Ordinance 057 **- 2020**

Authorizing The Mayor, Finance Director And Director Of Public Service To Enter Into An Agreement With OHM Advisors, 388 South Main Street, Suite 301, Akron, Ohio 44311 To Provide Professional Planning And Engineering Services For The Harbor Drive Extension –Oregon Town Center Project In An Amount Not To Exceed Five Hundred Eighty Thousand and 00/100 Dollars ($580,000.00); And Declaring An Emergency

Summary And Background

The Director of Public Service advertised and requested qualification statements from qualified professional engineers to provide professional planning and engineering services for preparing detailed construction plans and specifications for the installation of public infrastructure to include roadways, storm sewers, sanitary sewers, waterlines, drainage structures and SWP3 for the Harbor Drive Extension –Oregon Town Center Project.

Letter of Interest were received from DGL Consulting Engineers; Greenland Engineering; LJB Inc.; OHM Advisors; and Poggemeyer Design Group, Inc.

OHM Advisors has been determined by the Department of Public Service to be most qualified for the request professional engineering services.

The attached "Exhibit A" has been reviewed by the Department of Public Service and is determined to be fair and reasonable for the work required.

The said engineering services is included in the approved 2020 CIP Budget under 306.7543.57730. **Now, Therefore,**

Be It Ordained By The Council Of The City Of Oregon, Ohio, That:

Section 1. The Mayor, Finance Director and Director of Public Service are hereby authorized to enter into an agreement with OHM Advisors, 388 South Main Street, Suite 301, Akron, Ohio 44311 to provide Professional Planning and Engineering Services for the Harbor Drive Extension –Oregon Town Center Project in an amount not to exceed Five Hundred Eighty Thousand and 00/100 Dollars ($580,000.00) in accordance with "Exhibit A", attached hereto and made a part hereof.

Section 2. 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 any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Revised Code of Ohio and that the reading and adoption of this Ordinance complies with the provisions of Article III, Section 9 of the city Charter as amended.

Section 3. This Ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and signature by the Mayor. The reason for the emergency lies in the fact that this Ordinance is necessary in order to hire the consultant and proceed with the project in a timely manner.

Vote on passage as an emergency: Yeas 7 Nays 0 Abs 0

Passed as an emergency measure: April 13, 2020

President of Council

Approved:

Mayor

Attest:

Clerk of Council

"Exhibit A"

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities

April 3, 2020

Mr. Paul Roman, PE
Director of Public Service
City of Oregon
5330 Seaman Road
Oregon, OH 43616

RE: Harbor Drive Extension – Oregon Town Center Project
Location: Harbor Drive
Proposal # 20154

The following scope of services, price proposal, and project schedule represent our understanding of the project, based upon prior discussions, meetings, and/or additional project information made available at the time of this proposal. Should you have any questions, please let us know.

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Sincerely,
OHM Advisors

Chad M. Lewis, PE, Project Manager
Chad.lewis@ohm-advisors.com D: 216.865.1345

David G. Krock, PE, Principal, VP – Ohio
David.krock@ohm-advisors.com D: 330.913.1045

Authorization to Proceed

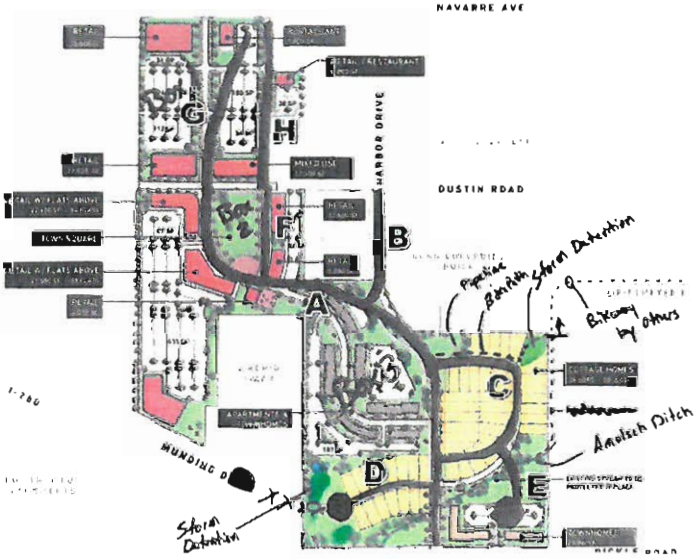
Signature Date

Printed Name Title

OHM Advisors
388 SOUTH MAIN STREET, SUITE 301
AKRON, OHIO 44311
T 330.913.1080
F 330.319.8691
OHM-Advisors.com

Project Purpose & Goals

- To successfully redevelop an important section of Oregon into a thriving mix-use area as part of the development of a new Town Center along Dustin Road, bounded by Navarre, Pickle, Harbor, and Isaac Streets Drive.
- The project has 3 major sections, defined as Box 1, Box 2, and Box 3 below:
  - **Box 1**: Former Kmart Site (proposed as Mixed-Use Commercial)
  - **Box 2**: Town Center, South of Dustin (proposed as Mixed-Use Town Center)
  - **Box 3**: Former Radio Station Property (proposed as Residential)
- Goals for Streets:
  - Design & Construction of **Public Street A**: Pickle Road to Dustin Road
  - Design & Construction of **Public Street B**: Extension of Harbor Drive, south of Dustin
  - Design & Construction of **Public Street C, D, & E**: Single Family Residential Section
  - Design & Construction of **Public Street F**: Town Center area (Box 2)
  - Design & Construction of **Public Street G & H**: Mixed-Use area (Box 1)
  - Analyze Munding Drive Options: Status-quo; Change to Cul-de-Sac; Connect to Street A, etc.
  - Analyze all street intersections for safety (Stop Condition(s), Roundabout, Traffic Signal)
- Goals for Sanitary Sewers, Watermains, & Storm Sewers:
  - **Box 1**: Verify availability and capacity of existing utilities to serve mixed-use Commercial areas
  - **Box 2**: Design & Construction of utilities to serve mixed-use Town Center areas
  - **Box 3**: Design & Construction of utilities to serve Residential areas
- Goals for Development:
  - Work cooperatively and expeditiously with the City and Development partners to support, analyze, and guide the successful development of the entire area.
  - **Box 1**: Partner is expected to be Fairmount Properties for Mixed-use Commercial
  - **Box 2**: Partners may include Hotel, Medical Office, Retail, & Commercial Developers
  - **Box 3**: Partners will likely include Single Family Homebuilders & Multi-Family Developers
- Goals for Schedule:
  - Work with the City and Development partners to deliver public infrastructure, ready for public use, in coordination with the sale of homes and leasing of residential & mixed-use space.
  - At this time, it is anticipated that construction of public infrastructure will largely occur in 2021.
  - Project schedules will be maintained, coordinated with partners, and updated accordingly.
  - A Project Schedule has been included with the Proposal Package & will be maintained regularly.



Scope of Services Overview

- **A** Project Coordination
  - **A1** Project Coordination
- **B** Pre-Design & Field Analysis
  - **B1** Research & Data Gathering
  - **B2** Field Survey
  - **B3** Geotechnical (w/TTL)
  - **B4** Environmental (w/S&ME)
  - **B5** Master Base Drawing
- **C** Development Advisor
  - **C1** Development Advisor
  - **C2** Development Standards & Design Guidelines
  - **C3** Preliminary Plat
- **D** Preliminary Design
  - **D1** Preliminary Street Design
  - **D2** Preliminary Utility Design
- **E** Specialty Services
  - **E1** Traffic Analysis
  - **E2** Property Acquisition
  - **E3** Funding Assistance
- **F** Final Design
  - **F1** Design Development (Stage 2) (60% Plans)
  - **F2** Construction Documents (Stage 3) (90% Plans)
  - **F3** Final Plans for Public Bidding (100% Plans)
  - **F4** Bidding & Contract Award
  - **F5** Construction Administration Services (if authorized)
  - **F6** Allowance for Additional Services (if authorized)

Scope of Services

A Project Coordination

Task #A1 Project Coordination

- There are 3 OHM primary points of contact for the project, as defined below:
  - PM (Project Manager): Chad Lewis
  - DA (Development Advisor): Forrest Gibson
  - PIC (Principal-in-Charge): David Krock
- Scope of Services to include: (12 Weeks for Task A1 to Task F1)
  - Kick-off meeting with PM, DA, PIC, and City PM and requested attendees
  - Short weekly phone calls between PM and City PM to discuss progress / issues
  - Snapshot Project Progress Reports emailed on the 1st and 15th of each month (PM to City PM)
    - Progress per Task, Schedule & Budget Updates, Needs, Challenges & Next Steps
  - PM shall coordinate regular internal project coordination meetings with staff and subconsultants
  - PM, DA, and PIC shall attend meetings with City PM and Leadership at key milestones
    - 2 such meetings are anticipated and shall be held at the direction of the City PM
  - PM, DA, and PIC shall attend public meetings at City Hall (City Council, Open House, etc.)
    - 1 such meetings are anticipated and shall be held at the direction of the City PM

B Pre-Design & Field Analysis

Task #B1 Research & Data Gathering

- Scope of Services to include:
  - Property Information
    - Research all parcels within and adjacent to Box 1, 2, and 3
    - Deeds, Easements, Exhibits, R/W Plans, etc.
    - Collect prior surveys, ALTAs, etc.
    - Owner Names, Addresses, etc.
  - Title Policy (all properties within Box 1, 2, and 3)
    - Evaluate existence of Title Policies currently available
    - Request New Title work for all affected properties, not currently available
    - Review all documents and show on survey drawings
  - Private Utilities (all within and adjacent to Box 1, 2, and 3)
    - Contact OUPS and request field marking and record drawings
    - Special Coordination with Gas, Oil, & Fiber Optic lines
  - Public Utilities (all within and adjacent to Box 1, 2, and 3)
    - Watermains (City)
      - Coordinate the collection of mapping and record drawings
      - Coordinate field marking and data collection
      - Collect most current pressure & fire flow data
      - Collect City Standards, Specs, Details, etc. for design purposes
    - Sanitary Sewers (City)
      - Coordinate the collection of mapping and record drawings
      - Coordinate field marking and data collection

- Collect most current tributary maps and flow data (normal, peak, etc)
- Any downstream capacity issues given future development flows?
- Collect City Standards, Specs, Details, etc. for design purposes

▪ Storm Sewers and Culverts (City)
- Coordinate the collection of mapping and record drawings
- Coordinate field marking and data collection
- Collect prior studies or calculations for sizing of culverts & trunk sewers
- Collect City Standards, Specs, Details, etc. for design purposes

o Roadway Standards
▪ Street width and pavement type standards, details, specifications, etc.
▪ Sidewalk & Bikeway standards, details, specifications, etc.
▪ Lighting system standards, details, specifications, etc.
▪ Traffic signal system standards, details, specifications, etc.
▪ Signing & Striping standards, details, specifications, etc.

