19 pandemic, I anticipate substantially lower income tax revenue due to reduced payrolls of our largest employers. My recommendations to the administration and Council is a self-imposed moratorium on all new purchases and contracts. Spending on **only essential services** and expenditures for a minimum for the next 60 days. I need to see the results of the second quarter income tax revenues before I can adjust this position."

Mayor Begeny, City Attorney Shook and I have been working diligently at limiting non-essential purchases and reviewing contracts to protect the City of Reynoldsburg.

YunLi626. (2020, March 23). This was the fastest 30% sell-off ever, exceeding the pace of declines during the Great Depression. Retrieved from <https://www.cnbc.com/2020/03/23/this-was-the-fastest-30percent-stock-market-decline-ever.html>

Motions

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A MOTION TO APPROVE A RESOLUTION STATING WHAT SERVICES THE CITY OF REYNOLDSBURG WILL PROVIDE TO THE PROPOSED ANNEXATION OF PROPERTY ALONG WAGGONER ROAD --- Baker. Development, Parks and Recreation Committee.

No discussion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Stacie Baker, At-Large Councilmember
SECONDER:	Kristin Bryant, At-Large Councilmember
AYES:	Cotner, Baker, Bryant, Jenkins, Strickland, Salvati, Pyakurel, Lawson-Rowe

Reports

CLERK OF COURT REPORT

The Clerk of Court submitted monies collected from the courts held on 2/6, 2/13, 2/20, and 2/27/20. I am also submitting monies collected during the same period pursuant to City Ordinance No/s. 146-94 and 104-02.

Fines & Waivers/Bond Costs/Bond Forfeitures Order In	(#110.4512)	\$ 12,469.00
Court Costs & Misc. Costs Assessed	(#110.4510)	<u>\$ 19,686.00</u>
Sub-Total (To General Revenue Fund)		\$ 32,155.00
Computerization Needs Fund	(#211.4510)	\$ 2,480.00
Enforcement & Education Fund	(#293.4616)	<u>\$ 100.00</u>
Sub-Total		\$ 2,580.00
Total Amount Submitted		\$ 34,735.00

LIQUOR PERMIT FOR MOGA 6 ENTERPRISES, 7616 EAST MAIN STREET

Chief Plesich: The department completed an investigation of Valero at 7616 East Main Street. The business is equally owned by Ragwar and Davender Singh. The records show that Davender was found guilty in 2004 of selling drug paraphernalia in Huber Heights, Ohio (Montgomery County). When we spoke with Davender, we asked if he has ever been convicted of a drug offense and he said he had not. A conviction on drug

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paraphernalia is a drug offense. We asked Ragwar if he had any offenses against his current permit. He said he had only one that happened two months ago for prohibited sales on a Sunday. We actually could not find that citation in the official records, but found two offenses for selling to minors - one in 2006 and one in 2013. Based solely on our records requests, location investigations, and in conferring with the Ohio Department of Liquor, it would not be a reason to deny the transfer request. However, due to information obtained in the interviews and the inconsistencies against records, we would recommend to be accurate and thorough that a hearing be requested by the legislative body because there could be a reason to deny this permit due to Ohio Revised Code Section 4303.292 (a)(1)(c), which refers to Misrepresentation of Facts.

Development, Parks & Recreation Committee

This is the Development, Parks & Recreation Committee meeting for March 23, 2020.

Members in attendance are: Councilmember Cotner, Councilmember Pyakurel, Councilmember Lawson-Rowe, Chair Baker and President Jenkins.

An Ordinance Authorizing the Mayor to Enter into an Agreement with Media Promotion Enterprises (MPE) for the 2020 Tomato Festival, and Declaring an Emergency

Mayor Begeny: I have a note from Director Bauman that provides a little more context for the need for this legislation.

This legislation is with MPE for production services for the 2020 Tomato Festival. Production services include stage, lighting, sound systems and anything needed for the performers. This is the same company used for the 2019 Tomato Festival. We are were very happy with their professional services and would like to use them again. This contract is not to exceed \$30,000. The contract approved by Council at the last Council meeting was for entertainment. This contract is for professional services; therefore, we would like to waive competitive bidding. This emergency measure is needed in case additional Council meetings would not be possible to allow staff to keep things moving forward for the Tomato Festival. Passing this legislation now, keeps moving forward with contracts in case we are unable to meet through May.t

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Mayor Begeny: I would like to comment City Shook for several pieces for legislation to make sure that, should the City need to cancel any further activities, the contracts allow the City to cancel to minimize costs to the City.

Councilmember Strickland: In the event we need to cancel this activity, does the contract outline how the City can exit the contract monetarily?

Mayor Begeny: That is what I was referring to that Attorney Shook added to our contracts so the City does not lose all of our funds for the Tomato Festival or the fireworks.

Councilmember Cotner: Can we get a little more information as to what that looks like - fee, percentage, etc.? The way things are looking, any public activities moving forward are not likely to happen.

Attorney Shook: It's not my place to say whether we enter into these contracts. What we have tried to do in the event of any future cancellations, we reached out to MPE to ask for an additional out should we have to cancel. The Tomato Festival out clause allows us to cancel 30-days prior with the majority of our funds reimbursed less any expenses they had incurred in preparation - like hotel accommodations. We submitted a \$20,000 deposit, so the intent is to get back as much of those funds as possible. Considering that the Olympics cancelled today, it is prudent for us to have this clause.

Councilmember Cotner: So, if we cancel ahead of time, we get all of the City's money returned.

Attorney Shook: That is correct, minus any expenses that vendor may have already incurred. Between the two contracts, we submitted over \$20,000 in deposits. We want to be able to get as much of that back as possible should we have to cancel. As the Olympics have been cancelled today, I think it is prudent for us to have something like this in place.

Councilmember Bryant: Are there expenses we can anticipate outside of the 30-day window?

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Attorney Shook: The only expense I can come up with is hotel accommodations for the entertainment. We could be out that cost.

Councilmember Cotner: If we cancel before July, there should not be any hotel accommodation costs.

Attorney Shook: I cannot say if they have scheduled any hotel accommodations or not. Sometimes act reserve hotel rooms well in advance.

Councilmember Baker moved to forward the Ordinance to Council for a first reading and emergency approval. Second by Councilmember Pyakurel. Motion carried.

Consent Agenda for Third Reading and Approval

As part of a Consent Agenda, the following Ordinances stood for a second reading, unless a member of Council requested that an item be pulled for further discussion. No items were removed from the Consent Agenda.

An Ordinance Consenting to the Annexation of Certain Real Property Located at 1140 Waggoner Road in Truro Township, Owned by the City of Reynoldsburg (Second Reading 3/9/2020)

Moved to be forwarded to Council for a third reading and approval by Councilmember Baker. Second by Councilmember Pyakurel. Motion passed.

An Ordinance to Authorize the Mayor to Enter into a Contract to Purchase a 2020 StarCraft Fifteen Passenger Van for the Senior Center, Waive Competitive Bidding, and Appropriating Funds (Second Reading 3/9/2020)

Moved to be forwarded to Council for a third reading and approval by Councilmember Baker. Second by Councilmember Pyakurel. Motion passed.

An Ordinance to Repeal and Replace Chapter Eleven - Planning and Zoning Code for the City of Reynoldsburg, Ohio (Second Reading 2/24/2020)

Director Bowsher: I am here to answer any and all questions and to briefly go over some of the findings of Planning Commission. I'll open it up I'm sure there's some questions. I will try my best to answer them as quickly as I can. So, some of the things that were changed that we wanted to just overview several minor grammatical changes and things of that nature since the start of this. It has been a year-and-a-half

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process. I'll get to the Planning Commission agenda items that came up for discussion, but I'm going to talk about some of the other things that staff did with our working group and with our Zoning Code Committee.

The west side of Lancaster Avenue switch from ORD-C to ORD-N to coincide with existing homes. It was a Planning Commission ask and a map clean up. There were a few map clean-ups items as we went along and parcel lines. I know that was made very, very clear to this Council and Planning Commission that we needed to do that. A new zoning density maximum for residential medium to 24 units. A Planning Commission ask and a City attorney ask. On-street parking shared requirements, this correlates with businesses utilizing public parking to adequately fill the other parking minimums. An addition within our common regs. public parking in corner lot credits. Basically, what it's talking about is, when we have on-street parking, those businesses can utilize public parking and on street parking to count towards their own account credits for some of these downtown businesses and even some of the residential areas. Next was parcels on Rosehill from SR to RM at the request of a landowner for a potential Senior Living Center prop. There were 6 parcels on Waggoner Road change from RN to Open Space and SR. This was at the request of the residence on Waggoner Road that was done during our workshop session that we had with the Wagon Road community. The Wilson parcels changed from RM to SR at the request of Council a couple months back. We went ahead and made that change and then submitted that to Planning Commission ahead of time. Building typologies were reaffirmed and adjusted to more applicable uses. This kind of touched on what Ms. Stoots was talking about. I can answer that correctly why it cannot and should not be changed. Veterinary office on Lancaster Road zoned SR, we changed it to CC to more adequately . . . another map clean-up. Town home condominiums changed to conditional in SR, instead of the permitted use that it once was. Variance reviews changed to better reflect BZBA and not the Planning and Zoning administrator functions. This is a workflow cleanup. Added language to make additional uses allowed to be reviewed by BZBA for added accountability, another workflow clean-up. On page 186, the document flow was cleaned up to better reflect the workflow, 1109.21 instead of 1109.15. Page 185, simple use instead of similar use was a grammar clean-up. Design reviews section removed to mirror closer to our Charter, and now reads as Planning Commission. That was another workflow clean-up. QL not listed in the key. We actually fixed several different areas of our keys to better reflect the context of the wording that was in the document itself. Sign code cleaned up, another Charter reflection workload clean-up. Zoning text amendment was listed

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twice, so we fixed that, another grammatical error. An administrative table clean-up, a grammatical error as well. A lot of the stuff was done behind the scene as we were moving through when this. When this was submitted to Council, it was about 70% done. It was very well-known, at that point to the last Council, that this was a working document and we were getting to his final stages as we were going through. But we wanted to make sure they were providing an ample amount of time and effort for people take a look at it and changes as going through.

To get to what the Planning Commission had on their agenda the Thursday before last.

1. Amend language in Section 1101.19 Effects of Annexation on Zoning - the change basically to highlight this was to change it so somebody annexing into the City of Reynoldsburg did not have to come back to request zoning if they submitted a development plan, then we hold the right to basically, within six months, zone accordingly to that development plan. So, they don't have to begrudgingly come back to City Council and slow the process down. We are looking at a motion tonight for annexation and basically, we know what that is going to be zoned. The goal of that is for them not to come back and have to get to zoned accordingly based on the development plan.
2. Addition of standard parking size (9' x 18') in Section 1105.01 (G) Parking and Loading Design Standards
3. Added 'Child Day Care - Center' as a Conditional Use in Innovation Zone - to coincide with that amended the language in Section 1105.1 3 child care centers in this is to make sure that our child care centers are safe and secure and they're not located next to industrial areas and smoke stacks and things of that nature. We don't have hardly anything like that in the City, but just in case.
4. Amend language in Section 1105.13 (G) Childcare Centers
5. Remove 'Cemetery' as a Conditional Use in Suburban Residential (SR) Zone
6. Add 'Mortuary' as a Conditional Use in Old Reynoldsburg Commercial (ORD-C) District
7. Remove 'Mortuary' as a Permitted Use in Brice and Main District (BMD) District - it did not coincide with the character of the area we were talking about is basically the corner of Brice and Main, right there at the K-Mart Center.
8. Amend language in Section 1109.23 (E) Zoning Map (Rezoning) and Text Amendments

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9. Amend language in Sections 1109.23 (M) and 1109.23 (N) Zoning Map (Rezoning) and Text Amendments - this was to basically change how it was written in that document. I guess they had an old copy from 3 years ago, and as some of the older members of Council can tell you, that there was a Charter Amendment changes to better reflect the Charter as it states and how it functions now instead of having a joint meaning of City Council and Planning Commission, when somebody submits a zoning text or map change, it just goes straight to Planning Commission as it is currently right now. That would have been sending us further back so we were just cleaning up eight and nine to better reflect the current Charter and ordinances.

So that is what got sent to you. The other stuff that I had read, previously that was already changed in the prior to the last two Planning Commission meetings, but these are the ones that Planning Commission has put before you as recommendations and they have recommended approval. So, given that I'll answer any and all questions.

Councilmember Cotner: The parcel on Rosehill, that is now shown as residential medium that supposed to suburban residential, in an email that was forwarded to us was from March 23rd. When did that change? I didn't see any discussion of that in the Planning Commission last meeting minutes. When did that parcel change?

Director Bowsher: That was changed administratively as we were going through this process back in early February. In fact, the map that was printed and held at the last two Planning Commission meetings had it as RN. It was clearly notated at the last two Council meeting agenda items that this was also changed. It was also shown at the Mayor's State of the City address. It has been done there for almost two months now.

Councilmember Cotner: I just haven't seen any discussion on that. I don't know if everybody was aware of that one then but that was one concern. The other thing that I want to address is the whole concept of passing this evening. This is still a public hearing with not a single member of the community here. It seems incredibly disingenuous. It seems that passing this tonight I'm still not a fan of. Having this meeting in this atmosphere that were forced into, I don't know why were rushed to suddenly get this done. I understand the concerns that other than made too. That's just another bigger overall picture. I think there's still a lot of pieces, as you just ran through so many things, that have changed so I think there's just a lot still to make

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sure that is correct and pieces that are left clearly communicated to pass in this atmosphere. I can't really get on board with supporting all those details. I just wanted to make that clear that I think there's some things that again, looking at a residential medium also on that Rose Hill, is another big issue that just somebody brought out today and had no idea that had been proposed. Just some things I think we need to be very aware of before moving forward on this as an emergency and passing it in this atmosphere.

Councilmember Bryant: If I understood your explanation correctly in regard to annexation, the rewrite would now allow somebody to request annexation and a designation of zoning at the same time. Is that correct?

Director Bowsher: Correct. So, if someone is coming in with a development plant that they are submitting within that annexation, after the annexation has been approved, it gives us 6 months to properly zone that so they don't have to go back to City Council. The idea of that is so they don't have to go back twice. City Council is approving the annexation with a development plan. You already know what's going in that is there. We will align the designated zoning classification to match that and then they can move forward. They still have to go through the same process of submitting a major site plan, going through Planning Commission, and going through everything that we would normally have on a normal parcel, but this was to cut down the redundancy.

Councilmember Bryant: So, this allows for a simultaneous application. I want to address the comments that were just made. I feel an obligation for us to be here tonight. This is a project that has been in the works for months. It's involved everybody here as well as Planning Commission, and the people involved in the steering committee. This is not anything new. It's certainly regrettable that we can't have any members of the public here, but I know we've had at least five opportunities where we've sat here and entertained questions, comments, and input from the community in regard to this project. I kind of feel like that yes, it's a difficult time for us to meet; however, we have an obligation to be here. I thank everyone for being here. We've got people in our community that are being forced to work, whether it's at the Dollar Tree, Kroger, the hospital whatever the case may be. They're doing their part and I think we need to do ours. Hopefully the state legislature will get us some relief in terms of being able to vote from home and not have to come in under

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these circumstances in the future. I just want to thank everyone for being here tonight and thank the people at home for watching.

President Jenkins: I have a question. You mentioned that you were going to address Mary Stoots concerns or questions. What part of that were you going to explain?

Director Bowsher: As I understand Mary's comments, she's conflicting uses and typologies. We do not assign conditional or permitted classifications to typologies, so the addition of a P or C to the typology chart should not be added. Her comment regarding flexes also I've been conflated. By using topology retail Flex etcetera are not uses, they are typologies. These are basically our desired outcomes. We're not saying that they're permitted or conditional. They're all accepted within that zoning classification, so that is just accepted, not permitted or conditional. We don't get to dictate design that would be left up to the design review function of Planning Commission. You can't put that into a zoning code. Finally regarding to ORD C, we discussed and received direction that single family detached has no specific typology. That's because there is a vast difference of different houses that are in the Old Reynoldsburg Neighborhood District. Those two districts, Old Reynoldsburg Commercial and Old Reynoldsburg Neighborhood, they get a design review function on them that the standard Suburban Residential does not. So, if somebody were to go and build in the neighborhood area of Old Reynoldsburg, they would have to go through Planning Commission to make sure that it would fit within the desired character and functionality of the Old Reynoldsburg area. Unlike something that would just be an SR, which would just be based on the height, side lot width, things of that nature unlike what is needed for your typical suburban home. So, it's a little bit different, but that is where that comes into. It's not necessarily a needed typology I think we grasp a single-family home. Those were hers. The condos - I can touch on those. It's about an 80/20 split. We cannot put into a zoning code owner-occupied or rental. That is illegal. As far as is that is concerned, it does fit within the confines. I'm not aware of them. They would like to submit for April for the desired plan that was shown to you. There has not been any type of major or minor, maybe some shifting of some landscaping here or there, but the final plan hasn't been submitted my office or the Planning and Zoning administrator's office at this time but I know that they would like to. They currently already on the property. If they're cutting down trees, that their God-given right to cut down trees on their own property. The schools for open expansion, we tried our best to allocate all of the green open space to the schools. In the SR, it is a conditional use. We very much want the schools to be

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able to expand if they want to. I do not think that would be any issue whatsoever. I think that's a non-issue in and conforming to this.

Councilmember Bryant: I was just going to ask if you could address Mr. Luzader's concerns that he brought up in regard to the conditional uses.

Director Bowsher: Conditional uses is a new concept City of Reynoldsburg. It is what a lot of the municipalities are moving toward to get away from the special exceptions. In a nutshell, it is almost very similar to what we have currently right now with our special exceptions. Those go all the way through a process. They get submitted, they go through the Planning and Zoning administrator's office, I review them, they go through the BZBA, and then they move on to City Council. However, it is a broad stroke, the special Exceptions. There is a ton of different types of special exceptions for them to review. The conditional use streamlines that process. It allows it to go to the BZBA, if we do so wish and, within that, is most of these uses. What we have done is to allow them to either be permitted and conditional we have utilized it as basically being a permitted use except with the confines that it needs to have a little bit more oversight. Things that we felt that we did not want into certain areas, we just met non-conforming. We were trying to stay away from as much gray area as possible. We were trying to make it as black-and-white as possible, still making it very open to different developers to come in and build. Basically, what the special exception did was, it had nothing to do with new development, it had everything to do with local businesses. Local businesses, at that point, basically had to take some times three to six months to get to the special exception process. That was too kind of streamline and take that out. There are still oversights and you're taking a look at the typologies and the current uses, conditional and permitted, as it is right now. I would just say that take a look and if there are any thing that are in there that are glaring that you wouldn't want is a conditional use, City Council has that right currently right now when we pass that zoning code. I reject the statement that Council loses all power.

Councilmember Baker: So basically, businesses will still have to jump through the same hoops to have to go through the entire process.

Director Bowsher: It's a more streamlined process. The goal of it, as I have mentioned, was to not have them. A lot of times we get special exceptions for daycare facilities, but we only allow daycare facilities in certain areas. We didn't

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allow daycare facilities in other areas, but we also had to follow ORC. The idea was to say, we know what we want and we know what we don't want. We're just going to get rid of all the stuff that we don't want and then we're going to open up the play book to the stuff that we do want in those desired zones. Anything that we feel we don't know, we want to see what it looks like first, we make it a conditional-use. We say that basically we feel that is a something that fits to the character of that specific area, but we need a little bit more oversight. The Planning and Zoning administrator, at her will, can send it to the BZBA, at which time if it was denied or approved and it needs other oversight, the City Council, at that time, can pick it up and can review it - as is the special exception.

Councilmember Strickland: Can you give us a little more information or insight about the two parcels on Rosehill?

Director Bowsher: Those two parcels I know had come up most recently. We had been discussing with the property owner for actually quite some time, under the last Administration as well, as to what to do with those. In doing what we thought about some park area, the city actually took a look at potentially purchasing the parcels from the property owner. We have always wanted a westbound entrance into Civic Park. We had taken a look at those. The current owner is Ted Lemon. He had discussed with us. He owns those parcels. You can only build up on the front half about 3 acres of the total 10 are actually buildable. The rest of them are basically wetlands, which protects all of the suburban residential. He is in contract and current negotiations with a business called National Church Residences. They are a very well-known senior living facility. It's not even assisted living. It's not free will cottage living. This is like the Inn at Summit Trail. It looks really nice. This brings in doctor jobs, nursing jobs, nurse practitioner jobs. This is income growth into the City, but it's still based more slowly and more closely related their facility. They are going through the permitting process currently with a Gahanna model. I shared it with the Mayor early on in the process, when they went into contract. Our goal was to properly zone this accordingly, so this company would be more prone and happier to build within our community instead of going elsewhere. That way we could have those jobs and we could have a spot for our seniors to age place in a very, very nice facility. It was discussed with our Planning Commissioners through email and conversations. I'd reached out to them today that they had responded back in emails to me saying yes, we remember having these conversations with you, it wasn't at a Planning Commission meeting because it was through our working group and with

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our consulting firm when we made this change. We feel it's in the best interest knowing that it's closely to that school, several churches around in that general vicinity. They have basically talked with us about donating the back half to the City for an expansion of the Blacklick Trail as well as the potential TIF revenue from this parcel, if granted, would then allow us to be able to do some other infrastructure improvements to the potential of creating a new west entrance into Civic Park and other expansion efforts into that realm. I know that's a little early to talk about, but these are things that the current Mayor and this Administration are looking into and really pushing forward with.

Councilmember Pyakurel: I have two questions. One is the Taylor Road and the trees that have been cut. That's some comments. This is nothing to do with you, but the property owner they cut down the trees by themselves. Is that true.

Director Bowsher: Yes, I mean that they have not contacted me or anything of that nature. If they're taking trees, it's because it's their own property. As I tried to mention previously, they still on the property. When they when they failed to build because of the last recession, they left this as is. When they failed and stop building, they still owned the rest. If they want to start taking trees down and in hopes to continue building out their project as is, that's that is their God-given will to own property our great country.

Councilmember Pyakurel: Next question, can you talk about the childcare things that you would mention about code.

Director Bowsher: The, Innovation District as itself, was left out of the Innovation area. It wasn't something that we had really thought about. We took a look closely that there were three facilities in the Brice Road area already. What we didn't want was to have them be non-conforming. We wanted them to be able to not have to jump through a bunch of hoops if they wanted to basically update or revamp what they were doing. We wanted to make sure that it was a conditional-use, but we wanted to also make sure that they weren't allowed to build next to sort of a manufacturing facility or something like that so their safeguards in there to make sure that they're not within a hundred fifty feet of those types of facilities. Let me be very clear, there are no apartments proposed on Rosehill whatsoever. What has been proposed is just a senior living facility like The Inn at Summit Trail on Summit Road, north of the high school.

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President Jenkins: Can you tell me the percent that this document has been finished?

Director Bowsher: This document is completed in its entirety as it comes to you outside of the conditions that were brought to you by the Planning Commission. The ones that I had read off to you previously, those are things that were made within our working group and with our consulting firm throughout our day-to-day process of completing this document. The ones that I had read to you and the ones that were before are recommendation from Planning Commission. Outside of that, it is a complete document. I say that with a little pause though, because just like our Comprehensive Plan, our zoning code is only as good as if it's going to be a living document. So, if we need to make changes as we move forward, there's going to be things that are going to be very small misses and things like that. There were still small misses in the old code. This will consistently continue to be updated, but as it stands right now, this is a great document for us to move our City forward with and allow us to do new development and new planning throughout the City as it stands.

Councilmember Strickland: Going back to Rose Hill. The Planning Commission approved this particular document. This document was approved with these particular parcels was a proof right this particular parcel being changed to medium residential?

Director Bowsher: It was changed in early February on the official map. Then as we were making changes, it was approved by Planning Commission the first time and then again also on this one from the Thursday before last. The map has not changed since then. It was always there. They knew of it and it was approved with that already in there. It's not an add-on. It's not a condition or anything of that nature. It was just already there.

Councilmember Cotner: It seems though still it is a little add-on considering you made a point to send it to us today with this email. To clarify, you said, and then again, I know maybe you don't know all the business of an individual resident, you said that he was already in contract with National Church.

Director Bowsher: Correct. To my knowledge. I am not speaking for the resident. I have not seen any document. I'm not here to speak for that resident of any capacity

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Councilmember Cotner: Your statement earlier was that he is already in contract with National Church.

Director Bowsher: Correct. That is my understanding.

Councilmember Cotner: So, it is your understanding that he is in contract. I agree. I'm not saying you are, but you have reason to believe that he is.

Director Bowsher: Correct.

Councilmember Cotner: His email to you said if we could get medium residential zoning that would be a big help. Let's say that stays Suburban residential there. What would be the process for them? They can go through a variance to be able still put that there.

Director Bowsher: No, they would need to go through a full rezoning it again.

Councilmember Cotner: If we zone this for this project that we may or may not get, we are opening it to whatever medium residential project we get there unfortunately. I think that another one of those issues, just to clarify. Back to Councilmember Bryant's comment, I know that the City Attorney and I talked about the possibilities of digital meetings, I am 100% in favor of making sure we conduct business and keep things running, make sure our police and services are running correctly and safely, but you know the letter from the state attorney general did address the opportunity to hold meetings electronically. It did address that possibility. One point that he specifically called out in there is that these meetings should not be done kind of like what we're doing here where there's no one present. They should be done to make sure we're continuing the pertinent operations of the City. I don't feel like this is an important document. I think there's a lot of positives to it, but I still think again the manner of it isn't the right way to go forward. I wanted to just kind of clarifying on a couple of those couple.

Councilmember Bryant: For those of you that are not familiar with National Church Residences, they do put forth a very, very good product. I've had a number of clients and Barth, maybe you've had some connection with them as well, but it's very reputable company with a good product that I think we would be very fortunate to have here.

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Director Bowsher: I would I would like to add that these our conversations not just with the property owner, but I have had with their executive director through the phone this point for obvious reasons. They are looking very heavy at a site fit plan. They typically do not do that or put time or effort into something that they are not committed at following through with. The facility itself is immaculate and it is a very, very attractive product. It was something that the Mayor and I would not have been wanting to do if we did not think that it was a good fit for the community and was going to benefit us in the long run.

Councilmember Salvati: So hypothetically speaking Director Bowsher, I know we wouldn't really want to do this, but in regards to both the Taylor Road parcels and the Rosehill parcels, we have things that we think are going to be built there. In the event that you or any of us get wind of the fact that's not going to happen, would we be able to ask Council to change that zoning before another developer could become interested. We could technically, if he wants a we want, to change that zoning.

Director Bowsher: As a City, we could do that.

Councilmember Salvati: I don't want to do that.

Attorney Shook: If you zoned a parcel residential medium with the thought that it's going to be a specific project, that is not the reason to zone something residential medium. Anything residential medium can come in there. I think we saw it with the Taylor Road project that was proposed back in 05 that was started and then aborted, there is no guarantee. If you wanted to come back after zoning that property residential medium and then zone is suburban residential to block a proposed project, that would cause serious problems

Mayor Begeny: The zoning plan, as it stands right now, is something that has been going on for quite some time. My only concern that came up, within recent memory, is the properties at the Rosehill location. This is something that I've known about for a long time. Andrew Bowsher and I talked to repeatedly, and I think I've even talked to some of you that have come in asking for certain information as to what could happen down the way type of thing came out. However, I completely understand that the optics about how this was not brought up at other points in time in Planning Commission and prior to this make, it looks a little bit odd in that regard. I

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recommend Council does whatever he chooses to with this property at keeping it as is as the Planning Commission or making changes in voting there otherwise. However, with that being said, I do believe that the property it's a good use for the property in general. I think a senior living facility, specially the one of this character, is actually very good for that location. As matter fact, with the flooding of the past week, we had an opportunity to drive around Reynoldsburg and just kind of survey some of the damage. The area in which is not in the area where the facility would be itself, no one would build there. If you did, then you would have an indoor swimming pool that was full of weeds and everything. It was a swamp. It was an absolute swamp. So, the opportunity to use that for some other purposes is actually a good thing, but again I will defer to a Council chooses. In many ways, it is a good plan. It will help us move forward. I mentioned to a number of you that we have calls every day after they Planning Commission meeting and after a Council meeting about how's the process, what's it looks like, and what's it going to be. That doesn't mean that are developers are more important than our community members, as matter fact, given the state of the economic situation in the United States right now, it's all the more important for us to find ways to generate revenue by bringing in businesses. We don't know what's going to happen. We know that there is an issue right now with Limited Development. They are not currently working right now, but they are getting paid which means that we are still generating revenue that we need. Auditor Cicak and I've had those conversations as well. However, it has been in the process of being sold and we don't know what's going to happen with that further on down the road. We need to take some of those steps as we can right now to allow for the development of businesses to come in and opportunities to generate revenue in case the worst-case scenario of the Limited leaving or being reduced in some capacity and this zoning plan does get us there. It does allow for us to maintain control of a number of issues to make sure that we're getting exactly what the community wants in there. We all talked to a number of community members and the one thing they did speak about was jobs, lots of jobs - doctor jobs, medical jobs, technology jobs. We're working with as many different people as we possibly can. It's obviously slow down now because of the coronavirus; however, it is time now that we go ahead and start thinking what it looks like beyond. As far as the need for this meeting tonight, not only is it because of the zoning plan, but is also in addition to the number of other items including our streets program as well as other items that if not acted upon would actually cost the City money. As I've been spending most of my first few months in office living and breathing the budget, we cannot afford to miss out on some of these opportunities for the community as well as for the City status and

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health. Those are my comments with it and I encourage you to I support whatever method for the zoning plan.

Councilmember Salvati: This will be a brief comment, I just wanted to address two main reasons why I'm comfortable with us doing tonight. First, I was going to say in the record anyway, but I think I have been to every Planning Commission meeting where this was taken up, both with the previous Planning Commission and the current Planning Commission. I may have missed one, but I think I've been to all of them. I've been incredibly impressed, for an appointed volunteer board, they have taken this thing apart to the sentence. Those meetings have impressed me more than any other meeting I've been to. I really feel comfortable. I think that the previous Planning Commission and the current Planning Commission had some outstanding experts in their field, which is one reason why I feel comfortable doing this. The other thing is if this was something, we were rushing through on the second reading or first reading because the coronavirus, I'd be absolutely not. We've been through three readings and four or five Planning Commission meetings. I've been through two working sessions. We've been through, I think, two or three public hearings, even though this one was a little odd, even this one there are still four or five comments, well-thought-out and written comments. As far as the other public hearings, Planning Commission meetings, and our meetings having been going to these meetings for 5-6 years now, there's been more public comment to this than I've seen any other issue even when they were going to build the apartments on Waggoner Road. Those are main reasons I feel personally comfortable voting on this issue tonight.

Director Bowsher: The mayor brought up a good point, most of that land is pretty much worthless as it lies back to the creek. Their willingness to basically partner with the City and to donate that other for land for park land and a trail extension to Civic Park, knowing that legitimately, because of the FEMA flood map, you can only build on the three front acres with the required setback that we would have from Rosehill. There is no apartment complex in the world that would fit within this is zoning code that could even be allowed to be built there under those stringent conditions, because of how small the plot that they can even put onto there. I reject any comment about anybody being worried about apartment complex. I know that is very valid if we were taking a look at all 10 acres. Absolutely, I would have a lot of concern with that; however, it's 3 acres. There is no way that an apartment complex to come in on 3 acres, because of the required 24 units per acre and actually turn a profit; therefore, no one is coming in if this does not go through at this juncture any.

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Councilmember Baker: I do want to say that there has been a lot of discussion on this particular piece of legislation. There should be especially when you have like this that's going to affect not just a part of the City, but the entire City of Reynoldsburg. Moving forward, I'm sure there's going to be some questions popping in people's mind as we get to the Council portion of this night, but I'm going to go ahead and make a motion to amend the zoning code to reflect the changes recommended by the Planning Commission. Second by Councilmember Pyakurel. Motion passed 3 -1.

Public Safety, Law & Courts Committee

There was no Public Safety, Law & Courts Committee meeting.

Public Service & Transportation Committee

This is the Public Service & Transportation Committee meeting for March 23, 2020.

Members in attendance are: Councilmember Cotner, Councilmember Pyakurel, Councilmember Lawson-Rowe, Chair Strickland and President Jenkins.

An Ordinance Authorizing Participation in ODOT Road Salt Purchasing Contract for 2020-2021, and Declaring an Emergency

Mayor Begeny: There was not a lot of snow this year, so we have an excess of salt left in the barn. I have a note from Service Director Dorman.

The City of Reynoldsburg participates in the Ohio Department of Transportation's (ODOT's) Cooperative Purchasing program pertaining to rock salt used to treat our roadways during the winter months. In doing so we are receiving the most competitive prices which over the past ten years has ranged from \$50.00 to \$80.00 per ton. Given the mild winter the City of Reynoldsburg currently has an ample supply of rock salt, however based on our contract we, municipalities who participate in this program are obligated to purchase a minimum amount (90%) of their total request. In 2019/20 the City of Reynoldsburg's request was for 1,800 tons.

The contract price for the 2019/20 calendar year was \$80.41 per ton, which is the highest it has been for several years. This combined with the fact we have more than an adequate supply of rock salt on hand to get us through the upcoming winter, and the fact that we **do not** have adequate room to store this unnecessary material has

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repercussions for not just us, but all those municipalities within the consortium. As a result, the preferred vendor has agreed to reduce the minimum amount required by an additional 25% with a minimum restocking fee of \$7.00 per ton. In total this would equate to a savings of \$47,508.30 (630 tons at a cost of \$80.41 equals \$50,658.30, minus restocking of 450 tons at a fee of \$3,150.00) for the City.

Given our current inventory the City will be requesting 700 tons of rock salt through the cooperative purchasing program for 2020/21 per the attached Ordinance on City Council's agenda this evening.

Mayor Begeny: It is on for an emergency approval so we can submit the contract by the mid-April date in order to save the City as much money as possible.

Councilmember Strickland moved to forward this legislation to Council for a first reading and emergency approval. Second by Councilmember Lawson-Rowe. Motion passed.

Consent Agenda for Second Reading and Emergency Approval

As part of a Consent Agenda, the following Ordinances stand for a second reading and emergency approval, unless a member of Council requested that an item be pulled for further discussion. No items were removed from the Consent Agenda other than Item v and vi, which were amended earlier in the meeting.

Councilmember Cotner: He asked the Mayor about moving monies from the street department and putting off road improvements in order to help residents during this current period. What can the City do? Monies are appropriated in a set way and cannot just be moved. Director Bowsher can you elaborate on how these monies are appropriate and how they can be used.

Director Bowsher: The CIP Fund is where these monies are appropriated. There are also additional monies that we access that come out of our Stormwater Fund for gutters, stormwater and sidewalks that are part of the water bill. Twelve- and one-half percent of the General Fund dollars are specifically allocated to roadway improvements and transferred into the CIP Fund. We try to keep a fund balance for extras or emergencies. We normally do \$4M roadway projects doing one large project, like Palmer Road last year, and then smaller neighborhood streets. In 2020,

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all of Taylor Road will be milled and paved as well as Davidson Drive and smaller neighborhood streets.

Councilmember Cotner: The dollars allocated for these projects cannot not easily just be moved into other funds. There are limitations that the City has. This is a good opportunity to explain those limitations.

Mayor Begeny: The City waived late fees for the water bills and that no water would be shut off. The City is aggressively trying to get information out to the public about what options are available including payment plans to spread water costs out. We are willing to work with everyone. We are not able to do the same thing that the City of Westerville has done. Reynoldsburg's city water comes from Columbus. Until such time as they would waive general water fees, the City has to continue to pay Columbus for any and all water used. I do not think that the City of Columbus will be picking up the cost of water for all water used. When the crisis is over and bills come due, we want residents to contact the City and we will be empathic and help work with them. This is not the time for residents to worry about their water bill.

Councilmember Cotner: Have you been able to have a conversation with the City of Columbus to maybe buy our time a little?

Mayor Begeny: We are trying to endeavor in those conversations, but everyone has been pretty busy. They know of our request.

An Ordinance Authorizing the Mayor to Enter into a Contract for the Davidson Drive Improvement Project, Appropriating Funds, and Declaring an Emergency (First Reading 3/9/2020)

Moved to be forwarded to Council for a second reading and emergency approval by Councilmember Strickland. Second by Councilmember Pyakurel. The Consent Agenda was approved.

An Ordinance Authorizing the Mayor to Enter into a Contract for Construction Inspection Services for the Davidson Drive Improvement Project, Appropriating Funds, and Declaring an Emergency (First Reading 3/9/2020)

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Moved to be forwarded to Council for a second reading and emergency approval by Councilmember Strickland. Second by Councilmember Pyakurel. The Consent Agenda was approved.

An Ordinance Authorizing the Mayor to Enter into a Contract for the 2020 Street Improvement Project, Appropriating Funds, and Declaring an Emergency (First Reading 3/9/2020)

Moved to be forwarded to Council for a second reading and emergency approval by Councilmember Strickland. Second by Councilmember Pyakurel. The Consent Agenda was approved.

An Ordinance Authorizing the Mayor to Enter into a Contract for Construction Administration/Inspection/Testing Service for the 2020 Street Improvement Project, Appropriating Funds, and Declaring an Emergency (First Reading 3/9/2020)

Moved to be forwarded to Council for a second reading and emergency approval by Councilmember Strickland. Second by Councilmember Pyakurel. The Consent Agenda was approved.

Second Reading and Emergency Approval

An Ordinance Authorizing the Mayor to Enter into a Contract for the 2020 Fireworks Display (First Reading 3/9/2020)

Councilmember Strickland moved to amend the Ordinance to add an emergency clause. Second by Councilmember Lawson-Rose. Motion passed.

Councilmember Cotner: Regarding this \$29,000 contract, if we have to cancel this event, it also has a 30-day window with no fees.

Attorney Shook: This contract is more favorable to the City. As long as they are not onsite setting up, we can cancel and receive all of the funding back.

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Moved to forward this amended legislation to Council for a second reading and emergency approval by Councilmember Strickland. Second by Councilmember Pyakurel. Motion passed.

An Ordinance Authorizing the Mayor to Enter into a Contract with EMH&T for the Engineering and Management of the 2020 Sewer Line CCTV, Manhole Inspection and Cleaning (First Reading 3/9/2020)

Councilmember Strickland moved to amend the Ordinance to add an emergency clause. Second by Councilmember Lawson-Rose. Motion passed.

Councilmember Pyakurel: Why is the emergency being added to this legislation:

Mayor Begeny: Much the same as the other legislation, if Council passes the legislation now, the services can go uninterrupted.

Moved the amended legislation be forwarded to Council for a second reading and emergency approval by Councilmember Strickland. Second by Councilmember Lawson-Rowe. Motion passed.

Legislation for Third Reading and Approval

An Ordinance Authorizing EMH&T to Conduct Surveying, Design Engineering, and Bidding Services for Roadway Improvements to East Main Street; Appropriating Funds Therefore (Second Reading 3/9/2020)

Moved to be forwarded to Council for a third reading and approval by Councilmember Strickland. Second by Councilmember Pyakurel. Motion passed.

Finance & Administration Committee

This is the Finance & Administration Committee meeting for March 23, 2020.

Members in attendance are: Councilmember Baker, Councilmember Bryant, Councilmember Strickland, Chair Salvati and President Jenkins.

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An Ordinance Appropriating Unencumbered Balances as of December 31, 2019, in Various Police Special Revenue Funds; and Providing that Revenues for Funds Received During 2020 be Accepted, and Declaring an Emergency (Second Reading 3/9/2020)

Moved to be forwarded to Council for a third reading and emergency approval by Councilmember Salvati. Second by Councilmember Baker. Motion passed.

Consent Agenda Legislation for Emergency Adoption

23-2020

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MEDIA PROMOTION ENTERPRISES (MPE) FOR THE 2020 TOMATO FESTIVAL, AND DECLARING AN EMERGENCY --- Baker. Development, Parks and Recreation Committee.

No discussion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kristin Bryant, At-Large Councilmember
SECONDER:	Shanette Strickland, Councilwoman
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

24-2020

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR DAVIDSON DRIVE IMPROVEMENT PROJECT, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY --- Strickland. Public Service and Transportation Committee.

No discussion.

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RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kristin Bryant, At-Large Councilmember
SECONDER:	Shanette Strickland, Councilwoman
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

25-2020

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR CONSTRUCTION INSPECTION SERVICES FOR THE DAVIDSON DRIVE IMPROVEMENT PROJECT, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY --- Strickland. Public Service and Transportation Committee.

No discussion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kristin Bryant, At-Large Councilmember
SECONDER:	Shanette Strickland, Councilwoman
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

26-2020

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR 2020 STREET IMPROVEMENT PROJECT, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY --- Strickland. Public Service and Transportation Committee.

No discussion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kristin Bryant, At-Large Councilmember
SECONDER:	Shanette Strickland, Councilwoman
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

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27-2020

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR CONSTRUCTION ADMINISTRATION/INSPECTION/TESTING SERVICES FOR THE 2020 STREET PROGRAM, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY --- Strickland. Public Service and Transportation Committee.

No discussion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kristin Bryant, At-Large Councilmember
SECONDER:	Shanette Strickland, Councilwoman
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

28-2020

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR 2020 FIREWORKS DISPLAY, AND DECLARING AN EMERGENCY --- Strickland. Public Service and Transportation Committee.

No discussion.

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Kristin Bryant, At-Large Councilmember
SECONDER:	Shanette Strickland, Councilwoman
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

29-2020

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH EMH&T FOR THE ENGINEERING AND MANAGEMENT OF THE 2020 SEWER LINE CCTV, MANHOLE INSPECTION AND CLEANING, AND DECLARING AN EMERGENCY --- Strickland. Public Service and Transportation Committee.

No discussion.

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RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Kristin Bryant, At-Large Councilmember
SECONDER:	Shanette Strickland, Councilwoman
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

30-2020

AN ORDINANCE AUTHORIZING PARTICIPATION IN ODOT ROAD SALT PURCHASING CONTRACT FOR 2020-2021, AND DECLARING AN EMERGENCY --- Strickland. Public Service and Transportation Committee.

No discussion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kristin Bryant, At-Large Councilmember
SECONDER:	Shanette Strickland, Councilwoman
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

31-2020

AN ORDINANCE APPROPRIATING UNENCUMBERED BALANCES AS OF DECEMBER 31, 2019, IN VARIOUS POLICE SPECIAL REVENUE FUNDS; AND PROVIDING THAT REVENUES FOR FUNDS RECEIVED DURING 2020 BE ACCEPTED --- Salvati. Finance and Administration Committee.

No discussion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kristin Bryant, Louis Salvati
SECONDER:	Shanette Strickland, Councilwoman
AYES:	Cotner, Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe

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Consent Agenda for Third Reading

32-2020

AN ORDINANCE CONSENTING TO THE ANNEXATION OF CERTAIN REAL PROPERTY LOCATED AT 1140 WAGGONER ROAD IN TRURO TOWNSHIP, OWNED BY THE CITY OF REYNOLDSBURG --- Baker. Development, Parks and Recreation Committee.

No discussion.

33-2020

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A CONTRACT TO PURCHASE A 2020 STARCRAFT FIFTEEN PASSENGER VAN FOR THE SENIOR CENTER, WAIVE THE COMPETITIVE BIDDING PROCESS, AND APPROPRIATING FUNDS --- Baker. Development, Parks and Recreation Committee.

No discussion.

34-2020

AN ORDINANCE AUTHORIZING EMH&T TO CONDUCT SURVEYING, DESIGN ENGINEERING & BIDDING SERVICES FOR ROADWAY IMPROVEMENTS TO EAST MAIN STREET; APPROPRIATING FUNDS THEREFORE --- Strickland. Public Service and Transportation Committee.

No discussion.

LEGISLATION FOR THIRD READING

35-2020

AN ORDINANCE TO REPEAL AND REPLACE CHAPTER ELEVEN - PLANNING AND ZONING CODE FOR THE CITY OF REYNOLDSBURG, OHIO --- Baker. Development, Parks and Recreation Committee.

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RESULT:	ADOPTED AS AMENDED [6 TO 1]
MOVER:	Louis Salvati, Councilman
SECONDER:	Stacie Baker, At-Large Councilmember
AYES:	Baker, Bryant, Strickland, Salvati, Pyakurel, Lawson-Rowe
NAYS:	Cotner

Other Council Matters

A Motion to Council the April 13th and April 27th Council meetings for 2020 due to the Stay at Home directive from the Governor of Ohio

It has been recommended that City Council cancel both meetings in April due to the corona virus and plan to meet in August, not taking that month off. We can always call a special meeting should it be necessary.

President Jenkins: Suggested holding on this idea and possibly meet on April 20th. I can understand the first meeting in April.

Attorney Shook: The Director of Health's orders do not apply to essential services and the role of city government is an essential service. If Council chooses to cancel any meeting in April, then that is Council's month to take off as outlined in the City Charter. The Charter states that it is one month, whether one or two meetings, it infers that entire month. The reason I suggested April, knowing that people may have made plans for August already, but there are already a lot of people out there being inconvenienced in significant ways. We did a lot of clean-up of legislation tonight to give Council the opportunity to not meet in April.

Councilmember Bryant: Attorney Shook, do we have any knowledge as to whether Council will be able to cast votes on legislation without Council being in person. I know the legislature is supposed to do something about that.

Attorney Shook: I have no specific insight. They are supposed to vote on that issue this week, but ninety-nine members of the House have to come together to vote. There are no guarantees. It is the practical thing to do.

Councilmember Baker: So, if we skip April, are next meeting would be May 11th. I'm fine with skipping April and waiting until May.

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Councilmember Bryant: I don't have an issue with it, but things seem like they are going to get worse before they get better. This may be something that we want to play by ear for the time being.

Councilmember Lawson-Rowe: What constitutes an emergency for Council to come together?

Attorney Shook: The Charter and Code do not grant a lot of emergency powers. The Code grants the Mayor some power to declare an emergency that Council would then need to ratify in twenty-four hours. Should we find ourselves in that situation, that would be an emergency for Council to convene.

Councilmember Cotner: Can you share with us how such an emergency would need to be called? It is not that complicated to hold a meeting.

Attorney Shook: A twenty-four-hour notice is required. Even if three Councilmembers are not available to call a meeting, the Mayor can call a meeting.

Councilmember Strickland: In the event of an emergency meeting, can we call a WebEx meeting?

Attorney Shook: Not currently. The Attorney General sent out a kind-of opinion letter saying that municipalities could, kind-of hold meeting using teleconferencing, but it is not committal. There is an Attorney General opinion letter from five or ten years ago that stipulates that you have to meet in person to vote. I think that this is the specific reason why the legislature is taking this issue up now, because there needs to be an exception to this requirement under these circumstances.

Councilmember Cotner: The Attorney General was basing this opinion on the fact that the Director of the State Health Department has declared an emergency.

Attorney Shook: The health director's orders would not apply to essential government services to supersede that statute and only applied to a gathering of fifty or more people. We normally do not have fifty or more people. I currently do not think that we have an order from the Director of Health that supersedes the current state law.

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Councilmember Pyakurel: With the emergency, a lot of residents have been calling me to help with the language barrier. I want to thank the Mayor for helping me figure out ways to share information. I have been in touch with the Governor's office to get information on how to share the correct information. There is confusion by people who speak other language and confuse the information they hear about their native country and confuse it with what is happening here. We are looking for a better way. Starting tomorrow after the Governor's press conference, I am going to start writing a report of his information to share with my community in Nepali. So many questions being asked. The apps available do not translate the information well enough to make the message clear. The Nepali translation is about 55 to 60% correct.

Mayor Begeny: We have been in contact with all of the various health organizations and attempt to share any of the information when it becomes available. Residents may sign up for Reynoldsburg Connects as it is the easiest way for residents to get the correct and accurate information. Jennifer Clemens puts that information out as soon as it comes in. Thank you for your efforts in helping communicate this information.

Councilmember Baker: I want to thank everyone for coming out tonight, when I know that it is not easy. We are doing the people's work and I appreciate everyone coming out and making it happen.

Councilmember Strickland: I wanted to acknowledge my neighbors in Ward 1 by Briarcliff that had some of the community. There is a lot going on. My prayers and thoughts are with those members of the community. I want to thank everyone for coming out to do our job. We are trying to do the right thing for our City.

Councilmember Lawson-Rowe: I would like to acknowledge our Reynoldsburg City School system for all that they are doing for our community. Today I had an opportunity to drive past Livingston campus. I saw several neighbors and residents in line with teachers and students passing out food to people who needed it. I stopped at Save a Lot and meet a woman with young children and did not have enough money to pay. There was an act of kindness by someone in line, who gave her \$2 to complete her order. I advised her that she could go to the Livingston campus for food. It is heartwarming to know that people come together to reflect and acknowledge our neighbors in need.

Councilmember Bryant: I want to thank the administration for sending out a code enforcement officer to check on residents who experienced flooding. I'm sure they did

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not make it to every door, but the fact that someone is out and checking on the residents is a comfort. Hopefully that will continue and get through this better together, at a distance.

Councilmember Cotner: We should do the prudent and wise thing and cancel in April. We all have technology and can easily assemble should the need arise and need to meet. We need to make that decision now.

Councilmember Cotner moved to cancel both the April 22th and April 27th meetings of City Council. Second by Councilmember Baker.

Upcoming Council Meetings - Please check City website to confirm any future meeting dates and times.

April 2, 2020 Planning Commission
April 13, 2020 Council
April 16, 2020 BZBA
April 27, 2020 Council

Adjournment

Mollie Prasher
Mollie Prasher, Clerk of Council

Leanora Jenkins
Leanora Jenkins, President of Council

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Clerk of Council**Mollie Prasher****7232 East Main Street****Reynoldsburg OH 43068****614-322-6836 Phone****MOTION REQUEST**

DATE: April 13, 2020**TO:****RE: Motion to Reinstate the April 27th Council meeting.**

Approval:

Joe Begeny	Chris Shook	Stephen Cicak
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As the Secretary of State has allowed municipalities to hold meeting via electronic conferencing, as long as the public can hear and see any such meeting, the Reynoldsburg City Council would like to reinstate the Monday, April 27, 2020 Council meeting with the time being set for 6:00pm.

Clerk of Council
Mollie Prasher
7232 East Main Street
Reynoldsburg OH 43068
614-322-6836 Phone

ORDINANCE REQUEST

DATE: **April 13, 2020**

TO: **Finance and Administration Committee**

RE: **Final Appropriation Ordinance for the Reynoldsburg Community Center**

Approval:

Completed Joe Begeny	Completed Chris Shook	Completed Stephen Cicak
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Emergency/Suspension: Emergency

Reason For Emergency: Financial needs of the City's government

Below is our line item description of the appropriation request. Please know we have remaining funds (\$283,036.75) as well as additional funds for unexpected future costs. We have been told by CT, Gilbane, and the YMCA there will be no additional requests for funds EXCEPT those related to opening the pool at a later date. We also have not accounted for a potential return of \$125,000 from our CT contingency and those funds remaining would be returned to the CIP at the conclusion of the project. I will be going in to detail on this project at tonight's meeting, and I believe you have the particulars for the Change Orders listed below, but I will have them as well tonight.

Itemized spending for \$450,000 appropriation.

Remaining expenses \$382,044.25

Remaining funds \$283,036.75

Unexpected expenses \$67,953.38 (We have been told there are not additional expenses)

Clerk of Council

Mollie Prasher

7232 East Main Street

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Outstanding items:

Change Order 8	\$330,696.00
Change Order 9	\$111,276.00
Change Order 10	\$136,195.00
Bi-Directional Amplifier	\$65,429.00
Insurance Increase	\$21,485.00
	\$665,081.00
	-\$283,036.75 (Remaining funds)
	\$382,044.25 (remaining expenses)

Potential reimbursement \$125,000.00 (not guaranteed, this is a contingency fund from CT)

Statement of necessity for Emergency passage: Due to the current emergency status, passage of this ordinance as a one-read emergency legislation is needed in order to pay all of the vendors in a timely manner.

AN ORDINANCE REQUESTING COUNCIL APPROPRIATE \$450,000.00 FROM THE UNAPPROPRIATED CAPITAL IMPROVEMENT PROJECT (CIP) FUND FOR THE REYNOLDSBURG COMMUNITY CENTER, AND DECLARING AN EMERGENCY

WHEREAS, On December 16, 2016, the Reynoldsburg City Council passed Resolution No. 136-16 declaring the necessity of an election on the question of approving passage of an ordinance to amend Sections 190.01, 190.03, and 190.04 of the Codified Ordinances of the City of Reynoldsburg, Ohio in order to increase the City Income Tax by one percent (1.0%) from the then-rate of one and one-half percent (1.5%) to a rate of two and one-half percent (2.5%) beginning on July 1, 2017; and

WHEREAS, the Municipal Government of the City of Reynoldsburg promised the citizens of this City that a portion of the funds raised from the increase of the City Income Tax would be

Clerk of Council

Mollie Prasher

7232 East Main Street

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used to fund the construction of a Community Center, in partnership with the YMCA, which City Officials reported would cost between \$20-\$25 million dollars; and

WHEREAS, on May 2, 2017, the voters of the City of Reynoldsburg approved the proposed increase in the City Income Tax by a relatively large margin of approximately sixty-five percent (65%) of voters in favor of the increase and thirty-five percent (35%) of voters opposed to the increase; and

WHEREAS, on June 12, 2017, the Reynoldsburg City Council passed Ordinance No. 59-17, which amended Section 190.01, 190.03, and 190.04 of the Codified Ordinances of the City of Reynoldsburg to reflect the approved increase in the City Income Tax; and

WHEREAS, on July 24, 2017, the Reynoldsburg City Council passed Ordinance No. 88-17, which authorized the Mayor to enter into a contract with CT Consultants and Moody Nolan to provide professional architectural design services for the Community Center Project, and appropriated \$100,000.00 from the CIP Fund for such purpose; and

WHEREAS, the Contract with CT Consultants provided for a Lump Sum Fee of \$2,200,000.00 with provisions for additional services, pre-construction services, and other optional services that could increase the Lump Sum Fee and/or could be billed at hourly rate fees; and

WHEREAS, on September 25, 2017, the Reynoldsburg City Council passed Ordinance No. 97-17, which appropriated \$650,000.00 from the general CIP Fund for design and demolition services associated with the Community Center Project; and

WHEREAS, on October 9, 2017, the Reynoldsburg City Council passed Ordinance No. 110-17, which authorized the Mayor to enter into a Guaranteed Maximum Price (GMP) contract with the Gilbane Building Company for professional construction management services on the Community Center Project and, at the time of passage, no GMP had yet been identified for the project; and

WHEREAS, on May 14, 2018, the Reynoldsburg City Council passed Ordinance No. 57-18, which appropriated \$1,000,000.00 from the general CIP Fund for the Community Center Project to maintain site work and facility design, and said appropriation was intended to be a loan from the CIP Fund until bond money became available; and

WHEREAS, on May 14, 2018, the Reynoldsburg City Council passed Ordinance No. 62-18, which authorized the issuance of bonds in the maximum amount of \$28,000,000.00 “for the purpose of paying the costs of improving the City’s health and recreational facilities” and appropriating the proceeds from the sale of the bonds for such purpose; and

WHEREAS, upon receipt of the proceeds from the sale of bonds, the amounts previously appropriated by Ordinance Nos. 88-17, 99-17, and 57-18 were transferred back into the general CIP Fund from the proceeds and from the balance of the unused funds; and

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WHEREAS, on May 30, 2018, the Mayor signed Amendment #1 to the Contract with CT Consultants to increase their Lump Sum Fee by \$130,500.00; and

WHEREAS, on June 26, 2018, the Mayor signed a GMP contract with Gilbane Construction Company for \$8,157,255.00, which was later reduced to \$7,940,070.00; and

WHEREAS, on September 26, 2018, the Mayor signed Amendment #1 to the GMP contract with Gilbane Construction Company for \$3,166,309.00; and

WHEREAS, on November 5, 2018, the Mayor signed Amendment #2 to the contract with CT Consultants to increase their Lump Sum Fee by \$98,500.00; and

WHEREAS, on February 6, 2019, the Mayor signed Amendment #2 to the Guaranteed Maximum Price contract with Gilbane Construction Company for \$14,140,417.00, which brought the total amount of the GMP contract with Gilbane to \$25,246,796.00; and

WHEREAS, on June 6, 2019, the Mayor signed Amendment #3 to the contract with CT Consultants to increase their Lump Sum Fee by \$74,300.00; and

WHEREAS, between the dates of September 12, 2018 and May 28, 2019, the Mayor signed six (6) change orders, which increased the cost of the GMP contracts by \$371,399.00; and

WHEREAS, on or before May 28, 2019, City Officials became aware that certain items that had been promised to the public as part of the Community Center Project had been removed from the architectural design to accommodate other cost increases associated with the design and construction of the Reynoldsburg Community Center; and

WHEREAS, on July 22, 2019, the Reynoldsburg City Council passed Ordinance No. 85-19, which appropriated \$1,300,000.00 from the CIP Fund for the Reynoldsburg Community Center for the purpose of addressing additional costs and to add certain items back into the project that had been promised to the public; and

WHEREAS, on August 26, 2019, the Mayor signed Change Order #7 in the amount of \$515,552.00, which accounted for certain design changes that occurred before May 28, 2019 and the addition of some promised items added back into the Community Center Project; and

WHEREAS, between August 7, 2019 and December 10, 2019, there were several items approved verbally and in writing that were added into the Community Center Project, many of which were certain items that had previously been removed, said changes resulting in Change Order #8, which was signed by the Mayor on February 10, 2020, and said changes increasing the cost of the GMP in the amount of \$330,696.00; and

WHEREAS, between November 27, 2019 and January 31, 2020, there were several items approved verbally and in writing that were added into the Community Center Project, said

Clerk of Council

Mollie Prasher

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changes resulting in Change Order #9, which has not been signed by the Mayor, but which would increase the cost of the GMP by \$111,276.00; and

WHEREAS, between January 28, 2020 and February 25, 2020, there was several changes to the Community Center Project that were approved verbally, but not in writing, said changes resulting in the submission of Change Order #10, which has not been signed by the Mayor, but which would increase the cost of the GMP by \$136,195.00; and

WHEREAS, on March 27, 2020, the City gave verbal authorization for a radio repeater system needed to provide required assistance for first responders, said repeater system previously removed from the project prior to May 28, 2019, and said authorization resulting in Change Order #11, which has not been signed by the Mayor, but which would increase the cost of the GMP by \$65,429.00; and

WHEREAS, before the Mayor may sign Change Orders #9, #10, and #11, City Council would need to appropriate sufficient funding to cover the costs associated with those changes; and

WHEREAS, Council has determined that it has a moral obligation to pay the aforementioned amount because the designated agent for the City of Reynoldsburg approved the work performed and the benefit derived was equal to or greater than the amount to be expended;

WHEREAS, City Officials have implemented policies and procedures consistent with Section 8.04 of the Reynoldsburg City Charter and Chapter 175 of the Codified Ordinances that require all written contracts, amendments, and change orders to be submitted to the City Attorney for legal review and the City Auditor to certify the availability of funding and appropriation by Council before any such documents may be submitted to the Mayor for signature.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Reynoldsburg, Ohio:

SECTION 1. That an amount of four hundred, fifty thousand dollars (\$450,000.00) be appropriated from the unappropriated Capital Improvement Project fund (410) to account 410.000.0148.5611 Buildings.

SECTION 2: That, for the reasons set forth in the preamble, the Mayor is authorized to sign Change Orders #9, #10, and #11 and the City Auditor is authorized to certify the availability of funds for payment in accordance with the terms of those Change Orders.

SECTION 3. Any remaining funds from this appropriation shall be returned to the CIP Fund.

SECTION 4. For the reasons stated in the preamble, this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the financial needs of the City and, wherefore, this Ordinance shall take effect immediately upon its passage and the Mayor's signature.

EXHIBIT A - MARCH/JULY PROJECT BUDGET COST COMPARISON

Line #		3/20/19 Project Cost Total	Change	Expected 7/1/19 Project Cost Total
	Funds Available- To be verified by City			
	City Equity / Seed Money	\$ 422,545		
	Bond Proceeds (Net)	\$ 28,000,000		
	Bond Interest (currently not included in available funding)	\$ -		
	Sponsorships?	?		
	Other Sources?	?		
	TOTAL	\$ 28,422,545		
	GMP Totals- see backup sheets for detail			
1	GMP Total Less Construction Contingencies	\$ 24,896,796	\$ -	\$ 24,896,796
2	Construction Contingency in GMP	\$ 350,000	\$ -	\$ 350,000
3	Partial Return of Construction Contingency to owner on 7/1/19	\$ -	\$ (125,000)	\$ (125,000)
4	Total Construction Contingency	\$ 350,000	\$ (125,000)	\$ 225,000
5	GMP Total	\$ 25,246,796	\$ (125,000)	\$ 25,121,796
6	A.8 Enabling Work / Site Demolition and Prep	\$ 79,100	\$ -	\$ 79,100
7	A.9 Change Orders and Addenda	\$ 388,897	\$ (17,498)	\$ 371,399
8	A.10 Change Order Deducts (pending-subject to final pricing)	\$ (164,989)	\$ 164,989	
9	F.4 Winter Conditions Allowance Estimated and VE	\$	\$ (20,000)	\$ (20,000)
10	F.3 Bulletin 9 Estimated	\$	\$ 10,000	\$ 10,000
11	F.5 Bulletin 10 Estimated	\$ -	\$ (40,000)	\$ (40,000)
12	Total of Additions and Deducts	\$ 303,008	\$ 97,491	\$ 400,499
13	Project Hard Cost Total	\$ 25,549,804	\$ (27,509)	\$ 25,522,295
14	Soft Costs	\$ 3,185,146	\$ 74,300	\$ 3,259,446
15	Owners Contingency on March 20th	\$ 15,050	\$ (15,050)	\$ -
16	Subtotal w/o Owner Contingency	\$ 28,750,000		\$ 28,781,741
17	March 20th memo recommended \$400 to 500k contingency which includes expected \$200k for contractors contingency. (Use \$500k-\$200k=\$300k)	\$ 300,000	\$ (31,741)	\$ (359,196)
18	Project Total	\$ 29,050,000		\$ 28,422,545
	Budget for Change Orders and Deducts after July 1, 2019			
19	Subtotal w/o Owner Contingency-(from above) as of 7/1/19			\$ 28,781,741
20	Future Contractor's Contingency Released- Estimate			\$ (150,000)
21	Increase for Unknown Change Orders- Estimate			\$ 100,000
22	Current Project Budget with Reduced Contractor Contingencies			\$ 28,731,741
23	Funds Available - (seed money and bond only)			\$ 28,422,545
24	Less Current Project Budget			\$ (28,731,741)
25	Available Funds for Additions to Project / Owner's Contingency			\$ (309,196)
26	Items that Could be Added to the Project			
27	Radio Repeater (ve)	Last date to authorize inclusion		\$ 140,000
28	Solid Surface Counter top	7/30/2019		\$ 20,500
29	Tiling at Natatorium (ve)	6/25/2019		\$ 65,000
30	Tiling at Locker Rooms (ve)	6/25/2019		\$ 35,000
31	Pickle Ball Court (add alternate not accepted by the City)	6/25/2019		\$ 25,000
32	Water Slide Foundation (add alternate not accepted by City)	6/20/2019		\$ 30,000
33	Water Slide Feature (add alternate not accepted by City)	8/15/2019		\$ 180,000
	TOTAL			\$ 495,500
	Last date for inclusion will be confirmed with Contractor if City is interested in including any item			

YMCA Project Breakdown of Project Totals
Update 3/31/20

Open Purchase Order Balance		
Gilbane	2019-928	1,654,890.24
Blanket	2019-1897	1,241,655.36
Old Purchase order balances (can we close)		11,412.19
unencumbered funds		12,587.94
Total Available		2,920,545.73
Gilbane balance due after payment w/ expected change orders per email 3/27/20		(3,185,437.00)
estimated increase in insurance		(21,485.00)
Filling Outdoor Pool?		
Any Add'l fees or permits needed?		
Balance owed to CT per contract		(95,670.35)
Amounts (over) under opened PO's		(382,046.62)

By amounts appropriated

28,000,000.00	original bond proceeds
1,300,000.00	additional appropriation 2019
485,163.09	Pre construction appropriation balances
29,785,163.09	
(617,711.34)	Preconstruction cost/financing fees/insurance/demo
(25,246,796.00)	Gilbane Base Contract \$7,940,072;3,166,308;14,140,412)
(2,740,000.00)	CT Contract thru ammendment #3
1,180,655.75	Subtotal
(371,397.00)	Change Orders Gilbane 1-5
(515,552.00)	Change Orders Gilbane 6-10
(10,670.00)	Change Orders CT Ammendment #4
283,036.75	Subtotal after known items
(330,696.00)	Change Orders 8 (ATP Gilbane 11-19)
(111,276.00)	Change Orders 9 Gilbane (ATP 20-27)
(136,195.00)	Change Orders 10 (ATP 28-30)
(65,429.00)	Bi-Directional Amplifier
(21,485.00)	Insurance Increase
(382,044.25)	

Potential changes to this document:

Any additional permits, plan reviews or inspections needed?
 Are we sure we have all of the change orders

Stephen Cicak

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Tuesday, October 15, 2019 2:04 PM
To: Andrew Bowsher
Cc: Valentine, Edward R.
Subject: ATPs 6-10
Attachments: ATP-006 Signed.pdf; ATP-007 Signed.pdf; ATP-008 Signed.pdf; ATP - 009 Signed.pdf; ATP-010 Signed.pdf

Andrew,

Attached are the signed ATPs 006-010.

The cost of these combined makes up the cost of \$515,552 which is OCO #007.

Let me know if this helps.

Thanks,

Jason Swords | Project Engineer II | Gilbane Building Company
1470 Davidson Drive | Reynoldsburg, OH | 43068
M: (614) 313-9452
www.gilbaneco.com | [Like us on Facebook](#) | [Follow us on Twitter](#)

Attachment: ATP 6-10 Gilbane email (37-2020 : Community Center Final Appropriation)

\$ 515,552

Signed 8.24.19

Owner Change Order (OCO)

GilbaneProject Name: Reynoldsburg New
Community Center & YMCA

Gilbane Job No.: J07883.000

OCO:OCO-0007

PCI:OS-00030, OS-00035, OS-
00037, OS-00039, OS-00040

Alternate Tracking #:

Attention:

Date Issued: 8/14/2019 4:52:18 PM

Owner: City of Reynoldsburg

Address: 7232 East Main Street

Reynoldsburg, OH 43068 US

Architect: C.T. Consultants, Inc., Brian Sabla

The Contract changes as follows:

Scope Of Changes: Bulletin 9, Bulletin 10, Various VE Items

Description: Description: This Owner change order is confirmation of previously signed Authorized to Proceed documents. This formal change order will adjust the contract value in accordance with the approvals of ATP-006, ATP-007, ATP-008, ATP-009, and ATP-010.

OS-00030 (ATP 006) - Bulletin 9 dated 4-19-19 for various design changes.

