

**CITY OF STRONGSVILLE, OHIO**

**ORDINANCE NO. 2026 – 065**

**By: Mayor Perciak and All Members of Council**

**AN ORDINANCE APPROVING CHANGE ORDER NO. 1 WITH RFC CONTRACTING, LLC FOR THE CONSTRUCTION OF THE NEW FIRE STATION NUMBER 5 ON ROYALTON ROAD IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.**

WHEREAS, the City entered into a contract with RFC Contracting, LLC as its Construction Manager-at-risk, along with a First Guaranteed Maximum Price Amendment to that contract in connection with the construction of a new Fire Station Number 5, on the south side of Royalton Road, between Pearl Road and Prospect Road; and

WHEREAS, the City intends to amend the scope of the work for the project in accordance with the Change Order No. 1 attached hereto as Exhibit "A."

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

**Section 1.** That the Mayor is hereby authorized to sign, acknowledge and deliver, in the name of and on behalf of the City, Change Order No. 1 with RFC Contracting, LLC in the form attached hereto as Exhibit "A" and incorporated herein, in an amount not to exceed \$202,874.00 for the new Fire Station Number 5, on the south side of Royalton Road, between Pearl Road and Prospect Road. The execution of the Change Order is approved with such terms and conditions that are not materially inconsistent with this Ordinance, not substantially adverse to the City, and that are permitted by law. The approval of such terms and conditions, and that such terms and conditions are not materially inconsistent with this Ordinance and not substantially adverse to the City, shall be conclusively evidenced by the signing of the Change Order by the Mayor.

**Section 2.** That the funds for the purposes of this Ordinance have been appropriated and shall be paid from the General Capital Improvement Fund.

**Section 3.** That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

**Section 4.** That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is immediately necessary to authorize Change Order No. 1 in order to properly and timely continue work on the new Fire Station Number 5, to facilitate payment to the contractor for changes to the scope of work, to avoid potential legal problems, and conserve public funds. Therefore, provided, this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

CITY OF STRONGSVILLE, OHIO  
ORDINANCE NO. 2026 – 065  
Page 2



President of Council

Date Passed:

June 15, 2026

Yea

Nay

Carbone

☒

\_\_\_\_\_

Clark

☒

\_\_\_\_\_

Kaminski

☒

\_\_\_\_\_

Kosek

☒

\_\_\_\_\_

Roff

☒

\_\_\_\_\_

Short

☒

\_\_\_\_\_

Zacharyasz

Approved:

  
Mayor

Date Approved:

June 15, 2026

Attest:

  
Clerk of Council

Ord. No.

2026-065

Amended: \_\_\_\_\_

1<sup>st</sup> Rdg.

06-15-26

Ref: \_\_\_\_\_

2<sup>nd</sup> Rdg.

Suspended

Ref: \_\_\_\_\_

3<sup>rd</sup> Rdg.

Suspended

Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_

Ref: \_\_\_\_\_

Adopted: 06-15-26

Defeated: \_\_\_\_\_

**AIA®****Document G701® – 2017****Change Order****PROJECT: (Name and address)**  
Strongsville Fire Station No. 0519191 Royalton Road  
Strongsville, OH 44149**CONTRACT INFORMATION:**Contract For: General Construction of  
Strongsville Fire Station No. 05  
Date: 06-09-2026**CHANGE ORDER INFORMATION:**

Change Order Number: 001

Date: 06-09-2026

**OWNER: (Name and address)**City of Strongsville  
16099 Foltz Parkway  
Strongsville, OH 44149**ARCHITECT: (Name and address)**DS Architecture, LLC  
1020 Huron Road E., Suite 101  
Cleveland, OH 44115**CONTRACTOR: (Name and address)**RFC Contracting, LLC  
13370 Prospect Road, Suite 100  
Strongsville, OH 44149**THE CONTRACT IS CHANGED AS FOLLOWS:***(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

PR-03 / (COR 004) in full, a portion of PR-009 / (COR 015), COR 019 in full, and COR 020 in full.

The original Guaranteed Maximum Price was

The net change by previously authorized Change Orders

The Guaranteed Maximum Price prior to this Change Order was

The Guaranteed Maximum Price will be increased by this Change Order in the amount of

The new Guaranteed Maximum Price including this Change Order will be

|    |              |
|----|--------------|
| \$ | 9,580,160.75 |
| \$ | 0.00         |
| \$ | 9,580,160.75 |
| \$ | 202,874.00   |
| \$ | 9,783,034.75 |

The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**  
**ARCHITECT (Signature)**BY: Christopher Forchione, Project  
Architect, 2017950*(Printed name, title, and license  
number if required)***JUNE 9 - 2026**

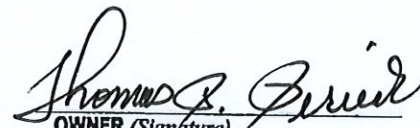
Date

  
**CONTRACTOR (Signature)**

BY: Ryan Naymik, Project Manager

*(Printed name and title)* **VP OPERATIONS****06.10.2026**

Date

  
**OWNER (Signature)**

BY: Thomas P. Perciak, Mayor

*(Printed name and title)***June 15, 2026**

Date



May 21, 2026

Lori Daley  
Assistant City Engineer  
City of Strongsville  
16099 Foltz Parkway  
Strongsville, OH 44149-5598  
[lori.daley@strongsville.org](mailto:lori.daley@strongsville.org)

Re: Fire Station 5  
19191 Royalton Road, Strongsville, OH 44149  
PR-03 / COR 004, PR-009 / COR 015, COR 019, and COR 020

Dear Ms. Daley:

In response to your request regarding Proposal Requests PR-03, issued December 19, 2025, PR-09 issued April 3, 2026, (and the subsequent Change Order Requests 004 and 015), and Change Order Request 019 issued April 27, 2026 submitted by RFC Contracting, we are providing the following information and clarifications.

