



ORDINANCE O-87-2023

AN ORDINANCE TO AMEND CHAPTER 1169 OF THE PLANNING AND ZONING CODE OF THE CITY OF NEW ALBANY CODIFIED ORDINANCES AS REQUESTED BY THE CITY OF NEW ALBANY

WHEREAS, it has been found that the codified ordinances of the city of New Albany, chapter 1169 needs to be amended to permit and provide regulations for electronic drive-thru menu board signs; and

WHEREAS, the city recognizes the need to adapt regulations for modern technology in order to promote orderly growth and development of lands; and

WHEREAS, the Planning Commission has held a public hearing and received public input into the amendments and recommended approval of the proposed amendments to the codified ordinance at its meeting on July 17, 2023.

NOW, THEREFORE, BE IT RESOLVED by Council for the City of New Albany, counties of Franklin and Licking, State of Ohio, that:

Section 1: Council hereby amends portions of codified ordinance chapter 1169 as set forth in Exhibit A, which depicts these amendments in colored ink.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this 15th day of August, 2023.

Attest:

A blue ink signature of Marlene B. Brisk, written in a cursive style.

Marlene B. Brisk
President Pro Tem

A blue ink signature of Jennifer H. Mason, written in a cursive style.

Jennifer H. Mason
Clerk of Council

Approved as to form:



Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 07/21/2023

Introduced: 08/01/2023

Revised:

Adopted: 08/15/2023

Effective: 09/14/2023

- (1) Name, address, and telephone number of the applicant and property owner if different from the applicant.
 - (2) Scaled drawings, showing at a minimum:
 - A. The width of the building face or faces.
 - B. The design and layout of the proposed sign to scale, including the total area of the sign and the size, height, character, material specifications and color of letters, lines, and symbols.
 - C. Details of illumination, if applicable.
 - D. A scaled site plan of the proposed ground sign location showing the distance from the public right-of-way and relationship to access drives, parking areas and buildings or a face elevation of proposed signs on buildings showing the height and proportions of the signs.
 - E. The landscape plan for ground signs, if required.
 - (3) Details and specifications for the construction and attachment of the sign.
 - (4) Name, address and telephone number of the sign contractor or company.
 - (5) Other information as may be required by the Community Development Department to ensure compliance with the provisions of this chapter.
 - (6) Any required application fee.
- (c) Variances and waivers . Requests for deviations to the requirements of this chapter for properties located within the Village Center, as defined in the Village Center Strategic Plan, shall be considered to be waivers and shall be heard by the Architectural Review Board as set forth in Chapter 1113 of these Codified Ordinances. Requests for variances to the requirements of this chapter for properties located outside of the Village Center shall be heard by the Board of Zoning Appeals as set forth in Chapter 1113 of these Codified Ordinances.

(Ord. O-38-2010. Passed 12-7-10; Ord. O-8-2011. Passed 5-17-11.)

1169.04 PROHIBITED SIGNS.

The following signs or similar devices are prohibited: trailer signs, search lights, laser lights, pennants, streamers, spinners, balloons, bench signs, portable signs (except for sidewalk signs), roof signs, billboards, changeable copy (except for gasoline station price signs), flashing signs, projected images and animated signs, signs with moving or moveable parts, electronic signs (except for drive-through menu board signs), and any look-alike version of any of these prohibited sign types. Signs on vending machines, trash bins, or other devices serving any premises, shall be fully screened from view of any public right-of-way and adjoining property. Homemade lettered signs shall also be prohibited with the exception of sidewalk signs as long as they meet the requirements of Section 1169.10(i).

(Ord. O-38-2010. Passed 12-7-10.)

1169.05 PROHIBITED SIGN LOCATIONS.

Signs may not be installed in any of the following locations:

- (a) In any public easement, right-of-way, or no build zone, except publicly owned signs, such as traffic control signs and directional signs.
- (b) In any public park or other public property, without written authority of the owner of that property;

Village Residential	Not Permitted			
Campus	One per building	8 s.f. maximum per side	Located within 10' of an entrance	Not permitted
Parks & Preservation	One per building	8 s.f. maximum per side	Located within 10' of an entrance	Not permitted
Commercial/Warehousing	One per business	8 s.f. maximum per side	Located within 10' of an entrance	Not permitted
Residential Subdivision	Not Permitted			
Retail	One per business	8 s.f. maximum per side	Located within 10' of an entrance	Not permitted
Institutional	One per building	8 s.f. maximum per side	Located within 10' of an entrance	Not permitted

(Ord. O-38-2010. Passed 12-7-10; Ord. O-8-2011. Passed 5-17-11.)

1169.11 SPECIAL SIGNS.

Signs limited to specific functions shall require a sign permit subject to the following standards:

- (a) ATM Signs. Signage for all ATMs (automated teller machines) shall be limited to one square foot of sign area and utilize no more than three (3) colors. ATM signage must have an opaque background. If the ATM contains a logo, it may be internally illuminated. In addition, monochromatic, non-illuminated logos of accepted credit systems (VISA, MasterCard, etc.) are limited to less than one square foot in area.
- (b) Automotive Fuel Station Signs. Automotive fuel stations are permitted two (2) name/logo combinations for each stand-alone pumping station. The area of the name and logo shall not exceed one and one half (1.5) square feet in area. Automotive fuel stations may display the following additional signs without the information contained thereon being treated as items of information: signs showing an affiliation with a motor club or signs indicating the acceptance of designated credit cards. The name/logo or additional information may not be illuminated. Matter appearing on gasoline pumps as purchased or installed shall not be considered a sign for the purposes of this Chapter.
- (c) Drive-through, menu board signs. A drive-through menu board sign is permitted only when all of the following conditions are fulfilled:
 - (1) The sign is located on the property to which it refers;
 - (2) The sign is not visible from the public right-of-way;
 - (3) The sign is single-face only and does not exceed thirty-two (32) square feet in size;
 - (4) The sign is not placed in front of the building setback line.
 - (5) Electronic drive-through, menu board signs are permitted and shall comply with the following requirements, in addition to the requirements listed above:
 - (a) The signs must be static and are not permitted to display any flashing, moving or animated graphics;
 - (b) An automatic dimmer, controlling the sign brightness, must be installed to ensure that the sign is not overly bright throughout the day;
 - (c) The sign must be turned off when the business is closed.



ORDINANCE O-88-2023

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 78.16+/- ACRES OF LAND LOCATED ON THE EAST SIDE OF BABBITT ROAD, FROM AGRICULTURAL (AG) AND LIMITED GENERAL EMPLOYMENT (L-GE) TO LIMITED GENERAL EMPLOYMENT (L-GE) FOR AN AREA TO BE KNOWN AS THE "BABBITT EAST ZONING DISTRICT" AS REQUESTED BY MBJ HOLDINGS LLC, C/O AARON UNDERHILL

WHEREAS, council of the city of New Albany has determined that it is necessary to rezone certain property located within the city to promote orderly growth and development of lands; and

WHEREAS, the Rocky Fork-Blacklick Accord Panel, New Albany Planning Commission and New Albany City Council on separate occasions have held public hearings and received public input into the amendment of the zoning ordinance; and

WHEREAS, pursuant to the application by MBJ Holdings LLC, c/o Aaron Underhill, Esq., the Rocky Fork-Blacklick Accord Panel and New Albany Planning Commission have reviewed the proposed ordinance amendment and recommended its approval unanimously.

NOW, THEREFORE, BE IT ORDAINED by council for the city of New Albany, counties of Franklin and Licking, State of Ohio, that:

Section 1. Council hereby amends the zoning ordinance map of the city of New Albany to change the zoning classification of the following described site:

- A. A 78.16+/- acre site within Franklin County, located on the east side of Babbitt Road, from its current zoning of Agricultural (AG) and Limited General Employment (L-GE) to Limited General Employment (L-GE).
- B. The zoning district's limitation text and boundary map are hereby attached and marked Exhibit A.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this 15th day of August, 2023.

Attest:

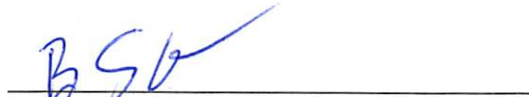


Marlene B. Brisk
President Pro Tem



Jennifer H. Mason
Clerk of Council

Approved as to form:



Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared:	07/21/2023
Introduced:	08/01/2023
Revised:	
Adopted:	08/15/2023
Effective:	09/14/2023

BABBITT EAST ZONING DISTRICT

LIMITATION (L-GE) TEXT

JULY 19, 2023

The Babbitt East Zoning District (hereinafter, the “Zoning District”) consists of 78.16+/- acres located to the east of and adjacent to Babbitt Road, to the south of and partially adjacent to the extension of Ganton Parkway westward, and to the west of and partially adjacent to the Franklin County-Licking County boundary line. This rezoning serves to extend the same or similar zoning and development standards to property being annexed to the City as currently apply to developed and undeveloped land to its east.

I. Zoning Designation: L-GE, Limited General Employment District

II. Permitted Uses: The permitted and conditional uses contained and described in the Codified Ordinances of the City of New Albany, GE, General Employment District, Sections 1153.02 and 1153.03, provided that conditional uses are approved in accordance with Chapter 1115, Conditional Uses. The following uses from these code sections shall be prohibited:

- A. Industrial product sales (See Section 1153.03(a)(1));
- B. Industrial service (See Section 1153.03(a)(2));
- C. Mini-warehouses (See Section 1153.03(a)(4)(c)). For purposes of clarification, this prohibition only applies to such facilities that are made available for rental to the general public;
- D. Personal service (See Section 1153.03(b)(2)) and retail product sales and service (See Section 1153.03(b)(3)), except that such uses shall be allowed as accessory uses to a permitted use in this Zoning District;
- E. Vehicle services (See Section 1153.03(b)(4));
- F. Radio/television broadcast facilities (See Section 1153.03(c)(1));
- G. Sexually-oriented businesses (See Section 1153.03(c)(3)); and
- H. Off-premises signs (See Section 1153.03(c)(2)).

III. Lot and Setback Commitments:

A. Lot Coverage: There shall be a maximum lot coverage in this Zoning District of 75%.

B. Setbacks:

- 1. Babbitt Road: There shall be a minimum pavement setback of 100 feet and a minimum building setback of 200 feet from the right-of-way of Babbitt Road as measured after the required dedication of right-of-way for that street has been completed. Security fencing may encroach into the minimum building setback but in no event shall be located less than 100

feet from the Babbitt Road right-of-way.

2. Ganton Parkway: Improvements within the portion of the Zoning District extending from the planned westward extension of Ganton Parkway on the north to the northern property line of the Zoning District which runs generally perpendicular to Babbitt Road shall be limited to a paved access drive and a small security building with related parking. Any security structure and related parking shall be subject to a minimum pavement and building setback of 125 feet from the right-of-way of the Ganton Parkway extension.

3. Perimeter Boundaries: There shall be a minimum pavement and building setback of 25 feet from all perimeter boundaries for which another setback requirement is not provided in this text, except that the minimum pavement and building setback shall be 100 feet from any such perimeter boundary that is adjacent to property where residential uses are permitted.

4. Elimination of Setbacks: In the event that a parcel located within this Zoning District and an adjacent parcel located within or outside of this Zoning District (i) come under common ownership or control, (ii) are zoned to allow compatible non-residential uses, and (iii) are combined into a single parcel, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common property lines shall no longer apply with respect to these parcels. Section 1153.04(g) of the Codified Ordinances also shall apply to this Zoning District.

IV. Architectural Standards:

A. Building Height: The maximum building height for structures in this Zoning District shall be 65 feet, subject to Section 1165.03 of the Codified Ordinances.

B. Service and Loading Areas: Service areas and loading areas shall be screened in accordance with the Codified Ordinances.

C. Building Design:

1. Building designs shall not mix architectural elements or ornamentation from different styles.

2. Buildings shall be required to employ a comparable use of materials on all elevations.

3. The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Primary entrances to buildings

shall be made sufficiently prominent that they can be easily identified from a distance.

4. For office buildings and complexes, achieving a human or pedestrian scale is of less concern. When achieving such a scale is desired, it may be achieved by careful attention to width of facades, size and spacing of window and door openings, and floor to floor heights on exterior walls.

5. All elevations of a building that are visible from a public right-of-way shall receive similar treatment in terms of style, materials, and design so that such elevations are not of a lesser visual character than any other.

6. Use of elements such as shutters, cupolas, dormers, and roof balustrades shall be avoided in building designs that are not based on traditional American architectural styles. Such elements may be employed only when they are common elements of a specific style, and this style shall be replicated in its entirety. When shutters are employed, even if they are non-operable, they must be sized and mounted in a way that gives the appearance of operability.

7. Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.

8. Accessory or ancillary buildings, whether attached or detached, shall be of similar design, materials and construction as the nearest primary structure. Fenestration themes that employ windows, panels and piers that are consistent with the architectural vocabulary of the building are encouraged. Accessory structures, generators, storage tanks, trash receptacles or any other similar improvement must be located behind a building façade that does not front on a public right-of-way.

D. Building Form:

1. All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.

2. Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. In non-stylistic contemporary designs, low or flat roofs may be employed. Roof visibility shall be minimized.

E. Materials:

1. Exterior building materials shall be appropriate for contemporary suburban designs and shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, and contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., hardiplank or equivalent) shall be permitted on buildings not employing traditional styles. Architectural precast concrete panels and/or poured-in-place concrete tilt-up panels shall be permitted. The use of reflective or mirrored glass shall be prohibited.
2. Prefabricated metal buildings and untreated masonry block structures are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
3. Generally, the quantity of materials selected for a building shall be minimized.
4. Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.
5. Additional Standards for Uses Not Governed by DGRs: Buildings that are constructed to accommodate certain uses are not governed by the City's Design Guidelines and Requirements (DGRs). For example, buildings that are constructed for the operation of data centers, warehousing and/or distribution uses are not subject to the DGRs and can present challenges in meeting the community standard for architectural design. Such buildings are necessarily large and typically include long walls that together form a square or rectangular box. The goal for the development of buildings that are not subject to the DGRs is to balance the practical needs of these buildings with the desire to provide exterior designs that are attractive and complimentary to the architecture that will be found elsewhere in this Zoning District.

Architecture by its nature is a subjective medium, meaning that the adoption of strict objective standards in all instances may not provide the best means for achieving appropriate design. In recognition of this fact, the standards set forth herein provide guidelines and suggestions for designing buildings that are not subject to the DGRs in an effort to set expectations for the quality of architecture that will be expected for these structures. On the other hand, these standards are meant to allow for some flexibility to encourage innovative design provided that the spirit and intent of these provisions are met.

In conjunction with an application for a certificate of appropriateness for each building or structure in this Zoning District that is not subject to or governed by the DGRs, the applicant shall be required to submit to the City illustrations of the proposed exterior design of the building or structure for review and approval by the Design Review Committee contemplated in Section 1157.08(a)(1)(D) of the City Code. In designing such buildings, the user or applicant shall consider the following, which are intended to set a level of expectation for the quality of design:

a. Architectural design for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall meet the community standard in terms of quality while considering the unique nature of the use(s) that will be found therein.

b. Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height.

c. The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.

d. Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.

e. Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.

6. Roof-Mounted Equipment: Complete screening of all roof-mounted equipment shall be required on all four sides of buildings with materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided in order to screen the equipment from off-site view and to buffer sound generated by such equipment.

V. Access, Parking, Site Circulation, and Traffic Commitments:

A. Vehicular Access: Vehicular access shall be provided to and from this Zoning

District along Ganton Parkway using a private drive extending southward from that street. The private drive shall be located in a manner so as to minimize headlight spillage from vehicular traffic onto adjacent residential properties, and landscaping or some other form of screening shall be provided to meet this goal if necessary and where there is adequate space to install the same. An access point along Babbitt Road shall be permitted only for use by emergency vehicles. Regular vehicular access and construction vehicles access shall not be permitted to and from Babbitt Road, except temporary vehicular access shall be permitted if access to and from Ganton Parkway is unavailable due to its repair or maintenance, as confirmed by City staff.

B. Parking and Loading: Parking and loading spaces shall be provided for each use per Chapter 1167 of the Codified Ordinances of the City of New Albany.

C. Right-of-Way: The developer shall dedicate property to the City as right-of-way for a distance of 30 feet as measured from the centerline of Babbitt Road. The developer shall grant easements to the City which are adjacent to the aforementioned 30-foot right-of-way, not to exceed 25 feet in width on either side, to provide for the installation and maintenance of streetscape improvements, public utility lines, and leisure paths.

VI. Buffering, Landscaping, Open Space, and Screening: A landscaping plan shall be approved as part of the City's review of a certificate of appropriateness application for each portion of this Zoning District that is proposed for development. The following landscaping requirements shall apply to this Zoning District:

A. Tree Preservation: Standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.

B. Landscaping Required Adjacent to Residential Uses: For those perimeter boundaries which abut properties containing existing residential uses or, as determined at the time that an application is filed for a building permit ("Building Permit") in this Zoning District, has a zoning classification which permits the development and operation of residential uses thereon that are not owned by the developer (any real property meeting either of the foregoing criteria to be referred to herein as "Residential Property"), a minimum six (6) foot high mound shall be installed along the property line and shall include a landscape buffer on the mound which shall consist of a mixture of deciduous trees, evergreens and bushes to provide an opacity of 75% on the date that is 5 years after planting to a total height of 10 feet above ground level. These mounds shall be installed within the minimum pavement setback area as required by this zoning text and may encroach on the abutting property if that owner agrees with the mound's installation on his/her property. The plan for these areas must be reviewed and approved by the City's Landscape Architect. For purposes of determining which properties qualify as a Residential Property hereunder, if two properties have an intervening public street right-of-way between them, they shall still be considered abutting.

If there are existing trees within this perimeter area and the City Landscape Architect recommends preservation of them then the mounding may be omitted and the existing trees may be utilized as the required screening. The requirement for 75% opacity 5 years after installation is still applicable with this alternative and, therefore, if necessary, additional landscaping materials (i.e., deciduous trees, evergreens or bushes) shall be planted along those perimeter boundary areas to meet the 75% opacity requirement. The plan for these areas must be reviewed and approved by the City's Landscape Architect. In developing the landscaping plan, the applicant shall work with the City's Landscape Architect to ensure that adequate screening from adjacent residential properties is provided along the northern and southern boundaries of this Zoning District in compliance with the requirements of this text.

C. Fencing: A standard New Albany white four-board horse fence may (but shall not be required to) be provided within the public rights-of-way of Babbitt Road and Ganton Parkway.

D. Stormwater Management: Wet and dry stormwater basins shall conform to the standards set forth in Section 1171.08 of the Codified Ordinances of the City of New Albany.

E. Street Trees: A street tree row shall be established along Babbitt Road and Ganton Parkway and shall contain one (1) tree for every thirty (30) feet of road frontage. Trees may be grouped or regularly spaced. Street trees shall be located within the right-of-way. Minimum street tree size at installation shall be three (3) caliper inches. This requirement may be waived in areas where existing vegetation occurs or in areas subject to overhead electric transmission lines, subject to approval of the City Landscape Architect.

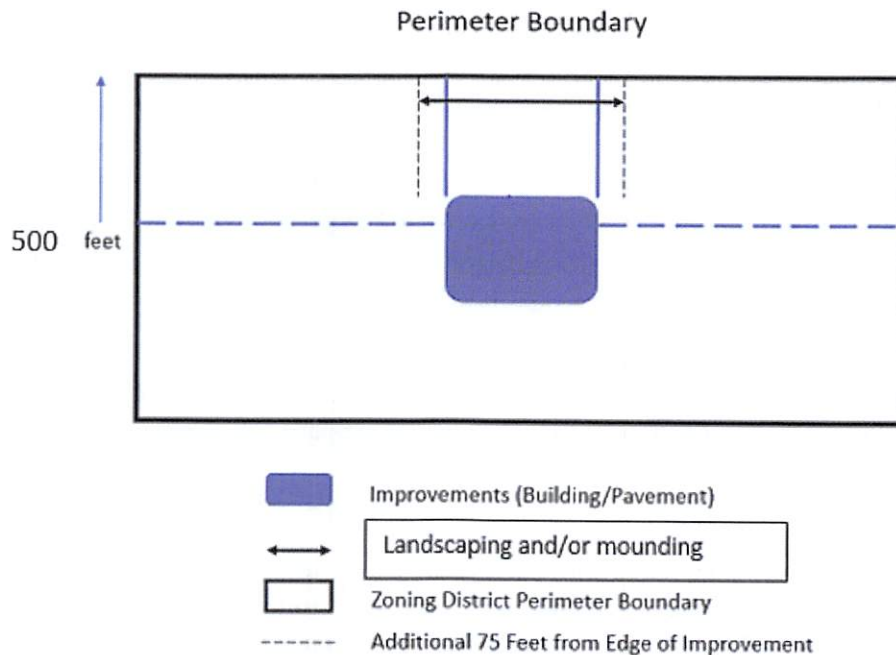
F. Parking Areas: Within this Zoning District, there shall be no less than one (1) tree planted for every ten (10) parking spaces located therein. At least five percent (5%) of the vehicular use area shall be landscaped or green space (or treed areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles.

G. Pedestrian Circulation: An 8-foot-wide asphalt leisure trail is required to be installed along the Babbitt Road frontage of the site. Buildings should be sited in relationship to each other to provide convenient pedestrian connections between each building, to parking, and to any other civic or public uses within convenient walking distances.

H. Minimum On-Site Tree Sizes: Unless otherwise set forth herein, minimum tree size at installation shall be no less than two and one half (2 ½) inches in caliper for shade trees, six (6) feet in height for evergreen trees, two (2) inches in caliper for ornamental trees, and thirty (30) inches in height for shrubs. Caliper shall be measured six (6) inches above grade.

I. All street trees that are not installed prior to infrastructure acceptance shall be bonded to guarantee installation.

J. Phasing of Screening: In recognition of the significant amount of land area and the lengths of the perimeter boundaries contained within this Zoning District, for all portions of the Zoning District where there is required landscaping and/or mounding as contemplated in Section VI.B above, it may be installed in phases. For each phase of development in the Zoning District, such required landscaping and/or mounding shall be installed when it is anticipated (as provided in plans associated with relevant permits) that buildings, paved parking areas, or aboveground equipment or utility infrastructure, once constructed within that phase, will be located within 500 feet of the relevant perimeter boundary line. At a minimum for each phase, this landscaping and/or mounding shall be installed along the portion of the relevant perimeter boundary line of the Zoning District between two points which are determined by extending two straight lines from the perimeter boundary line of the Zoning District to the furthest distance on each side where planned improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 apart. The following illustration is being provided as an example of this requirement:



K. Master Landscape Standards Plan: Unless a landscape and signage standards plan is developed for this specific area and approved by the Planning Commission, the City of New Albany Business Campus South – Beech Road South Landscape Standards Master Plan which was previously created for the Beech Road corridor and approved by the Planning Commission on June 5, 2017 shall apply to the Babbitt Road frontage in this Zoning District. New landscaping and mounding installed within the pavement setback

along Babbitt Road shall be coordinated and consistent throughout the length of the Zoning District's frontage and surrounding areas on that street.

L. Babbitt Road: Landscaping and mounding within the minimum required pavement setback along Babbitt Road shall not be required to be linear and run parallel to the street and may meander to create a more rural feel along this roadway, subject to staff approval.

VII. Lighting:

A. All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site. Exterior outdoor light fixtures shall be the same or substantially similar in style and color.

B. All parking lot light poles shall be black or New Albany green and constructed of metal. Light poles shall not exceed 30 feet in height.

C. Lighting details shall be included in the landscape plan which is subject to review and approval by the City Landscape Architect.

D. Uplighting of buildings shall be prohibited. Landscape uplighting from a concealed source shall be subject to staff approval. All uplighting fixtures must be screened by landscaping. Lighting details shall be included in the landscape plan which is subject to review and approval by the City Landscape Architect.

E. No permanent colored lights or neon lights shall be used on the exterior of any building.

F. All other lighting on the site shall be in accordance with City Code. Street lighting must meet the City standards and specifications.