OS-00035 (ATP 010) - Bulletin 10 Issued on 6-3-19 - Includes additional dowels for versa-Lok Wall, added metal roof deck extension, extra framing at the radius soffit, added support at K line wall, additional knox boxes, and changing of an electrical panel.

OS-00037 (ATP 007) - The following are being added back into the project:

Solid surface casework, ceramic floor tile in the indoor pool room/pool vestibule/locker rooms.

OS-00039 (ATP 008) - The following are being added to the project:

The furnish and install of slide foundations and columns, work associated with the pickle ball courts.

OS-00040 (ATP 009) - The following are being added back into the project:

Cost for the pool slide and cost associated with VE items #1, #23, #24, #25, #39, and #49.

Additional Description



Attachments:

Number	Title	PCI	Change Date	Revision
Sort Attachments				
00152971	Bulletin 9 OG Pricing	OS-00030	05/22/2019	Original Version

\$10,385

#25

9.a.e

Signed 2.7.20

**Gilbane Building Company
Authorization To Proceed**

Gilbane

CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0025
ATP VERSION: 0
DATE OF ISSUANCE:
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Kitchen Tile Credit & Fencing Changes

DESCRIPTION: Credit to the project for kitchen tile color variances - material cost of \$1500 and labor cost of \$1,000. Cost for fencing changes from RFI #310 and #313. RFIs added fencing and changed gates/hardware.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00166537	201912021038	OS-00054	01/21/2020	Original Version
00166538	201912131252	OS-00054	01/21/2020	Original Version

The Following information is provided by Gilbane Building Company
Method of determining change in Contract:

☐ Guaranteed Maximum Price
☐ Other

☐ Cost Plus Fee

☐ Unit Price

☐ Lump Sum

Change In Contract Sum
Dollar Amount: \$10,385.00

☐ Fixed

☐ Maximum

☐ Estimated

☐ Time and Material

Change In Contract Time
Time (Days): TBD

☐ Fixed

☐ Maximum

☐ Estimated

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
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\$16,958

#26

9.a.e

Signed 2.7.20

**Gilbane Building Company
Authorization To Proceed**



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0026
ATP VERSION: 0
DATE OF ISSUANCE:
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Claypool Electric Extras

DESCRIPTION: Cost to Claypool for adding CAT5 cable to gym fans for controls. Power added per RFI 347 for hand dryers. Extended data/cable at mezzanine for 3 TVs, provided/installed 3 TV mounts for YMCA - also installed 3 owner furnished TV monitors. Added power for exterior illuminated sign - sign was a late add to the project.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00166962	Copy of YMCA BAF Conduit and Controls Pricing	OS-00055	01/27/2020	Original Version
00166963	Copy of YMCA Power for Hand Dryers Pricing (002)	OS-00055	01/27/2020	Original Version
00166964	Copy of YMCA Sign Power Pricing (002)	OS-00055	01/27/2020	Original Version
00166965	Copy of YMCA TV Mounting Pricing (002)	OS-00055	01/27/2020	Original Version

The Following information is provided by Gilbane Building Company

Method of determining change in Contract:

☒ Guaranteed Maximum Price ☐ Cost Plus Fee ☐ Unit Price ☐ Lump Sum
☐ Other

Change In Contract Sum

Dollar Amount: \$16,958.00

☒ Fixed ☐ Maximum ☐ Estimated ☐ Time and Material

Change In Contract Time

\$ 111,276

OCO # 9.a.e

Owner Change Order (OCO)



Project Name: Reynoldsburg New
Community Center & YMCA

Gilbane Job No.: J07883.000

OCO: OCO-0009

PCI: OS-00047, OS-00049, OS-
00050, OS-00051, OS-00053,
OS-00054, OS-00055, OS-00056

Alternate Tracking #:

Attention:

Owner: City of Reynoldsburg

Address: 7232 East Main Street

Reynoldsburg, OH 43068 US

Architect: C.T. Consultants, Inc., Brian Sabla

Date Issued: 2/13/2020 1:59:42 PM

The Contract changes as follows:

Scope Of Changes: Owner Change Order 009

Description: This change order is a confirmation of previously signed Authorization to Proceed documents. This formal change order will adjust the contract value in accordance with the approvals of ATP-020, ATP-021, ATP-022, ATP-023, ATP-024, ATP-025, ATP-026, & ATP-027.

OS-0049 (ATP-020) - Cost related to RFIs 324, 325, and 337. Cost to include additional EM lights per fire department and added regulators at boilers as required by Columbia Gas.

OS-0050 (ATP-021) - Geotechnical Consultants Inc. Invoices - Geotechnical Consultants Inc. Invoices 0493, 1260 and 1849.

OS-0051 (ATP-022) - Additional Curb and RFI 315 - Additional Curb to contain rubber material at playground area. Additional cost related to RFI 315.

OS-0047 (ATP-023) - Mixing Valves, Crane for Slide, Spin Room Work - Cost for drywall re-work at spin room per RFI 325 changes. Crane cost for slide install from RFI 302. Mixing valves as requested by the plumbing inspector.

OS-0053 (ATP-024) - UV Sanitation Unit At Indoor Pool - Cost to furnish and install the UV sanitation unit at the indoor pool.

OS-0054 (ATP-025) - Kitchen Tile Credit & Fencing Changes - Credit to the project for color variances in the kitchen tile. Cost for fencing changes related to RFI #310 and RFI #313.

OS-0055 (ATP-026) - Claypool Electric Extras - Cost for adding CAT5 cable to gym fans for controls. Power added to hand dryers per RFI 347. Added power and controls for the exterior illuminated sign. Extended data/cable at mezzanine for 3 TVs, provided/installed 3 mounts and installed 3 owner furnished monitors.

OS-0056 (ATP-027) - YMCA Electrical Requests - Cost to add a receptacle for a lighted table in Child Watch room 158 and to add a clock in the weight room.

\$ 98,217

9.a.e

**Gilbane Building Company
Authorization To Proceed**



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0028
ATP VERSION: 0
DATE OF ISSUANCE:
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Pre-Bulletin 15

DESCRIPTION: Cost includes several items that are complete and will be documented in a future bulletin 15. Cost includes added signage (canopy, illuminated, vinyl), 3D signs at fire extinguisher cabinets, door hardware changes requested by the fire department/inspectors, additional Ohio Health plumbing work and additional Ohio Health fire extinguishers/cabinets. Cost also includes concrete work from location of the gas meter and grouting of masonry cells to hold the roof patio railing which are extras to the contract drawings.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00167477	019_Concrete Sidewalk Replacement due to Gas Line	OS-00052	02/04/2020	Original Version
00167478	021_Winter Concrete Charges 11.25	OS-00052	02/04/2020	Original Version
00167479	20200129162026710	OS-00052	02/04/2020	Original Version
00167480	Bulletin 15 COR	OS-00052	02/04/2020	Original Version
00167564	MM PCO #034 Changes in Bulletin 15	OS-00052	02/04/2020	Original Version
00167017	RCC_Hyrdro Mechanical _ Change Order 45_ 01282020	OS-00052	01/28/2020	Original Version
00167481	RCC_Hyrdro Mechanical _ Change Order 46_ 01282020	OS-00052	02/04/2020	Original Version
00167482	YMCA COR VIS-029 Bulletin 15 Revised	OS-00052	02/04/2020	Original Version

\$ 24,007

9.a.e

Gilbane Building Company
Authorization To Proceed



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0029
ATP VERSION: 0
DATE OF ISSUANCE: 02/12/2020
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Miscellaneous Extra Work

DESCRIPTION: Includes cost for work associated with providing and installing fiber optic convertors, epoxy paint per RFI 353, credit for crane usage for slide install, re-work at Sunshade Structure as existing pipe was conflicting with design layout. Labor cost also included to ensure additional work was installed by grand opening date.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00168007	024_Additional Concrete Work with Sunshade	OS-00057	02/12/2020	Original Version
00168006	20200210120350	OS-00057	02/12/2020	Original Version
00168018	Copy of YMCA Fiber Convertors Pricing (002)	OS-00057	02/12/2020	Original Version
00168017	IMG_0857	OS-00057	02/12/2020	Original Version
00168005	RCC YMCA Tickets 2143-2146	OS-00057	02/12/2020	Original Version

The Following information is provided by Gilbane Building Company
Method of determining change in Contract:

☒ Guaranteed Maximum Price
☐ Other

☐ Cost Plus Fee

☐ Unit Price

☐ Lump Sum

Change In Contract Sum
Dollar Amount: \$24,007.00

☒ Fixed

☐ Maximum

☐ Estimated

☐ Time and Material

Stephen Cicak

From: Joni Crawford
Sent: Thursday, January 09, 2020 12:43 PM
To: Joe Begeny; Stephen Cicak
Cc: Andrew Bowsher
Subject: RE: Final 2019 Number
Attachments: January 2020 Owner's Budget Update.xlsx

Joe,

I am currently working on doing December's month end close. I hope to have it completed towards the end next week. I will try to get you some preliminary numbers tomorrow. These should not change drastically. To answer your question, attached is the latest numbers Andrew shared with us that show that of the 1.3 million we have used about 1.044 million with the additional change orders and initial shortage. This would leave about \$255,727 left. There is still the open item of the Electric Vehicle Stations. If Council does not want to appropriate additional money for that expenditure, then that would come off of the \$255,727 balance. **You might check with Andrew to see if there are any other items that he knows about that are forth coming.**

Feel free to call me if you have any additional questions.

Joni Crawford

Finance Manager
 City of Reynoldsburg
 7232 E. Main St.
 Reynoldsburg, OH 43068
 Ph:614.322.6862 / Fax:614.322.6857
JCrawford@ci.reynoldsburg.oh.us / <http://www.ci.reynoldsburg.oh.us>

From: Joe Begeny <JBegeny@ci.reynoldsburg.oh.us>
Sent: Thursday, January 09, 2020 8:41 AM
To: Stephen Cicak <SCicak@ci.reynoldsburg.oh.us>; Joni Crawford <jcrawford@ci.reynoldsburg.oh.us>
Subject: Final 2019 Number

Good morning,

Just checking in to see the final numbers for 2019 so we can finish off the 2020 budget. I also wanted to know what the potential return would be for the \$1.3 million in additional funding for the Y might be, as Auditor Cicak mentioned and when that may occur. Thanks!

Joe Begeny
 Mayor
 City of Reynoldsburg
 7232 East Main Street
 Reynoldsburg, Ohio
 614-322-6809
JBegeny@ci.reynoldsburg.oh.us
www.ci.reynoldsburg.oh.us

Attachment: FinanceMgrCommATP (37-2020 : Community Center Final Appropriation)

\$15,812

2

9.a.f

**Gilbane Building Company
Authorization To Proceed**

Signed 1-9-20
owner approval... " " AB



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0023
ATP VERSION: 0
DATE OF ISSUANCE: 01/07/2020
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Mixing Valves, Crane For Slide, Spin Room Work

DESCRIPTION: Includes cost for drywall related work in the spin room related to RFI 325. Cost for crane needed to erect the slide per RFI 302 response. Mixing Valves as requested by the plumbing inspector.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00165801	20191121082226 (002) - Original Quote	OS-00047	01/07/2020	Original Version
00165803	Change Order Request 07- Crane R2 (002)	OS-00047	01/07/2020	Original Version
00165800	RCC_ Hydro Mechanical _ Change Order 31_ 01032020	OS-00047	01/07/2020	Original Version
00165802	YMCA COR VIS-021 Bulletin 14.1	OS-00047	01/07/2020	Original Version

The Following information is provided by Gilbane Building Company
Method of determining change in Contract:

☐ Guaranteed Maximum Price
☐ Other

☐ Cost Plus Fee

☐ Unit Price

☐ Lump Sum

Change In Contract Sum
Dollar Amount: \$15,812.00

☒ Fixed

☐ Maximum

☐ Estimated

☐ Time and Material

Change In Contract Time
Time (Days): TBD

Valley Interior Systems, Inc.
3840 Fisher Road
Columbus, Ohio
(614) 351 8440

APPROVAL DATE:	
AMOUNT:	\$1,207.29
REASON:	A O E O U O O O C O
PROJ. NAME:	Reynoldsburg Community Center
PROJ. NUMBER:	CT 170132
LOCATION:	
COMPANY:	Valley Interior Systems, Inc.
ACCT. CATEGORY:	
DELIVERY DATE:	
PO Number	0

Change Order Request

Project Name:	Reynoldsburg Community Center	COR #:	VIS-021
Project Number:	CT 170132	Date:	10/29/2019
P.O. Number:			
Summary of Work:	Bulletin 14.1		
Work Description:	Revise ceiling height in Spin 144		

A. LABOR SUMMARY (attach supporting documentation):

1	hours x \$	\$66.26	/hour = \$	\$66.26
16	hours x \$	\$61.33	/hour = \$	\$981.28
0	hours x \$	\$55.51	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00

Total [A]: \$1,047.54

B. MATERIAL (attach supporting documentation):

Total [B]: \$50.00

C. TRUCKING (attach supporting documentation):

Total [C]: \$0.00

D. CONTRACTOR OWNED EQUIPMENT (attach supporting documentation):

Total [D]: \$0.00

E. EQUIPMENT RENTAL (attach supporting documentation):

Total [E]: \$0.00

F. OVERHEAD & PROFIT: (If Applicable)

10.00%

Total [F]: \$109.75

G. SUBCONTRACTOR (attach itemized quotes/invoices):

Total [G]: \$0.00

H. OVERHEAD & PROFIT (Subcontracts Only)

0.00%

Total [H]: \$0.00

I. CM FEE

0.00%

Total [I]: \$0.00

J. MISCELLANEOUS:

1. Additional bond/insurance cost (attached supporting documentation):
2. Reimbursibles (e.g., permits, licenses, inspection, tests, etc. (attach documentation):
- 3.
- 4.
- 5.

\$0.00
\$0.00
\$0.00
\$0.00
\$0.00

Total [J]: \$0.00

GRAND TOTAL (A+B+C+D+E+F+G+H+I+J):

\$1,207.29

Valley Interior Systems, Inc.

Signature: Rick Hutchins Senior Project Manager
(Enter Title Here)

10-29-2019

Owner Approval:

Signature: _____

Date:

Signature: _____

11/9/20

Date:

Signature: _____

Date:

Signature: _____

Date:

OCO

\$ 330696

9.a.f

Signed 2.10.20

Owner Change Order (OCO) Draft



Project Name: Reynoldsburg New Community Center & YMCA
 Gilbane Job No.: J07883.000

OCO:OCO-0008

PCI:BT-00005, OS-00038, OS-00041, OS-00042, OS-00043, OS-00045, OS-00046, OS-00048

Alternate Tracking #:

Attention:

Date Issued: 2/6/2020 4:25:44 PM

Owner: City of Reynoldsburg

Address: 7232 East Main Street

Reynoldsburg, OH 43068 US

Architect: C.T. Consultants, Inc., Brian Sabla

Gilbane Building Company submits herein a request for Change Order in the total amount indicated below for Work included in the Gilbane Building Company Potential Change Items (PCI) identified below. Contractor's quotations have been reviewed and found to be fair and reasonable for the work involved. Refer to the attached documentation for specific pricing information. Upon Owner approval, Gilbane Building Company will incorporate this amount in a final Owner Change Order document, which when executed by all parties, will change the Contract Sum and Contract Time as applicable.

Scope Of Changes: Owner Change Order 008 Owner Change Order 008

Description: Description: This change order is a confirmation of previously signed Authorization to Proceed documents. This formal change order will adjust the contract value in accordance with the approvals of ATP-011, ATP-012, ATP-013, ATP-014, ATP-015, ATP-017, ATP-018, & ATP-019. ATP-016 was skipped in the system and therefore there is no ATP-016.

OS-00038 (ATP-011) - Bulletin 11 issued 6-28-19 & Bulletin 11.1 issued 7-3-19 included adding swimsuit extractors, adding removable mullions to be keyed, added soffit and bulkhead details.

OS-00042 (ATP-012) - VE Items Back into Project - Pickle ball courts, site furnishings, alternating running track lanes, FRP panels in the janitor closets, and mirrors/ballet barres were added back into the project.

OS-00041 (ATP-013) - Bulletin 12 issued to trades on 7-25-19 included added guardrails and sectional door at the outdoor deck, lights associated with flagpoles, conduit for car charging stations. Conduit was run for a future lighted sign and a credit was given for pin mounted signage. Additional cost for added elevator related work was included. Revised hardware and keying costs were included as well as cost for additional tube steel at the glass canopy.

BT-00005 (ATP-014) - Contingency Transfer for Supplemental Labor Coverage - Confirmation that Gilbane will transfer contingency funds to the general conditions/labor funding source as a \$0 change order. This transfer is to help staff the added bulletins and value engineering process.

OS-00045 (ATP-015) - Big Fans In Gymnasium - Cost to provide and install 4 Big Ass Fans in the gymnasium. These were previously value engineered out of the project.

(ATP-016) - This was skipped in the system. Therefore, there is no ATP-016.

OS-00043 (ATP-017) - Bulletin 13 issued to trades on 9/3/19 includes cost associated with increasing the dumpster enclosure, added soffit in the child watch, detail SK-7, ceramic tile added to the changing rooms, and added trench drain to the indoor pool "peninsula".

\$29,248

#

9.a.f

signed 1.21.20

**Gilbane Building Company
Authorization To Proceed**



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0024
ATP VERSION: 0
DATE OF ISSUANCE:
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: UV Sanitation Unit At Indoor Pool

DESCRIPTION: Cost for Patterson Pools to furnish and install the UV system at the indoor pool. Cost includes low voltage control wiring.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00166450	20191226141221	OS-00053	01/20/2020	Original Version
00166451	RE Indoor Pool UV	OS-00053	01/20/2020	Original Version
00166452	UV Swim I-450+ cut sheets	OS-00053	01/20/2020	Original Version

The Following information is provided by Gilbane Building Company

Method of determining change in Contract:

☒ Guaranteed Maximum Price
☐ Other

☐ Cost Plus Fee

☐ Unit Price

☐ Lump Sum

Change In Contract Sum

Dollar Amount: \$29,248.00

☒ Fixed

☐ Maximum

☐ Estimated

☐ Time and Material

Change In Contract Time

Time (Days): TBD

☐ Fixed

☐ Maximum

☒ Estimated

\$10,385

#29

9.a.f

Signed 2.7.20

**Gilbane Building Company
Authorization To Proceed**



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0025
ATP VERSION: 0
DATE OF ISSUANCE:
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Kitchen Tile Credit & Fencing Changes

DESCRIPTION: Credit to the project for kitchen tile color variances - material cost of \$1500 and labor cost of \$1,000. Cost for fencing changes from RFI #310 and #313. RFIs added fencing and changed gates/hardware.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00166537	201912021038	OS-00054	01/21/2020	Original Version
00166538	201912131252	OS-00054	01/21/2020	Original Version

The Following information is provided by Gilbane Building Company
Method of determining change in Contract:

☐ Guaranteed Maximum Price
☐ Other

☐ Cost Plus Fee

☐ Unit Price

☐ Lump Sum

Change In Contract Sum
Dollar Amount: \$10,385.00

☐ Fixed

☐ Maximum

☐ Estimated

☐ Time and Material

Change In Contract Time
Time (Days): TBD

☐ Fixed

☐ Maximum

☐ Estimated

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
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Meeting Minutes

To: Brad McCloud, Mayor, City of Reynoldsburg
 Andrew Bowsher, Development Director, City of Reynoldsburg
 Stephen Cicak, Auditor, City of Reynoldsburg
 Joni Crawford, Finance Manager, City of Reynoldsburg
 Mark Brueggemann, Vice President, CT Consultants
 John deGraaf, Director of Architectural Services, CT Consultants

From: Brian Sabla, Project Manager

Subject: Meeting Minutes - Community Center Budget Update

Issue Date: June 11, 2019

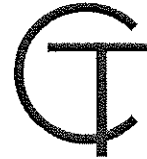
The purpose of the meeting, held 6/6/19, was to discuss three main topics:

1. The project is officially past the 50% completion mark, and with the personnel changes recently experienced, CT wanted to affirm that we have, and will continue to be, focused on completing the project on schedule and on budget.
2. Given the departure of Bill Sampson, we wanted to make sure we understood who the new point of contact would be for the project moving forward, and what the expectations are moving forward.
3. Wanted to make sure we all understood the project budget, including the amounts available from each known funding source, and the current and projected project costs.

Andrew Bowsher will be the new Project Manager for the City, and our point of contact. Andrew will be copied on correspondence, and communicated with for all decision made regarding the project.

Budget Discussion:

- A spreadsheet was presented indicating the current project budget as CT understood it; however, there were several modifications discussed, resulting in the amended spreadsheet attached to these minutes. These modifications included the following:
 - The City Equity/Seed Money shall be adjusted to \$422,545. Despite what we were directed to use (\$750,000) in the past, the amount formally approved by Council is \$422,545.
 - The projected \$300,000 in interest, generated from the bonds, is to be removed from the project budget. This money will be held by the City for the time being as "Insurance".
 - We anticipate that \$125,000 of Gilbane's Contractor Contingency will be released after the first of July, and we anticipate up to an additional \$150,000 will be returned at a later date and time.
 - CT is recommending a \$100,000 Owner Contingency, which is a reduction from March 2019, due to the current project status.
 - With the projected release of contingencies, as well as anticipated change orders, the indicated project budget is currently underfunded by approximately \$309,000.



The spreadsheet included line items, and approximate associated costs, for several amenities that were at one point considered for inclusion in the project, but were unaccepted as alternate bid items, or value engineering out of the project. The City will need to decide what they may want to get back into the project, and CT will work with Gilbane to make this happen. Items specifically discussed include:

- Pickleball Courts – CT was directed to include this in the project. This information was conveyed to Gilbane at the OACM meeting held later in the afternoon on 6/6/19.
- Foundations for Waterslide – CT was directed to include this in the project. This information was conveyed to Gilbane at the OACM meeting held later in the afternoon on 6/6/19.
- Solid Surface Countertops – CT was directed to include this in the project. This information was conveyed to Gilbane at the OACM meeting held later in the afternoon on 6/6/19.
- Inclusion of the first responder radio repeater antenna, which is a fire code requirement, will be determined through testing mid-to-late July. The extent of coverage and cost will be determined at this time.
- Ceramic tile at the Indoor Pool and Locker Rooms is desired by the YMCA for aesthetic, maintenance, and safety reasons. *A determination to include this item must be made very soon to avoid scheduling delays.*
- The City requested a copy of the value engineering log, indicating items that are difficult or impossible to include in the project at this point. The value engineering has been sent to the City.

Given the current budget deficit, as well as the City's desire to incorporate additional features into the project, there will be a need to request additional funds from Council. The City's leadership team will determine what this amount needs to be, and only wants to make this ask one time. The amount may be as much as \$1 million.

It was noted that Council is on summer recess between July 22nd and September 9th.

End of Meeting Minutes.

The notes above reflect our best understanding of the discussions held during the meeting. If the above differs from your understanding, please kindly advise.

Respectfully submitted by,

Brian Sabla
CT Consultants, Inc.

ThisWeek

COMMUNITY NEWS

Reynoldsburg must dig deeper into pockets to keep YMCA promise

By **KELLEY YOUMAN**

Posted Jul 29, 2019 at 6:05 PM

Updated Jul 29, 2019 at 6:55 PM

Reynoldsburg will spend up to an extra \$1.3 million on its new community-center YMCA in an effort to keep its promises to voters.

City Council voted unanimously July 22 to appropriate the additional money from the capital-improvement fund, increasing the overall budget of the building under construction on Davidson Drive to \$29.3 million.

Voters in 2017 approved a 1% income-tax increase to help fund infrastructure and the 70,000-square-foot community center. The tax increase to 2.5% is expected to generate about \$6.5 million annually.

The community center is being built as a partnership between the city and the YMCA of Central Ohio. OhioHealth also will lease about 13,000 square feet of space that will be dedicated to offices for primary-care physicians.

The city owns the land and building, with the YMCA and OhioHealth paying the city under 15-year leases. The YMCA will operate and manage the center and charge membership fees.

The city bonded \$28 million to finance construction. Rising steel and labor costs and a contingency fund that officials admit was too small led to items being "value engineered" out of the project to cut costs. Much of the \$1.3 million will be used to put those items back into the project.

The community center's budget had only a \$350,000 contingency fund, an amount Mayor Brad McCloud called "miniscule" at the July 8 meeting when council initially discussed the funding request.

Contingencies are a portion of a project's budget set aside to cover unforeseen costs or changes.

The contingency amount for the community center should have been similar to those of other city projects -- closer to 10% of the building's total cost, officials said.

"The contingency should have been greater or we wouldn't even be here," McCloud said July 8. "A million dollars is a lot of money -- don't get me wrong -- but in the scope of a \$28 million project, it's not a whole bunch."

City officials said they expected to spend only about \$1 million but wanted to include enough of a contingency fund. Any unspent money will be returned back to the CIF, said McCloud, who was out of town and did not attend the July 22 council meeting.

The project had been overseen by the public-service department until former department director Bill Sampson resigned in May. Oversight of the project has since been moved to the development department and its director, Andrew Bowsheer, who will act as project manager.

"Things like putting tiling on the (locker room) floor, instead of smooth concrete, will allow the building to last longer and be more hygienic and safer. We added a stronger and tougher asphalt pavement. A lot of these things were 'value engineered,' but we want to do it right the first time and have it last the 30 years that we bonded the building," Bowsheer said.

Items paid for with the additional funding include:

- * \$228,000 for pool water slide
- * \$219,000 for a splash pad
- * \$140,000 for outdoor decking and a yoga studio with roll-up doors for indoor/outdoor access
- * \$19,000 for pickle ball courts

Another item paid out of the additional funds is a \$140,000 radio-antenna repeater system required under Ohio law for a building this size, to allow police and firefighters' radios to

reach outside in the event of an emergency, Bowsher said.

The 2-story building will include community rooms, a fitness center, gymnasium, indoor track and offices. Plans also call for indoor and outdoor pools.

Although members of council acknowledged that mistakes have been made along the way, they said the priority is delivering a community center that Reynoldsburg can be proud of.

"We have to honor our promise to the public," councilmember Stacie Baker said. "This was stuff that was promised but it was taken out and no one said anything about it.

"For future projects as big as this, transparency should be improved, especially after we promised the community that this was the stuff we were going to get."

The YMCA also has increased its budget for things like furniture and fitness equipment, Bowsher said.

A grand-opening celebration is planned for December.

"They're bringing a lot to the table because they want this to be one of the finest YMCA facilities that they have," he said.

"We're excited for the residents to come out and see it."

Council is in recess for the month of August. The next meeting is 7:30 p.m. Sept. 9 at City Hall, 7232 E. Main St.

editorial@thisweeknews.com

@ThisWeekNews

EXHIBIT A - MARCH/JULY PROJECT BUDGET COST COMPARISON

Line #		3/20/19 Project Cost Total	Change	Expected 7/1/19 Project Cost Total
	Funds Available- To be verified by City			
	City Equity / Seed Money	\$ 422,545		
	Bond Proceeds (Net)	\$ 28,000,000		
	Bond Interest (currently not included in available funding)	\$ -		
	Sponsorships?	?		
	Other Sources?	?		
	TOTAL	\$ 28,422,545		
	GMP Totals- see backup sheets for detail			
1	GMP Total Less Construction Contingencies	\$ 24,896,796	\$ -	\$ 24,896,796
2	Construction Contingency in GMP	\$ 350,000	\$ -	\$ 350,000
3	Partial Return of Construction Contingency to owner on 7/1/19	\$ -	\$ (125,000)	\$ (125,000)
4	Total Construction Contingency	\$ 350,000	\$ (125,000)	\$ 225,000
5	GMP Total	\$ 25,246,796	\$ (125,000)	\$ 25,121,796
6	A.8 Enabling Work / Site Demolition and Prep	\$ 79,100	\$ -	\$ 79,100
7	A.9 Change Orders and Addenda	\$ 388,897	\$ (17,498)	\$ 371,399
8	A.10 Change Order Deducts (pending-subject to final pricing)	\$ (164,989)	\$ 164,989	
9	F.4 Winter Conditions Allowance Estimated and VE	\$	\$ (20,000)	\$ (20,000)
10	F.3 Bulletin 9 Estimated	\$	\$ 10,000	\$ 10,000
11	F.5 Bulletin 10 Estimated	\$ -	\$ (40,000)	\$ (40,000)
12	Total of Additions and Deducts	\$ 303,008	\$ 97,491	\$ 400,499
13	Project Hard Cost Total	\$ 25,549,804	\$ (27,509)	\$ 25,522,295
14	Soft Costs	\$ 3,185,146	\$ 74,300	\$ 3,259,446
15	Owners Contingency on March 20th	\$ 15,050	\$ (15,050)	\$ -
16	Subtotal w/o Owner Contingency	\$ 28,750,000		\$ 28,781,741
17	March 20th memo recommended \$400 to 500k contingency which includes expected \$200k for contractors contingency. (Use \$500k-\$200k=\$300k)	\$ 300,000	\$ (31,741)	\$ (359,196)
18	Project Total	\$ 29,050,000		\$ 28,422,545
	Budget for Change Orders and Deducts after July 1, 2019			
19	Subtotal w/o Owner Contingency-(from above) as of 7/1/19			\$ 28,781,741
20	Future Contractor's Contingency Released- Estimate			\$ (150,000)
21	Increase for Unknown Change Orders- Estimate			\$ 100,000
22	Current Project Budget with Reduced Contractor Contingencies			\$ 28,731,741
23	Funds Available - (seed money and bond only)			\$ 28,422,545
24	Less Current Project Budget			\$ (28,731,741)
25	Available Funds for Additions to Project / Owner's Contingency			\$ (309,196)
26	Items that Could be Added to the Project			
27	Radio Repeater (ve)	Last date to authorize inclusion		\$ 140,000
28	Solid Surface Counter top	7/30/2019		\$ 20,500
29	Tiling at Natatorium (ve)	6/25/2019		\$ 65,000
30	Tiling at Locker Rooms (ve)	6/25/2019		\$ 35,000
31	Pickle Ball Court (add alternate not accepted by the City)	6/25/2019		\$ 25,000
32	Water Slide Foundation (add alternate not accepted by City)	6/20/2019		\$ 30,000
33	Water Slide Feature (add alternate not accepted by City)	8/15/2019		\$ 180,000
	TOTAL			\$ 495,500
	Last date for inclusion will be confirmed with Contractor if City is interested in including any item			

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is entered into this [REDACTED] of [REDACTED] 2018, by and between The City of Reynoldsburg, Ohio (hereinafter referred to as "Landlord"), and OhioHealth Corporation, an Ohio not-for-profit corporation exempt under IRC (501) (C) (3) (hereinafter referred to as "Tenant").

BASIC LEASE PROVISIONS:

The following provisions ("Basic Lease Provisions"), and the terms and conditions in Attachment I attached hereto and incorporated herein, are included in and a part of this Lease:

- I. **"Building"** - as used in this Lease means the approximately 13,000 square foot building to be constructed at 7215 E. Main Street, of which the Demised Premises shall be a part and the remainder of which shall be leased to the YMCA.

- II. **"Demised Premises"** - as used in this Lease means the approximately 13,000 rentable square feet designated as Suite [REDACTED] located on the first floor of the Building, which figure shall more accurately measured and agreed upon by Landlord and Tenant upon substantial completion of Landlord's Work (as defined in Exhibit D hereto) as set forth in Section 1 of this Lease. The final square footage of the Demised Premises and the Building shall be memorialized in the Confirmation of Lease Term attached hereto as Exhibit C and shall conclusively replace any initial estimates contained in these Basic Lease Provisions for all purposes under this Lease. The anticipated location and size of the Demised Premises is outlined in Exhibit A, and a final as-built depiction shall also be attached to the Confirmation of Lease Term. The Demised Premises shall also include the non-exclusive right to use the common areas of the Building, such as hallways, entrances and public restrooms, as well as the right to use common areas of the real property upon which the Building sits (the "Property"), including without limitation parking lots, sidewalks and access drives. The common areas of the Building and the Property may be modified from time to time by the Landlord provided the same does not unreasonably or materially interfere with Tenant's intended use of the Demised Premises or place any additional burden (financial or otherwise) upon the Tenant.

- III. **"Term"** - as used in this Lease means the term of this Lease that begins on the Commencement Date and ends fifteen (15) years later. Notwithstanding the foregoing, if the Commencement Date is a day of the month other than the first day of the month, then the term shall be extended to include the number of days from

the Commencement Date until the first day of the month following the Commencement Date. The last day of the Term shall be the "Lease Termination Date" Provided however, the original Term may be renewed beyond the original Lease Termination Date pursuant to Tenant's exercise of its option to renew as provided in Section XII of the Basic Lease Provisions of the Lease, if any.

- IV. **"Commencement Date"** – means the earlier of (i) the date upon which Tenant and opens for business, and (ii) one hundred fifty (150) days after the Delivery Date. **"Delivery Date"** – means the date on which Landlord delivers the Demised Premises to Tenant with Landlord's Work (as set forth in Exhibit D hereto) completed. Landlord anticipates tendering delivery of the Demised Premises on the date nine (9) months after the date hereof. If Landlord has not delivered the Demised Premises to Tenant on or before the date one (1) year after the date hereof, Tenant shall have the right, in its sole discretion, to terminate this Lease.
- V. **"Annual Rental"** - as used in this Lease means the total basic rental fees to be paid by Tenant to Landlord under this Lease, in accordance with the following schedule:

LEASE YEAR (I.E. A LEASE YEAR IS EACH SUCCESSIVE 12-MONTH PERIOD AFTER THE COMMENCEMENT DATE, EXCEPT THAT IF THE COMMENCEMENT DATE IS OTHER THAN THE FIRST DAY OF A CALENDAR MONTH, THE 1 ST LEASE YEAR SHALL COMMENCE ON THE FIRST DAY OF THE CALENDAR MONTH FOLLOWING THE COMMENCEMENT DATE, AND EXPIRE 12 MONTHS THEREAFTER)	RENTABLE SQUARE FOOTAGE OF THE DEMISED PREMISES RENTABLE SQUARE FEET IS THE TENANT'S USABLE AREA PLUS THE TENANT'S PERCENTAGE SHARE OF THE BUILDING'S COMMON AREAS, ALL AS SOLELY DETERMINED AND CALCULATED BY THE LANDLORD.	BASE RENTAL RATE PER RENTABLE SQUARE FOOT PER YEAR (\$\$)	CAPITAL RESERVE RATE PER RENTABLE SQUARE FOOT PER YEAR (\$\$)	OPERATING COST BUDGET PER RENTABLE SQUARE FOOTAGE PER YEAR (AFTER THE END OF THE FIRST CALENDAR YEAR DURING THE TERM, THE OPERATING COST BUDGET MAY BE ADJUSTED EACH YEAR BY LANDLORD PURSUANT TO PARAGRAPH 3 (B) (1) OF ATTACHMENT I) (\$\$)	TOTAL ANNUAL RENTAL FOR DEMISED PREMISES (I.E. THE BASE RENTAL RATE PLUS OPERATING COST BUDGET TIMES RENTABLE SQUARE FEET IN THE DEMISED PREMISES) (\$\$)	MONTHLY INSTALLMENT OF ANNUAL RENTAL DUE ON THE FIRST DAY OF EACH CALENDAR MONTH IN ADVANCE, PER SECTION 3 (A) (\$\$)
1-15	13,000	\$14.93	\$1.00	\$8 (est.)	\$311,090 (est)	\$25,924.17 (est)

- VI. **"Tenant's Prorata Share"** - as used in this Lease means 18.6 percent (%), representing the estimate of the rentable square feet of the Demised Premises in relation to the rentable square feet of the Building, as mutually agreed upon by Landlord and Tenant. Landlord and Tenant acknowledge that the foregoing is based on pre-construction estimates and will be modified accordingly once final figures have been measured and memorialized in the Confirmation of Lease Term.

VII. *“Address for Rent”* - as used in this Lease means:

Company
Address
City, State, Zip

VIII. *“Designated Purpose”* - as used in this Lease means medical office use and any other use consistent with zoning for the Demised Premises.

IX. *“Tenant Improvements”* - as used in this Lease means the improvements Tenant shall make to the Demised Premises upon substantial completion of Landlord’s Work, which shall be performed in accordance with the terms of Exhibit D. The Tenant Improvements shall be made by Tenant’s chosen contractors and at Tenant’s sole cost.

X. *“Additional Rental”* - as used in this Lease means any amounts due Landlord under the Lease other than the Annual Rental. Unless agreed to by Landlord or provided otherwise in the Lease, Additional Rental shall be due and payable as expressly stated herein or, if no timeframe is provided, no later than thirty (30) days from written notice of same.

XI. *Landlord Disclosure of No Physician Ownership.* Landlord represents to Tenant that, as of the execution date of this Lease by Landlord, no part of Landlord is owned or controlled by a doctor of medicine or osteopathy, a doctor of dental surgery or dental medicine, a doctor of podiatric medicine, a doctor of optometry, or a chiropractor or a person who has, as an immediate family member, a doctor of medicine or osteopathy, a doctor of dental surgery or dental medicine, a doctor of podiatric medicine, a doctor of optometry, or a chiropractor (collectively, a “Stark Triggering Party”). For purposes of this Lease, an “immediate family member” is defined as a husband or wife, birth or adoptive parent, child, sibling, stepparent, stepchild, stepbrother stepsister, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, grandparent, or grandchild, or spouse of a grandparent or grandchild. If at any time during the term of this Lease, the Landlord becomes owned or controlled, in whole or in part by a Stark Triggering Party, then Landlord agrees to give written notice thereof to Tenant.

XII. *Option to Renew this Lease:* At the end of the original term of this Lease, Tenant shall have the option to renew this Lease for 3 additional terms of 5 years each, provided that Tenant is not then in default hereunder beyond any applicable cure periods and has given Landlord written notice of its election to exercise the option at least ninety (90) days prior to the expiration of the original Term of this Lease or any successive renewal term, as applicable. The aforementioned renewal shall be upon the same terms and conditions of this

Lease, except that the Annual Rent shall be at fair market value (or the midpoint of a range of fair market value) as determined by a commercial appraiser mutually acceptable to both Landlord and Tenant.

XIII. *Other Terms and Conditions.* (write "NONE" if none)

LANDLORD AND TENANT AGREE TO THE ABOVE BASIC LEASE PROVISIONS AND TO THE TERMS AND CONDITIONS SET FORTH IN ATTACHMENT I ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE AS THOUGH FULLY REWRITTEN, ALL OF WHICH CONSTITUTE THIS LEASE AGREEMENT.

In the event of any conflict between the terms of the foregoing Basic Lease Provisions and the terms of Attachment I, the terms of the foregoing Basic Lease Provisions will prevail.

(The rest of this page is left intentionally blank.)

SIGNATURES:

IN WITNESS WHEREOF, the respective parties hereto have executed this Lease by and through their duly authorized representatives.

LANDLORD:
City of Reynoldsburg

By: _____

Title: _____

TENANT:
OhioHealth Corporation

By: _____

Title: _____

ACKNOWLEDGEMENTS

STATE OF OHIO }
 }ss:
 COUNTY OF FRANKLIN }

BE IT REMEMBERED, that on the _____ day of _____, 2018, before me as Notary Public in and for said State, personally appeared _____, the _____ of the Landlord in the foregoing Lease, who acknowledged that the signing thereof was his/her free and voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed by official seal on the day and year aforesaid.

 Notary Public

STATE OF OHIO }
 }ss:
 COUNTY OF FRANKLIN }

BE IT REMEMBERED, that on the _____ day of _____, 2018, before me as Notary Public in and for said State, personally appeared _____, the _____ of the Tenant in the foregoing Lease, who acknowledged that the signing thereof was his/her free and voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed by official seal on the day and year aforesaid.

 Notary Public

ATTACHMENT I TO LEASE AGREEMENT

1. Lease of Demised Premises. Landlord, subject to the terms and conditions hereof, leases to Tenant, and Tenant leases from Landlord, the Demised Premises, to be used by Tenant for the Designated Purpose and for no other use or purpose. All the outside walls of the Demised Premises, and any space in the Demised Premises used for shafts, stacks, pipes, conduits, ducts, electric or other utilities, sinks, or other Building facilities, and the use thereof, as well as access thereto through the Demised Premises for the purposes of operation, maintenance, decoration and repair, are hereby expressly reserved to Landlord.

Either party may remeasure the Demised Premises at any time prior to the earlier of (i) the end of the first one hundred eighty (180) days following the Commencement Date, and (ii) the execution of a Confirmation of Lease Term. If such a remeasurement reveals an increase or decrease in square footage of more than two percent (2%) from the square footage set forth in the Basic Lease Provisions, then, if either party objects to such remeasurement such party may request, at such requesting party's sole cost and expense, a second remeasurement be performed by an independent third party architect reasonably and mutually acceptable to Landlord and Tenant, whose remeasurement shall be conclusive as to both Landlord and Tenant. If any such second remeasurement (or, if no second remeasurement was conducted, any first remeasurement) indicates a square footage amount different than that specified in the Basic Lease Provisions, the parties agree any item of Rent based upon the square footage of the Demised Premises will be adjusted to reflect such corrected square footage amount. If either party so requests, such adjustments will be reflected in a lease amendment executed by both Landlord and Tenant.

2. Term. Tenant takes from Landlord the Demised Premises upon the terms and conditions herein contained, to have and to hold the same for the Term of the Lease, commencing upon the Commencement Date, unless sooner terminated as herein provided. The rent provided for in Section 3 (A) hereof, and all Additional Rental provided for in this Lease, shall commence on the Commencement Date.
3. Rent.
 - A. Annual Rental. Tenant agrees to pay to Landlord for the Demised Premises, without notice, the Annual Rental, payable in equal monthly installments in advance on the first day of each calendar month beginning on the Commencement Date. There shall be no abatement, set off, deduction or counterclaim whatsoever against any rent payable to the Landlord under this Lease, including, without limitation, the Annual Rental or any Additional Rental. If the Commencement Date is not the first day of a month, a

prorated monthly installment of Annual Rental shall be paid at the then current rate for the fractional month during which the Lease Commencement Date occurs. All payments due from Tenant under this Lease shall be sent to the Address for Rent by the due date thereof.

B. Additional Rental; Operating Expenses.

(1) It is the intention of the Landlord and the Tenant that all Annual Rental herein specified shall be net to the Landlord during the term of this Lease, and Tenant shall pay Tenant's Pro Rata Share of all costs, expenses and obligations relating to the maintenance, management and operation of the Building, which may become due during the term of this Lease, and which would be construed as an operating expense by a reasonably prudent owner and operator of an office building, or in accordance with prevailing real estate accounting practices (such costs, expenses and obligations being hereinafter referred to as "Operating Expenses"). Operating Expenses shall include all of the following reasonable costs:

- (a) ordinary operating, servicing, repair, cleaning and other expenses necessary to maintain the common areas of the Building, including the facility vehicular entrances, parking lots, and landscaping;
- (b) real estate taxes, assessments and other governmental levies and charges on or against the Building, general and special, incurred by Landlord, excluding rental tax, income tax and estate tax.
- (c) insurance premiums, costs and administrative expenses paid or incurred by Landlord in connection with insuring the building, including the amount of any insurance deductible, not to exceed \$50,000.
- (d) Property management fees charged by a third party managing the Building; provided, however, that the same shall not exceed two and a half percent (2.5%) of total annual Operating Expenses.
- (e) utility charges for all services to the Building which are not separately metered (and in the case such utility charges are separately metered for Tenant, Tenant shall pay the total cost thereof) or charges that are attributable to a specific tenant other than Tenant; provided that adjustments are made to

such charges to avoid any tenant paying more than its fair share of the costs of such utilities;

- (f) any other reasonable costs incurred by Landlord in operating the Building that are consistent with typical practice among owners of Class A medical office buildings in Columbus, Ohio, including snow removal.

Estimated annual Operating Expenses shall be divided and paid on a monthly basis as set forth below and shall be reconciled at year end. Operating Expenses shall not include (i) any replacements of structural elements of the building, roof or outer walls, or major components of the mechanical systems, (ii) administrative fees or charges for any services provided by Landlord's employees unless the same are employed full time and dedicate all of their employment to servicing the Building; (iii) any pass-through of ground rents, mortgages or other financing instruments; (iv) Landlord's legal fees or other charges incurred by Landlord as a result of lawsuits or disputes; (v) any amounts paid solely for the benefit of another tenant, such as tenant improvement allowances; (vi) maintenance of the exterior structure of the Building, including curtain-wall window systems, all vertical enclosure materials (such as masonry, metal panels, and EFIS), all roofing systems including gutters, flashings, and any components of a proposed roof garden, and main entrance doors and hardware used by both Tenant and visitors to the YMCA (vii) any other costs incurred by Landlord that are inconsistent with typical practice among owners of Class A medical office buildings in Columbus, Ohio. Notwithstanding anything in this Lease to the contrary, Capital Improvements shall not be included in calculating Tenant's Prorata Share of Operating Expenses but shall be funded separately by the Capital Reserve Fee as set forth in Section 3(C) of this Lease. "Capital Improvements" shall be defined as any repair or replacement of or to structural elements, the roof, parking lot, HVAC, any part of the Building outside the Demised Premises constructed or improved as part of Landlord's Work, or building mechanical systems.

- (2) From the Commencement Date of this Lease through the remainder of the calendar year in which such Commencement Date occurs, Tenant shall pay to Landlord, as an estimate of Tenant's Pro Rata Share of Operating Expenses, an amount equal to the "Operating Cost Budget" as shown in Section V of the Basic Lease Provisions, multiplied by the rentable square feet of the Demised Premises (as set forth in the definition of "Demised Premises" and as maybe modified pursuant to the terms of this Lease), divided by 12, in equal monthly installments, in advance, due as a part of the Annual Rental payments. Notwithstanding anything in this Lease to the contrary, the Operating Cost Budget may be adjusted each calendar year by

Landlord during the Term hereof. No later than ninety (90) days after the beginning of each calendar year during the Term of this Lease, Landlord shall prepare for Tenant an estimate of the total Operating Expenses for the Building for said calendar year and the Tenant's Operating Cost Budget for the rentable square footage encompassing the Demised Premises for said calendar year (which may be different than the Operating Cost Budget amount set forth in Section V of the Basic Lease Provisions). Tenant shall and does hereby agree to pay to Landlord, such Operating Cost Budget, multiplied by the rentable square feet of the Demised Premises (as set forth in the definition of "Demised Premises" and as may be modified pursuant to the terms of this Lease), divided by 12, in equal monthly installments, in advance, due as a part of the Annual Rental payments.

- (3) Tenant's Prorata Share of Operating Expenses shall be considered as Additional Rental, to the extent that they are not included with and paid as a part of the Annual Rental due hereunder, as specified in Section 3 (B) (2) above. Within sixty (60) days following the end of each calendar year during the Term, Landlord shall provide Tenant with a statement showing, in reasonable detail, Tenant's Pro Rata Share of actual Operating Expenses incurred during the previous calendar year, and the total amount of such Operating Expenses paid by Tenant during said year pursuant to Section 3 (B) (2) above (the "Operating Expense Reconciliation"). In the event the Operating Expense Reconciliation statement reveals an overpayment of Tenant's actual Operating Expenses, Landlord shall credit Tenant's overpayment amount against Tenant's future monthly installment(s) of Annual Rental payments due, or, at Landlord's discretion, any other amounts then owed by Tenant. If the overpayment is for the last calendar year during the Term, and the Lease has been terminated, and Tenant does not then owe any other amounts hereunder to Landlord, then such overpayment will be promptly paid to the Tenant (and such obligation to pay Tenant shall survive termination/expiration of this Lease). In the event such Operating Expense Reconciliation statement shows an underpayment of Tenant's actual Operating Expenses, Tenant shall pay to Landlord an amount equal to Tenant's underpayment within forty-five (45) days after the date of delivery of such statement to Tenant.
- (4) Landlord shall maintain its books and records with sound accounting practices. Tenant or its representatives shall have the right to inspect Landlord's books of account and records, at reasonable times and in a reasonable manner, during the one-year period following the delivery of the Operating Expense Reconciliation statement for a calendar year, in order to verify the amounts thereof. If Tenant shall

in good faith dispute any item or items included in the determination of Tenant's Pro Rata Share of actual Operating Expenses for a particular calendar year, and such dispute is not resolved by the parties hereto within thirty (30) days after Tenant's inspection of Landlord's books of account and records, then either party may, within 60 days thereafter, request that a firm of independent certified public accountants mutually selected by Landlord and Tenant render an opinion as to whether or not the disputed item or items may properly be included in the determination of Tenant's Pro Rata Share of actual Operating Expenses for such year, and the opinion of such firm on the matter shall be conclusive and binding upon the parties hereto. The fees and expenses incurred in obtaining such an opinion shall be borne by the party adversely affected thereby, and if more than one item is disputed and the opinion adversely affects both parties, the fees and expenses shall be accordingly apportioned. If Tenant shall not dispute any item or items included in the Operating Expense Reconciliation for a particular calendar year within one year after delivery of the Landlord's books of account and records, Tenant shall be deemed to have approved such statement and waived all rights to challenge such amount. If Landlord fails to include in the Operating Expense Reconciliation for any given calendar year any expenses actually incurred by Landlord during that calendar year, Landlord shall be deemed to have waived any right to recover the same from Tenant at a later date.

- (5) Tenant shall be responsible for the following operating expenses, for which Tenant shall contract directly with Tenant's own vendors and pay such vendors directly: (i) to the extent possible, sub-metered utilities serving the Demised Premises, (ii) any housekeeping charges for the Demised Premises, including janitorial services, (iii) trash removal from the Demised Premises, and (iv) interior maintenance and repairs to the following within the Demised Premises: (a) HVAC systems serving the Demised Premises, (b) lighting and electrical systems within the Demised Premises, (c) doors and door hardware within the Demised Premises (including any exterior main entrances used solely by Tenant), (d) lighting within the Demised Premises, (e) plumbing within the Demised Premises, (f) finishes within the Demised Premises (including all flooring, walls, and ceilings therein), and (g) window treatments for Demised Premises windows.

C. Capital Reserve Fee

- (1) Tenant shall pay to Landlord, as part of Annual Rental, a capital reserve fee ("Capital Reserve Fee") in the amount set forth in Section V of the Basic Lease Provisions. Upon Tenant's request not more

than once in any calendar year, Landlord shall provide Tenant with an accounting of all expenditures of the Capital Reserve Fee during the past one (1) year (each such year, an "Audited Year"). If Tenant believes that Landlord has not consistently used the entirety of the Capital Reserve Fee for repair and replacement of Capital Improvements throughout the Audited Year, Tenant and Landlord shall determine appropriate building maintenance and improvements to which any unused Capital Reserve Fee shall be applied, with Landlord retaining final reasonable discretion with regard to the application thereof. Tenant shall have no obligation to contribute to Capital Improvements beyond its responsibility to pay the Capital Reserve Fee.

- (2) All other amounts and rights of reimbursement due Landlord under this Lease shall be considered as Additional Rental.

4. Services and Utilities.

A. Generally. From and after the Commencement Date, Landlord agrees that it shall maintain and operate the Building as a Class A medical office building, and provide the following services for the Tenant. Landlord may use a professional property management company reasonably acceptable to Tenant to provide any or all of these services, but in such event Landlord and such property management company shall be jointly and severally liable to Tenant for same.

- (1) If the Building has a passenger elevator, then passenger elevator service shall be provided using existing elevators in the Building in common with others having similar rights, at all times, except for periods of maintenance and repair. Landlord has the right to reserve elevator use to a single elevator in the evening after Regular Business Hours ("Regular Business Hours" shall be defined as 7:00 a.m. to 7:00 p.m. Monday through Friday, and 7:00 a.m. to 3:00 p.m. Saturdays. If the Building has freight elevator service, Tenant will use such elevator exclusively for the transport of freight and other similar items.
- (2) Water from available public water sources for drinking, lavatory and toilet purposes, drawn through fixtures currently in the Demised Premises and the common areas of the Building (or which will be installed as a part of any Tenant Improvements), as needed for normal uses, to accommodate the Designated Purpose.

- (3) Janitorial service in and about the common areas of the Building which shall include, but not be limited to, emptying trash, vacuuming and dusting regularly, and exterior window washing at least semi-annually each year and such other services as typically expected in Class A office buildings in the Columbus, Ohio area.
- (4) Heating, air-conditioning and ventilation in quantities and temperatures that are sufficient for Tenant's comfortable use and occupancy for the Designated Purpose during Regular Business Hours, in accordance with the applicable standards of the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc. (ASHREA), and, to the extent a different and/or higher standard for Tenant comfort is described in Exhibit F attached hereto and incorporated herein, such higher standard.
- (5) Electrical current from available public utility sources through outlets, wiring and equipment currently in the Demised Premises (or which will be installed as a part of any Tenant Improvements), as needed for normal uses to accommodate the Designated Purpose.
- (6) Lighting through overhead lighting fixtures currently in the common areas of the Building and in the Demised Premises (or which will be installed as a part of any Tenant Improvements), as needed for normal uses to accommodate the Designated Purpose.
- (7) Tenant shall make no alteration or additions to the wiring, electric equipment, fixtures or installations without the prior written consent of Landlord, not to be unreasonably withheld, and any such work consented to shall be done by Landlord or Tenant (as Tenant and Landlord may decide) at Tenant's expense in accordance with plans and specifications of Tenant submitted to and approved by Landlord. Tenant acknowledges that as of the Commencement Date, Tenant has not installed and will not install any equipment which would require additional electrical hardware to support such equipment. Any additional riser or risers, or other proper and necessary equipment requested by Tenant, in excess of 5.5 watts per square foot average of the space external to the core to be furnished initially by Landlord, will be installed by Landlord or Tenant (as Tenant may decide) provided the Tenant pays the entire cost thereof, and provided it will not cause permanent damage to the Building or the Demised Premises, or create a hazardous condition or entail unreasonable alterations or unduly interfere with other tenants. In the event Tenant's future use of excess electricity causes reduction in the power fraction of its electric service below 90% lagging, Tenant will, at Tenant's expense, make the necessary corrections through the use of

capacitors and other approved devices.

- (8) Construct and maintain the Building in strict compliance with applicable law, including without limitation the Americans with Disabilities Act (ADA).
- (9) Provide noise and interference isolation from any activities in the adjacent YMCA in form and substance reasonably acceptable to Tenant in connection with Tenant's ability to provide appropriate healthcare services as is typical in other medical facilities in the Columbus, Ohio region.
- (10) All other services designated as being the responsibility of Landlord in Exhibit G attached hereto and incorporated herein, if any.

- B. Services Will be Free From Interruption. The Landlord warrants that the services above or elsewhere mentioned in this Lease will be free from interruptions except to the extent caused by war, insurrection, civil commotion, riots, acts of God or the enemy or Government action, lockouts, strikes, picketing whether legal or illegal, failure caused by utility companies or any other cause or causes beyond the reasonable control of Landlord. Any interruption of service not previously excused shall be deemed a default by the Landlord; provided, however, that Landlord shall not be liable for any loss or damage or expense which Tenant may sustain or incur if either the quantity or character of electrical service or other utility is changed or made unavailable to Tenant, or becomes unsuitable for its requirement by reason of the actions or requirements of the public utility company supplying utility service to the Building, or for any other reason. Notwithstanding the foregoing, if the Demised Premises and/or the Building does not have utility or any other service for a period of thirty (30) consecutive days or longer, regardless of whether such interruption was otherwise excused by the terms of this paragraph, and subject for the provisions for casualty in Section 8 and condemnation in Section 13, Tenant may terminate this Lease by delivering written notice to Landlord, within 30 days of the expiration of this period.
- C. Limits on Use of Services. Tenant shall not install any machinery, equipment or device, nor perform any activity on the Demised Premises that creates a need or demand for, or use of any service provided by Landlord (including, without limitation, heating, air-conditioning, janitorial, water or electrical current) above that which is required for a reasonable tenant to normally conduct the Designated Purpose in the Demised Premises. Tenant shall pay, as Additional Rental, any costs or expenses incurred by Landlord as a result of any such excessive need, demand or use. Landlord is not required, but reserves the right to separately meter Tenant's usage of water, heating,

air-conditioning or electrical current, which meter(s) shall be installed and maintained at Landlord's expense.

5. Certain Rights Reserved to the Landlord. The Landlord reserves the following rights:
 - A. Reserved.
 - B. Signs. To install and maintain a sign, or signs, on the exterior and/or interior of the Building.
 - C. Pass Keys. To constantly have pass keys to the Demised Premises, which the Tenant will provide to the Landlord for emergency and other permitted access into the Demised Premises. The Landlord shall not put any of Tenant's locks to the Demised Premises on Landlord's master key without Tenant's written consent.
 - D. Access to Demised Premises. To enter upon the Demised Premises to take any and all measures, including inspections of, or repairs, alterations, additions and improvements to the Demised Premises or the Building, as may be deemed necessary or desirable by Landlord for the safety, protection or preservation of the Demised Premises or the Building or the Landlord's interest, or as may be deemed necessary or desirable by Landlord in the operation of the Building, including the right to show the Demised Premises to prospective tenants, purchasers or others. Except for such access to the Demised Premises that is regularly scheduled (e.g., access to the Demised Premises for planned Tenant Improvements, janitorial services, etc.), all such access must be with at least 1 business day's prior verbal and written notice given to Tenant at the Demised Premises, and such access to occur at times and in such a manner which does not unreasonably interfere with Tenant's business. Access to the Demised Premises by Landlord shall be permitted at all times and without notice to Tenant only if necessary to conduct emergency inspections or repairs, in which case notice shall be given to Tenant of such access as soon as possible. Landlord will be responsible for any and all injuries or damages on account of any access to the Demised Premises permitted under this Section 5 (D). Any permitted access by the Landlord upon the Demised Premises shall be done peaceably and in compliance with laws, and Landlord may exercise any, or all of, the foregoing rights hereby reserved, without Landlord's actions being deemed an eviction or disturbance of the Tenant's use or possession.
6. Tenant's Obligations. Tenant agrees it shall:

- A. *Building Rules.* To the extent not inconsistent with the terms of this Lease, observe the Building Rules and Regulations which are hereto attached as Exhibit B and such new or amended reasonable rules and regulations as from time to time may be put in effect by Landlord (at its discretion and with at least thirty (30) days prior written notice to Tenant) for the general safety, comfort and convenience of Landlord, occupants, and tenants of the Building, provided Tenant receives written notice of such reasonable new or amended rules and regulations, and the same apply to all tenants of the Building. Landlord shall enforce any rules and regulations against other tenants in the Building.
- B. *Keep Demised Premises in Good Condition.* Keep the Demised Premises in good order and condition, reasonable wear and tear and damage by fire or casualty excepted, make all repairs within the Demised Premises, and commit no waste on the Demised Premises or in the Building, or conduct any hazardous activity, act as a nuisance, or do anything that raises the insurance premiums paid by Landlord for the Building.

Tenant shall not cause or permit any "Hazardous Substance" (as hereinafter defined) to be used, stored, generated, or disposed of on or in the Demised Premises by Tenant, without first obtaining Landlord's written consent, not to be unreasonably withheld. Subject to the other terms and conditions of this Lease, Tenant's use, storage, generation or disposal of Hazardous Substances which are customary in, and necessary for the operation of a typical office-based medical practice in Franklin, County, Ohio is hereby permitted so long as such use, storage, generation and disposal is in strict compliance with all pertinent state, federal or local laws governing Hazardous Substances. If any Hazardous Substances are used, stored, generated, or disposed of on or in the Demised Premises by Tenant, or if the Demised Premises or the Building become contaminated in any manner for which Tenant is responsible or otherwise legally liable, Tenant shall indemnify and hold harmless the Landlord from any and all claims, damages, fines, judgments, penalties, costs, liabilities, or losses (including, without limitation, a decrease in value of the Landlord's property and reasonable attorneys' and consultants' fees) arising during or after the Term as a result of that use, storage, generation, disposal or contamination. As used herein, "Hazardous Substance" means any substance that is toxic, infectious, ignitable, reactive, or corrosive and that is regulated by any local government, the State of Ohio, or the United States Government. "Hazardous Substance" includes, without limitation, asbestos, PCP's, petroleum, and any material or substances that are defined as "hazardous waste", "extremely hazardous waste", or a "hazardous substance" pursuant to state, federal, or local governmental law.

- C. *Remove Goods Upon Termination.* Upon the termination of this Lease in any manner whatsoever, remove Tenant's moveable goods and effects, and

trade fixtures, and those of any other persons claiming under Tenant and quit and deliver up possession of the Demised Premises to Landlord peaceably and quietly, in as good order and condition as the same is on the Commencement Date, or may hereafter have been improved by Landlord or Tenant, reasonable use and wear thereof, damage by fire or casualty, and any repairs which are Landlord's responsibility herein excepted. Goods and effects not removed by Tenant at the termination of this Lease shall be considered abandoned and Landlord may dispose of the same as it deems expedient, and offset any proceeds against amounts owed to Landlord by Tenant, but Tenant shall promptly, upon demand, reimburse Landlord for any expenses incurred by Landlord in connection therewith. All alterations, installations, additions, fixtures, improvements and floor covering made and installed by Tenant, other than trade fixtures, furniture and moveable fixtures, shall remain Landlord's property, and Tenant shall be responsible for the cost and maintenance thereof, normal wear and tear and damage by fire and casualty excepted.

- D. No Signs Without Consent. Not place signs, advertisements or notices on the outside walls, windows or roof of the Building or the Demised Premises, except on doors of the Demised Premises and on the wall adjacent to Tenant's front door or near the elevator which opens into the Demised Premises and as otherwise agreed to with the Landlord, with letter, size, color, style and text approved by Landlord.
- E. Alterations. Not make or install any alteration, installation, addition, improvement, floor covering or fixture in or to the Demised Premises in excess of \$25,000 in value, whether deemed to be structural or nonstructural, without the prior written approval of Landlord, which approval shall not be unreasonably withheld. With Landlord's approval, Landlord shall indicate if the Alterations must be removed at termination, and the Demised Premises restored to its condition prior to the Alteration. Notwithstanding the \$25,000 limitation above, no structural or exterior alteration or change may be made by Tenant without Landlord consent.
- F. Discharge Mechanics Liens. At its own expense, cause to be discharged or bonded within 30 days of the filing thereof, any mechanic's lien filed against the Demised Premises or the Building, for work claimed to have been furnished to or on behalf of Tenant.
- G. Floor Load, Noise and Vibrations. Not place a load upon any floor of the Demised Premises which exceeds the load per square foot which such floor was designed to carry and which is allowed by law. Landlord certifies that the office floors, excluding restrooms, will carry a minimum of seventy-five (75) pounds per square foot live load which includes allowance for partition load. Landlord reserves the right to prescribe the weight and position of all

safes and heavy installation which Tenant wishes to place in the Demised Premises, so as properly to distribute the weight thereof.

Business machines and any other equipment or items belonging to Tenant, or services provided in the Demised Premises which cause vibration, noise, electromagnetism or other similar phenomena that may be transmitted to the structure of the Building or to any space therein to such a degree as to be objectionable to Landlord or to any tenants in the Building, shall be prohibited, or, if appropriate, placed and maintained by Tenant, at Tenant's expense, on vibration eliminators or other devices sufficient to eliminate noise or vibration, and Tenant shall take such corrective measures as are necessary to eliminate noise, electromagnetism and other similar phenomena which are disruptive of the conduct of business of the Landlord or other tenants.

- H. Care of Demised Premises. At its own expense, comply with all laws, orders, ordinances and regulations of federal, state, county and municipal authorities and with any direction made pursuant to law of any public officer or officers which shall, with non-compliance, impose any violation, order or duty upon Landlord or Tenant, arising from Tenant's use of the Demised Premises or from conditions which have been created by or at the instance of Tenant or required by reason of a default of any of Tenant's covenants or agreements hereunder; provided, however, that compliance with the ADA shall be the sole responsibility of Landlord. Tenant shall have the right to self-manage the Demised Premises without harm to Landlord.
- I. Invalidate or Increase Insurance. Not do or permit to be done any act or thing upon the Demised Premises which will invalidate or be in conflict with the terms of Landlord's fire, boiler, sprinkler and general liability or property insurance; and Tenant shall, at its own expense, comply with all rules, regulations and requirements of the National Board of Fire Underwriters or any state or other similar body having jurisdiction and shall not knowingly do or permit anything to be done upon the Demised Premises, or bring or keep anything therein, or use the Demised Premises in a manner in violation of said rules, regulations or requirements.

Tenant's obligations and prohibitions under this Section 6 to do, or not to do a specific act shall extend to and include Tenant's agents, employees, contractors, sublessees, licensees, or invitees, as the case may be.

7. Assignment, Subletting and Recapture.

- A. Generally. Tenant will not sell, assign, sublease, mortgage or transfer this Lease, or allow any sale, assignment, sublease, mortgage or transfer of the Demised Premises, or any lien upon the Tenant's interest by operation of law

or otherwise, without the prior written consent of the Landlord, except that Tenant may freely assign this Lease or sublet all or part of the Demised Premises, upon written notice to Landlord, to any person or entity under common control with Tenant.

- B. *Tenant's Request to Sublease*. Should Tenant desire to sublet, assign, mortgage or transfer its interest in the Demised Premises or any part thereof, other than as permitted under Section 7 (A) above, Tenant shall, by written notice, so advise Landlord of its request and the desired effective date, which shall not be less than thirty (30) days after the date of Tenant's notice and in such event, Landlord, by giving written notice to Tenant within the aforesaid thirty (30) day period, either consent to, or decline to consent to, such requested sublease, assignment, mortgage or transfer, and failure to provide such consent within the thirty (30) day time period shall be deemed to constitute Landlord's approval of same. Any sublease, assignment, mortgage or transfer by Tenant hereunder shall not release or discharge Tenant of or from any liability, whether past, present or future, under this Lease, and Tenant shall continue fully and primarily liable thereunder and act as a guarantor of the sublessee's, assignee's, mortgagee's or transferee's (collectively "Demised Premises Transferees") performance during the Term of this Lease. The Demised Premises Transferee shall agree to comply with and be bound by all the terms, covenants, conditions, provisions and agreements of this Lease to the extent of the space sublet or assigned, and Tenant shall deliver to Landlord promptly after execution, an executed copy of each sublease, assignment, mortgage or transfer, and an agreement of compliance of each Demised Premises Transferee, the form of which shall be prior approved in writing by the Landlord. All rent or other additional payments in excess of Tenant's Annual Rental or Additional Rental payments due hereunder may be retained by Tenant.
8. *Casualty*: In case of damage to the Demised Premises or the Building by fire or other casualty, Tenant shall give immediate written notice to Landlord, who shall, subject to the terms of the Ground Lease, thereupon cause the damage to be repaired with reasonable speed, at the expense of Landlord, subject to delays which may arise by reason of adjustment of loss under insurance policies and for delays beyond the reasonable control of Landlord, and to the extent that the Demised Premises are rendered untenable, the Annual Rental and applicable Additional Rental shall proportionately abate. Subject to *force Majeure*, if such repairs are not commenced within thirty (30) days of the date of damage, then Tenant may terminate this Lease effective as of the date of damage without further liability to Landlord for the payment of Annual Rental or applicable Additional Rental accruing under this Lease after the date of casualty, provided that Tenant must give notice to Landlord of their intent to terminate this lease, and Landlord may, at their discretion, have and additional thirty (30) day cure period. In the event the damage shall be so

extensive that Landlord shall decide not to repair or rebuild, this Lease shall, at the option of Landlord or Tenant, be terminated as of the date of such damage by written notice from one party to the other, given within thirty (30) days after the date of such damage, and the rent shall be adjusted to the date of such termination and Tenant shall thereupon promptly vacate the Demised Premises.

