City of Dublin

Office of the City Manager
5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Marsha I. Grigsby, City Manager

Date: June 20, 2013

Initiated By: Fred Hahn, Director of Parks & Open Space

Re: **Resolution 36-13 – Holder-Wright House Renovation Project**

Background

On Friday, May 31, 2013, bids were open for the Holder-Wright House Renovation Project. Two (2) bids were received:

	Base Bid
Structural Erectors	$198,000.00
Janco, LLC	$298,670.00

The funds for this project are part of the 2013 CIP budget for the Holder-Wright Earthworks in the amount of $368,000. The base bid estimate for this project was $261,413.00.

This project will include all materials and labor necessary for the adaptive reuse of an existing historic structure. Renovation will involve structural upgrades, roof replacement, exterior sheathing, roofing and insulation replacement, door, window and hardware replacement, refinishing existing wood floors and repairing interior plaster and trim. The original gable will be extended and new porches added. A new wood floor and kitchenette will be provided. All electrical and mechanical systems will be replaced. Plumbing work will involve a mixture of new installation and refurbishing of existing equipment. The resulting structure will be similar to how the house appeared at the turn of the 20th century. Future plans for the park include utilizing this structure for interpretive talks, small meetings and artifact display. Complete construction details are available for review in the Council Planning room.

The base bid estimate had anticipated that the garage demolition and asbestos removal were part of the bid package. This work had been performed prior to the bid opening, which accounts for much of the discrepancy between the low bid amount and the estimate.

Recommendation

Staff recommends adoption of Resolution 36-13, accepting Structural Erectors' base bid of $198,000.00. Structural Erectors has previously completed work for the City of Dublin and staff has found their work to be most satisfactory.

RECORD OF RESOLUTIONS

Dayton Legal Blank, inc., Form No. 30045

Resolution No. 36-13 Passed _____, 20____

A RESOLUTION ACCEPTING THE LOWEST AND BEST BID FOR THE HOLDER-WRIGHT HOUSE RENOVATION PROJECT, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE PROJECT.

WHEREAS, formal advertising and competitive bidding procedures have been conducted, pursuant to Section 8.04 of the Revised Charter, for the Holder Wright House Renovation Project; and

WHEREAS, Council has determined that the base bid in the amount of $198,000 submitted by Structural Erectors is the lowest and best bid; and

WHEREAS, this project was programmed in the 2013 CIP; and

WHEREAS, funding will be available in the Capital Improvements Tax Fund.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Dublin, State of Ohio, _____ of the elected members concurring, that:

Section 1. The base bid in the amount of $198,000 submitted by Structural Erectors is hereby accepted.

Section 2. The City Manager is hereby authorized to enter into a contract for said project as specified within the bid proposal and the City's bid documents on file in the Division of Parks and Open Space.

Section 3. This Resolution shall take effect and be in force upon passage in accordance with Section 4.04(a) of the Revised Charter.

Passed this _____ day of _____, 2013

_____
Mayor – Presiding Officer

Attest:

_____
Clerk of Council

Interpretive Center and Outdoor Classroom

The tour continues as visitors walk across the pedestrian bridge over Wright's Run and enter the main park area. Along the path visitors pass by a natural play area at Wright's Run, the existing silo and demonstration gardens. The natural play area offers visitors a chance to splash in Wright's Run, search out aquatic life and learn about the importance of our waterways. And the demonstration gardens offer visitors insight into native and early American agriculture. Once at the top of the hill, visitors are introduced to the Holder-Wright Farm House and adjacent Hopewellian earthworks.

The focal point of the interpretive center is the Holder-Wright Farm House. Because of the original structure's historical significance, the house is planned to be restored to its approximate early 1900s configuration. It will contain lecture rooms for small events and will display early American and Native American artifacts and interpretive elements.

Outside of the home is an outdoor classroom space with interpretive signs that help visitors better understand and appreciate the home and earthworks. The classroom space is located on the former gravel farm lane and is oriented toward the west so visitors can easily view the historical elements. To add interest to the outdoor classroom space, specialty paving (colored concrete in the shape of a bird's claw) is used to provide an opportunity to interpret the Hopewell peoples interest in art and decorations. The classroom's circular design with low seat wall provides a gathering space for seasonal guided tours, place for visitors to listen as archaeologists or historians tell the story of this site or a place for children to search for replica artifacts at a junior archeologist program.