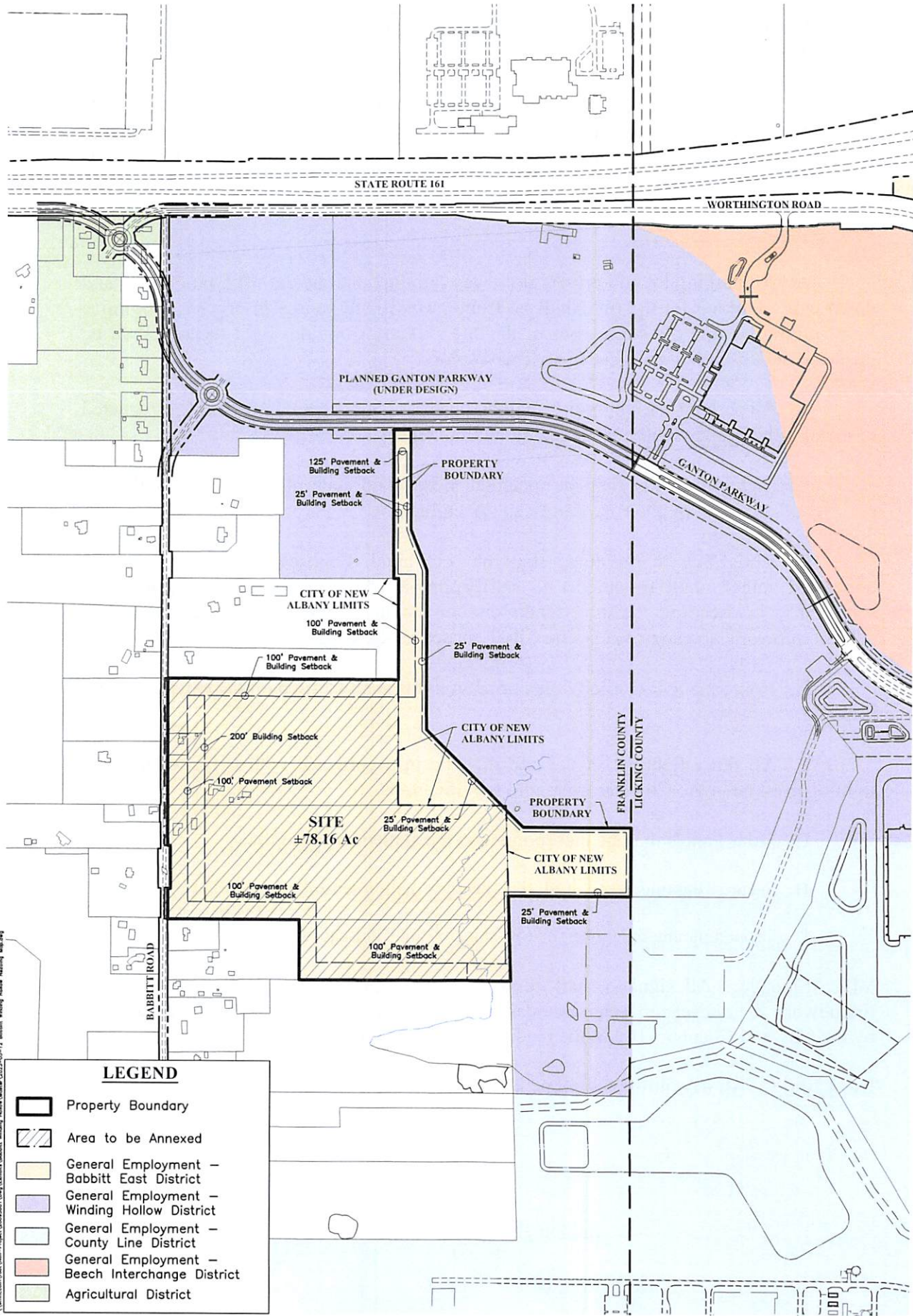
G. Solar Panels may be incorporated and installed as appropriate.

H. Security lighting, when used, shall be of a "motion sensor" type.

I. Ground mounted lighting shall be shielded and landscaped.

VIII. Signage: All signage shall conform to the standards set forth in the District Framework & Landscape Design Standards for the Beech Road North District as adopted by the City and Chapter 1169 of the Codified Ordinances of the City of New Albany.

IX. Utilities: All new utilities shall be installed underground.



LEGEND

- Property Boundary
- Area to be Annexed
- General Employment – Babbitt East District
- General Employment – Winding Hollow District
- General Employment – County Line District
- General Employment – Beech Interchange District
- Agricultural District

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ORDINANCE O-89-2023

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 11.4+/- ACRES OF LAND LOCATED GENERALLY AT THE NORTHEAST CORNER OF BEECH ROAD AND GANTON PARKWAY, FROM AGRICULTURAL (AG) AND LIMITED GENERAL EMPLOYMENT (L-GE) TO INFILL PLANNED UNIT DEVELOPMENT (I-PUD) FOR AN AREA TO BE KNOWN AS "GANTON/BEECH NORTHEAST ZONING DISTRICT" AS REQUESTED BY MBJ HOLDINGS LLC, C/O AARON UNDERHILL

WHEREAS, council of the City of New Albany has determined that it is necessary to rezone certain property located within the city to promote orderly growth and development of lands; and

WHEREAS, the New Albany Planning Commission and New Albany City Council on separate occasions have held public hearings and received public input into the amendment of the zoning ordinance; and

WHEREAS, pursuant to the application by MBJ Holdings LLC, c/o Aaron Underhill, Esq., the planning commission has reviewed the proposed ordinance amendment and recommended its approval unanimously.

NOW, THEREFORE, BE IT ORDAINED by Council for the City of New Albany, counties of Franklin and Licking, State of Ohio, that:

Section 1. Council hereby amends the zoning ordinance map of the city of New Albany to change the zoning classification of the following described site:

A. A 11.4+/- acre site within Licking County, located at the northeast corner of Beech Road and Ganton Parkway, from its current zoning of Agricultural (AG) and Limited General Employment (L-GE) to Infill Planned Unit Development (I-PUD).

B. The zoning district's limitation text and boundary map are hereby attached and marked Exhibit A.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this 15th day of August, 2023.

Attest:




Marlene B. Brisk
President Pro Tem



Jennifer H. Mason
Clerk of Council

Approved as to form:



Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 07/21/2023

Introduced: 08/01/2023

Revised:

Adopted: 08/15/2023

Effective: 09/14/2023

GANTON/BEECH NORTHEAST ZONING DISTRICT

INFILL PLANNED UNIT DEVELOPMENT (I-PUD) TEXT

July 20, 2023

I. INTRODUCTION: The Ganton/Beech Northeast Zoning District (hereinafter, the “Zoning District”) includes real property located to the northeast of and adjacent to the intersection of Ganton Parkway and Beech Road. It encompasses 11.4+/- acres which, prior to the approval of this text, is zoned in the L-GE, Limited General Employment District and the AG, Agricultural District under the City’s Codified Ordinances. The purpose of this rezoning is to create a new I-PUD, Infill Planned Unit Development (I-PUD) District to facilitate the development of service, retail, restaurant, and gasoline service station uses to serve employees within and visitors to the New Albany International Business Park as well as others traveling along the State Route 161 corridor.

II. DEVELOPMENT STANDARDS: Unless otherwise specified in the submitted drawings or in this written text, the development standards of Part Eleven of the Codified Ordinances of the City of New Albany shall apply to this Zoning District. Where there is a conflict between the provisions in this text and the Codified Ordinances, the provisions in this text shall govern. Basic development standards are compiled regarding matters such as but not limited to site layouts, traffic, circulation, landscaping, and architecture. These component standards ensure consistency and quality throughout the development.

A. Permitted Uses:

1. C-3 Uses: Permitted uses shall include those set forth in the Codified Ordinances of the City of New Albany, C-3, Highway Business District, Section 1149.02. In addition, gasoline and diesel fueling stations with convenience stores and other accessory uses, vehicle charging stations, and restaurants or banks with drive-throughs shall be permitted uses. The conditional uses listed in Section 1149.03 of the Codified Ordinances shall not be permitted uses or conditional uses in this Zoning District. In addition, the following uses shall be prohibited:

- a. Self-service laundries
- b. Funeral services
- c. Automobile sales
- d. Motor vehicle sales and service (combined) establishments
- e. Commercial recreational facilities
- f. Carry out food and beverage establishments with drive-thru facilities. To clarify, this prohibited use intended to include uses such as

drive-thru and carry-out beer and wine sales and is not intended to apply to restaurants with drive-thrus.

2. Special Provisions for Gasoline and Diesel Service Stations: In this Zoning District, the term “gasoline service station” shall include, but not be limited to, service stations selling gasoline, diesel, and/or any other fuel for trucks and/or passenger vehicles, and/or offering charging stations for electric vehicles.” This definition is intended to clarify and, if applicable, expand the meaning of the same term as defined in the Codified Ordinances, and shall not in any way restrict or limit that definition. With regard to gasoline service stations in this Zoning District:

- a. Sections 1165.08(a) through (d) of the Codified Ordinances shall not apply.
- b. Such uses shall be permitted to serve the commercial trucking industry in addition to regular (non-truck) motorists, but the overnight parking of trucks shall be prohibited.
- c. Showers and bathing facilities serving truck drivers or others shall be prohibited.
- d. No lodging shall be permitted as part of the use.

B. Vehicular Access:

1. Access Points: One vehicular access point shall be permitted along Beech Road with full turn movements. An additional vehicular access point on Beech Road and/or a vehicular access point on Ganton Parkway shall be permitted only if supported by a traffic impact study approved by the City Engineer as contemplated in Section II.B.3 below. Final locations of proposed access points will be reviewed for approval as part of the first final development plan that is filed for this Zoning District.

2. Internal Circulation: Internally within the Zoning District, private roadways and/or drives shall be utilized to provide vehicular circulation, with locations and specifications for the same to be reviewed and approved as part of one or more final development plans. If more than one use/user or property owner is expected to be located or to own property within this Zoning District, then one or more declarations of reciprocal easements or reciprocal easement agreements shall be recorded against the real property within this Zoning District prior to the issuance of the first building permit in the Zoning District to provide for perpetual vehicular and pedestrian cross access easements, cross utility easements, and other easements which are necessary or desirable for efficient development. Maintenance of private drives and sidewalks internal to this Zoning District shall be the responsibility of the owners of property within this Zoning District. A copy of the relevant recorded instrument(s) as contemplated by this paragraph shall be

submitted to the City along with the first application for a building permit in this Zoning District.

3. **Traffic Analysis:** In conjunction with the filing of the first final development plan for this Zoning District, a traffic study shall be filed by the applicant unless the City Engineer requires less than a full study as determined prior to the filing of the final development plan application. The study or analysis which is approved along with that application shall apply to other developments within the Zoning District unless otherwise modified as part of a subsequent approved study or analysis as part of another approved final development plan. A memorandum of understanding detailing the scope of all required traffic studies/analyses shall be agreed upon by the City Engineer and the applicant prior to the filing of a final development plan application.

4. **Rights-of-Way:** No additional right-of-way dedication for Ganton Parkway shall be required. Right-of-way shall be dedicated to the City for a distance of 50 feet from the centerline of Beech Road. The actual amount and width of right-of-way to be dedicated to the City along Beech Road shall be reviewed for approval as part of a final development plan.

C. Pedestrian Access:

1. **Leisure Trail:** An 8-foot wide leisure trail exists along both Beech Road and Ganton Parkway. No additional leisure trails are required to be constructed.

2. **Sidewalks:** A 5-foot wide concrete sidewalk shall be provided on both sides of all roadways internal to the zoning district.

3. **Internal Circulation:** An internal pedestrian circulation system of walkways shall be created so that a pedestrian using a sidewalk or leisure trail as described above can access adjacent buildings through their parking lots as delineated with markings, crosswalks, and/or different materials, directing foot traffic, where possible, away from primary access drives. One example of a possible design that meets these requirements is depicted below, but other designs may be provided as determined on a development-by-development basis.



4. Connections: Every development shall be required to connect into the internal pedestrian circulation system either by direct connection to a leisure trail or sidewalk, subject to review and approval at the time of a Final Development Plan application.

5. Along Buildings: Walkways, no less than five (5) feet in width, shall be provided along the full length of the building along any façade featuring a customer entrance and along any façade abutting public parking areas. Such walkways may be omitted to accommodate drive-through lanes, where necessary or desirable to reduce or eliminate conflict between pedestrian and vehicular traffic, as approved as part of a final development plan.

D. Setbacks; Lot Coverage:

1. Beech Road: There shall be a minimum pavement setback and a minimum building setback of 50 feet from the Beech Road right-of-way.

2. Ganton Parkway: There shall be a minimum pavement setback and a minimum building setback of 50 feet from the right-of-way of Ganton Parkway.

3. Eastern and Northern Perimeter Boundaries: There shall be a minimum pavement setback and a minimum building setback of 25 feet from each of the eastern and northern perimeter boundaries of this Zoning District.

4. Internal Parcel Lines: There shall be a zero-setback requirement for pavement and a minimum building setback of 10 feet from internal parcel lines within this Zoning District.

5. Canopies: Canopies over fuel pumps as part of a gasoline service station use may encroach into minimum building setbacks, subject to approval by City staff.

6. Lot Coverage: There shall be a maximum lot coverage of 80% in this Zoning District, measured on a parcel-by-parcel basis.

7. Public Street Frontage: Each parcel within this Zoning District shall have frontage on a public street, provided, however, that a parcel shall not be required to have vehicular access to and from the public street on which it fronts directly on its site if that parcel has the right to vehicular and utilities access to and from Beech Road and/or Ganton Parkway by and through one or more recorded instruments providing perpetual easements in favor of the parcel for these purposes.

E. Architectural Standards: Architectural requirements for buildings in this Zoning District will differ based upon the types and/or locations of intended uses for each building. Requirements for each building type are set forth below. The requirements of the City's Design Guidelines and Requirements ("DGRs") shall apply when a particular standard is not addressed in this text, unless a deviation from the DGRs are approved as part of a final development plan.

1. Style: Buildings shall be designed with a comparable level of detail on all sides.

2. Height: Buildings shall be a minimum of one (1) story and a maximum of two (2) stories, except that hotels and office buildings may exceed two stories and are permitted to be a maximum of 65 feet in height. Architectural elements such as parapets, cupolas, mechanical screening or similar features may exceed these maximum building heights.

3. Materials:

a. Cementitious products such as Hardi Plank or its equivalent, brick, stone, cultured stone, metal, EIFS and composite material (except vinyl) shall be used as exterior wall finish materials where appropriate. Exterior wall finish materials must be used to complete massing elements. The application of brick veneer to a single building façade shall be prohibited. Alternative building materials may be used subject to Architectural Review District approval (Chapter

1157), provided, however, that when Chapter 1157 requires review and action by the Architectural Review Board, said review and action instead shall be undertaken by the Planning Commission. Exterior wall finish materials must be used to complete massing elements.

b. Prefabricated metal buildings, untreated masonry block structures, and buildings featuring poured concrete exterior walls are prohibited.

c. Generally, the quantity of materials selected for a building shall be minimized.

d. Loading docks are not required to have the same degree of finish as a main entry unless they are visible from an adjacent public street right-of-way.

e. The same palette of exterior finishes and color shall be used on all sides of each building.

4. Roof: General roof massing shall incorporate pitched roofs. Flat roofs shall be permitted, but must integrate strong cornice lines. Acceptable roof materials include natural and synthetic slate, cedar shake, dimensional asphalt shingle, and standing seam metal. Roof elements shall be incorporated that emphasize and reduce the building scale at the building storefront such as, but not limited to, dormers, cupolas, roof spires, and hip and gable roofs.

a. Gutters and Downspouts: Sloped roofs shall be required to employ gutters and downspouts for drainage.

b. Gutter Specifications: Gutters shall be of a metal type and shall be painted to match fascias.

i. Scuppers: Scuppers may be used on the rear of a building with a parapet in lieu of interior drains. Scupper boxes on the rear of a building shall be painted to blend in with the exterior color or shall be of a manufactured metal of a color which complements the finished material to which it is affixed. Through-wall scuppers may be permitted where parapet walls are used. Overflow drains may be an open scupper through a parapet. An open scupper shall be detailed to minimize its appearance on the building elevation.

5. Exterior Doors: All exterior doors other than doors whose primary purpose is for the entry or exit of customers shall be made of a heavy gauge metal. Such doors shall be painted with a color that blends with the color of the exterior masonry on the elevation on which the door is located.

6. **Service and Loading Areas:** Service and loading areas shall be screened in accordance with the Codified Ordinances.

7. **Mechanical Equipment:** The following standards shall be required and shall be scaled according to the size of the individual tenant. These features may be scaled to a group of smaller side-by-side tenants when architecturally appropriate:

a. Complete screening of all roof-mounted equipment shall be required on all four sides of buildings with materials that are consistent and harmonious with the building's façade and character, but is not required to be the same material as the building's facade. Such screening shall be provided in order to screen the equipment from off-site view and sound generated by such equipment; and

b. Complete screening shall be required of all ground-mounted mechanical and other equipment at ground level by walls, fencing, or landscaping that is consistent and harmonious with the materials on and character of the nearest primary building. Such screening shall be provided in order to screen the equipment from off-site view and sound generated by such equipment.

F. Parking: Parking and loading spaces shall be provided for each use per Section 1167 of the Codified Ordinances of the City of New Albany unless otherwise approved as part of a final development plan.

G. Buffering, Landscaping and Open Space: The following landscaping requirements shall apply to this Zoning District

1. **Tree Preservation:** Standard tree preservation practices will be in place to preserve and protect trees that are to remain on site during all phases of construction, including the installation of snow fencing at the drip line.

2. **Treatment Along Beech Road and Ganton Parkway:** Within the minimum required pavement setback along Beech Road and Worthington Road, landscaping shall be coordinated and consistent throughout. The following also shall be provided:

(a) **Fence:** A four-board white horse fence shall be required along the street frontages. The final location will be determined as part of a final development plan.

(b) **Setback Landscaping:** A landscaped area shall be required behind the fence and within the required pavement setbacks. This buffer shall consist of

deciduous shade trees planted at a rate equal to six (6) trees or more for every 100 lineal feet of street frontage. Such trees may be equally spaced or randomly grouped and shall be of species which are native to Central Ohio. No single species shall be used for more than one-third of the trees required by this paragraph. Minimum sizes for trees required to be planted pursuant to this paragraph shall be two (2) or three (3) caliper inches, provided that no more than 50% of these trees shall be two (2) inches in caliper. The city landscape architect may approve deviations to the caliper requirements on a case-by-case basis.

(c) Screening of Parking: A landscape buffer to screen parking areas shall be located within the pavement setback along all public rights-of-way. This buffer may contain landscape material, mounding, or a combination of both and shall have a minimum height of 3.5 feet at installation and a minimum opacity of 75% within 3 years of installation.

3. Stormwater Basins: Wet and dry stormwater basins shall conform to the standards set forth in Section 1171.08 of the Codified Ordinances unless other design solutions are found to be appropriate. Other design solutions may be appropriate if the City Landscape Architect finds that an alternative design, shape, and appearance is appropriate in particular relationship to streetscape and other site design considerations. One or more stormwater basins may be shared to serve some or all development within this Zoning District, so as to eliminate the need for each parcel to have its own on-site basin. Where shared stormwater basins are proposed, they shall be reviewed and approved by City staff without the requirement to be reviewed as part of a final development plan. Installation of stormwater basins shall include simultaneous installation of screening, buffering, and other aesthetic enhancements near the basins.

4. Street Trees: Street trees already exist along Beech Road and Ganton Parkway. No additional street tree plantings shall be required. Street trees that interfere with approved vehicular access points may be removed and relocated in coordination with the city arborist. A street tree row shall be established along private roads and shall contain one (1) tree for every thirty (30) feet of street frontage. Minimum street tree size at installation shall be three (3) caliper inches. The city landscape architect may approve deviations to the caliper requirements on a case-by-case basis.

5. Parking Areas: Within this Zoning District there shall be no less than one (1) tree planted for every ten (10) parking spaces located therein. At least five percent (5%) of the vehicular use area shall be landscaped or green space (or tree areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles. Parking areas should be designed to foster pedestrian connectivity by accommodating the required pedestrian connections/walkways and provide landscaping

to enhance visual aspects of the development. Particular attention shall be given to quantity or plan material and size of parking lot landscape islands closest to buildings.

6. **Minimum On-Site Tree Sizes:** Unless otherwise set forth herein, minimum tree size at installation shall be no less than two and one half (2 ½) inches in caliper for deciduous trees, six (6) feet in height for evergreen trees, two (2) inches in caliper for ornamental trees, and thirty (30) inches in height for shrubs. Caliper shall be measured six (6) inches above grade. The city landscape architect may approve deviations to the caliper requirements on a case-by-case basis.

H. Lighting:

1. All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.

2. All parking lot lighting shall be of the same light source type and style. Building, pedestrian, and landscape lighting may be incandescent or metal halide.

3. All parking lot light poles shall be black or New Albany green and constructed of metal. Light poles shall not exceed thirty (30) feet in height.

4. Uplighting of buildings shall be prohibited. Landscape uplighting from a concealed source shall not be permitted.

5. No permanent colored lights or neon lights shall be used on the exterior of any building.

6. All new electrical utilities that are installed in this Zoning District shall be located underground.

7. All other lighting on the site shall be in accordance with City Code.

8. Street lighting must meet the City Standards and Specifications.

I. Signage: Signage for all uses in this Zoning District shall comply with relevant provisions of the Codified Ordinances unless a master signage plan that provides alternative standards is provided for review and approval by the Planning Commission as part of a final development plan. In the event of a conflict between an approved master sign plan and the relevant provision of the Codified Ordinances, the approved master sign plan shall govern. One wall mounted sign per tenant shall be permitted on each elevation of the building that fronts or sides on a public or private road, but parking lot drive aisles shall not be construed as a private

road. Retail tenants are permitted one sandwich board sign, not to exceed six (6) square feet in area, per side. The signs may be placed on the sidewalk in front of the appropriate tenant space, but may not be sited in a location that interferes with vehicular sight distance.

J. Utilities: All new utilities shall be installed underground.

K. Phasing of Improvements: Each phase of development in this Zoning District shall include an appropriate share of the proposed vehicular circulation system, landscaping and outdoor spaces, screening and other site and architectural amenities of the entire project. The extent of these improvements shall be determined for each phase of a specific project at the time of the project's final development plan approval, and may not be based solely upon a proportional or equal share of the entire site.

III. GENERAL MATTERS:

A. Conditional Uses: Any person owning or having an interest in property may file an application to use such property for one or more of the conditional uses provided for by City's Codified Ordinances Code or by this zoning text. Applications for conditional uses shall follow the procedure and comply with the requirements of Chapter 1115, Conditional Uses, of the Codified Ordinances of the City of New Albany.

B. Appeals and Variances:

1. Appeals:

a. Taking of Appeals: Appeals to the Board of Zoning Appeals concerning interpretation or administration of the text or the underlying zoning ordinance by the Zoning Officer or any other administrative official may be taken by any person aggrieved, including a tenant, or by a governmental officer, department, board, or bureau. Such appeal shall be taken within twenty days after the date of the decision by filing a notice of appeal specifying the grounds thereof with the officer from whom the appeal is taken and the Board of Zoning Appeals.

b. Imminent Peril: An appeal shall stay all proceedings in furtherance of the action appealed from, unless the Zoning Officer certifies to the Board of Zoning Appeals, after notice of appeal shall have been filed with him, that by reason of facts stated in the application a stay would, in his opinion, cause imminent peril to life or property. In such case, the proceeding shall not be stayed other than by a restraining order which may, on due cause shown, be granted by the Board of Zoning Appeals, after notice to the Zoning Officer or by judicial proceedings.

2. Nature of Variance: On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable development standards of the PUD portion of this text or the Zoning Ordinance unreasonable and, therefore, the procedure for variance from development standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change of the primary use of the land or structure permitted.