9. Insurance; Waiver of Claims and Subrogation; Indemnity.

- A. Landlord to Maintain Fire Insurance; Tenant's Duty to Insure Personal Property. Landlord shall maintain full replacement cost standard fire and extended coverage insurance on the Building, including code enhancement endorsement. Said insurance shall be maintained with an insurance company authorized to do business in Ohio, and at the expense of Landlord (though the cost thereof shall be included as an Operating Expense), and payments for losses thereunder shall be made solely to Landlord. Tenant shall maintain, at its expense, fire and extended coverage insurance on a replacement cost basis covering the Tenant Improvements and all other improvements to, and all of Tenant's personal property and contents in the Demised Premises, including, without limitation, removable trade fixtures. If the annual premiums to be paid by Landlord for fire and extended coverage insurance shall exceed the premiums otherwise payable because Tenant's operations or contents in the Demised Premises result in extra-hazardous exposure, Tenant shall promptly pay the excess amount of the premium as Additional Rental upon request by Landlord.
- B. Tenant to Provide General Liability Coverage. Tenant, at its expense, shall maintain during the term of this Lease one or more policies of comprehensive general liability insurance that shall insure against any liability or claim for bodily injury, wrongful death or property damage, and that, together with any umbrella policy or other excess liability coverage, shall afford insurance coverage of not less than \$2,000,000 combined single limits. Each such policy shall name Landlord and any designee of Landlord as an additional insured, and shall provide that it may not be canceled or permitted to lapse or the coverage thereunder decreased except upon not less than 30 days' prior written notice to Landlord and any designee of Landlord. Each such policy shall be issued by one or more insurance companies that are licensed to write such insurance in the State of Ohio, with a rating of A or better in "Best's Insurance Guide. Upon the Commencement Date and also not later than thirty (30) days prior to the expiration date of each such policy, Tenant shall furnish to Landlord one or more certificates of insurance evidencing such coverage. If Tenant should fail to procure or maintain such insurance or to furnish to Landlord any such certificate of insurance when due, then Landlord shall have the right (but not he obligation), at its option, to obtain such insurance for the account of Tenant;

and the cost thereof shall be paid to Landlord as Additional Rental upon the receipt by Tenant of an invoice.

- C. Landlord Not Liable for Tenant Property. Tenant agrees that Landlord and its Building manager and their respective officers, directors, agents, employees, contractors, sublessees, licensees, or invitees shall not be liable to Tenant for any damage to or loss of personal property located in the Demised Premises, or for injuries to persons unless and to the extent such damage, loss or injury is the result of the negligence, intentional misconduct of this Lease by Landlord, or by its Building manager, and their respective officers, directors, agents, employees, contractors, sublessees, licensees, or invitees.
- D. Self Insurance. Anything in this Lease to the contrary notwithstanding, Tenant may self-insure all or a part of the insurance required of Tenant hereunder pursuant to a bona-fide program of self-insurance or through a captive insurance agency provided Tenant maintains a net worth of at least \$100 million. In such case, in lieu of any certificate of insurance coverage required of Tenant under the foregoing provisions of Section 9, Tenant shall provide, upon periodic written request from Landlord, written evidence of such self-insurance coverage in the form of a letter describing same that has been signed by an officer of Tenant.
- E. Waiver of Subrogation. Anything in this Lease to the contrary notwithstanding, Landlord and Tenant and all parties claiming by, through or under each of them, hereby waive any and all rights of recover, claim, action or cause of action, against the other, and such other's agents, officers, or employees, for any loss or damage that may occur to the Demised Premises, or any improvements thereto, or to the Building, or any improvements thereto, or any personal property of such party therein, by reason of fire, the elements, or any other cause which could be insured against under the terms of the insurance policies referred to in this Section 9, regardless of cause or origin, including negligence, intentional misconduct or breach of this Lease by the other party hereto, its agents, officers or employees, and each covenants that no insurer shall hold any right of subrogation against such other party.
- F. Indemnity. Landlord hereby agrees to indemnify and hold Tenant harmless from all liability, loss and expense resulting from bodily injuries, including death, or from injury to or destruction of tangible property occurring in the common areas of the Building, and arising out of the negligence or willful misconduct of Landlord, its employees, agents or contractors in the use thereof, except if caused by the negligent or intentional act or omission of the Tenant, its contractors, agents, employees, or licensees.

10. Default. All rights and remedies of the Landlord herein enumerated shall be cumulative, and one shall not exclude any other right or remedy allowed under this Lease, at law or in equity.

A. Generally. The following shall be events of Tenant's default hereunder:

- (1) Bankruptcy. If any voluntary or involuntary petition, or similar pleading under any section or sections of the bankruptcy act shall be filed by or against the Tenant, or any voluntary or involuntary proceedings in any court or tribunal shall be instituted to declare the Tenant insolvent or unable to pay the Tenant's debts, and in the case of any involuntary petition or proceeding, if the petition or proceeding is not dismissed within 90 days from the date it is filed, the Landlord may elect, but is not required to elect, to forthwith terminate this Lease (with notice of such election, entry or other action by the Landlord), and notwithstanding any other provision of this Lease, the Landlord shall forthwith upon such termination be entitled to recover damages in the amount equal to the then present value of all rent due hereunder for the residue of the stated term hereof, as an unsecured creditor, which present value shall be determined using a discount rate as determined by the bankruptcy court.
- (2) Failure to Pay Rent; Other Defaults. Each of the following shall constitute an "Event of Default.": If the Tenant: (a) fails to make full payment of Annual Rental, Additional Rental or any other scheduled payment within five (5) days following the due date or any other additional rent payment required to be paid by Tenant under this Lease within ten (10) days following receipt of written notice from Landlord, provided that the first time this occurs during any one (1) year period of the Lease term, it shall not be considered a default if payment is made within ten (10) days of Tenant's receipt of written notice from Landlord, or (b) if the Tenant defaults in the prompt and full performance of any other provision of this Lease, and if the Tenant does not cure the default of said other provision within thirty (30) days after receipt by Tenant of written demand by Landlord that the default be cured and if such default cannot be cured within such thirty (30) day period, Tenant shall not be in default as long as Tenant commences to cure the default within thirty (30) days and diligently works to cure the default (unless the default involves a hazardous condition, which shall be cured forthwith upon the Landlord's demand), or (c) if the leasehold interest of the Tenant be levied upon under execution or be attached by process of law, or (d) if the Tenant makes an assignment for the benefit of creditors, or (e) if a receiver be appointed for any property of the Tenant or Tenant admits in

writing its inability to pay its debts when due, or (f) if the Tenant abandons the Demised Premises, then, and in any such event (defined in Sections 10(A)(2)(a) through (f)), the Landlord may, if the Landlord so elects, either forthwith terminate this Lease and the Tenant's right to possession of the Demised Premises, or without terminating this Lease, forthwith terminate the Tenant's right to possession of the Demised Premises.

- B. *Tenant to Surrender Possession of Demised Premises.* Upon any termination of the Lease, whether by lapse of time or otherwise, or upon any termination of Tenant's right to possession without termination of the Lease, the Tenant shall surrender possession and vacate the Demised Premises immediately and deliver possession thereof to the Landlord, in the same condition as when the Term began (normal wear and tear, damage by fire or other casualty and Landlord's repair obligations, excepted), and Tenant hereby grants to the Landlord full and free license to enter into and upon the Demised Premises in such event, with process of law, and to repossess the Demised Premises and to expel or remove the Tenant and any others within the Demised Premises, and to remove any and all property therefrom in compliance with applicable law as may be necessary, without being deemed in any manner guilty of trespass, eviction, or forcible entry or detainer, and without relinquishing the Landlord's rights to any rent due herein or any other right given to the Landlord herein by operation of the law.
- C. *Landlord's Right to Enter the Demised Premises Upon Default.* If the Tenant abandons the Demised Premises, or an Event of Default is continuing and thereby entitles the Landlord to terminate the Tenant's possession of the Demised Premises, and the Landlord elects to terminate the Tenant's right to possession only without termination of the Lease, the Landlord may, at the Landlord's option, enter into the Demised Premises, remove the Tenant's signs and other evidences of tenancy, and take and hold possession thereof as provided in Section 10(B), without such entry and possession terminating the Lease or without releasing the Tenant, in whole or in part, from the Tenant's obligations to pay all rent due hereunder for all the full term, and in any such case the Tenant shall pay forthwith to the Landlord, if the Landlord so elects, a sum equal to the entire amount of all rent due under this Lease for the residue of the stated term, discounted to Present Value minus any rental amount received by Landlord for the Demised Premises, plus any other sums then due Landlord hereunder, including, without limitation, Landlord's expenses incurred in connection with the default (such as Landlord's legal fees, accounting fees, and broker/realtor fees (broker/realtor fees shall be charged if the Demised Premises are re-leased, but only for that part representing the remaining Term, and only if Landlord has not received all Present Value of Annual Rental amounts owed under the Lease). Upon and after entry into possession without termination of the

Lease, the Landlord shall use reasonable efforts to re-rent the Demised Premises (or such part thereof as Landlord deems proper) for the account of the Tenant, to any persons, firm or corporation other than the Tenant, for such rent and for such time and upon such terms as the Landlord, in the Landlord's reasonable discretion, shall determine, and the Landlord shall not be required to obtain consent of the Tenant for such re-renting, nor to accept any unqualified tenant offered by the Tenant, or to observe any instructions given by the Tenant about such re-renting. Tenant expressly agrees that, in the event Landlord shall enter into possession without terminating this Lease, Landlord need not attempt to relet said Demised Premises to any person, firm or corporation whom Landlord believes might rent other unleased space in said Building. In any case, the Landlord may make repairs, (but not alterations, and additions) in or to the Demised Premises, and redecorate the same to the extent deemed by the Landlord as necessary, and the Tenant shall, upon demand, pay the cost thereof. If the consideration collected by the Landlord upon any such re-renting for the Tenant's account is not sufficient to pay the full amount of the Tenant's rent reserved in this Lease, together with the costs of repairs, alterations, additions, redecorating and all of the Landlord's other expenses permitted herein which are incurred in connection with the default, the Tenant shall pay to the Landlord the amount of the deficiency upon demand; and if the consideration so collected from any such reletting is more than sufficient to pay the full amount of the rent reserved herein, together with the costs and expenses of the Landlord, the Landlord shall pay the surplus to the Tenant.

- D. *Disposition of Tenant's Property Upon Default.* Any and all property which may be removed from the Demised Premises by the Landlord pursuant to the authority of this Lease or of law, to which the Tenant is or may be entitled, may be handled, removed or stored by the Landlord at the risk, cost and expense of the Tenant, and the Landlord shall in no event be responsible for the value, preservation or safekeeping thereof. The Tenant shall pay to the Landlord upon demand, any and all expenses incurred in such removal, and all storage, sale and disposition charges against such property so long as the same shall be in the Landlord's possession or under the Landlord's control. Any such property of the Tenant not removed from the Demised Premises or retaken from storage by the Tenant within ten (10) days after removal shall be presumed, at the option of the Landlord, to have been conveyed by the Tenant to the Landlord under this Lease as a bill of sale without further payment or credit by the Landlord to the Tenant, and Landlord shall thereafter be free to use such property for its own benefit, or otherwise sell or dispose of such property, as Landlord deems appropriate in its sole discretion, subject, however, to offset, if any, against the amounts owed to Landlord, as provided in Section 10 (C) above.

- E. Landlord's Right to Remedy Default. If Tenant shall default in the observance or performance of any term or covenant on its part to be observed or performed under or by virtue of any of the terms and provisions in any section of this Lease, Landlord, without being under any obligation to do so and without thereby waiving such default, may remedy such default for the account of and at the expense of Tenant, immediately and without notice in case of emergency or in any other case. For a default in payment of Rent or other scheduled payment, Tenant shall pay an administrative fee of three-quarters of one percent (0.75%) and the late payment shall collect interest in the amount of prime plus four percent (4%).
- F. Landlord's Default. Landlord shall be in default hereunder if Landlord fails to promptly and fully perform any of its obligations under this Lease and such failure continues for thirty (30) days after Tenant's delivery of written notice of same; provided, however, that if such default cannot be cured within such thirty (30) day period, Landlord shall not be in default as long as Landlord commences to cure the default within thirty (30) days and diligently works to cure the default (unless the default involves a hazardous condition, which shall be cured forthwith upon the Tenant's demand). In the event of Landlord's default, Tenant shall be entitled to any and all rights and remedies available to a tenant at law or in equity, including without limitation the right to set off any amounts owed Tenant against Annual Rental or Additional Rental owed hereunder.
11. Notices. All bills, statements, notices or communications which Landlord may desire or be required to give to Tenant shall be deemed sufficiently given, delivered or rendered, if in writing and either delivered to Tenant if sent by registered or certified mail, or by a nationally recognized overnight delivery service addressed to Tenant at the Demised Premises, effective on the date of personal delivery or, if mailed, two calendar days after the date deposited in the mail as herein provided. Any notice by Tenant to Landlord must be served by registered or certified mail to the proper party at the addresses below. Such notice to Landlord shall be effective two days after the date deposited in the mail as herein provided. All payments of rent due hereunder from Tenant shall be received by the due date thereof and sent to the Address for Rent. The Landlord may change the address for its notice or the Address for Rent upon written notice to Tenant in conformance with this section.

if to LESSEE:

OhioHealth Corporation
Attn: Real Estate & Construction
180 E. Broad Street, 34th Floor

if to LESSOR:

Columbus, Ohio 43215

with copy to:

Senior Vice President & General Counsel
OhioHealth Corporation
180 E. Broad Street, 34th Floor
Columbus, Ohio 43215

12. Holding Over, Attornment and Landlord's Title:

- A. Generally. Should Tenant continue to occupy the Demised Premises after the expiration of the Term or any renewal or renewals thereof, then Tenant shall have a one-time option to extend the term of this lease for an additional four months at an Annual Rental equal to one hundred and ten percent (110%) of that of the prior term, subject to Tenant providing notice of same to Landlord at least ninety (90) days prior to the expiration of such term. Notwithstanding the above, if Landlord and Tenant are negotiating a new Lease, then Tenant shall not be considered a holdover Tenant for rental purposes, unless otherwise specified by Landlord, and Tenant shall continue to pay rent in the same amount as was being paid at the time the Lease expired.
- B. Subordination of this Lease and Tenant's Rights. This Lease and all rights of Tenant hereunder are subject and subordinate to all current ground or underlying leases and ground leases, and to any current mortgage or mortgages, blanket or otherwise, fee or leasehold, under which the Landlord is a party or obligor (collectively "Prior Encumbrances"), which now affect the real property of which the Demised Premises form a part, and to any and all renewals, modifications, consolidations and extensions of such Prior Encumbrances; provided, however, that Landlord will provide to Tenant upon execution of this Lease a commercially reasonable nondisturbance agreement from the holder of any such Prior Encumbrances. Tenant shall, upon demand, at any time or times execute, acknowledge and deliver to Landlord without expense to Landlord, any and all reasonable instruments that may be necessary or proper to subordinate this Lease and all rights of Tenant hereunder to any future ground or underlying leases and ground leases, and to any future mortgage or mortgages, blanket or otherwise, fee or leasehold, under which the Landlord is a party or obligor; provided, however, that such instruments shall contain a commercially reasonable nondisturbance agreement. Tenant covenants and agrees, in the event any proceedings are brought for the foreclosure of any such mortgage, to attorn to the purchaser upon any such foreclosure sale, if so requested to do by

such purchaser and to recognize such purchaser as the Landlord under this Lease provided such purchaser does not disturb this Lease.

Tenant and Landlord further agree, however, that if so requested by any mortgagee of Landlord that this Lease be made superior to the mortgage of said mortgagee, that they will execute such documents as may be required by such mortgagee to effect the superiority of this Lease to such mortgagee.

13. Condemnation. If the whole, or the substantially whole, of the Building or of the Demised Premises or the common areas shall be lawfully condemned or taken in any manner for any public or quasi-public use or purpose, this Lease and the term and estate hereby granted shall forthwith cease and terminate as of the date of taking of possession for such use or purpose. If less than the whole, or substantially the whole, of the Building or of the Demised Premises or the common areas shall be so condemned or taken, then Landlord or Tenant (whether or not the Demised Premises be affected) may, at its option, terminate this Lease and the term and estate hereby granted as of the date of the taking of possession for such use or purpose, by notifying the other party in writing of such termination. Upon any such taking or condemnation and the continuing in force of this Lease as to any part of the Demised Premises, the Annual Rental shall be diminished by an amount representing the part of the said Annual Rental properly applicable to the portion of the Demised Premises, appurtenant common areas or amenities, which may be so condemned or taken, and Landlord shall, at its expense, proceed with reasonable diligence to repair, alter, and restore the remaining part of the Building and the Demised Premises to substantially their former condition to the extent that the same may be feasible. Landlord shall be solely entitled to the proceeds of any such condemnation or taking, except and to the extent of any amounts Tenant can prove it is eligible for.
14. Quiet Enjoyment. Landlord covenants that upon Tenant's paying the Annual Rental, Additional Rental and all other rent and payments due hereunder, and observing and performing all the terms, covenants and conditions of this Lease on its part to be observed and performed, Tenant may peaceably and quietly enjoy the Demised Premises free from interruption by Landlord, subject, nevertheless, to the terms and conditions of this Lease.
15. Limitation on Tenant's Right to Terminate. In the event of any act or omission by Landlord which would give Tenant the right to terminate this Lease or to claim a partial or total eviction, Tenant will not exercise any such right until: (A) it has given written notice of such act or omission to the Landlord (and the holder of any first mortgage affecting the Building or the land upon which it is erected, whose name and address shall have been furnished to Tenant in writing, by delivering such notice of such act or omission addressed to such holder at the last address so furnished); and (B) a period of not less than sixty (60) days for remedying such act or omission shall have elapsed following such giving of notice, provided the

Landlord or any such holder, following the giving of such notice, may have an additional thirty (30) days after the original thirty (30) day period if Landlord or any such holder is diligently attempting to remedy such act or omission, and the same has not been so remedied by the end of the original thirty (30) day period.

Landlord's liability to Tenant, or any third party who may be seeking damages from Landlord through Tenant in connection with this Lease, for any default, act or omission for which Landlord is liable in connection with this Lease, is limited to Landlord's interest in the Building, and Tenant, and any third party who may be seeking damages from Landlord through Tenant, is precluded from, and hereby releases Landlord from any liability for damages in excess of the value of Landlord's interest in the Building.

16. Estoppel Certificate. Tenant agrees at any time, and from time to time, upon not less than twenty-one (21) days prior notice by Landlord, to execute, acknowledge and deliver to Landlord, a statement in writing certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as modified, and stating the modification), and the dates to which the Annual Rental, Additional Rental and other charges have been paid, and stating whether or not to the best knowledge of the signer of such certificate, Landlord is in default in performance of any covenant, agreement, term, provision or condition contained in this Lease and, if so, specifying each such default of which the signer may have knowledge, it being intended that any such statement delivered pursuant hereto may be relied upon by any prospective purchaser or lessee of the Building, or of the Building and the land upon which it is erected, any mortgagee or prospective mortgagee thereof, or any prospective assignee of any mortgage thereof. Tenant also agrees to execute and deliver from time to time such reasonable estoppel certificates as an institutional lender may require with respect to this Lease.
17. "Tenant" Defined: The word "Tenant", wherever used in this Lease, shall be construed to mean "Tenant" in all cases where there is more than one Tenant, and the necessary grammatical changes required to make the provisions hereof apply to corporations, partnerships or individuals, men or women, shall in all cases be assumed as though in each case fully expressed. Each provision hereof shall extend to and shall, as the case may require, bind and inure to the benefit of Landlord and Tenant and their respective heirs, legal representatives, successors and assigns, provided that this Lease shall not inure to the benefit of any assignee, heir, legal representative, transferee, mortgagee or successor of Tenant, except upon the express written consent or election of Landlord. If there is more than one person or entity who is the Tenant, then each such person and/or entity shall be jointly and severally liable under the terms of this Lease.
18. Law of Ohio to Govern. This Lease shall be governed by the Laws of the State of Ohio. This Lease contains the entire agreement between the parties, and any

executory agreement hereafter made shall be ineffective to change, modify, discharge or effect an abandonment of it in whole or in part unless such executory agreement is in writing and signed by the party against whom enforcement of the change, modification, discharge or abandonment is sought. Exclusive venue with respect to any actions initiated by either party against the other shall be the appropriate federal, state or local court located in Columbus, Franklin County, Ohio.

19. Short-form Lease: The parties hereto mutually agree that this Lease shall not be recorded, but upon the written request of either one to the other, a short form of this Lease in recordable form for filing and recording in the office of the Recorder of Franklin County, Ohio, which short form of Lease shall be in conformance with 5301.251, Ohio Revised Code, shall be promptly executed, acknowledged and delivered by both parties. Such Short-Form Lease may be recorded by either party.
20. Miscellaneous. The headings and titles herein are for the convenience of the reader and shall not be used to interpret this Agreement. The invalidity or unenforceability of any term or provision herein shall not affect the validity or enforceability of the remaining terms and provisions of this Agreement. Each schedule, attachment and exhibit referred to in this Lease is hereby incorporated into this Lease as though fully rewritten.
21. Corporate Authority; Partnership Authority. Landlord and Tenant each represents and warrants that it has full authority to enter into this Lease on the terms and conditions hereof.
22. Survival. All representations and warranties of Landlord and Tenant shall survive the termination of this Lease.
23. Time is of the Essence. Time is of the essence with respect to each parties performance of its obligations or rights under this Lease.
24. Waivers. All waivers must be in writing and signed by the waiving party. Landlord's failure to enforce any provision of this Lease or its acceptance of rent shall not be a waiver and shall not prevent Landlord from enforcing that provision or any other provision of this Lease in the future.
25. Parking. Tenant shall have the non-exclusive right to use (for itself and its invitees) up to five (5) parking spaces for every one-thousand (1,000) square feet of the Demised Premises, such parking to be located in the shared parking lot immediately adjacent to the Demised Premises and as otherwise agreed upon by Landlord and Tenant. Tenant shall also have the exclusive use of an appropriate number of handicap parking spaces as required by local zoning code or other similar ordinances, again to be placed in a location mutually acceptable to Landlord and Tenant. Parking will include associate parking, as well as dedicated parking for

patients in close proximity to the Demised Premises, as depicted on Exhibit [redacted] hereto.

26. Access. Tenant shall have its own dedicated entrance to the Building for all patient and associate activities, which access shall be controlled solely by Tenant. Tenant shall also have direct access to the adjacent YMCA facilities to supplement services provided by Tenant, which access shall be controlled by Landlord. Services provided to Tenant and its invitees by the YMCA, if any, shall be set forth in a separate agreement between Tenant and the YMCA.
27. Tenant's Signage. Landlord shall, at Landlord's sole cost, construct, install and maintain the following signage on behalf of Tenant: (i) appropriate directional signage at the main entrance of the development and off of Main Street; and (ii) exterior signage on the façade of the building in form and substance easily visible to all potential patients and visitors and otherwise acceptable to Tenant. All signage installed pursuant to this section 27 shall in all events comply with applicable governmental requirements as well as OhioHealth signage guidelines.
28. Broker. Tenant acknowledges that it has not retained any broker to represent Tenant in connection with the negotiation of this Lease. Landlord and Tenant each expressly agree and covenant to hold the other party harmless and to defend such other party from any claims, threatened or asserted, by any broker, finder or agent claiming under or through such covenanting party in connection with the negotiation and execution of this Lease.

ATTACHMENTS, SCHEDULES AND EXHIBITS TO BE MADE A PART HEREOF:

- Exhibit A – Depiction of the Demised Premises
- Exhibit B - Building Rules and Regulations
- Exhibit C - Confirmation of Lease Term
- Exhibit D - Initial Construction and Tenant Improvements
- Exhibit E – RESERVED
- Exhibit F – Heating and Cooling Standards
- Exhibit G – Additional obligations

EXHIBIT A - TENANT'S FLOOR PLAN
(attached)

A-1

EXHIBIT B - BUILDING RULES AND REGULATIONS

B-1

EXHIBIT C - CONFIRMATION OF LEASE TERM

Pursuant to Section IV and V of the Basic Lease Provisions of the Lease Agreement ("Lease") entered into as of _____, by and between the City of Reynoldsburg, Ohio, as Landlord, and OhioHealth Corporation as Tenant, and for the purpose of memorializing the exact dates of commencement and termination of the Lease and the exact periodic rental payments, Landlord and Tenant hereby confirm and agree that:

1. The Commencement Date under the Lease is _____;
2. The Annual Rental for the First Lease Year under the Lease is \$ _____, with the first monthly installment of such Annual Rental being due _____, 201__ in the amount of \$ _____, and the following monthly installments of such Annual Rental being due on the first day of each successive calendar month thereafter, beginning _____, 201__, in the amount of \$ _____.
3. The final square footage of the Demised Premises is _____ and the final square footage of the Building is _____. Tenant's Prorata Share for purposes of Item VI of the Basic Lease Provisions is _____.
4. The Demised Premises, as constructed, is depicted on Exhibit A attached hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Confirmation of Lease Term as of the _____ day of _____, 201__.

LANDLORD:

The City of Reynoldsburg, Ohio

By: _____

Name: _____

Title: _____

Date: _____

TENANT:

OhioHealth Corporation

By: _____

Name: _____

Title: _____

Date: _____

ACKNOWLEDGEMENTS

STATE OF OHIO }
 }ss:
 COUNTY OF FRANKLIN }

BE IT REMEMBERED, that on the _____ day of _____, 201____, before me as Notary Public in and for said State, personally appeared _____, the _____ of the Landlord in the aforementioned Lease, who acknowledged that the signing thereof was his/her free and voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed by official seal on the day and year aforesaid.

 Notary Public

STATE OF OHIO }
 }ss:
 COUNTY OF FRANKLIN }

BE IT REMEMBERED, that on the _____ day of _____, 201____, before me as Notary Public in and for said State, personally appeared _____, the _____ of the Tenant in the aforementioned Lease, who acknowledged that the signing thereof was his/her free and voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed by official seal on the day and year aforesaid.

 Notary Public

EXHIBIT D - CONSTRUCTION AND TENANT IMPROVEMENTS

[See Exhibit A to Letter of Intent]

EXHIBIT F - HEATING AND COOLING STANDARDS

1. During the Building's Regular Business Hours, between 78°F and 70°F as follows: 78°F or less dry bulb and 50% relative humidity when outside temperatures are 110°F dry bulb and 100°F wet bulb and at least 70°F dry bulb if outside temperatures are 0°F dry bulb.
2. HVAC service may be reduced only if mandatory law is issued by public authorities.
3. Temperature fluctuations between spaces in the Premises shall be determined by requested set points on respective zones (determined by Tenant-requested zone control).
4. Tenant may install supplemental HVAC systems at its discretion and subject to Landlord approval. Supplemental cooling is provided by a condenser loop for 24 hour cooling capabilities at an additional charge (currently \$____ per ton, subject to increase).
- 5.

EXHIBIT G

SERVICE CATEGORY	SCOPE OF SERVICE	TENANT	LANDLORD	NOTES
REPAIRS AND MAINTENANCE	Building shell - roof, structure, foundation			
	Floors, ceilings, walls, doors			
	Heating and cooling			
	Lighting - exterior			
	Lighting - interior			
	Painting			
	Parking lot			
	Plumbing - sinks, commodes, minor drains			
	Sidewalks			
	Signage - exterior (coordination/installation)			
	Windows			
PURCHASED SERVICES	Janitorial services and supplies			
	Landscaping			
	Parking lot sweeping			
	Pest control			
	Snow removal			
	Walk-off mat rental			
	Waste removal			
	Window washing			
REGULATORY/SAFETY	Backflow inspections			
	Emergency exit/egress lighting			
	Fire alarm system			
	Sprinkler inspections			
	Fire extinguishers			Tenant will perform monthly inspections only
UTILITIES	Electric			Provider:
				Account #
	Gas			Provider:
				Account #
	Water/sewer			Provider:
				Account #

TENANT USE ONLY:

Appliances (including refrigerator, ice maker, microwave, etc.)
Miscellaneous equipment (including exam tables, wheelchairs, etc.)
Cable TV
Muzak
Plants, interior
Signage - interior (coordination/installation)

OTHER:

TENANT USE ONLY:

Appliances (including refrigerator, ice maker, microwave, etc.)
 Miscellaneous equipment (including exam tables, wheelchairs, etc.)
 Cable TV
 Muzak
 Plants, interior
 Signage - interior (coordination/installation)

Reynoldsburg Community Center YMCA
Construction Costs and Potential requests
February 21, 2020

Original Contract Value	\$25,246,796	
Amount of Previous Change orders 1-7	<u>\$ 886,951</u>	
Contract Value prior to OCO # 8	<u>\$26,133,747</u>	
Owner Change order # 8 ATP 11-ATP19	<u>\$ 330,696</u>	
Owner Change order #9 ATP 20-27	<u>\$ 111,276</u>	
Revised Contract Amount	\$26,575,719	\$26,575,719
		\$ 79,100 Lowendick select demo
		\$26,654,819 Value aligns with CT.
Owner Authorization to Proceed #28	\$ 98,217	Construction Complete
Owner Authorization to Proceed #29	<u>\$ 24,007</u>	Construction Complete
Gilbane Revised Contract Amount	\$ 26,697,943	\$26,777,043

Owner Authorization to Proceed # 30 submittal

Additional Pool lights and Kitchen lights	\$ 25,000	Ordered Value\$ 7,500
Additional Kitchen Elec. Receptacles (learning kitchen)	\$ 5,500	Completed
<u>1st Responder Repeater- Bi-Directional Amplifier</u>	<u>\$ 60,000</u>	<u>Not yet approved</u>
Gilbane Projected Contract Amount	\$ 26,778,443	\$26,867,543
Revised GMP Construction Cost		

YMCA Requests

Bulletin # 15 (Highlighted items not yet completed and quotations to be finalized)

Added Ohio Health water piping to serve wall hydrants- completed ATP 28
 Volume Dampers in duct serving Mind and body Studio-awaiting quote
 Duct mounted heating coil in Mind and Body Studio-awaiting quote
 Power for hand dryers-completed ATP 26
 Pool bypass panels-Completed-
 Balance valves on hot water return piping-awaiting quote
 Fire extinguisher in Kitchen-completed
 Duplex outlets at kitchen cook top- partially complete Est. Value \$6000 ATP 30

Addtl. concrete wall at children's play area- completed-ATP 22
 3D placards at fire ext. cabinets-completed- ATP 28
 2 fire extinguisher cabinets for Ohio Health-completed-ATP28
 Addtl. Light fixtures in Kitchen and indoor pool. Ordered Not yet installed, Est. Value \$25K
 Grouting CMU cores at outdoor deck- completed-ATP 28
 First responder repeater- awaiting revised quote Estimated value \$65K
 YMCA signage-completed ATP 28
 Exit devices for doors at Child Watch and Kids Adventure-completed-ATP28
 Cabling for BA Fans-completed- ATP 26
 Addtl television monitors for YMCA-completed- ATP26
 Ultra-violet sanitation unit for indoor pool- ordered-not yet installed- ATP 24

YMCA – want to have list

Indoor pool window film
 Add electric door strike hardware to door 154A and associated electrical
 Moving the Indoor pool benches
 Door and Hardware changes for the wet classroom
 Power for hardware set at Child Watch room
 Roof Deck Bamboo Pavers Est. \$80,000
 Additional Grab rails in men's and women's locker room handicapped showers
 Additional Baby changing tables in child watch bathroom, kids adventure bathroom, both bathrooms by front desk and upstairs bathroom.
 Panic bars on Youth Venue/Kitchen doors (discussed with Neale) – 150A, 150C, and 152A specified with classroom locks
 Grab bars in HC tile showers in 132/134 and 164/168 (discussed with Neale) – no grab bars in showers per approved submittals
 Additional Corner guards at multiple locations (discussed with Neale, see attached with suggested additional locations highlighted in pink)
 Grommet Holes at Youth Venue 152– no grommets called for at gaming casework

Mollie Prasher

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Tuesday, December 3, 2019 5:28 PM
To: Andrew Bowsher
Cc: Valentine, Edward R.; Rich Zingale
Subject: 12/5 Ceremony Flags

Andrew,

Does the city intend on raising any flags for the 12/5 ceremony?

Please let us know so we can assist.

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**
1470 Davidson Drive | Reynoldsburg, OH | 43068
M: (614) 313-9452
www.gilbaneco.com | [Like us on Facebook](#) | [Follow us on Twitter](#)

Reynoldsburg - Ohio Health LOI Operating Expenses 4/30/18

Estimated Operating Expenses: The nature of this proposed lease structure has Ohio Health as the Tenant being responsible for all of its own operating expenses relative to their "Interior Premises" while the City as Landlord will be responsible for all "Exterior Premises" expenses. Common Area Charges will be pro-rated on an industry-standard area basis. The following descriptions of these three expense categories follows below;

Interior Premises operating expenses are listed below as examples of items that the Tenant will contract for directly with their own vendors and pay directly for that will serve the Tenant's Premises;

1. Utilities (sub-metered)
2. Housekeeping (all inclusive)
3. Trash removal
4. Interior Maintenance and Repairs (for example);
 - a) HVAC systems that serve the Premises
 - b) Lighting & electrical systems that serve the Premises
 - c) Doors & door hardware within the Premises and including any exterior main entrances used solely by the Tenant
 - d) Lighting (bulbs & ballasts replacements)
 - e) Plumbing
 - f) Finishes (including all flooring, walls, and ceilings)
 - g) Window treatments

Exterior Premises expenses are those charges incurred to maintain the building's exterior enclosure for the Premises, in this case being the 13,100 sq ft footprint of the MOB. For example, the Landlord will repair and maintain;

1. Curtain-wall window systems
2. All vertical enclosure materials such as (masonry, metal panels, EFIS, etc)
3. All roofing systems including gutters and flashings and any components of a proposed "roof garden"
4. Main entrance doors and hardware used by both the Tenant and the YMCA visitors.

(Note: The City does not intend to seek any contributions from the Tenant for funding a capital reserve account to fulfill its Exterior Premises maintenance and repair obligations).

Common Area Charges are those charges that the Landlord incurs in maintaining the facility vehicular entrances, parking lot(s), landscaping, and ice/snow removal. The City has included in their lease with the YMCA a provision for the YMCA to operate and administrate the facility with respect to these exterior common areas. The City proposes that these will be charged monthly to the Tenant on a simple pro-rata basis area at a ratio of 13,100 sq ft/70,000 sq ft = 18.7%. Any special interior details that may generate operating expenses result as the overall design evolves and that will be used by visitors to both the YMCA and OH-Health will be addressed on an equitable basis.



REAL ESTATE, CONSTRUCTION & FACILITIES
 3535 Olentangy River Road
 Columbus, Ohio 43214
 ohiohealth.com

June 14, 2018

City of Reynoldsburg
 7243 E. Main Street
 Reynoldsburg, OH 43068

ATTN: Bill Sampson

Re: OhioHealth Leasing Opportunity - Reynoldsburg YMCA

Dear Mr. Sampson,

On behalf of OhioHealth, we are pleased to present the following expression of intent to lease approximately 13,000 +/- SF at the new City of Reynoldsburg YMCA in Reynoldsburg, OH.

Landlord:	City of Reynoldsburg
Tenant:	OhioHealth Corporation
Building:	The new City of Reynoldsburg YMCA located at 7215 E. Main Street, which includes a one story 13,000 addition to accommodate a potential healthcare partner.
Premises:	Approximately 13,000 +/- RSF on the first floor of the building as depicted on the attached drawing (pending). The exact amount of square footage and location in the Building will be determined mutually.
Proposed Term:	15 Years
Lease Commencement:	The estimated delivery date of the shell building shall be 9 months after execution of a formal lease by the Landlord and Tenant.
Delivery/Commencement:	Landlord shall deliver Premises to Tenant as described in a Work Letter Exhibit A attached herein and to be attached to the

A FAITH-BASED, NOT-FOR-PROFIT HEALTHCARE SYSTEM

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 DUBLIN METHODIST HOSPITAL + DOCTORS HOSPITAL – NELSONVILLE + HARDIN MEMORIAL HOSPITAL + MARION GENERAL HOSPITAL
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Attachment: 2986_001 (37-2020 : Community Center Final Appropriation)

lease. Rent Commencement shall be the earlier of Tenant opening for business or 150 days after delivery of the completed shell of the Building.

Tenant Improvements: Landlord shall not provide a Tenant Improvement allowance.

Term Rental Rate: Term base rental rate shall be approximately \$14.93 / SF / annum, fixed over the term, plus a \$1.00 / SF capital reserve, for a total of \$15.93 / SF / annum. This figure is based on an estimated core and shell construction budget of \$2,202,885 and a fixed 4.00% interest rate, but is subject to revision as the construction budget and bonding terms are finalized. Landlord and consultant will endeavor to achieve these targets.

If capital reserve described herein is not utilized consistently throughout the term, such reserve will be utilized for various building maintenance / improvements, at various intervals, as agreed to by the Tenant and Landlord, with Landlord having final discretion.

Operating Expenses: In addition to base rent, Tenant will pay its pro-rata share of Operating Expenses for the Premises only, including but not limited to CAM, Taxes(if appl.), Insurance, Association Dues and Utilities.

Common Area Maintenance (CAM) charges shall also include those incurred for maintaining the facility vehicular entrances, parking lots(s), landscaping, and ice/snow removal. The City has included in its lease with the YMCA a provision for the YMCA to operate and administrate the facility with respect to these exterior common areas.

These expenses will be charged monthly to the Tenant on a simple pro-rata basis area at a ratio of 13,100 sq ft/70,000 sq ft = 18.7%. Any special interior details that may generate operating expenses as the overall design evolves and that will be used by visitors to both the YMCA and OH-Health will be addressed on an equitable basis.

Operating Expenses related to repairs, replacements or other improvements within the Interior Premises as described in the attached Exhibit C shall be Tenant's sole responsibility. Operating Expenses related to repairs, repairs or replacements for the exterior premises / shell components as described in the attached Exhibit C document shall be the Landlord's sole responsibility. The parties understand alignment of roles and responsibilities on these operating expense and capital terms is critical to all involved and

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agree to work collaboratively to finalize details in the lease document.

Tenant will be directly responsible for janitorial services for the Premises.

Operating Expense Budget Estimate: \$8 / SF

Parking:

Parking will be provided to Tenant at a ratio of 5 spaces per 1,000 SF of rentable space and shall be in the shared parking lot immediately adjacent to the premises. Parking locations to be further defined in the lease. Given the Tenant will be providing healthcare services, access and adjacent parking will be essential and included. Appropriate handicap spaces per code will be provided exclusively for Tenant's use. Parking will include associate parking, as well as dedicated parking for patients in close proximity to Tenant's space. Premises and associated parking is outlined on Exhibit B.

Entrance / Access:

Tenant shall have its own dedicated entrance to Building for all patient and associate activities and access.

Signage:

Landlord shall provide appropriate signage at the main entrance to the development and off Main Street as well as on face of Building that is easily visible to all potential patients and visitors and is consistent with OhioHealth signage guidelines.

YMCA Access:

Tenant shall have access to adjacent YMCA facilities to supplement services provided by Tenant. Building and Tenant shall be integrated so Tenant has direct access, of which access will be controlled by Landlord. This will be governed by separate Agreement with the YMCA.

Isolation from Adjacent Facilities:

Landlord shall provide noise and interference isolation from adjacent activities so appropriate healthcare activities can be provided as is typical in other medical facilities.

Property Management:

The Building will be managed by the YMCA of Central Ohio or similar professional management company reasonably acceptable to Tenant and Landlord. The YMCA will take full responsibility for all the maintenance, repair and management of the common areas of the Building and site. Tenant reserves the right to self-manage the Premises as determined with the YMCA and without harm to Landlord. A preliminary Operating Expense Breakdown draft is attached as Exhibit C.

A FAITH-BASED, NOT-FOR-PROFIT HEALTHCARE SYSTEM

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ADA:	Landlord shall be responsible for compliance with The Americans with Disabilities Act (ADA) and any and all applicable laws pertaining to the Building common areas at the time of opening.
Renewal Options:	Tenant shall have three (3) five-year renewal options at market rate or negotiated rate as defined in the lease.
Holdover:	Tenant shall have the right at the expiration of the Lease, and upon 90 days' notice, to extend the lease for a term of up to four months at 110% of its then current rate.
Landlord disclosure of No Physician Ownership:	Unless otherwise disclosed below in the lease Agreement, the Landlord will represent to Tenant that, as of the execution date of the lease by Landlord, no part of Landlord is owned or controlled by a doctor of medicine or osteopathy, a doctor of dental surgery or dental medicine, a doctor of podiatric medicine, a doctor of optometry, or a chiropractor or a person who has, as an immediate family member, a doctor of medicine or osteopathy, a doctor of dental surgery or dental medicine, a doctor of podiatric medicine, a doctor of optometry, or a chiropractor (collectively, a "Stark Triggering Party"). For purposes of the lease, an "immediate family member" is defined as a husband or wife, birth or adoptive parent, child, sibling, stepparent, stepchild, stepbrother stepsister, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, grandparent, or grandchild, or spouse of a grandparent or grandchild, If at any time during the term of the lease, the Landlord becomes owned or controlled, in whole or in part by a Stark Triggering Party, then Landlord agrees to give written notice thereof to Tenant. Disclosure of Ownership of Landlord by a Stark Triggering Party (indicate N/A if none)
Brokerage:	Tenant acknowledges that it has not retained any Broker to represent Tenant in connection with this transaction representing Tenant.
Confidentiality:	The information contained in this proposal is privileged and confidential, intended only for the use of Landlord and Tenant. All parties shall keep the terms of this proposal and any negotiations or agreements strictly confidential unless and until mutually and specifically agreed to otherwise.
Non-Binding Clause:	This letter/proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties agree that this letter/proposal is not intended to create any lease or agreement or obligation by either party to negotiate a

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definitive lease/purchase and sale agreement and, except for the Confidentiality obligations in the paragraph above, imposes no duty on either party, including, without limitation, to continue negotiations. Except for the Confidentiality obligations in the paragraph above, the parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive lease agreement has been fully executed and delivered by the parties. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties, and/or (3) unilaterally terminate all negotiations with the other party hereto.

This proposal serves only as a basis for negotiations of a lease and except for the Confidentiality obligations in the paragraph above, is not binding on either party until a lease document is approved, executed, and delivered to all parties. We look forward to working together on this exciting project.

Sincerely,

Agreed & Accepted (OhioHealth):

By:

 Roland Tokeshi

Its:

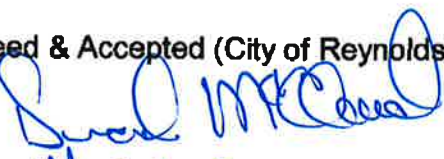
System VP

Date:

6/28/18

Agreed & Accepted (City of Reynoldsburg):

By:

 Mayor

Its:

6/22/18

Date:

APPROVED AS TO FORM

MATTHEW R. ROMY
Asst City Attorney

Attachments:

Exhibit A – Work Letter

Exhibit B – Premises and associated parking

Exhibit C – Operating Expense Breakdown Draft

CC: Tom Michaels, CT Consultants
Brian Kridler, YMCA

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Exhibit A - Reynoldsburg Community Center - Work Letter
Division of work between "City of Reynoldsburg" and OhioHealth
June 14, 2016

Item	Shell Building	Tenant Improvement
Site	a. All site related hardscape, landscaping, amenities, lighting, walkway, and trash enclosures (if required) are in accordance with conceptual building plan, elevations and site plans. b. Site lighting fixtures, poles and building up lighting c. Parking area and quantities as defined by the LOI.	a. No requirement. b. No requirement. c. No requirement.
Envelope	a. Stud framing, insulation and drywall on the interior side of the exterior walls (drywall to be mud, tape and ready for paint). b. Roof installation complete including associated roof drains, insulation, copings, etc. c. Curtainwall and/or metal panel per the documents along with all associated sheathing, caulking, waterproofing, etc., for a complete watertight installation.	a. No requirement. b. No requirement. c. No requirement.
Interior Partitions	a. No requirement. b. No requirement	a. Construct gypsum board partitions to the underside of the ceiling grid or to deck as required by the Tenant's space plan and code. Finish as desired. b. Tenant shall provide sound batt and drywall as required for tenant space.
Core/Common Area Walls	a. Furnish and install gypsum board at core/common area walls. Tape, sand and painted. b. Construct gypsum board partitions required for core services such as stairwells, telephone/electric rooms, toilet rooms, janitor closets and mechanical shafts (as/if required pending design evolution). Tape, sanded and painted.	a. No requirement b. No requirement
Floor Covering	a. Provide smooth troweled concrete slabs, ready for finish. Installation to be coordinated with Tenant plumbing installation. b. No requirement	a. Furnish and install floor coverings and base as desired by tenant. b. Provide other tenant specific floor finishes (access flooring, etc.) as desired by tenant.
Doors, Frames and Hardware	a. Furnish, install and finish at base building rooms.	a. Furnish, install and finish at TI rooms.

Attachment: 2986_001 (37-2020 : Community Center Final Appropriation)

Exhibit A - Reynoldsburg Community Center - Work Letter
Division of work between "City of Reynoldsburg" and OhioHealth
June 14, 2018

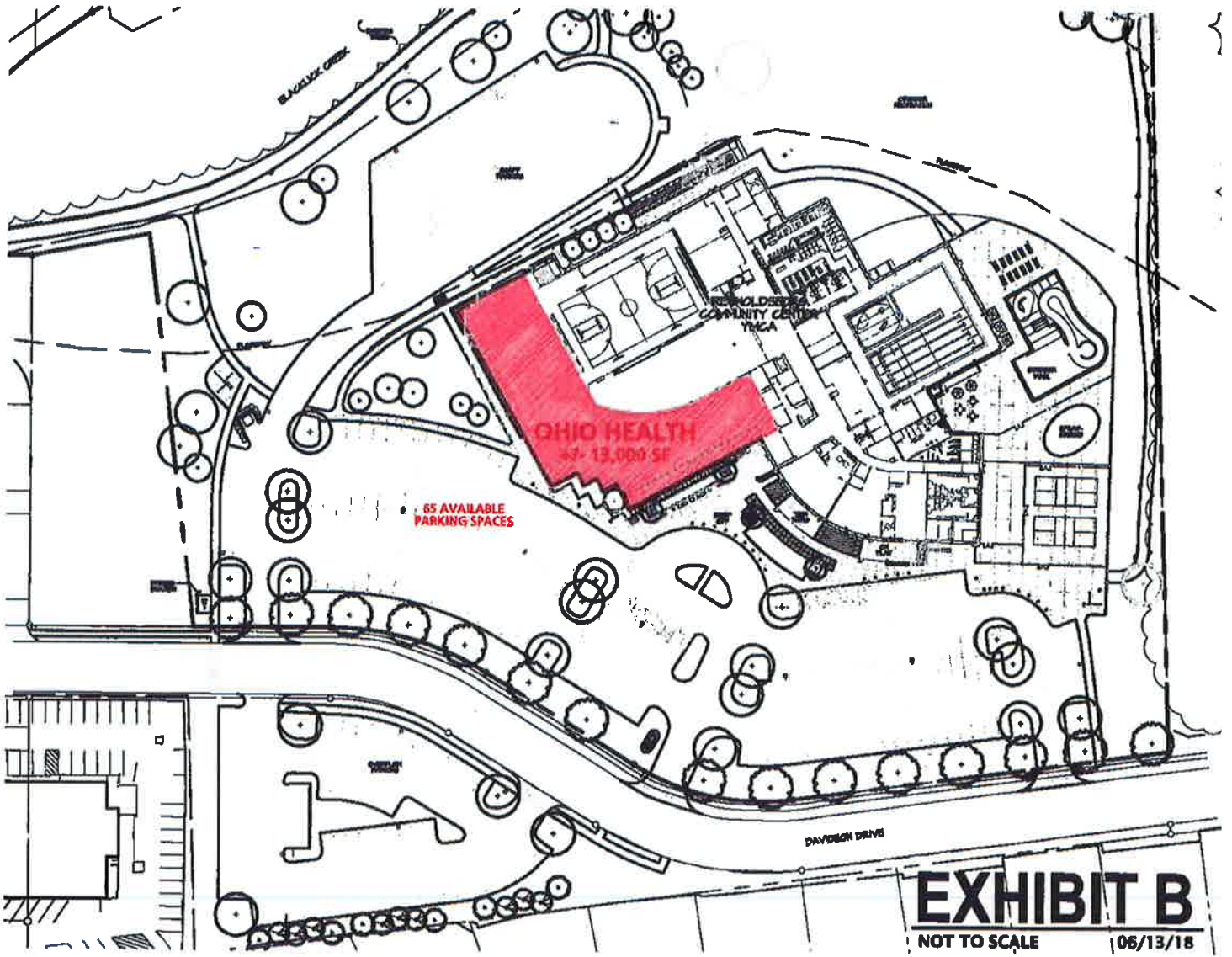
Item	Shell Building	Tenant Improvement
Window Blinds	a. No requirement	a. Other special window coverings as required by Tenant. Any power or rough-in requirements to be communicated for Core build-out.
Fire Extinguishers	a. Furnish and install two extinguishers with cabinets.	a. Furnish and install additional fire extinguishers and cabinets as required by code and space layout.
Signage	a. Furnish and install tenant identification signage to match building standard and in accordance with OhioHealth standards, general identification/directional signage at toilet rooms, exit stairwells, egress pathways and mechanical rooms. b. Monument sign per OhioHealth standards, materials to be similar to building façade.	a. Furnish and install tenant specific signage within space and as desired by code.
Roof	a. Single ply mechanically fastened system.	a. All penetrations shall be coordinated/completed by the shell/LL roofing subcontractor and per manufacturer requirements.
Plumbing	a. Furnish and install complete plumbing in core toilet rooms. (Need to understand final scope and if there will be common toilet rooms). b. Furnish and install electric water cooler(s) adjacent to restrooms. c. Utilities of sufficient size to be stubbed into tenant area including sanitary, water and gas. d. No requirement.	a. No requirement b. No requirement. c. Extend services as required by Tenant space plan. d. Furnish and install convenience sinks, water supply to coffee/ vending areas, private toilet rooms, hot water heaters, etc. as required by the Tenant.
Fire Protection Sprinkler System	a. Furnish and install complete fire suppression system upright sprinkler heads within the bar joist space throughout the tenant space at approximately one head per 196 square feet. (designed and sized to accommodate maximum density requirements for build out of the shell space)	a. Relocate, add or turn down sprinkler heads for proper coverage as dictated by the Tenant's space plan and code requirements.
HVAC	a. Package RTU system will be provided: Heating and cooling requirements shall be in accordance with local codes and ASHRAE. Units will be of sufficient size for a medical office building and include gas preheat.	a. Install separate air conditioning units for non-standard loads as/if required.

Attachment: 2986_001 (37-2020 : Community Center Final Appropriation)

Exhibit A - Reynoldsburg Community Center - Work Letter
Division of work between "City of Reynoldsburg" and OhioHealth
June 14, 2018

Item	Shell Building	Tenant Improvement
	b. Furnish and install primary trunk ducts from air handlers to space to provide code minimum heating/cooling. c. Furnish and install base building temperature control and energy management systems. d. Provide exhaust systems for base building spaces as required.	b. Furnish and install fire/smoke dampers at rated tenant walls. Extend or rework existing secondary supply and return ductwork to accommodate Tenant space plan. Furnish and install additional VAV boxes as needed, furnish and install secondary ductwork, diffusers, fire dampers, etc., for interior and exterior zones. c. Tenant shall coordinate and provide connection points with shell energy management systems. d. Furnish and install exhaust systems for conference rooms, etc. desired by Tenant.
Electrical	a. Furnish and install 277/480 volt power and 120/208 volt panel of sufficient amperage for a medical office building of this size. b. No requirement. c. Furnish and install telephone riser conduits to the telephone/ electric rooms (pending final design). d. No requirement. e. Furnish and install fire alarm system as required by code. f. If a generator is available for the facility, provide power and lighting sufficient to be able provide services. g. Furnish and install of light switches to meet current code in base building rooms. h. Shell security and access control systems at exterior doors	a. Furnish and install convenience outlets as desired. b. Furnish and install floor outlets as required. c. Furnish and install wiring distribution including terminal room if required by Tenant's telephone and low voltage systems. d. All added or future VAV boxes to provided and wired by Tenant. e. Furnish and install additional fire alarm devices as required by Tenant's space plan. Tenant to provide connection points to shell fire alarm system. g. Light switches to meet current code. h. Tenant to coordinate with shell building controls.
Lighting	a. Furnish and install 277 volt lighting power panels; 6 watts per USF to be provided for power and lighting. b. No requirement. c. Furnish and install exit lights at stairwells and exterior doors. d. Furnish and install lighting in shell and common area building rooms.	a. Furnish and install light fixtures as required by the space plan. Furnish and install light switches. b. Furnish and install accent lighting and other special lighting as required by Tenant. c. Furnish and install additional exit lights as dictated by the space plan. d. No requirement.

Attachment: 2986_001 (37-2020 : Community Center Final Appropriation)



Attachment: 2986_001 (37-2020 : Community Center Final Appropriation)

Exhibit C

OhioHealth – City of Reynoldsburg

Reynoldsburg - Ohio Health LOI Operating Expenses 4/30/18

Estimated Operating Expenses: The nature of this proposed lease structure has Ohio Health as the Tenant being responsible for all of its own operating expenses relative to their "Interior Premises" while the City as Landlord will be responsible for all "Exterior Premises" expenses. Common Area Charges will be pro-rated on an industry-standard area basis. The following descriptions of these three expense categories follows below;

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1. Utilities (sub-metered)
2. Housekeeping (all inclusive)
3. Trash removal
4. Interior Maintenance and Repairs (for example);
 - a) HVAC systems that serve the Premises
 - b) Lighting & electrical systems that serve the Premises
 - c) Doors & door hardware within the Premises and including any exterior main entrances used solely by the Tenant
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 - g) Window treatments

Exterior Premises expenses are those charges incurred to maintain the building's exterior enclosure for the Premises, in this case being the 13,100 sq ft footprint of the MOB. For example, the Landlord will repair and maintain;

1. Curtain-wall window systems
2. All vertical enclosure materials such as (masonry, metal panels, EFIS, etc)
3. All roofing systems including gutters and flashings and any components of a proposed "roof garden"
4. Main entrance doors and hardware used by both the Tenant and the YMCA visitors.

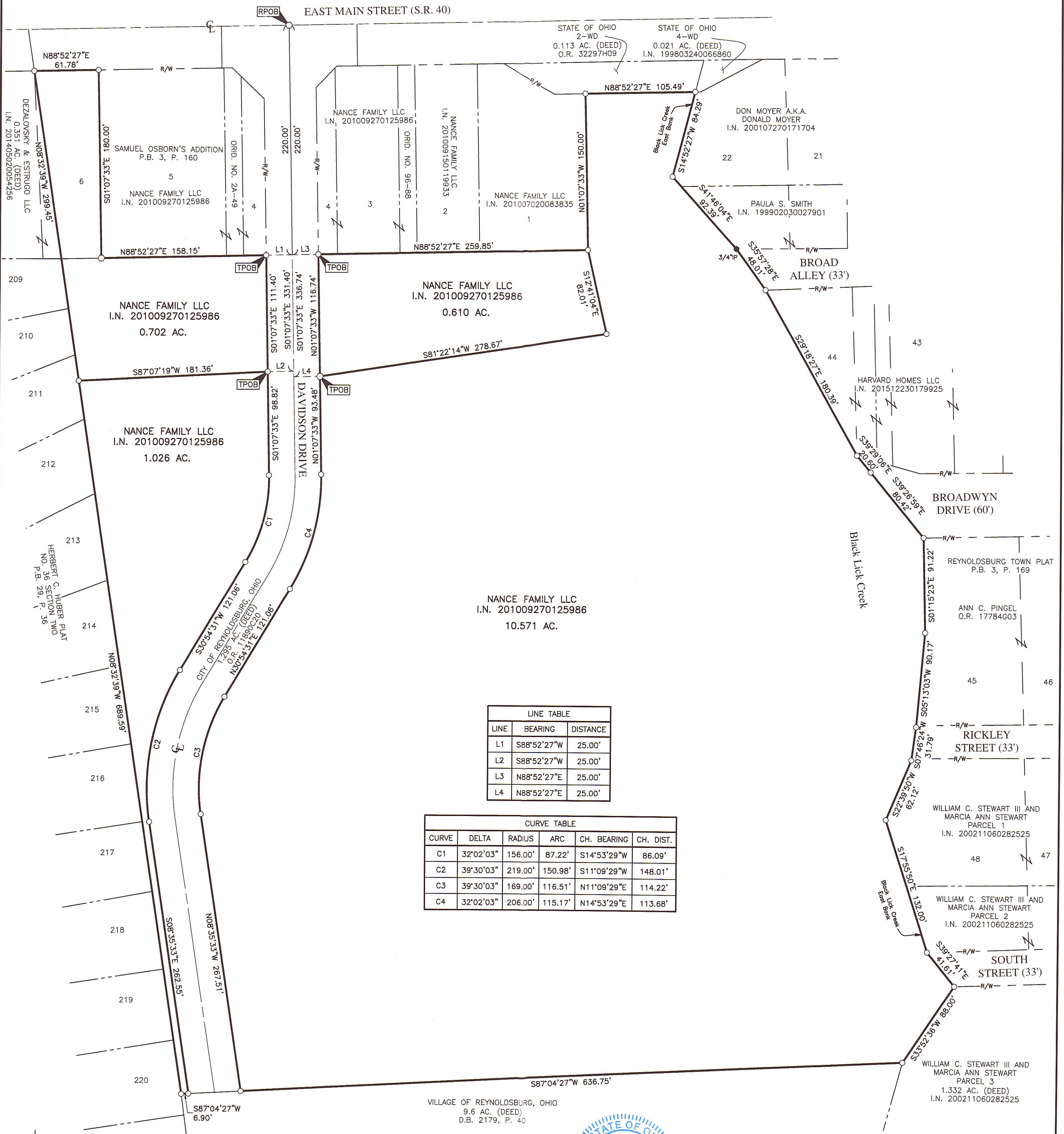
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SURVEY OF ACREAGE PARCELS

HALF SECTION 30, SECTION 18, TOWNSHIP 16, RANGE 20

REFUGEE LANDS

CITY OF REYNOLDSBURG, COUNTY OF FRANKLIN, STATE OF OHIO



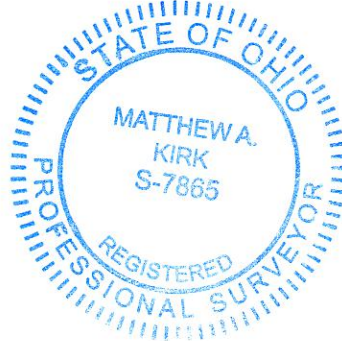
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°52'27"W	25.00'
L2	S88°52'27"W	25.00'
L3	N88°52'27"E	25.00'
L4	N88°52'27"E	25.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	32°02'03"	156.00'	87.22'	S14°53'29"W	86.09'
C2	39°30'03"	219.00'	150.98'	S11°09'29"W	148.01'
C3	39°30'03"	169.00'	116.51'	N11°09'29"E	114.22'
C4	32°02'03"	206.00'	115.17'	N14°53'29"E	113.68'

VILLAGE OF REYNOLDSBURG, OHIO
9.6 AC. (DEED)
D.B. 2179, P. 40

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey and observed evidence located by an actual field survey, performed in May 2016.

BASIS OF BEARINGS:
The bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments REYNOLDSBURG and HOWELL2. A bearing of North 88° 52' 27" East was held for a section of the southerly right-of-way line of East Main Street (U.S. 40).



By Matthew A. Kirk Date 7 JUNE 16
Matthew A. Kirk
Professional Surveyor No. 7865

EMH&T Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com	Date: June 7, 2016
	Scale: 1" = 60'
	Job No: 2016-0536
	Sheet: 1 of 1
REVISIONS	
MARK	DATE DESCRIPTION

● = STONE FND.
■ = MON. FND.
● = 5/8" REBAR FND.
UNLESS OTHERWISE STATED
○ = I.P. SET
● = MAG. NAIL FND.
○ = MAG. NAIL SET
▲ = R.R. SPK. FND.
△ = R.R. SPK. SET
● = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

60' 0 60' 120'

GRAPHIC SCALE (in feet)

YM = YMCA

ELECTRIC / INTER - CHECK ON HOW DIVIDES BIT V AND OH

HVAL - NEED TO CLEAN UP LANGUAGE ON RESPONSIBILITIES - EXCHANGE RATE / INC?

↳ PRIORITIES ?? - SUBSTANTIAL VS. FINAL COMPLETION ⇒ V.S.1. JUST DURING PUNCHLIST. TRY TO PUSH TO OPERATIONS

TIMELINE FOR OH'S INTERIOR DESIGN

↳ CONST. CLEAN VS. FINAL CLEAN CHECK IN GILBERT'S A/E SPECS - CURRENT MEANS TO INTERPRET 'BEYOND 1 YEAR

ROOF GARDEN? DECISIONS ON MOVING FORWARD WITH THIS?

FIND DEF. FOR GILBERT

OH DOES WHAT SOME DEDICATED OH PARKING SPACES WHO PROVIDING?

Mollie Prasher

From: Brent Turner <bt@bltproductions.com>
Sent: Tuesday, September 24, 2019 3:06 PM
To: Andrew Bowsher
Subject: A September flight over the YMCA
Attachments: Eastpointe Church addition Printout copy.pdf

Hi Andrew,

I stopped by the YMCA and see the asphalt is down. Is this stage suitable for aerial documentation?
I drove by the Kroger as well. Any comment on progress images at this stage?

The weather is good now let me know what you think.

Thank you Andrew.

Brent Turner

Photographer
FAA Certified Remote Pilot
bt@bltproductions.com

bltproductions.com
614.866.8629

An addition to Eastpointe Christian Church, off Waggoner Road just north of E. Broad St.

Attachment: A September flight over the YMCA (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Joni Crawford
Sent: Tuesday, February 4, 2020 3:40 PM
To: 'Carothers, Tom'
Cc: Stephen Cicak; Carrie Schehl; Andrew Bowsher
Subject: AEP bills City of Reynoldsburg YMCA
Attachments: Message from "RNP5838791C06C8"

Hi Tom,

Thanks for getting back to me. I have attached the copies of the bills from AEP the total amount due is \$16,523.98. AEP waived the last late charge of 79.85 and they extended the due date to February 25, 2020. I asked for copies of all of the bills that make up the \$16,523.98 which are also included.

Please notify me once this bill has been paid.

Thank You,

Joni Crawford

Finance Manager
City of Reynoldsburg
7232 E. Main St.
Reynoldsburg, OH 43068\
Ph:614.322.6862 / Fax:614.322.6857
JCrawford@ci.reynoldsburg.oh.us / <http://www.ci.reynoldsburg.oh.us>

Attachment: AEP bills City of Reynoldsburg YMCA (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Wednesday, January 15, 2020 12:03 PM
To: Andrew Bowsher
Cc: Valentine, Edward R.; Brian Sabla
Subject: ATP-022
Attachments: ATP-022.pdf

Andrew,

See attached ATP-022 for signature. Other than bulletin 15 additions, I think we are pretty much caught up on capturing changes.

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**
1470 Davidson Drive | Reynoldsburg, OH | 43068
M: (614) 313-9452
www.gilbaneco.com | [Like us on Facebook](#) | [Follow us on Twitter](#)

Attachment: ATP-022 (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Monday, January 20, 2020 9:46 AM
To: Andrew Bowsher
Cc: Valentine, Edward R.; Brian Sabla
Subject: ATP-024
Attachments: ATP-024.pdf

Andrew,

ATP-024 is attached for signature. This contains the cost for the UV sanitation unit at the indoor pool as discussed in last week's OACM meeting.

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**
1470 Davidson Drive | Reynoldsburg, OH | 43068
M: (614) 313-9452
www.gilbaneco.com | [Like us on Facebook](#) | [Follow us on Twitter](#)

Attachment: ATP-024 (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Tuesday, February 18, 2020 7:47 AM
To: Andrew Bowsher
Cc: Valentine, Edward R.; Brian Sabla
Subject: ATP-028 & Owner Change Order 009
Attachments: Owner Change Order 009.pdf; ATP-028.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Andrew,

See attached ATP-028 and owner change order 009 for signature.

If you have any questions we can discuss at 11:00 AM.

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**
1470 Davidson Drive | Reynoldsburg, OH | 43068
M: (614) 313-9452
www.gilbaneco.com | [Like us on Facebook](#) | [Follow us on Twitter](#)

Attachment: ATP-028 & Owner Change Order 009 (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Tuesday, February 18, 2020 9:41 AM
To: Andrew Bowsher
Cc: Valentine, Edward R.; Brian Sabla
Subject: ATP-029
Attachments: ATP-029.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Andrew,

Please see attached ATP-029 for signature.

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**
1470 Davidson Drive | Reynoldsburg, OH | 43068
M: (614) 313-9452
www.gilbaneco.com | [Like us on Facebook](#) | [Follow us on Twitter](#)

Attachment: ATP-029 (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Tuesday, October 15, 2019 2:04 PM
To: Andrew Bowsher
Cc: Valentine, Edward R.
Subject: ATPs 6-10
Attachments: ATP-006 Signed.pdf; ATP-007 Signed.pdf; ATP-008 Signed.pdf; ATP - 009 Signed.pdf; ATP-010 Signed.pdf

Andrew,

Attached are the signed ATPs 006-010.

The cost of these combined makes up the cost of \$515,552 which is OCO #007.

Let me know if this helps.