Change orders are an expected and routine part of the construction process. Projects involve evolving site conditions, design refinements, regulatory requirements, or owner-requested modifications that cannot be fully anticipated at the outset. Even with thorough planning, drawings, and specifications, construction is inherently dynamic, and adjustments are typically necessary to address unforeseen conditions or to incorporate improvements that enhance the project's functionality, safety, or value. When managed properly, change orders serve as a formal and transparent mechanism to document these adjustments, ensuring that all parties clearly understand the scope, cost, and schedule impacts while allowing the project to move forward efficiently and collaboratively.

### **Proposal Request PR-03**

Proposal Request #PR-03 dated December 19, 2025, was issued to RFC Contracting by DS Architecture in response to comments received from the third-party Building Envelope Commission Agent. As a result, the transition membrane was added and vapor barrier modified.

The Building Envelope Commissioning process was introduced in the most recent adoption of the Ohio Building Code and the associated (referenced) Ohio Energy Conservation Code. The intent is to ensure that the new exterior building envelope (the separation between the conditioned interior spaces and unconditioned or exterior spaces) is designed, installed, and performs as required by the energy code. The first step of the process verifies that the contract documents capture the intent of these requirements. After reviewing the construction documents, the Commissioning Agent shared comments with DS Architecture. These comments were received on November 14, 2025 and resulted in the changes reflected in PR-03. All revisions were necessary for full compliance with the current Building and Energy Codes.

The Design Team has reviewed COR 004 pertaining to this Proposal Request, request, believes the request to be reasonable. The additional materials and labor requested by COR 004 are consistent with the modifications to the contract documents issued as part of PR-03.

#### Proposal Request PR-09

Proposal Request #PR-09 dated April 3, 2026, was issued to RFC Contracting by DS Architecture in response to several clarifications and/or Owner requests. The change order request #COR 015 pertains specifically to two overall updates:

- As part of continuing conversations with the cold formed metal framing contractors and as an update to #PR-07 issued March 5, 2026.
- Owner-requested addition of option for gas dryers in Decon and Laundry rooms- Not accepted at this time.

Exterior metal stud framing design is customarily delegated to the framing subcontractor and therefore not finalized until after construction contracts are awarded. During their design process, the framing subcontractor's Engineer of Record initially determined that the East feature (or "Bypass" wall) would not function structurally in the manner originally assumed by the design team, resulting in modifications to the building foundation in that area. After issuing the original #PR-07, further conversation determined that it would not be possible to construct the wall from cold form metal framing (studs) as originally design and that an 8" block CMU wall would better meet structural requirements and design intent. These modifications formed the bulk of the revision in PR-09.

#### The gas dryer line is not accepted at this time.

The Design Team has reviewed COR 015 pertaining to this Proposal Request, and both the decrease in materials and labor costs associated with the reduction in CMU and the increase in materials and labor costs associated with the increase in concrete and reinforcing materials are consistent with the modifications to the contract documents issued as part of PR-07.

#### Change Order Request 019 (no associated PR)

Change Order Request #COR-019 dated April 27, 2026, was issued by RFC Contracting in response to unforeseen existing field conditions.

When OUPS located the existing utilities along route 82 just North of the project site, the electrical duct bank was not as indicated on the record survey but instead was located on the opposite side of the roadway. In order to make the connection feasible to the project site, the following modifications were required:

1. Install the water connection with cut-in tee, vertical offset (dip) under the duct bank and locate shut off valve as agreed.
  2. Open, cut, and lower waterline under the duct back trench with 18" clearance and repair the additional road opening.
  3. Provide a maintenance of traffic plan to the City of Strongsville Engineering department prior to mobilizing in the right of way for approval by the public safety team.
  4. Coordinate customer noticing and main shutoff with the City of Strongsville and Cleveland Water Department.
-

The Design Team has reviewed COR 019 pertaining to this Change Order Request and believes the request to be reasonable. The increase in materials and labor costs associated with the additional work required and the deduct for work not performed are consistent with the modifications to the contract documents issued as part of COR-019

**Change Order Request 020 (no associated PR)**

Change Order Request #COR-020 dated May 21, 2026, was issued by RFC Contracting in response to unforeseen existing field conditions.

During the Design Phase of the project, soil borings were conducted in the area of the proposed construction to determine existing soil suitability for construction, and a Geotechnical Report was issued (dated April 2, 2025). The report indicated areas of previous fill unsuitable for construction but could not quantify the amount of unsuitable fill requiring removal. Based on the available information in the Geotechnical Report and the Civil Engineering drawings, RFC included unit prices and allowance in their GMP for a set amount of fill removal and replacement with engineered fill. During the construction process, the amount of fill removal required was determined to be greater than the original GMP allowances assumed. The assessment of the suitability of the existing and new fill was reviewed by third-party inspectors, Geo-Sci.

The Design Team has reviewed COR 020 pertaining to this Change Order Request and believes the request to be reasonable. Although the presence of unsuitable fill was known, the quantity of fill to be removed and replaced was unknown. The increase in cost is consistent with the unit prices included in the GMP and the amount of soils requiring replacement.

Please find attached the PR-03, PR-09, COR 019, and COR 020 documentation for your reference and use. Do not hesitate to contact us with any questions.

Sincerely,

*Amanda Carter*

Amanda E. Carter, RA  
Director of Sustainability | Project Manager  
DS Architecture, LLC  
acarter@dsarchitecture.com