



MAYOR BRENDA T. BODNAR
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MEMORANDUM

TO: Council President Schutt and Members of Council
FROM: Diane Wolgamuth, Director of Administration
Shane McAviney, Director of Parks & Recreation
DATE: September 29, 2023
RE: **The Grove Restroom Project – Contract Award**

Dear President Schutt and Members of Council,

Bids for The Grove Restroom Project were opened on September 22, 2023. Five contractors pulled the plans but only two contractors provided bids. The architect’s cost estimate for the project was \$440,000 (including a \$20,000 contingency) and the bids came in as follows:

Bidder	Base Bid	Alt 1 – Splitface Block	Alt 2 – Plywood Ceiling	Alt 3 – Metal Roof
Millstone Mgmt Group	\$500,000	\$17,700	\$6,175	\$35,400
Cianci Construction	\$367,500	\$16,000	\$8,500	\$14,000

The base bid of Millstone Management is more than 10% over the architect’s estimate and must be rejected. The base bid of Cianci Construction is under the architect’s estimate and Jim McKnight is currently reviewing the bid to ensure that all materials and specifications have been accounted for and the calculations were done accurately.

The Village has worked with Cianci Construction on several projects in the past, including the green room and seating walls at The Grove, construction of the Parkview Pool filter room, installation of the Parkview Pool shade structures, and most recently, the excavation of Parkview Pool to find and repair a substantial leak. We have had no issues with the quality of Cianci Construction’s work and are comfortable recommending that Council accept Cianci’s bid, pending Mr. McKnight’s review.

Specifically, we recommend approval of the base bid and Alternates 1 and 2 for a total of \$392,000 (the \$250,000 grant from Cuyahoga County has already been received). We are considering whether the longevity of a metal roof (Alternate 3) is worth the additional cost as we had hoped to keep the entire project under \$400,000. We will provide Council with a formal recommendation from Jim McKnight and a copy of the agreement prior to the October 16th meeting. Thank you for your consideration.

cc: Mayor Brenda T. Bodnar
Department Heads