

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-07**

**RESOLUTION TO APPROVE THE RENOVATION OF FIRE STATION 211 BY HGC
CONSTRUCTION AT A COST NOT TO EXCEED \$2,727,890.00 AND PAID FROM MULTIPLE
FUNDS.**

WHEREAS: The Fire Chief recommends that we renovate Fire Station 211 due to multiple deficiencies with the building including leaks in the roof, water intrusion in the floors, faulty technical equipment and an inefficient mechanical system; and

WHEREAS: The goal of the renovations would be to eliminate water leaking into the building from the roof and floors, and to upgrade all mechanical and tech systems in the building to improve efficiency; and

WHEREAS: The Township hired Community Design Alliance (CDA) to develop plans to receive bids for the renovations; and

WHEREAS: CDA and HCG have received multiple bids for all the renovations and have recommended a base price of \$2,595,300 with alternate bids for consideration with a total extra cost of \$132,590.00:

- Kitchen renovation - \$19,936.00
- Replace Lighting Rods - \$45,586.00
- Epoxy Apparatus Bays - \$57,750.00
- Replace Light Fixtures w/LED Fixtures - \$9,318.00

WHEREAS: The Fire Chief and Township Administrator recommend that the board approve all the alternates due to the necessity of the item, improvement of efficiency, lower cost because the contractor will already be there, and relocation of the existing personnel.

WHEREAS: The cost of the renovations has now increased by \$134,860.00 due to pushing back the repairs to the summer and the total cost of the project will now be \$2,727,890.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Fairfield Township, Butler County, Ohio, as follows;

SECTION 1: The Board hereby approves the renovation of Fire Station 211 at a base cost of \$2,595,300.00 plus alternates \$132,590.00 for a total cost of \$2,727,890.00 and authorizes the Administrator to sign a contract with HGC for those improvements.

SECTION 2: The Fiscal Officer is hereby authorized to make payments for the cost of the improvements from the following funds: SPTIF #2904 \$231,037.00, PRTIF #2906 \$2,177,173.00, SRTIF #2908 \$185,000.00, BWTIF #2910 \$1,400.00 and the Fire Fund 2111 \$133,280.00.

SECTION 3: That the Princeton Road TIF Fund Appropriations increase from \$1,396,248.00 to \$2,177,173.00 in line item 2906-760-720-0000 and the Fire Fund be increased from \$0.00 to \$133,280.00 in line item 2111-760-720-0000.

SECTION 4: The Board hereby dispenses with the requirement that this resolution be read on two separate days, pursuant to RC 504.10, and authorizes the adoption of this resolution upon its first reading.

SECTION 5: This resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

SECTION 6: That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

SECTION 7: This resolution shall take effect at the earliest period allowed by law.

Adopted: July 14, 2026

Board of Trustees

Michael Berding: _____

Shannon Hartkemeyer: _____

Joe McAbee: _____

Vote of Trustees

yes

yes

yes

AUTHENTICATION

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this 14th day of July, 2026.

ATTEST:

Shelly Schultz
Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

Katherine Barbieri
Katherine Barbieri, Township Law Director



Fairfield Fire Station

7/6/2026

Bid Package	GMP (2026) ENUMERATION	Last GMP (2025)
Under Slab Water Infiltration Allowances	\$ 100,000.00	\$ 100,000
Temporary Protection	\$ 70,000.00	\$ 70,000
01a Final Cleaning	\$ 32,000	\$ 14,555
02a - Selective Demolition	\$ 66,250	\$ 52,500
04a - Masonry	\$ 135,081	\$ 132,761
05a - Misc. Steel	\$ 50,225	\$ 49,145
06e - General Trades	\$ 27,250	\$ 20,450
06f - Casework	\$ 7,250	\$ 7,250
07a - Membrane & Sheet Metal Roofing	\$ 429,285	\$ 405,150
08a - DFH	\$ 10,690	\$ 7,316
08c - Storefronts	\$ 177,495	\$ 177,495
08f - Overhead Doors	\$ 116,648	\$ 111,872
09a - Framing/Drywall	\$ 209,850	\$ 192,610
09d - Polished Concrete	\$ 97,101	\$ 92,101
09e - Painting	\$ 54,993	\$ 46,093
21a - Fire Protection	\$ 66,580	\$ 65,665
22a - Plumbing	\$ 12,127	\$ 10,420
23a - HVAC	\$ 245,825	\$ 230,775
26a - Electrical	\$ 124,227	\$ 127,332

Subtotal

\$ 2,032,877	\$ 1,913,490
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General Conditions Staffing

\$ 245,839	\$ 245,839
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General Conditions Support

\$ 62,107	\$ 62,107
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Contingency

3.00%

\$ 70,225	\$ 66,673
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FEE

7.00%

\$ 168,773	\$ 160,238
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GL Insurance

0.60%

\$ 15,479	\$ 14,696
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Bond

0.00%

\$ -	
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Total Cost

\$ 2,595,300	\$ 2,463,043
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General Notes:

1. Explanations & Abbreviations

- a. GC = General Conditions
- b. GR = General Requirements
- c. ILO = In Lieu Of
- d. BP = Bid Package
- e. Price = Lump Sum Bid
- f. As & Cs = Assumptions and Clarifications

2. GMP is figured as Prevailing Wage

3. GMP is figured as Tax Exempt. A Tax Exemption Certificate is needed before work can begin.

4. Hazardous material identification, abatement, cleanup, encapsulation, air sampling, etc. is not included in this GMP.

5. The following items are NOT included:

- a. Builder's Risk Insurance – Owner shall provide policy prior to mobilization on site.
- b. Third Party Inspections and Testing.
- c. Vibration monitors.
- d. Any sewer tap fee, water tap fees or Sewer capacity charges.
- e. On-site security personnel.
- f. As-built drawings will be kept as sketches on a set in the office. We have not included transferring those sketches into CAD.
- g. Building permits, review fees, engineering changes, etc.
- h. Sound monitoring.
- i. Background Checks or security access.