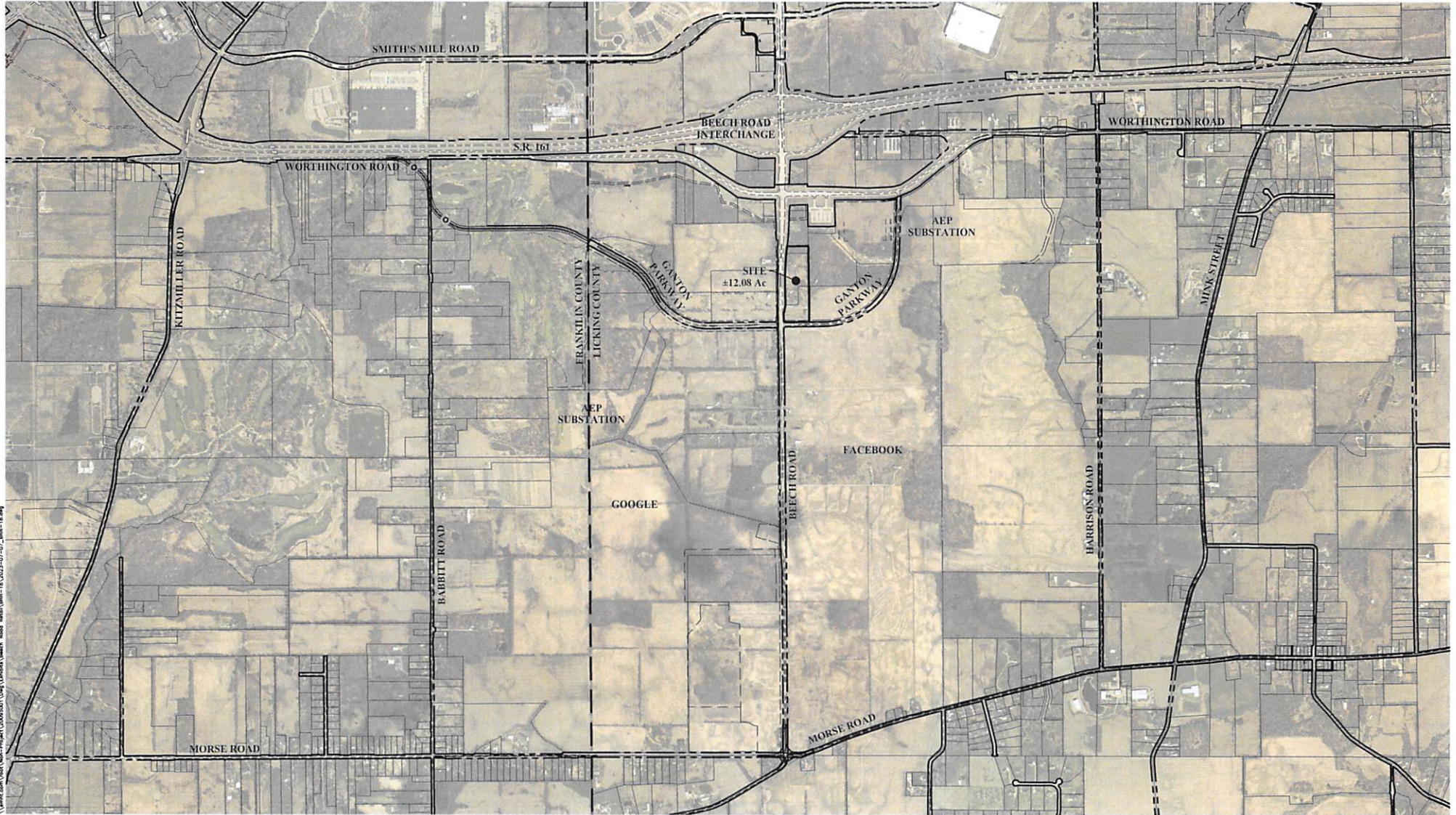
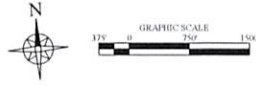
3. Variance Process: The procedures and requirements of Chapter 1113, Variances of the Codified Ordinances of the City of New Albany shall be followed in cases of appeals. The Planning Commission shall hear requests for variances in this zoning district. Any private road constructed within this zoning district shall not be subject to the regulations of the subdivision standards found with Codified Ordinances Chapter 1187.

BEECH ROAD SITE

New Albany, Ohio

THE NEW ALBANY COMPANY

Date: July 7, 2023



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BEECH ROAD SITE

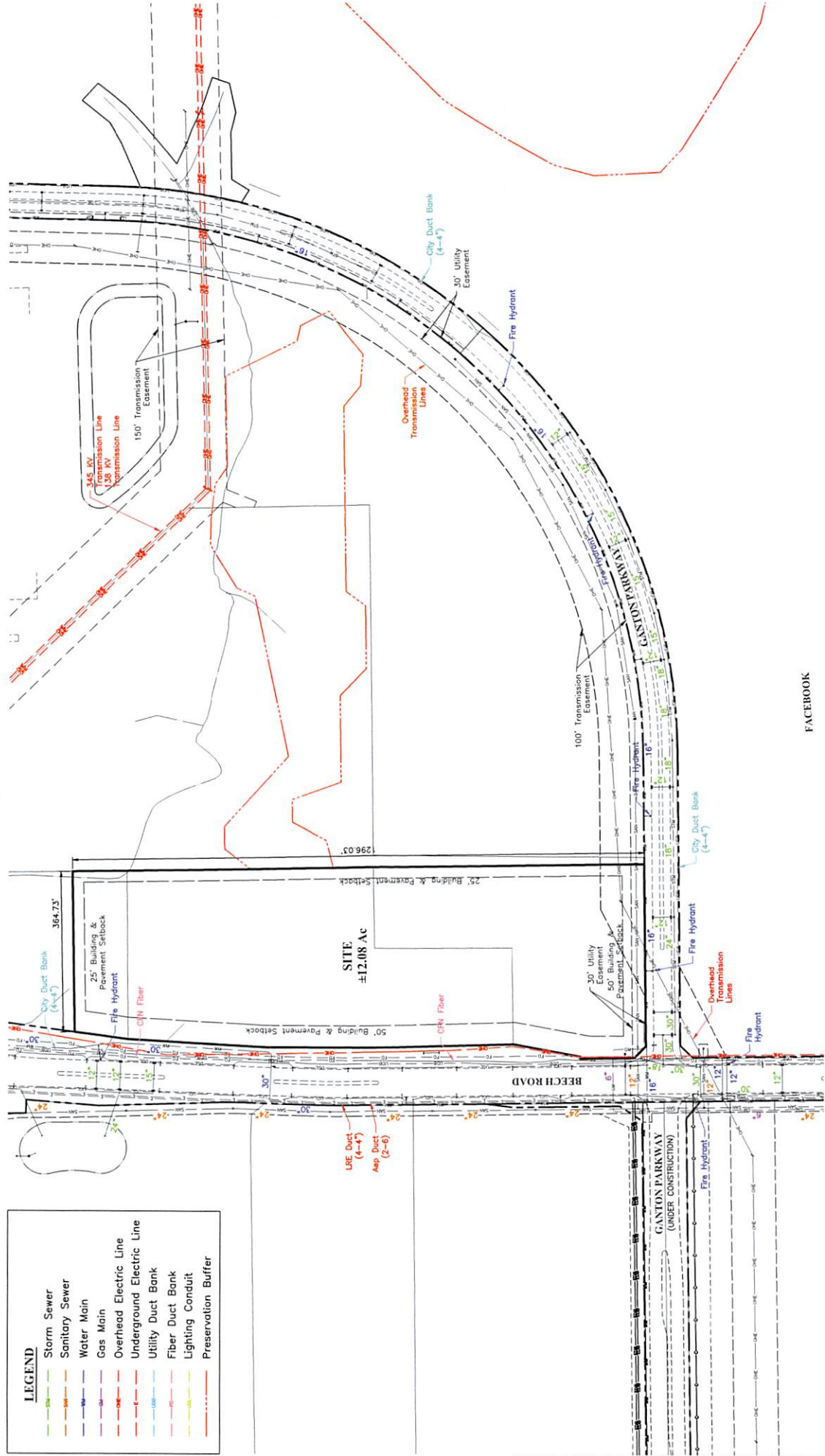
New Albany, Ohio

THE NEW ALBANY COMPANY

Date: July 7, 2023



LEGEND	
	Storm Sewer
	Sanitary Sewer
	Water Main
	Gas Main
	Overhead Electric Line
	Underground Electric Line
	Utility Duct Bank
	Fiber Duct Bank
	Lighting Conduit
	Preservation Buffer



FACEBOOK



ORDINANCE O-90-2023

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 12.8+/- ACRES OF LAND GENERALLY LOCATED TO THE SOUTHWEST OF AND ADJACENT TO STATE ROUTE 161/BEECH ROAD INTERCHANGE, FROM OFFICE CAMPUS DISTRICT (OCD) TO INFILL PLANNED UNIT DEVELOPMENT (I-PUD) FOR AN AREA TO BE KNOWN AS "BEECH INTERCHANGE SOUTHWEST ZONING DISTRICT" AS REQUESTED BY MBJ HOLDINGS LLC, C/O AARON UNDERHILL

WHEREAS, council of the City of New Albany has determined that it is necessary to rezone certain property located within the city to promote orderly growth and development of lands; and

WHEREAS, the New Albany Planning Commission and New Albany City Council on separate occasions have held public hearings and received public input into the amendment of the zoning ordinance; and

WHEREAS, pursuant to the application by MBJ Holdings LLC, c/o Aaron Underhill, Esq., the planning commission has reviewed the proposed ordinance amendment and recommended its approval unanimously.

NOW, THEREFORE, BE IT ORDAINED by council for the city of New Albany, counties of Franklin and Licking, State of Ohio, that:

Section 1. Council hereby amends the zoning ordinance map of the city of New Albany to change the zoning classification of the following described site:


- A. A 12.8+/- acre site within Licking County, generally located to the southwest of and adjacent to State Route 161/Beech Road interchange, from its current zoning of Office Campus District (OCD) to Infill Planned Unit Development (I-PUD).
- B. The zoning district's limitation text and boundary map are hereby attached and marked Exhibit A.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.


Section 3. Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this 15th day of August, 2023.

Attest:

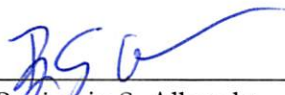


Marlene B. Brisk
President Pro Tem



Jennifer H. Mason
Clerk of Council

Approved as to form:



Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	07/21/2023
Introduced:	08/01/2023
Revised:	
Adopted:	08/15/2023
Effective:	09/14/2023

BEECH INTERCHANGE SOUTHWEST ZONING DISTRICT
INFILL PLANNED UNIT DEVELOPMENT (I-PUD) TEXT

July 20, 2023

I. INTRODUCTION: The Beech Interchange Southwest Zoning District (hereinafter, the “Zoning District”) includes real property located to the southwest of and adjacent to the State Route 161/Beech Road interchange. It encompasses 12.8+/- acres which, prior to the approval of this text, is zoned in the L-OCD, Limited Office Campus District under the City’s Codified Ordinances. The purpose of this rezoning is to create a new I-PUD, Infill Planned Unit Development (I-PUD) District to facilitate the development of service, retail, restaurant, and gasoline service station uses to serve employees within and visitors to the New Albany International Business Park as well as others traveling along the State Route 161 corridor.

II. DEVELOPMENT STANDARDS: Unless otherwise specified in the submitted drawings or in this written text, the development standards of Part Eleven of the Codified Ordinances of the City of New Albany shall apply to this Zoning District. Where there is a conflict between the provisions in this text and the Codified Ordinances, the provisions in this text shall govern. Basic development standards are compiled regarding matters such as but not limited to site layouts, traffic, circulation, landscaping, and architecture. These component standards ensure consistency and quality throughout the development.

A. Permitted Uses:

1. C-3 Uses: Permitted uses shall include those set forth in the Codified Ordinances of the City of New Albany, C-3, Highway Business District, Section 1149.02. In addition, gasoline and diesel fueling stations with convenience stores and other accessory uses, vehicle charging stations, and restaurants or banks with drive-throughs shall be permitted uses. The conditional uses listed in Section 1149.03 of the Codified Ordinances shall not be permitted uses or conditional uses in this Zoning District. In addition, the following uses shall be prohibited:

- a. Self-service laundries
- b. Funeral services
- c. Automobile sales
- d. Motor vehicle sales and service (combined) establishments
- e. Commercial recreational facilities
- f. Carry out food and beverage establishments with drive-thru facilities. To clarify, this prohibited use is intended to include uses such as drive-thru and carry-out beer and wine sales and is not intended to apply to restaurants with drive-thrus.

2. Special Provisions for Gasoline and Diesel Service Stations: In this Zoning District, the term “gasoline service station” shall include, but not be limited to, service stations selling gasoline, diesel, and/or any other fuel for trucks and/or passenger vehicles, and/or offering charging stations for electric vehicles.” This definition is intended to clarify and, if applicable, expand the meaning of the same term as defined in the Codified Ordinances, and shall not in any way restrict or limit that definition. With regard to gasoline service stations in this Zoning District:

a. Sections 1165.08(a) through (d) of the Codified Ordinances shall not apply.

b. Such uses shall be permitted to serve the commercial trucking industry in addition to regular (non-truck) motorists, but the overnight parking of trucks shall be prohibited.

c. Showers and bathing facilities serving truck drivers or others shall be prohibited.

d. No lodging shall be permitted as part of the use.

B. Vehicular Access:

1. Limitations. Vehicular access to and from this Zoning District shall be permitted only along Worthington Road. No vehicular access shall be permitted along Beech Road. The northern portion of the Zoning District is bounded by the eastbound exit ramp from State Route 161 and no access is permitted.

2. Access Points: Two vehicular access points shall be permitted along Worthington Road with full turn movements, provided that such access points are at least 500 feet apart. A third vehicular access point shall be permitted along Worthington Road, but only if it is restricted to right-in and right-out turning movements. Final locations of the proposed access points will be reviewed for approval as part of the first final development plan that is filed for this Zoning District.

3. Internal Circulation: Internally within the Zoning District, private roadways and/or drives shall be utilized to provide vehicular circulation, with locations and specifications for the same to be reviewed and approved as part of one or more final development plans. If more than one use/user or property owner is expected to be located or to own property within this Zoning District, then one or more declarations of reciprocal easements or reciprocal easement agreements shall be recorded against the real property within this Zoning District prior to the issuance of the first building permit in the Zoning District to provide for perpetual vehicular and pedestrian cross access easements, cross utility easements, and other easements which are necessary or desirable for efficient

development. Maintenance of private drives and sidewalks internal to this Zoning District shall be the responsibility of the owners of property within this Zoning District. A copy of the relevant recorded instrument(s) as contemplated by this paragraph shall be submitted to the City along with the first application for a building permit in this Zoning District.

4. Traffic Analysis: In conjunction with the filing of the first final development plan for this Zoning District, a traffic study shall be filed by the applicant unless the City Engineer requires less than a full study as determined prior to the filing of the final development plan application. The study or analysis which is approved along with that application shall apply to other developments within the Zoning District unless otherwise modified as part of a subsequent approved study or analysis as part of another approved final development plan. A memorandum of understanding detailing the scope of all required traffic studies/analyses shall be agreed upon by the City Engineer and the applicant prior to the filing of a final development plan application.

5. Worthington Road Right-of-Way: Prior to or in conjunction with the issuance of the first building permit for a structure in this Zoning District, right-of-way shall be dedicated to the City as necessary to extend 50 feet northward from the centerline of the right-of-way of Worthington Road.

C. Pedestrian Access:

1. Leisure Trail: An 8-foot wide leisure trail shall be provided along the Zoning District's frontage on Worthington Road and shall connect on the east with an existing leisure trail on Beech Road. The leisure trail shall be installed no later than the date when the first certificate of occupancy is issued for a building within the Zoning District.

2. Sidewalks: A 5-foot wide concrete sidewalk shall be provided on both sides of all roadways internal to the zoning district.

3. Internal Circulation: An internal pedestrian circulation system of walkways shall be created so that a pedestrian using a sidewalk or leisure trail as described above can access adjacent buildings through their parking lots as delineated with markings, crosswalks, and/or different materials, directing foot traffic, where possible, away from primary access drives. One example of a possible design that meets these requirements is depicted below, but other designs may be provided as determined on a development-by-development basis.



4. Connections: Every development shall be required to connect into the internal pedestrian circulation system either by direct connection to a leisure trail or sidewalk, subject to review and approval at the time of a Final Development Plan application.

5. Along Buildings: Walkways, no less than five (5) feet in width, shall be provided along the full length of the building along any façade featuring a customer entrance and along any façade abutting public parking areas. Such walkways may be omitted to accommodate drive-through lanes, where necessary or desirable to reduce or eliminate conflict between pedestrian and vehicular traffic, as approved as part of a final development plan.

D. Setbacks; Lot Coverage:

1. State Route 161: There shall be a minimum pavement setback of 25 feet and a minimum building setback of 50 feet from the right-of-way of State Route 161.

2. Beech Road: There shall be a minimum pavement setback and a minimum building setback of 50 feet from the Beech Road right-of-way.

3. Worthington Road: There shall be a minimum pavement setback of 25 feet and a minimum building setback of 50 feet from the right-of-way of Worthington Road.

4. Western Perimeter Boundary: There shall be a minimum pavement and building setback of 10 feet from the western perimeter boundary of this Zoning District.

5. Internal Parcel Lines: There shall be a zero-setback requirement for pavement and a minimum building setback of 10 feet from internal parcel lines within this Zoning District.

6. Adjacent Parcel: There shall be a minimum pavement setback and a minimum building setback of 25 feet from the shared boundary lines of this Zoning District and the parcel of real property which is known on the effective date of this text as Licking County Auditor parcel number 082-107508-00.000, should that parcel and adjacent property within this Zoning District come under common ownership in the future, then a zero setback shall be required along shared boundary lines.

7. Canopies: Canopies over fuel pumps as part of a gasoline service station use may encroach into minimum building setbacks, subject to approval by City staff.

8. Lot Coverage: There shall be a maximum lot coverage of 80% in this Zoning District, measured on a parcel-by-parcel basis.

9. Public Street Frontage: An individual parcel shall not be required to have public street frontage, or may have frontage on a public street right-of-way to which vehicular access is prohibited, if that parcel has the right to vehicular and utilities access to and from Worthington Road by and through one or more recorded instruments providing perpetual easements in favor of the parcel for these purposes.

E. Architectural Standards: Architectural requirements for buildings in this Zoning District will differ based upon the types and/or locations of intended uses for each building. Requirements for each building type are set forth below. The requirements of the City's Design Guidelines and Requirements ("DGRs") shall apply when a particular standard is not addressed in this text, unless a deviation from the DGRs is approved herein or as part of a final development plan.

1. Style: Buildings shall be designed with a comparable level of detail on all sides.

2. Height: Buildings shall be a minimum of one (1) story and a maximum of two (2) stories, except that hotels and office buildings may exceed two stories and are

permitted to be a maximum of 65 feet in height. Architectural elements such as parapets, cupolas, mechanical screening or similar features may exceed these maximum building heights.

3. Materials:

a. Cementitious products such as Hardi Plank or its equivalent, brick, stone, cultured stone, metal, EIFS and composite material (except vinyl) shall be used as exterior wall finish materials where appropriate. Exterior wall finish materials must be used to complete massing elements. The application of brick veneer to a single building façade shall be prohibited. Alternative building materials may be used subject to Architectural Review District approval (Chapter 1157), provided, however, that when Chapter 1157 requires review and action by the Architectural Review Board, said review and action instead shall be undertaken by the Planning Commission. Exterior wall finish materials must be used to complete massing elements.

b. Prefabricated metal buildings, untreated masonry block structures, and buildings featuring poured concrete exterior walls are prohibited.

c. Generally, the quantity of materials selected for a building shall be minimized.

d. Loading docks are not required to have the same degree of finish as a main entry unless they are visible from an adjacent public street right-of-way.

e. The same palette of exterior finishes and color shall be used on all sides of each building.

4. Roof: General roof massing shall incorporate pitched roofs. Flat roofs shall be permitted, but must integrate strong cornice lines. Acceptable roof materials include natural and synthetic slate, cedar shake, dimensional asphalt shingle, and standing seam metal. Roof elements shall be incorporated that emphasize and reduce the building scale at the building storefront such as, but not limited to, dormers, cupolas, roof spires, and hip and gable roofs.

a. Gutters and Downspouts: Sloped roofs shall be required to employ gutters and downspouts for drainage.

b. Gutter Specifications: Gutters shall be of a metal type and shall be painted to match fascias.

i. Scuppers: Scuppers may be used on the rear of a building with a parapet in lieu of interior drains. Scupper boxes on the rear of a building shall be painted to blend in with the exterior color or shall be of a manufactured metal of a color which complements the finished material to which it is affixed. Through-wall scuppers may be permitted where parapet walls are used. Overflow drains may be an open scupper through a parapet. An open scupper shall be detailed to minimize its appearance on the building elevation.

5. Exterior Doors: All exterior doors other than doors whose primary purpose is for the entry or exit of customers shall be made of a heavy gauge metal. Such doors shall be painted with a color that blends with the color of the exterior masonry on the elevation on which the door is located.

6. Service and Loading Areas: Service and loading areas shall be screened in accordance with the Codified Ordinances.

7. Mechanical Equipment: The following standards shall be required and shall be scaled according to the size of the individual tenant. These features may be scaled to a group of smaller side-by-side tenants when architecturally appropriate:

a. Complete screening of all roof-mounted equipment shall be required on all four sides of buildings with materials that are consistent and harmonious with the building's façade and character, but is not required to be the same material as the building's facade. Such screening shall be provided in order to screen the equipment from off-site view and sound generated by such equipment. When the requirements of this subsection cannot be met due to State Route 161 being at a higher elevation than a building in this Zoning District, deviations with regard to the screening requirements from State Route 161 may be approved as part of a final development plan.

b. Complete screening shall be required of all ground-mounted mechanical and other equipment at ground level by walls, fencing, or landscaping that is consistent and harmonious with the materials on and character of the nearest primary building. Such screening shall be provided in order to screen the equipment from off-site view and sound generated by such equipment.

8. Buildings constructed within this Zoning District are exempt from the requirement of New Albany Design Guidelines Section 6 (I)(A)(1) which prohibits buildings from backing onto public rights-of-way, as it relates to the State Route 161 entrance ramp.

F. Parking: Parking and loading spaces shall be provided for each use per Section 1167 of the Codified Ordinances of the City of New Albany unless otherwise approved as part of a final development plan.

G. Buffering, Landscaping and Open Space: The following landscaping requirements shall apply to this Zoning District

1. **Tree Preservation:** Standard tree preservation practices will be in place to preserve and protect trees that are to remain on site during all phases of construction, including the installation of snow fencing at the drip line.

2. **SR 161 Treatment:** A four-board white horse fence shall be required generally running parallel to State Route 161 along the perimeter of this Zoning District but outside of the right-of-way. Existing trees within the required minimum pavement setback from the State Route 161 right-of-way shall be preserved, except that trees may be removed in order to (a) install and provide for the maintenance of the required 4-board white horse fence, and/or (ii) remove invasive or noxious plant species or trees or which present a danger to persons or property.

3. **Treatment Along Beech Road and Worthington Road:** Within the minimum required pavement setback along Beech Road and Worthington Road, landscaping shall be coordinated and consistent throughout. The following also shall be provided:

(a) **Fence:** A four-board white horse fence shall be required along the street frontages. The final location will be determined as part of a final development plan.

(b) **Setback Landscaping:** A landscaped area shall be required behind the fence and within the required pavement setbacks. This buffer shall consist of deciduous shade trees planted at a rate equal to six (6) trees or more for every 100 lineal feet of street frontage. Such trees may be equally spaced or randomly grouped and shall be of species which are native to Central Ohio. No single species shall be used for more than one-third of the trees required by this paragraph. Minimum sizes for trees required to be planted pursuant to this paragraph shall be two (2) or three (3) caliper inches, provided that no more than 50% of these trees shall be two (2) inches in caliper. The city landscape architect may approve deviations to the caliper requirements on a case-by-case basis.