o Floodplain & Floodway Information, as applicable, via FEMA
o Soil Profile Information provided by USDA
o Zoning Information
▪ Zoning Districts for entire development area and adjacent parcels
▪ District: permitted uses, conditional uses, setbacks, building heights, etc.
▪ Riparian or Wetland Setbacks, Buffer Zones, Conservation areas, etc
▪ Process & Timing for re-zoning; conditional uses, variances, etc.
o Historical Aerial Photography
▪ Collect data readily available via GIS or other sources (1950 – 2020 if possible)

Task #B2 Field Survey

- Scope of Services to include:
o Topographic Survey Limits:
▪ Box 1: Entire property to be developed, also +/- 25' onto adjacent properties (12 AC)
- Isaacs Streets Dr: entire R/W along entire frontage (870 LF)
- Dustin Rd: P/L to C/L of Road only along entire frontage (960 LF)
- Navarre Ave: P/L to south Curb only along entire frontage (1,000 LF)

▪ Box 2: Entire property to be developed, also +/- 25' onto adjacent properties (16 AC)
- Isaacs Streets Dr: entire R/W (1,150 LF)
- Dustin Rd: P/L to C/L of Road only (960 LF)
- Munding Dr: entire R/W (965 LF)

▪ Box 3: Entire property to be developed, also +/- 25' onto adjacent properties (32 AC)
- Pickle Rd: entire R/W along entire frontage (1,200 LF)
- Intersection of Dustin & Harbor: entire R/W, 200' N, S, & W (600 LF)
- Munding Dr: entire R/W (400 LF)

o Boundary Survey Limits:
▪ All parcels within and adjacent to Box 1, 2, and 3
▪ Total of 16 Parcels plus Street R/W

Task #B3 Geotechnical Services (w/TTL)

- Scope of Services to include:
  - City to hire TTL under separate contract to perform the following:
  - Soil Borings
    - OHM to Coordinate # and Location of Borings requested
    - TTL to perform Field Work
  - Geotechnical Report (TTL)
    - Soil Profiles and Analysis
    - Pavement Recommendations
    - Groundwater Recommendations
    - Bedrock Recommendations (if applicable)
    - Stormwater Management Facilities – Suitability of Soils for Facility

Task #B4 Environmental Services (w/S&ME)

- Scope of Services to include:
  - Wetlands and Streams (Jurisdictional Waters Delineation): Proposed Fee $3,800
    - Jurisdictional surface waters, including wetlands and streams, within the project limits will be delineated in accordance with the most recent regulatory guidance.
    - Results of the delineation and a summary of the waterway permitting process, impacts limits, and timeframes will be included in a delineation report.
    - Proposed Fee $3,800
  - Phase I ESA:
    - A Phase I ESA will be performed in accordance with the current ASTM guidance to identify recognized environmental conditions in connection with the property within the project limits. Results of the assessment and any recommendations for additional evaluation will be included in a report.
    - Proposed Fee: $2,800 (If Authorized)
  - Ecological, Archaeological, Historical (1) Rare, Threatened, and Endangered Species Records Review; 2) Cultural Resource Scoping Request):
    - 1) S&ME will research available information from the United States Fish and Wildlife Service (USFWS) and Ohio Department of Natural Resources (ODNR) for any existing rare, threatened, and endangered (RTE) species records in the vicinity of the project site. The RTE information will be evaluated to determine to potential need for field studies.
    - 2) Archaeological and historic resource information will be reviewed to identify previously recorded resources near the project area. A cultural resource scoping request, including results of the literature and records review, will be submitted to the Ohio Historic Preservation Office (OHPO) to determine their level of interest in the project and the potential need for field studies. Results of the RTE species records review and OHPO coordination will be included in a letter report.
    - Proposed fee: $2,500 (If Authorized)
  - Permitting:
    - A Nationwide Permit is anticipated if there are impacts to Amolsch Ditch
    - An allowance has been included in the for this purpose
    - Proposed fee: $5,000 (If Authorized)

Task #B5 Master Base Drawing

- Scope of Services to include:
  - The following items will be compiled on an electronic basemap format for use in planning, engineering, and construction of the project:
    - Property Information
    - Private Utility Information
    - Public Utility Information
    - Floodplain & Floodway Information
    - Soils & Geotechnical Information
    - Environmental Information
    - Zoning Information
    - Historical Aerial Photographs
    - Field Survey Information
  - This basemap will have functionality to allow all or limited information to be shown at one time, for the purposes of coordination with the City, Agencies, Consultants, Developers, etc.

C Development Advisor

Task #C1 Development Advisor

- Scope of Services to include:
  - OHM will serve in the capacity of Development Advisor to the City of Oregon staff. As a liaison between City staff, the development community, project stakeholders and other City advisors, OHM will provide our extensive community development knowledge and experience as a benefit to the project and the Oregon community. The objective of this initial coordination is to inform the design team as to the market preferences and development patterns anticipated by the developers, so that the street network, lot size, and utility design can be set – allowing final engineering design and construction to move forward.
  - Due to the complexity and evolving scope of this redevelopment opportunity, which will take time to understand – (likely months), this involvement is not easy to estimate. However, based on our experience with similar projects, we know that specific tasks must occur. The following is our recommendation and outline to help bring clarity to desired development scenario:
  - Step 1: Develop a list of people and organizations that OHM will be coordinating with for Box 1, 2, and 3. We anticipate that each group will be slightly different in terms of composition, with significant consistency from the City, OHM, and the City's other advisors in the marketplace. This would include interactive planning sessions with developers who are considering and actively preparing plans for properties within the current planning area.
    - Box 1 (former Kmart site)
    - Box 2 (Town Center – south of Dustin)
    - Box 3 (Former Radio Station Property)
  - Step 2: Coordinate and facilitate conference calls and in-person meetings with each group identified (in Step 1) to establish critical issues such as schedule, development priorities, and redevelopment goals.
  - Step 3: Organize, prioritize and communicate the redevelopment goals and objectives as approved by City staff.
  - Step 4: Prepare a unified development concept to establish the framework and infrastructure necessary to proceed with final engineering and construction.

- Step 5: Provide ongoing, less formal coordination between the City and the identified development partners to help inform and guide redevelopment activities that align with City goals.

Task #C2 Development Standards & Design Guidelines (If Authorized)

- Scope of Services to include:
  - Design guidelines are an essential element to establish the standards and expectations for property owners, developers and builders as to the design, layout and character of the built environment. Design guidelines help all parties understand how to achieve the desired development appearance. These standards will establish the metrics to promote a pedestrian oriented mixed-use development pattern. These standards are not intended to replace current city zoning requirements, moreover they provide specific detail as to the size, shape, configuration and placement of certain key elements within this district.

Establish the Visual Standards

1. Kick-off meeting with the City to define the development goals.
2. Identify and communicate the specific appearance standards for the development area.
3. Architecture – Prepare the graphics, including sketches, photographs and character images which portray the architectural design intent for the various building typologies. These items include but are not limited to the following:

   - Building massing & height
   - Facade style, color and fenestration
   - Construction materials and integration
   - Signage location and design
   - Lighting Standards – style and character
   - Sustainability Guidelines
   - Pedestrian pathways and amenities
   - Public Transit node enhancements
   - Low Impact Design features and green infrastructure
   - Stormwater Management

4. Site - Prepare the graphics, including plans, sketches, photographs and character images which portray the site layout and landscape design intent. These elements include but are not limited to the following:
   - Parking Lot Layout - Greenspace Ratio
   - Public Realm – Streetscape and Open Space Elements
   - Hardscape Design and Layout
   - Landscape Requirements - Recommended location, size and material types

Establish the Written Guidelines

1. Identify and communicate the specific written standards and metrics for the overall development.
2. Architecture – Prepare the written document which describes the architectural elements, graphics, and images depicted above. This may include charts and spreadsheets with specific standards for percentages of colors, orientation, materials, and façade types.
3. Site - Prepare the written document which describes the specific site and landscape elements depicted above. This may include: Required parking and the relative reduction for each use in a shared parking environment.

Task #C3 Preliminary Plat

- Scope of Services to include:
  - The final deliverable will be as set of plan sheets (as listed below), containing the following information, for Box 1, Box 2, and Box 3.
    - Sheet 1 Existing Conditions Plan
      - All existing property information, R/W, easements, owners, etc.
      - All existing utilities, topography, soils, floodplains, environmental, etc.
      - Current Zoning Information
    - Sheet 2 Proposed Street and Lot Layout Plan
      - Proposed Street Network & R/W
      - Proposed Bikepath & Sidewalk locations / easements
      - Proposed Single Family Lot Layout (# lots, acreage, etc.)
      - Proposed Multi-Family Parcels (# units, acreage, etc.)
      - Proposed Mixed Use / Commercial Parcels (SF, acreage, etc.)
    - Sheet 3 Proposed Storm Water Collection & Management Plan
      - Location of Stormwater Collection System Network
      - Locations of Stormwater Management Facilities
      - Narrative on Pre & Post Development Conditions, WQuality & WQuantity
    - Sheet 4 Proposed Watermain Network Plan
      - Location of Water Distribution System
      - Narrative on connection to existing system and any flow/pressure concerns
    - Sheet 5 Proposed Sanitary Sewer Network Plan
      - Location of Sanitary Sewer Collection System
      - Narrative on connection to existing system and downstream capacity concerns
    - Sheet 6 Proposed Property Acquisition Plan
      - Location of all Temporary & Permanent Easements required
      - Location of all Property takes required
      - Narrative on preferred instrument for acquisition: Lot Split, Lot Consolidation, Final Plat, etc.
  - Sheet scale will not exceed 1"=100', to maintain legibility

D Preliminary Design

Task #D1 Preliminary Street Design

- Scope of Services to include:
  - OHM will run preliminary alignments, profiles, typical sections, & cross sections for each of the following streets.
    - **Public Street A**: Pickle Road to Dustin Road (+/- 2,400 LF)
    - **Public Street B**: Extension of Harbor Drive, south of Dustin (+/- 700 LF)
    - **Public Street C, D, & E**: Single Family Residential Section (+/- 2,100 LF)
    - **Public Street F**: Town Center area (Box 2) (+/- 500 LF)
    - **Public Street G**: Mixed-Use area (Box 1) (+/- 1,800 LF)
  - The purpose of this preliminary design effort is:
    - To review all horizontal and vertical geometrics, to be sure they meet with local and ODOT design standards, as well as efficiently service future development areas.
    - To verify that the storm sewer collection system has sufficient gradient to deliver stormwater to the location of the proposed stormwater management facilities.
    - To review the mass earthwork volumes generated by the proposed road profiles.
      - A large of amount of structural fill is likely to be required to make the storm system work. The stormwater ponds might prove to be a good source of fill material for the road. We will investigate other sources with the City.
      - There will also be a significant volume of topsoil generated from the footprint of the road, which may be useful in mounding/buffering or other landscape related construction. This will need to be accounted for on the plan as well.
  - Roll prints showing profiles, cross sections, and earthwork will be reviewed with the City.

