

**NORTHFIELD CENTER TOWNSHIP BOARD OF TRUSTEE
SPECIAL MEETING AT 5:00 PM**

MONDAY, FEBRUARY 22, 2021

Trustee Reville called the meeting to order at 5:02 p.m.

Roll Call: Paul G. Buescher, Aye; Russel F. Mazzola, Aye; Richard H. Reville, Aye.

Safety Facility Construction Presentation by Infinity Construction

Mr. Jim Fantozzi, third co-owner, introduced himself and his team:

Jeffrey Meyers, Public Safety Designs

Brady Oaks, Senior Project Manager D/B Main Contact

Eric Pros, Senior Project Manager Project Designer

Jon Ferrell, Director of Business Development

Past construction projects included Fires Stations in the Cities of Green, North Ridgeville, and Beachwood, and a new Public Safety Training Center for Cuyahoga Community College.

Each presented their portion of the project: site plan and utilities, firefighter health and safety, accessibility and visibility, path of travel and fire call response thru the building.

Return of the \$46,400 investment for an Engineered Schematic Design includes:

- Existing Conditions Survey - Pond condition, soil relocation areas, physical constraints.
- Code Review- Regulatory constructions on building siting.
- Site Survey – Set site limits for construction logistics.
- Soils Testing – Optimum building siting, foundations, soils treatment.
- Utility Plan – Determine shortest and simplest utility runs.
- Site Plan-Capture all decisions made, critical info for Pre-Engineered Metal Buildings (PEMB) suppliers.
- PEMB elevations-Review design recommendations; create PEMB specification.
- PEMB floor plans – Review floor plan recommendations; determine HVAC Zones.
- PEMB sections- Correlate Mechanical, Electrical, Plumbing (MEP) services to approved floor plan.

Jon Ferrell said, “This would get the Trustees within ten percent, plus or minus, closer to the final number. We certainly expect as we go with meetings and discussions, the number will go down. We typically meet on a weekly basis with team meetings, but it really depends how available you are and how much information you need. Once we have those answers and it is within your budget, we will move straight to construction documents. And we will give you a guaranteed price before those documents are complete. And again, you will not make the investment until you do know the Guaranteed Maximum Price.”

Infinity breakdown of Project Cost: \$2,660,116.

- Site Costs - 38% of bid at \$1,006,865 (Earthwork \$696,744; Concrete \$279,621; and
- Hardscape \$30,500)
- Building Costs - 32% of bid at \$804,100
- MEP Costs – 30% of bid at \$849,151

Josh Williams explained the costs above. The main focus of the job is on the site work, HVAC, electrical, plumbing, and fire suppression trades. Mr. Williams explained how the budget goes from schematic design, to GMP and savings achieved through accurate estimating and management.

In closing, Jim Fantozzi stated that for them fire stations are a very important part of the community. “People feel safe and protected. They have a nice quality-built building that is also home for the firefighters. It is their home. The team is there, we have all the pieces and parts to assemble this. We have seven to eight fire stations under our belt.

**NORTHFIELD CENTER TOWNSHIP BOARD OF TRUSTEE
SPECIAL MEETING AT 5:00 PM**

MONDAY, FEBRUARY 22, 2021

We know how to work together, we know the ideas, we know what needs to be looked at. This is in our wheelhouse.”

Trustee Reville asked how much energy efficient is the building with the roof span? He was answered there is plenty of room for insulation in the roof and the walls as well with R30-R38. The roof pitch was increased slightly 21/2 to 12 with the snowfall in northeast Ohio. Inside above the storm shelter, the height gives more flexibility for storage and space vertically inside the firehouse as well. The more bends and angles and buttress’ you put on a metal roof the more likelihood you are going to have water infiltration. There is cost savings as well by simplifying the profile.

Trustee Reville asked about the maintenance. Interior is like any other building. The exterior lasts well in the weather with a galvanized practice underneath them with a thirty-year plus paint system on top. It is like a baked enamel.

Trustee Mazzola thanked them for giving them the explanation of the costs and have been extremely accessible to any questions he had.

Trustee Reville asked the peak on the roof. He was answered it would be 18 up to 25 feet to the peak. The roof is vented for heat.

Trustee Reville asked about solar panels. He was answered they could look into it. The payback period is a little long. On performance, he was told they would certainly want a backup. In Ohio it is a little more challenging.

Trustee Buescher said he has solar power on his home, but it would depend on the south facing of the roof. Being below the freeway with the shadow patterns, he did not believe it would work for 5,000 sf of the roof.

Trustee Reville asked for comments from the audience.

Gene Lim asked if what he thought was correct in that the approach is to get the plans up to the cost and then it would be up to the trustees to determine from there what to include in the packet for the construction of the building. He was answered his thoughts were correct.

Mr. Lim then asked about the soils and if its buildable. He was answered that the soils report they received was a very surface kind of investigation. The analysis said it needs more review. The soils investigation would be done in this phase (schematic design).

Trustee Buescher asked if they got down to solid bedrock within 3-4 feet would it be a good sign. He was answered that to put a foundation on top of that, you may have to dig down the bedrock, put in your engineered fill, then pour your foundation on to that. And especially with running utility lines.

Trustee Mazzola thank everyone at Infinity for their presentation and all they have done to accommodate all the questions. His comments were echoed by Trustees Reville and Buescher.

Trustee Reville asked for a motion to adjourn.

Trustee Mazzola moved; Trustee Buescher, second.

Roll Call: Paul G. Buescher, Aye; Russel F. Mazzola, Aye; and Richard H. Reville, Aye.

The meeting adjourned at 6:00 p.m.

Richard H. Reville, Chair

Andy LaGuardia, Fiscal Officer