(c) **Screening of Parking:** A landscape buffer to screen parking areas shall be located within the pavement setback along all public rights-of-way. This buffer may contain landscape material, mounding, or a combination of both and

shall have a minimum height of 3.5 feet at installation and a minimum opacity of 75% within 3 years of installation.

4. Stormwater Basins: Wet and dry stormwater basins shall conform to the standards set forth in Section 1171.08 of the Codified Ordinances unless other design solutions are found to be appropriate. Other design solutions may be appropriate if the City Landscape Architect finds that an alternative design, shape, and appearance is appropriate in particular relationship to streetscape and other site design considerations. One or more stormwater basins may be shared to serve some or all development within this Zoning District, so as to eliminate the need for each parcel to have its own on-site basin. Where shared stormwater basins are proposed, they shall be reviewed and approved by City staff without the requirement to be reviewed as part of a final development plan. Installation of stormwater basins shall include simultaneous installation of screening, buffering, and other aesthetic enhancements near the basins.

5. Street Trees: Street trees already exist along Beech Road. No additional street tree plantings shall be required along that street. A street tree row shall be established along Worthington Road all public streets (other than State Route 161) and private roads and shall contain one (1) tree for every thirty (30) feet of street frontage. Street trees along Worthington Road shall be installed along the entire street frontage when the first parcel develops in this Zoning District. Street trees shall be located a minimum of ten (10) feet from the edge of the right-of-way unless the City's Landscape Architect approves planting these trees closer to the right-of-way or within the right-of-way. Minimum street tree size at installation shall be three (3) caliper inches. All street trees that are not installed prior to infrastructure acceptance shall be bonded to guarantee installation. The city landscape architect may approve deviations to the caliper requirements on a case-by-case basis.

6. Parking Areas: Within this Zoning District there shall be no less than one (1) tree planted for every ten (10) parking spaces located therein. At least five percent (5%) of the vehicular use area shall be landscaped or green space (or tree areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles. Parking areas should be designed to foster pedestrian connectivity by accommodating the required pedestrian connections/walkways and provide landscaping to enhance visual aspects of the development. Particular attention shall be given to quantity or plan material and size of parking lot landscape islands closest to buildings.

7. Minimum On-Site Tree Sizes: Unless otherwise set forth herein, minimum tree size at installation shall be no less than two and one half (2 ½) inches in caliper for deciduous trees, six (6) feet in height for evergreen trees, two (2) inches in caliper for ornamental trees, and thirty (30) inches in height for shrubs. Caliper shall be

measured six (6) inches above grade. The city landscape architect may approve deviations to the caliper requirements on a case-by-case basis.

H. Lighting:

1. All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.

2. All parking lot lighting shall be of the same light source type and style. Building, pedestrian, and landscape lighting may be incandescent or metal halide.

3. All parking lot light poles shall be black or New Albany green and constructed of metal. Light poles shall not exceed thirty (30) feet in height.

4. Uplighting of buildings shall be prohibited. Landscape uplighting from a concealed source shall not be permitted.

5. No permanent colored lights or neon lights shall be used on the exterior of any building.

6. All new electrical utilities that are installed in this Zoning District shall be located underground.

7. All other lighting on the site shall be in accordance with City Code.

8. Street lighting must meet the City Standards and Specifications.

I. Signage: Signage for all uses in this Zoning District shall comply with relevant provisions of the Codified Ordinances unless a master signage plan that provides alternative standards is provided for review and approval by the Planning Commission as part of a final development plan. In the event of a conflict between an approved master sign plan and the relevant provision of the Codified Ordinances, the approved master sign plan shall govern. One wall mounted sign per tenant shall be permitted on each elevation of the building that fronts or sides on a public or private road, but parking lot drive aisles shall not be construed as a private road. Retail tenants are permitted one sandwich board sign, not to exceed six (6) square feet in area, per side. The signs may be placed on the sidewalk in front of the appropriate tenant space, but may not be sited in a location that interferes with vehicular sight distance.

J. Utilities: All new utilities shall be installed underground.

K. Phasing of Improvements: Each phase of development in this Zoning District shall include an appropriate share of the proposed vehicular circulation system, landscaping and outdoor spaces, screening and other site and architectural amenities of the entire project. The extent of these improvements shall be determined for each phase of a specific project at the time of the project's final development plan approval, and may not be based solely upon a proportional or equal share of the entire site.

III. GENERAL MATTERS:

A. Conditional Uses: Any person owning or having an interest in property may file an application to use such property for one or more of the conditional uses provided for by City's Codified Ordinances Code or by this zoning text. Applications for conditional uses shall follow the procedure and comply with the requirements of Chapter 1115, Conditional Uses, of the Codified Ordinances of the City of New Albany.

B. Appeals and Variances:

1. Appeals:

a. Taking of Appeals: Appeals to the Board of Zoning Appeals concerning interpretation or administration of the text or the underlying zoning ordinance by the Zoning Officer or any other administrative official may be taken by any person aggrieved, including a tenant, or by a governmental officer, department, board, or bureau. Such appeal shall be taken within twenty days after the date of the decision by filing a notice of appeal specifying the grounds thereof with the officer from whom the appeal is taken and the Board of Zoning Appeals.

b. Imminent Peril: An appeal shall stay all proceedings in furtherance of the action appealed from, unless the Zoning Officer certifies to the Board of Zoning Appeals, after notice of appeal shall have been filed with him, that by reason of facts stated in the application a stay would, in his opinion, cause imminent peril to life or property. In such case, the proceeding shall not be stayed other than by a restraining order which may, on due cause shown, be granted by the Board of Zoning Appeals, after notice to the Zoning Officer or by judicial proceedings.

2. Nature of Variance: On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable development standards of the PUD portion of this text or the Zoning Ordinance unreasonable and, therefore, the procedure for variance from development standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change of the primary use of the land or structure permitted.

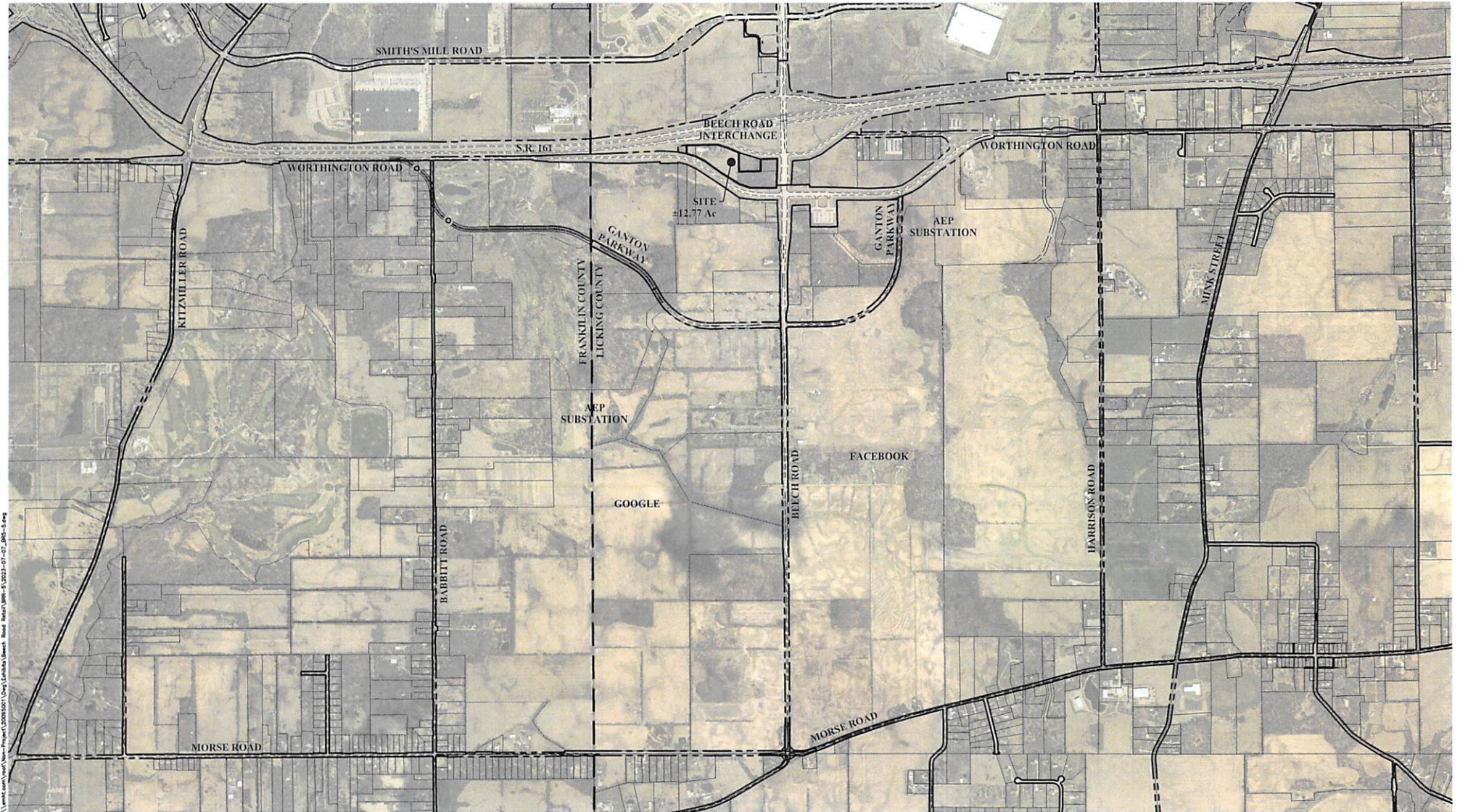
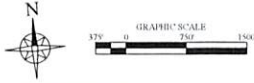
3. Variance Process: The procedures and requirements of Chapter 1113, Variances of the Codified Ordinances of the City of New Albany shall be followed in cases of appeals. The Planning Commission shall hear requests for variances in this zoning district. Any private road constructed within this zoning district shall not be subject to the regulations of the subdivision standards found with Codified Ordinances Chapter 1187.

BEECH ROAD SITE

New Albany, Ohio

THE NEW ALBANY COMPANY

Date: July 7, 2023



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BEECH ROAD SITE

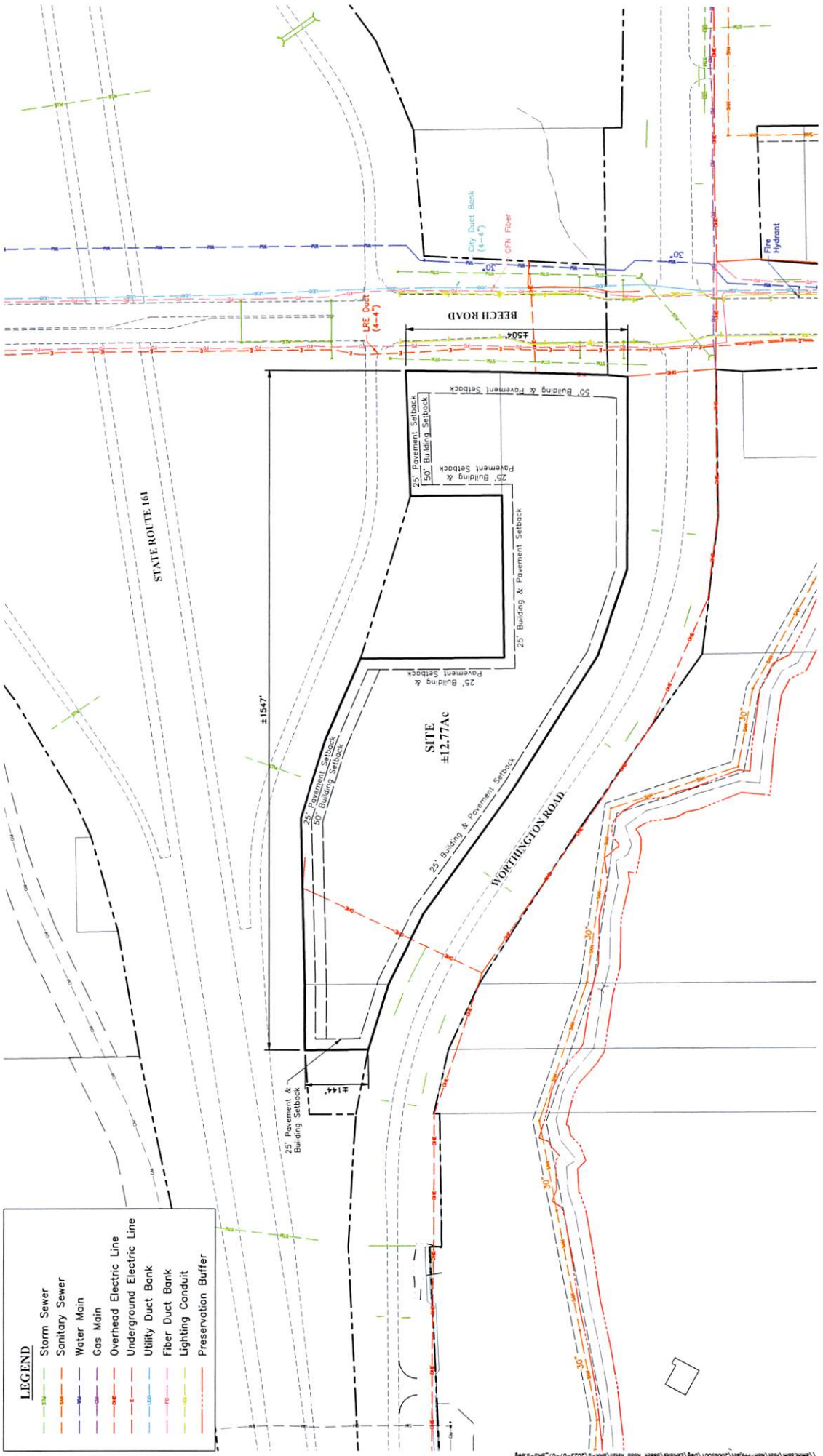
New Albany, Ohio

THE NEW ALBANY COMPANY

Date: July 7, 2023



LEGEND	
	Storm Sewer
	Sanitary Sewer
	Water Main
	Gas Main
	Overhead Electric Line
	Underground Electric Line
	Utility Duct Bank
	Fiber Duct Bank
	Lighting Conduit
	Preservation Buffer





RESOLUTION R-33-2023

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDMENT TO A DEVELOPMENT AGREEMENT WITH COI NEW ALBANY TECH PARK LAND, LLC

WHEREAS, pursuant to Resolution No. R-40-2022 adopted by New Albany City Council on December 6, 2022, the City entered into a Development Agreement with COI New Albany Tech Park Land, LLC (the “Company”) on December 15, 2022, which sets forth the certain assurances and agreements in connection with the development of the Project (as defined in the Development Agreement); and

WHEREAS, the Company and the City desire to amend the Development Agreement as a result of the increase in private investment in the New Albany International Business Park, which has prompted the City to evaluate and modify the timing and construction of new infrastructure to support the project including the construction of purposeful roadway connections; and

WHEREAS, the City has requested that the Company construct portions of “Horizon Court Extension” (which shall be subsequently renamed at the time of final plat) from Horizon Court to Clover Valley Road at the City’s cost, subject to and in accordance with the terms of the Development Agreement and all city regulations and specifications.

NOW, THEREFORE, BE IT RESOLVED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. First Amendment to Development Agreement. The First Amendment to the Development Agreement, by and between the City and the Company, in the form presently on file with the Clerk of Council, is hereby approved and authorized with any changes therein and amendments thereto not inconsistent with this Resolution and not substantially adverse to this City which shall be approved by the city manager. The city manager, for and in the name of this City, is hereby authorized to execute the First Amendment to Development Agreement and approve the character of any changes or amendments thereto as not inconsistent with this Resolution and not substantially adverse to this City that are approved by the city manager, which approval shall be conclusively evidenced by the city manager’s execution of that agreement.

Section 2. Compliance with the Law. This Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Resolution were taken in an open meeting of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. Effective Date. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this 15th day of August, 2023.



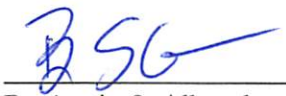
Marlene B. Brisk
President Pro Tem

Attest:



Jennifer H. Mason
Clerk of Council

Approved as to form:



Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	08/08/2023
Introduced:	08/15/2023
Revised:	
Adopted:	08/15/2023
Effective:	08/15/2023



RESOLUTION R-34-2023

A RESOLUTION TO AMEND THE OAK GROVE COMMUNITY REINVESTMENT AREA TO ADD APPROXIMATELY 78.16 +/- ACRES TO THAT AREA, CONFIRMING THE DESIGNATION OF A HOUSING OFFICER AND THE CREATION OF A COMMUNITY REINVESTMENT AREA HOUSING COUNCIL AND TAX INCENTIVE REVIEW COUNCILS, AND TO EXPAND THE OAK GROVE ECONOMIC OPPORTUNITY ZONE TO ADD THAT AREA

WHEREAS, the Council of the City of New Albany, Ohio (the "City") desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City that have not enjoyed sufficient reinvestment in new construction; and

WHEREAS, the Council of the City, by its Resolution No. R-29-98 adopted July 7, 1998, designated the Oak Grove Community Reinvestment Area (the "Oak Grove Area) and by R-28-99 adopted on May 18, 1999, O-23-2005 adopted September 20, 2005, O-24-2006 adopted June 20, 2006, O-39-2006 adopted on October 3, 2006, and R-46-2016 on November 1, 2016, expanded the designation of the original area, which enables the City to offer real property tax exemptions on the construction of certain new structures and the remodeling of certain existing structures as described in Ohio Revised Code ("R.C.") Section 3735.67; and

WHEREAS, the City desires to promote commercial and industrial development in an additional area contiguous to the Current Oak Grove Area, which contiguous area includes approximately 78.16+/- acres and which is depicted on Exhibit A attached hereto (the "Oak Grove Expansion Area"); and

WHEREAS, the City believes that the redevelopment of the Oak Grove Expansion Area would encourage economic stability, maintain real property values and generate new employment opportunities and desires to designate the Oak Grove Expansion Area as a community reinvestment area pursuant to R.C. Sections 3735.65 to 3735.70; and

WHEREAS, according to R.C. Section 3735.66, a survey of housing was prepared for the Oak Grove Expansion Area (the "Survey"); and

WHEREAS, that Survey shows the facts and conditions relating to existing housing and commercial structures and undeveloped land in the Oak Grove Expansion Area, including, among other things, evidence of deterioration and lack of new construction, or repair or rehabilitation of structures in that Oak Grove Expansion Area; and

WHEREAS, the construction of new commercial or industrial structures in the Oak Grove Expansion Area constitutes a public purpose for which real property tax exemptions may be granted; and

WHEREAS, the City created an economic opportunity zone (the "Oak Grove EOZ") to encourage commercial and other business development in the City and now the City, to consistently preserve areas and zones, wishes to expand the Oak Grove EOZ in conjunction with the expansion of the Oak Grove CRA so that the two, when mapped, have the same area and boundaries;

NOW, THEREFORE, BE IT RESOLVED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. Conditions in the Oak Grove Expansion Area. Based on the findings in the Survey and on this Council's own knowledge of the facts and conditions existing in the Oak Grove Expansion Area, this Council hereby finds that the Oak Grove Expansion Area is one in which housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged.

Section 2. Creation of Oak Grove Expanded CRA. This Council hereby designates the Oak Grove Expansion Area as a community reinvestment area (collectively with the Current Oak Grove Area, the "Oak Grove CRA") in accordance with R.C. Section 3735.66. Only new commercial and/or industrial structures consistent with the applicable zoning regulations within the Oak Grove CRA will be eligible for the exemptions provided for in Section 3 of this Resolution, and residential remodeling or new structures, including, but not limited to, multi-family condominium or apartment structures or remodeling thereof, shall not be eligible for the exemptions granted in that Section 3.

Section 3. Tax Exemptions in the Oak Grove CRA. Within the Oak Grove CRA, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial and industrial real property and the term of those exemptions shall be negotiated in advance of construction occurring according to the rules outlined in R.C. Section 3735.67. The City has the authority to negotiate, approve or deny any request for such a tax exemption. The results of the negotiation as approved by this Council will be set forth in writing in a Community Reinvestment Area Agreement as provided in R.C. Section 3735.671. If the newly constructed structure qualifies for an exemption, during the period of the exemption the exempted percentage of the value of the structure shall not be considered to be an improvement on the land on which it is located for the purpose of real property taxation.

The Mayor, the City Manager, the City Community Development Director, and the City Economic Development Manager, or any one of them, are hereby authorized to give any and all notices on behalf of this Council that may be required by law, including, without limitation, those notices required by R.C. Sections 3735.671, 3537.673 and 5709.83, in connection with the consideration, approval or entering into of any agreements under R.C. Section 3735.671.

Section 4. Designation of Housing Officer. To administer and implement the provisions of this Resolution, the Council hereby confirms the prior designation of the City Manager as the Housing Officer for the Oak Grove CRA as described in R.C. Sections 3735.65 to 3735.70.

Section 5. Housing Council and Tax Incentive Review Councils. This Council hereby confirms the prior creation of a Community Reinvestment Area Housing Council (the “Housing Council”) for the Oak Grove CRA. That Housing Council is composed of two members appointed by the Mayor, two members appointed by this Council and one member appointed by the City’s Municipal Planning Commission. A majority of those five members shall appoint two additional members who shall be residents of the City. Terms of the members of the Housing Council shall be three years. An unexpired term resulting from a vacancy in the Housing Council shall be filled in the same manner as the initial appointment was made. The Housing Council shall make an annual inspection of the properties within the Oak Grove CRA for which an exemption has been granted under R.C. Section 3735.69. The Housing Council shall also hear appeals under R.C. Section 3735.70.

The “Franklin County Tax Incentive Review Council” and the “Licking County Tax Incentive Review Council” (each a “TIRC”) were both previously created pursuant to R.C. Section 5709.85. Each TIRC reviews annually the compliance of each agreement involving the granting of exemptions for commercial or industrial real property improvements under R.C. Section 3735.671 and makes written recommendations to this Council as to continuing, modifying or terminating each agreement based upon the performance of each agreement.

Section 6. Resolution to be Forwarded and Published. The Housing Officer or the Housing Officer’s designee is hereby authorized and directed to forward a copy of this Resolution to the Franklin County Auditor and the Licking County Auditor, and to cause to be published a copy of this Resolution in a newspaper of general circulation in the City once per week for two consecutive weeks following its adoption.


Section 7. Authorization to Petition the State of Ohio Director of Development. The Housing Officer, or the Housing Officer’s designee, is hereby authorized and directed, on behalf of the City, to petition the State Director of Development, in accordance with R.C. Section 3735.66, for confirmation of the Oak Grove CRA as expanded to include the Oak Grove Expansion Area.


Section 8. Open Meeting. The Council hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Council and any of its committees and that all deliberations of this Council and of its committees that resulted in formal action were taken in meetings open to the public in full compliance with the applicable legal requirements, including R.C. Section 121.22.

Section 9. Effective Date. Pursuant to Article 6.07 of the New Albany Charter, this Resolution shall take effect upon adoption.

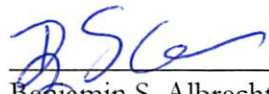
CERTIFIED AS ADOPTED this 15th day of August, 2023.

