

ORDINANCE NO.: 2025-08

FIRST READING January 13, 2025

INTRODUCED BY: DENNIS GAUCK

SECOND READING WAIVED

THIRD READING WAIVED

ORDINANCE AWARDING THE BID PROPOSAL OF WENGARD CONSTRUCTION, LTD. IN THE AMOUNT OF \$104,509.00 FOR THE CONSTRUCTION OF A 20' BY 30' GARAGE FOR THE VILLAGE OF SOUTH RUSSELL POLICE DEPARTMENT AND DECLARING AN EMERGENCY.

WHEREAS, bids for the construction of a 20' by 30' garage for the Village of South Russell Police Department (the "Garage") were opened on January 10, 2025, in accordance with the Legal Notice to bidders; and

WHEREAS, it is determined by Council for the Village of South Russell that Wengard Construction, Ltd. ("Wengard") submitted a bid for the Garage and Council for the Village of South Russell finds that Wengard is the lowest and best bidder.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of South Russell, Geauga County, Ohio that:

SECTION 1. The bid for the Garage is hereby awarded to Wengard Construction, Ltd. in the total bid amount of One Hundred Four Thousand Five Hundred Nine Dollars (\$104,509.00).

SECTION 2. The Mayor and Fiscal Officer are hereby authorized to take all necessary and other action in accordance with the Village of South Russell's award of the Garage bid to Wengard.

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees on or after December 2, 1975, that resulted in formal actions, were in meetings open to the public in compliance with all legal requirements, including Section 121.22, Ohio Revised Code.

SECTION 4. That this Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health and safety of the inhabitants of the Village and for the further reason to enable the bidder to commence construction of the Garage; wherefore, provided it receives the affirmative vote of at least two-thirds (2/3) of all members elected to Council, this Ordinance shall be in full force and effect from and immediately upon its passage by this Council and approval by the Mayor.



Mayor - President of Council

ATTEST:



Fiscal Officer

I certify that Ordinance No. 2025-08 was duly enacted on the 13TH day of JANUARY, 2025, by the Council of the Village of South Russell, and published in accordance with the Codified Ordinances of the Village.

Danielle Romanowski
Fiscal Officer

PROPOSAL

0131

WENGERD CONSTRUCTION, LTD

16500 Burton Windsor Road • Middlefield, Ohio 44062
 440-897-7975
 Kitchens - New Homes - Remodeling - Baths

Proposal Submitted to: <i>Village of South Russell</i>		Job Name <i>Police Dept.</i>	Job #
Address		Job Location <i>1228 Bell Rd. S. Russell, Ohio 44022</i>	
		Date <i>1/10/25</i>	Date of Plans <i>12/10/24</i>
Phone #	Email	Architect	

We hereby submit specifications and estimates for: *This is a proposed price to build a 20'X30' garage. Price includes as follows:*

EXCAVATION

Digging footers, trenching to existing building, 40 ton^{non} compactable fill 6' pad outside garagedoor, (prep), Backfill, Sanitaryline.

MASONRY

Block foundation and poured footers per print

CONCRETE

Pour 5" floor sloping to drain, Pour 6' wide pad width of building to make transition to what ever material will be used to connect to existing driveway (also 5" thick)

FRAMING

Labor & material to frame garage per print, 14' ceiling Hth, opening for 12'X12' garage door (CHANGE) garage door header to be 117/8LVL

ROOFING

Timberline Shingle or similar over Titanium underlayment

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$ _____ Dollars

With payments to be made as follows: _____

Any alteration of deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident, or delays beyond our control.

Respectfully Submitted _____

Note - this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance *1/14/25*

Signature *William L. Koons*

Signature _____

PROPOSAL

0134

WENGERD CONSTRUCTION, LTD

16500 Burton Windsor Road • Middlefield, Ohio 44062
440-897-7975
Kitchens - New Homes - Remodeling - Baths

Proposal Submitted to:		Job Name	Job #
Address		Job Location	
		Date	Date of Plans
Phone #	Email	Architect	

We hereby submit specifications and estimates for: *SIDING*
all white double 4 on what ever matches existing building, garage door to
be wrapped in Azek or similar
Garagedoor
12'X12' Haas710 R16 steel in steel out, liftmaster opener with 1 remote
INSULATION
Battion insulation includes R21 in walls and R48 blown in for ceiling
Upgrade to close cell foam 3" in walls (R21) 6" (for ceiling) (R42) add \$6600.00
DRYWALL
1/2" drywall on walls and ceiling, smooth texture or textured
upgrade to 5/8" drywall add \$475.00
PAINTING
Prime and 2 coats of paint, all white
ELECTRICAL
Run 100amp line from existing building to new to a new sub panel.
All lighting and plugs to be per print, disconnect for mini split

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:
 \$ _____ Dollars

With payments to be made as follows: _____

Any alteration of deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident, or delays beyond our control.

Respectfully Submitted _____
 Note - this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature WJK

Date of Acceptance _____

Signature _____

PROPOSAL

0133

WENGERD CONSTRUCTION, LTD

16500 Burton Windsor Road • Middlefield, Ohio 44062

440-897-7975

Kitchens - New Homes - Remodeling - Baths

Proposal Submitted to:		Job Name	Job #
Address		Job Location	
		Date	Date of Plans
Phone #	Email	Architect	

We hereby submit specifications and estimates for: *HVAC*

Mini Split System to be Breeze #3 or similar, 24,000 BTU 2 ton 21 seer rating., wall mounted head, Exterior unit to be wall mounted, lineset to be

PLUMBING (coverd with linehide)

Install Drain in garage floor, connecting to sanitary, connect sanitary in crawlspace of existing building, (MAINLINE INSTALLED BY EXCAVATOR) lay water (PLASTIC 1") line and gas line for future use in new garage.

(Upgrade to copper water line add \$900.00) 2 risers included for gas line

Total cost \$104,034.00

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$ One Hundred Four Thousand Thirty Four ----- Dollars

With payments to be made as follows: 1/3 After masonry 1/3 after insulation 1/3 after final inspection

Any alteration of deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident, or delays beyond our control.

Respectfully Submitted Wengerd Construction LTD

Note - this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance 1/14/25 Signature William H. Hood