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**
1470 Davidson Drive | Reynoldsburg, OH | 43068
M: (614) 313-9452
www.gilbaneco.com | [Like us on Facebook](#) | [Follow us on Twitter](#)

Attachment: ATPs 6-10 (37-2020 : Community Center Final Appropriation)

Gilbane Building Company
Authorization To Proceed



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
 Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0026
ATP VERSION: 0
DATE OF ISSUANCE:
SUBMITTED BY: Gilbane Building Company
ALTERNATE TRACKING #:

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Claypool Electric Extras

DESCRIPTION: Cost to Claypool for adding CAT5 cable to gym fans for controls. Power added per RFI 347 for hand dryers. Extended data/cable at mezzanine for 3 TVs, provided/installed 3 TV mounts for YMCA - also installed 3 owner furnished TV monitors. Added power for exterior illuminated sign - sign was a late add to the project.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00166962	Copy of YMCA BAF Conduit and Controls Pricing	OS-00055	01/27/2020	Original Version
00166963	Copy of YMCA Power for Hand Dryers Pricing (002)	OS-00055	01/27/2020	Original Version
00166964	Copy of YMCA Sign Power Pricing (002)	OS-00055	01/27/2020	Original Version
00166965	Copy of YMCA TV Mounting Pricing (002)	OS-00055	01/27/2020	Original Version

The Following information is provided by Gilbane Building Company

Method of determining change in Contract:

☒ Guaranteed Maximum Price ☐ Cost Plus Fee ☐ Unit Price ☐ Lump Sum
☐ Other

Change In Contract Sum

Dollar Amount: \$16,958.00

☒ Fixed ☐ Maximum ☐ Estimated ☐ Time and Material

Change In Contract Time

Attachment: Attached Image (24) (37-2020 : Community Center Final Appropriation)

Time (Days): TBD

☐ Fixed☐ Maximum☒ Estimated

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
J07883.000	OS-00055	Electrical	10.26A.260000.X	Claypool Electric Inc.	\$7,454.00	☐ Yes ☐ No
J07883.000	OS-00055	Electrical	10.26A.260000.X	Claypool Electric Inc.	\$884.00	☐ Yes ☐ No
J07883.000	OS-00055	Electrical	10.26A.260000.X	Claypool Electric Inc.	\$4,447.00	☐ Yes ☐ No
J07883.000	OS-00055	Electrical	10.26A.260000.X	Claypool Electric Inc.	\$3,365.00	☐ Yes ☐ No
J07883.000	OS-00055	Fee	99.999.999000.Z		\$808.00	☐ Yes ☐ No
TOTAL FOR PCI No. OS-00055					\$16,958.00	

Submitted Amt: \$16,958.00

Attachment: Attached Image (24) (37-2020 : Community Center Final Appropriation)

Gilbane Building Company

Gilbane Building Company

Signed: 1/28/2020 2:05:16 PM Eastern Standard Time - By: Edward Valentine (Senior Project Executive)

Gilbane Building Company: 10.0.58.129

City of Reynoldsburg

By: Joe Begery

Title: Mayor

Company: City of Reynoldsburg

Date: 2-7-2020

Printed Name: Joe Begery

C.T. Consultants, Inc.

C.T. Consultants, Inc.

Signed: 2/5/2020 2:29:49 PM Eastern Standard Time - By: Brian Sabla (Architect (CT Consultants))

C.T. Consultants, Inc.: 207.58.247.145

C.T. Consultants, Inc.

By: _____

Title: _____

Company: _____

Date: _____

Printed Name: _____

Attachment: Attached Image (24) (37-2020 : Community Center Final Appropriation)

**Gilbane Building Company
Authorization To Proceed**


CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
 Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0025
ATP VERSION: 0
DATE OF ISSUANCE:
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Kitchen Tile Credit & Fencing Changes

DESCRIPTION: Credit to the project for kitchen tile color variances - material cost of \$1500 and labor cost of \$1,000. Cost for fencing changes from RFI #310 and #313. RFIs added fencing and changed gates/hardware.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00166537	201912021038	OS-00054	01/21/2020	Original Version
00166538	201912131252	OS-00054	01/21/2020	Original Version

The Following information is provided by Gilbane Building Company

Method of determining change in Contract:

☐ Guaranteed Maximum Price
 ☐ Cost Plus Fee
 ☐ Unit Price
 ☐ Lump Sum
 ☐ Other

Change In Contract Sum

Dollar Amount: \$10,385.00

☐ Fixed
 ☐ Maximum
 ☐ Estimated
 ☐ Time and Material

Change In Contract Time

Time (Days): TBD

☐ Fixed
 ☐ Maximum
 ☐ Estimated

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
-----	---------	-------------	------------	---------------	--------	---------

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
J07883.000	OS-00054	Misc metals	10.05B.052000.X	cHc Manufacturing Inc	\$12,390.00	☐ Yes ☐ No
J07883.000	OS-00054	Flooring & wall tile	10.09C.093000.X	Shaw Contract Flooring Services, Inc. d/b/a Spectr	-\$2,500.00	☐ Yes ☐ No
J07883.000	OS-00054	Fee	99.999.999000.Z		\$495.00	☐ Yes ☐ No
TOTAL FOR PCI No. OS-00054					\$10,385.00	

Submitted Amt: \$10,385.00

Gilbane Building Company

Gilbane Building Company Signed: 1/21/2020 8:45:09 AM Eastern Standard Time - By: Edward Valentine (Senior Project Executive) Gilbane Building Company: 10.0.35.66
--

City of Reynoldsburg

By: <u>Joe Begent</u> Title: <u>Mayor</u> Company: <u>City of Reynoldsburg</u> Date: <u>2-7-2020</u> Printed Name: <u>Joe Begent</u>

C.T. Consultants, Inc.

C.T. Consultants, Inc. Signed: 1/21/2020 8:57:34 AM Eastern Standard Time - By: Brian Sabla (Architect (CT Consultants)) C.T. Consultants, Inc.: 207.58.247.145

C.T. Consultants, Inc.

By: _____ Title: _____ Company: _____ Date: _____ Printed Name: _____
--

Attachment: Attached Image (25) (37-2020 : Community Center Final Appropriation)

Gilbane Building Company
Authorization To Proceed


CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
 Reynoldsburg , OH, 43068

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

PROJECT NUMBER: J07883.000
ATP NO: ATP-0027
ATP VERSION: 0
DATE OF ISSUANCE: 01/31/2020
SUBMITTED BY: Gilbane Building Company
ALTERNATE TRACKING #:

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: YMCA Electrical Requests

DESCRIPTION: Cost adds to add a receptacle for a lighted table in the child watch room 158 and to add a clock in the weight room.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00167352	Copy of YMCA Clock for Weight area pricing	OS-00056	01/31/2020	Original Version
00167353	Copy of YMCA Lighted Table Pricing	OS-00056	01/31/2020	Original Version

The Following information is provided by Gilbane Building Company

Method of determining change in Contract:

☒ Guaranteed Maximum Price
 ☐ Cost Plus Fee
 ☐ Unit Price
 ☐ Lump Sum
 ☐ Other

Change In Contract Sum

Dollar Amount: \$2,813.00

☐ Fixed
 ☐ Maximum
 ☒ Estimated
 ☐ Time and Material

Change In Contract Time

Time (Days): TBD

☐ Fixed
 ☐ Maximum
 ☒ Estimated

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
J07883.000	OS-00056	Electrical	10.26A.260000.X	Claypool Electric Inc.	\$1,316.00	☒ Yes ☐ No
J07883.000	OS-00056	Electrical	10.26A.260000.X	Claypool Electric Inc.	\$1,363.00	☒ Yes ☐ No
J07883.000	OS-00056	Fee	99.999.999000.Z		\$134.00	☒ Yes ☐ No
TOTAL FOR PCI No. OS-00056					\$2,813.00	

Submitted Amt: \$2,813.00

Gilbane Building Company

Gilbane Building Company Signed: 1/31/2020 10:01:38 PM Eastern Standard Time - By: Edward Valentine (Senior Project Executive) Gilbane Building Company: 10.0.33.222
--

City of Reynoldsburg

By: Joe Begery Title: Mayor Company: City Reynoldsburg Date: 2-3-2020 Printed Name: Joe Begery
--

C.T. Consultants, Inc.

C.T. Consultants, Inc. Signed: 2/3/2020 10:13:29 AM Eastern Standard Time - By: Brian Sabla (Architect (CT Consultants)) C.T. Consultants, Inc.: 207.58.247.145

C.T. Consultants, Inc.

By: _____ Title: _____ Company: _____ Date: _____ Printed Name: _____

Attachment: Attached Image (29) (37-2020 : Community Center Final Appropriation)

Claypool Electric
1275 Lancaster Kirkersville Rd.
Lancaster, Ohio, 43130
740-653-5683

APPROVAL DATE:	
AMOUNT:	\$1,363.23
REASON:	A ☐ E ☐ U ☐ O ☐ C ☐
PROJ. NAME:	Reynoldsburg YMCA
PROJ. NUMBER:	0000000
LOCATION:	
COMPANY:	Claypool Electric
ACCT. CATEGORY:	
DELIVERY DATE:	
PO Number	0

Change Order Request

Project Name: Reynoldsburg YMCA COR #: _____
 Project Number: _____ Date: 1/27/2020
 P.O. Number: _____

Summary of Work: YMCA Provide Large Timer/Clock at Weight Area

Work Description: Pricing to provide a Big Time Clocks Model 240 Clock/Timer per the request of Rich with YMCA. Material cost includes sign, shipping and \$200 for conduit, wire, receptacle and anchors associated with installation of this work.

A. LABOR SUMMARY (attach supporting documentation):

6	hours x \$	\$51.14	/hour = \$	\$306.84
6	hours x \$	\$19.41	/hour = \$	\$116.46
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$86.42	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00

Total [A]: \$423.30

B. MATERIAL (attach supporting documentation):

Total [B]: \$816.00

C. TRUCKING (attach supporting documentation):

Total [C]: \$0.00

D. CONTRACTOR OWNED EQUIPMENT (attach supporting documentation):

Total [D]: \$0.00

E. EQUIPMENT RENTAL (attach supporting documentation):

Total [E]: \$0.00

F. OVERHEAD & PROFIT: (If Applicable)

10.00%

Total [F]: \$123.93

G. SUBCONTRACTOR (attach itemized quotes/invoices):

Total [G]: \$0.00

H. OVERHEAD & PROFIT (Subcontracts Only)

10.00%

Total [H]: \$0.00

I. CM FEE

0.00%

Total [I]: \$0.00

J. MISCELLANEOUS:

1. Additional bond/insurance cost (attached supporting documentation):

\$0.00

2. Reimbursibles (e.g., permits, licenses, inspection, tests, etc. (attach documentation):

\$0.00

3. _____

\$0.00

4. _____

\$0.00

5. _____

\$0.00

Total [J]: \$0.00

GRAND TOTAL (A+B+C+D+E+F+G+H+I+J):

\$1,363.23

Claypool Electric

Signature: Mike Travis Project Manager
(Enter Title Here)

1/31/2020
Date:

Owner Approval:

Signature: _____

Date: _____

Signature: _____

Date: _____

Signature: _____

Date: _____

Signature: _____

Date: _____

BIGTIMECLOCKS®

MODEL 240

8" NUMERALS

COUNT DOWN/UP/INTERVAL TIMER/STOPWATCH CLOCK



1-702 726-9030



info@bigtimeclocks.biz



www.bigtimeclocks.biz

**\$549.00 plus \$67 shipping UPS
Ground. Total Of \$616 before
markup.**



KEY FEATURES

- COUNTDOWN-COUNTUP AND INTERVAL TIMER – DISPLAYS HOURS, MINUTES, SECONDS
- PRECISION CLOCK – DISPLAYS HOURS, MINUTES, SECONDS
- STOPWATCH – DISPLAYS MINUTES, SECONDS, HUNDREDTHS
- AUDIO OUT FOR AMPLIFIED SOUND

SPECIFICATIONS

Giant 12" Ultra-Bright LED Digits

DIMENSIONS 60" X 18" X 1.5"

Weight:

FUNCTIONS

- TIMER COUNTS DOWN FROM 99 Hours, 59 minutes, 59 seconds
- TIMER COUNTS UP TO 99 Hours, 59 minutes, 59 seconds
- Auto repeat countdown/countup program (endless loop)
- 10 second countdown/countup preparation option
- STOPWATCH counts up to 99 minutes, 59 seconds, and hundredths of seconds!
- INTERVAL TIMING program work, rest time, repeats and store programs
- PRECISION STAND -ALONE CLOCK WITH SECONDS!
- Super Fast Direct Input for time and other settings from the remote (not one digit at a time)
- Mute the Buzzer Option
- When the Buzzer is Muted the Digits Flash at the end of a Program
- Control the Number of Buzzer Beeps
- Store programs for direct easy access (count up, countdown, interval)
- 12 or 24 hour clock operation

BIGTIMECLOCKS®

Claypool Electric
1275 Lancaster Kirkersville Rd.
Lancaster, Ohio, 43130
740-653-5683

APPROVAL DATE:	
AMOUNT:	\$1,316.26
REASON:	A c E c U c O c C c
PROJ. NAME:	Reynoldsburg YMCA
PROJ. NUMBER:	0000000
LOCATION:	
COMPANY:	Claypool Electric
ACCT. CATEGORY:	
DELIVERY DATE:	
PO Number	0

Change Order Request

Project Name: Reynoldsburg YMCA COR #: _____
 Project Number: _____ Date: 1/31/2020
 P.O. Number: _____

Summary of Work: YMCA Power for Child Watch Lighted Table

Work Description: Pricing to add a duplex receptacle in the exterior wall of the child watch room 158 for a lighted table. Pricing includes \$200 in material for the MC cable, box, receptacle etc. to complete this work. Scissorlift is cost is included in this pricing.

A. LABOR SUMMARY (attach supporting documentation):

12	hours x \$	\$51.14	/hour = \$	\$613.68
12	hours x \$	\$19.41	/hour = \$	\$232.92
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$86.42	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00

Total [A]: \$846.60

B. MATERIAL (attach supporting documentation):

Total [B]: \$200.00

C. TRUCKING (attach supporting documentation):

Total [C]: \$0.00

D. CONTRACTOR OWNED EQUIPMENT (attach supporting documentation):

Total [D]: \$0.00

E. EQUIPMENT RENTAL (attach supporting documentation):

Total [E]: \$150.00

F. OVERHEAD & PROFIT: (If Applicable)

10.00%

Total [F]: \$119.66

G. SUBCONTRACTOR (attach itemized quotes/invoices):

Total [G]: \$0.00

H. OVERHEAD & PROFIT (Subcontracts Only)

10.00%

Total [H]: \$0.00

I. CM FEE

0.00%

Total [I]: \$0.00

J. MISCELLANEOUS:

1. Additional bond/insurance cost (attached supporting documentation):	\$0.00
2. Reimbursibles (e.g., permits, licenses, inspection, tests, etc. (attach documentation):	\$0.00
3. _____	\$0.00
4. _____	\$0.00
5. _____	\$0.00

Total [J]: \$0.00

GRAND TOTAL (A+B+C+D+E+F+G+H+I+J):

\$1,316.26

Claypool Electric

Signature Mike Travis Project Manager
(Enter Title Here)

1/31/2020
Date:

Owner Approval:

Signature: _____

Date:

Signature: _____

Date:

Signature: _____

Date:

Signature: _____

Date:

Attachment: Attached Image (29) (37-2020 : Community Center Final Appropriation)

**Gilbane Building Company
Authorization To Proceed**


CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
 Reynoldsburg , OH, 43068

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

PROJECT NUMBER: J07883.000
ATP NO: ATP-0024
ATP VERSION: 0
DATE OF ISSUANCE:
SUBMITTED BY: Gilbane Building Company

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: UV Sanitation Unit At Indoor Pool

DESCRIPTION: Cost for Patterson Pools to furnish and install the UV system at the indoor pool. Cost includes low voltage control wiring.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00166450	20191226141221	OS-00053	01/20/2020	Original Version
00166451	RE Indoor Pool UV	OS-00053	01/20/2020	Original Version
00166452	UV Swim I-450+ cut sheets	OS-00053	01/20/2020	Original Version

The Following information is provided by Gilbane Building Company

Method of determining change in Contract:

☒ Guaranteed Maximum Price
☐ Other

☐ Cost Plus Fee

☐ Unit Price

☐ Lump Sum

Change In Contract Sum

Dollar Amount: \$29,248.00

☒ Fixed

☐ Maximum

☐ Estimated

☐ Time and Material

Change In Contract Time

Time (Days): TBD

☐ Fixed

☐ Maximum

☒ Estimated

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
J07883.000	OS-00053	Pools & water features	10.13A.130000.X	Patterson Pools, LLC	\$27,855.00	☒ Yes ☐ No
J07883.000	OS-00053	Fee	99.999.999000.Z		\$1,393.00	☒ Yes ☐ No
TOTAL FOR PCI No. OS-00053					\$29,248.00	

Submitted Amt: \$29,248.00

Gilbane Building Company

Gilbane Building Company
Signed: 1/20/2020 8:48:31 AM Eastern Standard Time - By: Edward Valentine (Senior Project Executive)
Gilbane Building Company: 10.0.39.51

City of Reynoldsburg

By:	<u>Joseph Begeer</u>
Title:	<u>Mayor</u>
Company:	<u>City of Reynoldsburg</u>
Date:	<u>1-21-2020</u>
Printed Name:	<u>Joseph Begeer</u>

C.T. Consultants, Inc.

C.T. Consultants, Inc.
Signed: 1/20/2020 9:36:23 AM Eastern Standard Time - By: Brian Sabla (Architect (CT Consultants))
C.T. Consultants, Inc.: 207.58.247.145

C.T. Consultants, Inc.

By:	_____
Title:	_____
Company:	_____
Date:	_____
Printed Name:	_____

Attachment: Attached Image (47) (37-2020 : Community Center Final Appropriation)

**Gilbane Building Company
Authorization To Proceed**


CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
 Reynoldsburg , OH, 43068

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

PROJECT NUMBER: J07883.000
ATP NO: ATP-0022
ATP VERSION: 0
DATE OF ISSUANCE:
SUBMITTED BY: Gilbane Building Company

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE:

DESCRIPTION: Additional cost to Claypool for work related to RFI 315. Additional cost to Igel for curb work needed to contain rubber material at playground area.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00164896	020_Additional Concrete Work at Outdoor Play Area	OS-00051	12/16/2019	Original Version
00164897	Copy of YMCA RFI-315 Pricing	OS-00051	12/16/2019	Original Version

The Following information is provided by Gilbane Building Company

Method of determining change in Contract:

☒ Guaranteed Maximum Price
 ☐ Cost Plus Fee
 ☐ Unit Price
 ☐ Lump Sum
 ☐ Other

Change In Contract Sum

Dollar Amount: \$12,047.00

☒ Fixed
 ☐ Maximum
 ☐ Estimated
 ☐ Time and Material

Change In Contract Time

Time (Days): TBD

☐ Fixed
 ☐ Maximum
 ☒ Estimated

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
J07883.000	OS-00051	Electrical	10.26A.260000.X	Claypool Electric Inc.	\$8,249.00	☒ Yes ☐ No
J07883.000	OS-00051	Hardscapes	10.32B.322000.X	George J Igel & Co Inc	\$3,224.00	☒ Yes ☐ No
J07883.000	OS-00051	Fee	99.999.999000.Z		\$574.00	☒ Yes ☐ No
TOTAL FOR PCI No. OS-00051					\$12,047.00	

Submitted Amt: \$12,047.00

Gilbane Building Company

Gilbane Building Company Signed: 12/16/2019 11:49:06 AM Eastern Standard Time - By: Edward Valentine (Senior Project Executive) Gilbane Building Company: 10.129.21.165

City of Reynoldsburg

By: <u>Joseph Begery</u> Title: <u>Mayor</u> Company: <u>City of Reynoldsburg</u> Date: <u>1-16-2020</u> Printed Name: <u>Joseph Begery</u>

C.T. Consultants, Inc.

C.T. Consultants, Inc. Signed: 1/11/2020 11:54:04 AM Eastern Standard Time - By: Brian Sabla (Architect (CT Consultants)) C.T. Consultants, Inc.: 207.58.247.145
--

C.T. Consultants, Inc.

By: _____ Title: _____ Company: _____ Date: _____ Printed Name: _____

Attachment: Attached image (49) (37-2020 : Community Center Final Appropriation)

CERTIFICATE OF SUBSTANTIAL COMPLETION

(Similar to AIA Document G704)

Distribution to:
OWNER
ARCHITECT
CONTRACTOR
FIELD
OTHER



PROJECT:
Reynoldsburg Community Center
1470 Davidson Drive
Reynoldsburg, Ohio 43068

PROJECT NUMBER: 170132

CONTRACT FOR: Construction Management
CONTRACT DATE: March 26, 2018

TO OWNER:
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio 43068

TO CONSTRUCTION MANAGER:
Gilbane Building Company
7 Jackson Walkway
Providence, Rhode Island 02903

PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OF USE SHALL INCLUDE:

The Community Center project in its entirety, with the exception of the outdoor aquatic amenities (outdoor pool and water slide will be reviewed, and a punch list issued, once complete and approved by Ohio Department of Health).

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is DECEMBER 31, 2019, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below.

CT Consultants, Inc.
ARCHITECT

Brian Sabla
BY

January 6, 2020
DATE OF ISSUANCE

A preliminary list of items to be completed or corrected is attached hereto, with the expectation that a final list will be provided by January 13, 2020. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

Cost estimate of Work that is incomplete or defective: \$ 80,000.00

The Construction Manager will complete or correct the Work on the list of items attached hereto within FORTY-FIVE (45) days from the above Date of Substantial Completion.

Gilbane Building Company
CONTRACTOR

Edward D. Valente
BY SR. PROJECT EXECUTIVE

January 8, 2020
DATE

The Owner accepts the Work, or designated portion, as substantially complete, and will assume possession at NOON on January 24, 2020.

City of Reynoldsburg
OWNER

Joe Beggs
BY

1-15-2020
DATE

The responsibilities of the Owner and the Construction Manager for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows: Owner assumes responsibility for items listed at noon on January 24, 2020.

Attachment: Attached Image (54) (37-2020 : Community Center Final Appropriation)

Gilbane Building Company
Authorization To Proceed



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
 Reynoldsburg , OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0018
ATP VERSION: 0
DATE OF ISSUANCE:
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
 TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Bulletin 14

DESCRIPTION: Bulletin 14 issued to trades on 10/18/19. Cost includes re-configuring conduits in the indoor pool, added CAT6 cables for treadmills, painted P and P1 fixtures. Includes cost for women's locker room detail for wall tile, added access panel in the storage 240 room, revised door/frame/hardware for electric rooms 220A and 149B, and cost for landscape change at OH entry. Cost for RFIs #292 and #305 also included. Cost for the 216 sq ft. slab associated with the sunshade structure was included as well as sunshade footings.

Cost not included for added tile in the men's locker room per narrative E as this work was not necessary. Instead, the beam was filled and finished to match the adjacent drywall finishes.
 A mock up of this was declared acceptable by the design team.

Due to bulletin 14 changes/adds as well as a future bulletin 15, Gilbane is requesting to extend the substantial completion date to 12/31/19.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00164701	012 R1_Bulletin 14 & 14.1 - SunShade Concrete Work	OS-00046	12/10/2019	Original Version
00162421	CO#11	OS-00046	10/30/2019	Original Version
00162426	Copy of Bul 14 PCI_ OS-00046 (1)	OS-00046	10/30/2019	Original Version
00162425	Proposal RCC Bulletin 14 101619	OS-00046	10/30/2019	Original Version
00162424	RYGC MM PCO #023 Bulletin 14 Revised	OS-00046	10/30/2019	Original Version
00164702	YMCA Bulletin 14 PCI OS-00046	OS-00046	12/10/2019	Original Version

Number	Description:	PCI Number	Change Date	Revision
00162427	YMCA COR VIS-020 Bulletin 14	OS-00046	10/30/2019	Original Version

The Following information is provided by Gilbane Building Company
Method of determining change in Contract:

☐ Guaranteed Maximum Price
 ☐ Cost Plus Fee
 ☐ Unit Price
 ☐ Lump Sum
 ☐ Other

Change In Contract Sum

Dollar Amount: \$36,882.00

☐ Fixed
 ☐ Maximum
 ☐ Estimated
 ☐ Time and Material

Change In Contract Time

Time (Days): 36

☐ Fixed
 ☐ Maximum
 ☐ Estimated

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
J07883.000	OS-00046	General Trades	10.06A.060000.X	Miles-McClellan Construction Company Inc.	\$5,253.00	☒ Yes ☐ No
J07883.000	OS-00046	Drywall, framing, ceilings	10.09A.090000.X	Valley Interior Systems Inc	\$2,003.00	☒ Yes ☐ No
J07883.000	OS-00046	Flooring & wall tile	10.09C.093000.X	Shaw Contract Flooring Services, Inc. d/b/a Spectr	\$345.00	☒ Yes ☐ No
J07883.000	OS-00046	HVAC	10.23A.230000.X	Columbus Heating & Ventilating Company	\$5,979.00	☒ Yes ☐ No
J07883.000	OS-00046	Electrical	10.26A.260000.X	Claypool Electric Inc.	\$12,381.00	☒ Yes ☐ No
J07883.000	OS-00046	Landscape	10.32A.320000.X	Peabody Landscape Construction, Inc.	\$1,125.00	☒ Yes ☐ No
J07883.000	OS-00046	Hardscapes	10.32B.322000.X	George J Igel & Co Inc	\$8,040.00	☒ Yes ☐ No
J07883.000	OS-00046	Fee	99.999.999000.Z		\$1,756.00	☒ Yes ☐ No
TOTAL FOR PCI No. OS-00046					\$36,882.00	

Submitted Amt: \$36,882.00

Attachment: Attached Image (57) (37-2020 : Community Center Final Appropriation)

Gilbane Building Company

Gilbane Building Company Signed: 1/8/2020 7:53:40 AM Eastern Standard Time - By: Edward Valentine (Senior Project Executive) Gilbane Building Company: 10.129.21.165
--

City of Reynoldsburg

By: <u>Joseph Begery</u> Title: <u>Mayor</u> Company: <u>City of Reynoldsburg</u> Date: <u>1-13-2020</u> Printed Name: <u>Joseph Begery</u>

C.T. Consultants, Inc.

C.T. Consultants, Inc. Signed: 1/10/2020 9:53:51 AM Eastern Standard Time - By: Brian Sabla (Architect (CT Consultants)) C.T. Consultants, Inc.: 207.58.247.145

C.T. Consultants, Inc.

By: _____ Title: _____ Company: _____ Date: _____ Printed Name: _____

Attachment: Attached Image (57) (37-2020 : Community Center Final Appropriation)

CERTIFICATE OF SUBSTANTIAL COMPLETION

(Similar to AIA Document G704)

Distribution to:

OWNER	☒
ARCHITECT	☒
CONTRACTOR	☒
FIELD	☐
OTHER	☐

PROJECT:
Reynoldsburg Community Center
1470 Davidson Drive
Reynoldsburg, Ohio 43068

PROJECT NUMBER: 170132

CONTRACT FOR: Construction Management
CONTRACT DATE: March 26, 2018

TO OWNER:
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio 43068

TO CONSTRUCTION MANAGER:
Gilbane Building Company
7 Jackson Walkway
Providence, Rhode Island 02903

PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OF USE SHALL INCLUDE:

The Community Center project in its entirety, with the exception of the outdoor aquatic amenities (outdoor pool and water slide will be reviewed, and a punch list issued, once complete and approved by Ohio Department of Health).

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is **DECEMBER 31, 2019**, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below.

CT Consultants, Inc.

ARCHITECT

Brian Sabla

BY

January 6, 2020

DATE OF ISSUANCE

A preliminary list of items to be completed or corrected is attached hereto, with the expectation that a final list will be provided by January 13, 2020. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

Cost estimate of Work that is incomplete or defective: \$ 80,000.00

The Construction Manager will complete or correct the Work on the list of items attached hereto within FORTY-FIVE (45) days from the above Date of Substantial Completion.

Gilbane Building Company
CONTRACTOR

BY *SR. PROJECT EXECUTIVE*

DATE

The Owner accepts the Work, or designated portion, as substantially complete, and will assume possession at NOON on January 24, 2020.

City of Reynoldsburg
OWNER

BY *Development Director*

DATE

The responsibilities of the Owner and the Construction Manager for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows: Owner assumes responsibility for items listed at noon on January 24, 2020.

Attachment: Attached Image (66) (37-2020 : Community Center Final Appropriation)

**Gilbane Building Company
Authorization To Proceed**


CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
 Reynoldsburg , OH, 43068

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

PROJECT NUMBER: J07883.000
ATP NO: ATP-0023
ATP VERSION: 0
DATE OF ISSUANCE: 01/07/2020
SUBMITTED BY: Gilbane Building Company
ALTERNATE TRACKING #:

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Mixing Valves, Crane For Slide, Spin Room Work

DESCRIPTION: Includes cost for drywall related work in the spin room related to RFI 325. Cost for crane needed to erect the slide per RFI 302 response. Mixing Valves as requested by the plumbing inspector.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00165801	20191121082226 (002) - Original Quote	OS-00047	01/07/2020	Original Version
00165803	Change Order Request 07- Crane R2 (002)	OS-00047	01/07/2020	Original Version
00165800	RCC_ Hydro Mechanical _ Change Order 31_ 01032020	OS-00047	01/07/2020	Original Version
00165802	YMCA COR VIS-021 Bulletin 14.1	OS-00047	01/07/2020	Original Version

The Following information is provided by Gilbane Building Company

Method of determining change in Contract:

☐ Guaranteed Maximum Price
☐ Other

☐ Cost Plus Fee

☐ Unit Price

☐ Lump Sum

Change In Contract Sum

Dollar Amount: \$15,812.00

☒ Fixed

☐ Maximum

☐ Estimated

☐ Time and Material

Change In Contract Time

Time (Days): TBD

Attachment: Attached Image (67) (37-2020 : Community Center Final Appropriation)

☐ Fixed☐ Maximum☒ Estimated

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
J07883.000	OS-00047	Drywall, framing, ceilings	10.09A.090000.X	Valley Interior Systems Inc	\$1,207.00	☐ Yes ☐ No
J07883.000	OS-00047	Pools & water features	10.13A.130000.X	Patterson Pools, LLC	\$12,785.00	☐ Yes ☐ No
J07883.000	OS-00047	Plumbing	10.22A.220000.X	Hydro Mechanical of Ohio	\$1,067.00	☐ Yes ☐ No
J07883.000	OS-00047	Fee	99.999.999000.Z		\$753.00	☐ Yes ☐ No
TOTAL FOR PCI No. OS-00047					\$15,812.00	

Submitted Amt: \$15,812.00

Attachment: Attached Image (67) (37-2020 : Community Center Final Appropriation)

Gilbane Building Company

Gilbane Building Company Signed: 1/7/2020 3:01:22 PM Eastern Standard Time - By: Edward Valentine (Senior Project Executive) Gilbane Building Company: 10.0.35.40

City of Reynoldsburg

By: <u>Joseph Begonyi</u> Title: <u>Mayor</u> Company: <u>Reynoldsburg City</u> Date: <u>1-09-2020</u> Printed Name: <u>Joseph Begonyi</u>

C.T. Consultants, Inc.

C.T. Consultants, Inc. Signed: 1/7/2020 5:48:21 PM Eastern Standard Time - By: Brian Sabla (Architect (CT Consultants)) C.T. Consultants, Inc.: 207.58.247.145
--

C.T. Consultants, Inc.

By: _____ Title: _____ Company: _____ Date: _____ Printed Name: _____
--

Attachment: Attached Image (67) (37-2020 : Community Center Final Appropriation)

Patterson Pools, LLC
8155 Memorial Drive
Plain City, OH 43064
614-876-2828

APPROVAL DATE:	
AMOUNT:	\$14,975.39
REASON:	A ☐ E ☐ U ☐ O ☐ C ☐
PROJ. NAME:	Reynoldsburg Community Center & YMCA
PROJ. NUMBER:	0000000
LOCATION:	
COMPANY:	Patterson Pools, LLC
ACCT. CATEGORY:	
DELIVERY DATE:	
PO Number:	0

Change Order Request

Project Name:	Reynoldsburg Community Center & YMCA	COR #:	7
Project Number:		Date:	11/21/2019
P.O. Number:			
Summary of Work:	Adder for crane to install waterslide		
Work Description:	Due to limited access, a crane will be required to erect the waterslide structure. Crane will be set in parking lot.		

A. LABOR SUMMARY (attach supporting documentation):

24	hours x \$	\$70.18	/hour = \$	\$1,684.32
8	hours x \$	\$53.51	/hour = \$	\$428.08
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00

Total [A]: \$2,112.40

B. MATERIAL (attach supporting documentation):

Total [B]: \$300.00

C. TRUCKING (attach supporting documentation):

Total [C]: \$0.00

D. CONTRACTOR OWNED EQUIPMENT (attach supporting documentation):

Total [D]: \$0.00

E. EQUIPMENT RENTAL (attach supporting documentation):

Total [E]: \$0.00

F. OVERHEAD & PROFIT: (If Applicable) 10.00%

Total [F]: \$241.24

G. SUBCONTRACTOR (attach itemized quotes/invoices):

Total [G]: \$11,735.00

H. OVERHEAD & PROFIT (Subcontracts Only) 5.00%

Total [H]: \$586.75

I. CM FEE 0.00%

Total [I]: \$0.00

J. MISCELLANEOUS:

1. Additional bond/insurance cost (attached supporting documentation):
2. Reimbursibles (e.g., permits, licenses, inspection, tests, etc. (attach documentation):
- 3.
- 4.
- 5.

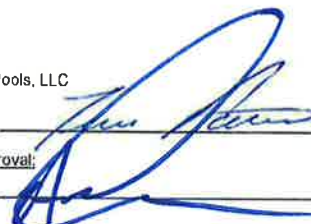
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00

Total [J]: \$0.00

GRAND TOTAL (A+B+C+D+E+F+G+H+I+J):

\$14,975.39

Patterson Pools, LLC

Signature:  (Enter Title Here)

Owner Approval:

Signature: _____

Signature: _____

Signature: _____

Signature: _____

Signature: _____

11-21-19

Date: _____

1/9/20

Date: _____

Date: _____

Date: _____

Date: _____

Attachment: Attached Image (67) (37-2020 : Community Center Final Appropriation)

Patterson Pools, LLC
8155 Memorial Drive
Plain City, OH 43064
614-876-2628

APPROVAL DATE:	
AMOUNT:	\$11,437.19
REASON:	A ☐ E ☐ U ☐ O ☐ C ☐
PROJ. NAME:	Reynoldsburg Community Center & YMCA
PROJ. NUMBER:	0000000
LOCATION:	
COMPANY:	Patterson Pools, LLC
ACCT. CATEGORY:	
DELIVERY DATE:	
PO Number	0

Change Order Request

Project Name: Reynoldsburg Community Center & YMCA COR #: 7-A
 Project Number: _____ Date: 11/21/2019
 P.O. Number: _____

Summary of Work: Adder for crane to install waterslide

Work Description: Due to limited access, a crane will be required to erect the waterslide structure. This proposal would require the fencing to be removed to allow access between pool deck and exterior fence. Cost of fence removal and re-installation is NOT included and would need to be coordinated by General Trades contractor.

A. LABOR SUMMARY (attach supporting documentation):

24	hours x \$	\$70.18	/hour = \$	\$1,684.32
8	hours x \$	\$53.51	/hour = \$	\$428.08
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00

Total [A]: \$2,112.40

B. MATERIAL (attach supporting documentation):

Total [B]: \$0.00

C. TRUCKING (attach supporting documentation):

Total [C]: \$0.00

D. CONTRACTOR OWNED EQUIPMENT (attach supporting documentation):

Total [D]: \$0.00

E. EQUIPMENT RENTAL (attach supporting documentation):

Total [E]: \$0.00

F. OVERHEAD & PROFIT: (If Applicable) 10.00%

Total [F]: \$211.24

G. SUBCONTRACTOR (attach itemized quotes/invoices):

Total [G]: \$7,251.00

H. OVERHEAD & PROFIT (Subcontracts Only) 5.00%

Total [H]: \$362.55

I. CM FEE 0.00%

Total [I]: \$0.00

J. MISCELLANEOUS:

1. Additional bond/insurance cost (attached supporting documentation):	\$0.00
2. Reimbursibles (e.g., permits, licenses, inspection, tests, etc. (attach documentation):	\$0.00
3. Allowance for site restoration	\$1,500.00
4. _____	\$0.00
5. _____	\$0.00

Total [J]: \$1,500.00

GRAND TOTAL (A+B+C+D+E+F+G+H+I+J):

\$11,437.19

Patterson Pools, LLC

Signature: _____ (Enter Title Here)

Owner Approval: _____

Signature: _____

Signature: _____

Signature: _____

Signature: _____

Date: 11-21-19

Date: 11/22/19

Date: _____

Date: _____

Date: _____

Date: _____

Attachment: Attached Image (67) (37-2020 : Community Center Final Appropriation)



Date: 11/20/2019
 Rental #: 300814
 PO #:
 Quote #: 300814-2
 Salesman: Keith Jenkins

Attention: Tim Patterson
 Customer: Patterson Pools - 002539
 Address: 8155 Memorial Dr
 Plain City, OH 43064
 Phone: 614-876-2628
 Fax: 614-876-2495

****Effective November 8th, 2010**** New OSHA Standards went into effect requiring qualified signalpersons and qualified riggers on construction projects when working with cranes. Capital City Group can provide those services if needed. Click here to learn more or contact your salesman for more information.

****SEE LAST PAGE FOR TERMS AND ACCEPTANCE****



Project Date	Project Name	Project Address	Radius	Weight
TBD	Reynoldsburg Community Center	1470 Davidson Dr. Reynoldsburg, OH	180'	1500#

QUANTITIES BELOW ARE AN ESTIMATED MINIMUM

Equipment/Service	Multiplier	Qty	Rate	Total
110 Ton HL Heavylift Crossover Crane - Hourly Rate - Daily (8 Hour Minimum Daily) Port To Port		16	\$305.00	\$4,880.00 ⁽²⁾
Crew Additional Overtime		0	\$65.00	\$0.00
Public Permits (250 Ton and Below) **INFORMATION REQUIRED**		1	\$150.00	\$150.00
12,500 GVW Rigging Truck w/ 1 Rigger (OPTIONAL) - Hourly Rate - Daily (8 Hour Minimum Daily) Port To Port		16	\$125.00	\$2,000.00 ⁽²⁾
Qualified Rigger Additional Overtime		0	\$35.00	\$0.00
30 Ton Boom Truck Crane (for 30' radius option) - Hourly Rate - Daily (8 Hour Minimum Daily) Port To Port		16	\$135.00	\$2,160.00 ⁽²⁾
Operator Additional Overtime		0	\$35.00	\$0.00
⁽²⁾ Fuel Surcharge (6%)				\$542.40
Estimated Total				\$9,732.40

If you have any questions please feel free to contact us.

Sincerely,

Keith Jenkins

Keith Jenkins
 Sales

Mobile: 937-603-9730
 Email: kjenkins@ccgroup-inc.com

Patterson Pools, LLC
8155 Memorial Drive
Plain City, OH 43064
614-876-2628

APPROVAL DATE:	
AMOUNT:	\$12,784.94
REASON:	A E U O C
PROJ. NAME:	Reynoldsburg Community Center & YMCA
PROJ. NUMBER:	0000000
LOCATION:	
COMPANY:	Patterson Pools, LLC
ACCT. CATEGORY:	
DELIVERY DATE:	
PO Number	0

Change Order Request

Project Name:	Reynoldsburg Community Center & YMCA	COR #:	7B
Project Number:		Date:	1/6/2020
P.O. Number:			
Summary of Work:	Adder for crane to install waterslide		
Work Description:	Due to limited access, a crane will be required to erect the waterslide structure. Crane will be set in parking lot. ** WE HAVE FIGURED CRANE FOR 3 DAYS, IF LESS TIME IS REQUIRED, WE WILL ADJUST ACCORDINGLY. **		

A. LABOR SUMMARY (attach supporting documentation):

6	hours x \$	\$70.18	/hour = \$	\$421.08
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00

Total [A]: \$421.08

B. MATERIAL (attach supporting documentation):

Total [B]: \$0.00

C. TRUCKING (attach supporting documentation):

Total [C]: \$0.00

D. CONTRACTOR OWNED EQUIPMENT (attach supporting documentation):

Total [D]: \$0.00

E. EQUIPMENT RENTAL (attach supporting documentation):

Total [E]: \$0.00

F. OVERHEAD & PROFIT: (If Applicable)

10.00%

Total [F]: \$42.11

G. SUBCONTRACTOR (attach itemized quotes/invoices):

Total [G]: \$11,735.00

H. OVERHEAD & PROFIT (Subcontracts Only)

5.00%

Total [H]: \$586.75

I. CM FEE

0.00%

Total [I]: \$0.00

J. MISCELLANEOUS:

1. Additional bond/insurance cost (attached supporting documentation):	\$0.00
2. Reimbursibles (e.g., permits, licenses, inspection, tests, etc. (attach documentation):	\$0.00
3.	\$0.00
4.	\$0.00
5.	\$0.00

Total [J]: \$0.00

GRAND TOTAL (A+B+C+D+E+F+G+H+I+J):

\$12,784.94

Patterson Pools, LLC

Signature: _____ (Enter Title Here)

Owner Approval:

Signature: _____

Signature: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

Date: _____

Date: _____

Date: _____

Attachment: Attached Image (67) (37-2020 : Community Center Final Appropriation)

Hydro Mechanical
5742 Westbourne Ave
Columbus, Ohio 43213
614-694-0806

APPROVAL DATE:	
AMOUNT:	\$1,067.27
REASON:	A ☐ E ☐ U ☐ O ☐ C ☐
PROJ. NAME:	RCC
PROJ. NUMBER:	1839- Contract # J07883-00015-000
LOCATION:	
COMPANY:	Hydro Mechanical
ACCT. CATEGORY:	
DELIVERY DATE:	
PO Number	N/A

Change Order Request

Project Name: RCC COR #: _____
 Project Number: 1839- Contract # J07883-00015-000 Date: 1/2/2020
 P.O. Number: N/A

Summary of Work: Plumbing Modifications - Change Order # 31

Work Description: Install five mixing Valves under sinks in rooms; 154A, 156B(2) , 150A and 143

A. LABOR SUMMARY (attach supporting documentation):

8	hours x \$	\$90.00	/hour = \$	\$720.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00

Total (A): \$720.00

B. MATERIAL (attach supporting documentation):

Total (B): \$301.36

C. TRUCKING (attach supporting documentation):

Total (C): \$0.00

D. CONTRACTOR OWNED EQUIPMENT (attach supporting documentation):

Total (D): \$0.00

E. EQUIPMENT RENTAL (attach supporting documentation):

Total (E): \$0.00

F. OVERHEAD & PROFIT: (If Applicable)

10.00%

Total (F): \$30.14

G. SUBCONTRACTOR (attach itemized quotes/invoices)

Total (G): \$0.00

H. OVERHEAD & PROFIT (Subcontracts Only)

10.00%

Total (H): \$0.00

I. CM FEE

0.00%

Total (I): \$0.00

J. MISCELLANEOUS:

1. Additional bond/insurance cost (attached supporting documentation)
2. Reimbursibles (e.g., permits, licenses, inspection, tests, etc. (attach documentation):
3. _____
4. _____
5. _____

\$15.77
\$0.00
\$0.00
\$0.00
\$0.00

Total (J): \$15.77

GRAND TOTAL (A+B+C+D+E+F+G+H+I+J)

\$1,067.27

Hydro Mechanical

Signature: _____ (Enter Title Here)

Owner Approval: _____

Signature: _____

Signature: _____

Signature: _____

Signature: _____

Date: _____

Date: 1/9/20

Date: _____

Date: _____

Date: _____

Attachment: Attached Image (67) (37-2020 : Community Center Final Appropriation)

Hydro Mechanical - Field Work Report

Job # 1839

Job Name RCC

Job Address 1470 DAVIDSON DR

1000

Work Description:

INSTALL FIVE MIXING VALVES UNDER
SINKS ROOMS 154 A, 158B (2),
150A, 143

Labor Hours	
--------------------	--

[illegible]

Subcontractors	
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
39	40
41	42
43	44
45	46
47	48
49	50
51	52
53	54
55	56
57	58
59	60
61	62
63	64
65	66
67	68
69	70
71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

Name	Description	Amount
Subcontractors Total		

Equipment & Tool Rental

Name	Description	Amount
	Equipment & Tools Total	\$

Materials

[illegible]

Customer Signature _____

Employee Signature

1839-CO#31**COPY**

** ACKNOWLEDGEMENT **

400 GREENLAWN AVENUE
COLUMBUS, OH 43223
614-445-1000 Fax 614-445-4900

Order #: S3747779
P/O # : 1839-CO#31
Printed: 14:58:50 27 DEC 2019
Page # : 1 of 1

Sold To:

HYDRO MECHANICAL OF OHIO
5742 WESTBOURNE AVE
COLUMBUS, OH 43213

Ship To:

HYDRO MECHANICAL OF OHIO
REYNOLDSBURG COMMUNITY CENTER
1470 DAVIDSON DR
REYNOLDSBURG, OH 43068

Ordered by MARK	Order Date 12/27/19	Ship Date 12/27/19	Ship Via OT OUR TRUCK	Warehouse Shp 2 Prc 2
Writer JEFF SCHIRTZINGER	Salesperson TERRY POFF	Release # 1	Freight Allowed No	

Ordered	Product Description	Unit Prc	Ext Prc
	***** Shipping Instructions *****		
	* DELIVER MONDAY 12/30 7-9 A.M.	*	
	* JOHN #614-462-0473	*	

5ea	170-LF RB 3/8 COMP POINT-OF-USE LEAD FREE MIXING VALVE, .5-3 gpm, ASSE 1070	45.160	225.80
5ea	496-001 3/8 COMP x 1/2 FIP x 12 SS LEAD FREE FAUCET CONNECTOR BRAIDED (C004206)	1.970	9.85

SUBTOTAL 235.65

Invoice Amount 235.65

Attachment: Attached Image (67) (37-2020 : Community Center Final Appropriation)

WORLY SUPPLY (COLUMBUS)
400 GREENLAWN AVENUE
COLUMBUS, OH 43223
614-445-1000 Fax 614-445-4900

Quotation

QUOTE DATE	QUOTE NUMBER
01/03/20	S3749029
ORDER TO: WORLY SUPPLY (COLUMBUS) 400 GREENLAWN AVENUE COLUMBUS, OH 43223 614-445-1000 Fax 614-445-4900	PAGE NO. 1 of 1

QUOTE TO:
 HYDRO MECHANICAL OF OHIO
 5742 WESTBOURNE AVE
 COLUMBUS, OH 43213

SHIP TO:
 HYDRO MECHANICAL OF OHIO
 5742 WESTBOURNE AVE
 COLUMBUS, OH 43213

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON	
22712	Change order		TERRY POFF	
WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT
AARON REICH	OT OUR TRUCK	2% 10th Net 25th	01/03/20	No
ORDER QTY	PART NO	DESCRIPTION	UNIT PRICE	NET AMOUNT
5ea	324931	496-002 3/8 COMP x 1/2 FIP x 16 SS FAUCET CONNECTOR, LEAD FREE (OLD C004207)	2.437	12.19
5ea	334053	64-6X 3/8x3/8x3/8 COMPRESSION TEE LEAD FREE	4.888	24.44
10ea	324936	496-243 3/8C x 3/8C x 20 SS LEAD FREE FAUCET CONNECTOR (C004237)	2.908	29.08
THIS IS A QUOTATION			Subtotal	65.71
Prices are subject to change without notice.			S&H CHGS	0.00
Sales Tax not Included.			Amount Due	65.71

Attachment: Attached Image (67) (37-2020 : Community Center Final Appropriation)

Valley Interior Systems, Inc.
3840 Fisher Road
Columbus, Ohio
(614) 351 8440

APPROVAL DATE:	
AMOUNT:	\$1,207.29
REASON:	A ☐ E ☐ U ☐ O ☐ C ☐
PROJ. NAME:	Reynoldsburg Community Center
PROJ. NUMBER:	CT 170132
LOCATION:	
COMPANY:	Valley Interior Systems, Inc.
ACCT. CATEGORY:	
DELIVERY DATE:	
PO Number	0

Change Order Request

Project Name:	Reynoldsburg Community Center	COR #:	VIS-021
Project Number:	CT 170132	Date:	10/29/2019
P.O. Number:			
Summary of Work:	Bulletin 14.1		
Work Description:	Revise ceiling height in Spin 144		

A. LABOR SUMMARY (attach supporting documentation):

1	hours x \$	\$66.26	/hour = \$	\$66.26
16	hours x \$	\$61.33	/hour = \$	\$981.28
0	hours x \$	\$55.51	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00

Total [A]: \$1,047.54

B. MATERIAL (attach supporting documentation):

Total [B]: \$50.00

C. TRUCKING (attach supporting documentation):

Total [C]: \$0.00

D. CONTRACTOR OWNED EQUIPMENT (attach supporting documentation):

Total [D]: \$0.00

E. EQUIPMENT RENTAL (attach supporting documentation):

Total [E]: \$0.00

F. OVERHEAD & PROFIT: (If Applicable)

10.00%

Total [F]: \$109.75

G. SUBCONTRACTOR (attach itemized quotes/invoices):

Total [G]: \$0.00

H. OVERHEAD & PROFIT (Subcontracts Only)

0.00%

Total [H]: \$0.00

I. CM FEE

0.00%

Total [I]: \$0.00

J. MISCELLANEOUS:

1. Additional bond/insurance cost (attached supporting documentation):
2. Reimbursibles (e.g., permits, licenses, inspection, tests, etc. (attach documentation):
- 3.
- 4.
- 5.

\$0.00
\$0.00
\$0.00
\$0.00
\$0.00

Total [J]: \$0.00

GRAND TOTAL (A+B+C+D+E+F+G+H+I+J):

\$1,207.29

Valley Interior Systems, Inc.

Signature: Rick Hutchins Senior Project Manager
(Enter Title Here)

10-29-2019

Owner Approval: [Signature]

Signature: _____

Date: 11/9/20

Signature: _____

Date: _____

Signature: _____

Date: _____

Signature: _____

Date: _____

Attachment: Attached Image (67) (37-2020 : Community Center Final Appropriation)



GEOTECHNICAL
CONSULTANTS INC.

Customer Statement

9.a.ag

Customer ID:

CTYREY

Date:

12/12/2019

Geotechnical Consultants
720 Greencrest Drive
Westerville, OH, 43081
Phone: 614-895-1400
Email: cbrass@gci2000.com
Web: www.gci2000.com

To:

City of Reynoldsburg
7232 E. Main Street
Reynoldsburg OH 43068
Attn: Andrew Bowler

Date	Due Date	Doc. Type	Ref. Nbr.	Ext. Ref. Nbr.	Orig. Amount	Amount Due	Balance
9/30/2019	10/30/2019	INVOICE	000493	000454	3,722.00	3,722.00	3,722.00
	Project Billing						
10/30/2019	11/29/2019	INVOICE	001260	002238	671.00	671.00	4,393.00
	Project Billing						
11/30/2019	12/30/2019	INVOICE	001849	002986	321.00	321.00	4,714.00
	Project Billing						

Attachment: Attached Image (84) (37-2020 : Community Center Final Appropriation)

December	November	October	September	Before September	Amount Due
321.00	671.00	3,722.00	0.00	0.00	4,714.00



GEOTECHNICAL
CONSULTANTS INC.

Customer Statement

9.a.ah

Customer ID:

CTYREY

Date:

12/12/2019

Geotechnical Consultants
720 Greencrest Drive
Westerville, OH, 43081
Phone: 614-895-1400
Email: cbrass@gci2000.com
Web: www.gci2000.com

To:

City of Reynoldsburg
7232 E. Main Street
Reynoldsburg OH 43068
Attn: Andrew Bowler

Date	Due Date	Doc. Type	Ref. Nbr.	Ext. Ref. Nbr.	Orig. Amount	Amount Due	Balance
9/30/2019	10/30/2019	INVOICE	000493	000454	3,722.00	3,722.00	3,722.00
	Project Billing						
10/30/2019	11/29/2019	INVOICE	001260	002238	671.00	671.00	4,393.00
	Project Billing						
11/30/2019	12/30/2019	INVOICE	001849	002986	321.00	321.00	4,714.00
	Project Billing						

Attachment: Attached Image (84) (37-2020 : Community Center Final Appropriation)

December	November	October	September	Before September	Amount Due
321.00	671.00	3,722.00	0.00	0.00	4,714.00

Gilbane Building Company
Authorization To Proceed


CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
 Reynoldsburg , OH, 43068

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

PROJECT NUMBER: J07883.000
ATP NO: ATP-0020
ATP VERSION: 0
DATE OF ISSUANCE: 11/27/2019
SUBMITTED BY: Gilbane Building Company
ALTERNATE TRACKING #:

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time.(if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: ATP-0020

DESCRIPTION: This ATP contains cost related to RFIs 324, 325, and 337. Cost is included for EM lights which was an additional requirement from the fire department. Cost to include added regulators at boilers is also included as this was required by Columbia Gas.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00164059	Change Proposal 08 - Check-In Area Sidewalls	OS-00049	11/27/2019	Original Version
00164055	Copy of YMCA EM Light Pricing (002)	OS-00049	11/27/2019	Original Version
00164060	Hydro Mechanical _ RCC_ Change Order 018_ 11192019	OS-00049	11/27/2019	Original Version
00164061	Official CO#14	OS-00049	11/27/2019	Original Version
00164062	YMCA Claypool RFI Pricing	OS-00049	11/27/2019	Original Version

The Following information is provided by Gilbane Building Company

Method of determining change in Contract:

☐ Guaranteed Maximum Price
☐ Other

☐ Cost Plus Fee

☐ Unit Price

☐ Lump Sum

Change In Contract Sum

Dollar Amount: \$19,063.00

☒ Fixed

☐ Maximum

☐ Estimated

☐ Time and Material

Change In Contract Time

Time (Days): TBD

Fixed

Maximum

Estimated

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
J07883.000	OS-00049	Fire protection	10.21A.210000.X	Dalmatian Fire Inc	\$1,373.00	☒ Yes ☐ No
J07883.000	OS-00049	Plumbing	10.22A.220000.X	Hydro Mechanical of Ohio	\$4,765.00	☒ Yes ☐ No
J07883.000	OS-00049	HVAC	10.23A.230000.X	Columbus Heating & Ventilating Company	\$1,260.00	☒ Yes ☐ No
J07883.000	OS-00049	Electrical	10.26A.260000.X	Claypool Electric Inc.	\$4,813.00	☒ Yes ☐ No
J07883.000	OS-00049	Electrical	10.26A.260000.X	Claypool Electric Inc.	\$5,944.00	☒ Yes ☐ No
J07883.000	OS-00049	Fee	99.999.999000.Z		\$908.00	☒ Yes ☐ No
TOTAL FOR PCI No. OS-00049					\$19,063.00	

Submitted Amt: \$19,063.00

Attachment: Attached Image (91) (37-2020 : Community Center Final Appropriation)

Gilbane Building Company

Gilbane Building Company	
Signed: 11/27/2019 9:28:21 AM Eastern Standard Time - By: Edward Valentine (Senior Project Executive)	
Gilbane Building Company: 10.129.21.165	

City of Reynoldsburg

By:	<u>S. O. McCloud</u>
Title:	<u>Mayor</u>
Company:	<u>City of Reynoldsburg</u>
Date:	<u>12/5/19</u>
Printed Name:	<u>Brian McCloud</u>

C.T. Consultants, Inc.

C.T. Consultants, Inc.	
Signed: 12/2/2019 10:07:06 AM Eastern Standard Time - By: Brian Sabla (Architect (CT Consultants))	
C.T. Consultants, Inc.: 207.58.247.145	

C.T. Consultants, Inc.

By:	_____
Title:	_____
Company:	_____
Date:	_____
Printed Name:	_____

Attachment: Attached Image (91) (37-2020 : Community Center Final Appropriation)

Gilbane Building Company
Authorization To Proceed


CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
 Reynoldsburg , OH, 43068

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

PROJECT NUMBER: J07883.000
ATP NO: ATP-0019
ATP VERSION: 0
DATE OF ISSUANCE: 11/13/2019
SUBMITTED BY: Gilbane Building Company

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: WAPs Install

DESCRIPTION: Cost for Claypool to install WAPs provided by the YMCA. From 11/6 e-mail Rich was ok with pricing. From OACM meeting on 11/7 it was agreed to proceed.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00163194	YMCA WAP Pricing	OS-00048	11/13/2019	Original Version

The Following information is provided by Gilbane Building Company

Method of determining change in Contract:

☒ Guaranteed Maximum Price
 ☒ Cost Plus Fee
 ☒ Unit Price
 ☒ Lump Sum
 ☐ Other

Change In Contract Sum

Dollar Amount: \$2,675.00

☒ Fixed
 ☒ Maximum
 ☒ Estimated
 ☒ Time and Material

Change In Contract Time

Time (Days): TBD

☒ Fixed
 ☒ Maximum
 ☒ Estimated

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
-----	---------	-------------	------------	---------------	--------	---------

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
J07883.000	OS-00048	Electrical	10.26A.260000.X	Claypool Electric Inc.	\$2,548.00	☒ Yes ☐ No
J07883.000	OS-00048	Fee	99.999.999000.Z		\$127.00	☒ Yes ☐ No
TOTAL FOR PCI No. OS-00048					\$2,675.00	

Submitted Amt: \$2,675.00

Gilbane Building Company

Gilbane Building Company	
Signed: 11/13/2019 12:54:14 PM Eastern Standard Time - By: Edward Valentine (Senior Project Executive)	
Gilbane Building Company: 10.129.21.165	

City of Reynoldsburg

By:	<u>Doug Jasyk</u>
Title:	<u>Acting Mayor</u>
Company:	_____
Date:	<u>11-20-19</u>
Printed Name:	<u>Doug Jasyk</u>

C.T. Consultants, Inc.

C.T. Consultants, Inc.	
Signed: 11/14/2019 1:12:53 PM Eastern Standard Time - By: Brian Sabla (Architect (CT Consultants))	
C.T. Consultants, Inc.: 207.58.247.145	

C.T. Consultants, Inc.

By:	_____
Title:	_____
Company:	_____
Date:	_____
Printed Name:	_____

Attachment: Attached Image (123) (37-2020 : Community Center Final Appropriation)



GEOTECHNICAL
CONSULTANTS INC.

Geotechnical Consultants
720 Greencrest Drive
Westerville, OH, 43081
Phone: 614-895-1400
Email: cbrass@gci2000.com
Web: www.gci2000.com

Customer Statement

9.a.ak

Customer ID:

CTYREY

Date:

11/7/2019

To:

City of Reynoldsburg
7232 E. Main Street
Reynoldsburg OH 43068
Attn: Andrew Bowler

Date	Due Date	Doc. Type	Ref. Nbr.	Ext. Ref. Nbr.	Orig. Amount	Amount Due	Balance
9/30/2019	10/30/2019	INVOICE	000493	000454	3,722.00	3,722.00	3,722.00
Project Billing							

Attachment: Attached Image (135) (37-2020 : Community Center Final Appropriation)

November	October	September	August	Before August	Amount Due
0.00	3,722.00	0.00	0.00	0.00	3,722.00

Gilbane Building Company
Authorization To Proceed


CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
 Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0017
ATP VERSION: 0
DATE OF ISSUANCE: 10/16/2019
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Bulletin 13

DESCRIPTION: Bulletin 13 issued to trades on 9/3/19. Cost includes enlarged dumpster enclosure, added soffit in Child Watch (158B), SK-7 detail, ceramic tile in changing rooms (164 & 168), as well as added trench drain at the "peninsula" of the indoor pool.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00161486	008 R1_Bulletin 13 - Dumpster Pad Revisions	OS-00043	10/16/2019	Original Version
00161487	201910071007	OS-00043	10/16/2019	Original Version
00161485	Bulletin 13 COR	OS-00043	10/16/2019	Original Version
00161476	Change Order Summary _ RCC 1839 _ C# 011 Revision	OS-00043	10/16/2019	Original Version
00161479	Final Bulletin #13	OS-00043	10/16/2019	Original Version
00161484	RE RCC YMCA - OS-00043 Bulletin #13 Issued on 9319 - Pricing Request (Kerkan - no cost)	OS-00043	10/16/2019	Original Version
00161483	RE RCC YMCA - OS-00043 Bulletin #13 Issued on 9319 - Pricing Request (Kirk Williams - No cost)	OS-00043	10/16/2019	Original Version
00161481	RE RCC YMCA - OS-00043 Bulletin #13 Issued on 9319 - Pricing Request - Ohio Steel (No cost)	OS-00043	10/16/2019	Original Version
00161475	Spectra Bulletin 13	OS-00043	10/16/2019	Original Version
00161474	YMCA Bulletin 13	OS-00043	10/16/2019	Original Version

Number	Description:	PCI Number	Change Date	Revision
00161477	YMCA Bulletin 13 PCI OS-00043	OS-00043	10/16/2019	Original Version
00161478	YMCA COR VIS-015 Bulletin 13	OS-00043	10/16/2019	Original Version
00161480	bul 13 gilbane form	OS-00043	10/16/2019	Original Version

The Following information is provided by Gilbane Building Company

Method of determining change in Contract:

☒ Guaranteed Maximum Price
☐ Other

☐ Cost Plus Fee

☐ Unit Price

☐ Lump Sum

Change In Contract Sum

Dollar Amount: \$61,405.00

☒ Fixed

☐ Maximum

☐ Estimated

☐ Time and Material

Change In Contract Time

Time (Days): TBD

☐ Fixed

☐ Maximum

☒ Estimated

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
J07883.000	OS-00043	Masonry	10.04A.040000.X	M-M Masonry, LLC	\$3,636.00	☒ Yes ☐ No
J07883.000	OS-00043	Steel	10.05A.050000.X	Ohio Steel Industries Inc	\$.00	☒ Yes ☐ No
J07883.000	OS-00043	Misc metals	10.05B.052000.X	cHc Manufacturing Inc	\$3,289.00	☒ Yes ☐ No
J07883.000	OS-00043	Roofing	10.07A.070000.X	Kerkan Roofing Inc.	\$.00	☒ Yes ☐ No
J07883.000	OS-00043	Drywall, framing, ceilings	10.09A.090000.X	Valley Interior Systems Inc	\$6,297.00	☒ Yes ☐ No
J07883.000	OS-00043	Flooring & wall tile	10.09C.093000.X	Shaw Contract Flooring Services, Inc. d/b/a Spectr	\$14,658.00	☒ Yes ☐ No
J07883.000	OS-00043	Painting	10.09D.094000.X	W.F. Bolin Company	-\$769.00	☒ Yes ☐ No
J07883.000	OS-00043	Fire protection	10.21A.210000.X	Dalmatian Fire Inc	\$2,282.00	☒ Yes ☐ No
J07883.000	OS-00043	Plumbing	10.22A.220000.X	Hydro Mechanical of Ohio	\$14,557.00	☒ Yes ☐ No
J07883.000	OS-00043	Underground - MEP	10.22B.224000.X	Kirk Williams Company	\$.00	☒ Yes ☐ No
J07883.000	OS-00043	HVAC	10.23A.230000.X	Columbus Heating & Ventilating Company	\$1,001.00	☒ Yes ☐ No
J07883.000	OS-00043	Electrical	10.26A.260000.X	Claypool Electric Inc.	\$3,589.00	☒ Yes ☐ No
J07883.000	OS-00043	Hardscapes	10.32B.322000.X	George J Igel & Co Inc	\$9,941.00	☒ Yes ☐ No
J07883.000	OS-00043	Fee	99.999.999000.Z		\$2,924.00	☒ Yes ☐ No
TOTAL FOR PCI No. OS-00043					\$61,405.00	

Submitted Amt: \$61,405.00

Gilbane Building Company

Gilbane Building Company
Signed: 10/16/2019 2:22:25 PM Eastern Standard Time - By: Edward Valentine (Senior Project Executive)
Gilbane Building Company: 10.0.39.211

City of Reynoldsburg

By:	<u>Brad McCloud</u>
Title:	<u>Mayor</u>
Company:	<u>City of Reynoldsburg</u>
Date:	<u>10/21/19</u>
Printed Name:	<u>Brad McCloud</u>

C.T. Consultants, Inc.

C.T. Consultants, Inc.
Signed: 10/18/2019 2:49:55 PM Eastern Standard Time - By: Brian Sabla (Architect (CT Consultants))
C.T. Consultants, Inc.: 207.58.247.145

C.T. Consultants, Inc.

By:	_____
Title:	_____
Company:	_____
Date:	_____
Printed Name:	_____

Send Via Email

Re-Issue

Finalize

PDF with Attachments

Print

Refresh

Information

Attachment: Attached Image (150) (37-2020 : Community Center Final Appropriation)

**Gilbane Building Company
Authorization To Proceed**


CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
 Reynoldsburg , OH, 43068

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

PROJECT NUMBER: J07883.000
ATP NO: ATP-0015
ATP VERSION: 0
DATE OF ISSUANCE: 09/13/2019
SUBMITTED BY: Gilbane Building Company

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Big Fans In Gymnasium

DESCRIPTION: Cost to provide and install 4 Big Ass Fans in gymnasium. These were previously value engineered out of the project (VE Item #13).

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00159937	7285 Change Order #09 Big Ass Fans Final	OS-00045	09/13/2019	Original Version

The Following information is provided by Gilbane Building Company

Method of determining change in Contract:

☒ Guaranteed Maximum Price
 ☐ Cost Plus Fee
 ☐ Unit Price
 ☐ Lump Sum
 ☐ Other

Change In Contract Sum

Dollar Amount: \$22,038.00

☒ Fixed
 ☐ Maximum
 ☐ Estimated
 ☐ Time and Material

Change In Contract Time

Time (Days): TBD

☒ Fixed
 ☐ Maximum
 ☐ Estimated

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
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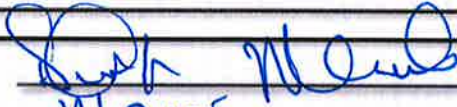
Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
J07883.000	OS-00045	HVAC	10.23A.230000.X	Columbus Heating & Ventilating Company	\$20,989.00	☒ Yes ☐ No
J07883.000	OS-00045	Fee	99.999.999000.Z		\$1,049.00	☒ Yes ☐ No
TOTAL FOR PCI No. OS-00045					\$22,038.00	

Submitted Amt: \$22,038.00

Gilbane Building Company

Gilbane Building Company	
Signed: 9/15/2019 8:58:08 PM Eastern Standard Time - By: Edward Valentine (Senior Project Executive)	
Gilbane Building Company: 10.0.34.73	

City of Reynoldsburg

By:	
Title:	Mayor
Company:	City of Reynoldsburg
Date:	9/25/19
Printed Name:	Brian McClellan

C.T. Consultants, Inc.

C.T. Consultants, Inc.	
Signed: 9/17/2019 4:17:53 PM Eastern Standard Time - By: Brian Sabla (Architect (CT Consultants))	
C.T. Consultants, Inc.: 207.58.247.145	

C.T. Consultants, Inc.

By:	_____
Title:	_____
Company:	_____
Date:	_____
Printed Name:	_____

Gilbane Building Company
Authorization To Proceed


CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
 Reynoldsburg , OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0014
ATP VERSION: 0
DATE OF ISSUANCE: 09/13/2019
SUBMITTED BY: Gilbane Building Company

ALTERNATE TRACKING#:

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

Gilbane Building Company submits herein its request to expend funds within the current Contract Sum/Project Budget for the work as described below. Upon your approval of this request, contractor amendments and/or purchase orders will be issued for the amounts indicated. Supporting documentation is attached as listed in Attachments below. Owner authorization is for cost of the work and does not constitute a change in the Contract Sum/Project Budget or Contract Time.