Task #D2 Preliminary Utility Design

- Scope of Services to include:
  - Stormwater Management Plan
    - Focus will be on understanding the approximate size and location of all master stormwater management facilities to handle water quality & quantity in an efficient manner for Box 1, Box 2, and Box3. To accomplish this, we'll need to evaluate tributary areas, grades, storm trunk lines, downstream capacities, etc.
    - A Preliminary Hydrologic & Hydraulic Study will be performed
    - Box 1 will not require significant design effort – we will evaluate the existing stormwater collection network for adequacy and review pre vs. post conditions, for the purpose of determining future quality & quantity needs.
    - Box 2 has the most unknowns in terms of its final design. So, our primary effort here will be to evaluate pre & post conditions, evaluate the existing stormwater collection network for adequacy, and determine locations & sizes of stormwater facilities vs. piping flow to Box 3 for quality & quantity requirements.
    - Box 3 will require the most preliminary analysis of the 3 boxes. It is expected that all flow will go to Amolsch Ditch, once it leaves our system. As discussed, the crude oil line will likely be a natural barrier requiring separate systems on the east half and west half of Box 3. Careful consideration must be given to the location of the stormwater

management facilities in Box 3 – as it impacts the number of lots and acreage available to developers.
    - The stormwater designer will need to work closely with the roadway designer to set appropriate grades for the road, to accommodate storm sewer construction.
    - Our effort will also include an evaluation of pre & post conditions, for sizing of the stormwater management facilities.
    - Tailwater effects from Amolsch Ditch, during various storm events will also be considered – but won't be fully evaluated hydraulically until the Design Development stage of engineering.
- Watermain
    - We will evaluate Box 1, 2, and 3 in terms of the following:
        - Looping and connections to existing watermains
        - Existing watermains that may require relocation / adjustment
        - Proposed watermains will typically follow the alignment of the proposed street network.
            - Crossings of critical existing utilities such as the crude oil line and the crossing of any streams or environmental areas will be highlighted.
        - A quick analysis on the impact of the development on fire flow and pressures within the system. More analysis will follow during the Design Development stage of engineering.
- Sanitary Sewer
    - We will evaluate Box 1, 2, and 3 in terms of the following:
        - Location and depth of connections to the existing sewer
        - Proposed sewer alignments to serve the development (including easements)
        - Proposed sanitary sewers will typically follow the alignment of the proposed street network.
            - Crossings of critical existing utilities such as the crude oil line and the crossing of any streams or environmental areas will be highlighted.
        - A quick analysis on the impact of the development on downstream sewer daily and peak flows in the system. More analysis will follow during the Design Development stage of engineering.
- Private Utilities
    - We will coordinate with private utility companies to determine the proposed location and depth required for their facilities along all new public streets.
    - Utilities include, but not limited to:
        - Gas, Oil, Power, Fiber optic/broadband, Cable, Telephone, and Street lighting

E Specialty Services

Task #E1 Traffic Analysis

- Scope of Services to include:
  - Review existing traffic volumes for Pickle, Dustin, Navarre, Harbor, and Isaac Streets Drive
  - Develop traffic volumes via trip generation analysis for Box 1, Box 2, and Box 3
  - Analyze the following intersections with recommendations for intersection type, turn lanes, etc.:
    - Public Street A at Pickle Road
    - Public Street A at Public Street C & D
    - Public Street A at Public Street B
    - Public Street A at Public Street F
    - Public Street A & G at Dustin Road
    - Public Street G at Navarre Avenue
    - Public Street C at Public Street E
    - Public Street B at Dustin / Harbor
    - Public Street F at Dustin / Public Street H
    - Public Street H at Navarre Avenue
- An allowance has been included in the Price Proposal for this purpose

Task #E2 Property Acquisition

- It is understood that the City will coordinate, communicate, negotiate, etc. with property owners, as required to obtain all land, public r/w, easements, etc. for the construction of the project.
- Scope of Services to include:
  - Temporary & Permanent Easements (12 Total in Price Proposal)
    - Legal Description & Exhibit
    - Waterlines, Sanitary Sewers, Storm Sewers, Stormwater Management, Bikepath, etc.
    - Temporary Construction Easements
  - Lot Splits and/or Consolidation Documents (4 Total in Price Proposal)
    - Legal Description & Exhibit or Plat, as required
    - Box 2 and Box 3 Parcels, as required for Development
  - Final Plat of Residential Subdivision (2 Total in Price Proposal)
    - 2 Plats (Phase 1 and Phase 2)
  - R/W Dedication Plat (3 Total in Price Proposal)
    - All Public Streets, not covered above
- An allowance has been included in the Price Proposal for this purpose

Task #E3 Funding Assistance

- Scope of Services to include:
  - OHM will support the City's efforts to win funding from a variety of funding sources.
  - OHM can provide a variety of funding assistance, including, but not limited to:
    - Cost estimates, concept plans, exhibits, application forms, certifications, etc.
    - Coordination with Funding Agencies
    - Ideas for additional funding sources
- An allowance has been included in the Price Proposal for this purpose

F Final Design

Task #F1 Design Development (Stage 2) (60% Plans)

- Scope of Services to include:
  - Plans, Details, and Specifications
    - 60% Plan Set, focused on major design elements of the project
      - Title Sheet
      - Typical Sections
      - Plan & Profile Sheets
      - Intersection Details
      - Signal Plan Sheets, if applicable
      - Bridge/Culvert Plans, if applicable
      - Cross Sections
      - Maintenance of Traffic Plans, as applicable
      - SWPPP Plan, focused on stormwater management facilities, as applicable
      - Notes & Details for Water, Sanitary Sewer, Storm Sewer, Bikepath, Walks, etc.
  - Design Calculations
    - Stormwater Collection & Management Facility Calculations, as applicable
    - Water and Sanitary Sewer Calculations, as applicable
    - Bridge / Culvert Calculations, as applicable
    - Pavement Design Calculations, as applicable
  - R/W and Easements
    - All proposed R/W limits and temporary / permanent easements shall be shown
  - Construction Schedule / Phasing
    - Update Project Design & Construction Schedule
    - Provide Draft Phasing Plan for Construction Operations (exhibit or narrative)
    - Red Flag any long-lead time construction items (ie. Signal Poles, Street Lights, etc.)
  - Project Cost Estimate
    - Estimate of Probable Construction Costs (60%)
  - Private Utility Coordination:
    - Submittal of Plans & Schedule to private utility companies for further coordination of impacts / conflicts with their facilities for the purposes of relocation.
  - 60% Design Review
    - Review comments from the City
    - Provide disposition of comments letter to the City
    - Meeting to discuss outstanding design issues, as applicable

Task #F2 Construction Documents (Stage 3) (90% Plans)

- Scope of Services to include:
  - Plans, Details, and Specifications
    - 90% Plan Set, provided as a pre-final design submittal
      - Full Plan Set with all sheets required to construct the project

- 90% Bid Documents
  - All Documents, including, but not limited to: legal advertisement, instructions to bidders, bid forms, contract forms, affidavits, prevailing wage, safety, EEO, SWPPP, technical specifications, allowances, and details, etc.

- Design Calculations (only as updated)
  - Stormwater Collection & Management Facility Calculations, as applicable
  - Water and Sanitary Sewer Calculations, as applicable
  - Bridge / Culvert Calculations, as applicable
  - Pavement Design Calculations, as applicable
- Construction Schedule / Phasing
  - Update Project Design & Construction Schedule
  - Red Flag any long-lead time construction items (ie. Signal Poles, Street Lights, etc.)
- Project Cost Estimate
  - Estimate of Probable Construction Costs (90%)
- Private Utility Coordination:
  - Submittal of Plans & Schedule to private utility companies for further coordination of impacts / conflicts with their facilities for the purposes of relocation.
- Permits
  - Draft EPA PTI for Water and Sanitary Sewers
  - Draft EPA NOI for SWPPP
- 90% Design Review
  - Review comments from the City
  - Provide disposition of comments letter to the City
  - Meeting to discuss outstanding design issues, as applicable

Task #F3 Final Plans for Public Bidding (100% Plans)

- Scope of Services to include:
  - Plans, Details, and Specifications
    - 100% Plan Set, signed & sealed, ready for public bidding
    - 100% Bid Documents, ready for public bidding
  - R/W and Easements
    - All proposed R/W limits and temporary / permanent easements shall be shown
  - Construction Schedule / Phasing
    - Update Project Design & Construction Schedule
  - Project Cost Estimate
    - Estimate of Probable Construction Costs (100%)
  - Private Utility Coordination:
    - Submittal of Plans & Schedule to private utility companies for further coordination of impacts / conflicts with their facilities for the purposes of relocation.
  - Permits
    - Final EPA PTI for Water and Sanitary Sewers
    - Final EPA NOI for SWPPP
  - 100% Design Review
    - Meeting to discuss outstanding design issues, as applicable

Task #F4 Bidding & Contract Award

- Scope of Services to include:
    - Pre-Bid Meeting
        - This is an opportunity for the prospective bidders and City representatives to meet and discuss any pre-bid questions/clarifications and to explain the contractual process and obligations of the contractor and the City.
        - Meeting minutes will be distributed to all plan holders.
    - Addendums/Clarifications
        - This activity is necessary to provide written explanation to all bidders for any questions regarding the bid documents and plans.
        - OHM will prepare addendums/clarifications and any necessary supporting documents and distribute to plan holders.
    - Post-Bid Activities
        - Evaluation of bids and contractor qualifications
        - Pre-Award Meeting with lowest 2 Bidders to review every bid line item scope & pricing
        - Prepare Recommendation of Award Letter to the City
    - Contract Documents
        - OHM will prepare (3) three copies of contract documents for execution.