Attest:


Marlene B. Brisk
President Pro Tem


Jennifer H. Mason
Clerk of Council

Approved as to form:

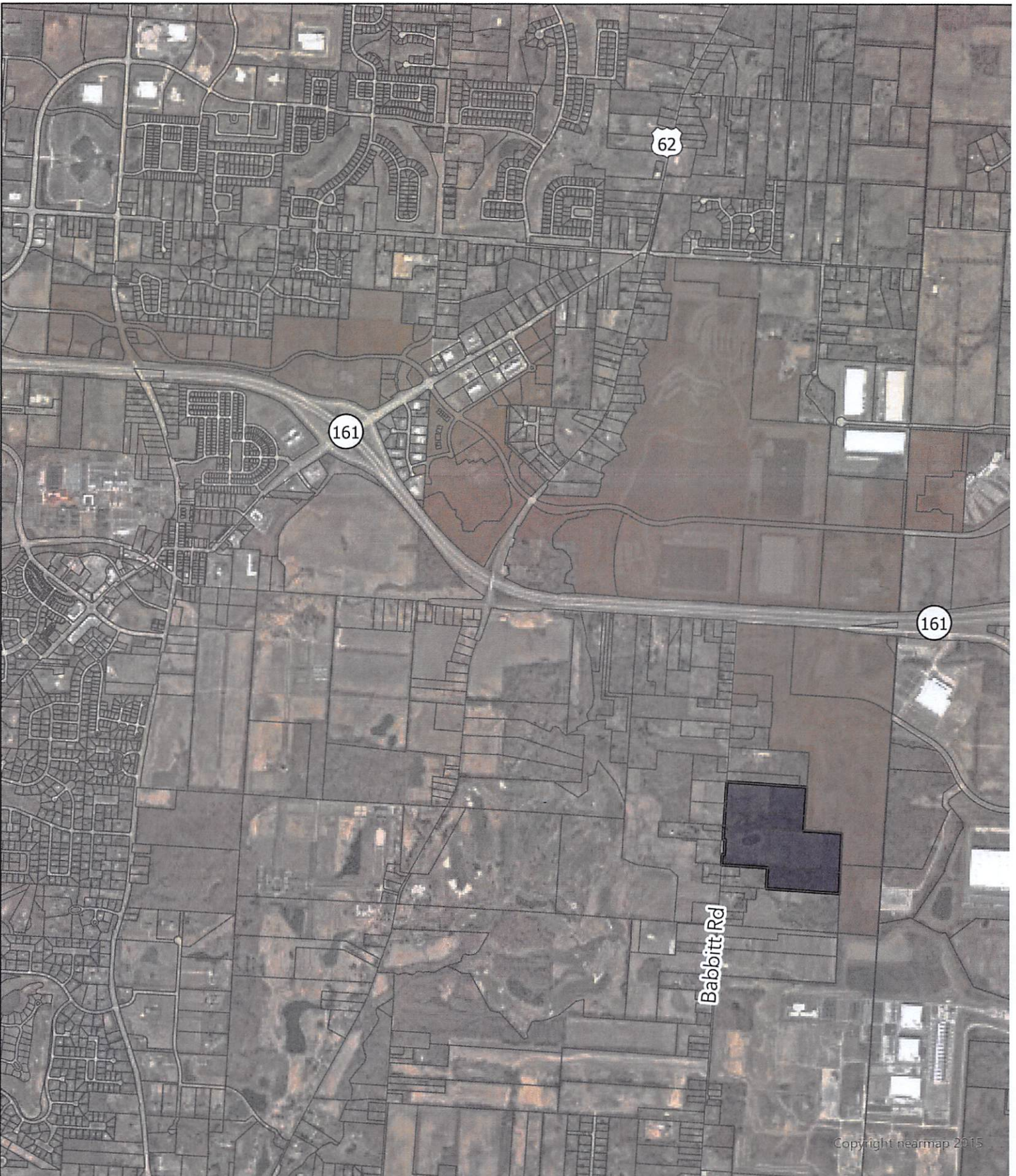

Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	07/27/2023
Introduced:	08/15/2023
Revised:	
Adopted:	08/15/2023
Effective:	08/15/2023

EXHIBIT A – R-34-2023

PARCEL MAP

The colored areas on the attached map specifically identify and depict the Parcels and constitutes part of this Exhibit A.



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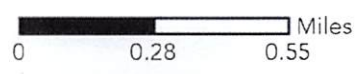
Exhibit A - R-34-2023

Oak Grove CRA

Babbitt Rd East

NEW ALBANY
COMMUNITY CONNECTS US

- CRA Expansion
- Oak Grove
- Parcel





RESOLUTION R-35-2023

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A GMP AMANDMENT WITH MESSER CONSTRUCTION FOR THE PURPOSE OF CONSTRUCTING PHASE 2 OF THE TAYLOR FARM PARK PROJECT

WHEREAS, in 2018, the city undertook a competitive and qualifications-based selection process to procure a construction manager at risk for the Rose Run Park project and a selection committee found Messer Construction as the apparent successful offeror based on qualifications and a Technical and Fee Proposal; and

WHEREAS, on November 9, 2018, council approved R-46-2018 authorizing the city manager to enter into Construction Manager at Risk (CMR) contract with Messer Construction for the purposes of constructing Rose Run Park; and

WHEREAS, Council approved R-59-2021 that authorized the city manager to enter into a CMR contract with Messer Construction for the subsequent phase of the Rose Run Park, known as Rose Run II; and

WHEREAS, Council approved R-45-2022 that authorized the city manager to amend the CMR contract with Messer Construction to include phase two of the Taylor Farm Park Project; and

WHEREAS, the contract requires the CMR to submit a Guaranteed Maximum Price (GMP) to the city; and

WHEREAS, R-45-2022 states that once the GMP is established, council will be presented with additional legislation authorizing the city manager to enter into a GMP Amendment to the contract; and

WHEREAS, the GMP has been submitted to the city in the amount of \$6,379,178 and is within the project budget approved by council in the mid-year appropriations ordinance (O-85-2023); and

NOW, THEREFORE, BE IT RESOLVED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. The city manager is hereby authorized to enter into a GMP amendment with Messer Construction and to enter into all subsequent contracts necessary to accomplish the construction of constructing phase 2 of Taylor Farm Park pursuant to the attached Exhibit A.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this 15th day of August, 2023.

Attest:



Marlene B. Brisk
President Pro Tem



Jennifer H. Mason
Clerk of Council

Approved as to form:



Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 08/04/2023

Introduced: 08/15/2023

Revised:

Adopted: 08/15/2023

Effective: 08/15/2023

Exhibit A - R-35-2023

Taylor Farm Park – Phase 2

Guaranteed Maximum Price (GMP) Proposal

August 4, 2023

City of New Albany, Ohio

Messer Construction Co.





Messer Construction Co.
3705 Business Park Drive
Columbus, OH 43204-5007
(614) 275-0141 Phone
(614) 275-0145 Fax
www.messer.com

August 4, 2023

Adrienne Joly
City of New Albany
99 West Main Street
New Albany, OH 43054

RE: Taylor Farm Park – Phase 2
Guaranteed Maximum Price Proposal (GMP)
Messer Job No. 223310-010

Ms. Joly,

Please find enclosed our Guaranteed Maximum Price (GMP) Proposal in the amount of **\$6,379,178** for the Taylor Farm Park – Phase 2 Project.

Exhibits:

1. A List of the Drawings and Specifications, including all Addenda thereto, and the Conditions of the Contract.
2. A List of clarifications and assumptions made by the Construction Manager in the preparation of the Guaranteed Maximum Price proposal, including assumptions under Section 3.2.2,
3. A statement of the proposed Guaranteed Maximum Price, including a statement of the estimated Cost of the Work organized by trade categories or systems, including allowances, the Construction Manager's contingency set forth in Section 3.2.4; and the Construction Manager's Fee.
4. The anticipated date of Substantial Completion upon which the proposed Guaranteed Maximum Price is based.
5. A date by which the Owner must accept the Guaranteed Maximum Price.
6. A list of unit prices and a statement of their basis including a detailed description.
7. A list of alternates and a statement of their basis including a detailed description.
8. The Project Schedule
9. The Contractor's Construction Schedule
10. The Submittal Schedule
11. A detailed scope-of-Work description for each anticipated Subcontract
12. A detailed scope-of-Work description for all Work the Construction Manager proposes to self-perform.

This submission includes all supporting materials and information as required by Article 3.2.3 of the Contract.

Should you have any questions regarding this submission, we are happy to discuss at your earliest convenience.

Sincerely,



Kenneth M. Miller

Operations Vice President
Messer Construction Co.

Guaranteed Maximum Price (GMP) Proposal
City of New Albany
Taylor Farm Park – Phase 2

City of New Albany

Messer Construction Co.

Owner (Signature)

Construction Manager (Signature)

(Printed Name and title)

(Printed Name and title)

(Date)

(Date)



Exhibit 1

Drawings, Specifications, & Addenda



Messer Construction Co.
 3705 Business Park Drive
 Columbus, OH 43204-5007
 (614) 275-0141 Phone
 (614) 275-0145 Fax
 www.messer.com

Exhibit 1

Drawings, Specifications & Addenda

Taylor Farm Park – Phase 1

Guaranteed Maximum Price
 08/04/2023

Documents

Drawings Dated April 3, 2023, Project Manual Dated April 3, 2023, Addendum #1 dated May 15, 2023; Addendum #2 dated May 24, 2023; Addendum #3 June 7, 2023; and Addendum #4 dated June 16, 2023 as listed below:

Drawings

City of New Albany Taylor Farm Park – Phase 2

Drawing	Drawing Description	Revision	Date
	TITLE SHEET		04-03-2023
C000	INDEX MAP		04-03-2023
C001	GENERAL NOTES	Addendum 02	05-24-2023
C002	GENERAL NOTES	Addendum 02	05-24-2023
C003	GENERAL NOTES	Addendum 02	05-24-2023
C100	TREE PROTECTION PLAN		04-03-2023
C101	EXISTING CONDITIONS PLAN	Addendum 02	05-24-2023
C200	SITE LAYOUT & UTILITY PLAN	Addendum 02	05-24-2023
C201	PATH LAYOUTS	Addendum 02	05-24-2023
C300	STORMWATER POLLUTION PREVENTION NOTS	Addendum 02	05-24-2023
C301	SWPPP & GRADING PLAN	Addendum 02	05-24-2023
C302	SWPPP & GRADING PLAN	Addendum 02	05-24-2023
C303	PROFILES & DETAILED GRADING	Addendum 02	05-24-2023

C400	WATER SERVICE PLAN	Addendum 02	05-24-2023
C401	WATER SERVICE PLAN & PROFILE	Addendum 02	05-24-2023
C402	WATER SERVICE PLAN DETAILS	Addendum 02	05-24-2023
C500	COVER SHEET – SANITARY SEWER EXTENSION	Addendum 04	06-16-2023
C501	GENERAL NOTES	Addendum 04	06-16-2023
C502	GENERAL NOTES	Addendum 04	06-16-2023
C503	SANITARY SEWER PLAN	Addendum 04	06-16-2023
C504	GENERAL NOTES, DETAIL, AND QUANTITIES	Addendum 04	06-16-2023
C505	EXISTING CONDITIONS PLAN	Addendum 04	06-16-2023
C506	SANITARY SEWER PLAN	Addendum 04	06-16-2023
C507	SANITARY SEWER PROFILE	Addendum 04	06-16-2023
L000	NOTES AND LEGENDS		04-03-2023
L100	MATERIALS PLAN – OVERALL PLAN		04-03-2023
L101	MATERIALS PLAN – CELL ONE	Addendum 02	05-24-2023
L102	MATERIALS PLAN – CELL TWO	Addendum 02	05-24-2023
L103	MATERIALS PLAN – CELL THREE		04-03-2023
L104	MATERIALS PLAN – HOMESTEAD		04-03-2023
L200	LAYOUT PLAN – OVERALL PLAN		04-03-2023
L201	LAYOUT PLAN – CELL ONE		04-03-2023
L202	LAYOUT PLAN – CELL TWO		04-03-2023
L203	LAYOUT PLAN – CELL THREE		04-03-2023
L204	LAYOUT PLAN – HOMESTEAD		04-03-2023
L300	SOILS PLAN		04-03-2023
L301	SOILS PLAN		04-03-2023
L400	PLANTING PLAN – OVERALL PLAN		04-03-2023
L401	PLANTING PLAN – CELL ONE		04-03-2023
L402	PLANTING PLAN – CELL TWO	Addendum 02	05-24-2023
L403	PLANTING PLAN – CELL THREE		04-03-2023
L404	PLANTING PLAN – HOMESTEAD		04-03-2022
L405	PLANTING PLAN – HOMESTEAD		04-03-2023
L406	PLANTING PLAN – PLAYGROUND		04-03-2023
L500	DETAILS – PAVING		04-03-2023
L501	DETAILS – BOARDWALKS	Addendum 04	06-16-2023
L502	DETAILS – BOARDWALKS	Addendum 04	06-16-2023

L503	DETAILS – BOARDWALKS06-16-2023	Addendum 04	06-16-2023
L504	DETAILS – FENCES & GATES		04-03-2023
L505	DETAILS – FENCES & GATES		04-03-2023
L506	DETAILS – FENCES & GATES		04-03-2023
L507	DETAILS – FENCES & GATES	Addendum 01	05-15-2023
L508	DETAILS – FENCES & GATES		04-03-2023
L509	DETAILS – FENCES & GATES	Addendum 01	05-15-2023
L510	DETAILS – FENCES & GATES		04-03-2023
L511	DETAILS – STAIRS & RAILINGS		04-03-2023
L512	DETAILS – FURNISHINGS		04-03-2023
L513	DETAILS – FURNISHINGS		04-03-2023
L514	DETAILS – GARDEN BEDS	Addendum 02	05-24-2023
L515	DETAILS – HABITATS		04-03-2023
L516	DETAILS – PLANTING		04-03-2023
L517	DETAILS – PLANTING		04-03-2023
S0	GENERAL STRUCTURAL INFORMATION		04-03-2023
S1	PLANS		04-03-2023
S2	DETAILS	Addendum 01	05-15-2023
A000	GENERAL INFORMATION		04-03-2023
A010	MATERIALS AND SCHEDULES	Addendum 02	05-24-2023
A201	FLOOR PLANS & ELEVATIONS	Addendum 01	05-15-2023
A300	BUILDING SECTIONS	Addendum 02	05-24-2023
A500	EXTERIOR DETAILS	Addendum 02	05-24-2023
H001	HVAC PLAN	Addendum 01	05-15-2023
P001	PLUMBING PLAN	Addendum 01	05-15-2023
P002	PLUMBING SPECIFICATIONS		04-03-2023
E001	LIGHTING PLAN	Addendum 01	05-15-2023
E002	POWER PLAN	Addendum 01	05-15-2023
ES001	ELECTRICAL SITE PLAN	Addendum 01	05-15-2023
ES002	ELECTRICAL SITE PLAN		04-03-2023

Specifications

City of New Albany		
Taylor Farm Park – Phase 2		
Section	Description	Date
DIVISION 0	PROCUREMENT AND CONTRACTING REQUIREMENTS	
00 01 10	TABLE OF CONTENTS	04/03/2023
00 01 15	LIST OF DRAWINGS	04/03/2023
00 11 16	INVITATION TO BID	04/03/2023
00 21 13	INSTRUCTIONS TO BIDDERS	04/03/2023
00 24 13	BID CATEGORY DESCRIPTIONS	04/03/2023
00 31 13	PRELIMINARY SCHEDULES	04/03/2023
00 31 13a	MILESTONE SCHEDULE	04/03/2023
00 31 13b	SEQUENCING PLAN	04/03/2023
00 31 13c	SEQUENCING PLAN	04/03/2023
00 41 00	BID FORM	04/03/2023
00 45 13	BIDDERS QUALIFICATIONS	04/03/2023
00 52 00	AGREEMENTS FORMS	04/03/2023
00 52 00a	MESSER SUBCONTRACT	04/03/2023
00 52 00b	AIA DOCUMENT A133 – PRIME CONTRACT AGREEMENT	04/03/2023
00 61 13	PERFORMANCE & PAYMENT BOND FORM	04/03/2023
00 61 13a	PERFORMANCE & PAYMENT FORM	04/03/2023
00 72 00	GENERAL CONDITIONS	04/03/2023
00 72 00a	GENERAL CONDITIONS-- EXECUTED AIA-A201	04/03/2023
00 73 00	SUPPLEMENTARY CONDITIONS	04/03/2023
00 73 16	INSURANCE REQUIREMENTS	04/03/2023
00 73 16a	INSURANCE CLASSIFICATIONS	04/03/2023
00 73 19	HEALTH & SAFETY REQUIREMENTS	04/03/2023
00 73 19a	SAFETY HEALTH AND ENVIRONMENTAL REQUIREMENTS	04/03/2023
00 73 39	SUPPLIER DIVERSITY REQUIREMENTS	04/03/2023
00 73 39a	MESSER CERTIFYING AGENCIES 2017	04/03/2023
00 73 39b	SD 0001 AND SD 0002 FORMS	04/03/2023
00 73 43	WAGE RATE REQUIREMENTS	04/03/2023
DIVISION 1	GENERAL REQUIREMENTS	Issue Date
01 21 00	ALLOWANCES	04/03/2023
01 22 00	UNIT PRICES	04/03/2023
01 23 00	ALTERNATES	04/03/2023
01 31 19	PROJECT MEETINGS	04/03/2023
01 32 16	CONSTRUCTION PROGRESS SCHEDULE	04/03/2023

01 32 26	CONSTRUCTION PROGRESS REPORTING	04/03/2023
01 35 13	MANAGED EQUIPMENT SERVICES	04/03/2023
01 35 13a	MES ADDENDUM	04/03/2023
01 35 43	ENVIRONMENTAL PROCEDURES – 5S PROGRAM	04/03/2023
01 40 01	QUALITY PROGRAM	04/03/2023
01 45 16	GROUND PENETRATING REQUIREMENTS	04/03/2023
01 50 00	TEMPORARY FACILITIES & CONTROLS	04/03/2023
01 50 00B	TEMPORARY FACILITIES & CONTROLS – POWER AND LIGHTING	04/03/2023
01 77 00	CLOSEOUT PROCEDURES	04/03/2023
01 40 01	QUALITY PROGRAM	04/03/2023
DIVISION 2	DEMOLITION	
	NOT ISSUED	Issue Date
DIVISION 3	CONCRETE	Issue Date
03 30 00	CAST-IN-PLACE CONCRETE	04/03/2023
DIVISION 4	MASONRY	
	NOT ISSUED	Issue Date
DIVISION 5	METALS	Issue Date
05 50 00	METAL FABRICATIONS	04/03/2023
DIVISION 6	CARPENTRY	Issue Date
06 10 63	EXTERIOR ROUGH CARPENTRY	04/03/2023
DIVISION 7 TO DIVISION 28		Issue Date
	NOT ISSUED	
DIVISION 31	EARTHWORK	Issue Date
31 22 19	FINISH GRADING	04/03/2023
DIVISION 32	EXTERIOR IMPROVEMENTS	Issue Date
32 11 16	ASPHALT PAVING	04/03/2023
32 12 43	POROUS ASPHALT PAVING	04/03/2023
31 13 13	CONCRETE PAVING	04/03/2023
32 14 40	STONE PAVING	04/03/2023
32 15 00	AGGREGATE SURFACING	04/03/2023
32 31 00	ELECTRIC GATE OPERATOR	04/03/2023
32 31 19	DECORATIVE AND TUBE RAILINGS	04/03/2023

32 32 53	DRY-STACK STONE RETAINING WALL SYSTEM	04/03/2023
32 33 00	SITE FURNISHINGS	04/03/2023
32 91 00	AMENDED-IN-PLACE AND SALVAGED SOILS	04/03/2023
32 91 10	STANDARD PROCESSED TOPSOIL	04/03/2023
32 92 00	TURF GRASS	04/03/2023
32 92 10	NATIVE MEADOW PLANTINGS	04/03/2023
32 93 00	PLANTS	04/03/2023
DIVISION 33	UTILITIES	Issue Date
	NOT ISSUED	

End of Exhibit 1 – Drawings, Specifications & Addenda



Exhibit 2

Clarifications & Assumptions

Exhibit 2

Clarifications and Assumptions

Taylor Farm Park – Phase 2

Guaranteed Maximum Price

08/04/2023

Clarifications to the Base Contract

1. Builder's Risk Insurance

- a. AIA Document A201-2017 General Conditions of the Contract for Construction, Item 11.2 PROPERTY INSURANCE is revised to shift the responsibility for the builders risk "all-risk" insurance from the Owner to Messer Construction Co.

General Items

1. Inclusions

- a. Payment and performance bond
- b. Builder's Risk insurance policy – Full or "all-risk" Coverage
- c. Subcontractor Default Insurance policy (SDI)
- d. Construction Contingency (3%)
- e. Limited Notice to Proceed #1
- f. The Guaranteed Maximum Price is based on the Schedule in Exhibit 8-9.
- g. Site is available unobstructed construction activities beginning on August 28, 2023.
- h. Assumption of continuous construction progress after August 28, 2023 with no delays or interruptions beyond the control of the CM.

2. Exclusions

- a. All water and sewer tap and/or capacity fees
- b. All local utility company (i.e. AEP, AT&T, Columbia Gas, Spectrum, etc.) 'aid to construction costs'
- c. All design or consulting fees
- d. All permits and inspections
- e. Delays or work stoppages between phases of work
- f. Design/Owner Contingency (by Owner)
- g. All temporary or permanent easement costs.
- h. Standby City inspection costs or fees.
- i. City Right of Way or bonding fees.
- j. Removal, transportation and storage of items to be salvaged.

- k. Repair/replacement of existing public roads or utilities outside of project boundaries.
- l. Police (LEO) Officer support.
- m. GMP estimate based on documents not yet signed off by the City of New Albany or the City of Columbus. Any changes arising from City approvals are not included.
- n. Temporary heating is not included.
- o. 3rd Party testing

Site Preparation

- 1. Exclusions
 - a. Latent conditions
 - b. Undercutting or removal of unsuitable soils and/or adjustment of moisture content
 - c. Hazardous materials removal or abatement
 - d. Permanent dewatering systems
 - e. Landscape Mowing and Watering
- 2. Clarifications
 - a. No soils report has been provided for this project.
 - i. Earthwork calculations are based upon striping 6" of topsoil across the site. No import or export of material is included. We assume this is a balanced site.
 - ii. This proposal includes an allowance of \$100,000 (\$250/cy x 400 cy) for rock excavation.

Utilities

- 1. Exclusions
 - a. Pole risers, AEP primary enclosures, meter cabinets, and utility poles.

Landscaping and Exterior Improvements

- 1. The Dry-Stone Retaining Wall System, specification 32 32 53, does not specify a material type. We based the Dry-Stone material the same as the Stone Paving specification, 32 14 40.2.01.B.1.a Stone Type: Briar Stone Sandstone.
- 2. We have included a Tree and Seeding allowance of \$187,000. Messer will work with the City of New Albany and the design team to develop/coordinate the scope of work and manage / coordinate the onsite activities during construction schedule contained in this GMP.

General Trades

- 1. Clarifications
 - b. Helical Piers Testing Allowance: A testing allowance of \$20,000 has been included to prove the design bearing capacity is achieved at the 12' length of pile.

- c. F1 Barnstone Seating – An allowance of \$2,500/ea x 6 = \$15,000 has been included for the barnstone seating. No specification or materials were identified in the documents.

End of Exhibit 2 – Clarifications and Assumptions



Exhibit 3

Guaranteed Maximum Price & Estimated Cost

Exhibit 3

Guaranteed Maximum Price & Estimated Cost

Taylor Farm Park – Phase 2

Guaranteed Maximum Price

08/04/2023

Guaranteed Maximum Price Estimated Cost

1. Guaranteed Maximum Price: **\$6,379,178**
2. See attached Estimate & Recap

List of Allowances

Allowances Carried in Subcontracts

1. Dewatering (Carried inside BC-01 Contract): \$20,000
2. Geotechnical Boring (Carried inside BC-01 Contract): \$10,000
3. Regrade Limestone Aggregate Pavement (Carried Inside BC-01 Contract): \$20,000

Total Allowances Carried in Subcontracts: \$50,000

Allowances Carried by the Construction Manager

1. Maintenance of Traffic Allowance for Sanitary: \$55,000
2. Rock Excavation Allowance: \$100,000
3. General Requirements:
 - a. Temporary Camera & Lights on Construction Fencing: \$7,500
 - b. Temporary Water Hook-up & Consumption: \$6,000
 - c. Temporary Electric Hook-up & Consumption: \$15,000
 - d. Temporary Construction Lighting: \$5,000
4. Wildlife Planting Allowance: \$187,000
5. Helical Pier Testing: \$20,000
6. F1 Barnstone Seating: \$15,000

Total Allowances Carried by the Construction Manager: \$410,500

Note: Allowances listed above do not include the Construction Managers Fee and Insurances.

