

**VILLAGE OF WINDHAM  
OHIO**

**RESOLUTION R-2018-13**

**A RESOLUTION AUTHORIZING A CONTRACT WITH MICHAEL J. MIKULSKI, TO  
CONSTRUCT A 32' X 40' ACCESSORY BUILDING FOR POLICE CARS AND  
DECLARING AN EMERGENCY.**

**WHEREAS**, at the direction of the Council of the Village of Windham, the Village Administrator has previously solicited proposals to the construction of a 32' X 40' Accessory Building for Police Cars, hereinafter the Project; and

**WHEREAS**, the anticipated cost of the Project is less than \$50,000.00 and in conformity with Ohio Revised Code 731.14 competitive bidding is not required; and

**WHEREAS**, the Village Administrator has either contacted or provided plans for the project to six different contractors; and

**WHEREAS**, the proposal from Michael J. Mikulski in the amount of Forty Seven Thousand Four Hundred and 00/100 Dollars (\$47,400.00) is the only proposal received; and

**WHEREAS**, the Village Administrator has recommended that Michael J. Mikulski be awarded the Project and a contract be awarded to Michael J. Mikulski.

**NOW THEREFORE BE IT RESOLVED** by the Council of the Village of Windham, State of Ohio, two thirds or more of the members thereto concurring that:

**Section 1:** That the recommendation of the Village Administrator is hereby accepted.

**Section 2:** That the proposal submitted by Michael J. Mikulski is declared to be the only acceptable proposal received.

**Section 3:** That a contract, in substantial conformity with that attached hereto and marked for identification as Exhibit "A" between Michael J. Mikulski and the Village of Windham, is hereby authorized. The Mayor and the Fiscal Officer are directed to execute the contract on behalf of the Village.

**Section 4:** It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were accepted in an open meeting of this Council, and that deliberations of this Council and any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

**Section 5:** This Resolution is hereby declared to be an emergency measure, becoming effective immediately on passage by Council and approval by the Mayor, in order to advance the health, safety and general welfare of the Village of Windham, and for the further reason that funds are available for this Project at an advantageous lending rate but only if the Project is commenced immediately.

Passed in Council on this the 22<sup>nd</sup> day of May, 2018.

Vote of Council:     Ayes: 5  
                              Nays: 1

Attest:

Approved:

\_\_\_\_\_  
Village Fiscal Officer, Cheree Taylor

\_\_\_\_\_  
Mayor, Deborah Blewitt

Approved as to Legal Form:

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Solicitor, Thomas Reitz

# MJM

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Fax (330)-527-0141

## CONTRACT

May 18, 2018

**RE: 32' x 40' Accessory Building for Police cars, as per prints received by e-mail on 5-14-2018.**

LOT is currently owned by client, The Village of Windham.

**Time Frame:** Three weeks from dig day. (Weather permitting, it will be closer to one week). Assuming ALL permits are in hand. Weather permitting, project can start as early as May, 23 2018.

**CONTRACT PRICE: \$47,400.00 (Forty Seven Thousand and Four Hundred Dollars).**

**Building: 32'x40' as per drawings received by e-mail on 5-14-2018**, with the following changes as per 5-17-2018 meeting with Village Administrator and the Architect on the project:

- 1) There will be a 4'x4' concrete landing outside the man door with an 8" footing.
- 2) There is no apron in front of over heads.
- 3) There is no headroom for a "High-lift" garage door track system. As is, the ceiling height may have to move up several inches just to allow for a "low-head room" track system, unless the door drops to a 7 foot high door, which I personally recommend keeping the 8 foot high doors.
- 4) There will be no Bollards.
- 5) There is no floor elevation specified (But I will keep it up as high as possible within reason). {NOTE: The building site location is officially NOT within a legal "Flood Zone" as per the governing agency, so no elevation specification is needed}.
- 6) There is NO electric involved as per the "Alternate Option Drawing" (Final page of received drawings). {THERE IS NO ELECTRIC INVOLVED WITHIN THIS CONTRACT}
- 7) Inside fill materials WILL be included to lift to a "safer" elevation. NO dropping of the elevation will take place on ANY scale! ([In my opinion] WHOEVER is awarded the project, THIS issue SHOULD be addressed!)
- 8) The inside floor finish will be either machined or hand finished to a smooth surface finish (Village's choice). (NO BROOM FINISH INSIDE)
- 9) Rise to finish grade on the OUTSIDE will be made by contractor using existing materials/ Village materials.

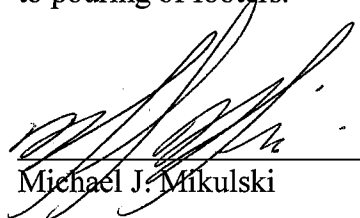
10) Other changes can be made as per 5-17-18 meeting without Contractor approval. ANY other changes that drive up construction costs MAY not be able to be absorbed within this contract.

11) Village Representatives shall determine siding and shingle colors. It is the contractor's current understanding that the building will match the new administration building.

12) Driveway/parking lot, NOT IN CONTRACT! Driveway allowance to be \$0.00 and shall be left is the same or better finish than is existing.

13) There shall be 4" sleeves for future water/whatever, "just in case".

14) There shall be sleeves for electric if/as needed. To be determined by Village Administrator prior to pouring of footers.

  
Michael J. Mikulski

5-18-18

\_\_\_\_\_  
Village Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Village Representative

\_\_\_\_\_  
Date

Please feel free to contact me if you should have any questions or concerns.

Sincerely,

Michael J. Mikulski

MJM / MJM Investments

DBA MJM Construction

DBA Mikulski Homes

**NOTES:**