Task #F5 Construction Administration Services (If Authorized)

- This item has been included as an "If Authorized" Task, should the City require support as shown.
- As an "If Authorized" task, no work shall commence without prior written authorization from the City to the specific scope of service and fee to complete the work.
- Scope of Services to include:
    - Attendance of Pre-Construction Meeting
    - Review of Shop Drawings and Technical Submittals
    - Response to RFI's, Design Questions / Clarifications
    - On-site review of Construction Questions
    - Attendance of Progress Meetings
    - Review of changes in Schedules, Scope of Work, Pricing, etc.
    - On-site Punch List review at Substantial Completion
    - Project Closeout Documentation
- An allowance has been included in the Price Proposal for this purpose

Task #F6 Allowance for Additional Services (If Authorized)

- This item has been included as an "If Authorized" Task, should the City require support as shown.
- As an "If Authorized" task, no work shall commence without prior written authorization from the City to the specific scope of service and fee to complete the work.
- Scope of Services to include:
    - Understanding the complexity and unknowns inherent to this project, especially as it relates to the needs, preferences, and desires of the Development partners, we recommend setting aside an allowance of funds for use by the City, to complete unforeseen design / development tasks.
- An allowance has been included in the Price Proposal for this purpose

Price Proposal

Task #	A Project Coordination	Fee	
# A1	Project Coordination	$ 15,000	
		Subtotal =	**$ 15,000**
Task #	**B Pre-Design & Field Analysis**	**Fee**	
# B1	Research & Data Gathering	$ 12,000	
# B2	Field Survey	$ 52,000	
# B3	Geotechnical Services (TTL)	$ 1,000	
# B4	Environmental Services (S&ME)	$ 15,000	
# B5	Master Base Drawing	$ 14,000	
		Subtotal =	**$ 94,000**
Task #	**C Development Advisor**	**Fee**	
# C1	Development Advisor	$ 15,000	
# C2	Development Standards & Design Guidelines	$ 15,000	
# C3	Preliminary Plat	$ 20,000	
		Subtotal =	**$ 50,000**
Task #	**D Preliminary Design**	**Fee**	
# D1	Preliminary Street Design	$ 20,000	
# D2	Preliminary Utility Design	$ 16,000	
		Subtotal =	**$ 36,000**
Task #	**E Specialty Services**	**Fee**	
# E1	Traffic Analysis	$ 20,000	
# E2	Property Acquisition	$ 20,000	
# E3	Funding Assistance	$ 5,000	
		Subtotal =	**$ 45,000**
Task #	**F Final Design**	**Fee**	
# F1	Design Development (Stage 2) (60%)	$ 150,000 *	3.0 %
# F2	Construction Documents (Stage 3) (90%)	$ 125,000 *	2.5 %
# F3	Final Plans for Public Bidding (100%)	$ 40,000 *	0.8 %
# F4	Bidding & Contract Award	$ 5,000	Each Bid
# F5	Construction Administration Services (If Authorized)	$ 10,000	Each Bid
# F6	Allowance for Additional Services (If Authorized)	$ 10,000	Each Bid
		Subtotal =	**$ 340,000**
	* Estimated Fee Based upon $5M Construction Cost		
All Pricing shown is billed Hourly, not-to-exceed the Maximum Fee		***Grand Total =***	**$ 580,000**

Standard Terms & Conditions

1. THE AGREEMENT – These standard Terms and Conditions and the attached Proposal or Scope of Services, upon their acceptance by the Owner, shall constitute the entire Agreement between OHM Advisors, registered in the State of Ohio, and the Owner. The Agreement shall supersede all prior negotiations or agreements, whether written or oral, with respect to the subject matter herein. The Agreement may be amended only by mutual agreement between OHM Advisors and the Owner and said amendments must be in written form.
2. SERVICES TO BE PROVIDED – OHM Advisors will perform the services as set forth in the attached proposal or scope of services which is hereby made a part of the Agreement.
3. SERVICES TO BE PROVIDED BY OWNER –
   The Owner shall at no cost to OHM Advisors:
   a. Provide OHM Advisors' personnel with access to the work site to allow timely performance of the work required under this Agreement.
   b. Provide to OHM Advisors within a reasonable time frame, any and all data and information as may be required by OHM Advisors to perform the services under this Agreement.
   c. Designate a person to act as Owners representative who shall have the authority to transmit instructions, receive information, and define Owner policies and decisions as they relate to services under this Agreement.
4. PERIOD OF SERVICE – The services called for in this agreement shall be completed within the time frame stipulated in the Proposal or Scope of Services, or if not stipulated shall be completed within a time frame which may reasonably be required for completion of the work. OHM Advisors shall not be liable for any loss or damage due to failure or delay in rendering any service called for under this agreement resulting from any cause beyond OHM Advisors' reasonable control.
5. COMPENSATION – The Owner shall pay OHM Advisors for services performed in accordance with the method of payment as stated in the Proposal or Scope of Services. Method of compensation may be lump sum, hourly: based on a rate schedule, percentage of the construction cost, or cost plus a fixed fee. The Owner shall pay OHM Advisors for reimbursable expenses for sub consultant services, equipment rental or other special project related terms at a rate of 1.15 times the invoice amount.
6. TERMS OF PAYMENT - Invoice(s) shall be submitted to the Owner not more often than monthly for services performed during the preceding period. Owner shall pay the full amount of the invoice within thirty days of the invoice date. If payment is not made within thirty days, the amount due to OHM Advisors shall include a charge at the rate of one percent per month from said thirtieth day.
7. LIMIT OF LIABILITY – OHM Advisors shall perform professional services under this Agreement in a manner consistent with the degree of care and skill in accordance with applicable professional standards of services of this type of work. To the fullest extent permitted by law and not withstanding any other provision of this Agreement, the total liability in the aggregate, of OHM Advisors and it Officers, Directors, Partners, employees, agents, and sub consultants, and any of them to the Owner and anyone claiming by, through or under the Owner, for any and all claims, losses, costs or damages of any nature whatsoever arises out of, resulting from or in any way related to the project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract or warranty, express or implied, of OHM Advisors or OHM Advisors' Officer, Directors, employees, agents or sub consultants, or any of them shall not exceed the amount of $25,000 or OHM Advisors' fee, whichever is greater.
8. ASSIGNMENT – Neither party to this Agreement shall transfer, sublet or assign any duties, rights under or interest in this Agreement without the prior written consent of the other party.

9. NO WAIVER – Failure of either party to enforce, at any time, the provisions of this Agreement shall not constitute a waiver of such provisions or the right of either party at any time to avail themselves of such remedies as either may have for any breach or breaches of such provisions.
10. GOVERNING LAW – The laws of the State of Ohio will govern the validity of this Agreement, its interpretation and performance.
11. DOCUMENTS OF SERVICE – The Owner acknowledges OHM Advisors' reports, plans and construction documents as instruments of professional services. Nevertheless, the plans and specifications prepared under this Agreement shall become the property of the Owner upon completion of the work and payment in full of all monies due OHM Advisors, however OHM Advisors shall have the unlimited right to use such drawings, specifications and reports and the intellectual property therein. The Owner shall not reuse or make any modifications to the plans and specifications without prior written authorization by OHM Advisors. In accepting and utilizing any drawings or other data on any electronic media provided by OHM Advisors, the Owner agrees that they will perform acceptance tests or procedures on the data within 30 days of receipt of the file. Any defects the Owner discovers during this period will be reported to OHM Advisors and will be corrected as part of OHM Advisors' basic Scope of Services.
12. TERMINATION – Either party may at any time terminate this Agreement upon giving the other party 7 calendar days' prior written notice. The Owner shall within 45 days of termination, pay OHM Advisors for all services rendered and all costs incurred up to the date of termination in accordance with compensation provisions in this Agreement.
13. OHM ADVISORS' RIGHT TO SUSPEND ITS SERVICES – In the event that the Owner fails to pay OHM Advisors the amount shown on any invoice within 60 days of the date of the invoice, OHM Advisors may after giving 7 days' notice to the Owner, suspend its services until payment in full for all services and expenses is received.
14. OPINIONS OF PROBABLE COST – OHM Advisors' preparation of Opinions of Probable Cost represent OHM Advisors' best judgment as a design professional familiar with the industry. The Owner must recognize that OHM Advisors has no control over costs or the prices of labor, equipment or materials, or over the contractor's method of pricing. OHM Advisors makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual cost.
15. JOB SITE SAFETY – Neither the professional activities of OHM Advisors, nor the presence of OHM Advisors or our employees and sub consultants at a construction site shall relieve the General Contractor or any other entity of their obligations, duties, and responsibilities including, but not limited to, construction means, methods sequences, techniques or procedures necessary for performing, superintending or coordinating all portions of the work of construction in accordance with the contract documents and the health or safety precautions required by any regulatory agency. OHM Advisors has no authority to exercise any control over any construction contractor or any other entity or their employees in connection with their work or any health or safety precautions. The Owner agrees that the General Contractor is solely responsible for jobsite safety and warrants that this intent shall be made clear in the Owners agreement with the General Contractor. The Owner also agrees that OHM Advisors shall be indemnified and shall be made additional insureds under the General Contractors general liability insurance policy.
16. DISPUTE RESOLUTION – In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the Owner and OHM Advisors agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation, unless the parties mutually agree otherwise.

City of Oregon
Harbor Drive Extension Preliminary Engineering - Fee Development Table