End of Exhibit 3 – Guaranteed Maximum Price & Estimated Cost

Taylor Farms Phase 2
GMP Recap
August 4, 2023



Budget Category	Description	Bid	Subcontractor, Vendor or Suppliers
Bid Category No. 1	Excavation and Site Utilities	\$ 1,306,000	Igel
Bid Category No. 2	Electrical	\$ 415,398	Settle Muter Electric
Bid Category No. 3	Landscape	\$ 677,675	EMI
Bid Category No. 4	General Trades	\$ 994,000	Messer
Alternate 1	Boardwalk A	\$ 594,285	Messer + Igel + EMI
Alternate 2	Boardwalk B	\$ 439,624	Messer + Igel + EMI
Allowance	Tree and Seeding Allowance	\$ 187,000	
Allowance	Sanitary MOT Allowance	\$ 55,000	
Allowance	Rock Excavation (400 cy @ \$250)	\$ 100,000	
Allowance	Helical Pier Testing	\$ 20,000	
Allowance	F1 Barnstone Seating	\$ 15,000	
Bid Category Subtotal		\$4,803,982	
Preconstruction		\$120,753	
General Conditions		\$427,215	
General Requirements		\$564,312	
Subtotal		\$5,916,261	
Insurance @ 0.97%		\$66,465	
Builder's Risk Insurance		\$7,318	
Bond @ 0.52%		\$35,631	
SDI @ 1.1%		\$28,447	
CAT		\$17,815	
Subtotal		\$6,071,938	
Contingency @ 3%		\$182,158	
Subtotal		\$6,254,096	
Fee @ 2%		\$125,082	
Total		\$6,379,178	

Taylor Farms Phase 2
General Conditions
August 4, 2023



Scope of Work Item	Quantity	Units	Unit Rate	Amount	Total	Comments
General Conditions Costs						
Vice President - Kenneth M Miller	52.86	hours	\$178.50	\$9,436		5% - 7/1/2023 to 12/31/2023
Vice President - Kenneth M Miller	61.23	hours	\$187.43	\$11,476		5% - 1/1/2023 to 7/31/2024
Project Executive - Lance Schneider	420.54	hours	\$141.00	\$59,296		80% - 7/1/2023 to 9/30/2023
Project Executive - Lance Schneider	52.57	hours	\$141.00	\$7,412		10% - 10/1/2023 to 12/31/2023
Project Executive - Lance Schneider	122.47	hours	\$148.50	\$18,187		10% - 1/1/2024 to 7/31/2024
General Superintendent - Steve Schmidt	525.68	hours	\$139.25	\$73,201		100% - 7/1/2023 to 9/30/2023
General Superintendent - Steve Schmidt	26.28	hours	\$139.25	\$3,659		5% - 10/1/2023 to 12/31/2023
General Superintendent - Steve Schmidt	61.23	hours	\$146.21	\$8,952		5% 1/1/2024 to 7/31/2024
Project Engineer	1057.13	hours	\$80.00	\$84,570		100% - 7/1/2023 to 12/31/2023
Project Engineer	612.33	hours	\$84.00	\$51,436		100% - 1/1/2024 to 7/31/2024
Coop	528.57	hours	\$46.00	\$24,314		50% - 7/1/2023 to 12/31/2023
Coop	612.33	hours	\$46.00	\$28,167		50% - 1/1/2024 to 7/31/2024
Safety Coordinator	105.71	hours	\$97.00	\$10,254		10% - 7/1/2023 to 12/31/2023
Safety Coordinator	122.47	hours	\$97.00	\$11,880		10% - 1/1/2024 to 7/31/2024
Accounting Manager	105.71	hours	\$72.25	\$7,638		10% - 7/1/2023 to 12/31/2023
Accounting Manager	122.47	hours	\$75.86	\$9,291		10% - 1/1/2024 to 7/31/2024
Accounting Associate	52.86	hours	\$53.00	\$2,802		5% - 7/1/2023 to 12/31/2023
Accounting Associate	61.23	hours	\$55.65	\$3,407		5% - 1/1/2024 to 7/31/2024
Contracts	34.66	hours	\$53.00	\$1,837		Total for Contracts
Total					\$427,215	

Taylor Farms Phase 2
 General Requirements
 August 4, 2023



Scope of Work Item	Quantity	Units	Unit Rate	Amount	Total	Comments
General Requirements Costs						
Field office	7	month	\$2,984.00	\$20,888.00		
Cleaning service	7	month	\$500.00	\$3,500.00		
Storage/tool shed	12	month	\$155.00	\$1,860.00		
Office equipment & supplies	7	month	\$750.00	\$5,250.00		
Temporary roads	400	cy	\$45.00	\$18,000.00		
Temporary laydown	200	cy	\$45.00	\$9,000.00		
Temporary roads/laydown removal	650	cy	\$30.00	\$19,500.00		
Temporary roads - maintenance (24 hr /month)	650	cy	\$11.94	\$7,761.00		
Temporary construction fencing	900	feet	\$8.00	\$7,200.00		
Temporary construction fencing - tree protection	700	feet	\$17.50	\$12,250.00		
Network setup	1	lump sum	\$850.00	\$850.00		
Network equipment & service charges	7	month	\$850.00	\$5,950.00		
Miscellaneous office supplies	7	month	\$150.00	\$1,050.00		
Project technology bundle	7	month	\$500.00	\$3,500.00		
Miscellaneous technology charges	1	lump sum	\$2,000.00	\$2,000.00		
Toilet service	48	each	\$95.00	\$4,560.00		
Handwash station	1	each	\$960.00	\$960.00		
Temp construction fencing - camera allowance	1	lump sum	\$5,000.00	\$5,000.00		
Temp construction fencing - lighting allowance	1	lump sum	\$2,500.00	\$2,500.00		
Temp water hook-up	7	month	\$714.29	\$5,000.03		
Temp water consumption	7	month	\$142.86	\$1,000.02		
Temp electric hook-up	7	month	\$1,428.57	\$9,999.99		
Temp electric consumption	7	month	\$714.29	\$5,000.03		
Temp lighting allowance	7	month	\$714.29	\$5,000.03		
snow removal	80	hours	\$68.20	\$5,456.00		
Traffic control	80	hours	\$90.00	\$7,200.00		
Project Sign	1	each	\$1,500.00	\$1,500.00		
Dumpsters	24	each	\$500.00	\$12,000.00		
Site maintenance labor	1107	hours	\$66.75	\$73,892.25		
Site maintenance equipment	2076	hours	\$7.00	\$14,532.00		
Timber mats	100	liner feet	\$500.00	\$50,000.00		
Final clean-up	1	lump sum	\$10,000.00	\$10,000.00		
Project photos	12	month	\$150.00	\$1,800.00		
Ice & drinking water	12	month	\$100.00	\$1,200.00		
Professional surveyor	346	hours	\$100.00	\$34,600.00		
Construction layout/staking	80	hours	\$100.00	\$8,000.00		
Street cleaning	7	month	\$7,889.75	\$55,228.25		
Trucking	208	hours	\$52.00	\$10,816.00		
Gator/site transportation	12	month	\$1,266.00	\$15,192.00		
Mockups	1	lump sum	\$10,000.00	\$10,000.00		
Forklift	7	month	\$1,000.00	\$7,000.00		
Fuel	700	gal	\$3.50	\$2,450.00		
Safety/First aid	12	month	\$2,000.00	\$24,000.00		
Bird & Bat Houses	1	lump sum	\$21,866.00	\$21,866.00		
Demo Summer Kitchen / Garage / Chicken Coop	1	lump sum	\$25,000.00	\$25,000.00		
Demo Barn	1	lump sum	\$15,000.00	\$15,000.00		
Total					\$ 564,312	



Exhibit 4

Anticipated Date of Substantial Completion



Messer Construction Co.
3705 Business Park Drive
Columbus, OH 43204-5007
(614) 275-0141 Phone
(614) 275-0145 Fax
www.messer.com

Exhibit 4

Anticipated Date of Substantial Completion

Taylor Farm Park – Phase 2

Guaranteed Maximum Price
08/04/2023

Date of Substantial Completion

1. The anticipated date of Substantial Completion is August 28, 2024.

End of Exhibit 4 – Anticipated Date of Substantial Completion



Exhibit 5

Date of Owner Acceptance of GMP



Messer Construction Co.
3705 Business Park Drive
Columbus, OH 43204-5007
(614) 275-0141 Phone
(614) 275-0145 Fax
www.messer.com

Exhibit 5

Date by which Owner Must Accept GMP

Taylor Farm Park – Phase 2

Guaranteed Maximum Price
08/04/2023

Owner Acceptance Date

1. Messer Construction Co. requests acceptance of the Guaranteed Maximum Price Proposal (GMP) on or before August 25, 2023.

End of Exhibit 5 – Date by which Owner Must Accept GMP



Exhibit 6

Unit Prices & Wage Rates

Exhibit 6

Unit Prices & Wage Rates

Taylor Farm Park – Phase 2

Guaranteed Maximum Price

08/04/2023

List of Unit Prices

1. Rock Excavation: \$250.00 per CY
2. Labor Rates for BC-01: George J Igel Co. (attached)
3. Labor Rates for BC-02: SME (attached)
4. Labor Rates for BC-03: EMI (attached)
5. Labor Rates for BC-04: Messer (included in CM agreement)

Note: Unit Prices reflect the base cost of the work and do not include the Construction Managers Fee and Insurances. Unit Prices do not include, nor account for possible schedule extension related to the issue causing the use of the Unit Price.

End of Exhibit 6 – Unit Prices & Wage Rates

George J. Igel & Co., Inc.
 2040 Alum Creek Dr.
 Columbus, OH 43207
 614-445-8421

UNION / PREVAILING WAGE RATES WITH FRINGES (STANDARD PROJECTS)

Effective May 1, 2023 through April 30, 2024

CCIP/OCIP credit for Workers Comp is \$1.50 per hour and General Liability is \$1.00 per hour

TRADE	REG TIME	OVERTIME	DOUBLE TIME
OPERATORS			
HOE/CRANE	\$ 70.24	\$ 96.39	\$ 122.54
BULLDOZER/GREASEMAN	\$ 70.09	\$ 96.16	\$ 122.23
ARTICULATED HAULER	\$ 63.73	\$ 86.63	\$ 109.53
FORKLIFT/INSTRUMENT	\$ 69.86	\$ 95.82	\$ 121.78
OILER/RODMAN	\$ 60.41	\$ 81.64	\$ 102.87
MASTER MECHANIC	\$ 70.55	\$ 96.86	\$ 123.17
LABORERS			
LABORER	\$ 59.13	\$ 80.95	\$ 102.77
LABORER FOREMAN	\$ 67.79	\$ 93.94	\$ 120.09
PIPELAYER	\$ 59.34	\$ 81.27	\$ 103.20
PIPELAYER FOREMAN	\$ 67.79	\$ 93.94	\$ 120.09
GRADE CHECKER	\$ 64.80	\$ 89.46	\$ 114.11
GRADE CHECKER FOREMAN	\$ 67.79	\$ 93.94	\$ 120.09
TEAMSTERS			
LOWBOY/DUMP TRUCKS	\$ 61.27	\$ 82.48	\$ 103.70
CARPENTERS			
CARPENTER	\$ 64.13	\$ 84.56	\$ 104.99
CARPENTER FOREMAN	\$ 75.56	\$ 101.71	\$ 127.86
CEMENT MASONS			
CEMENT MASON	\$ 63.24	\$ 84.50	\$ 105.77
CEMENT MASON FOREMAN	\$ 73.01	\$ 99.16	\$ 125.31

Schneider, Lance

From: Fred Drewry <fdrewry@landscapepros.com>
Sent: Thursday, July 20, 2023 10:55 AM
To: Schneider, Lance
Subject: Hourly Rate

**** Unverified External Email - Click With Caution! ****

Lance,

PW Hour Rate

Hourly Rate

Base Rate PW	\$	45.39
Payroll Taxes	\$	7.71
Admin/Supervisors	\$	4.80
Holiday/Vacation	\$	0.84
Total	\$	58.74

Kind Regards,

Fred Drewry
Director of Landscape Construction

Email: fdrewry@landscapepros.com

Environmental Management Services Inc.
8220 Industrial Parkway
Plain City, Ohio 43064

C 614.332.7005
P 614.876.9988
F 614.876.9986





LABOR RATE ATTACHMENT

Submitted by Settle-Muter Electric, Ltd.
 Trade Classification Journeyman

Item		Base Rate	Premium Rate	Double Time Rate
Base rate		35.50	53.25	71.00
Taxes:				
FICA (0.0765%)	0.0765	3.04	4.40	5.43
FUTA (0.006%)	0.006	0.02	0.02	0.02
SUTA (0.0325%)	0.0325	0.14	0.14	0.14
Insurance				
Workers Comp	0.01526	0.61	0.61	0.61
General Liability per 1000	0.0049	0.20	0.20	0.20
Other (specify)				
Benefits (specify)				
Welfare Fund	6.96	6.96	6.96	6.96
Pension Fund	8.52	8.52	8.52	8.52
Apprentice Fund	tbd			
Vacation Fund	10	1.45	1.45	1.45
Ed. & cult. Fund	tbd			
Deferred Income Fund	tbd			
Paid Holidays	6	0.87	0.87	0.87
Incidentals	2.85	2.85	2.85	2.85
Other (Cash fringe)		4.30	4.28	-
Other incidentals (specify)				
Training & Education	2.93	2.93	2.93	2.93
			-	-
OH&P		Per Contract	Per Contract	Per Contract
			NO Markup on premium time	NO markup on premium time
TOTAL		67.40	86.48	100.98

DUPLICATE AS REQUIRED

LABOR RATE ATTACHMENT

Submitted by
Trade Classification

Settle-Muter Electric, Ltd.
Superintendent

Item		Base Rate	Premium Rate	Double Time Rate
Base rate		47.50	71.25	95.00
Taxes:				
FICA (0.0765%)	0.0765	3.63	5.45	7.27
FUTA (0.006%)	0.006	0.02	0.02	0.02
SUTA (0.0325%)	0.0325	0.14	0.14	0.14
Insurance				
Workers Comp	0.015261	0.72	0.72	0.72
General Liability per 1000	0.0049	0.23	0.23	0.23
Other (specify)				
Benefits (specify)				
Welfare Fund	6.96	6.96	6.96	6.96
Pension Fund	8.52	8.52	8.52	8.52
Apprentice Fund	td			
Vacation Fund	10	1.95	1.95	1.95
Ed. & cult. Fund	td			
Deferred Income Fund	td			
Paid Holidays	6	1.17	1.17	1.17
Incidentals	2.85	2.85	2.85	2.85
Other (Cash + tbd)	-	-	-	-
Other incidentals (specify)				
Training & Education	2.93	2.93	2.93	2.93
		-	-	-
		76.63	102.19	127.76
OH&P				
		Per Contract	Per Contract	Per Contract
Bond				
TOTAL		76.63	102.19	127.76

DUPLICATE AS REQUIRED



Exhibit 7

Alternates

Exhibit 7

Alternates

Taylor Farm Park – Phase 2

Guaranteed Maximum Price

08/04/2023

List of Alternates

1. Alternate #1 Boardwalk A: **\$594,285.00**
 - a. Alternate #2 is assumed to be accepted and the cost is included in the GMP Cost Recap.
2. Alternate #2 Boardwalk B: **\$439,624.00**
 - a. Alternate #2 is assumed to be accepted and the cost is included in the GMP Cost Recap.
3. Alternate #3 Demo of Existing Barn: **Included in General Requirements**
 - a. Alternate #3 is assumed to be accepted and the cost is included in the GMP Cost Recap

Note: Alternates reflect the base cost of the work by the Subcontractors and does not include mark-up which are calculated below the line.

End of Exhibit 7 – Alternates



Exhibit 8,9

Project Schedule, Phasing & Logistics Plan



Messer Construction Co.
3705 Business Park Drive
Columbus, OH 43204-5007
(614) 275-0141 Phone
(614) 275-0145 Fax
www.messer.com

Exhibit 8-9

Schedule

Taylor Farm Park – Phase 2

Guaranteed Maximum Price

08/04/2023

Project Schedule

1. The Project Schedule and proposed Phasing / Logistics Plans are attached.

End of Exhibit 8-9 – Schedule

Description

Orig Dur

Start

Finish

2023 Mar Apr May Jun Jul Aug Sep Oct Nov Dec 2024 Jan Feb Mar Apr May Jun Jul Aug

Taylor Farm Park, Phase 2

Construction Documents

Develop Construction Documents	21	03/06/23	04/03/23
Issue Construction Set	1	04/04/23	04/04/23
Finalize Construction Budget	60	04/05/23	06/27/23
Present Construction Budget	5	06/28/23	07/04/23
Execute Limited NTP (Trailer, Fencing, Demo)	13	07/05/23	07/21/23

Bidding/Award

Bid Period	25	06/28/23	08/01/23
Review Bids & Develop GMP	10	08/02/23	08/15/23
GMP Review	10	08/16/23	08/29/23
GMP Approval	0		08/29/23
Award Contracts	15	08/30/23	09/19/23

Permitting

Water Service Permit	60	04/05/23	06/27/23
Sanitary CC Permit	75	06/28/23	10/10/23
Building Permit	45	08/30/23	10/31/23

Procurement

Boardwalk Shop Drawings	60	09/20/23	12/12/23
Shed A & B Steel Procurement	35	09/20/23	11/07/23
Metal Roofing	50	09/20/23	11/28/23
Window Procurement	30	09/27/23	11/07/23
Cedar Wood Siding	40	10/04/23	11/28/23
Structures	40	10/11/23	12/05/23
Boardwalk Material Procurement	100	12/13/23	04/30/24

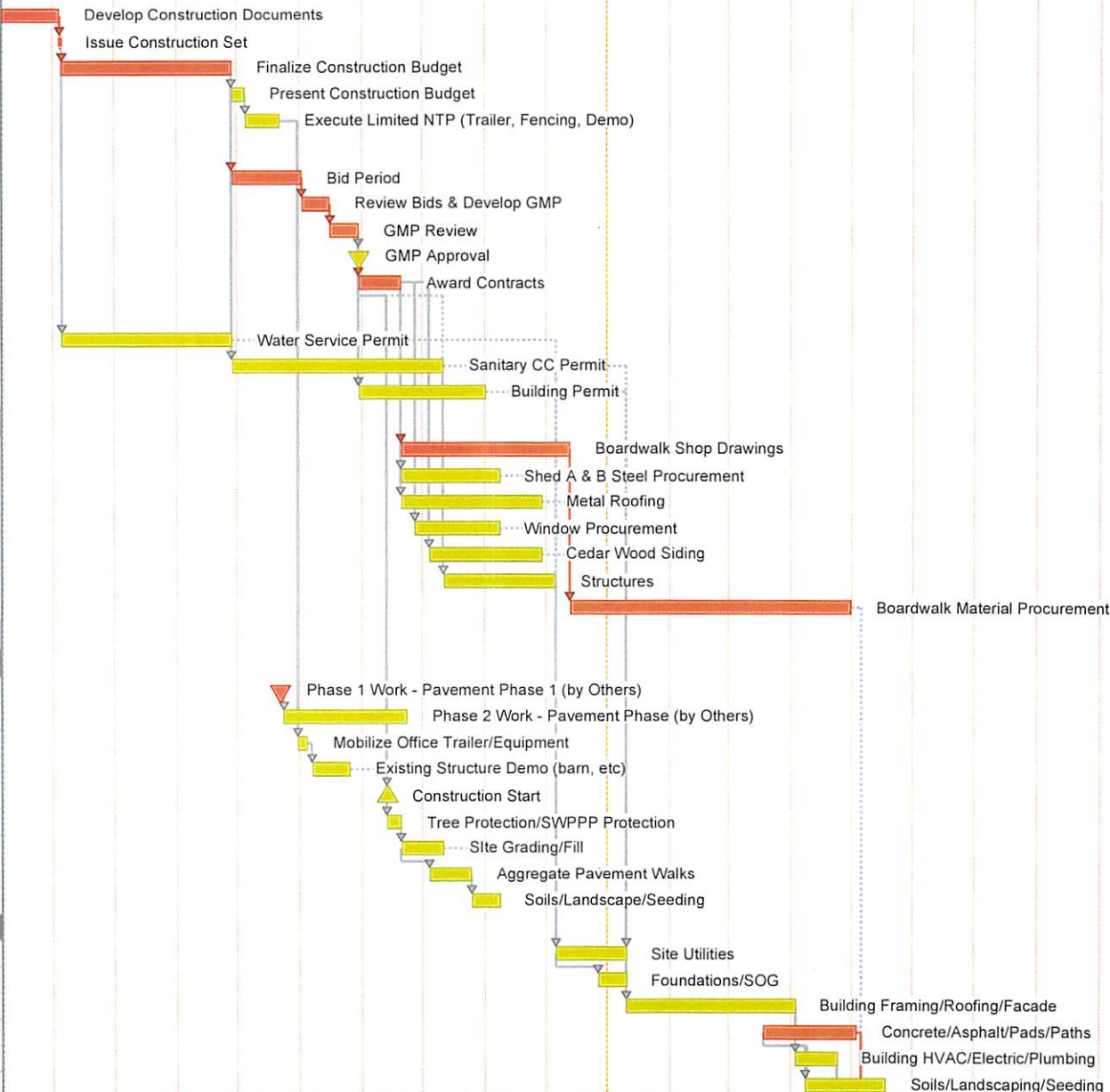
Construction

Sequence 1

Phase 1 Work - Pavement Phase 1 (by Others)	0		07/21/23
Phase 2 Work - Pavement Phase (by Others)	45	07/24/23	09/22/23
Mobilize Office Trailer/Equipment	5	07/31/23	08/04/23
Existing Structure Demo (barn, etc)	15	08/07/23	08/25/23
Construction Start	0	09/13/23	
Tree Protection/SWPPP Protection	5	09/13/23	09/19/23
Site Grading/Fill	15	09/20/23	10/10/23
Aggregate Pavement Walks	15	10/04/23	10/24/23
Soils/Landscape/Seeding	10	10/25/23	11/07/23

Sequence 2 - Homestead

Site Utilities	25	12/06/23	01/09/24
Foundations/SOG	10	12/27/23	01/09/24
Building Framing/Roofing/Facade	60	01/10/24	04/02/24
Concrete/Asphalt/Pads/Paths	35	03/18/24	05/03/24
Building HVAC/Electric/Plumbing	15	04/03/24	04/23/24
Soils/Landscaping/Seeding	30	04/08/24	05/17/24



Start Date: 03/06/23
 Finish Date: 09/13/24
 Data Date: 03/06/23
 Run Date: 07/20/23