TITLE: Contingency Transfer For Supplemental Labor Coverage

DESCRIPTION: This is a confirmation request of previous authorization that Gilbane will be transferring \$50,000 of funds from construction contingency to the general conditions/labor funding source. This budget transfer is to cover supplemental Gilbane staff that will be used to help manage recently added value engineering items and bulletins to the project.

As this is a transfer of funds within the current project GMP, the overall outcome is a \$0 change order to the project.

Attachments:

Number	Description:	PCI	Change Date	Revision

The Following information is provided by Gilbane Building Company

Method of determining change in Contract:

☒ Guaranteed Maximum Price
 ☒ Cost Plus Fee
 ☒ Unit Price
 ☒ Lump Sum

☒ Other

ATP Amount

Dollar Amount: \$.00

☒ Fixed
 ☒ Maximum
 ☒ Estimated
 ☒ Time and Material

Change In Contract Time

Time (Days): TBD

☒ Fixed
 ☒ Maximum
 ☒ Estimated

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
J07883.000	BT-00005	Gilbane Contingency	10.985.899900.Z		-\$50,000.00	☒ Yes ☐ No

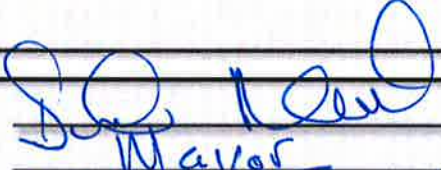
Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
J07883.000	BT-00005	Proj Eng - SE	92.920.915010.Z		\$50,000.00	☒ Yes ☐ No
TOTAL FOR PCI No. BT-00005					\$0.00	

Submitted Amt: \$.00

Gilbane Building Company

Gilbane Building Company	
Signed: 9/19/2019 11:51:44 PM Eastern Standard Time - By: Edward Valentine (Senior Project Executive)	
Gilbane Building Company: 10.0.55.15	

City of Reynoldsburg

By:	
Title:	Mayer
Company:	City of Reynoldsburg
Date:	9/25/19
Printed Name:	Scott Mayer

C.T. Consultants, Inc.

C.T. Consultants, Inc.	
Signed: 9/23/2019 10:45:25 AM Eastern Standard Time - By: Brian Sabla (Architect (CT Consultants))	
C.T. Consultants, Inc.: 207.58.247.145	

C.T. Consultants, Inc.

By:	_____
Title:	_____
Company:	_____
Date:	_____
Printed Name:	_____

Attachment: Attached Image (155) (37-2020 : Community Center Final Appropriation)

**Gilbane Building Company
Authorization To Proceed**


CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
 Reynoldsburg , OH, 43068

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

PROJECT NUMBER: J07883.000
ATP NO: ATP-0013
ATP VERSION: 0
DATE OF ISSUANCE: 09/04/2019
SUBMITTED BY: Gilbane Building Company

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Bulletin 12

DESCRIPTION: Bulletin 12 issued to trades on 7-25-19. Cost includes guardrail and sectional door at outdoor deck 270. Lights associated with the flagpoles, conduit for charge stations, conduit for future sign, and additional elevator work at the elevator included. A credit for the pin mounted signage is included. Revised hardware and keying is included for doors 122A, 122B, 154A, and 158E. The additional tube steel at the glass canopy is also included.

The following is excluded from this price: The cost for the Columbia Gas work is not included in this ATP and will be submitted in the near future. Cost for the keyswitch and release button will also be submitted in the future.

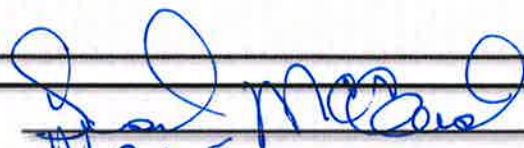
Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00159252	20190731131124996 - OG	OS-00041	09/04/2019	Original Version
00159249	20190820111950516 - Dalmatian	OS-00041	09/04/2019	Original Version
00159247	201908211225 - cHc Bulletin 12	OS-00041	09/04/2019	Original Version
00159253	Bulletin #12 Change Order Pricing #36	OS-00041	09/04/2019	Original Version
00159251	MM PCO #013 Bulletin 12	OS-00041	09/04/2019	Original Version
00159250	Reynoldsburg YMCA Change Order #07 - Kerkan	OS-00041	09/04/2019	Original Version
00159248	YMCA Bulletin 12 PCI OS-00041	OS-00041	09/04/2019	Original Version
00159254	YMCA COR VIS-012 Bulletin 12R Revised	OS-00041	09/04/2019	Original Version

Gilbane Building Company

Gilbane Building Company	
Signed: 9/4/2019 3:31:10 PM Eastern Standard Time - By: Edward Valentine (Senior Project Executive)	
Gilbane Building Company: 18.0.46.249	

City of Reynoldsburg

By:	
Title:	Mayor
Company:	City of Reynoldsburg
Date:	9/10/19
Printed Name:	Brad McClain

C.T. Consultants, Inc.

C.T. Consultants, Inc.	
Signed: 9/10/2019 11:39:23 AM Eastern Standard Time - By: Brian Sabla (Architect (CT Consultants))	
C.T. Consultants, Inc.: 207.58.247.145	

C.T. Consultants, Inc.

By:	_____
Title:	_____
Company:	_____
Date:	_____
Printed Name:	_____

Attachment: Attached Image (202) (37-2020 : Community Center Final Appropriation)

Gilbane Building Company
Authorization To Proceed


CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
 Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0012
ATP VERSION: 0
DATE OF ISSUANCE: 08/21/2019
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: VE Items Back Into Project

DESCRIPTION: The following are being added to the project:

Cost add to Kiefer to go back to alternating track lanes at the running track of SF-4 and SF-5 (VE Item #40)

Cost add is to Igel to receive and install bike racks as site furnishings are added back into the project (VE Item #2)

Cost deduct given by Peabody for landscape work removed as Pickleball courts were added back into the project (VE Item #38)

Cost add is to Peabody to provide and install site furnishings (litter receptacles, tables and chairs, benches, umbrellas). Peabody will also provide bike racks and install will be by Igel (VE Item #2)

Cost add is to MM general trades to provide and install FRP panels in janitor's closets (VE Item #26)

Cost add is to MM general trades to provide and install ballet barres in the Mind/body and multipurpose rooms (VE Item #10).

Cost add is to Ohio Glass to provide and install mirrors in the Mind Body Studio 220 and Multi Purpose Room 124 (VE Item #10).

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Port Attachments				
J0158522	COR-AlternatingLanes_07232019	OS-00042	08/21/2019	Original Version
J0158525	RE Reynoldsburg - Value Engineering Items	OS-00042	08/21/2019	Original Version
J0158521	RE Reynoldsburg Community Center Hardscapes - Change Orders	OS-00042	08/21/2019	Original Version
J0158524	RE VE Items	OS-00042	08/21/2019	Original Version

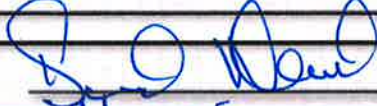
Gilbane Building Company

Gilbane Building Company

Signed: 8/21/2019 9:41:07 PM Eastern Standard Time - By: Edward Valentine (Senior Project Executive)

Gilbane Building Company: 10.0.35.251

City of Reynoldsburg

By: 

Title: Mayor

Company: Reynoldsburg

Date: 8/26/19

Printed Name: Brad McCloud

C.T. Consultants, Inc.

C.T. Consultants, Inc.

Signed: 8/22/2019 9:26:28 AM Eastern Standard Time - By: Brian Sabla (Architect (CT Consultants))

C.T. Consultants, Inc.: 207.58.247.145

C.T. Consultants, Inc.

By: _____

Title: _____

Company: _____

Date: _____

Printed Name: _____

Attachment: Attached Image (236) (37-2020 : Community Center Final Appropriation)

Gilbane Building Company
Authorization To Proceed


CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
 Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0011
ATP VERSION: C
DATE OF ISSUANCE: 08/07/2019
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Bulletin 11 & 11.1

DESCRIPTION: Bulletin 11 issued on 6-28-19 and bulletin 11.1 issued 7-3-19. Cost includes added cost for MM General trades for the price of 3 Suitmate Swimsuit Extractors and associated blocking, as well as cost to switch the 2 removable mullions to be keyed. Cost includes added cost to MM Masonry for cutting in scuppers in area B. Cost includes additional cost to Valley to re-frame walls in 130, added soffit details, and added bulkhead detail.

Cost does not include work related to the pickleball courts as this cost was included in a separate change order.

Gilbane excludes items not specifically listed on the narrative and/or clouded appropriately on the documents.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
J0157657	Bulletin 11 COR	OS-00038	08/07/2019	Original Version
J0157660	FW RCC YMCA - OS-00038 Bulletin #11 Issued on 62819 - Pricing Request (OSI no cost)	OS-00038	08/07/2019	Original Version
J0157659	FW RCC YMCA - OS-00038 Bulletin #11 Issued on 62819 - Pricing Request - Hydro Mechanical (No cost)	OS-00038	08/07/2019	Original Version
J0157656	MM PCO #010 Bulletin 11	OS-00038	08/07/2019	Original Version
J0157663	RE RCC YMCA - OS-00038 Bulletin #11 Issued on 62819 - Pricing Request - Patterson (No Cost) 11.1	OS-00038	08/07/2019	Original Version

Gilbane Building Company

Gilbane Building Company

Signed: 8/21/2019 9:38:17 PM Eastern Standard Time - By: Edward Valentine (Senior Project Executive)

Gilbane Building Company: 10.0.35.251

City of Reynoldsburg

By:

Title:

Company:

Date:

Printed Name:

C.T. Consultants, Inc.

C.T. Consultants, Inc.

Signed: 8/22/2019 9:40:29 AM Eastern Standard Time - By: Brian Sabla (Architect (CT Consultants))

C.T. Consultants, Inc.: 207.58.247.145

C.T. Consultants, Inc.

By:

Title:

Company:

Date:

Printed Name:

Attachment: Attached Image (236) (37-2020 : Community Center Final Appropriation)

Owner Change Order (OCO)



Project Name: Reynoldsburg New
Community Center & YMCA

Gilbane Job No.: J07883.000

OCO: OCO-0007

PCI: OS-00030, OS-00035, OS-
00037, OS-00039, OS-00040

Alternate Tracking #:

Attention:

Date Issued: 8/14/2019 4:52:18 PM

Owner: City of Reynoldsburg

Address: 7232 East Main Street

Reynoldsburg, OH 43068 US

Architect: C.T. Consultants, Inc., Brian Sabla

The Contract changes as follows:

Scope Of Changes: Bulletin 9, Bulletin 10, Various VE Items

Description: Description: This Owner change order is confirmation of previously signed Authorized to Proceed documents. This formal change order will adjust the contract value in accordance with the approvals of ATP-006, ATP-007, ATP-008, ATP-009, and ATP-010.

OS-00030 (ATP 006) - Bulletin 9 dated 4-19-19 for various design changes.

OS-00035 (ATP 010) - Bulletin 10 issued on 6-3-19 - Includes additional dowels for versa-Lok Wall, added metal roof deck extension, extra framing at the radius soffit, added support at K line wall, additional Knox boxes, and changing of an electrical panel.

OS-00037 (ATP 007) - The following are being added back into the project:

Solid surface casework, ceramic floor tile in the indoor pool room/pool vestibule/locker rooms.

OS-00039 (ATP 008) - The following are being added to the project:

The furnish and install of slide foundations and columns, work associated with the pickle ball courts.

OS-00040 (ATP 009) - The following are being added back into the project:

Cost for the pool slide and cost associated with VE items #1, #23, #24, #25, #39, and #49.

Additional Description



Attachments:

Number	Title	PCI	Change Date	Revision
Sort Attachments				
00152971	Bulletin 9 OG Pricing	OS-00030	05/22/2019	Original Version

Attachment: Attached Image (236) (37-2020 : Community Center Final Appropriation)

The Original Contract price was	\$25,246,796.00
Net change by previously authorized Change Orders	\$371,399.00
Contract Price prior to this Change Order	\$25,618,195.00
Contract Price will be changed by this Change Order in the Amount	\$515,552.00
The new Contract Price including this Change Order will be	\$26,133,747.00

The Contract Time will be changed by _____ 0

The date of Substantial Completion for construction as of the date of this Change Order therefore is _____

Gilbane Building Company

Gilbane Building Company Signed: 8/14/2019 4:52:18 PM Eastern Standard Time - By: Edward Valentine (Senior Project Executive) Gilbane Building Company: 10.0.55.183

City of Reynoldsburg

By: <u>Brad McClard</u> Title: <u>Mayor</u> Company: <u>Reynoldsburg</u> Date: <u>8/15/19</u> Printed Name: <u>Brad McClard</u>
--

C.T. Consultants, Inc.

C.T. Consultants, Inc. Signed: 8/18/2019 11:07:11 AM Eastern Standard Time - By: Brian Sabla (Architect (CT Consultants)) C.T. Consultants, Inc.: 207.58.247.145
--

C.T. Consultants, Inc.

By: _____ Title: _____ Company: _____ Date: _____ Printed Name: _____
--

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Owner Change Order (OCO) Draft

Project Name: Reynoldsburg New Community Center & YMCA

Gilbane Job No.: J07883.000

OCO: OCO-0008

PCI: BT-00005, OS-00038, OS-00041, OS-00042, OS-00043, OS-00045, OS-00046, OS-00048

Alternate Tracking #:

Attention:

Date Issued: 2/6/2020 4:25:44 PM

Owner: City of Reynoldsburg

Address: 7232 East Main Street

Reynoldsburg, OH 43068 US

Architect: C.T. Consultants, Inc., Brian Sabla

Gilbane Building Company submits herein a request for Change Order in the total amount indicated below for Work included in the Gilbane Building Company Potential Change Items (PCI) identified below. Contractor's quotations have been reviewed and found to be fair and reasonable for the work involved. Refer to the attached documentation for specific pricing information. Upon Owner approval, Gilbane Building Company will incorporate this amount in a final Owner Change Order document, which when executed by all parties, will change the Contract Sum and Contract Time as applicable.

Scope Of Changes: Owner Change Order 008 Owner Change Order 008

Description: Description: This change order is a confirmation of previously signed Authorization to Proceed documents. This formal change order will adjust the contract value in accordance with the approvals of ATP-011, ATP-012, ATP-013, ATP-014, ATP-015, ATP-017, ATP-018, & ATP-019. ATP-016 was skipped in the system and therefore there is no ATP-016.

OS-00038 (ATP-011) - Bulletin 11 issued 6-28-19 & Bulletin 11.1 issued 7-3-19 included adding swimsuit extractors, adding removable mullions to be keyed, added soffit and bulkhead details.

OS-00042 (ATP-012) - VE Items Back into Project - Pickle ball courts, site furnishings, alternating running track lanes, FRP panels in the janitor closets, and mirrors/ballet barres were added back into the project.

OS-00041 (ATP-013) - Bulletin 12 issued to trades on 7-25-19 included added guardrails and sectional door at the outdoor deck, lights associated with flagpoles, conduit for car charging stations. Conduit was run for a future lighted sign and a credit was given for pin mounted signage. Additional cost for added elevator related work was included. Revised hardware and keying costs were included as well as cost for additional tube steel at the glass canopy.

BT-00005 (ATP-014) - Contingency Transfer for Supplemental Labor Coverage - Confirmation that Gilbane will transfer contingency funds to the general conditions/labor funding source as a \$0 change order. This transfer is to help staff the added bulletins and value engineering process.

OS-00045 (ATP-015) - Big Fans in Gymnasium - Cost to provide and install 4 Big Ass Fans in the gymnasium. These were previously value engineered out of the project.

(ATP-016) - This was skipped in the system. Therefore, there is no ATP-016.

OS-00043 (ATP-017) - Bulletin 13 issued to trades on 9/3/19 includes cost associated with increasing the dumpster enclosure, added soffit in the child watch, detail SK-7, ceramic tile added to the changing rooms, and added trench drain to the indoor pool "peninsula".

OS-00046 (ATP-018) - Bulletin 14 issued to trades on 10/18/19 includes re-configuring conduits at the indoor pool, added CAT6 cables for treadmills, painting P and P1 fixtures. Cost included for added wall tile in women's locker room per bulletin detail and added access panel in storage room 240. Cost includes slab and footing work associated with the added SunShade Structure. Revised door/frame/hardware for electric rooms 220A and 149B, changes at the OH entry, and RFI 292 RFI 305 included as well.
Due to bulletin 14 changes/adds as well as a future bulletin 15, this ATP-018 extended the substantial completion date to 12/31/19.

OS-00048 (ATP-019) - WAPs Install - Cost to Claypool to install WAPs provided by the YMCA.

Additional Description

Attachments:

Number	Title	PCI	Change Date	Revision
<u>Sort Attachments</u>				
00157657	Bulletin 11 COR	OS-00038	08/07/2019	Original Version
00157660	FW RCC YMCA - OS-00038 Bulletin #11 Issued on 62819 - Pricing Request (OSI no cost)	OS-00038	08/07/2019	Original Version
00157659	FW RCC YMCA - OS-00038 Bulletin #11 Issued on 62819 - Pricing Request - Hydro Mechanical (No cost)	OS-00038	08/07/2019	Original Version
00157656	MM PCO #010 Bulletin 11	OS-00038	08/07/2019	Original Version
00157663	RE RCC YMCA - OS-00038 Bulletin #11 Issued on 62819 - Pricing Request - Patterson (No Cost) 11.1	OS-00038	08/07/2019	Original Version
00157661	Re RCC YMCA - OS-00038 Bulletin #11 Issued on 62819 - Pricing Request - Bolin (No cost)	OS-00038	08/07/2019	Original Version
00157662	Re RCC YMCA - OS-00038 Bulletin #11 Issued on 62819 - Pricing Request - Dalmatian (No cost)	OS-00038	08/07/2019	Original Version
00157664	Re RCC YMCA - OS-00038 Bulletin #11 Issued on 62819 - Pricing Request - Spectra (no cost)	OS-00038	08/07/2019	Original Version
00157658	YMCA COR VIS-011 Bulletin 11 REVISED	OS-00038	08/07/2019	Original Version
00159252	20190731131124996 - OG	OS-00041	09/04/2019	Original Version
00159249	20190820111950516 - Dalmatian	OS-00041	09/04/2019	Original Version
00159247	201908211225 - cHc Bulletin 12	OS-00041	09/04/2019	Original Version
00159253	Bulletin #12 Change Order Pricing #36	OS-00041	09/04/2019	Original Version

Attachment: Attached Image (37-2020 : Community Center Final Appropriation)

Number	Title	PCI	Change Date	Revision
00159251	MM PCO #013 Bulletin 12	OS-00041	09/04/2019	Original Version
00159250	Reynoldsburg YMCA Change Order #07 - Kerkan	OS-00041	09/04/2019	Original Version
00159248	YMCA Bulletin 12 PCI OS- 00041	OS-00041	09/04/2019	Original Version
00159254	YMCA COR VIS-012 Bulletin 12R Revised	OS-00041	09/04/2019	Original Version
00158522	COR- AlternatingLanes_07232019	OS-00042	08/21/2019	Original Version
00158525	RE Reynoldsburg - Value Engineering Items	OS-00042	08/21/2019	Original Version
00158521	RE Reynoldsburg Community Center Hardscapes - Change Orders	OS-00042	08/21/2019	Original Version
00158524	RE VE Items	OS-00042	08/21/2019	Original Version
00158523	Re Reynoldsburg - Potential Added Scope of Work	OS-00042	08/21/2019	Original Version
00161486	008 R1_Bulletin 13 - Dumpster Pad Revisions	OS-00043	10/16/2019	Original Version
00161487	201910071007	OS-00043	10/16/2019	Original Version
00161485	Bulletin 13 COR	OS-00043	10/16/2019	Original Version
00161476	Change Order Summary _ RCC 1839 _ C# 011 Revision	OS-00043	10/16/2019	Original Version
00161479	Final Bulletin #13	OS-00043	10/16/2019	Original Version
00161484	RE RCC YMCA - OS-00043 Bulletin #13 Issued on 9319 - Pricing Request (Kerkan - no cost)	OS-00043	10/16/2019	Original Version
00161483	RE RCC YMCA - OS-00043 Bulletin #13 Issued on 9319 - Pricing Request (Kirk Williams - No cost)	OS-00043	10/16/2019	Original Version
00161481	RE RCC YMCA - OS-00043 Bulletin #13 Issued on 9319 - Pricing Request - Ohio Steel (No cost)	OS-00043	10/16/2019	Original Version
00161475	Spectra Bulletin 13	OS-00043	10/16/2019	Original Version
00161474	YMCA Bulletin 13	OS-00043	10/16/2019	Original Version
00161477	YMCA Bulletin 13 PCI OS- 00043	OS-00043	10/16/2019	Original Version
00161478	YMCA COR VIS-015 Bulletin 13	OS-00043	10/16/2019	Original Version
00161480	bul 13 gilbane form	OS-00043	10/16/2019	Original Version
00159937	7285 Change Order #09 Big Ass Fans Final	OS-00045	09/13/2019	Original Version
00164701	012 R1_Bulletin 14 & 14.1 - SunShade Concrete Work	OS-00046	12/10/2019	Original Version

Attachment: Attached Image (37-2020 : Community Center Final Appropriation)

Number	Title	PCI	Change Date	Revision
00162421	CO#11	OS-00046	10/30/2019	Original Version
00162426	Copy of Bul 14 PCI_ OS-00046 (1)	OS-00046	10/30/2019	Original Version
00162425	Proposal RCC Bulletin 14 101619	OS-00046	10/30/2019	Original Version
00162424	RYGC MM PCO #023 Bulletin 14 Revised	OS-00046	10/30/2019	Original Version
00164702	YMCA Bulletin 14 PCI OS-00046	OS-00046	12/10/2019	Original Version
00162427	YMCA COR VIS-020 Bulletin 14	OS-00046	10/30/2019	Original Version
00163194	YMCA WAP Pricing	OS-00048	11/13/2019	Original Version

PCI Code	PCI Description	PCI Amount	Approve
BT-00005	Contingency Transfer For Labor Coverage	\$.00	☐ Yes ☐ No
OS-00038	Bulletin 11 and 11.1	\$13,755.00	☐ Yes ☐ No
OS-00041	Bulletin 12	\$84,591.00	☐ Yes ☐ No
OS-00042	VE Items Back Into Project (Site Furnishings, Mirrors, Ballet Barres, FRP Panels, Track Flooring)	\$109,350.00	☐ Yes ☐ No
OS-00043	Bulletin 13	\$61,405.00	☐ Yes ☐ No
OS-00045	Fans In Gymnasium Back Into Project	\$22,038.00	☐ Yes ☐ No
OS-00046	Bulletin 14	\$36,882.00	☐ Yes ☐ No
OS-00048	WAP Install	\$2,675.00	☐ Yes ☐ No

Submitted Amt: \$330,696.00 App Amt: \$330,696.00

Gilbane Building Company

Gilbane Building Company
Signed: 2/6/2020 4:25:44 PM Eastern Standard Time - By: Edward Valentine (Senior Project Executive)
Gilbane Building Company: 10.129.21.165

City of Reynoldsburg

By:	_____
Title:	_____
Company:	_____
Date:	_____
Printed Name:	_____

C.T. Consultants, Inc.

C.T. Consultants, Inc.
Signed: 2/6/2020 5:38:06 PM Eastern Standard Time - By: Brian Sabla (Architect (CT Consultants))
C.T. Consultants, Inc.: 207.58.247.145

C.T. Consultants, Inc.

By:	<i>Joe Begany</i>
Title:	<i>Mayor</i>
Company:	<i>City of Reynoldsburg</i>
Date:	<i>2-10-2020</i>
Printed Name:	<i>Joe Begany</i>

Attachment: Attached Image (37-2020 : Community Center Final Appropriation)

Stephen Cicak

From: Joni Crawford
Sent: Thursday, January 09, 2020 12:43 PM
To: Joe Begeny; Stephen Cicak
Cc: Andrew Bowsher
Subject: RE: Final 2019 Number
Attachments: January 2020 Owner's Budget Update.xlsx

Joe,

I am currently working on doing December's month end close. I hope to have it completed towards the end next week. I will try to get you some preliminary numbers tomorrow. These should not change drastically. To answer your question, attached is the latest numbers Andrew shared with us that show that of the 1.3 million we have used about 1.044 million with the additional change orders and initial shortage. This would leave about \$255,727 left. There is still the open item of the Electric Vehicle Stations. If Council does not want to appropriate additional money for that expenditure, then that would come off of the \$255,727 balance. You might check with Andrew to see if there are any other items that he knows about that are forth coming.

Feel free to call me if you have any additional questions.

Joni Crawford

Finance Manager
 City of Reynoldsburg
 7232 E. Main St.
 Reynoldsburg, OH 43068\
 Ph:614.322.6862 / Fax:614.322.6857
JCrawford@ci.reynoldsburg.oh.us / <http://www.ci.reynoldsburg.oh.us>

From: Joe Begeny <JBegeny@ci.reynoldsburg.oh.us>
Sent: Thursday, January 09, 2020 8:41 AM
To: Stephen Cicak <SCicak@ci.reynoldsburg.oh.us>; Joni Crawford <jcrawford@ci.reynoldsburg.oh.us>
Subject: Final 2019 Number

Good morning,

Just checking in to see the final numbers for 2019 so we can finish off the 2020 budget. I also wanted to know what the potential return would be for the \$1.3 million in additional funding for the Y might be, as Auditor Cicak mentioned and when that may occur. Thanks!

Joe Begeny
 Mayor
 City of Reynoldsburg
 7232 East Main Street
 Reynoldsburg, Ohio
 614-322-6809
JBegeny@ci.reynoldsburg.oh.us
www.ci.reynoldsburg.oh.us

\$15,812

2

9.a.ar

**Gilbane Building Company
Authorization To Proceed**

Signed 1-9-20
owner approval... " " AB



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0023
ATP VERSION: 0
DATE OF ISSUANCE: 01/07/2020
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Mixing Valves, Crane For Slide, Spin Room Work

DESCRIPTION: Includes cost for drywall related work in the spin room related to RFI 325. Cost for crane needed to erect the slide per RFI 302 response. Mixing Valves as requested by the plumbing inspector.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00165801	20191121082226 (002) - Original Quote	OS-00047	01/07/2020	Original Version
00165803	Change Order Request 07- Crane R2 (002)	OS-00047	01/07/2020	Original Version
00165800	RCC_ Hydro Mechanical _ Change Order 31_ 01032020	OS-00047	01/07/2020	Original Version
00165802	YMCA COR VIS-021 Bulletin 14.1	OS-00047	01/07/2020	Original Version

The Following information is provided by Gilbane Building Company
Method of determining change in Contract:

☐ Guaranteed Maximum Price
☐ Other

☐ Cost Plus Fee

☐ Unit Price

☐ Lump Sum

Change In Contract Sum
Dollar Amount: \$15,812.00

☒ Fixed

☐ Maximum

☐ Estimated

☐ Time and Material

Change In Contract Time
Time (Days): TBD

Valley Interior Systems, Inc.
3840 Fisher Road
Columbus, Ohio
(614) 351 8440

APPROVAL DATE:	
AMOUNT:	\$1,207.29
REASON:	A O E O U O O O C O
PROJ. NAME:	Reynoldsburg Community Center
PROJ. NUMBER:	CT 170132
LOCATION:	
COMPANY:	Valley Interior Systems, Inc.
ACCT. CATEGORY:	
DELIVERY DATE:	
PO Number	0

Change Order Request

Project Name:	Reynoldsburg Community Center	COR #:	VIS-021
Project Number:	CT 170132	Date:	10/29/2019
P.O. Number:			
Summary of Work:	Bulletin 14.1		
Work Description:	Revise ceiling height in Spin 144		

A. LABOR SUMMARY (attach supporting documentation):

1	hours x \$	\$66.26	/hour = \$	\$66.26
16	hours x \$	\$61.33	/hour = \$	\$981.28
0	hours x \$	\$55.51	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00

Total [A]: \$1,047.54

B. MATERIAL (attach supporting documentation):

Total [B]: \$50.00

C. TRUCKING (attach supporting documentation):

Total [C]: \$0.00

D. CONTRACTOR OWNED EQUIPMENT (attach supporting documentation):

Total [D]: \$0.00

E. EQUIPMENT RENTAL (attach supporting documentation):

Total [E]: \$0.00

F. OVERHEAD & PROFIT: (If Applicable)

10.00%

Total [F]: \$109.75

G. SUBCONTRACTOR (attach itemized quotes/invoices):

Total [G]: \$0.00

H. OVERHEAD & PROFIT (Subcontracts Only)

0.00%

Total [H]: \$0.00

I. CM FEE

0.00%

Total [I]: \$0.00

J. MISCELLANEOUS:

1. Additional bond/insurance cost (attached supporting documentation):
2. Reimbursibles (e.g., permits, licenses, inspection, tests, etc. (attach documentation):
- 3.
- 4.
- 5.

\$0.00
\$0.00
\$0.00
\$0.00
\$0.00

Total [J]: \$0.00

GRAND TOTAL (A+B+C+D+E+F+G+H+I+J):

\$1,207.29

Valley Interior Systems, Inc.

Signature: Rick Hutchins Senior Project Manager

(Enter Title Here)

10-29-2019

Date:

Owner Approval:

Signature: _____

Date:

Signature: _____

Date:

Signature: _____

Date:

Signature: _____

Date:

OCO

\$330696

9.a.ar

Signed 2.10.20

Owner Change Order (OCO) Draft



Project Name: Reynoldsburg New Community Center & YMCA
 Gilbane Job No.: J07883.000

OCO:OCO-0008

PCI:BT-00005, OS-00038, OS-00041, OS-00042, OS-00043, OS-00045, OS-00046, OS-00048

Alternate Tracking #:

Attention:

Date Issued: 2/6/2020 4:25:44 PM

Owner: City of Reynoldsburg

Address: 7232 East Main Street

Reynoldsburg, OH 43068 US

Architect: C.T. Consultants, Inc., Brian Sabla

Gilbane Building Company submits herein a request for Change Order in the total amount indicated below for Work included in the Gilbane Building Company Potential Change Items (PCI) identified below. Contractor's quotations have been reviewed and found to be fair and reasonable for the work involved. Refer to the attached documentation for specific pricing information. Upon Owner approval, Gilbane Building Company will incorporate this amount in a final Owner Change Order document, which when executed by all parties, will change the Contract Sum and Contract Time as applicable.

Scope Of Changes: Owner Change Order 008 Owner Change Order 008

Description: Description: This change order is a confirmation of previously signed Authorization to Proceed documents. This formal change order will adjust the contract value in accordance with the approvals of ATP-011, ATP-012, ATP-013, ATP-014, ATP-015, ATP-017, ATP-018, & ATP-019. ATP-016 was skipped in the system and therefore there is no ATP-016.

OS-00038 (ATP-011) - Bulletin 11 issued 6-28-19 & Bulletin 11.1 issued 7-3-19 included adding swimsuit extractors, adding removable mullions to be keyed, added soffit and bulkhead details.

OS-00042 (ATP-012) - VE Items Back into Project - Pickle ball courts, site furnishings, alternating running track lanes, FRP panels in the janitor closets, and mirrors/ballet barres were added back into the project.

OS-00041 (ATP-013) - Bulletin 12 issued to trades on 7-25-19 included added guardrails and sectional door at the outdoor deck, lights associated with flagpoles, conduit for car charging stations. Conduit was run for a future lighted sign and a credit was given for pin mounted signage. Additional cost for added elevator related work was included. Revised hardware and keying costs were included as well as cost for additional tube steel at the glass canopy.

BT-00005 (ATP-014) - Contingency Transfer for Supplemental Labor Coverage - Confirmation that Gilbane will transfer contingency funds to the general conditions/labor funding source as a \$0 change order. This transfer is to help staff the added bulletins and value engineering process.

OS-00045 (ATP-015) - Big Fans In Gymnasium - Cost to provide and install 4 Big Ass Fans in the gymnasium. These were previously value engineered out of the project.

(ATP-016) - This was skipped in the system. Therefore, there is no ATP-016.

OS-00043 (ATP-017) - Bulletin 13 issued to trades on 9/3/19 includes cost associated with increasing the dumpster enclosure, added soffit in the child watch, detail SK-7, ceramic tile added to the changing rooms, and added trench drain to the indoor pool "peninsula".

\$29,248

#

9.a.ar

signed 1.21.20

**Gilbane Building Company
Authorization To Proceed**



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0024
ATP VERSION: 0
DATE OF ISSUANCE:
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: UV Sanitation Unit At Indoor Pool

DESCRIPTION: Cost for Patterson Pools to furnish and install the UV system at the indoor pool. Cost includes low voltage control wiring.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00166450	20191226141221	OS-00053	01/20/2020	Original Version
00166451	RE Indoor Pool UV	OS-00053	01/20/2020	Original Version
00166452	UV Swim I-450+ cut sheets	OS-00053	01/20/2020	Original Version

The Following information is provided by Gilbane Building Company
Method of determining change in Contract:

☒ Guaranteed Maximum Price
☐ Other

☐ Cost Plus Fee

☐ Unit Price

☐ Lump Sum

Change In Contract Sum

Dollar Amount: \$29,248.00

☒ Fixed

☐ Maximum

☐ Estimated

☐ Time and Material

Change In Contract Time

Time (Days): TBD

☐ Fixed

☐ Maximum

☒ Estimated

\$10,385

#29

9.a.ar

Signed 2.7.20

**Gilbane Building Company
Authorization To Proceed**



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0025
ATP VERSION: 0
DATE OF ISSUANCE:
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Kitchen Tile Credit & Fencing Changes

DESCRIPTION: Credit to the project for kitchen tile color variances - material cost of \$1500 and labor cost of \$1,000. Cost for fencing changes from RFI #310 and #313. RFIs added fencing and changed gates/hardware.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00166537	201912021038	OS-00054	01/21/2020	Original Version
00166538	201912131252	OS-00054	01/21/2020	Original Version

The Following information is provided by Gilbane Building Company
Method of determining change in Contract:

☐ Guaranteed Maximum Price
☐ Other

☐ Cost Plus Fee

☐ Unit Price

☐ Lump Sum

Change In Contract Sum
Dollar Amount: \$10,385.00

☐ Fixed

☐ Maximum

☐ Estimated

☐ Time and Material

Change In Contract Time
Time (Days): TBD

☐ Fixed

☐ Maximum

☐ Estimated

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
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\$10,385

#25

9.a.as

Signed 2.7.20

**Gilbane Building Company
Authorization To Proceed**

Gilbane

CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0025
ATP VERSION: 0
DATE OF ISSUANCE:
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

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Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Kitchen Tile Credit & Fencing Changes

DESCRIPTION: Credit to the project for kitchen tile color variances - material cost of \$1500 and labor cost of \$1,000. Cost for fencing changes from RFI #310 and #313. RFIs added fencing and changed gates/hardware.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00166537	201912021038	OS-00054	01/21/2020	Original Version
00166538	201912131252	OS-00054	01/21/2020	Original Version

The Following information is provided by Gilbane Building Company
Method of determining change in Contract:

☐ Guaranteed Maximum Price
☐ Other

☐ Cost Plus Fee

☐ Unit Price

☐ Lump Sum

Change In Contract Sum
Dollar Amount: \$10,385.00

☐ Fixed

☐ Maximum

☐ Estimated

☐ Time and Material

Change In Contract Time
Time (Days): TBD

☐ Fixed

☐ Maximum

☐ Estimated

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
-----	---------	-------------	------------	---------------	--------	---------

\$16,958

#26

9.a.as

Signed 2.7.20

**Gilbane Building Company
Authorization To Proceed**



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0026
ATP VERSION: 0
DATE OF ISSUANCE:
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Claypool Electric Extras

DESCRIPTION: Cost to Claypool for adding CAT5 cable to gym fans for controls. Power added per RFI 347 for hand dryers. Extended data/cable at mezzanine for 3 TVs, provided/installed 3 TV mounts for YMCA - also installed 3 owner furnished TV monitors. Added power for exterior illuminated sign - sign was a late add to the project.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00166962	Copy of YMCA BAF Conduit and Controls Pricing	OS-00055	01/27/2020	Original Version
00166963	Copy of YMCA Power for Hand Dryers Pricing (002)	OS-00055	01/27/2020	Original Version
00166964	Copy of YMCA Sign Power Pricing (002)	OS-00055	01/27/2020	Original Version
00166965	Copy of YMCA TV Mounting Pricing (002)	OS-00055	01/27/2020	Original Version

The Following information is provided by Gilbane Building Company

Method of determining change in Contract:

☒ Guaranteed Maximum Price ☐ Cost Plus Fee ☐ Unit Price ☐ Lump Sum
☐ Other

Change In Contract Sum

Dollar Amount: \$16,958.00

☒ Fixed ☐ Maximum ☐ Estimated ☐ Time and Material

Change In Contract Time

\$ 111,276

OCO # 9.a.as

Owner Change Order (OCO)



Project Name: Reynoldsburg New
Community Center & YMCA

Gilbane Job No.: J07883.000

OCO: OCO-0009

PCI: OS-00047, OS-00049, OS-
00050, OS-00051, OS-00053,
OS-00054, OS-00055, OS-00056

Alternate Tracking #:

Attention:

Owner: City of Reynoldsburg

Address: 7232 East Main Street

Reynoldsburg, OH 43068 US

Architect: C.T. Consultants, Inc., Brian Sabla

Date Issued: 2/13/2020 1:59:42 PM

The Contract changes as follows:

Scope Of Changes: Owner Change Order 009

Description: This change order is a confirmation of previously signed Authorization to Proceed documents. This formal change order will adjust the contract value in accordance with the approvals of ATP-020, ATP-021, ATP-022, ATP-023, ATP-024, ATP-025, ATP-026, & ATP-027.

OS-0049 (ATP-020) - Cost related to RFIs 324, 325, and 337. Cost to include additional EM lights per fire department and added regulators at boilers as required by Columbia Gas.

OS-0050 (ATP-021) - Geotechnical Consultants Inc. Invoices - Geotechnical Consultants Inc. Invoices 0493, 1260 and 1849.

OS-0051 (ATP-022) - Additional Curb and RFI 315 - Additional Curb to contain rubber material at playground area. Additional cost related to RFI 315.

OS-0047 (ATP-023) - Mixing Valves, Crane for Slide, Spin Room Work - Cost for drywall re-work at spin room per RFI 325 changes. Crane cost for slide install from RFI 302. Mixing valves as requested by the plumbing inspector.

OS-0053 (ATP-024) - UV Sanitation Unit At Indoor Pool - Cost to furnish and install the UV sanitation unit at the indoor pool.

OS-0054 (ATP-025) - Kitchen Tile Credit & Fencing Changes - Credit to the project for color variances in the kitchen tile. Cost for fencing changes related to RFI #310 and RFI #313.

OS-0055 (ATP-026) - Claypool Electric Extras - Cost for adding CAT5 cable to gym fans for controls. Power added to hand dryers per RFI 347. Added power and controls for the exterior illuminated sign. Extended data/cable at mezzanine for 3 TVs, provided/installed 3 mounts and installed 3 owner furnished monitors.

OS-0056 (ATP-027) - YMCA Electrical Requests - Cost to add a receptacle for a lighted table in Child Watch room 158 and to add a clock in the weight room.

Attachment: ATP25-29 (37-2020 : Community Center Final Appropriation)

\$ 98,217

9.a.as

**Gilbane Building Company
Authorization To Proceed**



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0028
ATP VERSION: 0
DATE OF ISSUANCE:
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Pre-Bulletin 15

DESCRIPTION: Cost includes several items that are complete and will be documented in a future bulletin 15. Cost includes added signage (canopy, illuminated, vinyl), 3D signs at fire extinguisher cabinets, door hardware changes requested by the fire department/inspectors, additional Ohio Health plumbing work and additional Ohio Health fire extinguishers/cabinets. Cost also includes concrete work from location of the gas meter and grouting of masonry cells to hold the roof patio railing which are extras to the contract drawings.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00167477	019_Concrete Sidewalk Replacement due to Gas Line	OS-00052	02/04/2020	Original Version
00167478	021_Winter Concrete Charges 11.25	OS-00052	02/04/2020	Original Version
00167479	20200129162026710	OS-00052	02/04/2020	Original Version
00167480	Bulletin 15 COR	OS-00052	02/04/2020	Original Version
00167564	MM PCO #034 Changes in Bulletin 15	OS-00052	02/04/2020	Original Version
00167017	RCC_Hyrdro Mechanical _ Change Order 45_ 01282020	OS-00052	01/28/2020	Original Version
00167481	RCC_Hyrdro Mechanical _ Change Order 46_ 01282020	OS-00052	02/04/2020	Original Version
00167482	YMCA COR VIS-029 Bulletin 15 Revised	OS-00052	02/04/2020	Original Version

\$ 24,007

9.a.as

Gilbane Building Company
Authorization To Proceed



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0029
ATP VERSION: 0
DATE OF ISSUANCE: 02/12/2020
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Miscellaneous Extra Work

DESCRIPTION: Includes cost for work associated with providing and installing fiber optic convertors, epoxy paint per RFI 353, credit for crane usage for slide install, re-work at Sunshade Structure as existing pipe was conflicting with design layout. Labor cost also included to ensure additional work was installed by grand opening date.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00168007	024_Additional Concrete Work with Sunshade	OS-00057	02/12/2020	Original Version
00168006	20200210120350	OS-00057	02/12/2020	Original Version
00168018	Copy of YMCA Fiber Convertors Pricing (002)	OS-00057	02/12/2020	Original Version
00168017	IMG_0857	OS-00057	02/12/2020	Original Version
00168005	RCC YMCA Tickets 2143-2146	OS-00057	02/12/2020	Original Version

The Following information is provided by Gilbane Building Company
Method of determining change in Contract:

☒ Guaranteed Maximum Price
☐ Other

☐ Cost Plus Fee

☐ Unit Price

☐ Lump Sum

Change In Contract Sum
Dollar Amount: \$24,007.00

☒ Fixed

☐ Maximum

☐ Estimated

☐ Time and Material

Attachment: ATP25-29 (37-2020 : Community Center Final Appropriation)

\$ 8552

9.a.at

Gilbane Building Company
Authorization To Proceed

Signed 7.15.19

Gilbane

CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0006
ATP VERSION: 0
DATE OF ISSUANCE: 06/11/2019
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company will proceed with the Work promptly.

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Bulletin 9

DESCRIPTION: OS-00030 - bulletin 9 dated 4-19-19 for various design changes which are mostly clean-up and minor, RFI responses, and added waterproofing spec language. Refer to the narrative that accompanies these revisions for the scope contained in these changes; we exclude items not specifically listed on the narrative and/or clouded appropriately on the documents.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
<u>Sort Attachments</u>				
00152971	Bulletin 9 OG Pricing	OS-00030	05/22/2019	Original Version
00152972	Bulletin 9-OS-00030 Pricing	OS-00030	05/22/2019	Original Version
00152973	Change Order Request 03 -Bulletin 9	OS-00030	05/22/2019	Original Version
00152970	YMCA Bulletin 9	OS-00030	05/22/2019	Original Version
00152974	YMCA Bulletin 9 Material Backup	OS-00030	05/22/2019	Original Version

The Following information is provided by Gilbane Building Company
Method of determining change in Contract:

☐ Guaranteed Maximum Price
☐ Other

☐ Cost Plus Fee

☐ Unit Price

☒ Lump Sum

Change In Contract Sum
Dollar Amount: \$8,552.00

☒ Fixed

☐ Maximum

☐ Estimated

☐ Time and Material

Change In Contract Time
Time (Days): TBD

PROJECT NUMBER: J07883.000 ATP NO: ATP-0006 Page: 1 of 3

Packet Pg. 218

Attachment: Change Order and ATP 2019 (37-2020 : Community Center Final Appropriation)

\$ 122,099

9.a.at
1

7.23.19

Gilbane Building Company
Authorization To Proceed



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg ; OH, 43068

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

PROJECT NUMBER: J07883.000
ATP NO: ATP-0007
ATP VERSION: 0
DATE OF ISSUANCE: 07/08/2019
SUBMITTED BY: Gilbane Building Company

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Value Engineering Items Back Into Project

DESCRIPTION: The change order adds the following back into the project (The pool slide and pickleball court adds will be in a separate change order):

Add to eliminate plastic laminate countertops (PL-2) and add the quartz countertops (QS-1/QS-2) as well as solid surface sills (SS-1).

Add ceramic tile floor CT-5/CT-6 at indoor pool room 140 (VM 19).

Add ceramic tile floor CT-3/CT-5 at Pool Vestibule 146, Universal Lockers 130, URR 130F, Men's Locker 132, and Women's Locker 134 (VM 20).

Attachments:

Number	Description:	PCI Number	Change Date	Revision
<u>Sort Attachments</u>				

The Following information is provided by Gilbane Building Company

Method of determining change in Contract:

☐ Guaranteed Maximum Price
☐ Other

☐ Cost Plus Fee

☐ Unit Price

☐ Lump Sum

Change In Contract Sum

Dollar Amount: \$122,099.00

☐ Fixed

☐ Maximum

☐ Estimated

☐ Time and Material

Change In Contract Time

Time (Days): TBD

☐ Fixed

☐ Maximum

☐ Estimated

Gilbane Building Company
Authorization To Proceed

\$61173
signed 7.15.19

9.a.at

Gilbane

CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0008
ATP VERSION: 0
DATE OF ISSUANCE:
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Value Management Project Additions

DESCRIPTION: The change order includes cost to add the following into the project:

Cost add is to Patterson Pools to furnish and install 7 slide foundations and columns per manufacturers drawings. Pricing includes, layout, backfill and removal of spoils. Bonding is not included. Pricing also includes engineering and stamped drawings for the entire structure.

Cost add for alternate 3: Provide and install approximately 150 LF of 8' high fencing associated with the pickle ball courts.

Cost add for alternate 3: Cost add to provide work associated with the pickle ball courts including approximately 4,900 SF of 5" concrete pavement,

Future credit will be provided for landscape work at the pickleball court area (alternate 3)

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Port Attachments				

The Following information is provided by Gilbane Building Company
Method of determining change in Contract:

☐ Guaranteed Maximum Price
☐ Other

☐ Cost Plus Fee

☐ Unit Price

☐ Lump Sum

Change In Contract Sum
Dollar Amount: \$61,173.00

☐ Fixed ☐ Maximum ☐ Estimated ☐ Time and Material

Change In Contract Time
Time (Days): TBD

☐ Fixed ☐ Maximum ☐ Estimated

\$304,485

9.a.at

Gilbane Building Company
Authorization To Proceed



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0009
ATP VERSION: 0
DATE OF ISSUANCE: 07/23/2019
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Additional Value Engineering Items Into project 7-18

DESCRIPTION: Added scope includes the remaining cost for the pool slide alternate (slide foundations and engineering was previously approved). Cost associated with VE items #1, #23, #24, #25, #39, and #49 are included as these are back in the project. The city confirmed direction and approval of these adds in an e-mail on 7-19-19.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
<u>Sort Attachments</u>				
00156784	RE Reynoldsburg - VE Items	OS-00040	07/23/2019	Original Version
00156783	RE Reynoldsburg Community Center Hardscapes - Change Orders	OS-00040	07/23/2019	Original Version
00156782	Re RCC YMCA - Post Bid VE Items - Bolin	OS-00040	07/23/2019	Original Version
00156786	Re Reynoldsburg - Ceramic Tile VE Items	OS-00040	07/23/2019	Original Version
00156785	Slide proposal July 2019	OS-00040	07/23/2019	Original Version

The Following information is provided by Gilbane Building Company
Method of determining change in Contract:

☒ Guaranteed Maximum Price
☐ Other

☐ Cost Plus Fee

☐ Unit Price

☐ Lump Sum

Change In Contract Sum
Dollar Amount: \$304,485.00

Attachment: Change Order and ATP 2019 (37-2020 : Community Center Final Appropriation)

\$19,243

#10 9.a.at

signed 7.29.19

Gilbane Building Company
Authorization To Proceed



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0010
ATP VERSION: 0
DATE OF ISSUANCE: 07/24/2019
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

ALTERNATE TRACKING #:

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Bulletin 10

DESCRIPTION: Bulletin 10 issued on 6-3-19 - Cost includes additional #5 dowels for versa-Lok Walls #1 and #4. The 12" PVC storm line change and trench drain were switched back in bulletin 11 so there is no cost associated. The pickle ball courts were also added back in bulletin 11 so related work was not included in this bulletin. Cost was submitted by Ohio Steel for the added metal roof deck extension. Cost was submitted by Valley for work related to extra framing at the radius soffit at the 130' elevation, added support at K line for the windows, and for going from 6" to 8" studs between the partner space and mind body studio. Cost was submitted by Miles-McClellan general trades for additional knox boxes. Also cost was added for changing of the LA panel by Claypool. Gilbane excludes items not specifically listed on the narrative and/or clouded appropriately on the documents.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
<u>Sort Attachments</u>				
00156959	002 R4_Bulletin 10 11 11.1 - Revised 2	OS-00035	07/26/2019	Original Version
00156720	Change Order Pricing #34 - Bulletin #10	OS-00035	07/23/2019	Original Version
00156960	MM PCO #009 Bulletin 10 Revised	OS-00035	07/26/2019	Original Version
00156717	YMCA Bulletin 10 PCI OS- 00035	OS-00035	07/23/2019	Original Version
00156799	YMCA COR VIS-006R2 Bulletin 10 Revised2	OS-00035	07/24/2019	Original Version

The Following information is provided by Gilbane Building Company
Method of determining change in Contract:

- ☒ Guaranteed Maximum Price ☐ Cost Plus Fee ☐ Unit Price ☐ Lump Sum
☐ Other

Change In Contract Sum

Attachment: Change Order and ATP 2019 (37-2020 : Community Center Final Appropriation)

signed 8.26.19



Gilbane Building Company
Authorization To Proceed

CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0011
ATP VERSION: 0
DATE OF ISSUANCE: 08/07/2019
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

ALTERNATE TRACKING #:

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Bulletin 11 & 11.1

DESCRIPTION: Bulletin 11 issued on 6-28-19 and bulletin 11.1 issued 7-3-19. Cost includes added cost for MM General trades for the price of 3 Suitmate Swimsuit Extractors and associated blocking, as well as cost to switch the 2 removable mullions to be keyed. Cost includes added cost to MM Masonry for cutting in scuppers in area B. Cost includes additional cost to Valley to re-frame walls in 130, added soffit details, and added bulkhead detail.

Cost does not include work related to the pickleball courts as this cost was included in a separate change order.

Gilbane excludes items not specifically listed on the narrative and/or clouded appropriately on the documents.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
<u>Port Attachments</u>				
J0157657	Bulletin 11 COR	OS-00038	08/07/2019	Original Version
J0157660	FW RCC YMCA - OS-00038 Bulletin #11 Issued on 62819 - Pricing Request (OSI no cost)	OS-00038	08/07/2019	Original Version
J0157659	FW RCC YMCA - OS-00038 Bulletin #11 Issued on 62819 - Pricing Request - Hydro Mechanical (No cost)	OS-00038	08/07/2019	Original Version
J0157656	MM PCO #010 Bulletin 11	OS-00038	08/07/2019	Original Version
J0157663	RE RCC YMCA - OS-00038 Bulletin #11 Issued on 62819 - Pricing Request - Patterson (No Cost) 11.1	OS-00038	08/07/2019	Original Version

Attachment: Change Order and ATP 2019 (37-2020 : Community Center Final Appropriation)

Signed 8.26.19

Gilbane Building Company
Authorization To Proceed



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
 Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0012
ATP VERSION: 0
DATE OF ISSUANCE: 08/21/2019
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
 TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: VE Items Back Into Project

DESCRIPTION: The following are being added to the project:

Cost add to Kiefer to go back to alternating track lanes at the running track of SF-4 and SF-5 (VE Item #40)

Cost add is to Igel to receive and install bike racks as site furnishings are added back into the project (VE Item #2)

Cost deduct given by Peabody for landscape work removed as Pickleball courts were added back into the project (VE Item #38)

Cost add is to Peabody to provide and install site furnishings (litter receptacles, tables and chairs, benches, umbrellas). Peabody will also provide bike racks and install will be by Igel (VE Item #2)

Cost add is to MM general trades to provide and install FRP panels in janitor's closets (VE Item #26)

Cost add is to MM general trades to provide and install ballet barres in the Mind/body and multipurpose rooms (VE Item #10).

Cost add is to Ohio Glass to provide and install mirrors in the Mind Body Studio 220 and Multi Purpose Room 124 (VE Item #10).

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Port Attachments				
J0158522	COR-AlternatingLanes_07232019	OS-00042	08/21/2019	Original Version
J0158525	RE Reynoldsburg - Value Engineering Items	OS-00042	08/21/2019	Original Version
J0158521	RE Reynoldsburg Community Center Hardscapes - Change Orders	OS-00042	08/21/2019	Original Version
J0158524	RE VE Items	OS-00042	08/21/2019	Original Version

Gilbane Building Company
Authorization To Proceed

CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
 Reynoldsburg, OH, 43068

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

PROJECT NUMBER: J07883.000
ATP NO: ATP-0013
ATP VERSION: 0
DATE OF ISSUANCE: 09/04/2019
SUBMITTED BY: Gilbane Building Company

ALTERNATE
TRACKING #:

Gilbane

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Bulletin 12

DESCRIPTION: Bulletin 12 issued to trades on 7-25-19. Cost includes guardrail and sectional door at outdoor deck 270. Lights associated with the flagpoles, conduit for charge stations, conduit for future sign, and additional elevator work at the elevator included. A credit for the pin mounted signage is included. Revised hardware and keying is included for doors 122A, 122B, 154A, and 158E. The additional tube steel at the glass canopy is also included.

The following is excluded from this price: The cost for the Columbia Gas work is not included in this ATP and will be submitted in the near future. Cost for the keyswitch and release button will also be submitted in the future.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
<u>Sort Attachments</u>				
00159252	20190731131124996 - OG	OS-00041	09/04/2019	Original Version
00159249	20190820111950516 - Dalmatian	OS-00041	09/04/2019	Original Version
00159247	201908211225 - cHc Bulletin 12	OS-00041	09/04/2019	Original Version
00159253	Bulletin #12 Change Order Pricing #36	OS-00041	09/04/2019	Original Version
00159251	MM PCO #013 Bulletin 12	OS-00041	09/04/2019	Original Version
00159250	Reynoldsburg YMCA Change Order #07 - Kerkan	OS-00041	09/04/2019	Original Version
00159248	YMCA Bulletin 12 PCI OS-00041	OS-00041	09/04/2019	Original Version
00159254	YMCA COR VIS-012 Bulletin 12R Revised	OS-00041	09/04/2019	Original Version

Transfer of \$5000 from Contingency

9.a.at

Signed 9.25.19

**Gilbane Building Company
Authorization To Proceed**



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0014
ATP VERSION: 0
DATE OF ISSUANCE: 09/13/2019
SUBMITTED BY: Gilbane Building Company

ALTERNATE TRACKING#:

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

Gilbane Building Company submits herein its request to expend funds within the current Contract Sum/Project Budget for the work as described below. Upon your approval of this request, contractor amendments and/or purchase orders will be issued for the amounts indicated. Supporting documentation is attached as listed in Attachments below. Owner authorization is for cost of the work and does not constitute a change in the Contract Sum/Project Budget or Contract Time.

TITLE: Contingency Transfer For Supplemental Labor Coverage

DESCRIPTION: This is a confirmation request of previous authorization that Gilbane will be transferring \$50,000 of funds from construction contingency to the general conditions/labor funding source. This budget transfer is to cover supplemental Gilbane staff that will be used to help manage recently added value engineering items and bulletins to the project.

As this is a transfer of funds within the current project GMP, the overall outcome is a \$0 change order to the project.

Attachments:

Number	Description:	PCI	Change Date	Revision

The Following information is provided by Gilbane Building Company

Method of determining change in Contract:

☒ Guaranteed Maximum Price ☐ Cost Plus Fee ☐ Unit Price ☐ Lump Sum
☐ Other

ATP Amount
Dollar Amount: \$.00

☐ Fixed ☐ Maximum ☐ Estimated ☐ Time and Material

Change In Contract Time
Time (Days): TBD

☐ Fixed ☐ Maximum ☒ Estimated

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
J07883.000	BT-00005	Gilbane Contingency	10.985.899900.Z		-\$50,000.00	☒ Yes ☐ No

\$22,038

9.25.19

Gilbane Building Company
Authorization To Proceed


CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
 Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0015
ATP VERSION: 0
DATE OF ISSUANCE: 09/13/2019
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Big Fans In Gymnasium

DESCRIPTION: Cost to provide and install 4 Big Ass Fans in gymnasium. These were previously value engineered out of the project (VE Item #13).

Attachments:

Number	Description:	PCI Number	Change Date	Revision
<u>Sort Attachments</u>				
00159937	7285 Change Order #09 Big Ass Fans Final	OS-00045	09/13/2019	Original Version

The Following information is provided by Gilbane Building Company
Method of determining change in Contract:

☒ Guaranteed Maximum Price
 ☐ Cost Plus Fee
 ☐ Unit Price
 ☐ Lump Sum
 ☐ Other

Change In Contract Sum
 Dollar Amount: \$22,038.00

☒ Fixed
 ☐ Maximum
 ☐ Estimated
 ☐ Time and Material

Change In Contract Time
 Time (Days): TBD

☒ Fixed
 ☐ Maximum
 ☐ Estimated

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
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10/21/2019

\$61,405

ATP External

9.a.at

Signed 10.21.2019

Gilbane Building Company
Authorization To Proceed

Gilbane

CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
 Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0017
ATP VERSION: 0
DATE OF ISSUANCE: 10/16/2019
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
 TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Bulletin 13

DESCRIPTION: Bulletin 13 issued to trades on 9/3/19. Cost includes enlarged dumpster enclosure, added soffit in Child Watch (158B), SK-7 detail, ceramic tile in changing rooms (164 & 168), as well as added trench drain at the "peninsula" of the indoor pool.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00161486	008 R1_Bulletin 13 - Dumpster Pad Revisions	OS-00043	10/16/2019	Original Version
00161487	201910071007	OS-00043	10/16/2019	Original Version
00161485	Bulletin 13 COR	OS-00043	10/16/2019	Original Version
00161476	Change Order Summary _ RCC 1839 _ C# 011 Revision	OS-00043	10/16/2019	Original Version
00161479	Final Bulletin #13	OS-00043	10/16/2019	Original Version
00161484	RE RCC YMCA - OS-00043 Bulletin #13 Issued on 9319 - Pricing Request (Kerkan - no cost)	OS-00043	10/16/2019	Original Version
00161483	RE RCC YMCA - OS-00043 Bulletin #13 Issued on 9319 - Pricing Request (Kirk Williams - No cost)	OS-00043	10/16/2019	Original Version
00161481	RE RCC YMCA - OS-00043 Bulletin #13 Issued on 9319 - Pricing Request - Ohio Steel (No cost)	OS-00043	10/16/2019	Original Version
00161475	Spectra Bulletin 13	OS-00043	10/16/2019	Original Version
00161474	YMCA Bulletin 13	OS-00043	10/16/2019	Original Version



GEOTECHNICAL CONSULTANTS INC.

Customer Statement

Customer ID:

CTYREY

Date:

11/7/2019

Geotechnical Consultants
720 Greencrest Drive
Westerville, OH, 43081
Phone: 614-895-1400
Email: cbrass@gci2000.com
Web: www.gci2000.com

to:

City of Reynoldsburg
7232 E. Main Street
Reynoldsburg OH 43068
Attn: Andrew Bowler

	Due Date	Doc. Type	Ref. No.	Doc. No.	Amount Due	Amount Due	Balance
9/30/2019	10/30/2019	INVOICE	000493	000454	3,722.00	3,722.00	3,722.00
	Project Billing						

Attachment: Change Order and ATP 2019 (37-2020 : Community Center Final Appropriation)

November	October	September	August	Before August	Amount Due
0.00	3,722.00	0.00	0.00	0.00	3,722.00

\$2675

9.a.at

signed JS 11.20.19

**Gilbane Building Company
Authorization To Proceed**



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0019
ATP VERSION: 0
DATE OF ISSUANCE: 11/13/2019
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabia

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in sum and time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract sum and/or time.

TITLE: WAPs Install

DESCRIPTION: Cost for Claypool to install WAPs provided by the YMCA. From 11/6 e-mail Rich was ok with pricing. From OACM meeting on 11/7 it was agreed to proceed.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00163194	YMCA WAP Pricing	OS-00048	11/13/2019	Original Version

The Following information is provided by Gilbane Building Company
Method of determining change in Contract:

☒ Guaranteed Maximum Price ☒ Cost Plus Fee ☒ Unit Price ☒ Lump Sum
☒ Other

Change In Contract Sum
Dollar Amount: \$2,675.00

☒ Fixed ☒ Maximum ☒ Estimated ☒ Time and Material

Change In Contract Time
Time (Days): TBD

☒ Fixed ☒ Maximum ☒ Estimated

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
-----	---------	-------------	------------	---------------	--------	---------



GEOTECHNICAL CONSULTANTS INC.

Customer Statement

Customer ID:

CTYREY

Date:

12/12/2019

Geotechnical Consultants
720 Greencrest Drive
Westerville, OH, 43081
Phone: 614-895-1400
Email: cbrass@gci2000.com
Web: www.gci2000.com

To:

City of Reynoldsburg
7232 E. Main Street
Reynoldsburg OH 43068
Attn: Andrew Bowler

Date	Due Date	Doc. Type	Ref. Nbr.	Ext. Ref. Nbr.	Orig. Amount	Amount Due	Balance
9/30/2019	10/30/2019	INVOICE	000493	000454	3,722.00	3,722.00	3,722.00
	Project Billing						
10/30/2019	11/29/2019	INVOICE	001260	002238	671.00	671.00	4,393.00
	Project Billing						
11/30/2019	12/30/2019	INVOICE	001849	002986	321.00	321.00	4,714.00
	Project Billing						

December	November	October	September	Before September	Amount Due
321.00	671.00	3,722.00	0.00	0.00	4,714.00

Stephen Cicak

From: Joni Crawford
Sent: Thursday, January 09, 2020 12:43 PM
To: Joe Begeny; Stephen Cicak
Cc: Andrew Bowsher
Subject: RE: Final 2019 Number
Attachments: January 2020 Owner's Budget Update.xlsx

Joe,

I am currently working on doing December's month end close. I hope to have it completed towards the end next week. I will try to get you some preliminary numbers tomorrow. These should not change drastically. To answer your question, attached is the latest numbers Andrew shared with us that show that of the 1.3 million we have used about 1.044 million with the additional change orders and initial shortage. This would leave about \$255,727 left. There is still the open item of the Electric Vehicle Stations. If Council does not want to appropriate additional money for that expenditure, then that would come off of the \$255,727 balance. You might check with Andrew to see if there are any other items that he knows about that are forth coming.

Feel free to call me if you have any additional questions.

Joni Crawford
 Finance Manager
 City of Reynoldsburg
 7232 E. Main St.
 Reynoldsburg, OH 43068\

Ph:614.322.6862 / Fax:614.322.6857

JCrawford@ci.reynoldsburg.oh.us / <http://www.ci.reynoldsburg.oh.us>

From: Joe Begeny <JBegeny@ci.reynoldsburg.oh.us>
Sent: Thursday, January 09, 2020 8:41 AM
To: Stephen Cicak <SCicak@ci.reynoldsburg.oh.us>; Joni Crawford <jcrawford@ci.reynoldsburg.oh.us>
Subject: Final 2019 Number

Day after he signed \$330,496

Good morning,

Just checking in to see the final numbers for 2019 so we can finish off the 2020 budget. I also wanted to know what the potential return would be for the \$1.3 million in additional funding for the Y might be, as Auditor Cicak mentioned and when that may occur. Thanks!

Joe Begeny
 Mayor
 City of Reynoldsburg
 7232 East Main Street
 Reynoldsburg, Ohio
 614-322-6809
JBegeny@ci.reynoldsburg.oh.us
www.ci.reynoldsburg.oh.us

Attachment: Change Order and ATP 2019 (37-2020 : Community Center Final Appropriation)

Joni Crawford

Finance Manager
 City of Reynoldsburg
 7232 E. Main St.
 Reynoldsburg, OH 43068
 Ph:614.322.6862 / Fax:614.322.6857
JCrawford@ci.reynoldsburg.oh.us / <http://www.ci.reynoldsburg.oh.us>

From: Stephen Cicak <SCicak@ci.reynoldsburg.oh.us>

Sent: Monday, December 02, 2019 10:43 AM

To: Brad McCloud <bmcccloud@ci.reynoldsburg.oh.us>; Andrew Bowsher <ABowsher@ci.reynoldsburg.oh.us>; 'Tom Michaels' <TMichaels@ctconsultants.com>

Cc: Joe Begeny <JBegeny@ci.reynoldsburg.oh.us>; Joni Crawford <jcrawford@ci.reynoldsburg.oh.us>

Subject: FW: Message from "RNP5838791C06C8"

Greetings:

Please see the attached updated finance report for the Community Center. We need an updated dashboard from CT. If there are any questions, please call me.

Respectfully,

Stephen M. Cicak

City Auditor
 City of Reynoldsburg
 7232 E. Main St.
 Reynoldsburg, OH 43068
 Ph:614.322.6858 | Fax:614.322.6857
SCicak@ci.reynoldsburg.oh.us / www.ci.reynoldsburg.oh.us

Attachment: Change Order and ATP 2019 (37-2020 : Community Center Final Appropriation)

000

\$ 330696

9.a.at

signed 2.10.20

Owner Change Order (OCO) Draft

Gilbane

Project Name: Reynoldsburg New Community Center & YMCA

OCO: OCO-0008

Gilbane Job No.: J07883.000

PCI: BT-00005, OS-00038, OS-00041, OS-00042, OS-00043, OS-00045, OS-00046, OS-00048

Alternate Tracking #:

Attention:

Date Issued: 2/6/2020 4:25:44 PM

Owner: City of Reynoldsburg

Address: 7232 East Main Street

Reynoldsburg, OH 43068 US

Architect: C.T. Consultants, Inc., Brian Sabla

Gilbane Building Company submits herein a request for Change Order in the total amount indicated below for Work included in the Gilbane Building Company Potential Change Items (PCI) identified below. Contractor's quotations have been reviewed and found to be fair and reasonable for the work involved. Refer to the attached documentation for specific pricing information. Upon Owner approval, Gilbane Building Company will incorporate this amount in a final Owner Change Order document, which when executed by all parties, will change the Contract Sum and Contract Time as applicable.

Scope Of Changes: Owner Change Order 008 Owner Change Order 008

Description: Description: This change order is a confirmation of previously signed Authorization to Proceed documents. This formal change order will adjust the contract value in accordance with the approvals of ATP-011, ATP-012, ATP-013, ATP-014, ATP-015, ATP-017, ATP-018, & ATP-019. ATP-016 was skipped in the system and therefore there is no ATP-016.