OHM ADVISORS

Total Preliminary Engineering Fee = $ 240,784

		Engineering										Planning		Survey				Admin		Sub consultant
	Activity	PIC	PM/ Professional Engineer III	Sr Project Engineer/ PE II	Professional Engineer I	Principal	Graduate Engineer I	Professional Engineer I	Technician III	Technician II	Technician I	Planner III	Planner I	Professional Surveyor I	Graduate Surveyor	Surveyor I	Technician I	Admin Support	Admin Support	
		$205	$165	$150	$137	$195	$120	$137	$120	$100	$80	$140	$98	$135	$115	$88	$88	$70	$70	$100
Task 1 - Project Coordination																				
	Kickoff Meeting	4	4									4								
	Weekly phone calls (12 weeks)		12																	
	Progress Reports - bi-monthly		6																	
	Project Management		30																	
	City PM Meetings (2)	4	8									8								
	Public Meetings (1)	2	4									4								
	Task Hours	10	64	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0
	Task Cost	$2,050.00	$10,560.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,240.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Task 11 - Research & Data Gathering																				
	Property Information													24						8
	Tide Policy													16						
	Private Utilities													8						
	Public Utilities						8							2						
	Roadway Standards							6	2											
	Floodplain & Floodway Information from FEMA							2												
	Soil Profile Information from USDA										2									
	Zoning Information											2	10							
	Historical Area Photo													2			4			
	Task Hours	0	0	0	0	0	8	8	2	0	2	2	10	52	0	0	4	0	0	8
	Task Cost	$0.00	$0.00	$0.00	$0.00	$0.00	$960.00	$1,096.00	$240.00	$0.00	$160.00	$280.00	$980.00	$7,020.00	$0.00	$0.00	$320.00	$0.00	$0.00	$800.00
Task 12 - Field Survey																				
Task 12.1 - Box 1																				
	Horizontal & Vertical Control + UAV Flight													1	10	10				
	Isaacs Street Drive (~900LF)													1	10					
	Dustin Road (~850LF)													1		10				
	Navarre Avenue (~1000LF, 5 lanes)													1	10	10				
	Parcel 1 + Rear of Parcel 3													1	10	10				
	Structure Inverts													2	20	20				
	Task Hours	0	0	0	0	0	0	0	0	0	0	0	0	7	60	60	0	0	0	0
	Task Cost	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$945.00	$6,900.00	$5,280.00	$0.00	$0.00	$0.00	$0.00
Task 12.2 - Box 2																				
	Horizontal & Vertical Control + UAV Flight													1	10	10				
	Isaac Streets Dr (~1200LF)													1	10	10				
	Munding Dr (1000LF)													1	10	10				
	Parcel 5, 11, 6, 7 & Rear 8, 9, &10													2	30	30				
	Structure Inverts													2	20	20				
	Task Hours	0	0	0	0	0	0	0	0	0	0	0	0	7	80	80	0	0	0	0
	Task Cost	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$945.00	$9,200.00	$7,040.00	$0.00	$0.00	$0.00	$0.00
Task 12.3 - Box 3																				
	Horizontal & Vertical Control + UAV Flight													1	10	10				
	Pickle Road to Munding Intersection (~900LF)													1	10					
	Intersection of Dustin & Harbor													1		10				
	Intersection of Pickle Road & Munding Dr (to Overpass)													1	10					
	Parcel 13 & 14													1	10	10				
	Structure Inverts													1	10	10				
	Task Hours	0	0	0	0	0	0	0	0	0	0	0	0	6	50	40	0	0	0	0
	Task Cost	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$810.00	$5,750.00	$3,520.00	$0.00	$0.00	$0.00	$0.00
Task 12.4 - Boundary Survey (16 Properties)																				
	PLSS Section breakdown (~9(min) Look points, Corners and 1/4 corners)													2	10	10				
	GPS Recon and Location (80% of ~100 Look Points)													4	20	20				
	TPS Location (20% of ~100 Look Points)													2	10	10				
	Boundary Resolution													16						
	Task Hours	0	0	0	0	0	0	0	0	0	0	0	0	24	40	40	0	0	0	0
	Task Cost	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,240.00	$4,600.00	$3,520.00	$0.00	$0.00	$0.00	$0.00

City of Oregon
Harbor Drive Extension Preliminary Engineering - Fee Development Table

OHM ADVISORS

Total Preliminary Engineering Fee = $ 240,784

		Engineering										Planning		Survey				Admin		Sub consultant
	Activity	PIC	PM/ Professional Engineer III	Sr Project Engineer/ PE II	Professional Engineer I	Principal	Graduate Engineer I	Professional Engineer I	Technician III	Technician II	Technician I	Planner III	Planner I	Professional Surveyor I	Graduate Surveyor	Surveyor I	Technician I	Admin Support	Admin Support	
		$205	$165	$150	$137	$195	$120	$137	$120	$100	$80	$140	$98	$135	$115	$88	$80	$70	$70	$100
Task 13 - Geotechnical																				
	Project Management		2	2							4									
	Task Hours	0	2	2	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0
	Task Cost	$0.00	$330.00	$300.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$320.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Task 14 - Environmental																				
	Jurisdrenonal Waters Delineation																			40
	Ecological, Archaeological, Historical																			60
	Phase I ESA																			40
	Project Management		4																	4
	Task Hours	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	144
	Task Cost	$0.00	$660.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$14,400.00
Task 15 - Master Base Drawing																				
	Property Information																8			
	Private Utilities																8			
	Public Utilities																8			
	Floodplain																2			
	Soils & Geotechnical																12			
	Environmental																4			
	Zoning																2			
	Historical Aerial Imagery																2			
	Field Survey																130			
	Task Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	176	0	0	0
	Task Cost	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$14,080.00	$0.00	$0.00	$0.00
Task 21 - Development Advisor																				
	Organization and Shareholder Development											8								
Task 21.1 - Box 1																				
	Former Kmart Site	2										20	16							
Task 21.2 - Box 2																				
	Town Center	2										20	8							
Task 21.3 - Box 3																				
	Residential	4										20	16							
	Task Hours	8	0	0	0	0	0	0	0	0	0	68	40	0	0	0	0	0	0	0
	Task Cost	$1,640.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$9,520.00	$3,920.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Task 22 - Development Standards & Design Guidelines																				
	Kickoff Meeting											4	2							
	Appearance Standards											4	8							
	Architecture Graphics											16	40							
	Site Graphics											16	40							
	Establish Written Guidelines											8								
	Task Hours	0	0	0	0	0	0	0	0	0	0	48	90	0	0	0	0	0	0	0
	Task Cost	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6,720.00	$8,820.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Task 23 - Preliminary Plat																				
	Existing Conditions Plan																4			
	Proposed Street and Lot Layout Plan											24	120							
	Proposed Storm Water Collection & Management Plan			2					4	4	8									
	Proposed Watermain Network Plan			2						4										
	Proposed Sanitary Sewer Network Plan			2						4										
	Proposed Property Acquisition Plan			2								2		2			4			
	Task Hours	0	0	0	8	0	0	0	4	12	8	26	120	2	0	0	8	0	0	0
	Task Cost	$0.00	$0.00	$0.00	$1,200.00	$0.00	$0.00	$0.00	$480.00	$1,200.00	$640.00	$3,640.00	$11,760.00	$270.00	$0.00	$0.00	$640.00	$0.00	$0.00	$0.00

City of Oregon

OHM ADVISORS

Harbor Drive Extension Preliminary Engineering - Fee Development Table

Total Preliminary Engineering Fee = $ 240,784

		Engineering										Planning		Survey				Admin		Sub consultant
	Activity	PIC $205	PM/ Professional Engineer III $165	Sr Project Engineer/ PE II $150	Professional Engineer I $137	Principal $195	Graduate Engineer I $120	Professional Engineer I $137	Technician III $120	Technician II $100	Technician I $80	Planner III $140	Planner I $98	Professional Surveyor I $135	Graduate Surveyor $115	Surveyor I $88	Technician I $80	Admin Support $70	Admin Support $70	$100
Task 31 - Preliminary Street Design																				
	Horizontal Alignment							30												
	Vertical Alignment							30												
	Roadway Typical Section							20	1	8	12									
	Bikeway Typical Section							8			8									
	Cross Sections & Earthwork							24	2		20									
	Task Hours	0	0	0	0	0	0	112	6	8	40	0	0	0	0	0	0	0	0	0
	Task Cost	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$15,344.00	$720.00	$800.00	$3,200.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Task 32 - Preliminary Utility Design																				
	Stormwater Management Box 1			16																
	Stormwater Management Box 2			16																
	Stormwater Management Box 3			24																
	Preliminary Stormwater Management Report			16																
	Overall Drainage Plan			6							6									
	Sanitary Sewer		4				8													
	Water Main		4				6													
	Private Utilities		2				6													
	Task Hours	0	10	78	0	0	20	0	0	0	6	0	0	0	0	0	0	0	0	0
	Task Cost	$0.00	$1,650.00	$11,700.00	$0.00	$0.00	$2,400.00	$0.00	$0.00	$0.00	$480.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Task 41 - Traffic Analysis																				
	Review Existing Traffic Volumes				12	2														
	Trip Generation For Box 1				24					4										
	Trip Generation For Box 2				24					4										
	Trip Generation For Box 3				24					4										
	Analyze Intersection Type Study		2		40	4														
	Task Hours	0	2	0	124	6	0	0	0	12	0	0	0	0	0	0	0	0	0	0
	Task Cost	$0.00	$330.00	$0.00	$16,988.00	$1,170.00	$0.00	$0.00	$0.00	$1,200.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Task 42 - Property Acquisition																				
	Temporary & Permanent Easements (12)													24			36			
	Lot Splits and/or Consolidation Documents (2 total)													12			24			
	Final Plat of Residential Subdivision (2 total)													16			20			
	R/W Dedication Plat (3 total)													24			48			
	Task Hours	0	0	0	0	0	0	0	0	0	0	0	0	76	0	0	128	0	0	0
	Task Cost	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,260.00	$0.00	$0.00	$10,240.00	$0.00	$0.00	$0.00
Task 43 - Funding Application Assistance																				
	Cost Estimate		2	2				12												
	Concept Plans							4			8									
	Exhibits							2			8									
	Application Forms			2																
	Certifications		2																	
	Agency Coordination			2																
	Task Hours	0	4	6	0	0	0	18	0	0	16	0	0	0	0	0	0	0	0	0
	Task Cost	$0.00	$660.00	$900.00	$0.00	$0.00	$0.00	$2,466.00	$0.00	$0.00	$1,280.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Task Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Task Cost	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Total Hours by Employee	18	86	86	132	6	28	138	12	32	76	160	260	174	250	220	316	0	0	132
	Total Cost by Employee	$3,690.00	$14,190.00	$12,900.00	$18,188.00	$1,170.00	$3,360.00	$18,906.00	$1,440.00	$3,200.00	$6,080.00	$22,400.00	$25,480.00	$23,490.00	$28,450.00	$19,360.00	$25,280.00	$0.00	$0.00	$15,200.00
	Fee by Discipline	$83,124.00										$47,880.00		$94,580.00				$0.00		$15,200.00
	Total Hours	1974																		
	Total Fee	$240,784.00																		

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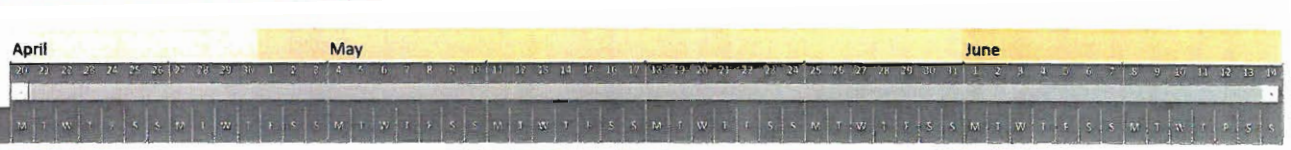
City of Oregon - Town Center Project