Taylor Farm Park, Phase 2 Milestone Schedule



NEW ALBANY





Exhibit 10

Submittal Schedule

Exhibit 10

Submittal Schedule

Taylor Farm Park – Phase 2

Guaranteed Maximum Price

08/04/2023

Submittal Schedule

1. A schedule of items to be submitted is attached.

End of Exhibit 10 – Submittal Schedule

Spec Section	Spec Section Name	Para	Title	Description	Type	Status	Target Date	Subcontractor
03 30 00	Cast-in-Place Concrete	1.04-A	Action Submittals	Product Data: For each of the following: 1. Portland cement. 2. Fly ash (if used) 3. Slag cement (if used) 4. Aggregates 5. Admixtures 6. Include limitations of use, including restrictions on cementitious materials, supplementary cementitious materials, air entrainment, aggregates, temperature at time of concrete placement, relative humidity at time of concrete placement, curing conditions, and use of other admixtures. 7. Vapor retarders. 8. Curing materials. 9. Include documentation from color pigment manufacturer, indicating that proposed methods of curing are recommended by color pigment manufacturer. 10. Joint formers. 11. Repair materials.	Product Data			
03 30 00	Cast-in-Place Concrete	1.04-B	Action Submittals	Design Mixtures: For each concrete mixture, include the following: 1. Mixture identification. 2. Minimum 28-day compressive strength. 3. Durability exposure class. 4. Maximum w/c ratio. 5. Slump limit. 6. Air content. 7. Nominal maximum aggregate size. 8. Include certification that dosage rate for permeability-reducing admixture matches dosage rate used in performance compliance test. 9. Submit alternate design mixtures when characteristics of materials, project conditions, weather, test results, or other circumstances warrant adjustments.	Mix Design			
03 30 00	Cast-in-Place Concrete	1.04-C	Action Submittals	Shop Drawings: - 1. Steel Reinforcement Shop Drawings: Pacing Drawings that detail fabrication, bending, and placement, include bar sizes, lengths, material, grade, bar schedules, stirrup spacing, bent bar diagrams, bar arrangement, splices and laps, mechanical connections, tie spacing, hoop spacing, and supports for concrete reinforcement.	Shop Drawings			
03 30 00	Cast-in-Place Concrete	1.05-C	Informational Submittals	Material Test Reports: For the following, from a qualified testing agency: 1. Portland cement. 2. Aggregates. 3. Admixtures. 4. Permeability-Reducing Admixture. Include independent test reports, indicating compliance with specified requirements, including dosage rate used in test.	Test Reports			
03 30 00	Cast-in-Place Concrete	1.05-D	Informational Submittals	Field quality-control reports.	Reports			
05 50 00	Metal Fabrications	1.03-A	Action Submittals	Product Data: For the following: 1. Panels and coating products. 2. Gaskets.	Product Data			
05 50 00	Metal Fabrications	1.03-B	Action Submittals	Shop Drawings: Show fabrication and installation details. Include plans, elevations, sections, and details of metal fabrications and their connections. Show anchorage and accessory items. Provide Shop Drawings for the following: 1. Steel supports for deck beams, posts, and rails. 2. Steel tube reinforcement/back-up for gate posts. 3. Aluminum framing and supports for vehicular gates.	Shop Drawings			
05 50 00	Metal Fabrications	1.04-C	Informational Submittals	Paint Compatibility Certificates: From manufacturers of topcoats applied over shop primers, certifying that shop primers are compatible with topcoats, if painting is called for in the details.	Certificates			
06 10 63	Exterior Rough Carpentry	1.03-A	Action Submittals	Product Data: For preservative-treated wood products, include chemical treatment manufacturer's written instructions for handling, storing, installing, and finishing treated material.	Product Data			
06 10 63	Exterior Rough Carpentry	1.03-B	Action Submittals	Shop drawings/product cuts for saddles.	Shop Drawings			
06 10 63	Exterior Rough Carpentry	1.04-A	Informational Submittals	Material Certificates: - 1. For preservative-treated wood products, indicate type of preservative used and net amount of preservative retained.	Certificates			
06 10 63	Exterior Rough Carpentry	1.04-B	Informational Submittals	Certificates of Inspection: Issued by lumber grading agency for exposed wood products not marked with grade stamp.	Certificates			
06 10 63	Exterior Rough Carpentry	1.04-C	Informational Submittals	Evaluation Reports: For preservative-treated wood products, from ICC-ES.	Reports			
06 15 33	Wood Boardwalk	1.05-A	Action Submittals	Product Data: For preservative-treated wood products and metal framing anchors. 1. For preservative-treated wood products, include chemical treatment manufacturer's written instructions for handling, storing, installing, and finishing treated material.	Product Data			
06 15 33	Wood Boardwalk	1.05-B	Action Submittals	Samples: For wood decking, not less than 24 inches long, showing the range of variation to be expected in appearance of decking, including surface texture.	Samples			
06 15 33	Wood Boardwalk	1.06-A	Informational Submittals	Material Certificates: - 1. Manufacturer Certificates. Certify products meet or exceed specified requirements. 2. FSC Submittals. Provide documentation indicating manufacturer is FSC Chain of Custody certified. 3. For lumber specified to comply with minimum allowable unit stresses, indicate species and grade selected for each use and design values approved by AISC, Board of Review. 4. For preservative-treated wood products, indicate type of preservative used and net amount of preservative retained.	Certificates			
06 15 33	Wood Boardwalk	1.06-B	Informational Submittals	Certificates of Inspection: Issued by lumber grading agency for exposed wood products not marked with grade stamp.	Certificates			
06 15 33	Wood Boardwalk	1.06-C	Informational Submittals	Evaluation Reports: For the following, from ICC-ES: 1. Preservative-treated wood products. 2. Expansion anchors. 3. Metal framing anchors. 4. Decking fasteners.	Reports			
06 15 33	Wood Boardwalk	1.06-D	Informational Submittals	Closure Submittals: Provide IPE Manufacturers maintenance instructions that include recommendations for periodic cleaning and maintenance of all components.	Maintenance Data			
06 15 33	Wood Boardwalk	1.07-C	Quality Assurance	Mock-up: Provide mock-up for evaluation of surface preparation techniques and application workmanship. Accepted mock-up shall be the comparison standard for the remaining work. 1. Build mock-ups of substructure, decking and railing in the location and of the size indicated or on the drawing. If not indicated, build mock-ups where directed by Landscape Architect and not less than 8 feet wide by 10 feet long. 2. If approved, boardwalk mock-up may be used as completed final work. 3. Do not proceed with remaining work until workmanship is approved by Landscape Architect.	Mockups			
22 30 00	Plumbing Piping	PO02	Action Submittals	Product Data: For each type of product used.	Product Data			
22 30 00	Plumbing Sanitary	PO02	Action Submittals	Product Data: For each type of product used.	Product Data			
22 30 00	Valves	PO02	Action Submittals	Product Data: For each type of product used.	Product Data			
22 30 00	Plumbing Fixtures	PO02	Action Submittals	Product Data: For each type of product used.	Product Data			
22 30 00	Insulation and Covers	PO01	Action Submittals	Product Data: For each type of product used.	Product Data			
22 30 00	Electric Water Heaters	PO01	Action Submittals	Product Data: For each type of product used.	Product Data			
22 30 00	Thermal Expansion Tank	PO01	Action Submittals	Product Data: For each type of product used.	Product Data			
22 30 00	Exterior Hose Bibb	PO01/PO02	Action Submittals	Product Data: For each type of product used.	Product Data			
22 30 00	Firestopping	HO01	Action Submittals	Product Data: For each type of product used.	Product Data			
22 30 00	Cable Exhaust Fans	HO01	Action Submittals	Product Data: For each type of product used.	Product Data			
23 30 00	Electric Cabinet Unit Heaters	HO01	Action Submittals	Product Data: For each type of product used.	Product Data			
26 30 00	Fixtures	EO02	Action Submittals	Product Data: For each type of product used.	Product Data			
26 30 00	Switches	EO02	Action Submittals	Product Data: For each type of product used.	Product Data			
26 30 00	Wire and Cables	EO02	Action Submittals	Product Data: For each type of product used.	Product Data			
26 30 00	Grounding	EO02	Action Submittals	Product Data: For each type of product used.	Product Data			
26 30 00	Conduits	EO02	Action Submittals	Product Data: For each type of product used.	Product Data			
26 30 00	Junction Box	EO02	Action Submittals	Product Data: For each type of product used.	Product Data			
31 22 19	Finish Grading	1.05-A	Submittals	Equipment Data: Submit descriptive information with ground pressure load data for each proposed item of equipment to be used. Equipment data will be evaluated for compact type compaction potential. All equipment used in placing the compost shall have ground pressure level of 4.5 psi or lower. 1. Large earth moving equipment (D4, D6 dozers) must have rubberized base tracks with low ground pressure. 2. Equipment with metal cleats will not be permitted.	Equipment Data			
31 22 19	Finish Grading	1.06-D	Quality Assurance	Finished Grading Smoothness Mock-Up: - 1. Prepare 20-foot by 20-foot area of finished graded soil representing the finished graded surface of the planting area. 2. Locate mock-up on site in an area easily referenced during fine grading operations. 3. Protect accepted mock-up from physical damage and erosion until date of final completion. 4. The accepted mock-up shall be the standard by which finish grading will be judged. Pre-installation Conference: Conduct conference as Project is: a. Review methods and procedures related to hot mix asphalt paving including, but not limited to, the following: b. Review proposed sources of paving materials, including capabilities and location of plant that will manufacture hot mix asphalt. c. Review requirements for protecting paving work, including restriction of traffic during installation period and for remainder of construction period.	Mockups			
32 12 16	Asphalt Paving	1.02-A	Pre-installation Meetings	Pre-installation Conference: Conduct conference as Project is: a. Review methods and procedures related to hot mix asphalt paving including, but not limited to, the following: b. Review proposed sources of paving materials, including capabilities and location of plant that will manufacture hot mix asphalt. c. Review requirements for protecting paving work, including restriction of traffic during installation period and for remainder of construction period.	Meetings			
32 12 16	Asphalt Paving	1.03-A	Action Submittals	Product Data: For each type of product.	Product Data			
32 12 16	Asphalt Paving	1.04-A	Informational Submittals	Qualification Data: For manufacturer.	Qualification Data			
32 12 16	Asphalt Paving	1.04-B	Informational Submittals	Material Certificates: For each paving material.	Certificates			
32 12 16	Asphalt Paving	1.04-C	Informational Submittals	Material Test Reports: For each paving material, by a qualified testing agency.	Test Reports			
32 12 16	Asphalt Paving	1.04-D	Informational Submittals	Field quality-control reports.	Reports			
32 12 43	Porous Asphalt Pavement	1.4-A	Submittals	Product Data: For each type of product indicated. Include technical data and tested physical and performance properties. 1. Job-Mix Designs. Cert-Recision, by authority having jurisdiction, of approval of each job mix prepared for the work. 2. Geotextile fabric. 3. Aggregate (reservoir and choke courses).	Product Data			
32 12 43	Porous Asphalt Pavement	1.4-B	Submittals	Qualification Data: For qualified manufacturer and installer.	Qualification Data			
32 12 43	Porous Asphalt Pavement	1.4-C	Submittals	Material Certificates: For each paving material, from manufacturer.	Certificates			

32 12 43	Porous Asphalt Pavement	1.4.0	Submittals	A minimum of three (3) weeks before the production of the mixture, submit for approval completed batch of aggregate and asphalt binder, and production temperature range. Use ODOT IMF (Job Mix Formula) forms for this submittal. Final design acceptance is subject to field verification and actual performance. Field verification may include additional testing by the Owner.	Performance Data
32 12 43	Porous Asphalt Pavement	1.4.E	Submittals	Material Test Reports: For each paving material. Mock-up asphalt surface with formed edge to demonstrate edge conditions and quality of finish craftsmanship. Mock-up size to be 4' wide x 8' long.	Test Reports
32 12 43	Porous Asphalt Pavement	1.6.A	Mock-Ups	Mock-up shall demonstrate the quality, finish, smoothness/irregularity that is to be expected in the finish work given the surface tolerances required as listed in these specs. Mock-up cannot be used as part of the finish work if accepted.	Mockups
32 12 43	Porous Asphalt Pavement	1.9.A	Warranty	2-year limited material warranty for porous asphalt pavement from manufacturing defects in workmanship or materials.	Warranty
32 13 13	Concrete Paving	1.01-A	Preinstallation Meetings	Preinstallation Conference: Conduct conference at Project site 1. Review methods and procedures related to concrete paving, including but not limited to, the following: a. Concrete mixture design b. Quality control of concrete materials and concrete paving construction practices 2. Require representatives of each entity directly concerned with concrete paving to attend, including the following: a. Contractor's superintendent, b. Concrete paving Subcontractor, c. City Representative d. City Representative	Meetings
32 13 13	Concrete Paving	1.04.A	Action Submittals	Product Data: For each type of product.	Product Data
32 13 13	Concrete Paving	1.04.B	Action Submittals	Design Mixtures: For each concrete paving mixture, include alternate design mixtures when characteristics of materials, Project conditions, weather, test results, or other circumstances warrant adjustments.	Mix Design
32 13 13	Concrete Paving	1.05.A	Informational Submittals	Qualification Data: For qualified installer, require concrete manufacturer and testing agency.	Qualification Data
32 13 13	Concrete Paving	1.05.B	Informational Submittals	Material Certificates: For the following, from manufacturer 1. Cementitious materials 2. Steel reinforcement and reinforcement accessories	Certificates
32 13 13	Concrete Paving	1.05.C	Informational Submittals	3. Admixtures 4. Curing and Sealing compounds, 5. Applied finish materials, 6. Bonding agent or epoxy adhesive 7. Joint fillers	Certificates
32 13 13	Concrete Paving	1.05.C	Informational Submittals	Material Test Reports: From a qualified testing agency indicating and interpreting test results for compliance of the following with requirements indicated, based on comprehensive testing of current materials: 1. Aggregates: include service-record data indicating absence of deleterious expansion of concrete due to alkali-aggregate reactivity	Test Reports
32 13 13	Concrete Paving	1.05.D	Informational Submittals	Field quality control reports	Reports
32 13 13	Concrete Paving	1.05.E	Informational Submittals	Minutes of Preinstallation conference.	Meeting Minutes
32 13 13	Concrete Paving	1.06.E	Quality Assurance	Mock-ups: Build mock-ups to verify selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution. 1. Build mock-ups of full thickness sections of concrete paving to demonstrate typical joints, surface finish, texture, and color curing and standard of workmanship and as indicated in the pre-construction meeting. 2. Build mock-ups of concrete paving in the location and of the size indicated or, if not indicated, build mock-ups where directed by Landscape Architect and not less than 96 inches by 96 inches. 3. Where concrete is called to be sealed, seal one half of the mock-up area for color and finish review by Landscape Architect. 4. Notify Landscape Architect as soon as possible in advance of dates and times when mock-ups will be constructed. 5. Obtain Landscape Architect's approval of mockups before starting construction. 6. Maintain approved mockups during construction in an undisturbed condition as standard for judging the completed pavement. 7. Approval of mock-ups does not constitute approval of deviations from the Contract Documents contained in mockups unless Landscape Architect specifically approves such deviations in writing. 8. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.	Mockups
32 14 40	Stone Paving	1.03.A	Action Submittals	Product Data: Submit characteristics of paver unit, dimensions, special shapes and setting materials.	Product Data
32 14 40	Stone Paving	1.03.B	Action Submittals	Samples for Verification: 1. Full units of each type of unit paver indicated. Assemble not less than five samples of each type of unit on suitable backing and grout joints.	Samples
32 14 40	Stone Paving	1.04.A	Informational Submittals	Qualification Data: Installer qualifications as outlined in Quality Assurance Article.	Qualification Data
32 14 40	Stone Paving	1.04.B	Informational Submittals	Material Certificates: For stone pavers, include statements of material properties and curing compliance with requirements, including compliance with standards. Provide for each type and size of unit.	Certificates
32 14 40	Stone Paving	1.04.C	Informational Submittals	Cleaning and Maintenance Instructions for the stone slabs.	Maintenance Data
32 14 40	Stone Paving	1.04.D	Informational Submittals	Manufacturer's Installation Instructions: Submit substrate requirements, installation and methods.	Manufacturers Instructions
32 14 40	Stone Paving	1.05.E	Quality Assurance	Mock-ups: Build mock-ups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution. 1. Construction of Mock-ups a. Construct one 6-foot by 6-foot area for each paver material type. 1) Sample to include compacted aggregate setting bed, pavers representing pattern as per drawings, edge restraint and filled joints with specified sand. b. Coordinate locations of in place mock-ups at Pre-construction conference. 2) Construct mock-up in location where mock-up can be referenced. 3) Construct as many mock-ups as necessary to achieve an acceptable mock-up to Owner and Landscape Architect. 3) Remove all rejected mock-ups immediately after approval of mock-up samples have been officially accepted by the Landscape Architect. 2. Approval a. Demonstrate the proposed range of aesthetic effects and workmanship. b. Obtain Owners Representative approval of mockups before starting paver installation. c. Maintain mockups during construction in an undisturbed condition as standard for judging the completed Work. d. Demolish and remove mockups when directed. e. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion. Whether the final certificate of payment or any provision in the Contract Documents, nor partial or entire occupancy of the premises by the Owner, shall constitute an acceptance of work not done in accordance with the Contract Documents or relieve the Contractor of liability in respect to any express warranties or responsibility for faulty materials or workmanship. The Contractor shall remedy any defects in the work and pay for any damage to other work resulting therefrom, which shall appear within period of two years from the date of final acceptance of the work unless longer period is specified. The Owner will give notice of observed defects with reasonable promptness.	Mockups
32 14 40	Stone Paving	1.06.A	Warranty / Guaranty	The Contractor shall remedy any defects in the work and pay for any damage to other work resulting therefrom, which shall appear within period of two years from the date of final acceptance of the work unless longer period is specified. The Owner will give notice of observed defects with reasonable promptness.	Warranty
32 14 40	Stone Paving	1.06.B	Warranty / Guaranty	The Contractor shall remedy any defects in the work and pay for any damage to other work resulting therefrom, which shall appear within period of two years from the date of final acceptance of the work unless longer period is specified. The Owner will give notice of observed defects with reasonable promptness.	Warranty
32 14 40	Stone Paving	1.09.A	Extra Materials	General: Submit four (4) bound booklets. Each booklet under this Section shall be tabbed into specific sections, containing clearly identified (through yellow highlighter or other identification methods) and legible information on the following required information indicated herein in this Section: 1. Submittals may be rejected if they are difficult to read due to poor image quality, or if the required information is not included. 2. Work shall not proceed until Submittals have been reviewed and approved by the Owners Representative.	Attic Stock
32 15 00	Aggregate Surfacing	1.04.A	Submittals	General: Submit four (4) bound booklets. Each booklet under this Section shall be tabbed into specific sections, containing clearly identified (through yellow highlighter or other identification methods) and legible information on the following required information indicated herein in this Section: 1. Submittals may be rejected if they are difficult to read due to poor image quality, or if the required information is not included. 2. Work shall not proceed until Submittals have been reviewed and approved by the Owners Representative.	General
32 15 00	Aggregate Surfacing	1.04.B	Submittals	Submit product data, samples, and manufacturing sources for each type of manufactured material and product indicated. All product data shall also include source and/or Manufacturers name, address, and telephone numbers. 1. Crushed Aggregate 2. Geotextile fabric	Product Data
32 15 00	Aggregate Surfacing	1.04.C	Submittals	Materials: Submit one (1) sample for all surfacing materials and systems here in this Section to the Owner's Representative	Materials
32 15 00	Aggregate Surfacing	1.04.C.1	Submittals	1. Submit sample(s) of each type of Crushed Aggregate material specified herein for approval to ensure color(s) will be compatible with the Project. Sample(s) shall be sufficiently large (1/2 pound minimum) to illustrate clearly the functional characteristics and full range of color and texture of the material.	Samples
32 15 00	Aggregate Surfacing	1.04.D	Submittals	Sieve Analysis: Submit sieve analysis of each type of Crushed Aggregate material to ensure it meets grading requirements. 1. Sieve analysis and color of Crushed Aggregate Paving shall be approved, in writing, by the Owner's Representative, before any material is delivered to the Project.	Sieve Analysis
32 15 00	Aggregate Surfacing	1.04.E	Submittals	Qualification Data: Submit names for firms and persons specified in the Quality Assurance Section to demonstrate their capabilities and experience on similar Crushed Aggregate paving projects within the past three (3) years. Include lists of completed projects with project names, addresses, and contact names and phone number and other information specified to the Owner's Representative.	Qualification Data
32 15 00	Aggregate Surfacing	1.04.F	Submittals	Delivery Tickets: With transit truck, provide delivery tickets, signed by an authorized representative of the source plant, containing all information on type and composition of materials.	Delivery Tickets
32 15 00	Aggregate Surfacing	1.05.D	Quality Assurance	Mock-ups: Install 4 ft. wide x 10 ft. long mock-up of stabilized crushed aggregate paving with stabilizer additive at location as directed by owners representative.	Mockups
32 15 00	Aggregate Surfacing	1.09.A	Maintenance	Service: Immediately repair all damage to the Work as the result of weather or traffic conditions. Report all damage resulting from Work of other trades after acceptance of Crushed Aggregate Paving Work. Repair to match adjacent undisturbed Work.	Maintenance Data