OS-00038 (ATP-011) - Bulletin 11 issued 6-28-19 & Bulletin 11.1 issued 7-3-19 included adding swimsuit extractors, adding removable mullions to be keyed, added soffit and bulkhead details.

OS-00042 (ATP-012) - VE Items Back Into Project - Pickle ball courts, site furnishings, alternating running track lanes, FRP panels in the janitor closets, and mirrors/ballet barres were added back into the project.

OS-00041 (ATP-013) - Bulletin 12 issued to trades on 7-25-19 included added guardrails and sectional door at the outdoor deck, lights associated with flagpoles, conduit for car charging stations. Conduit was run for a future lighted sign and a credit was given for pin mounted signage. Additional cost for added elevator related work was included. Revised hardware and keying costs were included as well as cost for additional tube steel at the glass canopy.

BT-00005 (ATP-014) - Contingency Transfer for Supplemental Labor Coverage - Confirmation that Gilbane will transfer contingency funds to the general conditions/labor funding source as a \$0 change order. This transfer is to help staff the added bulletins and value engineering process.

OS-00045 (ATP-015) - Big Fans In Gymnasium - Cost to provide and install 4 Big Ass Fans in the gymnasium. These were previously value engineered out of the project.

(ATP-016) - This was skipped in the system. Therefore, there is no ATP-016.

OS-00043 (ATP-017) - Bulletin 13 issued to trades on 9/3/19 includes cost associated with increasing the dumpster enclosure, added soffit in the child watch, detail SK-7, ceramic tile added to the changing rooms, and added trench drain to the indoor pool "peninsula".

\$36,882.00

19 9.a.at

**Gilbane Building Company
Authorization To Proceed**



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0018
ATP VERSION: 0
DATE OF ISSUANCE:
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company will proceed with the Work promptly.

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Bulletin 14

DESCRIPTION: Bulletin 14 issued to trades on 10/18/19. Cost includes re-configuring conduits in the indoor pool, added CAT6 cables for treadmills, painted P and P1 fixtures. Includes cost for women's locker room detail for wall tile, added access panel in the storage 240 room, revised door/frame/hardware for electric rooms 220A and 149B, and cost for landscape change at OH entry. Cost for RFIs #292 and #305 also included. Cost for the 216 sq ft. slab associated with the sunshade structure was included as well as sunshade footings.

Cost not included for added tile in the men's locker room per narrative E as this work was not necessary. Instead, the beam was filled and finished to match the adjacent drywall finishes.
A mock up of this was declared acceptable by the design team.

Due to bulletin 14 changes/adds as well as a future bulletin 15, Gilbane is requesting to extend the substantial completion date to 12/31/19.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00164701	012 R1_Bulletin 14 & 14.1 - SunShade Concrete Work	OS-00046	12/10/2019	Original Version
00162421	CO #11	OS-00046	10/30/2019	Original Version
00162426	Copy of Bul 14 PCI_ OS-00046 (1)	OS-00046	10/30/2019	Original Version
00162425	Proposal RCC Bulletin 14 101619	OS-00046	10/30/2019	Original Version
00162424	RYGC MM PCO #023 Bulletin 14 Revised	OS-00046	10/30/2019	Original Version
00164702	YMCA Bulletin 14 PCI OS-00046	OS-00046	12/10/2019	Original Version

Attachment: Change Order and ATP 2019 (37-2020 : Community Center Final Appropriation)

\$4950

#2, 9.a.at

signed 12.10.19 *

Gilbane Building Company
Authorization To Proceed

Gilbane

CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0021
ATP VERSION: 0
DATE OF ISSUANCE: 12/03/2019
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

ALTERNATE
TRACKING #:

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company will proceed with the Work promptly.

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Geotechnical Consultants Inc. Invoices

DESCRIPTION: Geotechnical Consultants Inc. Invoices: 0493, 1260, 1849

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00164323	ARInvoice INV 000493	OS-00050	12/03/2019	Original Version
00164324	ARInvoice INV 001260	OS-00050	12/03/2019	Original Version
00164325	ARInvoice INV 001849	OS-00050	12/03/2019	Original Version

The Following Information is provided by Gilbane Building Company
Method of determining change in Contract:

☒ Guaranteed Maximum Price ☒ Cost Plus Fee ☒ Unit Price ☒ Lump Sum
☒ Other

Change In Contract Sum
Dollar Amount: \$4,950.00

☒ Fixed ☒ Maximum ☒ Estimated ☒ Time and Material

Change In Contract Time
Time (Days): TBD

☒ Fixed ☒ Maximum ☒ Estimated

\$12047

#22 9.a.at

**Gilbane Building Company
Authorization To Proceed**



CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0022
ATP VERSION: 0
DATE OF ISSUANCE:
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as Incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and Identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE:

DESCRIPTION: Additional cost to Claypool for work related to RFI 315. Additional cost to Igel for curb work needed to contain rubber material at playground area.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00164896	020_Additional Concrete Work at Outdoor Play Area	OS-00051	12/16/2019	Original Version
00164897	Copy of YMCA RFI-315 Pricing	OS-00051	12/16/2019	Original Version

The Following Information is provided by Gilbane Building Company
Method of determining change in Contract:

☒ Guaranteed Maximum Price ☐ Cost Plus Fee ☐ Unit Price ☐ Lump Sum
☐ Other

Change in Contract Sum
Dollar Amount: \$12,047.00

☒ Fixed ☐ Maximum ☐ Estimated ☐ Time and Material

Change in Contract Time
Time (Days): TBD

☐ Fixed ☐ Maximum ☒ Estimated

Attachment: Change Order and ATP 2019 (37-2020 : Community Center Final Appropriation)

Patterson Pools, LLC
8156 Memorial Drive
Plain City, OH 43064
614-876-2828

APPROVAL DATE:	
AMOUNT:	\$14,975.39
REASON:	A ☐ E ☐ U ☐ O ☐ C ☐
PROJ. NAME:	Reynoldsburg Community Center & YMCA
PROJ. NUMBER:	0000000
LOCATION:	
COMPANY:	Patterson Pools, LLC
ACCT. CATEGORY:	
DELIVERY DATE:	
PO Number	0

Change Order Request

Project Name:	Reynoldsburg Community Center & YMCA	COR #:	7
Project Number:		Date:	11/21/2019
P.O. Number:			
Summary of Work:	Adder for crane to install waterslide		
Work Description:	Due to limited access, a crane will be required to erect the waterslide structure. Crane will be set in parking lot.		

A. LABOR SUMMARY (attach supporting documentation):

24	hours x \$	\$70.18	/hour = \$	\$1,684.32
8	hours x \$	\$53.51	/hour = \$	\$428.08
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00

Total [A]: \$2,112.40

B. MATERIAL (attach supporting documentation):

Total [B]: \$300.00

C. TRUCKING (attach supporting documentation):

Total [C]: \$0.00

D. CONTRACTOR OWNED EQUIPMENT (attach supporting documentation):

Total [D]: \$0.00

E. EQUIPMENT RENTAL (attach supporting documentation):

Total [E]: \$0.00

F. OVERHEAD & PROFIT: (If Applicable) 10.00%

Total [F]: \$241.24

G. SUBCONTRACTOR (attach itemized quotes/invoices):

Total [G]: \$11,735.00

H. OVERHEAD & PROFIT (Subcontracts Only) 5.00%

Total [H]: \$586.75

I. CM FEE 0.00%

Total [I]: \$0.00

J. MISCELLANEOUS:

1. Additional bond/insurance cost (attach supporting documentation):	\$0.00
2. Reimbursibles (e.g., permits, licenses, inspection, tests, etc. (attach documentation):	\$0.00
3.	\$0.00
4.	\$0.00
5.	\$0.00

Total [J]: \$0.00

GRAND TOTAL (A+B+C+D+E+F+G+H+I+J):

\$14,975.39

Patterson Pools, LLC

Signature:  (Enter Title Here)

Owner Approval:

Signature: 

Signature: _____

Signature: _____

Signature: _____

11-21-19

Date:

1/9/20

Date:

Date:

Date:

Date:

Attachment: Change Order and ATP 2019 (37-2020 : Community Center Final Appropriation)

\$15,812

2 9.a.at

Gilbane Building Company
Authorization To Proceed

Signed 1-9-20
owner approval... " " AB

Gilbane

CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0023
ATP VERSION: 0
DATE OF ISSUANCE: 01/07/2020
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

ALTERNATE
TRACKING #:

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company will proceed with the Work promptly.

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Mixing Valves, Crane For Slide, Spin Room Work

DESCRIPTION: Includes cost for drywall related work in the spin room related to RFI 325. Cost for crane needed to erect the slide per RFI 302 response. Mixing Valves as requested by the plumbing inspector.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00165801	20191121082226 (002) - Original Quote	OS-00047	01/07/2020	Original Version
00165803	Change Order Request 07- Crane R2 (002)	OS-00047	01/07/2020	Original Version
00165800	RCC_ Hyrdro Mechanical _ Change Order 31_ 01032020	OS-00047	01/07/2020	Original Version
00165802	YMCA COR VIS-021 Bulletin 14.1	OS-00047	01/07/2020	Original Version

The Following information is provided by Gilbane Building Company
Method of determining change in Contract:

☐ Guaranteed Maximum Price
☐ Other

☐ Cost Plus Fee

☐ Unit Price

☐ Lump Sum

Change In Contract Sum
Dollar Amount: \$15,812.00

☒ Fixed

☐ Maximum

☐ Estimated

☐ Time and Material

Change In Contract Time
Time (Days): TBD

\$29,248

#

9.a.at

signed 1.21.20

**Gilbane Building Company
Authorization To Proceed**

Gilbane

CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
Reynoldsburg, OH, 43068

PROJECT NUMBER: J07883.000
ATP NO: ATP-0024
ATP VERSION: 0
DATE OF ISSUANCE:
SUBMITTED BY: Gilbane Building Company

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

**ALTERNATE
TRACKING #:**

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

Upon Owner approval, Gilbane Building Company **will proceed with the Work promptly.**

Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: UV Sanitation Unit At Indoor Pool

DESCRIPTION: Cost for Patterson Pools to furnish and install the UV system at the indoor pool. Cost includes low voltage control wiring.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00166450	20191226141221	OS-00053	01/20/2020	Original Version
00166451	RE Indoor Pool UV	OS-00053	01/20/2020	Original Version
00166452	UV Swim I-450+ cut sheets	OS-00053	01/20/2020	Original Version

The Following information is provided by Gilbane Building Company
Method of determining change in Contract:

☒ Guaranteed Maximum Price
☐ Other
☐ Cost Plus Fee
☐ Unit Price
☐ Lump Sum

Change In Contract Sum
Dollar Amount: \$29,248.00

☒ Fixed
☐ Maximum
☐ Estimated
☐ Time and Material

Change In Contract Time
Time (Days): TBD

☐ Fixed
☐ Maximum
☒ Estimated

\$ 515,552

Owner Change Order (OCO)

Signed 8.24.19

GilbaneProject Name: Reynoldsburg New
Community Center & YMCA

Gilbane Job No.: J07883.000

OCO:OCO-0007

PCI:OS-00030, OS-00035, OS-
00037, OS-00039, OS-00040

Alternate Tracking #:

Attention:

Date Issued: 8/14/2019 4:52:18 PM

Owner: City of Reynoldsburg

Address: 7232 East Main Street

Reynoldsburg, OH 43068 US

Architect: C.T. Consultants, Inc., Brian Sabla

The Contract changes as follows:

Scope Of Changes: Bulletin 9, Bulletin 10, Various VE Items

Description: Description: This Owner change order is confirmation of previously signed Authorized to Proceed documents. This formal change order will adjust the contract value in accordance with the approvals of ATP-006, ATP-007, ATP-008, ATP-009, and ATP-010.

OS-00030 (ATP 006) - Bulletin 9 dated 4-19-19 for various design changes.

OS-00035 (ATP 010) - Bulletin 10 Issued on 6-3-19 - Includes additional dowels for versa-Lok Wall, added metal roof deck extension, extra framing at the radius soffit, added support at K line wall, additional knox boxes, and changing of an electrical panel.

OS-00037 (ATP 007) - The following are being added back into the project:

Solid surface casework, ceramic floor tile in the indoor pool room/pool vestibule/locker rooms.

OS-00039 (ATP 008) - The following are being added to the project:

The furnish and install of slide foundations and columns, work associated with the pickle ball courts.

OS-00040 (ATP 009) - The following are being added back into the project:

Cost for the pool slide and cost associated with VE items #1, #23, #24, #25, #39, and #49.

Additional Description



Attachments:

Number	Title	PCI	Change Date	Revision
Sort Attachments				
00152971	Bulletin 9 OG Pricing	OS-00030	05/22/2019	Original Version

Gilbane Building Company
Authorization To Proceed


CONTRACT FOR: Reynoldsburg New Community Center & YMCA
OWNER: City of Reynoldsburg
ADDRESS: 7232 East Main Street
 Reynoldsburg , OH, 43068

ARCHITECT: C.T. Consultants, Inc., Brian Sabla

PROJECT NUMBER: J07883.000
ATP NO: ATP-0023
ATP VERSION: 0
DATE OF ISSUANCE: 01/07/2020
SUBMITTED BY: Gilbane Building Company
ALTERNATE TRACKING #:

The Contract Documents are hereby amended to include the additional Work described below, which is outside of the current scope of the Work and constitutes a change.

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Costs as incurred are in addition to the current contract Sum and will be invoiced and paid on a monthly basis and identified as separate items within the requisition. Once final cost of the Work involved and change in Sum and Time (if any) are fully determined, it will be submitted for inclusion in a final Change Order adjusting the Contract Sum and/or Time.

TITLE: Mixing Valves, Crane For Slide, Spin Room Work

DESCRIPTION: Includes cost for drywall related work in the spin room related to RFI 325. Cost for crane needed to erect the slide per RFI 302 response. Mixing Valves as requested by the plumbing inspector.

Attachments:

Number	Description:	PCI Number	Change Date	Revision
Sort Attachments				
00165801	20191121082226 (002) - Original Quote	OS-00047	01/07/2020	Original Version
00165803	Change Order Request 07- Crane R2 (002)	OS-00047	01/07/2020	Original Version
00165800	RCC_ Hydro Mechanical _ Change Order 31_ 01032020	OS-00047	01/07/2020	Original Version
00165802	YMCA COR VIS-021 Bulletin 14.1	OS-00047	01/07/2020	Original Version

The Following information is provided by Gilbane Building Company

Method of determining change in Contract:

☐ Guaranteed Maximum Price
 ☐ Cost Plus Fee
 ☐ Unit Price
 ☐ Lump Sum
 ☐ Other

Change In Contract Sum

Dollar Amount: \$15,812.00

☒ Fixed
 ☐ Maximum
 ☐ Estimated
 ☐ Time and Material

Change In Contract Time

Time (Days): TBD

Attachment: ATP23 (37-2020 : Community Center Final Appropriation)

☐ Fixed

☐ Maximum

☒ Estimated

9.a.av

Job	PCI No.	Description	Phase Code	SubContractor	Amount	Accept?
J07883.000	OS-00047	Drywall, framing, ceilings	10.09A.090000.X	Valley Interior Systems Inc	\$1,207.00	☒ Yes ☐ No
J07883.000	OS-00047	Pools & water features	10.13A.130000.X	Patterson Pools, LLC	\$12,785.00	☒ Yes ☐ No
J07883.000	OS-00047	Plumbing	10.22A.220000.X	Hydro Mechanical of Ohio	\$1,067.00	☒ Yes ☐ No
J07883.000	OS-00047	Fee	99.999.999000.Z		\$753.00	☒ Yes ☐ No
TOTAL FOR PCI No. OS-00047					\$15,812.00	

Submitted Amt: \$15,812.00

Attachment: ATP23 (37-2020 : Community Center Final Appropriation)

Gilbane Building Company

Gilbane Building Company Signed: 1/7/2020 3:01:22 PM Eastern Standard Time - By: Edward Valentine (Senior Project Executive) Gilbane Building Company: 10.0.35.40

City of Reynoldsburg

By: <u>Joseph Begery</u> Title: <u>Mayor</u> Company: <u>Reynoldsburg City</u> Date: <u>1-09-2020</u> Printed Name: <u>Joseph Begery</u>

C.T. Consultants, Inc.

C.T. Consultants, Inc. Signed: 1/7/2020 5:48:21 PM Eastern Standard Time - By: Brian Sabla (Architect (CT Consultants)) C.T. Consultants, Inc.: 207.58.247.145
--

C.T. Consultants, Inc.

By: _____ Title: _____ Company: _____ Date: _____ Printed Name: _____
--

Attachment: ATP23 (37-2020 : Community Center Final Appropriation)

Patterson Pools, LLC
8155 Memorial Drive
Plain City, OH 43064
614-876-2828

APPROVAL DATE:	
AMOUNT:	\$14,975.39
REASON:	A ☐ E ☐ U ☐ O ☐ C ☐
PROJ. NAME:	Reynoldsburg Community Center & YMCA
PROJ. NUMBER:	0000000
LOCATION:	
COMPANY:	Patterson Pools, LLC
ACCT. CATEGORY:	
DELIVERY DATE:	
PO Number:	0

Change Order Request

Project Name:	Reynoldsburg Community Center & YMCA	COR #:	7
Project Number:		Date:	11/21/2019
P.O. Number:			
Summary of Work:	Adder for crane to install waterslide		
Work Description:	Due to limited access, a crane will be required to erect the waterslide structure. Crane will be set in parking lot.		

A. LABOR SUMMARY (attach supporting documentation):

24	hours x \$	\$70.18	/hour = \$	\$1,684.32
8	hours x \$	\$53.51	/hour = \$	\$428.08
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00

Total [A]: \$2,112.40

B. MATERIAL (attach supporting documentation):

Total [B]: \$300.00

C. TRUCKING (attach supporting documentation):

Total [C]: \$0.00

D. CONTRACTOR OWNED EQUIPMENT (attach supporting documentation):

Total [D]: \$0.00

E. EQUIPMENT RENTAL (attach supporting documentation):

Total [E]: \$0.00

F. OVERHEAD & PROFIT: (If Applicable) 10.00%

Total [F]: \$241.24

G. SUBCONTRACTOR (attach itemized quotes/invoices):

Total [G]: \$11,735.00

H. OVERHEAD & PROFIT (Subcontracts Only) 5.00%

Total [H]: \$586.75

I. CM FEE 0.00%

Total [I]: \$0.00

J. MISCELLANEOUS:

1. Additional bond/insurance cost (attached supporting documentation):
2. Reimbursibles (e.g., permits, licenses, inspection, tests, etc. (attach documentation):
- 3.
- 4.
- 5.

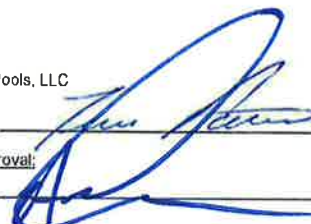
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00

Total [J]: \$0.00

GRAND TOTAL (A+B+C+D+E+F+G+H+I+J):

\$14,975.39

Patterson Pools, LLC

Signature:  (Enter Title Here)
Owner Approval: 
Signature: _____
Signature: _____
Signature: _____
Signature: _____

11-21-19
Date: _____
1/9/20
Date: _____
Date: _____
Date: _____
Date: _____

Patterson Pools, LLC
8155 Memorial Drive
Plain City, OH 43064
614-876-2628

APPROVAL DATE:	
AMOUNT:	\$11,437.19
REASON:	A ☐ E ☐ U ☐ O ☐ C ☐
PROJ. NAME:	Reynoldsburg Community Center & YMCA
PROJ. NUMBER:	0000000
LOCATION:	
COMPANY:	Patterson Pools, LLC
ACCT. CATEGORY:	
DELIVERY DATE:	
PO Number	0

Change Order Request

Project Name: Reynoldsburg Community Center & YMCA COR #: 7-A
 Project Number: _____ Date: 11/21/2019
 P.O. Number: _____

Summary of Work: Adder for crane to install waterslide

Work Description: Due to limited access, a crane will be required to erect the waterslide structure. This proposal would require the fencing to be removed to allow access between pool deck and exterior fence. Cost of fence removal and re-installation is NOT included and would need to be coordinated by General Trades contractor.

A. LABOR SUMMARY (attach supporting documentation):

24	hours x \$	\$70.18	/hour = \$	\$1,684.32
8	hours x \$	\$53.51	/hour = \$	\$428.08
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00

Total [A]: \$2,112.40

B. MATERIAL (attach supporting documentation):

Total [B]: \$0.00

C. TRUCKING (attach supporting documentation):

Total [C]: \$0.00

D. CONTRACTOR OWNED EQUIPMENT (attach supporting documentation):

Total [D]: \$0.00

E. EQUIPMENT RENTAL (attach supporting documentation):

Total [E]: \$0.00

F. OVERHEAD & PROFIT: (If Applicable) 10.00%

Total [F]: \$211.24

G. SUBCONTRACTOR (attach itemized quotes/invoices):

Total [G]: \$7,251.00

H. OVERHEAD & PROFIT (Subcontracts Only) 5.00%

Total [H]: \$362.55

I. CM FEE 0.00%

Total [I]: \$0.00

J. MISCELLANEOUS:

1. Additional bond/insurance cost (attached supporting documentation):	\$0.00
2. Reimbursibles (e.g., permits, licenses, inspection, tests, etc. (attach documentation):	\$0.00
3. Allowance for site restoration	\$1,500.00
4. _____	\$0.00
5. _____	\$0.00

Total [J]: \$1,500.00

GRAND TOTAL (A+B+C+D+E+F+G+H+I+J):

\$11,437.19

Patterson Pools, LLC

Signature: [Signature] (Enter Title Here)

Owner Approval: [Signature]

Signature: _____

Signature: _____

Signature: _____

Signature: _____

Date: 11-21-19

Date: 11/22/19

Date: _____

Date: _____

Date: _____

Attachment: ATP23 (37-2020 : Community Center Final Appropriation)



Date: 11/20/2019
 Rental #: 300814
 PO #:
 Quote #: 300814-2
 Salesman: Keith Jenkins

Attention: Tim Patterson
 Customer: Patterson Pools - 002539
 Address: 8155 Memorial Dr
 Plain City, OH 43064
 Phone: 614-876-2628
 Fax: 614-876-2495

****Effective November 8th, 2010**** New OSHA Standards went into effect requiring qualified signalpersons and qualified riggers on construction projects when working with cranes. Capital City Group can provide those services if needed. Click here to learn more or contact your salesman for more information.

****SEE LAST PAGE FOR TERMS AND ACCEPTANCE****



Project Date	Project Name	Project Address	Radius	Weight
TBD	Reynoldsburg Community Center	1470 Davidson Dr. Reynoldsburg, OH	180'	1500#

QUANTITIES BELOW ARE AN ESTIMATED MINIMUM

Equipment/Service	Multiplier	Qty	Rate	Total
110 Ton HL Heavylift Crossover Crane - Hourly Rate - Daily (8 Hour Minimum Daily) Port To Port		16	\$305.00	\$4,880.00 ⁽²⁾
Crew Additional Overtime		0	\$65.00	\$0.00
Public Permits (250 Ton and Below) **INFORMATION REQUIRED**		1	\$150.00	\$150.00
12,500 GVW Rigging Truck w/ 1 Rigger (OPTIONAL) - Hourly Rate - Daily (8 Hour Minimum Daily) Port To Port		16	\$125.00	\$2,000.00 ⁽²⁾
Qualified Rigger Additional Overtime		0	\$35.00	\$0.00
30 Ton Boom Truck Crane (for 30' radius option) - Hourly Rate - Daily (8 Hour Minimum Daily) Port To Port		16	\$135.00	\$2,160.00 ⁽²⁾
Operator Additional Overtime		0	\$35.00	\$0.00
⁽²⁾ Fuel Surcharge (6%)				\$542.40
Estimated Total				\$9,732.40

If you have any questions please feel free to contact us.

Sincerely,

Keith Jenkins

Keith Jenkins
 Sales

Mobile: 937-603-9730
 Email: kjenkins@ccgroup-inc.com

Patterson Pools, LLC
8155 Memorial Drive
Plain City, OH 43064
614-876-2628

APPROVAL DATE:	
AMOUNT:	\$12,784.94
REASON:	A E U O C
PROJ. NAME:	Reynoldsburg Community Center & YMCA
PROJ. NUMBER:	0000000
LOCATION:	
COMPANY:	Patterson Pools, LLC
ACCT. CATEGORY:	
DELIVERY DATE:	
PO Number	0

Change Order Request

Project Name:	Reynoldsburg Community Center & YMCA	COR #:	7B
Project Number:		Date:	1/6/2020
P.O. Number:			
Summary of Work:	Adder for crane to install waterslide		
Work Description:	Due to limited access, a crane will be required to erect the waterslide structure. Crane will be set in parking lot. ** WE HAVE FIGURED CRANE FOR 3 DAYS, IF LESS TIME IS REQUIRED, WE WILL ADJUST ACCORDINGLY. **		

A. LABOR SUMMARY (attach supporting documentation):

6	hours x \$	\$70.18	/hour = \$	\$421.08
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00

Total [A]: \$421.08

B. MATERIAL (attach supporting documentation):

Total [B]: \$0.00

C. TRUCKING (attach supporting documentation):

Total [C]: \$0.00

D. CONTRACTOR OWNED EQUIPMENT (attach supporting documentation):

Total [D]: \$0.00

E. EQUIPMENT RENTAL (attach supporting documentation):

Total [E]: \$0.00

F. OVERHEAD & PROFIT: (If Applicable)

10.00%

Total [F]: \$42.11

G. SUBCONTRACTOR (attach itemized quotes/invoices):

Total [G]: \$11,735.00

H. OVERHEAD & PROFIT (Subcontracts Only)

5.00%

Total [H]: \$586.75

I. CM FEE

0.00%

Total [I]: \$0.00

J. MISCELLANEOUS:

1. Additional bond/insurance cost (attached supporting documentation):	\$0.00
2. Reimbursibles (e.g., permits, licenses, inspection, tests, etc. (attach documentation):	\$0.00
3.	\$0.00
4.	\$0.00
5.	\$0.00

Total [J]: \$0.00

GRAND TOTAL (A+B+C+D+E+F+G+H+I+J):

\$12,784.94

Patterson Pools, LLC

Signature: _____
(Enter Title Here)

Owner Approval: _____
Signature: _____
Signature: _____
Signature: _____
Signature: _____

Date: _____
1/9/20
Date: _____
Date: _____
Date: _____
Date: _____

Attachment: ATP23 (37-2020 : Community Center Final Appropriation)

Hydro Mechanical
5742 Westbourne Ave
Columbus, Ohio 43213
614-694-0806

APPROVAL DATE:	
AMOUNT:	\$1,067.27
REASON:	A ° E ° U ° O ° C °
PROJ. NAME:	RCC
PROJ. NUMBER:	1839- Contract # J07883-00015-000
LOCATION:	
COMPANY:	Hydro Mechanical
ACCT. CATEGORY:	
DELIVERY DATE:	
PO Number	N/A

Change Order Request

Project Name: RCC COR #: _____
 Project Number: 1839- Contract # J07883-00015-000 Date: 1/2/2020
 P.O. Number: N/A

Summary of Work: Plumbing Modifications - Change Order # 31

Work Description: Install five mixing Valves under sinks in rooms; 154A, 156B(2) , 150A and 143

A. LABOR SUMMARY (attach supporting documentation):

8	hours x \$	\$90.00	/hour = \$	\$720.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00

Total (A): \$720.00

B. MATERIAL (attach supporting documentation):

Total (B): \$301.36

C. TRUCKING (attach supporting documentation):

Total (C): \$0.00

D. CONTRACTOR OWNED EQUIPMENT (attach supporting documentation):

Total (D): \$0.00

E. EQUIPMENT RENTAL (attach supporting documentation):

Total (E): \$0.00

F. OVERHEAD & PROFIT: (If Applicable)

10.00%

Total (F): \$30.14

G. SUBCONTRACTOR (attach itemized quotes/invoices)

Total (G): \$0.00

H. OVERHEAD & PROFIT (Subcontracts Only)

10.00%

Total (H): \$0.00

I. CM FEE

0.00%

Total (I): \$0.00

J. MISCELLANEOUS:

1. Additional bond/insurance cost (attached supporting documentation)
2. Reimbursibles (e.g., permits, licenses, inspection, tests, etc. (attach documentation):
3. _____
4. _____
5. _____

\$15.77
\$0.00
\$0.00
\$0.00
\$0.00

Total (J): \$15.77

GRAND TOTAL (A+B+C+D+E+F+G+H+I+J)

\$1,067.27

Hydro Mechanical

Signature: _____ (Enter Title Here)

Owner Approval: _____

Signature: _____

Signature: _____

Signature: _____

Signature: _____

Date: _____

Date: 1/9/20

Date: _____

Date: _____

Date: _____

Hydro Mechanical - Field Work Report

Date: 12-31-19
Bill To: _____
Address: _____
City, ST Zip: _____

Job # 1839
Job Name RCC
Job Address 1470 DAVIDSON DR

Work Description:

INSTALL FIVE MIXING VALVES UNDER
SINKS ROOMS 154 A, 158B (2),
150A, 143

Labor Hours

[illegible]

Subcontractors

Name	Description	Amount
Subcontractors Total		

Equipment & Tool Rental

Name	Description	Amount
Equipment & Tools Total		

Materials

[illegible]

Customer Signature

Employee Signature

WORLY SUPPLY (COLUMBUS)
400 GREENLAWN AVENUE
COLUMBUS, OH 43223
614-445-1000 Fax 614-445-4900

Quotation

QUOTE DATE	QUOTE NUMBER
01/03/20	S3749029
ORDER TO: WORLY SUPPLY (COLUMBUS) 400 GREENLAWN AVENUE COLUMBUS, OH 43223 614-445-1000 Fax 614-445-4900	PAGE NO. 1 of 1

QUOTE TO:
 HYDRO MECHANICAL OF OHIO
 5742 WESTBOURNE AVE
 COLUMBUS, OH 43213

SHIP TO:
 HYDRO MECHANICAL OF OHIO
 5742 WESTBOURNE AVE
 COLUMBUS, OH 43213

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON	
22712	Change order		TERRY POFF	
WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT
AARON REICH	OT OUR TRUCK	2% 10th Net 25th	01/03/20	No
ORDER QTY	PART NO	DESCRIPTION	UNIT PRICE	NET AMOUNT
5ea	324931	496-002 3/8 COMP x 1/2 FIP x 16 SS FAUCET CONNECTOR, LEAD FREE (OLD C004207)	2.437	12.19
5ea	334053	64-6X 3/8x3/8x3/8 COMPRESSION TEE LEAD FREE	4.888	24.44
10ea	324936	496-243 3/8C x 3/8C x 20 SS LEAD FREE FAUCET CONNECTOR (C004237)	2.908	29.08
THIS IS A QUOTATION Prices are subject to change without notice. Sales Tax not Included.			Subtotal	65.71
			S&H CHGS	0.00
			Amount Due	65.71

Attachment: ATP23 (37-2020 : Community Center Final Appropriation)

Valley Interior Systems, Inc.
3840 Fisher Road
Columbus, Ohio
(614) 351 8440

APPROVAL DATE:	
AMOUNT:	\$1,207.29
REASON:	A ☐ E ☐ U ☐ O ☐ C ☐
PROJ. NAME:	Reynoldsburg Community Center
PROJ. NUMBER:	CT 170132
LOCATION:	
COMPANY:	Valley Interior Systems, Inc.
ACCT. CATEGORY:	
DELIVERY DATE:	
PO Number	0

Change Order Request

Project Name: Reynoldsburg Community Center COR #: VIS-021
Project Number: CT 170132 Date: 10/29/2019
P.O. Number: _____

Summary of Work: Bulletin 14.1

Work Description: Revise ceiling height in Spin 144

A. LABOR SUMMARY (attach supporting documentation):

1	hours x \$	\$66.26	/hour = \$	\$66.26
16	hours x \$	\$61.33	/hour = \$	\$981.28
0	hours x \$	\$55.51	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00
0	hours x \$	\$0.00	/hour = \$	\$0.00

Total [A]: \$1,047.54

B. MATERIAL (attach supporting documentation):

Total [B]: \$50.00

C. TRUCKING (attach supporting documentation):

Total [C]: \$0.00

D. CONTRACTOR OWNED EQUIPMENT (attach supporting documentation):

Total [D]: \$0.00

E. EQUIPMENT RENTAL (attach supporting documentation):

Total [E]: \$0.00

F. OVERHEAD & PROFIT: (If Applicable)

10.00%

Total [F]: \$109.75

G. SUBCONTRACTOR (attach itemized quotes/invoices):

Total [G]: \$0.00

H. OVERHEAD & PROFIT (Subcontracts Only)

0.00%

Total [H]: \$0.00

I. CM FEE

0.00%

Total [I]: \$0.00

J. MISCELLANEOUS:

1. Additional bond/insurance cost (attached supporting documentation):
2. Reimbursibles (e.g., permits, licenses, inspection, tests, etc. (attach documentation):
3. _____
4. _____
5. _____

\$0.00
\$0.00
\$0.00
\$0.00
\$0.00

Total [J]: \$0.00

GRAND TOTAL (A+B+C+D+E+F+G+H+I+J):

\$1,207.29

Valley Interior Systems, Inc.

Signature: Rick Hutchins Senior Project Manager
(Enter Title Here)

10-29-2019

Owner Approval: _____

Signature: _____

Date: 11/9/20

Signature: _____

Date: _____

Signature: _____

Date: _____

Signature: _____

Date: _____

Attachment: ATP23 (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Valentine, Edward R. <EValentine@GilbaneCo.com>
Sent: Wednesday, January 15, 2020 10:14 AM
To: Andrew Bowsher
Subject: Automatic reply: Certificate of Substantial Completion

I am out of the office Monday January 13th and I will be returning to work Wednesday January 29, 2020. During that time I will not be readily available for phone messages or emails. When I return, I will be able to fully to respond. In my absence, you may contact:

Travis Okel 216-214-7031 for Cleveland State University Washkiewicz College of Engineering Phase 2 Interior Build-out and Cleveland State University Phase 1 closeout

Brian McCreary 216-244-7075 for the Cleveland Museum of Art Doan Brook Landscape project

Chuck Weitzel 216-246-7735 University Hospitals Central Pharmacy renovations.

Jeff Long 261-535-3012 St. Albert the Great parish life center or Case Western Reserve University Facilities department Task order work

Jason Swords 614-313-9452 Reynoldsburg Community Center/ YMCA

Dan Castello or Dan Focht 440 336-0250 MetroHealth MEP Task order work

Dan Focht- 440 336-0250 Case Western Reserve University Robbins Building renovation work

Or you may contact our Cleveland Office 216-535-3000 for additional resources.
 Thank you for your understanding.

Ed Valentine

Attachment: Automatic reply Certificate of Substantial Completion (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Brian Sabla <BSabla@ctconsultants.com>
Sent: Tuesday, February 11, 2020 3:59 PM
To: Andrew Bowsher
Subject: Automatic reply: Reynoldsburg - Additions

I will be out of the office until Monday February 17th. I will have limited access to phone and e-mail. If you need assistance before my return, please contact John deGraaf at 513-792-8403 or jdegraaf@ctconsultants.com.

Thanks, Brian

Attachment: Automatic reply Reynoldsburg - Additions (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Smith, Judy <JSmith@moodynolan.com>
Sent: Monday, September 16, 2019 8:06 AM
To: Andrew Bowsher
Subject: Automatic reply: Reynoldsburg YMCA Plaque

I will be out of the office September 13 - 18 and will respond to your message when I return on September 19th.

Thanks!

Judy Smith

Attachment: Automatic reply Reynoldsburg YMCA Plaque (195) (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Brian Sabla <BSabla@ctconsultants.com>
Sent: Monday, September 16, 2019 8:06 AM
To: Andrew Bowsher
Subject: Automatic reply: Reynoldsburg YMCA Plaque

I will be out of the office until Tuesday September 17th. I will have limited access to phone and e-mail. If you need assistance before my return, please contact John deGraaf at 513-792-8403 or jdegraaf@ctconsultants.com.

Thanks, Brian

Attachment: Automatic reply Reynoldsburg YMCA Plaque (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Sandra Boller
Sent: Tuesday, September 24, 2019 8:31 AM
To: Andrew Bowsher
Subject: Automatic reply: Y Builder Risk

I am currently out of the office and will return on Monday, September 30, 2019. If you need immediate attention, please contact Michelle Brennan at mbrennan@ci.reynoldsburg.oh.us or 614-322-6882.

Thank you,

Sandra Boller
City of Reynoldsburg
sboller@ci.reynoldsburg.oh.us
(614) 322-6868

Attachment: Automatic reply Y Builder Risk (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Joni Crawford
Sent: Thursday, September 26, 2019 11:05 AM
To: Park, Jeff; 'Carothers, Tom'
Cc: Stephen Cicak; Andrew Bowsher
Subject: Billing question on City of Reynoldsburg

Hi Jeff and Tom,

Could one of you give me a call about the billing for the YMCA. I have been working on reconciling a few of the line items and I have a couple of questions.

Thank You,

Joni Crawford
Finance Manager
City of Reynoldsburg
7232 E. Main St.
Reynoldsburg, OH 43068\
Ph:614.322.6862 / Fax:614.322.6857
JCrawford@ci.reynoldsburg.oh.us / <http://www.ci.reynoldsburg.oh.us>

Attachment: Billing question on City of Reynoldsburg (37-2020 : Community Center Final Appropriation)

Owner's Budget Statement
As of: 06/03/2019

Item	Bid Package	Description Square Footage	Indicated Costs (GMP-1 Amendment 2 R1 Issued 2/6/19)		
			Rec Center	Partner Space	Total Facility
			57,292	13,538	70,830
A.0		PROJECT OWNER'S BUDGET (USES)			
A.1		GMP-1			
A.1.1	BP03A, 31A	Sitework, Site Utilities, Foundations, Slab-on-Grade	\$3,196,742	\$482,037	\$3,678,779
A.1.2	BP03B	Slab-on-Deck, Concrete Stair Treads	\$133,084	\$0	\$133,084
A.1.3	BP04A	Masonry, Hollow Metal Door Frames in Masonry Walls	\$1,643,200	\$0	\$1,643,200
A.1.4	BP05A	Structural Steel	\$1,738,242	\$268,500	\$2,006,742
A.1.5	BP05B	Miscellaneous Metals	\$607,810	\$0	\$607,810
A.1.6	BP06A	General Trades and Millwork and Casework	\$878,149	\$0	\$878,149
A.1.7	BP07A	Roofing and Metal Panels	\$1,280,870	\$159,780	\$1,440,650
A.1.8	BP08C	Exterior and Interior Glass and Glazing and Glass Canopies	\$942,403	\$74,933	\$1,017,336
A.1.9	BP08B	Doors, Frames, Hardware	\$102,243	\$3,000	\$105,243
A.1.10	BP09A	Drywall, Framing, Ceilings	\$1,182,499	\$0	\$1,182,499
A.1.11	BP09C	Flooring and Wall Tile	\$376,543	\$0	\$376,543
A.1.12	BP09E	Fluid Applied Flooring	\$63,099	\$0	\$63,099
A.1.13	BP09F	Sports Flooring	\$177,523	\$0	\$177,523
A.1.14	BP09D	Painting	\$263,350	\$0	\$263,350
A.1.15	BP13B	Indoor and Outdoor Pools and Water Features	\$1,436,144	\$0	\$1,436,144
A.1.16	BP14A	Elevators	\$114,250	\$0	\$114,250
A.1.17	BP21A	Fire Protection	\$156,000	\$15,000	\$171,000
A.1.18	BP22A	Above Ground Plumbing	\$656,477	\$36,000	\$692,477
A.1.19	BP22B	Underground MEP	\$420,597	\$0	\$420,597
A.1.20	BP23A	Mechanical and Controls	\$2,243,413	\$200,000	\$2,443,413
A.1.21	BP26A	Electrical, Technology, A/V Equipment	\$2,191,402	\$12,950	\$2,204,352
A.1.22	BP32A	Landscapes	\$207,708	\$49,081	\$256,789
A.1.23	BP32B	Hardscapes	\$593,748	\$140,302	\$734,050
A.1.24	BP03A, 31A	Partner Space Site Utilities	\$0	\$75,000	\$75,000
A.1.25	BP03A, 31A	Addendum #2 Permit Review Set	\$16,177	\$3,823	\$20,000
A.1.26	n/a	Gilbane General Conditions	\$76,720	\$18,129	\$94,849
A.1.27	n/a	Site Services	\$264,539	\$63,211	\$327,750
A.1.28	n/a	Winter Conditions	\$162,942	\$37,058	\$200,000
A.1.29	n/a	Partner Space TI and City Shell Coordination (Initial Allowance)	\$0	\$50,000	\$50,000
A.1.30	n/a	Contractor Default Insurance	\$221,447	\$52,328	\$273,775
A.1.31	n/a	Field Personnel	\$751,639	\$177,611	\$929,250
A.1.32	n/a	CAT Tax	\$4,287	\$1,013	\$5,300
A.1.33	n/a	General Liability Insurance	\$176,644	\$41,741	\$218,385
A.1.34	n/a	Pay and Performance Bond (Partial Return in CO Log)	\$142,375	\$9,106	\$151,481
A.1.35	n/a	Construction Contingency	\$283,103	\$66,897	\$350,000
A.1.36	n/a	CM Fee	\$407,610	\$96,317	\$503,927
A.2		GMP Total	\$23,112,980	\$2,133,816	\$25,246,796
A.8	Owner	Enabling Work/Site Demolition and Prep	\$63,981	\$15,119	\$79,100
A.9	Owner	Change Orders and Addenda	\$1,328,923	\$0	\$1,328,923
A.11		PROJECT HARD COST TOTAL	\$24,505,885	\$2,148,934	\$26,654,819
B.0		OWNER'S SOFT COSTS			
B.1	Owner	A/E fee for Basic Services (Design, Site Analysis Owner's Rep)	\$2,411,700	\$0	\$2,411,700
B.2	Owner	A/E Reimbursables Allowance	\$50,000	\$0	\$50,000
B.3	Owner	Additional Services #1	\$105,557	\$24,943	\$130,500
B.4	Owner	Additional Services #2	\$74,300	\$98,500	\$172,800
B.5	Owner	Additional Services #3	\$10,670	\$0	\$10,670
B.6	Owner	YMCA Services	\$0	\$0	\$0
B.7	Owner	CMR Preconstruction Fees	\$99,360	\$0	\$99,360
B.8	Owner	Legal Costs Allowance	\$0	\$0	\$0
B.9	Owner	Financing Costs Allowance	\$140,743	\$33,257	\$174,000
B.10	Owner	Testing Allowance	\$77,247	\$18,253	\$95,500
B.11	Owner	Utility Distribution Costs	\$14,534	\$3,434	\$17,968
B.12	Owner	Builders Risk Insurance	\$50,650	\$11,968	\$62,618
B.13	Owner	General Permits Allowance	\$56,621	\$13,379	\$70,000
B.14	Owner	Change Order Deducts (Release of 50% of Reimbursables)	(\$20,222)	(\$4,778)	(\$25,000)
B.15		OWNER'S SOFT COST SUBTOTAL	\$3,071,159	\$198,957	\$3,270,116
C.0	Owner	TOTAL OWNER'S INDICATED COSTS	\$27,577,044	\$2,347,891	\$29,924,935
D.0	Owner	Owner's Contingency (Removed?)	\$0	\$0	\$0
E.0		TOTAL PROJECT (USES)	\$27,577,044	\$2,347,891	\$29,924,935
E.0		PROJECT SOURCES			
E.1		City Equity / Seed Money			\$422,545
E.2		Bond Proceeds (Net)			\$28,000,000
E.3		Bond Arbitrage / Interest (Not Included in Project Sources)			\$0
E.4		PROJECT SOURCES TOTAL			\$28,422,545
F.0	DATE	PROJECTION OF INDICATED COSTS OVER TIME	CHANGE	INDICATED COSTS	OVER / (UNDER) BUDGET
F.1	6/3/2019	Current Indicated Costs	\$0	\$29,924,935	\$1,502,390
F.2	6/3/2019	Estimated Deduct Change Order for Winter Conditions and VE	(\$55,000)	\$29,869,935	\$1,447,390
F.3	6/3/2019	Bulletin 9 (Estimated)	\$10,000	\$29,879,935	\$1,457,390
F.4	7/1/2019	Return of Contractor's Contingency - mutually agreed amount	(\$125,000)	\$29,754,935	\$1,332,390
F.5	7/1/2019	Bulletin 10 (Estimated)	\$9,000	\$29,763,935	\$1,341,390
F.6	8/1/2019	Placeholder / Estimated Change Order	\$15,000	\$29,778,935	\$1,356,390
F.7	9/1/2019	Monthly return of Contractor's Contingency	(\$20,000)	\$29,758,935	\$1,336,390
F.8	9/1/2019	Re-inclusion of Value Engineered Finish Items	\$250,000	\$30,008,935	\$1,586,390
F.9	9/1/2019	Placeholder / Estimated Change Order	\$15,000	\$30,023,935	\$1,601,390
F.10	10/1/2019	Monthly return of Contractor's Contingency	(\$20,000)	\$30,003,935	\$1,581,390
F.11	10/1/2019	Placeholder / Estimated Change Order	\$15,000	\$30,018,935	\$1,596,390
F.12	11/1/2019	Monthly return of Contractor's Contingency	(\$20,000)	\$29,998,935	\$1,576,390
F.13	11/1/2019	Placeholder / Estimated Change Order	\$15,000	\$30,013,935	\$1,591,390
F.14	12/1/2019	Monthly return of Contractor's Contingency	(\$20,000)	\$29,993,935	\$1,571,390
F.15	12/1/2019	Placeholder / Estimated Change Order	\$15,000	\$30,008,935	\$1,586,390
F.16	1/1/2020	Return of Remaining Contractor's Contingency	(\$100,145)	\$29,908,790	\$1,486,245
F.17	1/1/2020	Re-inclusion of Water Slide (no longer in scope of work)	\$0	\$29,908,790	\$1,486,245

Attachment: February 2020 Owner's Budget Update (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Brian Sabla <BSabla@ctconsultants.com>
Sent: Wednesday, December 18, 2019 12:43 PM
To: EValentine@GilbaneCo.com; Swords, Jason; Toney, Francis P.
Cc: Andrew Bowsher
Subject: Building Department Comments....
Attachments: Reynoldsburg Community Center #9, 1470 Davidson Drive, 2018-00000673.pdf; Reynoldsburg Community Center - Pools #2 1470 Davidson Dr, 2018-00001328.pdf; Submittals to Building Department.xlsx; 2018-673(8) Reynoldsburg Community Center.docx; 170132 Response to Building Department Plan Review Comments for Building Package.docx

And we will need to submit the results of the signal strength testing for the emergency radio responder coverage, and any product data/shop drawings for the radio repeater antenna system that will be installed....

Gang,

Regarding the outstanding information needed by the Building Department, it seems to me the only couple of things that still need submitted, are the delegated design items and the shop drawings for the pool water slide.

I've attached the version of the last plan review comments I received, as well as our response to those comments (these are the two Word documents). I have not seen the plan review letter for the water slide, which must have been submitted by Patterson? You will see that everything, aside from the delegated design submittals and product data, has/had been addressed. I have downloaded the submittals for the divider curtain and kitchen exhaust hood, and can get those sent to the "Building Department" (who do I send these to...Sherri or Shelley?). Everything else is calculations for railings, ladders, and storefronts (framing and glass)....see the attached spreadsheet for the list of items I am tracking.

Looks like the water slide information was reviewed and received preliminary approval for intent, but we had requested stamped engineering drawings from the manufacturer, and pump information. Jason, can you double check to make sure this was the last submittal we received from Patterson/Whitewater?

Let's continue to work at this to get it buttoned up....

Thanks,

Brian P. Sabla, CSI, CCS, LEED AP, BD+C
 Project Manager

513-792-8417 Direct
 513-227-5498 Cell
 bsabla@ctconsultants.com

CT Consultants, Inc.
 Integrity Tower Building
 4420 Cooper Road
 Suite 200

Attachment: Building Department Comments (37-2020 : Community Center Final Appropriation)

Cincinnati OH 45242
 513-791-1700 Office
 513-791-1936 Fax
www.ctconsultants.com



From: Andrew Bowsher
Sent: Friday, December 6, 2019 9:26 AM
To: Brian Sabla ; Valentine, Edward R. ; Swords, Jason ; Toney, Francis P.
Subject: FW: Questions for coverage of Y

Gentleman,
 Wanted to loop you in, on the conversation.

v/r

Andrew Bowsher
 DEVELOPMENT DIRECTOR

—
City of Reynoldsburg
 7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6831 | **F** 614-322-6845

www.ci.reynoldsburg.oh.us

From: Shelley Slota <sslota@ci.reynoldsburg.oh.us>
Sent: Friday, December 06, 2019 9:14 AM
To: Andrew Bowsher <ABowsher@ci.reynoldsburg.oh.us>
Cc: Jed Hood <jhood@ci.reynoldsburg.oh.us>; Sandra Boller <sboller@ci.reynoldsburg.oh.us>; Chris Shook <CShook@ci.reynoldsburg.oh.us>; Brad McCloud <bmcccloud@ci.reynoldsburg.oh.us>; Bill Toole <wrt@tooleinspectors.com>
Subject: RE: Questions for coverage of Y

Good Morning,

I am sending this email to everyone included within the email thread including Bill Toole, so that everyone understands what needs to happen from a Building standpoint. Attached, you will find two (2) plan reviews letters (please view e front and back of each letter). The Reynoldsburg Community Center/YMCA building and the waterslide area do not have a full plan approval from Sherri Scholl. While some of the outstanding items may have been addressed (commercial hood), there are still outstanding items that need to be submitted to the City of Reynoldsburg Building Division for Sherri Scholl to review. Once we have received a full plan approval, we can proceed forward obtaining the temporary Certificate of Occupancy and the final Certificate of Occupancy. If you have any questions, please feel free to contact myself or Bill Toole at 614-224-2300.

Shelley

(37-2020 : Community Center Final Appropriation)

Attachment: Building Department Comments

From: Andrew Bowsher <ABowsher@ci.reynoldsburg.oh.us>
Sent: Thursday, December 05, 2019 2:02 PM
To: Sandra Boller <sboller@ci.reynoldsburg.oh.us>; Jed Hood <jhood@ci.reynoldsburg.oh.us>; Chris Shook <CShook@ci.reynoldsburg.oh.us>; Shelley Slota <sslota@ci.reynoldsburg.oh.us>
Cc: Brad McCloud <bmcccloud@ci.reynoldsburg.oh.us>
Subject: RE: Questions for coverage of Y

After discussing with our contractors in depth today, they have assured me Full Occupancy before the Holiday's. This would mean Bill Tool will have signed off, and given certification. This additionally includes the life-safety check by Truro. The difference between a temporary, and a full is the difference of what you saw today at the dedication, and what will be complete come grand opening.

Ohio Health will not be complete on their tenant improvements until March 1st of 2020. The YMCA also will start their coverage of the building January 1st of 2020.

It is my recommendation that we continue to pay for the builders insurance on the building, and have overlap instead of being under covered due to the Ohio Health piece still under construction. Can we extend the policy for an additional three months? Then switch to the other policy?

v/r

Andrew Bowsher
 Development Director

City of Reynoldsburg
 7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6831 | **F** 614-322-6845

www.ci.reynoldsburg.oh.us

From: Sandra Boller <sboller@ci.reynoldsburg.oh.us>
Sent: Wednesday, December 04, 2019 11:33 AM
To: Andrew Bowsher <ABowsher@ci.reynoldsburg.oh.us>; Jed Hood <jhood@ci.reynoldsburg.oh.us>; Chris Shook <CShook@ci.reynoldsburg.oh.us>; Shelley Slota <sslota@ci.reynoldsburg.oh.us>
Cc: Brad McCloud <bmcccloud@ci.reynoldsburg.oh.us>
Subject: Questions for coverage of Y

Andrew/Shelley:

John with Willis would like to know the following as it pertains to the City and the YMCA:

What does "Temporary Occupancy" mean?
 When will be the YMCA portion get temporary occupancy?

What does "Permanent Occupancy" mean ?
 When is that expected on the Y?

I understand from Andrew that the Ohio Health is looking at March 1, 2020 date, is that temporary or permanent occupancy.

For insurance purpose we need this information as soon as possible please.

Thanks,

Sandra

Mollie Prasher

From: Andrew Bowsher
Sent: Tuesday, September 3, 2019 7:29 PM
To: Andrew Bowsher
Subject: CC Plaque
Attachments: Community Center Plaque.indd; Community Center Plaque.pdf

Andrew Bowsher
City of Reynoldsburg
Development Director
614-322-6831

Attachment: CC Plaque (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Brian Sabla <BSabla@ctconsultants.com>
Sent: Monday, January 6, 2020 11:44 AM
To: Andrew Bowsher
Cc: Swords, Jason; Valentine, Edward R.
Subject: Certificate of Substantial Completion
Attachments: Certificate of Substantial Completion.doc

Andrew,

See attached for the Certificate of Substantial Completion. I have reviewed this with Ed, and he has no comments/revisions. If you are okay with this, please let us know and Ed will sign a paper copy and walk it over for the City's signature.

Thanks,

Brian P. Sabla, CSI, CCS, LEED AP, BD+C
Project Manager

513-792-8417 Direct
 513-227-5498 Cell
 bsabla@ctconsultants.com

CT Consultants, Inc.
 Integrity Tower Building
 4420 Cooper Road
 Suite 200
 Cincinnati OH 45242
 513-791-1700 Office
 513-791-1936 Fax
www.ctconsultants.com



Mollie Prasher

From: Rhonda Ludwig <rhonda.ludwig@ymcacolumbus.org>
Sent: Monday, December 30, 2019 7:24 PM
To: Andrew Bowsher; Sandra Boller; Donna Bauman; Tina Badurina
Subject: Chairs for Grand Opening

Andrew, Donna, Sandra - I wanted to check with you to see if the City has chairs. We are hoping for 400 people to attend the grand opening event. We have on order close to 100 chairs which we will have prior to opening. If the City does not have chairs, is there a vendor that you use for special events?

Please let me know.
 Thank you for your help.
 Rhonda

--

Rhonda Ludwig
Regional VP of Operations
 YMCA OF CENTRAL OHIO
 6767 Refugee Road, Canal Winchester, OH 43110
P 614 389 4556
E rhonda.ludwig@ymcacolumbus.org **W** ymcacolumbus.org
O facebook.com/ymcacolumbusohio | twitter.com/ymcacolumbus

The Y: We're for youth development, healthy living and social responsibility

Attachment: Chairs for Grand Opening (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Joni Crawford
Sent: Tuesday, October 15, 2019 1:06 PM
To: Andrew Bowsher
Subject: change order
Attachments: 20191015130949668.pdf

Andrew,

Here is the payment certificate. I am asking about the numbers in the bottom left hand corner.

Joni Crawford
Finance Manager
City of Reynoldsburg
7232 E. Main St.
Reynoldsburg, OH 43068\
Ph:614.322.6862 / Fax:614.322.6857
JCrawford@ci.reynoldsburg.oh.us / <http://www.ci.reynoldsburg.oh.us>

Attachment: change order (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Charlotte Hacker <chacker@gci2000.com>
Sent: Tuesday, October 8, 2019 9:32 AM
To: Andrew Bowsher; F. Patrick Toney; Brian Sabla; Shelley Slota
Subject: City of Reynoldsburg Community Center - 1470 Davidson Ave. - Reynoldsburg, OH
Attachments: 22027 City of Reynoldsburg Comm. Center 10-01-19 Site Obs.pdf

Field report

Charlotte Hacker
 Administrative Assistant, Field Services



GEOTECHNICAL
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 Direct: (614) 818-1126
chacker@gci2000.com; www.gci2000.com

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Attachment: City of Reynoldsburg Community Center - 1470 Davidson Ave - Reynoldsburg OH (152) (37-2020 : Community Center Final

Mollie Prasher

From: Sandra Boller
Sent: Tuesday, August 27, 2019 8:55 AM
To: Donna Bauman; Andrew Bowsher; Jed Hood; Stephen Cicak; Brad McCloud; Matt Roth; Leslie Clark; David Plesich
Subject: Charter-Founder Membership (8).pdf
Attachments: Charter-Founder Membership (8).pdf

Good Morning:

I am on the Consulting Board for the Reynoldsburg Community Center YMCA and wanted to share with you an opportunity to be a Founder Member or a Charter Member.

Founder Members - \$1,000 membership

- Permanent recognition in-branch
- Invitation only events
- Hard Hat tour
- Sneak peek access
- Exclusive Founder Gift

Charter Memberships \$175 plus membership

- First Year recognition in-branch
- Special vents
- Sneak peek access
- Exclusive Charter Gift

If you want more information, please see me or go to <https://ymcacolumbus.org/leadtheway> .

Sandra

Attachment: Charter-Founder Membership (8) pdf (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Charlotte Hacker <chacker@gci2000.com>
Sent: Monday, October 21, 2019 4:27 PM
To: Andrew Bowsher; F. Patrick Toney; Brian Sabla; Shelley Slota
Subject: City of Reynoldsburg Community Center - 1470 Davidson Ave. - Reynoldsburg, OH
Attachments: 22027 City of Reynoldsburg Comm. Center 10-16-19 Site Obs.pdf

Field report

Charlotte Hacker
 Administrative Assistant, Field Services



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Attachment: City of Reynoldsburg Community Center - 1470 Davidson Ave - Reynoldsburg OH (37-2020 : Community Center Final

Mollie Prasher

From: Charlotte Hacker <chacker@gci2000.com>
Sent: Tuesday, September 24, 2019 3:00 PM
To: Andrew Bowsher; F. Patrick Toney; Brian Sabla; Shelley Slota
Subject: City of Reynoldsburg Community Center - Reynoldsburg, OH
Attachments: 22027 City of Reynoldsburg Comm. Center 09-19-19 Site Obs.pdf

Field report

Charlotte Hacker
 Administrative Assistant, Field Services



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Attachment: City of Reynoldsburg Community Center - Reynoldsburg OH (172) (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Charlotte Hacker <chacker@gci2000.com>
Sent: Thursday, September 19, 2019 4:27 PM
To: Shelley Slota; Brian Sabla; F. Patrick Toney; Andrew Bowsher
Subject: City of Reynoldsburg Community Center - Reynoldsburg, OH
Attachments: 22027 City of Reynoldsburg Comm. Center 09-11-19 Asphalt Comp.pdf; 22027 City of Reynoldsburg Comm. Center 09-12-19 Asphalt Comp.pdf; 22027 City of Reynoldsburg Comm. Center 09-13-19 Asphalt Comp.pdf

Field reports

Charlotte Hacker
 Administrative Assistant, Field Services



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Attachment: City of Reynoldsburg Community Center - Reynoldsburg OH (182) (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Charlotte Hacker <chacker@gci2000.com>
Sent: Friday, September 13, 2019 4:26 PM
To: Bill Sampson; Andrew Bowsher; F. Patrick Toney; Brian Sabla; Shelley Slota
Subject: City of Reynoldsburg Community Center - Reynoldsburg, OH
Attachments: 22027 City of Reynoldsburg Comm. Center 09-06-19 Site Obs.pdf; 22027 City of Reynoldsburg Comm. Center 09-09-19 Site Obs.pdf; 22027 City of Reynoldsburg Comm. Center 09-10-19 Site Obs.pdf

Field reports

Charlotte Hacker
 Administrative Assistant, Field Services



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Attachment: City of Reynoldsburg Community Center - Reynoldsburg OH (196) (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Charlotte Hacker <chacker@gci2000.com>
Sent: Monday, November 11, 2019 10:08 AM
To: Andrew Bowsher; F. Patrick Toney; Brian Sabla; Shelley Slota
Subject: City of Reynoldsburg Community Center - Reynoldsburg, OH
Attachments: 22027 City of Reynoldsburg Comm. Center 11-01-19 Site Obs.pdf

Field report

Charlotte Hacker
 Administrative Assistant, Field Services



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chacker@gci2000.com; www.gci2000.com

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Attachment: City of Reynoldsburg Community Center - Reynoldsburg OH (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Charlotte Hacker <chacker@gci2000.com>
Sent: Tuesday, September 10, 2019 11:21 AM
To: Shelley Slota; Andrew Bowsher
Subject: City of Reynoldsburg Community Center - Reynoldsburg OH
Attachments: 22027 City of Reynoldsburg Comm. Center 08-30-19 Site Obs.pdf; 22027 City of Reynoldsburg Comm. Center 09-03-19 Site Obs.pdf; 22027 City of Reynoldsburg Comm. Center 09-04-19 Site Obs.pdf; 22027 City of Reynoldsburg Comm. Center 09-05-19 Site Obs.pdf

Field reports

Charlotte Hacker
 Administrative Assistant, Field Services



GEOTECHNICAL
 CONSULTANTS INC.
 Geotechnical Consultants, Inc.
 720 Greencrest Dr.
 Westerville, OH 43081
 Main: (614) 895-1400; Fax: (614) 895-1171
 Direct: (614) 818-1126
chacker@gci2000.com; www.gci2000.com

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Attachment: City of Reynoldsburg Community Center - Reynoldsburg OH (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Angella Maulsby <Angella.Maulsby@cleareresult.com>
Sent: Thursday, December 5, 2019 10:40 AM
To: Andrew Bowsher
Subject: Columbia Gas of Ohio Rebate Survey Request

Importance: High

Hello Andrew,

I work with Julia Noschang and we did a rebate application with you for City of Reynoldsburg-YMCA on behalf of Columbia Gas of Ohio. We like to send a short survey, less than 5 minutes regarding your experience with the Program once the rebate process is complete. It is a good way for us to see how we did and if improvements to our process are necessary.

The link is below and as I mentioned, it should take less than 5 minutes.

[Net Promoter Score Survey](#)

Your participation is greatly appreciated!

Thank you,

Angella Maulsby
Program Specialist
Direct 614.259.2705 • FAX 614.776.1255
angella.maulsby@cleareresult.com

CLEAResult
614.776.1233 • Cleareresult.com
445 Hutchinson Avenue, Suite 300 • Columbus, OH 43235

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Attachment: Columbia Gas of Ohio Rebate Survey Request (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Shelley Slota
Sent: Friday, September 6, 2019 12:58 PM
To: wrt@tooleinspectors.com
Cc: Andrew Bowsher
Subject: Community Center / YMCA

Bill,

I have two (2) sets of plans for the Community Center / YCMA that require your signature as the Building Official before I can release/issue them.

Thanks,
Shelley

Shelley L. Slota
Permit Technician
Building Division, City of Reynoldsburg
7232 E Main Street
Reynoldsburg, Ohio 43068
614-322-6802 office
614-322-6830 Fax
sslota@ci.reynoldsburg.oh.us

Attachment: Community Center YMCA (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Cindy Brass <CBrass@gci2000.com>
Sent: Thursday, August 29, 2019 9:39 AM
To: Andrew Bowsher
Cc: FToney@GilbaneCo.com; JSwords@GilbaneCo.com; Dave Svoboda
Subject: Community center costs

Andrew,

We have completed the special inspections for the project. Our scope of services was for the special inspections only. We had the original PO of \$49,925 and had requested a change order for \$47,500. We were issued a change order in February of 2019 but I am not sure if that amount was \$47,925 or \$48,500 (please verify for me). We have billed to date \$93,813.50 and have an invoice for \$1,457 for our current billing cycle that will go out today. That brings our total billed to \$95,272.50. We should have either \$95,425 or \$95,850 in the budget.

We were requested by Gilbane to observe sidewalks and asphalt. That is not part of the special inspections and we will require a change order to complete that work.

Please let me know if you want us to proceed. If we have a good estimate of the number of trips, we will be able to provide a budget for testing.

I have also updated our contact list for invoicing to send them to you. If you need invoices sent somewhere else, please let me know.

Thanks,

Cindy Brass
 CFO
 Geotechnical Consultants, Inc.
 720 Greencrest Dr.
 Westerville, OH 43081
 Main: (614) 895-1400; Fax: (614) 895-1171
 Direct: (614) 839-1275
cbrass@gci2000.com; www.gci2000.com



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Mollie Prasher

From: Kelley Youman <kryouman@gmail.com>
Sent: Thursday, January 9, 2020 7:28 PM
To: Andrew Bowsher
Subject: Community Center grand opening/ThisWeek Reynoldsburg

Andrew,

Happy New Year!

I saw the ribbon cutting is scheduled for 10 a.m. Saturday, Jan. 25 and the free class listing by the YMCA. Any other details/attractions you can share about the celebration weekend - OR anything else we haven't reported - would be greatly appreciated by Thursday, Jan. 16 for a preview of the grand opening weekend!

Likewise, I have requested a photographer attend the grand opening so don't be surprised if you see Lori or Shane poking around.

Many thanks in advance!
 Kelley

--

Kelley Youman de Rodriguez

Read the latest at KelleyYouman.com or [ThisWeek Reynoldsburg](http://ThisWeekReynoldsburg.com) | [ThisWeek West Side](http://ThisWeekWestSide.com)

1490 Dobson Square North
 Columbus, OH 43229
 (614) 832-8936

Attachment: Community Center grand opening ThisWeek Reynoldsburg (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Brian Sabla <BSabla@ctconsultants.com>
Sent: Monday, November 25, 2019 1:51 PM
To: Rhonda Fomby; Andrew Bowsher
Cc: Swords, Jason; Toney, Francis P.; Valentine, Edward R.
Subject: Community Center Plaque

Rhonda,

Please ship the plaque to the City of Reynoldsburg....

Andrew Bowsher

Development Director
 City of Reynoldsburg
 7232 East Main Street
 Reynoldsburg, OH 43068
 Ph: 614.322.6831

They are going to be open Wednesday for business, but closed on Thursday and Friday, so if we can get it there by EOD Wednesday, great, otherwise have it delivered on Monday. Let me know if you need anything else from me.

Thanks,

Brian P. Sabla, CSI, CCS, LEED AP, BD+C
 Project Manager

513-792-8417 Direct
 513-227-5498 Cell
 bsabla@ctconsultants.com

CT Consultants, Inc.
 Integrity Tower Building
 4420 Cooper Road
 Suite 200
 Cincinnati OH 45242
 513-791-1700 Office
 513-791-1936 Fax
www.ctconsultants.com



Mollie Prasher

From: Donna Bauman
Sent: Thursday, October 31, 2019 3:54 PM
To: Andrew Bowsher
Subject: Community Center YMCA

Andrew,

Do you know the acreage allotted for the Community Center as well as the acreage allotted for parking?