OHM Advisors
Chad Lewis, Project Manager
David Krock, Principal-in Charge

Notice to Proceed: 4/20/2020

Scrolling Increment: 0

Legend: On Track | Low Risk | Med Risk | High Risk | Unassigned



Milestone Description	Category	Assigned To	Progress	Start	No. Days
SCOPE OF SERVICES					
A PROJECT COORDINATION	On Track	Lewis		4/21/2020	90
1 PROJECT COORDINATION		Lewis	0%	4/21/2020	90
B PRE-DESIGN & FIELD ANALYSIS	On Track	Lewis		4/21/2020	34
11 RESEARCH & DATA GATHERING		Lewis	0%	4/21/2020	21
12 FIELD SURVEY		Battig	0%	4/27/2020	28
13 GEOTECHNICAL (TTL)		TTL	0%	4/27/2020	28
14 ENVIRONMENTAL (S&ME)		S&ME	0%	4/27/2020	28
15 MASTER BASE DRAWING		Battig	0%	5/11/2020	14
C DEVELOPMENT ADVISOR	On Track	Gibson		4/27/2020	60
21 DEVELOPMENT ADVISOR		Gibson	0%	4/27/2020	60
22 DEV. STDS & DESIGN GUIDELINES		Gibson	0%	5/11/2020	46
23 PRELIMINARY PLAT		Lewis	0%	5/25/2020	32
D PRELIMINARY DESIGN	On Track	Lewis		5/25/2020	28
31 PRELIMINARY STREET DESIGN		Swora	0%	5/25/2020	28
32 PRELIMINARY UTILITY DESIGN		Swora	0%	5/25/2020	28
E SPECIALTY SERVICES	On Track	Lewis		5/25/2020	60
41 TRAFFIC ANALYSIS		DGL	0%	5/25/2020	45
42 PROPERTY ACQUISITION		Battig	0%	5/25/2020	120
43 FUNDING ASSISTANCE		Lewis	0%	5/25/2020	120
F FINAL DESIGN	On Track	Lewis		7/1/2020	198
51 DESIGN DEVELOPMENT (60%)		Lewis	0%	7/1/2020	60
52 CONSTRUCTION DOCUMENTS (90%)		Lewis	0%	9/1/2020	60
53 FINAL PLANS FOR PUBLIC BIDDING (100%)		Lewis	0%	11/1/2020	30
54 BIDDING & CONTRACT AWARD		Lewis	0%	12/1/2020	45
55 CA SERVICES (IF AUTHORIZED)	Milestone	Lewis	0%	2/15/2021	0
56 ALLOWANCE - ADD'L SERV (IF AUTHORIZED)	Milestone	Lewis	0%	7/1/2020	0

To add more data, insert new rows ABOVE this one

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City of Oregon - Town Center Project

OHM Advisors
Chad Lewis, Project Manager
David Krock, Principal-In Charge

Notice to Proceed: 4/20/2020

Scrolling Increment: 50

Legend: On Track | Low Risk | Med Risk | High Risk | Unassigned

Milestone Description	Category	Assigned To	Progress	Start	No. Days
SCOPE OF SERVICES					
A PROJECT COORDINATION	On Track	Lewis		4/21/2020	90
1 PROJECT COORDINATION		Lewis	0%	4/21/2020	90
B PRE-DESIGN & FIELD ANALYSIS	On Track	Lewis		4/21/2020	34
11 RESEARCH & DATA GATHERING		Lewis	0%	4/21/2020	21
12 FIELD SURVEY		Bartig	0%	4/27/2020	28
13 GEOTECHNICAL (TTL)		TTL	0%	4/27/2020	28
14 ENVIRONMENTAL (S&ME)		S&ME	0%	4/27/2020	28
15 MASTER BASE DRAWING		Bartig	0%	5/11/2020	14
C DEVELOPMENT ADVISOR	On Track	Gibson		4/27/2020	60
21 DEVELOPMENT ADVISOR		Gibson	0%	4/27/2020	60
22 DEV. STDS & DESIGN GUIDELINES		Gibson	0%	5/11/2020	46
23 PRELIMINARY PLAT		Lewis	0%	5/25/2020	32
D PRELIMINARY DESIGN	On Track	Lewis		5/25/2020	28
31 PRELIMINARY STREET DESIGN		Swora	0%	5/25/2020	28
32 PRELIMINARY UTILITY DESIGN		Swora	0%	5/25/2020	28
E SPECIALTY SERVICES	On Track	Lewis		5/25/2020	60
41 TRAFFIC ANALYSIS		DGL	0%	5/25/2020	45
42 PROPERTY ACQUISITION		Bartig	0%	5/25/2020	120
43 FUNDING ASSISTANCE		Lewis	0%	5/25/2020	120
F FINAL DESIGN	On Track	Lewis		7/1/2020	198
51 DESIGN DEVELOPMENT (60%)		Lewis	0%	7/1/2020	60
52 CONSTRUCTION DOCUMENTS (90%)		Lewis	0%	9/1/2020	60
53 FINAL PLANS FOR PUBLIC BIDDING (100%)		Lewis	0%	11/1/2020	30
54 BIDDING & CONTRACT AWARD		Lewis	0%	12/1/2020	45
55 CA SERVICES (IF AUTHORIZED)	Milestone	Lewis	0%	2/15/2021	0
56 ALLOWANCE - ADD'L SERV (IF AUTHORIZED)	Milestone	Lewis	0%	7/1/2020	0

To add more data, insert new rows ABOVE this one

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City of Oregon - Town Center Project

OHM Advisors
Chad Lewis, Project Manager
David Krock, Principal-in Charge

Notice to Proceed: 4/20/2020

Scrolling Increment: 100

Legend: On Track | Low Risk | Med Risk | High Risk | Unassigned

Milestone Description	Category	Assigned To	Progress	Start	No. Days
SCOPE OF SERVICES					
A PROJECT COORDINATION	On Track	Lewis		4/21/2020	90
1 PROJECT COORDINATION		Lewis	0%	4/21/2020	90
B PRE-DESIGN & FIELD ANALYSIS	On Track	Lewis		4/21/2020	34
11 RESEARCH & DATA GATHERING		Lewis	0%	4/21/2020	21
12 FIELD SURVEY		Battig	0%	4/27/2020	28
13 GEOTECHNICAL (TTL)		TTL	0%	4/27/2020	28
14 ENVIRONMENTAL (S&ME)		S&ME	0%	4/27/2020	28
15 MASTER BASE DRAWING		Battig	0%	5/11/2020	14
C DEVELOPMENT ADVISOR	On Track	Gibson		4/27/2020	60
21 DEVELOPMENT ADVISOR		Gibson	0%	4/27/2020	60
22 DEV. STDS & DESIGN GUIDELINES		Gibson	0%	5/11/2020	46
23 PRELIMINARY PLAT		Lewis	0%	5/25/2020	32
D PRELIMINARY DESIGN	On Track	Lewis		5/25/2020	28
31 PRELIMINARY STREET DESIGN		Swora	0%	5/25/2020	28
32 PRELIMINARY UTILITY DESIGN		Swora	0%	5/25/2020	28
E SPECIALTY SERVICES	On Track	Lewis		5/25/2020	60
41 TRAFFIC ANALYSIS		DGL	0%	5/25/2020	45
42 PROPERTY ACQUISITION		Battig	0%	5/25/2020	120
43 FUNDING ASSISTANCE		Lewis	0%	5/25/2020	120
F FINAL DESIGN	On Track	Lewis		7/1/2020	198
51 DESIGN DEVELOPMENT (60%)		Lewis	0%	7/1/2020	60
52 CONSTRUCTION DOCUMENTS (90%)		Lewis	0%	9/1/2020	60
53 FINAL PLANS FOR PUBLIC BIDDING (100%)		Lewis	0%	11/1/2020	30
54 BIDDING & CONTRACT AWARD		Lewis	0%	12/1/2020	45
55 CA SERVICES (IF AUTHORIZED)	Milestone	Lewis	0%	2/15/2021	0
56 ALLOWANCE - ADD'L SERV (IF AUTHORIZED)	Milestone	Lewis	0%	7/1/2020	0

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City of Oregon - Town Center Project

OHM Advisors
Chad Lewis, Project Manager
David Krock, Principal-In Charge

Notice to Proceed: 4/20/2020

Scrolling Increment: 150

Legend: On Track | Low Risk | Med Risk | High Risk | Unassigned

Milestone Description	Category	Assigned To	Progress	Start	No. Days
SCOPE OF SERVICES					
A PROJECT COORDINATION	On Track	Lewis		4/21/2020	90
1 PROJECT COORDINATION		Lewis	0%	4/21/2020	90
B PRE-DESIGN & FIELD ANALYSIS	On Track	Lewis		**4/21/2020**	**34**
11 RESEARCH & DATA GATHERING		Lewis	0%	4/21/2020	21
12 FIELD SURVEY		Baltig	0%	4/27/2020	28
13 GEOTECHNICAL (TTL)		TTL	0%	4/27/2020	28
14 ENVIRONMENTAL (SRME)		SRME	0%	4/27/2020	28
15 MASTER BASE DRAWING		Baltig	0%	5/11/2020	14
C DEVELOPMENT ADVISOR	On Track	Gibson		**4/27/2020**	**60**
21 DEVELOPMENT ADVISOR		Gibson	0%	4/27/2020	60
22 DEV. STDS & DESIGN GUIDELINES		Gibson	0%	5/11/2020	46
23 PRELIMINARY PLAT		Lewis	0%	5/25/2020	32
D PRELIMINARY DESIGN	On Track	Lewis		**5/25/2020**	**28**
31 PRELIMINARY STREET DESIGN		Swiss	0%	5/25/2020	28
32 PRELIMINARY UTILITY DESIGN		Swiss	0%	5/25/2020	28
E SPECIALTY SERVICES	On Track	Lewis		**5/25/2020**	**60**
41 TRAFFIC ANALYSIS		DGL	0%	5/25/2020	45
42 PROPERTY ACQUISITION		Baltig	0%	5/25/2020	120
43 FUNDING ASSISTANCE		Lewis	0%	5/25/2020	120
F FINAL DESIGN	On Track	Lewis		**7/1/2020**	**198**
51 DESIGN DEVELOPMENT (60%)		Lewis	0%	7/1/2020	60
52 CONSTRUCTION DOCUMENTS (90%)		Lewis	0%	9/1/2020	60
53 FINAL PLANS FOR PUBLIC BIDDING (100%)		Lewis	0%	11/1/2020	30
54 BIDDING & CONTRACT AWARD		Lewis	0%	12/1/2020	45
55 CA SERVICES (IF AUTHORIZED)	Milestone	Lewis	0%	2/15/2021	0
56 ALLOWANCE - ADD'L SERV (IF AUTHORIZED)	Milestone	Lewis	0%	7/1/2020	0

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City of Oregon - Town Center Project

