

RESOLUTION NO. 2023-61  
INTRODUCED BY: Mayor Bodnar

**AN EMERGENCY RESOLUTION  
AUTHORIZING MAYFIELD VILLAGE TO ACCEPT THE BID OF  
CIANI CONSTRUCION GROUP FOR THE  
GROVE RESTROOM BUILDING PROJECT  
IN THE AMOUNT OF \$406,000**

WHEREAS, it has been deemed in the best interest of the health, safety and welfare of all Village residents and inhabitants to install a permanent restroom building at The Grove Amphitheatre; and

WHEREAS, a grant in the amount of \$250,000 was secured from Cuyahoga County, Ohio to support this project; and

WHEREAS, this project was estimated at \$440,000 and was advertised for bid as required by ORC Section 735.05; and

WHEREAS, three (3) bid alternates were included in the advertisement, to install split-face block on the exterior of the building, a plywood ceiling for added privacy and improved insulation, and a metal roof instead of a shingled roof for added longevity; and

WHEREAS, two bids were received, opened and tabulated as per published notice on September 22, 2023; and

WHEREAS, the base bid of Millstone Management Group was more than 10% over the project estimate and must be rejected, and the base bid of Cianci Construction Group in the amount of Three Hundred Sixty-Seven Thousand Five Hundred Dollars (\$367,500.00) was under the project estimate and the lowest and best bid received; and

WHEREAS, Landscape Architect Jim McKnight, retained by the Village to design and oversee the bidding of this project, has reviewed all bids received and recommends that Council approve and accept the base bid of Cianci Construction Group, and all three alternates, in the total amount of \$406,000.00 for said project. His recommendation is attached hereto as Exhibit "A".

BE IT RESOLVED BY THE COUNCIL OF MAYFIELD VILLAGE, OHIO, THAT:

**SECTION 1.** The Council of Mayfield Village hereby accepts and approves the base bid and alternate bids of Cianci Construction Group in an amount not to exceed \$406,000.00 and the construction contract is hereby awarded to Cianci Construction Group.

**SECTION 2.** The Council of Mayfield Village does hereby direct the Mayor and President of Council to enter into a contract with Cianci Construction Group for The Grove Restroom Building Project. A copy of the contract is on file with the Clerk of Council.

**SECTION 3.** The Council finds and determines that all formal actions of this Council relating to the adoption of this Resolution have been taken at open meetings of this Council; and that deliberations of this Council and of its committees, resulting in such formal action, took place in meetings open to the public, in compliance with all statutory requirements including requirements of Section 121.22 of the Ohio Revised Code.

**SECTION 4.** This Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of health, safety and welfare of the residents of Mayfield Village, Ohio, for the reason that public bids must be accepted within sixty (60) days of bid opening and completion of the construction work is necessary. It shall, therefore, take effect immediately upon the passage by the affirmative vote of not less than five (5) members elected to Council and approval by the Mayor, or otherwise at the earliest time allowed by law.

\_\_\_\_\_  
STEPHEN SCHUTT  
Council President

First Reading: \_\_\_\_\_, 2023

Second Reading: \_\_\_\_\_, 2023

Third Reading: \_\_\_\_\_, 2023

PASSED: \_\_\_\_\_, 2023

\_\_\_\_\_  
BRENDA T. BODNAR, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
DIANE A. CALTA, Esq.  
Director of Law

ATTEST: \_\_\_\_\_  
MARY E. BETSA, MMC  
Clerk of Council

James S. McKnight

LANDSCAPE  
ARCHITECTURE

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Shane McAviney, Recreation Director  
Mayfield Village  
6622 Wilson Mills Blvd.  
Mayfield, Ohio

October 4, 2023

Re: **Grove Restroom Design Build Improvements**

Shane,

We received (2) two bids for Design Build Contract for the Grove Restroom on Friday, September 21st 2023. The tabulation for the bids was:

	BASE	ALT 1	ALT 2	ALT 3	TOTAL
Lowest Bidder: Cianci Construction	\$367,500.00	\$16,000	\$8,500	\$14,000	\$406,000.00
Second Bidder: Millstone MGNT.	\$500,000.00	\$17,700	\$6,175	\$35,400	\$559,275.00

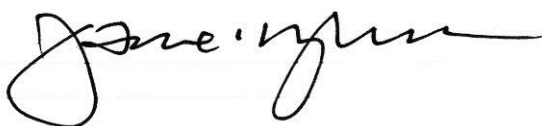
The architects estimate was \$ 440,905.00 for the base bid.

After review of the bids, and based upon their track record on previous Mayfield Village projects, Cianci Construction has performed well. Therefore, I am recommending the project be awarded to Cianci Construction.

In addition, there are three alternate bid items recommended we accept with the project. Alternate # 1 is to match the split face concrete block material and color of previous bandstand, site walls and green room for the Grove. This will provide consistent architectural treatments of the structures at the Grove. Alternate #2 is to provide a solid ceiling inside the restrooms rather than exposed structural wood trusses resulting in a more finished interior appearance. Alternate #3 is for standing seam metal roof in lieu of asphalt shingle. This will increase the life expectancy of the roof by thirty years, saving the Village funds in the long run. The resulting total contract value will be \$406,000.00

If you have any questions, please contact me.

Respectfully,



James McKnight, ASLA