Thanks,

Donna Bauman
Director
City of Reynoldsburg
Parks & Recreation

614.322.6806 Office



www.ci.reynoldsburg.oh.us

Mollie Prasher

From: Chris Shook
Sent: Thursday, February 20, 2020 4:33 PM
To: Joe Begeny; Joni Crawford; Jessica Rosenthal; Kalle Gwilliams; Andrew Bowsher; William Dorman; Melissa Butler; Stephen Cicak; Donna Bauman
Subject: Contracting Procedures, Elected Signatures

All:

As I looked through some of our contracts for construction of the YMCA, I noticed we did not have signatures from the City Attorney and City Auditor. It is possible that the contracts do have those signatures and I just have not seen them; and it looks as though the original CT Consulting contract predated Chapter 175 of the Codified Ordinances. Going forward, I am of the opinion that Chapter 175 of the Codified Ordinances for contracting procedures requires both of these signatures on any written contract that involves the expenditure of money. If there is an addendum to a contract that would involve an additional expenditure of money above the amount set forth in the original contract, these signatures are likewise needed.

These requirements apply regardless of the amount in the written contract. If it is for \$5 or \$5,000.000, these signatures are needed.

175.01 (k) No contract, agreement or other contractual obligation involving the expenditure of money shall be entered into or authorized by the Mayor or Council unless the City Auditor or a duly authorized representative of the Auditor shall first certify that the money required for the contract, agreement, obligation or expenditure is in the City's treasury or in the process of collection and that the money has been appropriated by Council for the purpose and remains unencumbered. (emphasis added)

175.01 (l) No contract, agreement or other contractual obligation shall be entered into or authorized by the Mayor or Council unless the City Attorney or a duly authorized representative of the City Attorney shall first approve the contract as to its form. Any clause in any contract or agreement that requires the City to indemnify another party to the contract shall be void and unenforceable against the City. (emphasis added)

I have a form available for every contract that comes through that does not already have these signature lines. If you have any questions, please let me know.

Chris

Attachment: Contracting Procedures Elected Signatures (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Sandra Boller
Sent: Friday, November 15, 2019 5:01 PM
To: 'JTanner@Gilbaneco.com'
Cc: Andrew Bowsher; Tina Badurina; Rhonda Ludwig
Subject: December 5 - Dedication Ceremony for the Reynoldsburg Community Center YMCA

Ms. Tanner:

We are attempting to finalize the guest list for the Dedication Ceremony for December 5. Would you please send me the names of the individuals from Gilbane that should be on that list?

If you are not the correct person to get this from, if you could redirect me, it would be very much appreciated.

Thank you,

Sandra Boller
Human Resources Director
City of Reynoldsburg
Phone (614) 322-6868
Fax (614)322-6875
sboller@ci.reynoldsburg.oh.us
www.ci.reynoldsburg.oh.us

Attachment: December 5 - Dedication Ceremony for the Reynoldsburg Community Center YMCA (37-2020 : Community Center Final

Mollie Prasher

From: Brian Sabla <BSabla@ctconsultants.com>
Sent: Monday, November 11, 2019 4:43 PM
To: Andrew Bowsher
Cc: John deGraaf
Subject: Dedication Ceremony December 5th

Hey Andrew,

Looking back over notes I took at the last meeting, you wanted contact information for those who would like to attend the 12/5 dedication.

- From our Cincinnati Office (address below), please include John deGraaf, Mark Brueggemann, and myself.
- From our Columbus Office, please include Wes Hall (Northwoods 1, 7965 North High Street, Suite 340, Columbus, Ohio 43235).
- From our Mentor Office, please include Christina LeGros (8150 Sterling Court, Mentor, Ohio 44060).

Thanks,

Brian P. Sabla, CSI, CCS, LEED AP, BD+C
 Project Manager

513-792-8417 Direct
 513-227-5498 Cell
bsabla@ctconsultants.com

CT Consultants, Inc.
 Integrity Tower Building
 4420 Cooper Road
 Suite 200
 Cincinnati OH 45242
 513-791-1700 Office
 513-791-1936 Fax
www.ctconsultants.com



Mollie Prasher

From: Blaisdell, Howard <HBlaisdell@moodynolan.com>
Sent: Friday, November 8, 2019 1:33 PM
To: Andrew Bowsher
Subject: Dedication

Good afternoon Andrew.
I am following up for the invite list for the dedication ceremony.
Is there a time set for the ceremony yet?

Our team to invite will be:
Curt Moody and
Jonathan Moody
Woojin Lim, our designer
Amadeus Escudero, Project Architect
Judy Smith, our interior designer
Myself

Thanks,
Howard

HOWARD BLAISDELL
AIA, LEED AP
Fitwel Ambassador
ASSOCIATE PRINCIPAL
ARCHITECT



O 614.461.4664 D 614.280.1390
300 SPRUCE ST, STE 300, COLUMBUS, OH 43215

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Mollie Prasher

From: Melissa Butler
Sent: Thursday, October 10, 2019 9:25 AM
To: Andrew Bowsher
Subject: Digital Copy of CT Contract
Attachments: 2617_001.pdf

Melissa Butler

Development Assistant
Reynoldsburg Development Department
7232 East Main Street
Reynoldsburg, OH 43068
PH: 614.322.6827 | Fax: 614.322.6830
Mbutler@ci.reynoldsburg.oh.us / www.ci.reynoldsburg.oh.us

Follow us on Facebook @ <https://www.facebook.com/ReynoldsburgDevelopment/>

From: CPrinters@ci.reynoldsburg.oh.us
Sent: Thursday, October 10, 2019 9:31 AM
To: Melissa Butler
Subject: Attached Image

Attachment: Digital Copy of CT Contract (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Valentine, Edward R. <EValentine@GilbaneCo.com>
Sent: Thursday, February 20, 2020 4:37 PM
To: Andrew Bowsher
Cc: Swords, Jason; Brian Sabla
Subject: DRAFT Spreadsheet of funds expended for requested changes
Attachments: Pricing Breakdown for Andrew- Sorted by category 2 19 2020.pdf

Andrew,

Attached is a DRAFT of project construction changes itemized by responsibility. This covers the period of time from Owner change order #7 through Owner change order #9. Please review and let's discuss prior to a final distribution on Friday. I have copied Brian, but as yet I have not received his comments. These values match the information from our meeting the other day. All the work on this spreadsheet has been completed.

Thanks,
 Ed V.

Ed Valentine, LEED AP BD+C | Senior Project Executive | Gilbane Building Company Ernst & Young Tower | 950 Main Avenue, Suite 1410 | Cleveland, Ohio | 44113
 O: (216) 535-3029 | M: (216) 701-6292 | E: EValentine@GilbaneCo.com www.gilbaneco.com | Like us on Facebook | Follow us on Twitter

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-----Original Message-----

From: Andrew Bowsher <ABowsher@ci.reynoldsburg.oh.us>
Sent: Thursday, February 20, 2020 10:20 AM
To: Valentine, Edward R. <EValentine@GilbaneCo.com>
Cc: Swords, Jason <JSwords@GilbaneCo.com>; Brian Sabla <BSabla@ctconsultants.com>; Joe Begeny <JBegeny@ci.reynoldsburg.oh.us>
Subject: RE: Funds

[EXTERNAL]

Thanks Ed.

V/R

Andrew Bowsher
 DEVELOPMENT DIRECTOR

—
 City of Reynoldsburg
 7232 East Main Street | Reynoldsburg, OH 43068 T 614-322-6831 | F 614-322-6845

www.ci.reynoldsburg.oh.us

-----Original Message-----

Attachment: DRAFT Spreadsheet of funds expended for requested changes (37-2020 : Community Center Final Appropriation)

From: Valentine, Edward R. <EValentine@GilbaneCo.com>
 Sent: Thursday, February 20, 2020 10:20 AM
 To: Andrew Bowsher <ABowsher@ci.reynoldsburg.oh.us>
 Cc: Swords, Jason <JSwords@GilbaneCo.com>; Brian Sabla <BSabla@ctconsultants.com>
 Subject: RE: Funds

Andrew,
 Gilbane is reviewing a draft spreadsheet of the Authorization To Proceed costs and placed those costs into Categories. We are working to have a draft list to you today. We have advised the Electrical contractor not to install the pool lights and advised the pool contractor not to install the sanitation unit. We will submit a cost proposal for the 1st responder repeater unit to CT Consultants and yourself, but will not proceed until further direction. Gilbane is working to finalize the construction contingency return value.
 Thanks,
 Ed V.

Ed Valentine, LEED AP BD+C | Senior Project Executive | Gilbane Building Company Ernst & Young Tower | 950 Main Avenue, Suite 1410 | Cleveland, Ohio | 44113
 O: (216) 535-3029 | M: (216) 701-6292 | E: EValentine@GilbaneCo.com www.gilbaneco.com | Like us on Facebook | Follow us on Twitter

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-----Original Message-----

From: Andrew Bowsher <ABowsher@ci.reynoldsburg.oh.us>
 Sent: Wednesday, February 19, 2020 6:35 PM
 To: Valentine, Edward R. <EValentine@GilbaneCo.com>; Swords, Jason <JSwords@GilbaneCo.com>; Brian Sabla <BSabla@ctconsultants.com>
 Subject: Funds

[EXTERNAL]

Gentleman,
 I just wanted to check in and see if you think by Friday we will be able to get a more accurate picture of funds? And some of the list breakdowns we discussed? The Mayor, and Auditor have refused to continue processing checks in light of the potential cost overruns. There has to be a way to get get this number back on track with all three entities. The fact of the City needing to go back to the table for more money doesn't look good for anyone.

Sent from my iPhone

Attachment: DRAFT Spreadsheet of funds expended for requested changes (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Monday, January 20, 2020 11:43 AM
To: Rich Zingale; neichensehr@ymcacolumbus.org; Neale Murray
Cc: Valentine, Edward R.; Elms, Shaka; Andrew Bowsher
Subject: Elevator Training

Rich,

Does elevator training work for Wednesday morning at 7:30 am?

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**
1470 Davidson Drive | Reynoldsburg, OH | 43068
M: (614) 313-9452
www.gilbaneco.com | [Like us on Facebook](#) | [Follow us on Twitter](#)

Mollie Prasher

From: Blaisdell, Howard <HBlaisdell@moodynolan.com>
Sent: Tuesday, September 24, 2019 9:43 AM
To: Rich Zingale; Swords, Jason; Brian Sabla; Andrew Bowsher
Subject: Entry Sign
Attachments: Banner sign with notes.pdf; BUILDING PLAQUE - suggested rough crop.pdf; Entry Sign Banner.jpg

Good morning all.

Please see the attached for our recommended Entry Canopy for the Reynoldsburg Community Center YMCA. It balances having enough presence and cost. The color matches the overhead doors and door frames on the back side of the building and the brick and is complementary.

I have attached a clean version, one with notes, and one with a recommended crop size for the building plaque. Please let us know if you have any comments or questions.

If everyone is happy with this, we would like to have this blessed by Thursday so Brian can get the final details/connections turned around quickly.

Thanks,
Howard

HOWARD BLAISDELL
 AIA, LEED AP BD+C
 Fitwel Ambassador
 ASSOCIATE PRINCIPAL
 ARCHITECT



O 614.461.4664 D 614.280.1390
 300 SPRUCE ST, STE 300, COLUMBUS, OH 43215

MOODYNOLAN.COM



Attachment: Entry Sign (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Sherri Scholl <sscholl@fmsarchitects.com>
Sent: Friday, January 31, 2020 10:58 AM
To: Andrew Bowsher; Shelley Slota
Subject: FMS January Invoice
Attachments: 01-2020 Reynoldsburg Invoice.pdf

Attached is our invoice for January services. Please let me know if you need anything else.

Thanks!

Sherri Scholl, AIA, NCARB, LEED AP, MPE | Vice President
FEINKNOFF MACIOCE SCHAPPA ARCHITECTS
Direct 614.545.1724 | Fax 614.545.1714 | 995 W. 3rd Ave | Columbus, OH 43212

Attachment: FMS January Invoice (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Blaisdell, Howard <HBlaisdell@moodynolan.com>
Sent: Tuesday, November 26, 2019 4:00 PM
To: Swords, Jason; Brian Sabla; Rich Zingale; Itschmidt@trurotwp.org; nmurray@ymcacolumbus.org; bkawalec@ymcacolumbus.org; neichensehr@ymcacolumbus.org; Andrew Bowsher
Cc: Elms, Shaka
Subject: Future OSU Men's basketball game

Good day all and Happy Thanksgiving.

A couple of weeks ago we had offered our Suite for a basketball game to celebrate the substantial completion of the recreation center.

I don't think we all had realized that this would be the Friday evening after thanksgiving.

Please let me know if you would be interested in attending a different game and we can work on another date.

Thanks,
Howard

HOWARD BLAISDELL
AIA, LEED AP

O 614.461.4664 D 614.280.1390

From: Swords, Jason
Sent: Friday, November 22, 2019 2:10 PM
To: Brian Sabla ; Tom Michaels ; Mark Horton ; John deGraaf ; bmcccloud@ci.reynoldsburg.oh.us; Rich Zingale ; Blaisdell, Howard ; Itschmidt@trurotwp.org; nmurray@ymcacolumbus.org; bkawalec@ymcacolumbus.org; neichensehr@ymcacolumbus.org; Kalle Gwilliams ; ABowsher@ci.reynoldsburg.oh.us; SCicak@ci.reynoldsburg.oh.us; Jeffrey Fackler ; Amrian Johnson ; Tom Veeley
Cc: Toney, Francis P. ; Valentine, Edward R. ; Park, Jeff ; Elms, Shaka
Subject: Reynoldsburg CC YMCA - OACM Meeting 036 Minutes

All,

Please see the weekly OACM meeting minutes from meeting #36 held on 11-21-19.

Thank you,

Jason Swords | Project Engineer II | **Gilbane Building Company**
 1470 Davidson Drive | Reynoldsburg, OH | 43068
 M: (614) 313-9452
www.gilbaneco.com | [Like us on Facebook](#) | [Follow us on Twitter](#)

Mollie Prasher

From: Sandra Boller
Sent: Thursday, August 29, 2019 3:23 PM
To: Andrew Bowsher
Subject: FW: [EXT] Reynoldsburg Leases

Did you get this Rhonda?

From: Rhonda Ludwig
Sent: Thursday, August 29, 2019 2:32 PM
To: Jed Hood ; Andrew Bowsher ; Sandra Boller ; Brad McCain
Subject: Fwd: [EXT] Reynoldsburg Leases

Good afternoon.

We have provided everything that has been sent to date. See the email below regarding what we are missing.

Please let Brad M., know if you have any questions.

Rhonda

----- Forwarded message -----

From: Joanne.Goldhand@icemiller.com <Joanne.Goldhand@icemiller.com>
Date: Thu, Aug 29, 2019 at 2:27 PM
Subject: RE: [EXT] Reynoldsburg Leases
To: Brad McCain <bmccain@ymcacolumbus.org>
Cc: Rhonda Ludwig <rhonda.ludwig@ymcacolumbus.org>, Catherine.Strauss@icemiller.com <Catherine.Strauss@icemiller.com>, Rich Zingale <rzingale@ymcacolumbus.org>, Elissa James <ejames@ymcacolumbus.org>, Stephen.Tanner@icemiller.com <Stephen.Tanner@icemiller.com>

I'll send a call in.

We are still missing the following exhibits from the Y lease.

Ex. B: Depiction of City Land

- Ex. C: Depiction of Community Center Land
- Ex. D: Depiction of Common Area Land.

Do you have them in your files?

J

Attachment: FW EXT Reynoldsburg Leases (37-2020 : Community Center Final Appropriation)

From: Brad McCain [mailto:bmccain@ymcacolumbus.org]
Sent: Thursday, August 29, 2019 8:57 AM
To: Goldhand, Joanne I.
Cc: Rhonda Ludwig; Strauss, Catherine; Rich Zingale; Elissa James; Tanner, Stephen
Subject: Re: [EXT] Reynoldsburg Leases

****EXTERNAL EMAIL****

That would be great.

Thanks,

Bradley L McCain, MBA, CSSGB

Chief Financial Officer

Metropolitan Offices

YMCA OF CENTRAL OHIO
 1907 Leonard Ave, Suite 150, Columbus, OH 43219
P 614 389 2729

E bmccain@ymcacolumbus.org **W** ymcacolumbus.org
FB facebook.com/ymcacolumbusohio **T** twitter.com/ymcacolumbus

The Y: We're for youth development, healthy living and social responsibility.

On Thu, Aug 29, 2019 12:49 PM, Joanne.Goldhand@icemiller.com Joanne.Goldhand@icemiller.com wrote:

Any of those times work for me. Shall we go with Tuesday afternoon?

From: Brad McCain [mailto:bmccain@ymcacolumbus.org]
Sent: Thursday, August 29, 2019 8:46 AM
To: Goldhand, Joanne I.
Cc: Rhonda Ludwig; Strauss, Catherine; Rich Zingale; Elissa James; Tanner, Stephen
Subject: Re: [EXT] Reynoldsburg Leases

Attachment: FW EXT Reynoldsburg Leases (37-2020 : Community Center Final Appropriation)

****EXTERNAL EMAIL****

Thanks Joanne,

Here are some available times for our team next week:

Tuesday 3:30-5p

Wednesday 8-10, 2:30-5

Thurs 11-1, 2-5

Fri 8-10, 2-5p

Let us know what works for you.

Thanks,

Brad

Bradley L McCain, MBA, CSSGB

Chief Financial Officer

Metropolitan Offices

YMCA OF CENTRAL OHIO
1907 Leonard Ave, Suite 150, Columbus, OH 43219
P 614 389 2729

E bmccain@ymcacolumbus.org W ymcacolumbus.org
FB [facebook.com/ymcacolumbusohio](https://www.facebook.com/ymcacolumbusohio) T twitter.com/ymcacolumbus

The Y: We're for youth development, healthy living and social responsibility.

Attachment: FW EXT Reynoldsburg Leases (37-2020 : Community Center Final Appropriation)

On Wed, Aug 28, 2019 2:36 PM, Joanne.Goldhand@icemiller.com Joanne.Goldhand@icemiller.com wrote:

Thanks, yes that sounds good. I'm around for the rest of the week and next.

Based on what we have seen, we recommend that there be a tri-party agreement because as it is settled now, the Y has obligations that it is not being paid for. This will not only involve making sure that the money that Ohio Health has agreed to pay gets to the Y but also that if additional funds are necessary, that the City will pay them.

We will lay out the obligations, available funds and unfunded obligations in the call. Then we can determine how best to close the loop.

Thanks!

Joanne

From: Brad McCain [mailto:bmccain@ymcacolumbus.org]
Sent: Wednesday, August 28, 2019 9:05 AM
To: Rhonda Ludwig
Cc: Strauss, Catherine; Rich Zingale; Elissa James; Goldhand, Joanne I.
Subject: Re: [EXT] Reynoldsburg Leases

****EXTERNAL EMAIL****

Cathy and Joanne,

Here is an LOI from OhioHealth to Reynoldsburg. It includes some of the exhibits mentioned. Can we scheduled a conference call to move this forward?

Thanks,

Brad

Attachment: FW EXT Reynoldsburg Leases (37-2020 : Community Center Final Appropriation)

Bradley L McCain, MBA, CSSGB

Chief Financial Officer

Metropolitan Offices

YMCA OF CENTRAL OHIO
1907 Leonard Ave, Suite 150, Columbus, OH 43219
P 614 389 2729

E bmccain@ymcacolumbus.org W ymcacolumbus.org
FB [facebook.com/ymcacolumbusohio](https://www.facebook.com/ymcacolumbusohio) T twitter.com/ymcacolumbus

The Y: We're for youth development, healthy living and social responsibility.

On Thu, Aug 15, 2019 1:58 PM, Rhonda Ludwig rhonda.ludwig@ymcacolumbus.org wrote:

Thank you Brad. I appreciate it moving this forward as OhioHealth will not be able to start their construction until this contract is prepared for their signature.

Have a Great Day.

Rhonda

On Thu, Aug 15, 2019 at 9:38 AM Brad McCain <bmccain@ymcacolumbus.org> wrote:

Greetings,

Here are the 2 exhibits from the City. Would we now be ready to schedule with Reynolds OhioHealth piece?

Thanks,

Attachment: FW EXT Reynoldsburg Leases (37-2020 : Community Center Final Appropriation)

Brad

Bradley L McCain, MBA, CSSGB

Chief Financial Officer

Metropolitan Offices

YMCA OF CENTRAL OHIO
1907 Leonard Ave, Suite 150, Columbus, OH 43219
P 614 389 2729

E bmccain@ymcacolumbus.org W ymcacolumbus.org
FB [facebook.com/ymcacolumbusohio](https://www.facebook.com/ymcacolumbusohio) T twitter.com/ymcacolumbus

The Y: We're for youth development, healthy living and social responsibility.

On Mon, Aug 5, 2019 at 8:46 AM Brad McCain <bmccain@ymcacolumbus.org> wrote:

Following up one two items from yesterday:

- * Confirmed 57,000 sq ft is the YMCA portion of the building. 13,000 is health partner space
- * Rhonda has asked the Jed for all of the exhibits from the leases.

Thanks,

Brad

Bradley L McCain, MBA, CSSGB

Chief Financial Officer

Metropolitan Offices

YMCA OF CENTRAL OHIO
 1907 Leonard Ave, Suite 150, Columbus, OH 43219
 P 614 389 2729

E bmccain@ymcacolumbus.org W ymcacolumbus.org
 FB [facebook.com/ymcacolumbusohio](https://www.facebook.com/ymcacolumbusohio) T twitter.com/ymcacolumbus

The Y: We're for youth development, healthy living and social responsibility.

On Wed, Jul 31, 2019 9:08 PM, Catherine.Strauss@icemiller.com Catherine.Strauss@icemiller.com wrote:

Works for us. I'll send a calendar appointment to those on this email, and each can accept or decline as their participati

Thanks.

Cathy

From: Brad McCain [mailto:bmccain@ymcacolumbus.org]
Sent: Wednesday, July 31, 2019 5:07 PM
To: Strauss, Catherine
Cc: Rich Zingale; Rhonda Ludwig; Elissa James; Goldhand, Joanne I.
Subject: Re: [EXT] Reynoldsburg Leases

****EXTERNAL EMAIL****

Thanks Cathy. Could we do 1:30p tomorrow?

Thanks,

Brad

Attachment: FW EXT Reynoldsburg Leases (37-2020 : Community Center Final Appropriation)

Bradley L McCain, MBA, CSSGB

Chief Financial Officer

Metropolitan Offices

YMCA OF CENTRAL OHIO
1907 Leonard Ave, Suite 150, Columbus, OH 43219
P 614 389 2729

E bmccain@ymcacolumbus.org W ymcacolumbus.org
FB [facebook.com/ymcacolumbusohio](https://www.facebook.com/ymcacolumbusohio) T twitter.com/ymcacolumbus

The Y: We're for youth development, healthy living and social responsibility.

On Wed, Jul 31, 2019 8:47 PM, Catherine.Strauss@icemiller.com Catherine.Strauss@icemiller.com wrote:

Brad: Should we schedule a call for tomorrow? How about 1:00-2:30 or 3:00-4:30?

Thanks.

Cathy

From: Brad McCain [mailto:bmccain@ymcacolumbus.org]
Sent: Wednesday, July 31, 2019 9:45 AM
To: Strauss, Catherine; Rich Zingale; Rhonda Ludwig; Elissa James
Subject: [EXT] Reynoldsburg Leases

****EXTERNAL EMAIL****

Greetings Cathy,

I wanted to ask your assistance with the Reynoldsburg leases. Reaching back to last fall working with Reynoldsburg on the lease. Reynoldsburg City Council passed an ordinance

Attachment: FW EXT Reynoldsburg Leases (37-2020 : Community Center Final Appropriation)

Mayor to enter in the lease (attached). Since then, the lease has not been sent back to the progress.

Flash forward to earlier this spring/summer, Reynoldsburg officials approached our staff Reynoldsburg and OhioHealth had been negotiating a lease for the healthcare space in t wanted to shift the maintenance cost and capital improvement payments from the City t most recent version of that lease agreement (and red lined comparison). As a Y team, w but have questions on the best contract organization and some specific requirements.

Here is an excerpt from email thread with the OhioHealth outside counsel involved on th

From: Littles, Carlin G. <CLittles@porterwright.com>
Sent: Wednesday, June 26, 2019 3:33 PM
To: Matt Roth <mroth@ci.reynoldsburg.oh.us>
Cc: Moberg, Matthew E. <MMoberg@porterwright.com>
Subject: Ohio Health/Reynoldsburg YMCA

Matt,

We spoke briefly regarding the lease agreement between OhioHealth and the City of Reynoldsburg. I clean version of the lease agreement. The only change made to this document since we last shared (G. Exhibit G lays out the responsibilities of the tenant, the landlord, and the YMCA, as I understand w parties. This should be the final version, as signed off by all the parties.

OhioHealth would like to have the lease signed by the end of the week before our signatories are un construction. Please let us know if that is possible for the City.

Thank you for jumping in to assist in Jed's absence.

Best,

Carlin

Attachment: FW EXT Reynoldsburg Leases (37-2020 : Community Center Final Appropriation)

CARLIN G. LITTLES*Porter Wright Morris & Arthur LLP**Bio / CLittles@porterwright.com**D: [614.227.2060](tel:614.227.2060) / M: [561.267.8515](tel:561.267.8515) / F: [614.227.2100](tel:614.227.2100)**[41 South High Street, Suite 2900 / Columbus, OH 43215](#)*

We'd like for you to review the leases and help get the ball moving forward. OhioHealth this is finalized so there is some urgency on their end. The Reynoldsburg City Attorney, with the City.

Let me know how you would like to move forward.

Thanks,

Brad

Bradley L McCain, MBA, CSSGB

Chief Financial Officer

Metropolitan Offices

YMCA OF CENTRAL OHIO
1907 Leonard Ave, Suite 150, Columbus, OH 43219
P 614 389 2729

E bmccain@ymcacolumbus.org **W** ymcacolumbus.org
FB [facebook.com/ymcacolumbusohio](https://www.facebook.com/ymcacolumbusohio) **T** twitter.com/ymcacolumbus

The Y: We're for youth development, healthy living and social responsibility.

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 ICE MILLER LLP

--

Rhonda Ludwig

Regional VP of Operations

YMCA OF CENTRAL OHIO

6767 Refugee Road, Canal Winchester, OH 43110

P 614 389 4556

E rhonda.ludwig@ymcacolumbus.org W ymcacolumbus.org

O facebook.com/ymcacolumbusohio | twitter.com/ymcacolumbus

The Y: We're for youth development, healthy living and social responsibility

--

Rhonda Ludwig

Regional VP of Operations

YMCA OF CENTRAL OHIO

6767 Refugee Road, Canal Winchester, OH 43110

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O facebook.com/ymcacolumbusohio | twitter.com/ymcacolumbus

The Y: We're for youth development, healthy living and social responsibility

Attachment: FW EXT Reynoldsburg Leases (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Bill Sampson
Sent: Tuesday, August 27, 2019 11:31 AM
To: Andrew Bowsher
Subject: FW: #EXT# "Work letter" for the Lease
Attachments: (DMS)_REDLINE 6v4 Lease Agreement (OhioHealth - Reynoldsburg YMCA)_(1191....pdf;
 (DMS)_Lease Agreement (OhioHealth - Reynoldsburg YMCA)_(11126177)_(6).doc

From: Moberg, Matthew E.
Sent: Thursday, April 04, 2019 9:11 AM
To: 'Tokarski, Roland' ; Bill Sampson
Subject: RE: #EXT# "Work letter" for the Lease

Roland and Bill,

I have attached our most recent draft of the lease (submitted to Mr. Hood on 1/15/19), which was an attempt to address a number of comments he provided to me via email. We haven't had any substantive discussions since 2018, so I don't know that I can really point out a list of "sticking points" until I hear back from him, but I know the big issue was with respect to property maintenance obligations.

I understand that the City expects the YMCA to act as the property manager, and we have gotten comfortable with that, but we still need the landlord to be ultimately responsible for these items under the lease should the YMCA fail to perform (see specifically Section 5.E.).

-Matt

MATTHEW E. MOBERG

Porter Wright Morris & Arthur LLP
 Bio / mmoberg@porterwright.com
 D: 614.227.2082 / F: 614.227.2100
 41 South High Street, Suite 2900 / Columbus, OH 43215

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We are proud to announce that on February 1, 2019, Butler Rubin Saltarelli & Boyd LLP merged into Porter Wright, marking our firm's expansion into the Chicago market. [Learn more.](#)

From: Tokarski, Roland [<mailto:Roland.Tokarski@ohiohealth.com>]
Sent: Thursday, April 04, 2019 7:57 AM
To: Bill Sampson
Cc: Moberg, Matthew E.
Subject: #EXT# "Work letter" for the Lease

External Email

Attachment: FW #EXT# Work letter for the Lease (37-2020 : Community Center Final Appropriation)

Bill – it sounds like our team and CT got everything worked out on the scope of work piece of the lease. Only pieces left are anything between Jed and Matt Moberg, which I don't think there are many.
 Matt – can you please opine of any sticking points you are aware of so Bill knows?

FYI, CT has been very good to work with.

Thanks!
 Roland



Roland Tokarski | System Vice President, Real Estate, Construction and Facilities
 OhioHealth | Real Estate, Construction and Facilities
 3535 Olentangy River Road | Columbus, Ohio 43214
 Office: 614-788-4484
Roland.Tokarski@OhioHealth.com



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This message may be protected by the attorney-client privilege. If you believe that it has been sent to you in error, do not read, print or forward it. Please reply to the sender that you have received the message in error. Then delete it. Thank you.

END OF NOTICE

Attachment: FW #EXT# Work letter for the Lease (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Valentine, Edward R. <EValentine@GilbaneCo.com>
Sent: Wednesday, January 15, 2020 9:11 AM
To: Andrew Bowsher
Cc: Brian P. Sabla (bsabla@ctconsultants.com)
Subject: FW: Certificate of Substantial Completion
Attachments: scans@gilbaneco.com_20200108_151909.pdf

Andrew,
 Just checking if the City of Reynoldsburg had the opportunity to sign the substantial completion certificate. I would like to send the document, along with the Fire Department's Temporary Life Safety Approval to Ohio Department of Health to schedule the indoor pool inspection.
 Thanks,
 Ed Valentine

Ed Valentine, LEED AP BD+C | Senior Project Executive | [Gilbane Building Company](#)
 Ernst & Young Tower | 950 Main Avenue, Suite 1410 | Cleveland, Ohio | 44113
 O: (216) 535-3029 | M: (216) 701-6292 | E: EValentine@GilbaneCo.com
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From: Valentine, Edward R.
Sent: Wednesday, January 8, 2020 3:41 PM
To: Brian Sabla ; Andrew Bowsher
Cc: Swords, Jason
Subject: RE: Certificate of Substantial Completion

Andrew, I have attached a signed substantial completion date and passing this along for the City's signature. Please contact Brian or I with any questions.
 Thanks,
 Ed Valentine

Ed Valentine, LEED AP BD+C | Senior Project Executive | [Gilbane Building Company](#)
 Ernst & Young Tower | 950 Main Avenue, Suite 1410 | Cleveland, Ohio | 44113
 O: (216) 535-3029 | M: (216) 701-6292 | E: EValentine@GilbaneCo.com
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From: Brian Sabla <BSabla@ctconsultants.com>
Sent: Monday, January 6, 2020 11:44 AM
To: Andrew Bowsher <ABowsher@ci.reynoldsburg.oh.us>

Attachment: FW Certificate of Substantial Completion (37-2020 : Community Center Final Appropriation)

Cc: Swords, Jason <JSwords@GilbaneCo.com>; Valentine, Edward R. <EValentine@GilbaneCo.com>

Subject: Certificate of Substantial Completion

[EXTERNAL]

Andrew,

See attached for the Certificate of Substantial Completion. I have reviewed this with Ed, and he has no comments/revisions. If you are okay with this, please let us know and Ed will sign a paper copy and walk it over for the City's signature.

Thanks,

Brian P. Sabla, CSI, CCS, LEED AP, BD+C
Project Manager

513-792-8417 Direct
513-227-5498 Cell
bsabla@ctconsultants.com

CT Consultants, Inc.
Integrity Tower Building
4420 Cooper Road
Suite 200
Cincinnati OH 45242
513-791-1700 Office
513-791-1936 Fax
www.ctconsultants.com



Mollie Prasher

From: Sandra Boller
Sent: Wednesday, January 8, 2020 4:16 PM
To: Joe Begeny
Cc: Andrew Bowsher; Donna Bauman
Subject: FW: Chairs for Grand Opening

Joe:

Please see below regarding the request to use chairs for the grand opening of the YMCA. Donna checked with Judy and there are approximately 200 at the Senior Center and I know we have quite a few at the PD. What are your thoughts? We would have to get a solid count on all of them and have staff take them on the Friday before and go back a get them first thing Monday.

Sandra

From: Rhonda Ludwig
Sent: Monday, December 30, 2019 7:24 PM
To: Andrew Bowsher ; Sandra Boller ; Donna Bauman ; Tina Badurina
Subject: Chairs for Grand Opening

Andrew, Donna, Sandra - I wanted to check with you to see if the City has chairs. We are hoping for 400 people to attend the grand opening event. We have on order close to 100 chairs which we will have prior to opening. If the City does not have chairs, is there a vendor that you use for special events?

Please let me know.
 Thank you for your help.
 Rhonda

--

Rhonda Ludwig
Regional VP of Operations
 YMCA OF CENTRAL OHIO
 6767 Refugee Road, Canal Winchester, OH 43110
 P 614 389 4556
 E rhonda.ludwig@ymcacolumbus.org W ymcacolumbus.org
 O facebook.com/ymcacolumbusohio | twitter.com/ymcacolumbus

The Y: We're for youth development, healthy living and social responsibility

Attachment: FW Chairs for Grand Opening (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Brian Sabla <BSabla@ctconsultants.com>
Sent: Friday, August 23, 2019 12:13 PM
To: Mark Horton; Tom Michaels
Cc: Andrew Bowsher
Subject: FW: Color Site Plan
Attachments: OH Exhibit B 061318.pdf

Gentlemen....

Take a read through the e-mails below. Does any of this sound familiar? Any idea about what Jed may have seen previously? Hope all is well guys!

Thanks,

Brian P. Sabla, CSI, CCS, LEED AP, BD+C
 Project Manager

513-792-8417 Direct
 513-227-5498 Cell
 bsabla@ctconsultants.com

CT Consultants, Inc.
 Integrity Tower Building
 4420 Cooper Road
 Suite 200
 Cincinnati OH 45242
 513-791-1700 Office
 513-791-1936 Fax
www.ctconsultants.com



From: Andrew Bowsher
Sent: Friday, August 23, 2019 12:04 PM
To: 'Blaisdell, Howard'
Cc: Brian Sabla ; Jed Hood
Subject: FW: Color Site Plan

Howard,

Please see the email chain pertaining to an exhibit that is being requested to finalize the YMCA, and Ohio Health Contracts. Our City Attorney, Jed Hood (Attached) physically saw a copy of the site plan that was drawn up with 4 or 5 colors depicting the maintenance responsibility of various mechanicals, and rooms. In addition it had an attached excel file, detailing the drawing. This is being requested to be attached, and everything that has crossed our desks hasn't worked thus far. If anyone knows what's being requested, that would be a huge plus!

Thank you in advance!

V/R

Andrew Bowsher

Development Director

City of Reynoldsburg

7232 East Main Street

Reynoldsburg, OH 43068

Ph: 614.322.6831 | Fax: 614.322.6845

ABowsher@ci.reynoldsburg.oh.us | www.ci.reynoldsburg.oh.us

From: Brian Sabla <BSabla@ctconsultants.com>

Sent: Thursday, August 22, 2019 6:04 PM

To: Andrew Bowsher <ABowsher@ci.reynoldsburg.oh.us>

Subject: RE: Color Site Plan

Okay, it dawned on me that early on the landscape architect was producing some different colored site plans. See attached...this was an actual exhibit for OhioHealth when we were working thru the lease terms. Is this close?

Thanks,

Brian P. Sabla, CSI, CCS, LEED AP, BD+C
Project Manager

513-792-8417 Direct

513-227-5498 Cell

bsabla@ctconsultants.com

CT Consultants, Inc.

Integrity Tower Building

4420 Cooper Road

Suite 200

Cincinnati OH 45242

513-791-1700 Office

513-791-1936 Fax

www.ctconsultants.com



From: Andrew Bowsher <ABowsher@ci.reynoldsburg.oh.us>

Sent: Thursday, August 22, 2019 8:26 AM

To: Brian Sabla <BSabla@ctconsultants.com>; Rich Zingale <rzingale@ymcacolumbus.org>

Subject: FW: Color Site Plan

Attachment: FW Color Site Plan (37-2020 : Community Center Final Appropriation)

Brian/Rich,
Do you happen to know the site plan Jed is referencing?

V/R

Andrew Bowsher

Development Director
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068
Ph: 614.322.6831 | Fax: 614.322.6845
ABowsher@ci.reynoldsburg.oh.us | www.ci.reynoldsburg.oh.us

From: Jed Hood <jhood@ci.reynoldsburg.oh.us>
Sent: Thursday, August 22, 2019 7:53 AM
To: Andrew Bowsher <ABowsher@ci.reynoldsburg.oh.us>
Subject: RE: Color Site Plan

This is not it. It had more than two colors and had a color coded key that described what was OH health responsibility to maintain, the Y and the City.

Jed Hood
Reynoldsburg City Attorney
7232 E. Main St.
Reynoldsburg, Ohio 43068
(614) 322-6803
Fax (614) 322-6874

From: Andrew Bowsher <ABowsher@ci.reynoldsburg.oh.us>
Sent: Wednesday, August 21, 2019 7:37 PM
To: Jed Hood <jhood@ci.reynoldsburg.oh.us>
Subject: Color Site Plan

Attachment: FW Color Site Plan (37-2020 : Community Center Final Appropriation)



Andrew Bowsher
City of Reynoldsburg
Development Director
614-322-6831

Mollie Prasher

From: Shelley Slota
Sent: Wednesday, June 27, 2018 9:11 AM
To: Andrew Bowsher
Subject: FW: Community Center PGU Review

Follow Up Flag: Follow up
Flag Status: Flagged

Shelley L. Slota
 Administrative Assistant
 Building Division, City of Reynoldsburg
 7232 E Main Street
 Reynoldsburg, Ohio 43068
 614-322-6802 office
 614-322-6830 Fax
sslota@ci.reynoldsburg.oh.us

From: Fraser, Bruce
Sent: Tuesday, June 26, 2018 1:59 PM
To: Shelley Slota
Subject: RE: Community Center PGU Review

Shelley,

The plan file size was too large to send electronically, so here is a link for you to download the files from our review.

<https://structurepoint.sharefile.com/d-s490d0c1b58d420da>

Bruce Fraser, PE
Transportation Manager

2550 Corporate Exchange, Suite 300
 Columbus, Ohio 43231
 614.901.2235 OFFICE
 614.563.7298 CELL
structurepoint.com WEB



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From: Shelley Slota [<mailto:sslota@ci.reynoldsburg.oh.us>]
Sent: Tuesday, June 26, 2018 10:31 AM

Attachment: FW Community Center PGU Review (37-2020 : Community Center Final Appropriation)

To: Fraser, Bruce
Subject: Community Center PGU Review

Bruce,

It is my understanding after speaking to John that some type of approval or preliminary approval was sent to the City of Reynoldsburg for the Community Center PGU. Would you please send me a copy of the approval so that I can have it documented in the file for when they begin site work.

Thanks,
Shelley

Shelley L. Slota
Administrative Assistant
Building Division, City of Reynoldsburg
7232 E Main Street
Reynoldsburg, Ohio 43068
614-322-6802 office
614-322-6830 Fax
sslota@ci.reynoldsburg.oh.us

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Attachment: FW Community Center PGU Review (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Brian Sabla <BSabla@ctconsultants.com>
Sent: Tuesday, September 24, 2019 12:25 PM
To: Andrew Bowsher
Subject: FW: Elevation Certificates/Flood Mitigation
Attachments: Elevation Certificate.pdf; Rburg SFHAD Permit Application 2001.pdf

Andrew,

Attached is the elevation certificate we provided. See e-mail below....John Paszke completed the SFHD and forwarded to Sandra Boller. Again, we were never given a completed copy of this for our files. Attached is a copy of the application that would have been filled out by John.

Thanks,

Brian P. Sabla, CSI, CCS, LEED AP, BD+C

Project Manager

513-792-8417 Direct

513-227-5498 Cell

bsabla@ctconsultants.com

CT Consultants, Inc.

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4420 Cooper Road

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Cincinnati OH 45242

513-791-1700 Office

513-791-1936 Fax

www.ctconsultants.com



From: John Paszke
Sent: Monday, May 21, 2018 3:59 PM
To: Brian Sabla ; David Parkinson ; Sandra Boller
Cc: Mark Horton ; Brad McCloud ; Bill Sampson ; Donna Bauman ; Tom Michaels ; Jed Hood
Subject: RE: Elevation Certificates/Flood Mitigation

Brian,

I have received the elevation certificate from Dave and have completed the SFHD and forwarded to Sandra. I don't believe we will need anything else at this time, thanks.

John P. Paszke

Chief Building Official

City of Reynoldsburg

7232 E. Main Street

Reynoldsburg, Ohio 43068

jpaszke@ci.reynoldsburg.oh.us

From: Brian Sabla [<mailto:BSabla@ctconsultants.com>]

Sent: Monday, May 21, 2018 3:28 PM

To: David Parkinson; Sandra Boller

Cc: Mark Horton; Brad McCloud; Bill Sampson; Donna Bauman; Tom Michaels; Jed Hood; John Paszke

Subject: RE: Elevation Certificates/Flood Mitigation

Attachment: FW Elevation Certificates Flood Mitigation (37-2020 : Community Center Final Appropriation)

Sandra,

The message below bounced back as undeliverable. I'm assuming the 8 MB PDF attachment was too large to be allowed by the City's server. Please let me know if you need the grading plans, and we'll find a way to get them to you.

Thanks, Brian

Hi Sandra,

There are no flood mitigation walls, only retaining walls that are required to make the site grading work, as we cannot tie into the existing grades within the floodway. Those walls are shown on the Grading Plans, which I have attached for your use/reference. I've put a red circle around where the wall starts and stops.....TW (top of wall) and BW (bottom of wall). For the most part, the wall is only a few feet high; however, it does get to be up around 7' tall around the back of the building.

Let me know if this addresses your request, and if not, let me know what else you need, and I'll get it sent over.

Thanks,

Brian P. Sabla, CSI, CCS, LEED AP, BD+C

Project Manager

513-792-8417 Direct

513-227-5498 Cell

bsabla@ctconsultants.com

CT Consultants, Inc.

11120 Kenwood Road

Cincinnati OH 45242

513-791-1700 Office

513-791-1936 Fax

www.ctconsultants.com



From: David Parkinson

Sent: Monday, May 21, 2018 9:32 AM

To: Sandra Boller <sboller@ci.reynoldsburg.oh.us>

Cc: Mark Horton <MHorton@ctconsultants.com>; Brad McCloud <bmcccloud@ci.reynoldsburg.oh.us>; Bill Sampson <bsampson@ci.reynoldsburg.oh.us>; Donna Bauman <dbauman@ci.reynoldsburg.oh.us>; Tom Michaels <TMichaels@ctconsultants.com>; Jed Hood <jhood@ci.reynoldsburg.oh.us>; John Paszke <JPaszke@ci.reynoldsburg.oh.us>; Brian Sabla <BSabla@ctconsultants.com>

Subject: RE: Elevation Certificates/Flood Mitigation

Good morning, Ms. Boller.

I'm working on the Elevation Certificate. Just to be clear, this will be based on preliminary construction drawings. I should have this today, upon confirmation from Mr. Paszke regarding the applicable FEMA FIRM.

I've forwarded your inquiry to the Project Manager for his response regarding the retaining walls.

Thanks.

David R. Parkinson, P.E.

Senior Project Manager

614-779-0016 Direct

614-374-2080 Cell

dparkinson@ctconsultants.com

CT Consultants, Inc.

Northwoods I

7965 North High Street #340

Columbus OH 43235

614-885-1700 Office

614-885-1701 Fax

www.ctconsultants.com



From: Sandra Boller [<mailto:sboller@ci.reynoldsburg.oh.us>]

Sent: Monday, May 21, 2018 9:01 AM

To: David Parkinson <DParkinson@ctconsultants.com>

Cc: Mark Horton <MHorton@ctconsultants.com>; Brad McCloud <bmccloud@ci.reynoldsburg.oh.us>; Bill Sampson <bsampson@ci.reynoldsburg.oh.us>; Donna Bauman <dbauman@ci.reynoldsburg.oh.us>; Tom Michaels <TMichaels@ctconsultants.com>; Jed Hood <jhood@ci.reynoldsburg.oh.us>

Subject: Elevation Certificates/Flood Mitigation

Good Morning Mr. Parkinson:

I have been advised that you are the person that can assist with getting an Elevation Certificates for the property that the new Community Center will be built on. I am in need of a copy for the insurance quotes.

Also, if I may have any flood mitigation/wall plans that will be done on the same property, it would be much appreciated.

Again, we are looking at quotes for coverage.

Thank you,

Sandra Boller

City of Reynoldsburg

Office of Mayor

Phone (614) 322-6868

Fax (614) 322-6875

sboller@ci.reynoldsburg.oh.us

www.ci.reynoldsburg.oh.us

Attachment: FW Elevation Certificates Flood Mitigation (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Valentine, Edward R. <EValentine@GilbaneCo.com>
Sent: Wednesday, October 30, 2019 12:10 PM
To: Andrew Bowsher
Cc: Tanner, Jessica
Subject: FW: Event Checklist
Attachments: Event Checklist.pdf

Andrew,

Following up on our last conversation regarding the ribbon-cutting ceremony scheduled for December 5, our Marketing Specialist Jessica Tanner has been involved in multiple owner ceremonies and would be available to aid the City of Reynoldsburg and the YMCA with the event.

Please ask your contact person to reach out to Jessica for assistance to the City of Reynoldsburg.

Thanks,

Ed V.

Ed Valentine, LEED AP BD+C | Senior Project Executive | [Gilbane Building Company](#)
 Ernst & Young Tower | 950 Main Avenue, Suite 1410 | Cleveland, Ohio | 44113
 O: (216) 535-3029 | M: (216) 701-6292 | E: EValentine@GilbaneCo.com
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Jessica Tanner | Marketing Specialist | [Gilbane Building Company](#)
 950 Main Avenue, Suite 1410 | Cleveland, Ohio | 44113
 O: (216) 535-3026
www.gilbaneco.com | [Like us on Facebook](#) | [Follow us on Twitter](#) | [Follow us on LinkedIn](#) | [Gilbane Ink blog](#)

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Mollie Prasher

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Tuesday, November 19, 2019 3:11 PM
To: Andrew Bowsher
Subject: FW: FW: YMCA Reynoldsburg - WAP's Installation Pricing.
Attachments: YMCA WAP Pricing Signed.pdf

Andrew,

Here is the WAP approval from Rich.

Jason Swords | Project Engineer II | **Gilbane Building Company**
 1470 Davidson Drive | Reynoldsburg, OH | 43068
 M: (614) 313-9452
www.gilbaneco.com | [Like us on Facebook](#) | [Follow us on Twitter](#)

From: Rich Zingale
Sent: Wednesday, November 6, 2019 5:14 PM
To: Swords, Jason
Cc: Brian Sabla ; Andrew Bowsher ; Elms, Shaka ; Toney, Francis P. ; Valentine, Edward R. ; William Briggs
Subject: Re: FW: YMCA Reynoldsburg - WAP's Installation Pricing.

Approved to proceed. Reference to YMCA PO# 142456 in the amount of \$2,548.56

Will (YMCA IT) should have the WAPs in your hands tomorrow.

Thanks.

Richard Zingale
Vice President of Capital Asset Advancement
YMCA of Central Ohio
 40 W. Long St.
 Columbus, OH 43215
 (P) 614 224 1131 (C) 614 981 5650 (F) 614 384 2306
 (E)rzingale@ymcacolumbus.org (W) ymcacolumbus.org

The Y: We're for youth development, healthy living and social responsibility.

On Wed, Nov 6, 2019 at 10:42 AM Swords, Jason <JSwords@gilbaneco.com> wrote:

Rich,

Attachment: FW FW YMCA Reynoldsburg - WAP's Installation Pricing (37-2020 : Community Center Final Appropriation)

I spoke with your IT guy Will and it sounds like he will be bringing out the WAPs shortly. It was requested to have our electrician Claypool install these. Please see attached pricing from Claypool for this work.

Let me know if there are any questions.

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**

1470 Davidson Drive | Reynoldsburg, OH | 43068

M: (614) 313-9452

www.gilbaneco.com | [Like us on Facebook](#) | [Follow us on Twitter](#)

From: Mike Travis <MTravis@claypoolelectric.com>

Sent: Friday, October 25, 2019 2:23 PM

To: Elms, Shaka <SElms@GilbaneCo.com>

Cc: Alan Bruns <ABruns@claypoolelectric.com>; Toney, Francis P. <FToney@GilbaneCo.com>; Valentine, Edward R. <EValentine@GilbaneCo.com>; Swords, Jason <JSwords@GilbaneCo.com>

Subject: RE: YMCA Reynoldsburg - WAP's Installation Pricing.

Here you go.

Mike Travis, Project Manager

Claypool Electric Inc.

1275 Lancaster Kirkersville Rd.

Lancaster, Ohio 43130

740-808-0937 Mobile

740-682-5775 Office

mtravis@claypoolelectric.com



From: Elms, Shaka <SElms@GilbaneCo.com>

Sent: Thursday, October 24, 2019 5:12 PM

To: Mike Travis <MTravis@claypoolelectric.com>

Cc: Alan Bruns <ABruns@claypoolelectric.com>; Toney, Francis P. <FToney@GilbaneCo.com>; Valentine, Edward R. <EValentine@GilbaneCo.com>; Swords, Jason <JSwords@GilbaneCo.com>

Subject: YMCA Reynoldsburg - WAP's Installation Pricing.

Mike,

Send Jason a price to install the WAP's for the project. The owner is supplying the WAP's; therefore, pricing to include installation only.

Also provide a count of the total number of WAP that will need installed for the project. Thanks in advance.

Shaka Elms | **Gilbane Building Company**

145 E. Rich Street | Columbus, Ohio | 43215

O: (614) 948-4000 | M: (317) 376-9725

Attachment: FW FW YMCA Reynoldsburg - WAP's Installation Pricing (37-2020 : Community Center Final Appropriation)

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Attachment: FW FW YMCA Reynoldsburg - WAP's Installation Pricing (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Bill Sampson
Sent: Tuesday, August 27, 2019 11:34 AM
To: Andrew Bowsher
Subject: FW: Final LOI for Signature
Attachments: Reynoldsburg,Final LOI.pdf

From: Tokarski, Roland
Sent: Monday, June 18, 2018 10:34 AM
To: Bill Sampson
Cc: Pierotti, Lewis ; 'Tom Michaels'
Subject: Final LOI for Signature

Bill,

Please find attached final LOI, with all attachments, for signature.

Kindly execute 2 original copies and courier back to my attention and we will do the same and get you final copies.

If you could also please send a scanned copy once signed, that would be great – we will also send back a signed, scanned copy while the originals are circulating.

Thanks and let me know if you have any questions!

Roland



Roland Tokarski | System Vice President, Real Estate, Construction and Facilities
 OhioHealth | Real Estate, Construction and Facilities
 3535 Olentangy River Road | Columbus, Ohio 43214
 Office: [614-788-4484](tel:614-788-4484)
Roland.Tokarski@OhioHealth.com

Attachment: FW Final LOI for Signature (37-2020 : Community Center Final Appropriation)



FORTUNE 100 Best Companies to Work For 2007-2018

Attachment: FW Final LOI for Signature (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Joni Crawford
Sent: Tuesday, February 11, 2020 2:04 PM
To: Andrew Bowsher
Cc: Stephen Cicak; Joe Begeny
Subject: FW: Gilbane - YMCA - AEP invoices
Attachments: RE: Gilbane - YMCA - AEP invoices

Andrew,

This was the last email I got about this. In it I mentioned that you need to verify this with the YMCA. I don't think anyone from the YMCA was included in those emails. Based on this could you please reach out to your YMCA contacts and give them copies of the AEP bills?

Joni Crawford

Finance Manager
City of Reynoldsburg
7232 E. Main St.
Reynoldsburg, OH 43068\
Ph:614.322.6862 / Fax:614.322.6857
JCrawford@ci.reynoldsburg.oh.us / <http://www.ci.reynoldsburg.oh.us>

Attachment: FW Gilbane - YMCA - AEP invoices (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Thursday, January 16, 2020 4:36 PM
To: Brian Sabla; Rich Zingale
Cc: Andrew Bowsher; Valentine, Edward R.; Elms, Shaka
Subject: FW: Indoor Pool UV
Attachments: 20191226141221.pdf

Importance: High

Brian,

The attached was approved today on the conference call. However, going back through I saw that Patterson did not include electrical service to the unit/system. Don't know what exactly is needed here or if I am missing something.

I will reach out to Patterson on requirements. Can you reach out to Korda?

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**
 1470 Davidson Drive | Reynoldsburg, OH | 43068
 M: (614) 313-9452
www.gilbaneco.com | [Like us on Facebook](#) | [Follow us on Twitter](#)

From: Tim Patterson
Sent: Thursday, December 26, 2019 1:48 PM
To: Swords, Jason
Subject: Indoor Pool UV
Importance: High

[EXTERNAL]

Jason,

The YMCA (Rich Zingale) has asked us to submit and COR for installing a UV unit on the indoor pool.

Let me know if you have any questions.

Sincerely,

Tim Patterson
 Patterson Pools, LLC
 8155 Memorial Drive
 Plain City OH 43064
 614-876-2628

Attachment: FW Indoor Pool UV (48) (37-2020 : Community Center Final Appropriation)

tpatterson@pattersonpools.com

Certified Women's Business Enterprise National Council (WBENC)

Attachment: FW Indoor Pool UV (48) (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Valentine, Edward R. <EValentine@GilbaneCo.com>
Sent: Tuesday, January 21, 2020 8:54 AM
To: Brian P. Sabla (bsabla@ctconsultants.com); Andrew Bowsher
Cc: Swords, Jason; Elms, Shaka
Subject: FW: Indoor Pool UV

Importance: High

Brian and Andrew,
 The Ohio Department of Health Inspector will be on site Wednesday at 10 am to perform a final inspection on the indoor pool in anticipation of the YMCA opening on the 25th.
 The inspector will want to be assured there is a temporary certificate of occupancy has been issued by the City of Reynoldsburg for the facility. Is there any possibility of expediting the TCO form through the plan review or final inspection channels to have a certificate for tomorrow?
 A final plumbing inspection is to occur today and that should complete all City Inspections.

Thanks for your assistance,
 Ed V.

Ed Valentine, LEED AP BD+C | Senior Project Executive | **Gilbane Building Company**
 Ernst & Young Tower | 950 Main Avenue, Suite 1410 | Cleveland, Ohio | 44113
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From: Tim Patterson
Sent: Tuesday, January 21, 2020 8:26 AM
To: Swords, Jason
Cc: Valentine, Edward R. ; Elms, Shaka ; Bob Rogers
Subject: RE: Indoor Pool UV
Importance: High

[EXTERNAL]

ODH final is scheduled for 10:00am tomorrow.

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Saturday, January 18, 2020 10:31 AM
To: Tim Patterson <tpatterson@pattersonpools.com>
Cc: Valentine, Edward R. <EValentine@GilbaneCo.com>; Elms, Shaka <SElms@GilbaneCo.com>; Bob Rogers <brogers@pattersonpools.com>
Subject: RE: Indoor Pool UV

Ok Plumbing inspection is Tuesday (Monday is holiday). Will push for the TCO.

Attachment: FW Indoor Pool UV (37-2020 : Community Center Final Appropriation)

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**
 1470 Davidson Drive | Reynoldsburg, OH | 43068
 M: (614) 313-9452
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From: Tim Patterson <tpatterson@pattersonpools.com>
Sent: Saturday, January 18, 2020 9:01 AM
To: Swords, Jason <JSwords@GilbaneCo.com>
Cc: Valentine, Edward R. <EValentine@GilbaneCo.com>; Elms, Shaka <SElms@GilbaneCo.com>; Bob Rogers <brogers@pattersonpools.com>
Subject: RE: Indoor Pool UV

[EXTERNAL]

Jason,

We are scheduling ODH inspection for Wednesday. Our inspector will need to see approvals for electric, plumbing, HVAC and COO.

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Saturday, January 18, 2020 8:13 AM
To: Tim Patterson <tpatterson@pattersonpools.com>
Cc: Valentine, Edward R. <EValentine@GilbaneCo.com>; Elms, Shaka <SElms@GilbaneCo.com>
Subject: RE: Indoor Pool UV

Thanks Tim,

Jason Swords | Project Engineer II | **Gilbane Building Company**
 1470 Davidson Drive | Reynoldsburg, OH | 43068
 M: (614) 313-9452
www.gilbaneco.com | [Like us on Facebook](#) | [Follow us on Twitter](#)

From: Tim Patterson <tpatterson@pattersonpools.com>
Sent: Friday, January 17, 2020 7:57 AM
To: Swords, Jason <JSwords@GilbaneCo.com>
Cc: Valentine, Edward R. <EValentine@GilbaneCo.com>; Elms, Shaka <SElms@GilbaneCo.com>
Subject: RE: Indoor Pool UV

[EXTERNAL]

Jason,

Attachment: FW Indoor Pool UV (37-2020 : Community Center Final Appropriation)

Control cabinet requires a 25amp breaker, electrician to run power and ground from panel to cabinet. We will run control wiring between cabinet and UV chamber.

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Thursday, January 16, 2020 4:37 PM
To: Tim Patterson <tpatterson@pattersonpools.com>
Cc: Valentine, Edward R. <EValentine@GilbaneCo.com>; Elms, Shaka <SElms@GilbaneCo.com>
Subject: RE: Indoor Pool UV

Tim,

We were given direction to proceed with this today at our owner meeting.

Can you call me tomorrow morning to fill me in and go through electrical requirements?

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**
 1470 Davidson Drive | Reynoldsburg, OH | 43068
 M: (614) 313-9452
www.gilbaneco.com | [Like us on Facebook](#) | [Follow us on Twitter](#)

From: Tim Patterson <tpatterson@pattersonpools.com>
Sent: Thursday, December 26, 2019 1:48 PM
To: Swords, Jason <JSwords@GilbaneCo.com>
Subject: Indoor Pool UV
Importance: High

[EXTERNAL]

Jason,

The YMCA (Rich Zingale) has asked us to submit and COR for installing a UV unit on the indoor pool.

Let me know if you have any questions.

Sincerely,

Tim Patterson
 Patterson Pools, LLC
 8155 Memorial Drive
 Plain City OH 43064
 614-876-2628
tpatterson@pattersonpools.com

Certified Women's Business Enterprise National Council (WBENC)

Attachment: FW Indoor Pool UV (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Tokarski, Roland <Roland.Tokarski@ohiohealth.com>
Sent: Monday, September 16, 2019 7:12 AM
To: Andrew Bowsher
Cc: Walston, Ann; 'Moberg, Matthew E.'
Subject: FW: Matrix of property management for Reynoldsburg
Attachments: 2018 08 02 Reynoldsburg ORM post meeting.xlsx

Andrew – this hasn't been reviewed or revisited in over a year, so I don't know if it will remain in the same shape or form.

However, when we all met (Bill, the Y, CT, etc.), this seemed to be in general alignment.

I would suggest it was never revisited with the final lease, etc. so the best this is – if we want to use it – is a guide for today.

Also would suggest we start with the lease language and philosophy and then we can discuss this next.

I am not in position to make color copies. If you could make some for the group (and give to me please first) 11 x 17, that would be great.

There will be three of us there.

See you at 8:30 am. Sounds like a lot of traffic problems today so we will do our best to get there on time.

Thanks!
 Roland

From: Walston, Ann
Sent: Sunday, September 15, 2019 9:25 PM
To: Tokarski, Roland
Subject: FW: Matrix of property management for Reynoldsburg

Roland,
 As requested.

Ann



Ann Walston | System Director, Facilities Management
OhioHealth | Real Estate, Construction and Facilities
3430 OhioHealth Parkway | Columbus, Ohio 43214
 Office: 614-788-4490
ann.walston@ohiohealth.com

Attachment: FW Matrix of property management for Reynoldsburg (37-2020 : Community Center Final Appropriation)



FORTUNE 100 Best Companies to Work For 2007-2019

Mollie Prasher

From: Stephen Cicak
Sent: Monday, December 2, 2019 10:43 AM
To: Brad McCloud; Andrew Bowsher; 'Tom Michaels'
Cc: Joe Begeny; Joni Crawford
Subject: FW: Message from "RNP5838791C06C8"
Attachments: Message from "RNP5838791C06C8"

Greetings:

Please see the attached updated finance report for the Community Center. We need an updated dashboard from CT. If there are any questions, please call me.

Respectfully,

Stephen M. Cicak

City Auditor
City of Reynoldsburg
7232 E. Main St.
Reynoldsburg, OH 43068
Ph:614.322.6858 | Fax:614.322.6857
SCicak@ci.reynoldsburg.oh.us / www.ci.reynoldsburg.oh.us

Attachment: FW Message from RNP5838791C06C8 (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Chris Shook
Sent: Wednesday, January 15, 2020 11:50 AM
To: 'dbeamish@meyersroman.com'; 'rorourke@meyersroman.com'
Cc: Andrew Bowsher
Subject: FW: Notice of Commencement
Attachments: Notice of Commencement.pdf

Counsel: Please find attached the Notice of Commencement filed with respect to the City of Reynoldsburg's construction of the Community Center YMCA, 1421 Davidson Drive, Reynoldsburg, Ohio.

This is in reference to your client, Whitewater West Industries, Ltd. Your file number is 190239-03. If you have any questions, please let me know.

Chris Shook
 Reynoldsburg City Attorney

From: Andrew Bowsher
Sent: Wednesday, January 15, 2020 9:30 AM
To: Chris Shook
Subject: FW: Notice of Commencement

V/R

Andrew Bowsher
 DEVELOPMENT DIRECTOR

—
City of Reynoldsburg
 7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6831 | **F** 614-322-6845

www.ci.reynoldsburg.oh.us

From: Brian Sabla <BSabla@ctconsultants.com>
Sent: Wednesday, January 15, 2020 9:03 AM
To: Andrew Bowsher <ABowsher@ci.reynoldsburg.oh.us>
Subject: Notice of Commencement

Andrew,

It's coming back to me now. Way back when, we did get this taken care of. See attached. Please let me know if you need anything else.

Thanks,

Brian P. Sabla, CSI, CCS, LEED AP, BD+C
 Project Manager

Attachment: FW Notice of Commencement (37-2020 : Community Center Final Appropriation)

513-792-8417 Direct
513-227-5498 Cell
bsabla@ctconsultants.com

CT Consultants, Inc.
Integrity Tower Building
4420 Cooper Road
Suite 200
Cincinnati OH 45242
513-791-1700 Office
513-791-1936 Fax
www.ctconsultants.com



Mollie Prasher

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Monday, January 6, 2020 2:59 PM
To: Rich Zingale; Neil Eichensehr; Neale Murray; Andrew Bowsher
Cc: Valentine, Edward R.; Elms, Shaka
Subject: FW: Owner training for automatic doors

Rich and Andrew,

Does Tuesday 1/14 in the afternoon work for this training? If so let me know an exact time you prefer.

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**
 1470 Davidson Drive | Reynoldsburg, OH | 43068
 M: (614) 313-9452
www.gilbaneco.com | [Like us on Facebook](#) | [Follow us on Twitter](#)

From: Mike Zook
Sent: Monday, January 6, 2020 2:54 PM
To: Swords, Jason
Subject: Owner training for automatic doors

[EXTERNAL]

I would like to schedule this training for Tuesday 1/14/20 in the afternoon. Please confirm this is ok. Thanks

Mike Zook
 President
 Ohio Glass and Aluminum Co.
 1735 Atlas Street
 Columbus, Ohio 43228
 Phone: 614-527-7960
 Fax: 614-527-7963
 Cell: 614-348-3547
mike@ohioglass.com

Attachment: FW Owner training for automatic doors (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Taylor Brill
Sent: Monday, September 16, 2019 2:17 PM
To: Andrew Bowsher
Subject: FW: plaque
Attachments: REY-recognition plaque2.pdf

From: Brill, Taylor M.
Sent: Monday, September 16, 2019 2:16 PM
To: Taylor Brill
Subject: plaque



Taylor Brill

brill.91@osu.edu

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Architecture, Landscape and City Planning Scholars | Mentor Committee
City and Regional Planning Student Association | Vice President
ProjectHEAL-OSU | Vice President and Treasurer

Attachment: FW plaque (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Monday, February 3, 2020 2:13 PM
To: Rich Zingale; Neale Murray; Brian Sabla
Cc: Andrew Bowsher; Amrian Johnson; Valentine, Edward R.; Neil Eichensehr
Subject: FW: Pool Certification
Attachments: 20200201091622.pdf

All,

Please see attached from Patterson for your reference. We will include the attached with final closeout documents.

Let me know if there are any questions with this.

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**
 1470 Davidson Drive | Reynoldsburg, OH | 43068
 M: (614) 313-9452
www.gilbaneco.com | [Like us on Facebook](#) | [Follow us on Twitter](#)

From: Tim Patterson
Sent: Saturday, February 1, 2020 9:00 AM
To: Swords, Jason
Cc: Valentine, Edward R.
Subject: Pool Certification

[EXTERNAL]

Jason,

Attached are copies of the pool certifications as required in 131100 3.4 A-F. (page 61 & 62)

Originals have been mailed to USA Swimming

Sincerely,

Tim Patterson
 Patterson Pools, LLC
 8155 Memorial Drive
 Plain City OH 43064
 614-876-2628
tpatterson@pattersonpools.com

Certified Women's Business Enterprise National Council (WBENC)

Attachment: FW Pool Certification (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Keith Kundtz
Sent: Monday, September 23, 2019 3:05 PM
To: Andrew Bowsher
Subject: FW: Quick addition to comments

Just a heads up to what Kurt has been emailing and to who.

Keith Kundtz
 City of Reynoldsburg
 Street/Storm Water Superintendent
kkundtz@ci.reynoldsburg.oh.us
 7806 East Main Street
 Reynoldsburg Ohio 43068
 (614)322-5800

From: Kurt Keljo
Sent: Thursday, September 19, 2019 2:29 PM
To: Keith Kundtz ; Mike Schulze ; Brian Sabla ; Swords, Jason ; Valentine, Edward R. ; Toney, Francis P. ; Dorsey.2@osu.edu; Justin.Reinhart@epa.ohio.gov
Subject: Quick addition to comments

Hi All!

My sole goal in making the site visit and providing subsequent feedback was to try to minimize the likelihood of Reynoldsburg's facing a problem with the bio retention features on this site. I also welcome opportunities to learn about these practices, and value the things I picked up from yesterday's visit. In this regard, a timely webinar was shown at our office yesterday after I returned from the site, which was a good reminder of the value of clean outs on underdrains. They are useful for both diagnosing and addressing problems with bio retention features. There are no clean outs on the underdrains for the bio retention features at RCC YMCA.