OHM Advisors

Chad Lewis, Project Manager

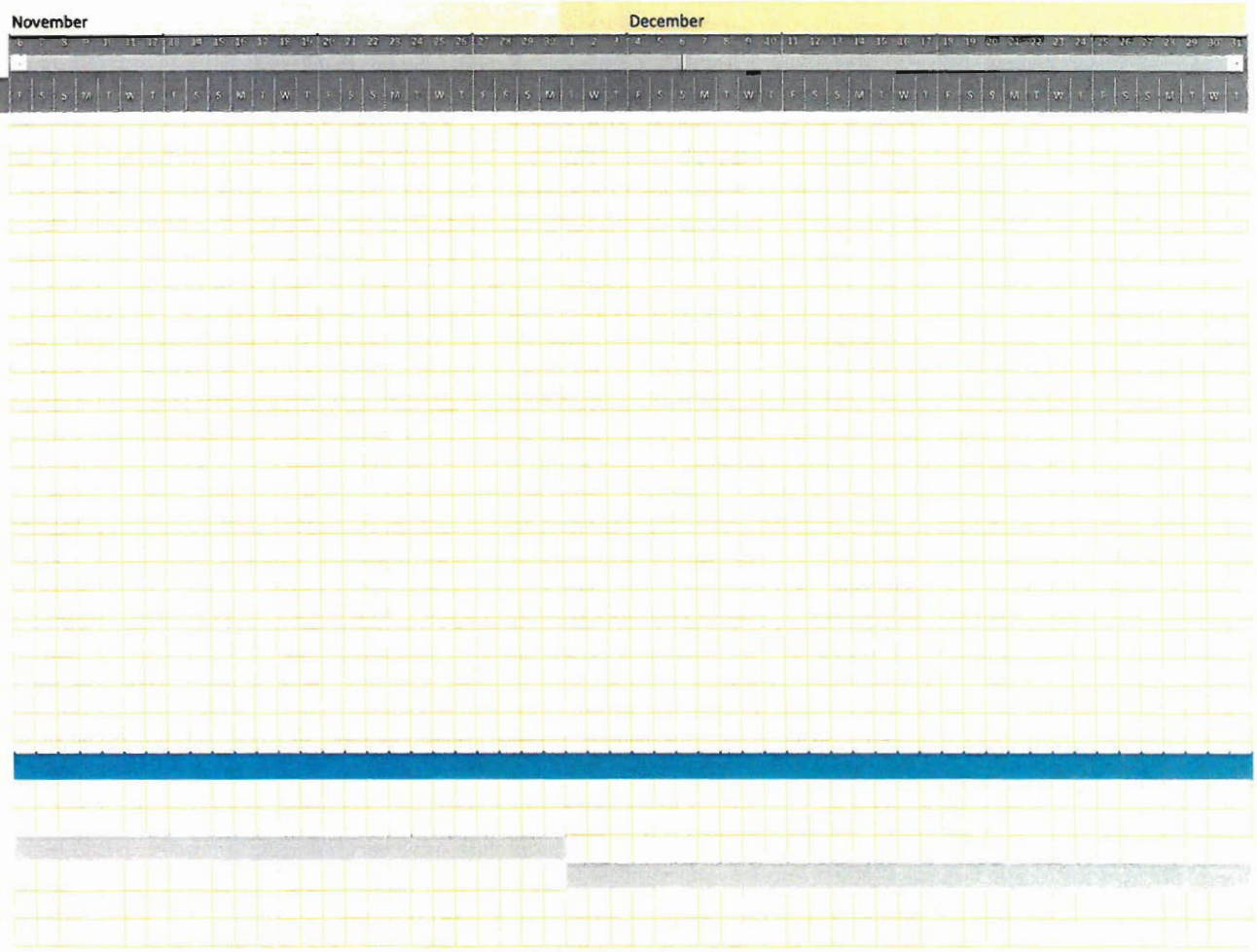
David Krock, Principal-in Charge

Notice to Proceed: 4/20/2020

Scrolling Increment: 200

Legend: On Track | Low Risk | Med Risk | High Risk | Unassigned

Milestone Description	Category	Assigned To	Progress	Start	No. Days
SCOPE OF SERVICES					
A PROJECT COORDINATION	On Track	Lewis		4/21/2020	90
1 PROJECT COORDINATION		Lewis	0%	4/21/2020	90
B PRE-DESIGN & FIELD ANALYSIS	On Track	Lewis		4/21/2020	34
11 RESEARCH & DATA GATHERING		Lewis	0%	4/21/2020	21
12 FIELD SURVEY		Bath	0%	4/27/2020	28
13 GEOTECHNICAL (TTL)		TTL	0%	4/27/2020	28
14 ENVIRONMENTAL (S&ME)		S&ME	0%	4/27/2020	28
15 MASTER BASE DRAWING		Bath	0%	5/11/2020	14
C DEVELOPMENT ADVISOR	On Track	Gibson		4/27/2020	60
21 DEVELOPMENT ADVISOR		Gibson	0%	4/27/2020	60
22 DEV. STDS & DESIGN GUIDELINES		Gibson	0%	5/11/2020	46
23 PRELIMINARY PLAT		Lewis	0%	5/25/2020	32
D PRELIMINARY DESIGN	On Track	Lewis		5/25/2020	28
31 PRELIMINARY STREET DESIGN		Swora	0%	5/25/2020	28
32 PRELIMINARY UTILITY DESIGN		Swora	0%	5/25/2020	28
E SPECIALTY SERVICES	On Track	Lewis		5/25/2020	60
41 TRAFFIC ANALYSIS		DGL	0%	5/25/2020	45
42 PROPERTY ACQUISITION		Lewis	0%	5/25/2020	120
43 FUNDING ASSISTANCE		Lewis	0%	5/25/2020	120
F FINAL DESIGN	On Track	Lewis		7/1/2020	198
51 DESIGN DEVELOPMENT (60%)		Lewis	0%	7/1/2020	60
52 CONSTRUCTION DOCUMENTS (90%)		Lewis	0%	9/1/2020	60
53 FINAL PLANS FOR PUBLIC BIDDING (100%)		Lewis	0%	11/1/2020	30
54 BIDDING & CONTRACT AWARD		Lewis	0%	12/1/2020	45
55 EA SERVICES (IF AUTHORIZED)	Milestone	Lewis	0%	2/15/2021	0
56 ALLOWANCE - ADD'L SERV (IF AUTHORIZED)	Milestone	Lewis	0%	7/1/2020	0



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City of Oregon - Town Center Project

OHM Advisors

Chad Lewis, Project Manager

David Krbek, Principal-in Charge

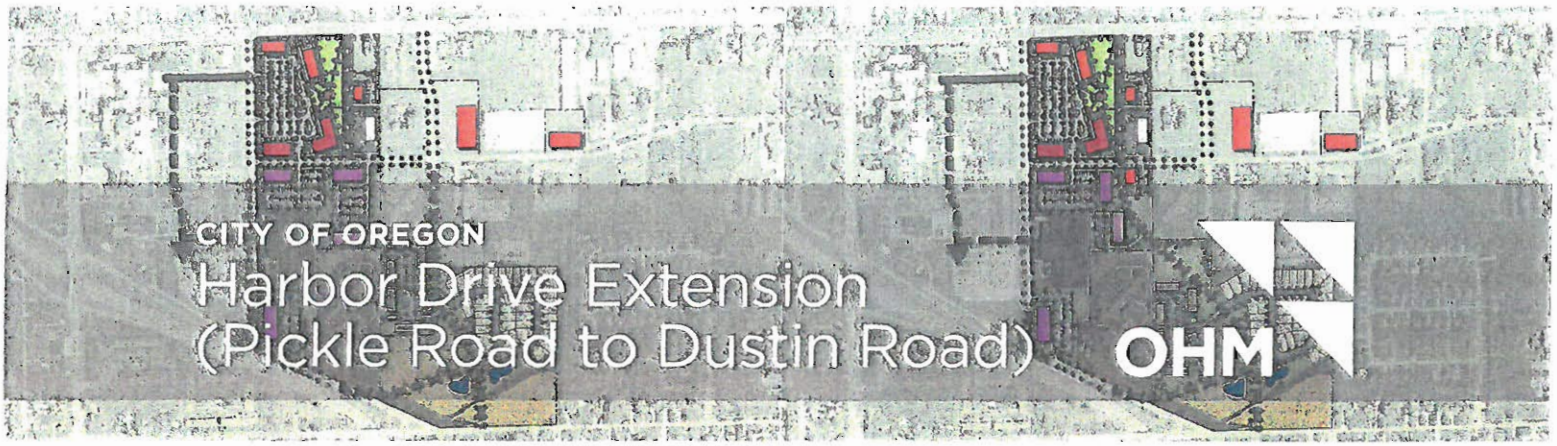
Notice to Proceed: 4/20/2020

Scrolling Increment: 250

Legend: On Track | Low Risk | Med Risk | High Risk | Unassigned

Milestone Description	Category	Assigned To	Progress	Start	No. Days
SCOPE OF SERVICES					
A PROJECT COORDINATION	On Track	Lewis		4/21/2020	90
1 PROJECT COORDINATION		Lewis	0%	4/21/2020	90
B PRE-DESIGN & FIELD ANALYSIS	On Track	Lewis		4/21/2020	34
11 RESEARCH & DATA GATHERING		Lewis	0%	4/21/2020	21
12 FIELD SURVEY		Battig	0%	4/27/2020	28
13 GEOTECHNICAL (TTL)		TTL	0%	4/27/2020	28
14 ENVIRONMENTAL (S&ME)		S&ME	0%	4/27/2020	28
15 MASTER BASE DRAWING		Battig	0%	5/11/2020	14
C DEVELOPMENT ADVISOR	On Track	Gibson		4/27/2020	60
21 DEVELOPMENT ADVISOR		Gibson	0%	4/27/2020	60
22 DEV. STDS & DESIGN GUIDELINES		Gibson	0%	5/11/2020	46
23 PRELIMINARY PLAT		Lewis	0%	5/25/2020	32
D PRELIMINARY DESIGN	On Track	Lewis		5/25/2020	28
31 PRELIMINARY STREET DESIGN		Swora	0%	5/25/2020	28
32 PRELIMINARY UTILITY DESIGN		Swora	0%	5/25/2020	28
E SPECIALTY SERVICES	On Track	Lewis		5/25/2020	60
41 TRAFFIC ANALYSIS		DGL	0%	5/25/2020	45
42 PROPERTY ACQUISITION		Battig	0%	5/25/2020	120
43 FUNDING ASSISTANCE		Lewis	0%	5/25/2020	120
F FINAL DESIGN	On Track	Lewis		7/1/2020	198
51 DESIGN DEVELOPMENT (60%)		Lewis	0%	7/1/2020	60
52 CONSTRUCTION DOCUMENTS (90%)		Lewis	0%	9/1/2020	60
53 FINAL PLANS FOR PUBLIC BIDDING (100%)		Lewis	0%	11/1/2020	30
54 BIDDING & CONTRACT AWARD		Lewis	0%	12/1/2020	45
55 CA SERVICES (IF AUTHORIZED)	Milestone	Lewis	0%	2/15/2021	0
56 ALLOWANCE - ADD'L SERV (IF AUTHORIZED)	Milestone	Lewis	0%	7/1/2020	0

To add more data, insert new rows ABOVE this one



March 4, 2020

Paul Roman, PE, Director of Public Service
City of Oregon
5330 Seaman Road
Oregon, OH 43616

Dear Mr. Roman,

We are pleased to submit our qualifications for professional planning and engineering services for the extension of Harbor Drive as part of the Oregon Town Center project. This is not just a street design project, it is an Economic Development project – one which requires a unique mix of talent and experience delivering projects which benefit both Public & Private partners. **The OHM Advisors team will deliver:**

- ***Expedited Design Approach to meet Development goals*** – Our team of designers and experts deliver hundreds of projects each year in Ohio and designs, bids, and manages construction of 20+ projects annually. We understand the importance of delivering projects on-time, budget, and with innovative engineering ideas which save our clients money.

