



**CITY OF BROADVIEW HEIGHTS
RESOLUTION NO. 2025-99**

INTRODUCED BY MAYOR AND ENTIRE COUNCIL

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN
AGREEMENT BETWEEN THE CITY OF BROADVIEW HEIGHTS AND INFINITY
CONSTRUCTION TO SERVE AS CONSTRUCTION MANAGER AT RISK FOR
THE FIRE STATION PROJECT IN BROADVIEW HEIGHTS IN THE CITY OF
BROADVIEW HEIGHTS AND DECLARING AN EMERGENCY**

WHEREAS, the City Council has determined that it is in the best interest of the City to enter into an agreement between the City of Broadview Heights and Infinity Construction for Construction Manager at risk for the Fire Station Project in Broadview Heights.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BROADVIEW HEIGHTS, COUNTY OF CUYAHOGA AND STATE OF OHIO:

SECTION 1. The Mayor is hereby and herein authorized to enter into an agreement between the City of Broadview Heights and Infinity Construction for Construction Manager at risk for the Fire Station Project in an amount not to exceed \$10,340,000.00 in Broadview Heights as delineated in Exhibit "A" attached hereto and made a part hereof as if fully rewritten.

SECTION 2. This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, peace, safety and welfare for the reason stated in the Preamble hereof, and provided it receives the affirmative vote of five (5) or more of the members of Council and signature of the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

Passed and Adopted by the Council on this 23rd day of June, 2025

Robert Boldt, President of Council

Samuel J. Alai, Mayor

June 23, 2025
Date

Attest: Robin Parsons, Clerk of Council

June 23, 2025
Date



Broadview Heights Fire Station #1

Document Date: May 14, 2025

Estimate Date: May 19, 2025

Building Square Footage: 17,500

No.	Description	Estimate	Unit Cost	Remarks
System Estimate Breakdown				
1	Direct Cost:			
2	Project General Requirements	\$ 245,925	\$ 14.05	
3	Concrete	\$ 423,500	\$ 24.20	Foundations, Slab-on-Grade, Slab-on-Deck
4	Masonry	\$ 831,775	\$ 47.53	Brick Veneer, Cast Stone Veneer, CMU
5	Structural Steel / Miscellaneous Metals	\$ 565,775	\$ 32.33	Tube Steel Columns/Beams, Stairs, Railings
6	Carpentry - Rough / Finish	\$ 163,100	\$ 9.32	Carpentry, Blocking, Roof Blocking/Nailers
7	Plastic Laminate Clad Casework / S.S. Countertops	\$ 121,625	\$ 6.95	Base, Wall, Solid Surface, Custom Lockers
8	Metal Ceiling / Metal Wal Panels	\$ 282,100	\$ 16.12	Exterior Metal Soffit System & Wall Panels
9	Roofing System	\$ 493,500	\$ 28.20	Membrane Roofing, Flashings, Gutters, D.S.
10	Doors / Frames / Finish Hardware	\$ 151,550	\$ 8.66	Interior / Exterior D, F, H
11	Overhead Sectional Doors	\$ 197,600	\$ 11.29	6 Bays
12	Storefront / Glass & Glazing	\$ 317,625	\$ 18.15	Aluminum Entrances, Storefront, Glazing
13	Metal Studs / Drywall / Acoustics / Insulation	\$ 609,875	\$ 34.85	Maintain design from bid set
14	Flooring	\$ 257,090	\$ 14.69	Carpet , Resilient, Tile, Epoxy
15	Painting	\$ 141,530	\$ 8.09	
16	Specialties / Equipment	\$ 121,295	\$ 6.93	
17	Plumbing	\$ 527,100	\$ 30.12	
18	Fire Protection	\$ 128,975	\$ 7.37	
19	HVAC	\$ 819,000	\$ 46.80	
20	Electrical	\$ 893,025	\$ 51.03	Building, Site & Emergency Generator
21	Technology	\$ -	\$ -	Reallocated to Owner's FF & E
22	Subtotal Direct Building Cost:	\$ 7,291,965	\$ 416.68	
23	Sitework	\$ 840,001	\$ 48.00	Earthwork, Utilities, SWPPP
24	Site Concrete	\$ 577,500	\$ 33.00	Heavy Duty Pavement, Sidewalks, Curb, Pads
25	Landscaping / Site Amenities	\$ 100,000	\$ 5.71	Allowance
26	Subtotal Direct Building and Site Cost:	\$ 8,809,466	\$ 503.40	
27	Design / Estimating Contingency	\$ 200,000	\$ 11.43	
28	Subtotal Direct Building, Site Cost & Contingency:	\$ 9,009,466	\$ 514.83	
29	Indirect Cost:			
30	Construction Staff Cost	\$ 438,750	\$ 25.07	13 month construction schedule
31	General Conditions	\$ 71,680	\$ 4.10	
32	Pre-Construction Services	\$ 51,000	\$ 2.91	
33	CM Contingency	\$ 270,000	\$ 15.43	3%
34	City of Broadview Heights Building Permit	\$ -	\$ -	Assume no fees will be charged
35	Commercial Activity Tax	\$ 28,600	\$ 1.63	
36	General Liability Insurance	\$ 44,000	\$ 2.51	
37	Builder's Risk Insurance	\$ -	\$ -	To be carried by Owner
38	Performance Bond	\$ 111,000	\$ 6.34	
39	CM Fee	\$ 301,000	\$ 17.20	3%
40	Subtotal Indirect Cost:	\$ 1,316,030	\$ 75.20	
41	Architectural & Engineering Fee	\$ 660,000	\$ 37.71	
42	Estimate of Probable Cost Including A & E Fees:	\$ 10,985,496	\$ 627.74	