All the best!
 Kurt

From: Kurt Keljo
Sent: Wednesday, September 18, 2019 3:45 PM
To: Keith Kundtz; Mike Schulze
Cc: 'Brian Sabla'; Swords, Jason; Valentine, Edward R.; Toney, Francis P.; Dorsey.2@osu.edu; Justin.Reinhart@epa.ohio.gov
Subject: RE: Kurt Keljo Site Visit

Hi Keith and Mike!

Jay Dorsey, Justin Reinhart and I stopped by at the RCC YMCA site to take a look at the swales and bio retention area. Ed and Pat were extremely helpful, going through the plans with us and showing us the features as they are being installed on the site. Gilbane seems to be doing a fine job of installing the practices according to plans. Jay and Justin make some observations and raise some potential concerns related to the plans.

Attachment: FW Quick addition to comments (37-2020 : Community Center Final Appropriation)

Filter fabric (see attached file) is not recommended in the state stormwater manual for bio retention practices, having been removed from the specs in 2014. While not always a problem, filter fabric has been found to clog, often rather quickly, preventing a bio retention area from draining. The current state specs recommend putting in a 3" layer of sand instead of the filter fabric, which serves the same function as the fabric without the risk of clogging. Given that it is already in place, the city could wait and see if the filter fabric clogs. If it does clog, holes could be punched in it to restore drainage.

With regard to the drainage swale, it is generally recommended that a gravel layer connect the bio retention medium with the underdrain. A sand layer could be added to the gravel layer for good measure. Under the current design, the soil and/or filter fabric around the underdrain could clog, preventing the swales from draining properly.

We were surprised to discover that the stormwater features on the site are designed to treat the runoff from the roof and half of the parking lot, while leaving approximately half of the stormwater runoff from the parking lot untreated. Typically, one would treat the dirtiest runoff (that coming off of the parking lot) before treating the cleanest runoff (that coming of the roof), assuming one has to choose.

While we did not discuss this on site, I noticed that the bio retention area has an elbow installed at the end of the underdrain, which enhances function of that feature. I wondered if anything similar was installed at the end of the swale underdrains before they exit to the storm sewer. Some sort of an elbow on the underdrains could help improve the function of the swales as well, recognizing that these may be in place.

Hopefully, the feedback is helpful in anticipating some potential problems that may develop with the practices as designed and considering options for future projects.

All the best!
Kurt

From: Brian Sabla [<mailto:BSabla@ctconsultants.com>]
Sent: Wednesday, September 11, 2019 6:48 PM
To: Swords, Jason; Valentine, Edward R.; Toney, Francis P.; Kurt Keljo
Subject: Kurt Keljo Site Visit

Jason, Ed, and Pat...

Sounds like Kurt would like to stop by the site next week on the 18th, around 10:30 or so, to take a look at the stormwater management systems being installed. Just wanted to give you a heads up that he and another gentleman will be stopping y to check in.

Kurt,

Stop by the Gilbane trailer across the street, and check in with them.

Thanks,

Brian P. Sabla, CSI, CCS, LEED AP, BD+C
Project Manager

513-792-8417 Direct
513-227-5498 Cell
bsabla@ctconsultants.com

CT Consultants, Inc.

Attachment: FW Quick addition to comments (37-2020 : Community Center Final Appropriation)

Integrity Tower Building
4420 Cooper Road
Suite 200
Cincinnati OH 45242
513-791-1700 Office
513-791-1936 Fax
www.ctconsultants.com



Mollie Prasher

From: Brian Sabla <BSabla@ctconsultants.com>
Sent: Monday, December 30, 2019 5:05 PM
To: Andrew Bowsher
Subject: FW: RCC Plumbing Inspection - Letter and Revised Drawings

Hello Andrew,

See below. There are four sinks that need mixing valves, which temper the water coming out of the faucets, so no one gets scalded. These were commented on during the last plumbing inspection. Gilbane is going to move forward with getting these installed.

Thanks,

Brian P. Sabla, CSI, CCS, LEED AP, BD+C
 Project Manager

513-792-8417 Direct
 513-227-5498 Cell
 bsabla@ctconsultants.com

CT Consultants, Inc.
 Integrity Tower Building
 4420 Cooper Road
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 513-791-1936 Fax
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From: Valentine, Edward R.
Sent: Monday, December 30, 2019 1:29 PM
To: Brian Sabla
Cc: Swords, Jason ; Elms, Shaka
Subject: RE: RCC Plumbing Inspection - Letter and Revised Drawings

Brian,
 So if I understand Korda's current interpretation and direction, mixing valves will need to be added at four (4) locations. Please advise Andrew Bowsher that we will be directing the plumbing contractor to provide these valves as soon as possible so that a final plumbing inspection can be attained.
 Thanks,
 Ed V.

Attachment: FW RCC Plumbing Inspection - Letter and Revised Drawings (37-2020 : Community Center Final Appropriation)

Ed Valentine, LEED AP BD+C | Senior Project Executive | [Gilbane Building Company](#)
 Ernst & Young Tower | 950 Main Avenue, Suite 1410 | Cleveland, Ohio | 44113
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From: Brian Sabla <BSabla@ctconsultants.com>

Sent: Monday, December 30, 2019 12:07 PM

To: Valentine, Edward R. <EValentine@GilbaneCo.com>; Swords, Jason <JSwords@GilbaneCo.com>; Elms, Shaka <SElms@GilbaneCo.com>

Subject: RCC Plumbing Inspection - Letter and Revised Drawings

[EXTERNAL]

Gentlemen,

See attached for the letter that was requested to address the thermostatic mixing valves and the sump effluent. Also had Korda update their drawings to show the addition of the mixing valves. Let me know if you need anything else regarding this matter.

Thanks,

Brian P. Sabla, CSI, CCS, LEED AP, BD+C
 Project Manager

513-792-8417 Direct
 513-227-5498 Cell
bsabla@ctconsultants.com

CT Consultants, Inc.
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 4420 Cooper Road
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 513-791-1700 Office
 513-791-1936 Fax
www.ctconsultants.com



Mollie Prasher

From: Valentine, Edward R. <EValentine@GilbaneCo.com>
Sent: Friday, January 10, 2020 7:37 AM
To: Andrew Bowsher
Subject: FW: Reynoldsburg - Additional Panic

FYI

Ed Valentine, LEED AP BD+C | Senior Project Executive | [Gilbane Building Company](#)
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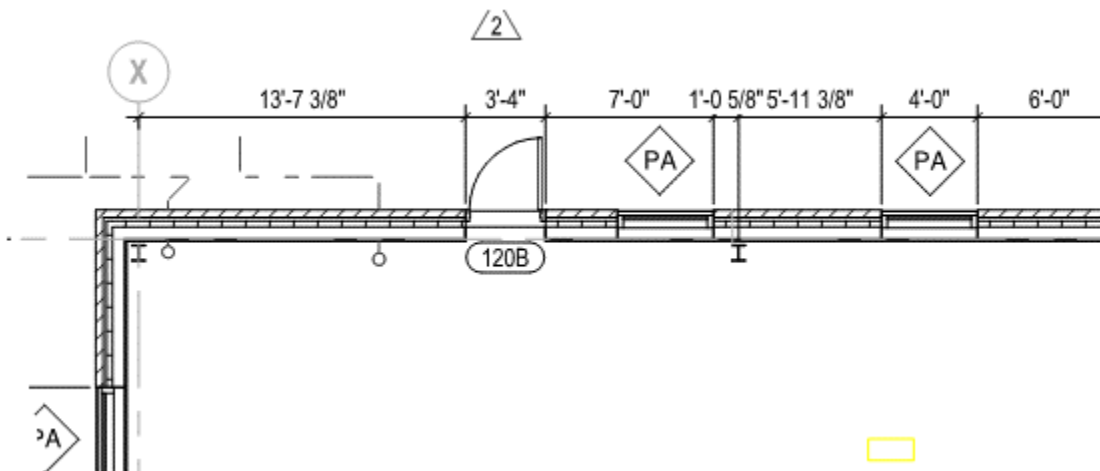
Gilbane, a Crain's Cleveland top contractor, a three-time member of Fortune's "100 Best Places to Work" list and a fourteen-time member of Training Magazine's Top 125

From: Swords, Jason
Sent: Thursday, January 9, 2020 2:24 PM
To: Brian Sabla ; Valentine, Edward R. ; Elms, Shaka
Subject: Reynoldsburg - Additional Panic

All,

Theo has another door that needs panic hardware as well that came up this afternoon. The Ohio Health door 120B needs this after speaking with Theo and Ron with Marker.

Not critical right now, but something to put toward bulletin 15 maybe.



Thanks,

Jason Swords | Project Engineer II | [Gilbane Building Company](#)

1470 Davidson Drive | Reynoldsburg, OH | 43068

M: (614) 313-9452

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Mollie Prasher

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Saturday, January 18, 2020 7:00 AM
To: Rich Zingale; Neale Murray; Neil Eichensehr
Cc: Elms, Shaka; Valentine, Edward R.; John Hyndman; Andrew Bowsher
Subject: FW: Reynoldsburg - Controls Training

Rich/Neale,

Does a controls training work for Tuesday 1/28 or Wednesday 1/29?

This should be videotaped by PlugSmart for your use. There is also to be six four-hour control training sessions per spec so keep this in mind.

3.04 INSTRUCTION OF OWNER OPERATING PERSONNEL

- A. All training at the site shall utilize specified manuals, as-built documentation, and the on-line help utility. All training sessions shall be videotaped with professional quality video camera and a dubbing/editing recorder. Submit two copies of the training session(s) prior to project contract completion.

Let me know if there are questions.

Thanks,

Jason Swords | Project Engineer | **Gilbane Building Company**
 3140 Berlin Station Road Delaware, OH 43015
 M: (614) 313-9452

From: John Hyndman
Sent: Friday, January 17, 2020 3:46 PM
To: Swords, Jason
Subject: Re: Reynoldsburg - Controls Training

[EXTERNAL]

Jason,

Our training lead is tied up all next week. Can we schedule for Tuesday 1/28 or Wednesday 1/29?

Thanks,
 John

On Fri, Jan 17, 2020 at 9:29 AM Swords, Jason <JSwords@gilbaneco.com> wrote:

Attachment: FW Reynoldsburg - Controls Training (37-2020 : Community Center Final Appropriation)

John,

Can we schedule training for next week?

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**

[1470 Davidson Drive | Reynoldsburg, OH | 43068](#)

M: (614) 313-9452

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--

John Hyndman
Building Automation Assistant Project Manager
350 East 1st Ave, Suite 210
Columbus, OH 43201
Cell: 260-437-9194
Fax: 1-800-518-5576



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Attachment: FW Reynoldsburg - Controls Training (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Wednesday, January 15, 2020 12:42 PM
To: Rich Zingale
Cc: Brian Sabla; Elms, Shaka; Molly Coen; Andrew Bowsher
Subject: FW: Reynoldsburg - Keying Box and Door Hardware
Attachments: Lund 1203.pdf

Rich,

We owe the YMCA the attached key box. Where would you like this installed?

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**
 1470 Davidson Drive | Reynoldsburg, OH | 43068
 M: (614) 313-9452
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From: Molly Coen
Sent: Wednesday, January 8, 2020 8:34 AM
To: Swords, Jason ; Elms, Shaka ; Valentine, Edward R.
Cc: Dillon Overman ; 'keithc.mmbuildings@gmail.com' ; Steve Johnston
Subject: RE: Reynoldsburg - Keying Box and Door Hardware

[EXTERNAL]

This is released. Please advise where this is to be installed or if we should turn it over to the YMCA.

Thanks,

MOLLY COEN | PROJECT ENGINEER

D. 614.545.2308 | **C.** 918.607.6655 | **O.** 614.487.7744 | **W.** mmbuildings.com

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Tuesday, January 7, 2020 5:05 PM
To: Molly Coen <molly.coen@mmbuildings.com>; Elms, Shaka <SElms@GilbaneCo.com>; Valentine, Edward R. <EValentine@GilbaneCo.com>
Cc: Dillon Overman <dillon.overman@mmbuildings.com>; 'keithc.mmbuildings@gmail.com' <keithc.mmbuildings@gmail.com>; Steve Johnston <steve.johnston@mmbuildings.com>
Subject: RE: Reynoldsburg - Keying Box and Door Hardware

Molly,

This is acceptable. Please proceed.

Attachment: FW Reynoldsburg - Keying Box and Door Hardware (37-2020 : Community Center Final Appropriation)

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 1470 Davidson Drive | Reynoldsburg, OH | 43068
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From: Molly Coen <molly.coen@mmbuildings.com>
Sent: Tuesday, January 7, 2020 2:11 PM
To: Swords, Jason <JSwords@GilbaneCo.com>; Elms, Shaka <SElms@GilbaneCo.com>; Valentine, Edward R. <EValentine@GilbaneCo.com>
Cc: Dillon Overman <dillon.overman@mmbuildings.com>; 'keithc.mmbuildings@gmail.com' <keithc.mmbuildings@gmail.com>; Steve Johnston <steve.johnston@mmbuildings.com>
Subject: RE: Reynoldsburg - Keying Box and Door Hardware

[EXTERNAL]

We can get the attached Lund 1203 key control cabinet to fulfill spec 087111 item 2.14A. Please advise if this is acceptable and we will have this delivered this week. We will have Keith go over adjusting door hardware with the YMCA, please have them pick a date.

Thanks!

MOLLY COEN | PROJECT ENGINEER

D. 614.545.2308 | **C.** 918.607.6655 | **O.** 614.487.7744 | **W.** mmbuildings.com

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Tuesday, January 7, 2020 10:53 AM
To: Molly Coen <molly.coen@mmbuildings.com>; Dillon Overman <dillon.overman@mmbuildings.com>
Cc: Valentine, Edward R. <EValentine@GilbaneCo.com>; Elms, Shaka <SElms@GilbaneCo.com>
Subject: Reynoldsburg - Keying Box and Door Hardware

Molly/Dillon,

The architect has mentioned a few times that a key storage box is required per spec. Can you advise on that?

Also, I added door hardware to the owner training excel as I came across the requirement this morning.

3.8 DEMONSTRATION

- A. Engage Installer to train Owner's maintenance personnel to adjust, operate, and maintain door hardware.

Let us know if there are questions.

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Attachment: FW Reynoldsburg - Keying Box and Door Hardware (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Thursday, January 9, 2020 3:17 PM
To: Brian Sabla
Cc: Andrew Bowsher; Valentine, Edward R.; Elms, Shaka
Subject: FW: Reynoldsburg Community Center
Attachments: Sealed Slide Plans 41433A-ALL-R0 - Seal 9-10-19.pdf

Brian,

See the stamped slide drawings attached from Patterson.

Thanks,

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From: Tim Patterson
Sent: Thursday, January 9, 2020 3:13 PM
To: Swords, Jason
Cc: Valentine, Edward R. ; Elms, Shaka
Subject: RE: Reynoldsburg Community Center

[EXTERNAL]

Jason,

See attached.

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Thursday, January 9, 2020 3:04 PM
To: Tim Patterson <tpatterson@pattersonpools.com>
Cc: Valentine, Edward R. <EValentine@GilbaneCo.com>; Elms, Shaka <SElms@GilbaneCo.com>
Subject: FW: Reynoldsburg Community Center
Importance: High

Tim,

See below. Can you send in final engineered stamped drawings from Whitewater for the slide?

Thanks,

Attachment: FW Reynoldsburg Community Center (37-2020 : Community Center Final Appropriation)

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From: Brian Sabla <BSabla@ctconsultants.com>
Sent: Thursday, January 9, 2020 2:52 PM
To: Swords, Jason <JSwords@GilbaneCo.com>
Cc: Valentine, Edward R. <EValentine@GilbaneCo.com>; Elms, Shaka <SElms@GilbaneCo.com>
Subject: FW: Reynoldsburg Community Center

[EXTERNAL]

Jason,

Looks like we need a couple more things....

Metal pan stairs and railings (The enclosed stair has not been found)....THESE WERE SENT LAST YEAR IN FEBRUARY. RESENT THEM TO SHERRI.

Automatic entrances (not found)....CAN YOU GET THIS INFORMATION FOR ME? I CAN'T EVEN FIND THE SUBMITTAL IN SMARTAPP; THE COUPLE OF SUBMITTALS MADE WERE "VOIDED".

Glass (not found)....THE STOREFRONT CALCULATIONS (PDF FILE) WERE NAMED GLASS CALCULATIONS, BUT IN REALITY IT IS ONLY CALCULATIONS FOR THE FRAMING MEMBERS, THERE ARE NO CALCULATIONS FOR THE GLASS ITSELF. WILL NEED THE GLASS CALCULATIONS TOO.

In addition, the slide documents do not have any of the required information as stated in the previous letter and also cannot be approved because of they are noted as "Preliminary – not for construction" and are not sealed by a design professional....I DISAGREE THAT THE REQUESTED INFORMATION IS NOT INCLUDED; HOWEVER, THESE DRAWINGS ARE MARKED PRELIMINARY/NOT FOR CONSTRUCTION AND ARE NOT STAMPED. WHAT DO WE NEED TO DO TO GET THE FINAL DRAWINGS? ARE THEY STILL IN ENGINEERING? MAYBE WE CAN DEFER THIS SUBMITTAL SINCE THE POOL WON'T BE OPERATIONAL UNTIL SUMMER?

Thanks,

Brian P. Sabla, CSI, CCS, LEED AP, BD+C
 Project Manager

513-792-8417 Direct
 513-227-5498 Cell
bsabla@ctconsultants.com

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 513-791-1936 Fax

Attachment: FW Reynoldsburg Community Center (37-2020 : Community Center Final Appropriation)



From: Sherri Scholl <sscholl@fmsarchitects.com>
Sent: Thursday, January 9, 2020 2:00 PM
To: Shelley Slota <sslota@ci.reynoldsburg.oh.us>; Brian Sabla <BSabla@ctconsultants.com>
Cc: Andrew Bowsher <ABowsher@ci.reynoldsburg.oh.us>; Bill Toole <wrt@tooleinspectors.com>
Subject: RE: Reynoldsburg Community Center

I have reviewed the documents provided and the following items remain on the list of delegated design items:
 Metal pan stairs and railings (The enclosed stair has not been found)
 Automatic entrances (not found)
 Glass (not found)

In addition, the slide documents do not have any of the required information as stated in the previous letter and also cannot be approved because of they are noted as "Preliminary – not for construction" and are not sealed by a design professional.

I can revise my comment letters if you'd like, or I can hold the documents and the letters until the other items are in. Please let me know which you'd like.

Thank you,

Sherri Scholl, AIA, NCARB, LEED AP, MPE | Vice President
FEINKNOFF MACIOCE SCHAPPA ARCHITECTS
 Direct 614.545.1724 | Fax 614.545.1714 | 995 W. 3rd Ave | Columbus, OH 43212

From: Shelley Slota [<mailto:sslota@ci.reynoldsburg.oh.us>]
Sent: Thursday, January 2, 2020 10:25 AM
To: Sherri Scholl
Cc: Andrew Bowsher; Bill Toole
Subject: Reynoldsburg Community Center

Sherri,

Best Courier will be delivering documents for your review in reference to the Reynoldsburg Community Center/YMCA later today. These documents should answer all remaining items needed for the full plan approval of the project. They are wanting to open on January 25, 2020. We are wishing to expedite the review process so that Bill can sign off on the documents as well, and proceed with the final inspections.

Thanks,
 Shelley

Shelley L. Slota
 Permit Technician
 Building Division, City of Reynoldsburg

Attachment: FW Reynoldsburg Community Center (37-2020 : Community Center Final Appropriation)

7232 E Main Street
Reynoldsburg, Ohio 43068
614-322-6802 office
614-322-6830 Fax
sslota@ci.reynoldsburg.oh.us

Mollie Prasher

From: Bill Sampson
Sent: Tuesday, August 27, 2019 11:24 AM
To: Andrew Bowsher
Subject: FW: REYNOLDSBURG LEASE DRAFT - OhioHealth / City of Reynoldsburg - 13,000 SF
Attachments: (DMS)_Lease Agreement (OhioHealth - Reynoldsburg YMCA)_(11126177)_(4).doc

From: Tokarski, Roland
Sent: Tuesday, July 31, 2018 2:56 PM
To: Bill Sampson
Subject: FW: REYNOLDSBURG LEASE DRAFT - OhioHealth / City of Reynoldsburg - 13,000 SF

From: Tokarski, Roland
Sent: Monday, July 30, 2018 2:36 PM
To: Bill Sampson <bsampson@ci.reynoldsburg.oh.us>; 'Tom Michaels' <TMichaels@ctconsultants.com>; 'John deGraaf' <JdeGraaf@ctconsultants.com>
Cc: 'Moberg, Matthew E.' <MMoberg@porterwright.com>; 'Brian Kridler' <bkridler@ymcacolumbus.org>; Porembski, Chet P. <Chet.Porembski@ohiohealth.com>; Pierotti, Lewis <Lewis.Pierotti@ohiohealth.com>
Subject: Re: REYNOLDSBURG LEASE DRAFT - OhioHealth / City of Reynoldsburg - 13,000 SF

Everyone – please see attached lease draft for the above mentioned project.

Matt Moberg is our counsel on this and did his best to incorporate all the information from LOI. I have attached this as reference.

In addition, we have done our best to take a run at the Property Management section, but realize there is a lot of work to do together to finalize this particular section. There is a meeting set up between us, the YMCA and the City to roll up our sleeves and discuss the property management portion and reach a mutual understanding.

BILL - Would suggest that the following process be instituted to work through the other pieces of the lease:

- Lou, copied above, will be our main contact for the lease.
- Chet, copied above, is our in house counsel for real estate. I would suggest that any comments the City begins to have be copied to Chet, Matt (our outside RE counsel), and Lou.
- Simultaneously, the remainder of us will work on the property management portion.

BRIAN – FYI on the lease and various components.

We will do what we can to expedite any questions on our side.

Thanks!
 Roland



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Mollie Prasher

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Friday, September 13, 2019 2:11 PM
To: Rich Zingale
Cc: Valentine, Edward R.; Andrew Bowsher; Brian Sabla
Subject: FW: Reynoldsburg YMCA Gas Service....

Rich,

As discussed yesterday, below is the contact at Columbia Gas for new service. We discussed that we would just put the Columbia Gas account to the YMCA's name and then the Y can bill the project as needed until January.

Let me know if there are questions with this.

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**
 1470 Davidson Drive | Reynoldsburg, OH | 43068
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From: bdelucia@nisource.com
Sent: Wednesday, September 11, 2019 11:55 AM
To: Andrew Bowsher
Cc: Brian Sabla ; Valentine, Edward R. ; Swords, Jason
Subject: Re: Reynoldsburg YMCA Gas Service....

If neither of the tenant spaces are in need of gas initially, they can contact our New Business Department and reference **Opportunity ID 153052** when they are ready.
 If you need anything in the meantime, please let me know.

Brian DeLucia
 Development Manager
 Columbia Gas of Ohio
 (614) 816-4823
bdelucia@nisource.com

From: Andrew Bowsher <ABowsher@ci.reynoldsburg.oh.us>
 To: Brian Sabla <BSabla@ctconsultants.com>,
 Cc: "bdelucia@nisource.com" <bdelucia@nisource.com>, "Valentine, Edward R." <EValentine@GilbaneCo.com>, Jason

Attachment: FW Reynoldsburg YMCA Gas Service (37-2020 : Community Center Final Appropriation)

Swords <JSwords@GilbaneCo.com>

Date: 09/04/2019 07:40 PM

Subject: Re: Reynoldsburg YMCA Gas Service....

I feel like we have as well.

However, because the City will be owning the building and leasing it, shouldn't we at this point be putting the utilities in the names of the tenants as you would any other lease?

Andrew Bowsher
City of Reynoldsburg
Development Director
614-322-6831

On Sep 4, 2019, at 5:24 PM, Brian Sabla <BSabla@ctconsultants.com> wrote:

Brian and Andrew,

Can we assume they two of you will get together and get the account set up? Obviously, the rest of us will help out if needed, but I'm guessing it's just paperwork, right? I swear we've been through this before, but it seems that way for all of the utilities....probably just me getting old.

Thanks,

Brian P. Sabla, CSI, CCS, LEED AP, BD+C
Project Manager

513-792-8417 Direct
513-227-5498 Cell
bsabla@ctconsultants.com

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Integrity Tower Building
4420 Cooper Road
Suite 200
Cincinnati OH 45242
513-791-1700 Office
513-791-1936 Fax
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From: Swords, Jason <JSwords@GilbaneCo.com>

Sent: Wednesday, September 04, 2019 5:19 PM

To: Brian Sabla <BSabla@ctconsultants.com>; bdelucia@nisource.com

Cc: Andrew Bowsher <ABowsher@ci.reynoldsburg.oh.us>; Valentine, Edward R. <EValentine@GilbaneCo.com>

Subject: RE: Reynoldsburg YMCA Gas Service....

Brian,

We will not use much if any. We would not want the gas in our name.

Attachment: FW Reynoldsburg YMCA Gas Service (37-2020 : Community Center Final Appropriation)

Also, Julia with Columbia Gas was also on-site today for her visit for the rebate.

Thanks,

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 1470 Davidson Drive | Reynoldsburg, OH | 43068
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From: Brian Sabla [<mailto:BSabla@ctconsultants.com>]
Sent: Tuesday, September 3, 2019 6:36 PM
To: bdelucia@nisource.com
Cc: Andrew Bowsher <ABowsher@ci.reynoldsburg.oh.us>; Valentine, Edward R. <EValentine@GilbaneCo.com>; Swords, Jason <JSwords@GilbaneCo.com>
Subject: RE: Reynoldsburg YMCA Gas Service....

Brian,

I believe this will be going directly to the City and their account....at one point, Gilbane was going to use the gas for heating the building during the winter months, but that never happened, so moving forward, I don't see any need, or very little need, for gas usage at the site. Andrew Bowsher, copied on this e-mail, is your contact for the City, so please work with him to set up the account (feel like we did this already?).

Ed and Jason,

Do you agree that very little, if any, gas will be utilized over the next couple of months? Prior to substantial completion do you want the gas in your name, and then switch it over at that time? Or, can we work out something with Andrew to cover any cost up until the building is turned over?

Thanks,

Brian P. Sabla, CSI, CCS, LEED AP, BD+C
 Project Manager

513-792-8417 Direct
 513-227-5498 Cell
bsabla@ctconsultants.com

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 Integrity Tower Building
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 Cincinnati OH 45242
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 513-791-1936 Fax
www.ctconsultants.com

From: bdelucia@nisource.com <bdelucia@nisource.com>
Sent: Tuesday, September 03, 2019 9:41 AM

To: Brian Sabla <BSabla@ctconsultants.com>
Subject: RE: Reynoldsburg YMCA Gas Service....

Brian,

Hope all is well. As we get closer to finally installing the setting and meter, I want to make sure we have everything checked off. We may have discussed this in the past, but I will need to collect billing information prior to activating the meter(s). Will the meter(s) initially be in Gilbane's name, or are they going straight into the customer's name? Thanks.

Brian DeLucia
Development Manager
Columbia Gas of Ohio
(614) 816-4823
bdelucia@nisource.com

Mollie Prasher

From: Bill Sampson
Sent: Friday, May 31, 2019 11:10 AM
To: Andrew Bowsher; Kalle Gwilliams
Subject: FW: RYGC Keying Conference Additional Pricing
Attachments: 42950_keying_5-10-19.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you,
 Sandra Boller
 City of Reynoldsburg
 Office of Mayor
 Phone (614) 322-6868
 Fax (614) 322-6875
sboller@ci.reynoldsburg.oh.us
www.ci.reynoldsburg.oh.us

From: Brian Sabla
Sent: Wednesday, May 22, 2019 1:35 PM
To: Rich Zingale
Cc: Swords, Jason ; Bill Sampson
Subject: FW: RYGC Keying Conference Additional Pricing

Rich,
 See attached for the additional cost of the items you inquired about a couple of weeks ago at the keying conference. This is not currently in the contract/GMP, so these items would have to be purchased directly from LaForce. Have you had a chance to take a crack at the keying schedule and fill in the spreadsheet that was provided? See you tomorrow (I assume)!

Thanks,
 Brian P. Sabla, CSI, CCS, LEED AP, BD+C
 Project Manager
 513-792-8417 Direct
 513-227-5498 Cell
bsabla@ctconsultants.com
 CT Consultants, Inc.
 11120 Kenwood Road
 Cincinnati OH 45242
 513-791-1700 Office
 513-791-1936 Fax
www.ctconsultants.com



From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Tuesday, May 14, 2019 5:18 PM
To: Brian Sabla <BSabla@ctconsultants.com>
Cc: Toney, Francis P. <FToney@GilbaneCo.com>; Park, Jeff <JPark@GilbaneCo.com>
Subject: FW: RYGC Keying Conference Additional Pricing

Brian,

Attachment: FW RYGC Keying Conference Additional Pricing (37-2020 : Community Center Final Appropriation)

Here is the additional cost for the YMCA requests at the keying conference – closer to \$6,000 with markups. Don't think these items would be critical now for a decision, but something to discuss upcoming with the budget issues.

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**

1470 Davidson Drive | Reynoldsburg, OH | 43068

M: (614) 313-9452

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From: Molly Coen [<mailto:molly.coen@mmbuildings.com>]

Sent: Tuesday, May 14, 2019 1:24 PM

To: Swords, Jason <JSwords@GilbaneCo.com>

Cc: Park, Jeff <JPark@GilbaneCo.com>; Dillon Overman <dillon.overman@mmbuildings.com>; Toney, Francis P. <FToney@GilbaneCo.com>; Craig Richards <craig.richards@mmbuildings.com>

Subject: RYGC Keying Conference Additional Pricing

Jason, please see attached material pricing for the additional items for which the YMCA had asked to see pricing during the keying conference. Please note this pricing does not include our markup. Please let me know which items the owner would like to proceed with and let me know if any quantities need adjusted, I will then finalize our PCO pricing on this. Additional key blanks must be ordered in boxes of 50 and cores come to roughly \$36/core. There are only two mullions (103 and 122) for which they have supplied a price to provide the keyed option in lieu of standard. Call me if you all have any more questions.

Thanks,

MOLLY COEN | PROJECT ENGINEER

D. 614.545.2308 | **C.** 918.607.6655 | **O.** 614.487.7744 | **W.** mmbuildings.com

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2100 BUILDERS PL | COLUMBUS, OH 43204

DEFINING TECHNICAL EXCELLENCE

Attachment: FW RYGC Keying Conference Additional Pricing (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Thursday, February 20, 2020 11:49 AM
To: Andrew Bowsher
Cc: Brian Sabla; Valentine, Edward R.
Subject: FW: UV Sanitation Unit

Importance: High

Andrew,

The UV sanitation unit has already been installed and is operating.

This might be something to discuss with the YMCA for funding.

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**
 1470 Davidson Drive | Reynoldsburg, OH | 43068
 M: (614) 313-9452
www.gilbaneco.com | [Like us on Facebook](#) | [Follow us on Twitter](#)

From: Tim Patterson
Sent: Thursday, February 20, 2020 10:56 AM
To: Swords, Jason
Cc: Valentine, Edward R. ; Bob Rogers
Subject: RE: UV Sanitation Unit
Importance: High

[EXTERNAL]

This has already been installed.

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Thursday, February 20, 2020 10:54 AM
To: Tim Patterson <tpatterson@pattersonpools.com>
Cc: Valentine, Edward R. <EValentine@GilbaneCo.com>; Bob Rogers <brogers@pattersonpools.com>
Subject: UV Sanitation Unit

Tim,

What is the status of the UV sanitation unit delivery?

Please hold off on any install of this. We are looking for some more direction from the city.

Attachment: FW UV Sanitation Unit (37-2020 : Community Center Final Appropriation)

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**

1470 Davidson Drive | Reynoldsburg, OH | 43068

M: (614) 313-9452

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Mollie Prasher

From: Sandra Boller
Sent: Friday, September 20, 2019 10:53 AM
To: Andrew Bowsher
Cc: Kalle Gwilliams
Subject: FW: YMCA
Attachments: YMCADASHBOARD032019.xlsx

There is a line item that shows YMCA services. It shows as a line item and then just drops off in March 2019. Not sure is the Auditor's office has more on this.

From: Joni Crawford
Sent: Monday, May 06, 2019 4:42 PM
To: Stephen Cicak ; Brad McCloud ; Bill Sampson
Cc: Sandra Boller ; Kalle Gwilliams
Subject: YMCA

Good afternoon all,

I am attaching the updated spreadsheet for the YMCA based on the payments that have been made in April and May. I am anticipating a shortage of approximately \$300,000 based on the information that was provided to me. We still have enough appropriation left to open the Geo Tech PO once council has approved as long as there are no large permit fees. The PO for the change orders is still not opened because there is not the appropriation to cover it. If you have any questions, feel free to contact me.

Joni Crawford
 Finance Manager
 City of Reynoldsburg
 7232 E. Main St.
 Reynoldsburg, OH 43068\
 Ph:614.322.6862 / Fax:614.322.6857
JCrawford@ci.reynoldsburg.oh.us / <http://www.ci.reynoldsburg.oh.us>

Attachment: FW YMCA (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: William Dorman
Sent: Thursday, February 13, 2020 8:32 AM
To: 'Bill Toole'; Shelley Slota; Andrew Bowsher
Subject: FW: YMCA Occupancy Limits.

Bill,

Please see that this is addressed with the contractor/owner ASAP, if not already.

Thank you,

William Dorman

Public Service /Building and Zoning Director

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6800

www.ci.reynoldsburg.oh.us

From: Shelley Slota
Sent: Wednesday, February 12, 2020 10:11 AM
To: William Dorman
Subject: RE: YMCA Occupancy Limits.

Yes, the plans to state the occupant load per room. Andrew had stated a the staff meeting Monday, that these were in fact already posted in each location.

Shelley L. Slota
 Permit Technician
 Building Division, City of Reynoldsburg
 7232 E Main Street
 Reynoldsburg, Ohio 43068
 614-322-6802 office
 614-322-6830 Fax
sslota@ci.reynoldsburg.oh.us

From: William Dorman <WDorman@ci.reynoldsburg.oh.us>
Sent: Wednesday, February 12, 2020 10:02 AM
To: Shelley Slota <sslota@ci.reynoldsburg.oh.us>; Andrew Bowsher <ABowsher@ci.reynoldsburg.oh.us>
Subject: YMCA Occupancy Limits.

Shelley,

Can you see if the approved building plans for the YMCA reference occupancy limits for each room, and if not can you have Toole & Associates confirm this information. I believe these is required per all commercial buildings, but could be wrong.

Attachment: FW YMCA Occupancy Limits (37-2020 : Community Center Final Appropriation)

Andrew, if this is required and has not been done then it should be added to Gilbane's punch list and corrected ASAP.

Thank you,

William Dorman

Public Service /Building and Zoning Director

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6800

www.ci.reynoldsburg.oh.us

Mollie Prasher

From: Valentine, Edward R. <EValentine@GilbaneCo.com>
Sent: Friday, February 21, 2020 9:54 AM
To: Andrew Bowsher
Cc: Rich Zingale; Swords, Jason
Subject: FW: YMCA Pool Plan Review Comments
Attachments: 3254_001.pdf

Andrew,
 Attached is the full plan approval for the outdoor slide for your records and file.
 Thanks,
 Ed V.

Ed Valentine, LEED AP BD+C | Senior Project Executive | [Gilbane Building Company](#)
 Ernst & Young Tower | 950 Main Avenue, Suite 1410 | Cleveland, Ohio | 44113
 O: (216) 535-3029 | M: (216) 701-6292 | E: EValentine@GilbaneCo.com
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From: Brian Sabla
Sent: Friday, February 21, 2020 9:48 AM
To: Swords, Jason ; Valentine, Edward R.
Subject: FW: YMCA Pool Plan Review Comments

[EXTERNAL]

For your records.

Thanks,

Brian P. Sabla, CSI, CCS, LEED AP, BD+C
 Project Manager

513-792-8417 Direct
 513-227-5498 Cell
bsabla@ctconsultants.com

CT Consultants, Inc.
 Integrity Tower Building
 4420 Cooper Road
 Suite 200
 Cincinnati OH 45242
 513-791-1700 Office
 513-791-1936 Fax
www.ctconsultants.com

Attachment: FW YMCA Pool Plan Review Comments (37-2020 : Community Center Final Appropriation)



From: Shelley Slota <sslota@ci.reynoldsburg.oh.us>
Sent: Thursday, February 20, 2020 8:53 AM
To: Brian Sabla <BSabla@ctconsultants.com>
Subject: YMCA Pool Plan Review Comments

Shelley L. Slota
Permit Technician
Building Division, City of Reynoldsburg
7232 E Main Street
Reynoldsburg, Ohio 43068
614-322-6802 office
614-322-6830 Fax
sslota@ci.reynoldsburg.oh.us

From: Cprinters@ci.reynoldsburg.oh.us [<mailto:Cprinters@ci.reynoldsburg.oh.us>]
Sent: Thursday, February 20, 2020 8:52 AM
To: Shelley Slota <sslota@ci.reynoldsburg.oh.us>
Subject: Attached Image

Attachment: FW YMCA Pool Plan Review Comments (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Wednesday, November 6, 2019 10:42 AM
To: Rich Zingale; Brian Sabla; Andrew Bowsher
Cc: Elms, Shaka; Toney, Francis P.; Valentine, Edward R.
Subject: FW: YMCA Reynoldsburg - WAP's Installation Pricing.
Attachments: YMCA WAP Pricing.xlsx

Rich,

I spoke with your IT guy Will and it sounds like he will be bringing out the WAPs shortly. It was requested to have our electrician Claypool install these. Please see attached pricing from Claypool for this work.

Let me know if there are any questions.

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**
 1470 Davidson Drive | Reynoldsburg, OH | 43068
 M: (614) 313-9452
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From: Mike Travis
Sent: Friday, October 25, 2019 2:23 PM
To: Elms, Shaka
Cc: Alan Bruns ; Toney, Francis P. ; Valentine, Edward R. ; Swords, Jason
Subject: RE: YMCA Reynoldsburg - WAP's Installation Pricing.

Here you go.

Mike Travis, Project Manager
 Claypool Electric Inc.
 1275 Lancaster Kirkersville Rd.
 Lancaster, Ohio 43130
 740-808-0937 Mobile
 740-682-5775 Office
mtravis@claypoolelectric.com

Attachment: FW YMCA Reynoldsburg - WAP's Installation Pricing (37-2020 : Community Center Final Appropriation)



COLUMBUS
CEO

From: Elms, Shaka <SElms@GilbaneCo.com>

Sent: Thursday, October 24, 2019 5:12 PM

To: Mike Travis <MTravis@claypoolelectric.com>

Cc: Alan Bruns <ABruns@claypoolelectric.com>; Toney, Francis P. <FToney@GilbaneCo.com>; Valentine, Edward R. <EValentine@GilbaneCo.com>; Swords, Jason <JSwords@GilbaneCo.com>

Subject: YMCA Reynoldsburg - WAP's Installation Pricing.

Mike,

Send Jason a price to install the WAP's for the project. The owner is supplying the WAP's; therefore, pricing to include installation only.

Also provide a count of the total number of WAP that will need installed for the project. Thanks in advance.

Shaka Elms | [Gilbane Building Company](#)

145 E. Rich Street | Columbus, Ohio | 43215

O: (614) 948-4000 | M: (317) 376-9725

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Attachment: FW YMCA Reynoldsburg - WAP's Installation Pricing (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Brian Sabla <BSabla@ctconsultants.com>
Sent: Thursday, November 21, 2019 9:21 AM
To: Andrew Bowsher
Subject: FW: You're Invited!

Hi Andrew,

Would it be a problem if I forwarded this to a couple of our sub-consultants (Edge, Korda, Counsilman-Hunsacker)? Selfishly, when I sent a list of potential people to invite, I wasn't thinking about the rest of the design team. Let me know, and if it is okay, I will forward this on.

Thanks,

Brian P. Sabla, CSI, CCS, LEED AP, BD+C
 Project Manager

513-792-8417 Direct
 513-227-5498 Cell
 bsabla@ctconsultants.com

CT Consultants, Inc.
 Integrity Tower Building
 4420 Cooper Road
 Suite 200
 Cincinnati OH 45242
 513-791-1700 Office
 513-791-1936 Fax
www.ctconsultants.com



From: Reynoldsburg Community Center YMCA
Sent: Thursday, November 21, 2019 8:01 AM
To: Brian Sabla
Subject: You're Invited!

You are invited to the following event:

Attachment: FW You're Invited! (37-2020 : Community Center Final Appropriation)

REYNOLDSBURG COMMUNITY CENTER YMCA'S BUILDING DEDICATION



Event to be held at the following time, date, and location:

Thursday, December 5, 2019 from
10:00 AM to 11:00 AM (EST)

Reynoldsburg Community Center YMCA

1470 Davidson Drive
Reynoldsburg, OH 43068

[View Map](#)

[Attend Event](#)

Share this event:



Please join us on Thursday, December 5th at 10:00 a.m. for the formal dedication of the Reynoldsburg Community Center YMCA. Help us celebrate Reynoldsburg Mayor Brad McCloud and Reynoldsburg City Council's efforts in bringing the Y to Reynoldsburg- a vision 10 years in the making that will soon be a reality. Be sure to stick around after the dedication for tours, refreshments and fellowship.

Share this event on [Facebook](#) and [Twitter](#).

We hope you can make it!

Cheers,

YMCA of Central Ohio

This invitation was sent to BSabla@ctconsultants.com by the organizer of this event, [YMCA of Central Ohio](#).

To stop receiving invitations from this organizer, you can [unsubscribe](#).

Eventbrite, Inc. | 155 5th St, 7th Floor | San Francisco, CA 94103

Mollie Prasher

From: Rhonda Ludwig <rhonda.ludwig@ymcacolumbus.org>
Sent: Thursday, August 29, 2019 2:32 PM
To: Jed Hood; Andrew Bowsher; Sandra Boller; Brad McCain
Subject: Fwd: [EXT] Reynoldsburg Leases

Good afternoon.

We have provided everything that has been sent to date. See the email below regarding what we are missing.

Please let Brad M., know if you have any questions.

Rhonda

----- Forwarded message -----

From: Joanne.Goldhand@icemiller.com <Joanne.Goldhand@icemiller.com>
Date: Thu, Aug 29, 2019 at 2:27 PM
Subject: RE: [EXT] Reynoldsburg Leases
To: Brad McCain <bmccain@ymcacolumbus.org>
Cc: Rhonda Ludwig <rhonda.ludwig@ymcacolumbus.org>, Catherine.Strauss@icemiller.com <Catherine.Strauss@icemiller.com>, Rich Zingale <rzingale@ymcacolumbus.org>, Elissa James <ejames@ymcacolumbus.org>, Stephen.Tanner@icemiller.com <Stephen.Tanner@icemiller.com>

I'll send a call in.

We are still missing the following exhibits from the Y lease.

Ex. B: Depiction of City Land

- Ex. C: Depiction of Community Center Land
- Ex. D: Depiction of Common Area Land.

Do you have them in your files?

J

From: Brad McCain [mailto:bmccain@ymcacolumbus.org]
Sent: Thursday, August 29, 2019 8:57 AM
To: Goldhand, Joanne I.
Cc: Rhonda Ludwig; Strauss, Catherine; Rich Zingale; Elissa James; Tanner, Stephen
Subject: Re: [EXT] Reynoldsburg Leases

****EXTERNAL EMAIL****

That would be great.

Attachment: Fwd EXT Reynoldsburg Leases (37-2020 : Community Center Final Appropriation)

Thanks,

Bradley L McCain, MBA, CSSGB

Chief Financial Officer

Metropolitan Offices

YMCA OF CENTRAL OHIO
1907 Leonard Ave, Suite 150, Columbus, OH 43219
P 614 389 2729

E bmccain@ymcacolumbus.org W ymcacolumbus.org
FB [facebook.com/ymcacolumbusohio](https://www.facebook.com/ymcacolumbusohio) T twitter.com/ymcacolumbus

The Y: We're for youth development, healthy living and social responsibility.

On Thu, Aug 29, 2019 12:49 PM, Joanne.Goldhand@icemiller.com Joanne.Goldhand@icemiller.com wrote:

Any of those times work for me. Shall we go with Tuesday afternoon?

From: Brad McCain [mailto:bmccain@ymcacolumbus.org]
Sent: Thursday, August 29, 2019 8:46 AM
To: Goldhand, Joanne I.
Cc: Rhonda Ludwig; Strauss, Catherine; Rich Zingale; Elissa James; Tanner, Stephen
Subject: Re: [EXT] Reynoldsburg Leases

****EXTERNAL EMAIL****

Thanks Joanne,

Here are some available times for our team next week:

Tuesday 3:30-5p

Wednesday 8-10, 2:30-5

Thurs 11-1, 2-5

Fri 8-10, 2-5p

Let us know what works for you.

Thanks,

Brad

Bradley L McCain, MBA, CSSGB

Attachment: Fwd EXT Reynoldsburg Leases (37-2020 : Community Center Final Appropriation)

Chief Financial Officer**Metropolitan Offices**

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The Y: We're for youth development, healthy living and social responsibility.

On Wed, Aug 28, 2019 2:36 PM, Joanne.Goldhand@icemiller.com Joanne.Goldhand@icemiller.com wrote:

Thanks, yes that sounds good. I'm around for the rest of the week and next.

Based on what we have seen, we recommend that there be a tri-party agreement because as it is settled now, the Y has obligations that it is not being paid for. This will not only involve making sure that the money that Ohio Health has agreed to pay gets to the Y but also that if additional funds are necessary, that the City will pay them.

We will lay out the obligations, available funds and unfunded obligations in the call. Then we can determine how best to close the loop.

Thanks!

Joanne

From: Brad McCain [mailto:bmccain@ymcacolumbus.org]
Sent: Wednesday, August 28, 2019 9:05 AM
To: Rhonda Ludwig
Cc: Strauss, Catherine; Rich Zingale; Elissa James; Goldhand, Joanne I.
Subject: Re: [EXT] Reynoldsburg Leases

****EXTERNAL EMAIL****

Cathy and Joanne,

Here is an LOI from OhioHealth to Reynoldsburg. It includes some of the exhibits mentioned. Can we scheduled a conference call to move this forward?

Thanks,

Brad

Bradley L McCain, MBA, CSSGB

Attachment: Fwd EXT Reynoldsburg Leases (37-2020 : Community Center Final Appropriation)

Chief Financial Officer**Metropolitan Offices**

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The Y: We're for youth development, healthy living and social responsibility.

On Thu, Aug 15, 2019 1:58 PM, Rhonda Ludwig rhonda.ludwig@ymcacolumbus.org wrote:

Thank you Brad. I appreciate it moving this forward as OhioHealth will not be able to start their construction until this contract is prepared for their signature.

Have a Great Day.

Rhonda

On Thu, Aug 15, 2019 at 9:38 AM Brad McCain <bmccain@ymcacolumbus.org> wrote:

Greetings,

Here are the 2 exhibits from the City. Would we now be ready to schedule with Reynoldsburg to negotiate the O

Thanks,

Brad

Bradley L McCain, MBA, CSSGB

Chief Financial Officer

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The Y: We're for youth development, healthy living and social responsibility.

On Mon, Aug 5, 2019 at 8:46 AM Brad McCain <bmccain@ymcacolumbus.org> wrote:

Attachment: Fwd EXT Reynoldsburg Leases (37-2020 : Community Center Final Appropriation)

Following up one two items from yesterday:

* Confirmed 57,000 sq ft is the YMCA portion of the building. 13,000 is health partner space for a total building

* Rhonda has asked the Jed for all of the exhibits from the leases.

Thanks,

Brad

Bradley L McCain, MBA, CSSGB

Chief Financial Officer

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P 614 389 2729

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The Y: We're for youth development, healthy living and social responsibility.

On Wed, Jul 31, 2019 9:08 PM, Catherine.Strauss@icemiller.com Catherine.Strauss@icemiller.com wrote:

Works for us. I'll send a calendar appointment to those on this email, and each can accept or decline as their preference.

Thanks.

Cathy

From: Brad McCain [mailto:bmccain@ymcacolumbus.org]

Sent: Wednesday, July 31, 2019 5:07 PM

To: Strauss, Catherine

Cc: Rich Zingale; Rhonda Ludwig; Elissa James; Goldhand, Joanne I.

Subject: Re: [EXT] Reynoldsburg Leases

****EXTERNAL EMAIL****

Thanks Cathy. Could we do 1:30p tomorrow?

Thanks,

Brad

Attachment: Fwd EXT Reynoldsburg Leases (37-2020 : Community Center Final Appropriation)

Bradley L McCain, MBA, CSSGB

Chief Financial Officer

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The Y: We're for youth development, healthy living and social responsibility.

On Wed, Jul 31, 2019 8:47 PM, Catherine.Strauss@icemiller.com Catherine.Strauss@icemiller.com wrote:

Brad: Should we schedule a call for tomorrow? How about 1:00-2:30 or 3:00-4:30?

Thanks.

Cathy

From: Brad McCain [mailto:bmccain@ymcacolumbus.org]
Sent: Wednesday, July 31, 2019 9:45 AM
To: Strauss, Catherine; Rich Zingale; Rhonda Ludwig; Elissa James
Subject: [EXT] Reynoldsburg Leases

****EXTERNAL EMAIL****

Greetings Cathy,

I wanted to ask your assistance with the Reynoldsburg leases. Reaching back to last fall, Brian Kridler had been ordinance last December authorizing the Mayor to enter in the lease (attached). Since then, the lease has not been

Flash forward to earlier this spring/summer, Reynoldsburg officials approached our staff about the OhioHealth healthcare space in the building. Reynoldsburg wanted to shift the maintenance cost and capital improvement portion of the lease agreement (and red lined comparison). As a Y team, we are open to that arrangement but have questions concerning

Here is an excerpt from email thread with the OhioHealth outside counsel involved on this deal.

From: Littles, Carlin G. <CLittles@porterwright.com>
Sent: Wednesday, June 26, 2019 3:33 PM
To: Matt Roth <mroth@ci.reynoldsburg.oh.us>
Cc: Moberg, Matthew E. <MMoberg@porterwright.com>
Subject: Ohio Health/Reynoldsburg YMCA

Attachment: Fwd EXT Reynoldsburg Leases (37-2020 : Community Center Final Appropriation)

Matt,

We spoke briefly regarding the lease agreement between OhioHealth and the City of Reynoldsburg. I have read to this document since we last shared our revisions on April 22 is to Exhibit G. Exhibit G lays out the responsibilities between all three parties. This should be the final version, as signed off by all the parties.

OhioHealth would like to have the lease signed by the end of the week before our signatories are unavailable, c City.

Thank you for jumping in to assist in Jed's absence.

Best,

Carlin

CARLIN G. LITTLES

Porter Wright Morris & Arthur LLP

[Bio](#) / CLittles@porterwright.com

D: [614.227.2060](tel:614.227.2060) / M: [561.267.8515](tel:561.267.8515) / F: [614.227.2100](tel:614.227.2100)

[41 South High Street, Suite 2900 / Columbus, OH 43215](#)

We'd like for you to review the leases and help get the ball moving forward. OhioHealth cannot start construction until the City Attorney, Jed Hud has been our contact with the City.

Let me know how you would like to move forward.

Thanks,

Brad

Bradley L McCain, MBA, CSSGB

Chief Financial Officer

Metropolitan Offices

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1907 Leonard Ave, Suite 150, Columbus, OH 43219

P 614 389 2729

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Rhonda Ludwig

Regional VP of Operations

YMCA OF CENTRAL OHIO

6767 Refugee Road, Canal Winchester, OH 43110

P 614 389 4556

E rhonda.ludwig@ymcacolumbus.org **W** ymcacolumbus.org

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The Y: We're for youth development, healthy living and social responsibility

--

Rhonda Ludwig

Regional VP of Operations

YMCA OF CENTRAL OHIO

6767 Refugee Road, Canal Winchester, OH 43110

P 614 389 4556

E rhonda.ludwig@ymcacolumbus.org **W** ymcacolumbus.org

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The Y: We're for youth development, healthy living and social responsibility

Attachment: Fwd EXT Reynoldsburg Leases (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Andrew Bowsher <bowshera@yahoo.com>
Sent: Wednesday, February 5, 2020 5:11 PM
To: Andrew Bowsher
Subject: Fwd: ATP-026
Attachments: ATP-0026.pdf; ATP-025.pdf

Sent from my iPhone

Begin forwarded message:

From: "Swords, Jason"
Date: February 5, 2020 at 2:43:23 PM EST
To: Andrew Bowsher
Cc: "Valentine, Edward R." , Brian Sabla
Subject: ATP-026

Andrew,
See attached ATP-026 for signature.
I also attached ATP-025. I do not believe we received a signed copy of this one.
Let me know if there are questions.
Thanks,
Jason Swords | Project Engineer II | **Gilbane Building Company**
1470 Davidson Drive | Reynoldsburg, OH | 43068
M: (614) 313-9452
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Attachment: Fwd ATP-026 (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Rhonda Ludwig <rhonda.ludwig@ymcacolumbus.org>
Sent: Friday, January 10, 2020 7:56 AM
To: Alison Colvin; Allison Wiley; Andrew Bowsher; Kisha Swift; Tina Badurina
Subject: Fwd: FW: Community Center grand opening/ThisWeek Reynoldsburg

Tina - can you respond to Kelly? The plan is to have all opening schedules to Marketing by the end of the weekend. We have made some changes to the GX schedule.

Let me know if you have any questions.
 Rhonda

----- Forwarded message -----

From: Andrew Bowsher <ABowsher@ci.reynoldsburg.oh.us>
Date: Fri, Jan 10, 2020 at 7:51 AM
Subject: FW: Community Center grand opening/ThisWeek Reynoldsburg
To: Rhonda Ludwig <rhonda.ludwig@ymcacolumbus.org>

Rhonda,

I think this is more of question for the Y. Anything else they should know?

V/R

Andrew Bowsher

DEVELOPMENT DIRECTOR

—

City of Reynoldsburg

[7232 East Main Street | Reynoldsburg, OH 43068](#)

T 614-322-6831 | F 614-322-6845

www.ci.reynoldsburg.oh.us

From: Kelley Youman <kryouman@gmail.com>
Sent: Thursday, January 09, 2020 7:28 PM
To: Andrew Bowsher <ABowsher@ci.reynoldsburg.oh.us>
Subject: Community Center grand opening/ThisWeek Reynoldsburg

Andrew,

Happy New Year!

Attachment: Fwd FW Community Center grand opening ThisWeek Reynoldsburg (37-2020 : Community Center Final Appropriation)

I saw the ribbon cutting is scheduled for 10 a.m. Saturday, Jan. 25 and the free class listing by the YMCA. Any other details/attractions you can share about the celebration weekend - OR anything else we haven't reported - would be greatly appreciated by Thursday, Jan. 16 for a preview of the grand opening weekend!

Likewise, I have requested a photographer attend the grand opening so don't be surprised if you see Lori or Shane poking around.

Many thanks in advance!

Kelley

--

Kelley Youman de Rodriguez

Read the latest at KelleyYouman.com or ThisWeekReynoldsburg | [ThisWeek West Side](http://ThisWeekWestSide)

[1490 Dobson Square North](http://1490DobsonSquareNorth)

[Columbus, OH 43229](http://Columbus,OH43229)

(614) 832-8936

--

Rhonda Ludwig

Regional VP of Operations

YMCA OF CENTRAL OHIO

6767 Refugee Road, Canal Winchester, OH 43110

P 614 389 4556

E rhonda.ludwig@ymcacolumbus.org W ymcacolumbus.org

O facebook.com/ymcacolumbusohio | twitter.com/ymcacolumbus

The Y: We're for youth development, healthy living and social responsibility

Mollie Prasher

From: Andrew Bowsher <bowshera@yahoo.com>
Sent: Tuesday, February 4, 2020 5:12 PM
To: Andrew Bowsher
Subject: Fwd: Reynoldsburg - Additions

Sent from my iPhone

Begin forwarded message:

From: "Swords, Jason"
Date: February 4, 2020 at 4:05:11 PM EST
To: Andrew Bowsher , Brian Sabla
Cc: Neale Murray , "Valentine, Edward R." , Rich Zingale
Subject: Reynoldsburg - Additions

Brian and Andrew,

The Y requested the add to the project below:

Grab rails in mens and womens locker room handicapped showers, members complaining and asking for them.

Baby changing tables in childwatch bathroom, kids adventure bathroom, both bathrooms by front desk and upstairs bathroom.

Could be something to add into bulletin 15. Let us know how to proceed.

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**

1470 Davidson Drive | Reynoldsburg, OH | 43068

M: (614) 313-9452

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Attachment: Fwd Reynoldsburg - Additions (27) (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Andrew Bowsher <bowshera@yahoo.com>
Sent: Tuesday, February 11, 2020 3:59 PM
To: Andrew Bowsher
Subject: Fwd: Reynoldsburg - Additions

Sent from my iPhone

Begin forwarded message:

From: "Swords, Jason"
Date: February 11, 2020 at 7:48:23 AM EST
To: Andrew Bowsher , Brian Sabla
Cc: "Valentine, Edward R."
Subject: Reynoldsburg - Additions

Andrew,
 Brian is out the rest of the week. Gilbane did receive bulletin 15 yesterday and are able to walk through what we have this afternoon if that works.
 Just let us know.

Thanks,
 Jason Swords | Project Engineer II | **Gilbane Building Company**
 1470 Davidson Drive | Reynoldsburg, OH | 43068
 M: (614) 313-9452
www.gilbaneco.com | [Like us on Facebook](#) | [Follow us on Twitter](#)

From: Andrew Bowsher
Sent: Monday, February 10, 2020 7:04 PM
To: Brian Sabla
Cc: Swords, Jason ; Valentine, Edward R.
Subject: Re: Reynoldsburg - Additions

[EXTERNAL]

We are pretty much tapped out. I'm afraid of any more expenses which puts us over at this point. It's imperative that we get a sit down ASAP to discuss what we have left, and what's been spent.

Sent from my iPhone

On Feb 10, 2020, at 5:36 PM, Brian Sabla <BSabla@ctconsultants.com> wrote:

Andrew,
 Your call on this. We can have this stuff installed, but none of this is code required, and I don't know at what point you draw the line with what the City is providing. Let us know if you want to have these items ordered and installed, or if you want to put this back on the Y to deal with.

Thanks,
 Brian P. Sabla, CSI, CCS, LEED AP, BD+C
 Project Manager
 513-792-8417 Direct
 513-227-5498 Cell
bsabla@ctconsultants.com
 CT Consultants, Inc.
 Integrity Tower Building
 4420 Cooper Road
 Suite 200
 Cincinnati OH 45242
 513-791-1700 Office
 513-791-1936 Fax
www.ctconsultants.com

From: Swords, Jason <JSwords@GilbaneCo.com>

Sent: Tuesday, February 4, 2020 4:05 PM

To: Andrew Bowsher <bowshera@yahoo.com>; Brian Sabla
 <BSabla@ctconsultants.com>

Cc: Neale Murray <nmurray@ymcacolumbus.org>; Valentine, Edward R.
 <EValentine@GilbaneCo.com>; Rich Zingale <rzingale@ymcacolumbus.org>

Subject: Reynoldsburg - Additions

Brian and Andrew,

The Y requested the add to the project below:

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 complaining and asking for them.

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Mollie Prasher

From: AR <dmead@gci2000.com>
Sent: Wednesday, October 16, 2019 10:15 AM
To: Andrew Bowsher
Subject: Geotechnical Consultants: INVOICE #000493 (Customer Ref. Nbr. 000454) is now available
Attachments: ARInvoice INV 000493.pdf

Dear Customer,

This is an automatic email to notify you that you have a new Invoice available on your account. You will find a copy of INVOICE #000493 (Customer Ref. Nbr. 000454) attached to this email.

If you have any questions, please don't hesitate to contact us at email.

Thank you for choosing Geotechnical Consultants.

Attachment: Geotechnical Consultants INVOICE #000493 (Customer Ref Nbr 000454) is now available (37-2020 : Community Center Final

Mollie Prasher

From: AR <dmead@gci2000.com>
Sent: Friday, November 8, 2019 12:04 AM
To: Andrew Bowsher
Subject: Geotechnical Consultants: INVOICE #001260 (Customer Ref. Nbr. 002238) is now available
Attachments: ARInvoice INV 001260.pdf

Dear Customer,

This is an automatic email to notify you that you have a new Invoice available on your account. You will find a copy of INVOICE #001260 (Customer Ref. Nbr. 002238) attached to this email.

If you have any questions, please don't hesitate to contact us at email.

Thank you for choosing Geotechnical Consultants.

Attachment: Geotechnical Consultants INVOICE #001260 (Customer Ref Nbr 002238) is now available (37-2020 : Community Center Final

Mollie Prasher

From: AR <dmead@gci2000.com>
Sent: Sunday, December 1, 2019 6:36 PM
To: Andrew Bowsher
Subject: Geotechnical Consultants: INVOICE #001849 (Customer Ref. Nbr. 002986) is now available
Attachments: ARInvoice INV 001849.pdf

Dear Customer,

This is an automatic email to notify you that you have a new Invoice available on your account. You will find a copy of INVOICE #001849 (Customer Ref. Nbr. 002986) attached to this email.

If you have any questions, please don't hesitate to contact us at email.

Thank you for choosing Geotechnical Consultants.

Attachment: Geotechnical Consultants INVOICE #001849 (Customer Ref Nbr 002986) is now available (37-2020 : Community Center Final

Mollie Prasher

From: Steven Hicks <shicks@trepluscommunities.com>
Sent: Monday, September 9, 2019 9:45 AM
To: Andrew Bowsher
Subject: Gilbane Site Contact

Andrew,

Do you know who the site contact is at Gilbane for the YMCA? I am doing my driveway work this week and will have some extra fill dirt. Just want to see if they need any fill for the site. Probably less than 40 yards.

Thanks



Steven Hicks • Director of Development
1515 Lakeshore Dr • Columbus, OH 43204
o: 614.228.0326 • **f:** 614.228.2181 • **m:** 614.800.0148
www.trepluscommunities.com

Mollie Prasher

From: Rhonda Ludwig <rhonda.ludwig@ymcacolumbus.org>
Sent: Wednesday, January 15, 2020 7:08 PM
To: Donna Bauman; Jennifer Clemens; Tina Badurina; Sandra Boller; Andrew Bowsher; Joe Begeny
Subject: Grand Opening Weekend Schedule
Attachments: Reynoldsburg Grand Opening Master Schedule.pdf

I am happy to announce the Grand Opening Activity Schedule. Please pass the word and do not hesitate to share this information.

See you all on Saturday, 1/25/2020 at 10:00 AM.

Let me know if you have any questions.
 Rhonda

--

Rhonda Ludwig
Regional VP of Operations
 YMCA OF CENTRAL OHIO
 6767 Refugee Road, Canal Winchester, OH 43110
P 614 389 4556
E rhonda.ludwig@ymcacolumbus.org **W** ymcacolumbus.org
O facebook.com/ymcacolumbusohio | twitter.com/ymcacolumbus

The Y: We're for youth development, healthy living and social responsibility

Attachment: Grand Opening Weekend Schedule (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Rhonda Ludwig <rhonda.ludwig@ymcacolumbus.org>
Sent: Thursday, January 23, 2020 2:59 PM
To: Donna Bauman; Sandra Boller; Andrew Bowsher; Tina Badurina
Subject: Grand Opening Weekend

I wanted to reach out to you and see what you think. We have over 4000 people that have expressed interest in the event this weekend. We are concerned with potential traffic Issues. Any thoughts?

Thank you,
 Rhonda

--

Rhonda Ludwig
Regional VP of Operations
 YMCA OF CENTRAL OHIO
 6767 Refugee Road, Canal Winchester, OH 43110
P 614 389 4556
E rhonda.ludwig@ymcacolumbus.org **W** ymcacolumbus.org
O facebook.com/ymcacolumbusohio | twitter.com/ymcacolumbus

The Y: We're for youth development, healthy living and social responsibility

Attachment: Grand Opening Weekend (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Rhonda Ludwig <rhonda.ludwig@ymcacolumbus.org>
Sent: Monday, January 13, 2020 3:28 PM
To: Donna Bauman; Andrew Bowsher; Gary Terry; Sandra Boller
Subject: Hiring Flyer
Attachments: Reynoldsburg-staff-recruitment PT.pdf

Good afternoon - I am attaching our most current hiring flyer and I was wondering if you could assist us in getting the word out to the community.

Thank you so much.
 Rhonda

--

Rhonda Ludwig
Regional VP of Operations
 YMCA OF CENTRAL OHIO
 6767 Refugee Road, Canal Winchester, OH 43110
P 614 389 4556
E rhonda.ludwig@ymcacolumbus.org **W** ymcacolumbus.org
O facebook.com/ymcacolumbusohio | twitter.com/ymcacolumbus

The Y: We're for youth development, healthy living and social responsibility

Attachment: Hiring Flyer (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Wednesday, November 20, 2019 8:44 AM
To: Andrew Bowsher
Subject: Igel Contact

Andrew,

I think the large rocks were already removed from site.

However, here are two contacts for Igel.

Rod: 614-296-1984

Josh: 614-439-3155

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**
1470 Davidson Drive | Reynoldsburg, OH | 43068
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Mollie Prasher

From: Sandra Boller
Sent: Wednesday, October 2, 2019 4:32 PM
To: 'Rhonda Ludwig'
Cc: Jed Hood; Brad McCloud; Andrew Bowsher
Subject: Insurance coverage - YMCA Community Center

Rhonda:

I am working with our insurance broker to get quotes on the YMCA Community Center. The language discussed in the contract refers to common areas, however our broker is having difficulty with the language. He is advising that the City insure the entire building as owner and the YMCA would be billed for the allocated amount of space it uses. This would insure the building, parking lots, etc. like all of our policies and the Y would need coverage for the FFE's. Although we pay the premiums annually, I am sure we can work out the arrangement for reimbursement.

The flood insurance would be separate from the coverage noted above and you would be billed your share of that cost per the contract.

Please let me know your thoughts and who else should be brought into this discussion?

Thank you,

Sandra Boller

Human Resources Director

City of Reynoldsburg

Phone (614) 322-6868

Fax (614)322-6875

sboller@ci.reynoldsburg.oh.us

www.ci.reynoldsburg.oh.us

Attachment: Insurance coverage - YMCA Community Center (37-2020 : Community Center Final Appropriation)

Mollie Prasher

From: Swords, Jason <JSwords@GilbaneCo.com>
Sent: Tuesday, January 21, 2020 7:51 AM
To: Andrew Bowsher; Rich Zingale
Cc: Valentine, Edward R.; Elms, Shaka; Brian Sabla
Subject: Kitchen Tile Credit

Andrew and Rich,

We met with our flooring contractor and worked this credit up to \$2,500 (material \$1,500, labor just under \$1,000) for color variances in the kitchen.

I will go ahead and issue this credit to the project. Let me know if there are any questions.

Thanks,

Jason Swords | Project Engineer II | **Gilbane Building Company**
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