- ***Project Experience & Award Winning Projects*** – We are currently working with the Oregon Economic Development Foundation on alternative concept plans for development of the Town Center – one new idea could save the City big $$ in infrastructure costs. We have a deep portfolio of mixed-use development infrastructure design and award-winning projects – see example Economic Development projects herein.

- ***Community Understanding*** – As a trusted advisor since 1962 to local city governments, OHM Advisors has demonstrated the ability to not only meet project requirements, but exceed them.

OHM is excited to work with the City of Oregon to deliver the infrastructure framework necessary to drive development and create a new Town Center.

David Krock, PE, ENV SP
Principal in Charge
OHM Advisors

Company Profile

Who We Are

As a community advancement firm designing award-winning work across the **architecture, engineering and planning spheres**, we believe that something incredible grows out of a team of experts with individual specialties – *ideas with bigger impact.*

Firm Growth

OHM Advisors was established in 1962 and has been growing steadily ever since. As a growing multidisciplinary organization, we provide a variety of services to our clients with a passion to be Advancing Communities for many years to come.

Firm Ownership

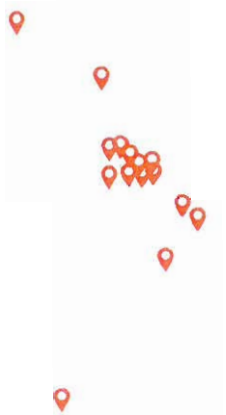
OHM Advisors is a privately held corporation, governed by a seven-member Board of Directors and has thirty-eight employee shareholders.

Subconsultant

S&ME is built for versatility. They deliver engineering, design, environmental sciences, geotechnical services, and construction services that meet the increasingly complex demands of infrastructure projects. Founded in 1973 as a local geotechnical engineering firm, S&ME has grown to an 1100-person corporation operating from 36 offices across the nation. Employing a diversity of services and collaborative approach, S&ME provides practical solutions to clients' infrastructure, development, and environmental challenges. S&ME's Ohio laboratories are AASHTO re:source and CCRL accredited in the areas of geotechnical and concrete testing and comply with ASTM standards.

ODOT Prequalifications

- Bridge Design
  - Level 1.1/1.2
  - Level 2
- Bridge Inspection - Level 1 Bridge Inspection
- Right of Way Plan Development
  - Limited
- Environmental Services
  - Env. Doc. Prep. - EA/EIS
  - Env. Doc. Prep. - CE
  - Env. Doc. Prep. - Section 4(f)
  - Ecological Surveys
- Bicycle Facilities & Enhancement Design
- Roadway
  - Non-Complex Roadway Design
  - Complex Roadway Design
- Interchange Justification/Modification Study
- Safety Study
  - Complex
- Traffic Signal Design
  - Basic Traffic Signal Design
  - Traffic Signal System Design
- Hwy. Lighting Design - Limited Hwy. Lighting Design
- Construction Administration - Construction Mgmt. Firm



16 Locations
Throughout
Ohio, Michigan,
& Tennessee

2. PAST PERFORMANCE

Past Record of Performance

Past Experience with Industrial Subdivision Development Projects

OHM has a wealth of experience planning, designing, and supporting the collaborative effort of public agencies and private sector clients to deliver successful economic growth. Since the City does not have a long term history with OHM, we have provided a list of references below for you to contact.

Past Record of Performance on Contracts with the City of Oregon & Similar Clients

OHM is currently working with the Oregon Economic Development Foundation on alternative concept plans for development of the Town Center. Additionally, we have worked for many similar government agencies on a wide variety of roadway infrastructure projects. We are eager to offer our technical expertise and 58 years of project experience to help you improve your community.

OHM works in hundreds of communities across Ohio, Michigan, and Tennessee, and regularly interfaces with all local, regional, state, and federal reviewing agencies. In Ohio, our employees have decades of experience working with local municipalities and ODOT.

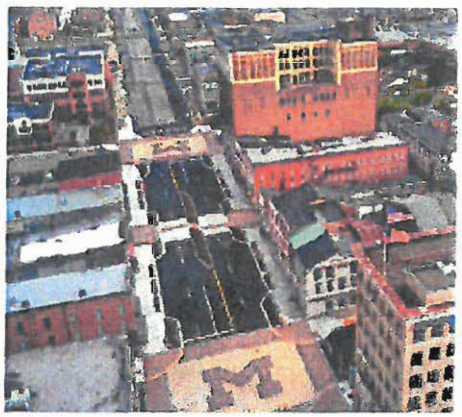
OHM currently serves in the role of Municipal Engineer for 11 Cities and Villages in Ohio. We perform all zoning code, municipal engineering, surveying, funding, planning, design, and construction management services for our communities – bringing consistent local knowledge and loyalty to the community with every endeavor.

OHM Advisors has been dedicated to providing quality engineering services. This dedication has been recognized as an important factor in many of our long-term client relationships. When it comes to quality of work, timeliness, and cost control, OHM has developed a quality management program, which contains the elements listed below. *The full-detailed document can be provided upon request.*

- Technical Advisors – senior engineers with experience in the proposed service area
- Principal in Charge Involvement
- Project Management
- Cost Control
- Project Schedule
- Risk Management
- Ongoing Checking Procedures
- Quality Assurance Reviews

Public Agency References		
City of Huron	Andy White, City Manager	(419) 433-5000
City of Massillon	Barb Sylvester, Safety-Service Director	(330) 830-1702
City of Newark	Brian Morehead, City Engineer	(740) 670-7727
City of Garfield Heights	Tim McLaughlin, Service Director	(216) 475-3373
City of Kenton	Cindy Murray, Safety-Service Director	(419) 674-4850
Private Sector References		
New Albany Company	Andy Walther, Development Manager	(614) 596-1142
Albrecht, Inc.	Jack Jaron, Vice President	(330) 344-9084

Project Experience



CITY OF MASSILLON - D4: STA-172-6.44 LINCOLN WAY STREETSCAPE

OHM worked with the City of Massillon and ODOT District 4 on this streetscape project that includes new sidewalk, curb and gutter, decorative street lights, signing, pavement resurfacing, and storm sewer repairs. Primary streetscape is undergoing construction from Erie St. to First St. NE., which includes: new traffic signals with mast arms, pavement bump-outs, landscaping, and street furniture. OHM assisted the City in successfully securing $2,495,000 in grant funding through ODOT and OPWC.

ASHE Cuyahoga Valley Section Project of the Year: Outstanding Highway Project, 2020

CITY OF NEWARK - STREETSCAPE AND TRANSPORTATION PLAN

OHM led a planning and design process to create a downtown streetscape and transportation improvement plan for the City of Newark. This effort was conducted in concert with a multi-million dollar sewer separation project to improve the aging city infrastructure in the downtown. The purpose of the project was to create a vision and plan for the future of Downtown Newark, with a focus on streetscaping, wayfinding, and enhancing the existing transportation network. Through this effort the goal was to improve the image and brand of the Downtown, and in turn the overall economic competitiveness of the area.

ASHE Central Ohio Section Project of the Year: Project Exceeding $5 Million and Peer Choice Winner Category, 2017

CITY OF STOW - HUDSON DRIVE BUSINESS CAMPUS

OHM Advisors provided design services to Albrecht Inc. for the Hudson Drive Business Campus development in Stow, Ohio. The 106 acre site, formerly home to the Goodyear Tire and Rubber Mold Plant, has been repurposed to a Business Campus aimed at attracting tech and industrial clients. Our team provided complete design services from conceptual design through construction administration including site planning concepts, road alignment, and final plans for a new road, culvert, sewers, waterlines, and stormwater management ponds.

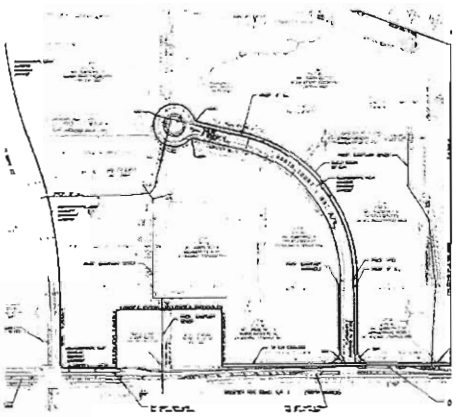
Project Experience

CITY OF HURON - MAIN STREET STREETSCAPE

OHM provided design services to complete a comprehensive streetscape plan that reconnects a previously disconnected stretch of roadway and unifies the look of Main Street along the waterfront. Phase I consists of approximately 800 lf of new, full-depth roadway construction that reconnects the original northern and southern limits, which had been split by public and private parking lots. Phase II consists of approximately 1,600 lf of full-depth roadway reconstruction and pavement overlay.

NEW ALBANY COMPANY - MAIN STREET AND MARKET STREET ROUNDABOUT

The New Albany Company (NACO) hired OHM to identify the best solution to upgrade an existing intersection in the heart of New Albany by comparing a traditional signalized intersection with a roundabout option. Studies were conducted by our team to determine which option could provide efficient traffic flow through the area and create a "gateway" feature for the Downtown. In the end, NACO determined that a single-lane roundabout with enhanced pedestrian crossings was the best option for the intersection in terms of safety and longevity.



CITY OF MEDINA - SOUTH COURT VILLAGE

This project developed a 40+ acre parcel into a mixed-use development with a grocery store anchor, commercial, retail, office, and residential areas. The project involved 1 new 1,200 LF internal street with all utilities, bike-path, sidewalk, and master stormwater management facilities. As well as the upgrade of an existing intersection and turn lanes, and widening of SR-3 at the new intersection. The project required approvals with the City, County, ODOT, OEPA, and ACOE. OHM provided planning, design, and construction management services.