



# Memo

**To:** Members of Dublin City Council  
**From:** Dana L. McDaniel, City Manager  
**Date:** November 9, 2021  
**Initiated By:** Matt Earman, Director of Parks and Recreation  
**Re:** Resolution 71-21, A Resolution Waiving Competitive Bidding and Declaring Sole Source and Authorizing the City Manager to Execute a Design and Construction Agreement with Structural Erectors to Design and Reconstruct an Historic Two-Story Cabin

## Summary

Resolution 71-21 authorizes the City Manager to execute a design / construction agreement with Structural Erectors in the amount of \$400,000 to design and reconstruct the historic two-story cabin that was discovered inside the walls of an existing residence along Riverside Drive. At the August 16, 2021 City Council meeting, Council considered the appropriate location for the historic log cabin. From the options considered, City Council voted 7-0 to move forward with the proposed Dublin Arts Council location.

If authorized, this design and construction contract will include surveying the designated cabin site, creating a construction-drawing package, presentation of the historically based designs to the Architectural Review Board for approval, submission and acquisition of required permits for construction, and reconstruction of the historic cabin on the previously selected Dublin Arts Council location. Construction will also include appropriate landscaping, as well as associated accessible paths and required utilities for public access.

The cabin was previously disassembled and inventoried by Structural Erectors to ensure accurate re-assembly. This project has \$400,000 allocated in the City's Capital Budget. Additionally, the City has acquired a reimbursable State grant in the amount of \$400,000 for the completion of this project.

Staff received a quote from Structural Erectors for the design and reconstruction of the cabin at a cost of \$400,000. The quote from Structural Erectors is detailed as follows:

- Construction - \$304,600
- Architectural Design - \$32,450
- Site Design - \$7,500
- Construction Contingency - \$55,450

Structural Erectors will work with DKD Architects for architectural design and DLLA landscape architects for site design. The architectural design for this project will ensure the re-constructed cabin meets relevant codes pertaining to ADA access, lighting, floor loads, etc. Additionally, the construction contingency for this project is to account for several components of the original cabin that may need to be re-fabricated, including customized hand-hewn logs and stone. Upon successful completion of construction and submission of all required reports to the granting organization, the City will be reimbursed up to \$400,000 of the project costs.

## **Recommendation**

Staff recommends Council pass Resolution 71-21. The justification for declaring sole source and waiving competitive bidding is as follows:

1. Structural Erectors was responsible for disassembling the cabin from the walls of the residence in which it was discovered.
2. Upon disassembly, Structural Erectors inventoried and stored the components of the cabin in such a way to ensure accurate re-assembly.
3. Structural Erectors has detailed knowledge of how the structure will need to be reassembled, as certain sections need to be repaired and/or re-fabricated to replicate original components.
4. Structural Erectors understands the significant nuances of the building while it was still intact, to which no other contractor has had access.

Please contact Matt Earman or the City Manager with any questions.

# RECORD OF RESOLUTIONS

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 30045

Resolution No. 71-21 Passed \_\_\_\_\_, 20\_\_\_\_

## A RESOLUTION WAIVING COMPETITIVE BIDDING AND DECLARING SOLE SOURCE AND AUTHORIZING THE CITY MANAGER TO EXECUTE A DESIGN AND CONSTRUCTION AGREEMENT WITH STRUCTURAL ERECTORS TO DESIGN AND RECONSTRUCT AN HISTORIC TWO-STORY CABIN

**WHEREAS**, Section 8.04(c) of the City of Dublin Charter authorizes City Council, by a vote of no less than five (5) members, to waive competitive bidding requirement if Council determines that an item is available and can only be acquired from a single source or when it is in the best interest of the City to do so; and

**WHEREAS**, Structural Erectors disassembled the historic log cabin from the walls of the residence in which it was discovered; and

**WHEREAS**, upon disassembly, Structural Erectors inventoried and stored the components of the cabin in such a way to ensure accurate reassembly; and

**WHEREAS**, Structural Erectors has detailed knowledge of how the structure will need to be reassembled as certain sections need to be repaired and/or refabricated to replicate original components; and

**WHEREAS**, Structural Erectors understands the significant nuances of the building while it was still intact; and

**WHEREAS**, historic cabin reconstruction is a specialty niche industry; and

**WHEREAS**, this project was programmed in the 2021 Capital Budget and will receive a State reimbursement grant for the project in the amount of \$400,000.

**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 waiver of competitive bidding based on sole source is granted pursuant to Section 8.04(c) of the Dublin Charter for the purchase of design and reconstruction of the historic cabin in the amount of \$400,000.

**Section 2.** The City Manager is hereby authorized to accept the proposal and enter into a contract for said project.

**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 \_\_\_\_\_, 2021

\_\_\_\_\_  
Mayor – Presiding Officer

Attest:

\_\_\_\_\_  
Clerk of Council