

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 085

By: Mayor Perciak and All Members of Council

AN ORDINANCE APPROVING CHANGE ORDER NO. 2 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, by and through Ordinance No. 2026-065, the Council approved Change Order No. 1 with RFC Contracting, LLC for the construction of the new Fire Station Number 5, in the amount of \$202,874.00; and

WHEREAS, the City intends to further amend the scope of the work for the project in accordance with the Change Order No. 2 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. 2 with RFC Contracting, LLC in the form attached hereto as Exhibit "A" and incorporated herein, in an amount not to exceed \$107,941.00 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. 2 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

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ORDINANCE NO. 2026 – 085
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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.



President of Council

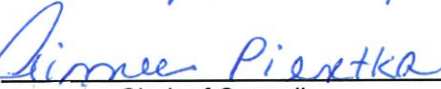
Date Passed: September 8, 2026

	<u>Yea</u>	<u>Nay</u>
Carbone	<u>✓</u>	_____
Clark	<u>✓</u>	_____
Kaminski	<u>✓</u>	_____
Kosek	<u>✓</u>	_____
Roff	<u>✓</u>	_____
Short	<u>✓</u>	_____
Zacharyasz	<u>✓</u>	_____

Approved: 

Acting Mayor

Date Approved: September 8, 2026

Attest: 

Clerk of Council

Ord. No. 2026-085 Amended: _____
1st Rdg. 09-08-26 Ref: _____
2nd Rdg. Suspensed Ref: _____
3rd Rdg. Superseded Ref: _____

Public Hrg. _____ Ref: _____
Adopted: 09-08-26 Defeated: _____

AIA® Document G701® – 2017

Change Order

PROJECT: (Name and address)
Strongsville Fire Station #5
19191 Royalton Road
Strongsville, OH 44149

CONTRACT INFORMATION:
Contract For: Strongsville Fire Station #5
Date: 08-20-2026

CHANGE ORDER INFORMATION:
Change Order Number: 002
Date: 08-20-2026

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.)

COR 21R1, curb removal and replacement, and COR 028, LSM at building footings, both in full.

The original Guaranteed Maximum Price was	\$ 9,580,160.75
The net change by previously authorized Change Orders	\$ 202,874.00
The Guaranteed Maximum Price prior to this Change Order was	\$ 9,783,034.75
The Guaranteed Maximum Price will be increased by this Change Order in the amount of	\$ ~107,941.00
The new Guaranteed Maximum Price including this Change Order will be	\$ ~9,890,975.75

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)

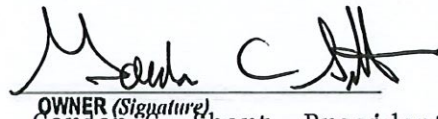
BY: Christopher Forchione, Project
Architect, 2017950
(Printed name, title, and license
number if required)

AUG. 20/2026
Date


CONTRACTOR (Signature)

BY: Ryan Naymik, Project Manager
(Printed name and title)

08.25.2026
Date


OWNER (Signature)
Gordon C. Short, President of
BY: Thomas P. Perciak, Mayor Council/Acting
(Printed name and title) Mayor

Sept 8, 2026
Date



July 24, 2026

Mr. Chris Forchione
DS Architecture
1020 Huron Road E, Suite 101
Cleveland, Ohio 44115

RE: Strongsville Fire Station No. 05
COR 022R1 – Curb removal and replacement

Mr. Forchione:

Pursuant to previous discussions and correspondence regarding RFI 62 SR82 existing curbs. Option 2 – removal and replacement of all curbs, including switch to #8 epoxy coated dowels. Following is the cost summary of the additional work:

Option 2 – all curbs at sidewalk locations		
Forest City Erectors W 4" dowels	\$	48,947.00
Add #8 Epoxy Coated Dowels	\$	2,168.00
CMR Bond / Insurance	\$	1,534.00
CMR Fee	\$	1,022.00
TOTAL	\$	53,671.00

In accordance with the contract, RFC cannot proceed with the work as detailed in this proposal request until we have a signed, executed change order. In the event we have not fully captured the entire scope of work; please notify our office immediately so we can provide you with any adjustments.

Should you have any questions or comments, please feel free to contact me at your convenience.

Sincerely,

Ryan Naymik

Ryan Naymik
VP Operations

Cc: File



CONTRACTING

August 13, 2026

Mr. Chris Forchione
DS Architecture
1020 Huron Road E, Suite 101
Cleveland, Ohio 44115

RE: Strongsville Fire Station No. 05
COR 028 – LSM at building foundations

Mr. Forchione:

Pursuant to previous discussions and correspondence lean concrete required under the building foundations per the 3rd party recommendation, following is the cost summary of the additional work:

Lean Concrete - 275.5 CY @ \$370.00 / CY	\$ 101,935.00
Concrete Unit Price Allowance	(\$ 50,250.00)
Change Order Subtotal	\$ 51,685.00
CMR Bond / Insurance	\$ 1,551.00
CMR Fee	\$ 1,034.00
TOTAL CHANGE ORDER	\$ 54,270.00

***The unit price for Lean Concrete in the GMP was \$450.00/cy, however given the total quantity required for the project, RFC reworked the unit price to \$370.00/cy. This resulted in a savings of \$22,040.00 for the city.*

In accordance with the contract, RFC cannot proceed with the work as detailed in this proposal request until we have a signed, executed change order. In the event have not fully captured the entire scope of work; please notify our office immediately so we can provide you with any adjustments.

Should you have any questions or comments, please feel free to contact me at your convenience.

Sincerely,

Ryan Naymik

Ryan Naymik
VP Operations

Cc: File

SFD5 - Lean Concrete Summary

Date	CY
6/3/2026	10
5/29/2026	20
5/27/2026	10
5/22/2026	10
5/18/2026	20
5/13/2026	15
5/12/2026	10
5/11/2026	10
5/8/2026	20
5/5/2026	17.5
5/4/2026	20
4/30/2026	6
4/28/2026	20
4/27/2026	27
4/24/2026	30
4/23/2026	30
	275.5