6. All utility consumption is paid for by the owner, including but not limited to gas, water, electricity, etc.

7. Existing loose furnishing, electronic and supplies to be removed from building and stored a separate location. HGC not responsible for storage or damage of item left in building during construction.

8. The GMP does not include work as contracted directly by the Owner, Landlord, or Tenant; including all labor, material, and equipment; including workmanship, performance, guarantees, and warranty.

9. GMP includes General Conditions as a lump sum. General Conditions to be billed equally on a monthly basis.

10. Preconstruction costs are included in this GMP.

11. The GMP includes 3% for Construction Contingency.

12. Construction contingency, Fee, and General Liability are included at percentage rates specified in original agreement.

13. Project Start dates are based on GMP release, as well as permitting approvals. Work start is based on a Permit approval process completing ahead of intended mobilization on 08.17.26.

General Scope

- 1. All work is per plans and specification unless clarified below.
- 2. Per drawings and specifications in Exhibits attached to this GMP.
- 3. Drawings/Specifications Dated 10.9.2025 and Addendum #1 dated 11/19/25.
- 4. Designers will provide electronic drawing files at no cost to subcontractors.
- 5. Project schedule does not include any weather days.
- 6. Furniture is by owner.

Bid Package Clarifications and Assumptions

Division 1

- o GMP includes final clean of space prior to turn over.

Division 2

- a. Includes Selective Demolition per demo drawings.
- b. GMP includes weather protection in areas where the roof is being removed completely to protect the existing facility.
- c. Demo of slabs and utilities for under slab water infiltration is included in the Under Slab Water Infiltration Allowance.
- d. Existing roofing material over structure to remain, to be left in place. Roofing in this area is only removed in areas to receive knee walls set on existing structure.
- e. Hazardous material removal is not anticipated or included.

Division 3

- a. Pour back of slabs for under slab water infiltration is included in the Under Slab Water Infiltration Allowance.

Division 4

- a. Masonry demo and re-build per plans.

Division 5

- a. Steel support and modifications per plans.
- b. Truss Shop drawings and engineering included.
- c. Delegated design costs are not included for structural steel.

Division 6

- a. Include removal of doors and hardware to protect from climate and work damage.
- b. Includes undercut of doors for HVAC return air.
- c. Includes temporary protection of finishes.
- d. Including new windowsills.

Division 7

- a. New roof over apparatus bay to receive additional 2.2" of insulation to bring R-value to 30.
- b. GMP includes removal and replacement of coping.
- c. An allowance is included to replace any damaged to existing insulation.
- d. All new coping, gutters and downspouts to be standard colors.

Division 8

- a. Doors, frames and hardware are per plans.
- b. Windows are per plans.
- c. Overhead Door per plans.

Division 9

- a. New walls and ceilings are included per plans.
- b. Drywall ceilings are included in restrooms and shower rooms.
- c. Cost is included to patch existing walls prior to painting.
- d. Demo and rebuilding of walls for under slab water infiltration investigation is included in the Under Slab Water Infiltration Allowance.
- e. New rubber base included throughout.
- f. New stained and polished concrete floor in fire station per plans. New Epoxy in apparatus bay not included in base price, see alternates for cost.
- a. Painting included per plans and to include Apparatus Bay walls, Apparatus Bay ceiling, existing door frames.

Division 10

- a. NA

Division 11

- a. None.

Division 12

- a. NA

Division 13

- a. NA

Division 14

- a. NA

Division 21

- a. Sprinklers are included as shown in the drawings.

Division 22

- a. Plumbing is included as shown in the drawings.

Division 23

- a. HVAC is included as shown on the drawings.

Division 26

- a. Electrical is included as shown on the drawings.
- b. Work to replace the lighting protection is not included in the base cost, see alternate for cost if required.
- c. New lights included for drywall ceilings to be 6" round LED pucks.
- d. New Fire alarm equipment included.
- e. Arc fault study is not included if required.

Division 31

- a. No site work included, existing pavement assumed to be designed to handle fire truck traffic and should handle construction traffic.
- b. Any damage to lawn or landscape areas will be replaced.

Allowances

- | | |
|----------------------------------|-------------------|
| 1. Roof Insulation Replacement |\$5,000.00 |
| 2. Under Slab Water Infiltration |\$100,000.00 |

Alternates

- | | |
|---|---------------------------|
| 1. Kitchen Renovation |Add \$19,936.00 |
| 2. Replace Lightning Rods |Add \$45,586.00 |
| 3. Epoxy Apparatus Bay |Add \$57,750.00 |
| 4. Re-use existing fire alarm panel and equipment |Deduct (\$34,215.00) |
| 5. Upgrade light fixtures to LED |Add \$9,318.00 |