32 31 00	Electric Gate Operator	1.04-B	Submittals	Product Data - Equipment list, system description, electrical wiring diagrams for installation, and manufacturer's data sheets on each product to be used, including: 1. Preparation instructions and recommendations. 2. Storage and handling requirements and recommendations. 3. Installation methods. Shop Drawings - Submit shop drawings showing layout, profiles, and product components, including anchorage, edge conditions, and accessories. 1. Operation, installation, and maintenance manuals including wiring diagrams. 2. Risers, layouts, and special wiring diagrams showing any changes to standard drawings. Manufacturers Standard Limited Warranty - - 1. Warranty Period: 5 years for commercial applications, 7 years for residential applications.	Product Data
32 31 00	Electric Gate Operator	1.04-C	Submittals	Shop Drawings - Submit shop drawings showing layout, profiles, and product components, including anchorage, edge conditions, and accessories. 1. Operation, installation, and maintenance manuals including wiring diagrams. 2. Risers, layouts, and special wiring diagrams showing any changes to standard drawings.	Shop Drawings
32 31 00	Electric Gate Operator	1.07-A	Warranty	Manufacturers Standard Limited Warranty - - 1. Warranty Period: 5 years for commercial applications, 7 years for residential applications.	Warranty
32 31 19	Decorative and Tubular Railings	1.4-A	Submittals	Product Data - For each type of product indicated. Shop Drawings - Include plans, elevations, sections, details, and attachments to other work.	Product Data
32 31 19	Decorative and Tubular Railings	1.4-B	Submittals	1. For installed products indicated to comply with design loads, include structural analysis data signed and sealed by the qualified professional engineer responsible for their preparation.	Shop Drawings
32 31 19	Decorative and Tubular Railings	1.4-C	Submittals	Samples for Verification - For each type of proposed finish required: 1. Assembled samples of railing systems, made from full size components, including top rail, post, handrail, and infill. Submit 36 in length for each railing system. 2. Show method of finishing and connecting members at intersections.	Samples
32 31 19	Decorative and Tubular Railings	1.4-D	Submittals	Welding Certifications	Certificates
32 31 19	Decorative and Tubular Railings	1.4-E	Submittals	Qualification Data - For professional engineer.	Qualification Data
32 32 53	Dry-Stack Stone Retaining Wall System	1.05-A	Submittals	Certification - Waller certification documentation shall be submitted as part of the bid process. Wall Design must consider all information presented in wall elevation, layout, grading, and landscaping plans including but not limited to back slopes, surcharge loads, soil elevations, fence post locations, tree or shrub planting beds, plant growth, and the inclusion of the storm water drainage piping designed by a qualified professional, which will be located within the retained fill for some walls. The wall design professional shall contact the Landscape Architect to coordinate the plant bed design within retained fill when applicable. Material Submittals - The contractor shall submit samples of stone to be used that will be long lasting, of suitable size and shape for the dimensions and style of wall. Examples are to be submitted minimum of two weeks prior to start of construction. The material must be suitable meet 80% of the Wall Design Engineering specifications and the requirements of P&A 7 of these specifications.	General
32 32 53	Dry-Stack Stone Retaining Wall System	1.05-C	Submittals		Material Submittals
32 33 00	Site Furnishings	1.02-A	Action Submittals	Product Data - For each type of product. Submittal should include general information and dimensionality of each product.	Product Data
32 33 00	Site Furnishings	1.02-B	Action Submittals	Product Schedule - For site furnishings, use same designations indicated on Drawings.	Product Schedule
32 33 00	Site Furnishings	1.03-A	Informational Submittals	Material Certificates - For site furnishings manufactured with preservative-treated wood: 1. Indicate type of preservative used and net amount of preservative retained. For products receiving waterborne treatment, include statement that moisture content of treated materials was reduced to levels specified before shipment to protect life. Maintenance Data - For site furnishings to include in maintenance manuals.	Certificates
32 33 00	Site Furnishings	1.04-A	Observational Submittals	Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents. 1. Bench Replacement Plants: No higher than 1 full-size units for each site indicated. 2. Anchor - Expansion type typical for each furnishing. Qty: 2.	At Risk Stock
32 33 00	Site Furnishings	1.05-A	Maintenance		
32 31 00	Amended-in-Place and Salvaged Soils	1.05-A	Submittals	Refer to and comply with specifications for submittal procedures and criteria.	General
32 31 00	Amended-in-Place and Salvaged Soils	1.05-B	Submittals	Product Data - Submit technical descriptive data for each manufacturer or packaged product of this Section. Include manufacturer's product testing and analysis and installation instructions for manufactured or processed items and materials. 1. Locations: Submit locations of material sources. Submit location of mixing sites.	Product Data
32 31 00	Amended-in-Place and Salvaged Soils	1.05-C	Submittals	Certificates: Submit certified analysis for each chemical soil amendment and fertilizer material specified (specimen label) and as used (product label) including guaranteed analysis and weight for packaged materials.	Certificates
32 31 00	Amended-in-Place and Salvaged Soils	1.05-D	Submittals	In-Situ and Stockpiled Native Soil Test Submittals - Engage an independent testing agency to qualify existing soil conditions. The Contractor shall submit representative samples of existing soils materials to an agricultural soil testing laboratory acceptable to the Landscape Architect. All soil tests shall be performed in accordance with the current methods provided by ASTM, ISSA or USEPA, unless otherwise noted. All reports prepared by the testing laboratory shall be sent to the Landscape Architect for approval. Deficiencies in the soil, shall be corrected by the Contractor, as directed by the Landscape Architect after review of the testing agency report. Test reports shall include the following: Compost Submittals 1. Report (s) of analyses from producers of composted or organic materials are required. The compost shall be analyzed using the USCC TPA test methods and reporting format, unless otherwise noted. Submit USCC TPA Compost Technical Data Sheet for the delivered compost and dated within 9 months of delivery. 2. Contact the testing laboratory to review testing and sampling requirements before sending samples. 3. Composted organic amendments shall be sampled according to the Ohio EPA State Law / Legislation Code: OAC Chapter 3745-24-46. 4. Maintain clear and concise records of testing and sampling procedures.	General
32 31 00	Amended-in-Place and Salvaged Soils	1.05-E	Submittals	Statement (s) of Qualifications - Submit within 45 days of notice to proceed to confirm qualifications of selected testing agencies. Submit samples of all listed materials to the Landscape Architect for approval. 1. Compost, each source, 5 lb, packaged.	Samples
32 31 00	Amended-in-Place and Salvaged Soils	1.05-F	Submittals	Submit for approval at least two weeks prior to installation written plan for mixing, transporting, storing, placing, and setting installed materials.	Manufacturers Instructions
32 31 00	Amended-in-Place and Salvaged Soils	2.01-A.1	In-Field Testing of In-SITU Soil	1. Provides Soils Sample Plan identifying each area with designation number, identifying characteristics of the area, number of samples taken and average depth of cores. Steps: 1. A stockpile will be visually divided into approximately equal sections, based on the number of samples to be taken. For example, a stockpile that requires three samples will be visually divided into thirds. 2. Within each section, the Contractor/Supplier shall: a. Remove all frozen material prior to sampling. b. Using a sufficiently sized front-end loader, grade the topsoil from top to bottom to create a continuous slope. The material should not be tapered and/or segregated. c. Fill the bucket of the front-end loader by channeling the slope, beginning one (1) foot from the bottom, and continuing to the top of the slope in one operation. d. Transport the sample to the sampling location, lower the bucket to the ground level and slowly empty it by rotating the bucket to form a small pile. 3. Collect a sample from each small pile formed by Step 2 by following these steps: a. Divide the small pile visually into four equal quadrants. b. From the middle third of each quadrant, obtain a small shovelful of material. c. Place the four shovelfuls together in one approved granular materials sample bag or a container of sufficient size for thorough mixing. d. Mix thoroughly. e. Line a plastic quart container with clear plastic bag and place enough of this topsoil mixture to completely fill the bag-lined container. f. Seal the plastic bag with twist tie. g. Seal the containers, including the bagged samples. h. Log all sample information into an Excel sheet. Include any Remarks as appropriate to indicate testing parameters (those only from among those available - typically pH, organic matter (OM), texture and if needed, Nitrogen, Phosphorus and/or Potassium (PPK) content).	Samples
32 31 00	Amended-in-Place and Salvaged Soils	2.01-B	In-Field Testing of In-SITU Soil	1. A stockpile will be visually divided into approximately equal sections, based on the number of samples to be taken. For example, a stockpile that requires three samples will be visually divided into thirds. 2. Within each section, the Contractor/Supplier shall: a. Remove all frozen material prior to sampling. b. Using a sufficiently sized front-end loader, grade the topsoil from top to bottom to create a continuous slope. The material should not be tapered and/or segregated. c. Fill the bucket of the front-end loader by channeling the slope, beginning one (1) foot from the bottom, and continuing to the top of the slope in one operation. d. Transport the sample to the sampling location, lower the bucket to the ground level and slowly empty it by rotating the bucket to form a small pile. 3. Collect a sample from each small pile formed by Step 2 by following these steps: a. Divide the small pile visually into four equal quadrants. b. From the middle third of each quadrant, obtain a small shovelful of material. c. Place the four shovelfuls together in one approved granular materials sample bag or a container of sufficient size for thorough mixing. d. Mix thoroughly. e. Line a plastic quart container with clear plastic bag and place enough of this topsoil mixture to completely fill the bag-lined container. f. Seal the plastic bag with twist tie. g. Seal the containers, including the bagged samples. h. Log all sample information into an Excel sheet. Include any Remarks as appropriate to indicate testing parameters (those only from among those available - typically pH, organic matter (OM), texture and if needed, Nitrogen, Phosphorus and/or Potassium (PPK) content).	Samples
32 31 10	Standard Processed Topsoil	1.05-A	Submittals	Refer to and comply with specifications for submittal procedures and criteria.	General
32 31 10	Standard Processed Topsoil	1.05-B	Submittals	Product Data - Submit technical descriptive data for each manufacturer or packaged product of this Section. Include manufacturer's product testing and analysis and installation instructions for manufactured or processed items and materials. 1. Locations: Submit locations of material sources and suppliers.	Product Data
32 31 10	Standard Processed Topsoil	1.05-C	Submittals	Soil System Components and Soil Mix Suppliers 1. Landscape Architect shall have the right to reject any soil supplier. 2. Soil mix suppliers shall have minimum of 5-years of experience at supplying Manufactured type soils. 3. Submit supplier name, address, email, telephone, and fax numbers and contact name. 4. Submit certification that accepted supplier can provide amount materials and mixes for the entire project and within the limitations of the Project Schedule.	Certifications
32 31 10	Standard Processed Topsoil	1.05-D	Submittals	Certificates: Submit certified analysis for each chemical soil amendment and fertilizer material specified (specimen label) and as used (product label) including guaranteed analysis and weight for packaged materials.	Certificates
32 31 10	Standard Processed Topsoil	1.05-G	Submittals	Statement(s) of Qualifications - Submit within 45 days of notice to proceed to confirm qualifications of the selected testing agencies. Submit samples of Processed Soil to the Landscape Architect for approval.	Qualification Data
32 31 10	Standard Processed Topsoil	1.05-H	Submittals	1. Processed Soil, each source, 5 lb, bagged.	Samples
32 31 10	Standard Processed Topsoil	1.05-I	Submittals	Equipment Data - Submit descriptive information with wheel load data for each proposed item of equipment to be used for execution of all earth work of this Contract. Equipment data will be evaluated for performance to site use restrictions and mix compaction potential. All equipment used in place placement shall have ground pressure level of 5 psi or less. 1. Large earth moving equipment (DL, DL dozers) must have rubberized base tracks with low ground pressure. 2. Equipment with metal cleats will not be permitted.	Equipment Data
32 31 10	Standard Processed Topsoil	1.05-J	Submittals	Submit for approval at least two weeks prior to installation written plan for transporting and installing materials.	Manufacturers Instructions
32 32 00	Turf Grass	1.03-A	Presentation Meetings	Presentation Conference - Conduct conference at Project site prior to beginning seedbed preparations. Construction Manager, Owner and Landscape Architect should be notified at least one week prior to the intended meeting date.	Meetings
32 32 00	Turf Grass	1.04-A	Informational Submittals	Qualification Data - For landscape installer: 1. Professional Membership: Installer shall be member in good standing of either the Professional Landscape Network or the American Nursery and Landscape Association. 2. Installer's Field Supervision: Requires installer to maintain an experienced full-time supervisor on Project site when work is in progress. 3. Personal Certifications: Installer's personnel assigned to the Work shall have certification in one of the following categories from the Professional Landscape Network: a. Certified Landscape Technician - Exterior, with installation or maintenance.	Qualification Data

32 92 00	Turf Grass	1.04-B	Informational Submittals	Certification of Grass Seed: From seed vendor for each grass seed monostand or mixture, stating the botanical and common name, percentage by weight of each species and variety, and percentage of purity, germination, and weed seed. Include the year of production and date of packaging. 1. Certification of each seed mixture for turfgrass sod. Include identification of source and name and telephone number of supplier.	Certifications
32 92 00	Turf Grass	1.04-C	Informational Submittals	Product Certificates: For fertilizer, from manufacturer.	Certificates
32 92 00	Turf Grass	1.04-D	Informational Submittals	Pesticides and Herbicides: Product label and manufacturer's application instructions specific to Project.	Pesticides And Herbicides
32 92 00	Turf Grass	1.05-A	Closeout Submittals	Maintenance Data: Recommended procedures to be established by Owner for maintenance of turf during calendar year. Submit before expiration of required maintenance period.	Maintenance Data
32 92 00	Turf Grass	1.09-A	Warranty	Warranty Period: Warrant grasses to be in a healthy and flourishing condition of active growth at the end of the growing season after the date of final Acceptance.	Warranty
32 92 00	Turf Grass	1.09-B	Warranty	Conditions: Established turf that is free of dead or dying patches and shows vigorous growth of foliage of normal density, size, and color.	Warranty
32 92 00	Turf Grass	1.09-C	Warranty	Delays: Delays in completion of planting operations which extend the planting and/or acceptance of Substantial Completion into the next planting season shall extend the Warranty period accordingly.	Warranty
32 92 00	Turf Grass	3.07-A	Turf Maintenance	Turf Maintenance Service: provide full maintenance by skilled employees of landscape installer.	Maintenance Data
32 92 00	Turf Grass	3.07-B	Turf Maintenance	After installation, maintain and establish turf by watering, fertilizing, weeding, mowing, trimming, replanting, and performing other operations as required to establish healthy, viable turf. Roll, regrade, and repair bare or eroded areas and mulch to produce uniformly smooth turf. Provide materials and installation the same as those used in the original installation. 1. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace materials and turf damaged or lost in areas of subsidence. 2. In areas where mulch has been disturbed by wind or maintenance operations, add new mulch and reseed as required to prevent displacement. 3. Apply treatments as required to keep turf and soil free of pests and pathogens or disease. Use integrated pest management practices wherever possible to minimize the use of pesticides and reduce hazards. 4. Treat infestation of weeds or crabgrass by hand weeding or herbicidal control. Furnish and install weed chemical control as recommended by manufacturer. Herbicidal controls, including renovation before seeding or sodding operations, shall be acceptable to the Landscape Architect.	Maintenance Data
32 92 00	Turf Grass	3.07-C	Turf Maintenance	Watering: install and maintain temporary piping, hoses, and turf watering equipment to convey water from sources and to keep turf uniformly moist to a depth of 4 inches. 1. Schedule watering to prevent wetting, puddling, erosion, and displacement of seed or mulch. Lay out temporary watering system to avoid walking over muddy or newly planted areas. 2. Water turf with fine spray at minimum rate of 1 inch per week unless rainfall precipitation is adequate.	Maintenance Data
32 92 00	Turf Grass	3.07-D	Turf Maintenance	Mow turf as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than one-third of grass height. Remove no more than one-third of grass leaf growth in a cut or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain the following grass height: 1. Mow turf type to fixture to a height of 2-1/2 to 3 inches.	Maintenance Data
32 92 00	Turf Grass	3.07-E	Turf Maintenance	Turf Fertilization: Apply commercial fertilizer after initial mowing and when grass is dry. 1. Use fertilizer that provides actual nitrogen of at least 1 lb/1000 sq. ft. to turf area. 2. Fertilizer with 2-1-2 or 3-1-2 or similar ratio will be acceptable for this application.	Maintenance Data
32 92 00	Turf Grass	3.12-A	Maintenance	Turf Maintenance Service: Provide full maintenance by skilled employees of landscape installer until acceptance. Maintain as required in "Turf Maintenance" Article. Begin maintenance immediately after each area is planted and continue until acceptable turf is established.	Maintenance Data
32 92 10	Native Meadow Plantings	1.11-A	Warranty	Warranty: installer agrees to repair or replace plantings that fail in growth within specified warranty period. 1. Failures include, but are not limited to, the following: a. Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner. b. Structural failures including plantings falling or blowing over. c. Detachment of materials beyond normal weathering. 2. Warranty Periods: From date of final acceptance a. Seed, Plug and Plants, 12 months. 3. Include the following remedial actions as minimum: a. Immediately remove plants determined by the Landscape Architect to be dead or in an unacceptable condition and replace unless required to plant in the succeeding planting season. b. A limit of one replacement of each plant is required except for losses or replacements due to failure to comply with requirements. c. Replacements shall match the size and type of unacceptable plant material at time of original planting, unless otherwise approved by Landscape Architect. c. Provide extended warranty for period equal to original warranty period, for replaced plant material.	Warranty
32 92 10	Native Meadow Plantings	1.5-A	Preinstallation Meetings	Preinstallation Conference: Conduct conference at Project site.	Meetings
32 92 10	Native Meadow Plantings	1.6-A	Informational Submittals	Qualification Data: For landscape installer, include list of similar projects completed by installer demonstrating installer's capabilities and experience. Include project names, addresses, and year completed, and include names and addresses of owners' contact persons.	Qualification Data
32 92 10	Native Meadow Plantings	1.6-B	Informational Submittals	Certification of Grass Seed: From seed vendor for native seed mixture, stating the botanical and common name, percentage by weight of each species and variety, and percentage of purity, germination, and weed seed. Include the year of production and date of packaging.	Certifications
32 92 10	Native Meadow Plantings	1.6-C	Informational Submittals	Plant Materials: Include the full scientific name of the plant, quantities, sizes, quality, and sources for plant materials.	Plant Materials
32 92 10	Native Meadow Plantings	1.6-D	Informational Submittals	Herbicides: Product label and manufacturer's application instructions specific to Project.	Herbicides
32 92 10	Native Meadow Plantings	1.6-E	Informational Submittals	Planting Schedules: Include timing and proposed planting dates for each type of planting.	Schedules
32 92 10	Native Meadow Plantings	1.6-F	Informational Submittals	Warranty: Sample of special warranty.	Warranty
32 92 10	Native Meadow Plantings	1.7-A	Closeout Submittals	Maintenance Data: Recommended procedures to be established by Owner for maintenance of native grass meadows during calendar year. Submit before expiration of required maintenance period. Product Data: For each type of product. 1. Plant Materials: Include quantities, sizes, quality, and sources for plant materials. 2. Plant Photographs: Include color photographs (2) minimum per species, in digital format of each required species and size of plant material as it will be furnished to Project. Take photographs from an angle depicting true size and condition of the typical plant to be furnished. Include a scale rod or other measuring device in each photograph. Identify each photograph with the full scientific name of the plant, plant size, and name of the growing nursery. 3. Tree Selection Approval: Acceptable trees will meet the following health and structure requirements: single dominant leader, branching and root structure appropriate for species, caliper size or height per plant, pest and disease free, damage free and other ANSI requirements. Acceptable trees will also meet the following aesthetic requirements: straight trunk, symmetry, uniformity and fullness of branching, general form, and overall uniformity of all trees of species. No trees shall be delivered to the site without documentation. 4. Slow-Release, Tree-Watering Device: One appropriately sized unit required for ANY tree planted outside the specified plant installation period.	Maintenance Data
32 93 00	Plants	1.06-A	Action Submittals	3. Tree Selection Approval: Acceptable trees will meet the following health and structure requirements: single dominant leader, branching and root structure appropriate for species, caliper size or height per plant, pest and disease free, damage free and other ANSI requirements. Acceptable trees will also meet the following aesthetic requirements: straight trunk, symmetry, uniformity and fullness of branching, general form, and overall uniformity of all trees of species. No trees shall be delivered to the site without documentation. 4. Slow-Release, Tree-Watering Device: One appropriately sized unit required for ANY tree planted outside the specified plant installation period.	Product Data
32 93 00	Plants	1.07-A	Informational Submittals	Qualification Data: For landscape installer, include list of similar projects completed by installer demonstrating installer's capabilities and experience. Include project names, addresses, and year completed, and include names and addresses of owners' contact persons.	Qualification Data
32 93 00	Plants	1.07-B	Informational Submittals	Product Certificates: For each type of manufactured product, from manufacturer, and complying with the following: 1. Manufacturer's certified analysis of standard products. 2. Analysis of other materials by a recognized laboratory made according to methods established by the Association of Official Analytical Chemists, where applicable.	Certificates
32 93 00	Plants	1.07-C	Informational Submittals	Pesticides and Herbicides: Product label and manufacturer's application instructions specific to Project.	Pesticides And Herbicides
32 93 00	Plants	1.08	Closeout Submittals	Maintenance Data: 1. During the Contractor's Warranty Period, inspect and evaluate plantings as needed during critical establishment and growing periods. Provide written reports with recommendations, comments, photos and findings of planting conditions. Submit to Owner and Landscape Architect, for Owners review and action. a. Report Submittal: As needed or minimum 6 times during critical establishment and growing periods.	Maintenance Data
32 93 00	Plants	1.08	Closeout Submittals	Maintenance Data: 2. Provide maintenance log with critical program elements identified and times of action required. Owner to fill out and submit at end of Warranty Period.	Maintenance Data
32 93 00	Plants	1.08-A	Closeout Submittals	Owner's Maintenance Program: Submit recommended maintenance schedules and procedures for Owner to establish upon Owners acceptance. The maintenance program also applies to the Contractor's Warranty Period (CWP). Review schedules, procedures and any plant specific items with Owner and Landscape Architect prior to handing over maintenance to Owner. Submit written program 10 days before the above mentioned review for Landscape Architects approval.	Owner's Maintenance Program

32 93 00	Plants	1.13-A	Warranty	<p>Warranty : Installer agrees to repair or replace E&B, container grown, or bare-root plantings and accessories that fail in materials, workmanship, or growth within specified warranty period.</p> <p>1. Failures include, but are not limited to, the following:</p> <ul style="list-style-type: none"> a. Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner. b. Structural failures including plantings falling or blowing over. c. Faulty performance of tree stabilization. d. Distortion of mesh, metal finishes, and other materials beyond normal weathering. <p>2. Warranty Periods: From date of Substantial Completion.</p> <p>3. Include the following remedial actions, as minimum:</p> <ul style="list-style-type: none"> a. Immediately remove dead plants and replace unless required to plant in the succeeding planting season. b. Replace plants that are more than 25 percent dead or in an unhealthy condition at end of warranty period. c. Replace dead bare-rooted plants that exceeds 10% mortality rate within the same species of plant. d. A limit of one replacement of each plant is required except for losses or replacements due to failure to comply with requirements. e. Provide extended warranty for period equal to original warranty period, for replaced plant material. 	Warranty			
32 93 00	Plants	3.11-A	Plant Maintenance	<p>Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting sources, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, stable plantings.</p>	Maintenance Data			
32 93 00	Plants	3.11-B	Plant Maintenance	<p>Fill in, as necessary, soil subsidence that may occur because of settling or other processes. Remove mulch materials damaged or lost in areas of subsidence.</p>	Maintenance Data			
32 93 00	Plants	3.11-C	Plant Maintenance	<p>Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices when possible to minimize use of pesticides and reduce hazards. Treatments include physical controls such as hoisting off foliage, mechanical controls such as traps, and biological control agents.</p>	Maintenance Data			
32 93 00	Plants	3.15-A	Maintenance Service	<p>Maintenance Service for Trees and Shrubs : Provide maintenance by skilled employees of landscape installer. Begin maintenance immediately after plants are installed, substantially complete and continue to keep plantings healthy and well established until Final Acceptance by the Owner.</p>	Maintenance Data			



Exhibit 11

Scope of Work for Each Subcontract

Exhibit 11

Scope of Work Subcontracts

Taylor Farm Park – Phase 2

Guaranteed Maximum Price

08/04/2023

Scope of Work Subcontracts

A. Subcontract Description BC-01 Sitework and Utilities

1. The scope of BC-01 includes all labor, material, equipment, services, and supervision necessary to complete all work specified herein, in accordance with the Contract Documents, as described below. The scope of work for each Bid Category shall include all work indicated in the Bid Category description, the list of drawings, bidding requirements, contract forms, contract conditions, and Division 0 and 1 of the General Requirements.
2. This scope of work includes, but is not limited to, the following specification sections:
 - a. Specification Sections:
 - 1) 31 22 19 Finish Grading
 - 2) 32 12 16 Asphalt Paving
 - 3) 32 12 43 Porous Asphalt Paving
 - 4) 32 13 13 Concrete Paving
 - 5) 32 15 00 Aggregate Surfacing
3. This subcontractor is responsible for the following scopes of work:
 - a. Provide all labor, material, tools, and equipment, supervision, and engineering to perform the Excavation scope of work included but not limited to:
 - 1) All underground utility work as shown (sanitary, storm, fire service, water, mass excavation). Includes manhole structures, lids, gratings, dual meter vault, fire hydrant, end wall, etc for a complete system. Primary electric and communication raceways and transformer pad shall be included in this scope.
 - 2) Within 10-days of contract award, this contractor shall conduct a site survey and notify the CM in writing of any discrepancies.
 - 3) Includes all shop drawings, submittals, etc, required per the documents.
 - 4) Sanitary
 - a) Includes pre-cast structures, piping, fittings, etc as shown on the documents.
 - b) Includes boring and boring pits as shown. Any traffic control (lane/road closures, right-of-way permits, etc) to be the responsibility of this contractor.
 - 5) Storm

- a) Includes pre-cast structures, piping, fittings, etc as shown on the documents.
- b) All 4" perforated pvc underdrain as shown on C303.
- 6) Fire Service
 - a) Includes fire hydrant as noted
 - b) Includes flushing of system as required by City of Columbus
- 7) Water
 - a) Includes flushing per City of Columbus requirements
 - b) Includes 1" water service and spigot for garden hydrants. See sheets C200, C300, and A/L514 for details.
 - c) Includes boring of roadway as show on sheet C400. Any traffic control (lane/road closures, right-of-way permits, etc) to be the responsibility of this contractor.
- 8) Mass Excavation
 - a) Includes all mass excavation cut to fill, import/export, etc per the documents.
 - b) Includes site clearing. Demo of existing wells shall be part of this scope.
 - c) Includes all salvaged topsoil shall be stockpiled and re-spread as necessary as shown on documents, reference S1 on sheet L300 and L301.
 - d) Includes fine/finish grading per the documents
 - e) This contractor shall re-grade the planter bed area in the Homestead Area once the BC-04 contractor is complete with edging.
 - f) This contractor shall include costs for to install a gravel laydown area as shown on the logistics plan. Assume 150' x 100' area for the Phase 1 laydown area and 100' x 60' for the Messer Laydown Storage Area. Assume 4" thick stone. Include costs to remove and restore area.
 - g) This contractor shall include costs for a temporary roadway to access the storage areas as shown on the logistics map. Assume 300'L x 20'W temporary roadway. Assume 6" thick stone roadway. Include costs to remove and restore area.
- 9) Electrical Ductbank
 - a) Includes Primary Electric & Communication Ductbank as shown. Reference sheet E002 for ductbank detail
- 10) SWPPP/Stormwater Pollution Prevention
 - a) Rock channel protection as shown on C200.
 - b) Silt fencing per sheets C301 and C302
 - c) Fabric inlet protection. Detail as shown on C300
 - d) Concrete wash out as shown on C301
 - e) Construction Entrance as shown on C301. Detail as shown on C300
- 11) Paving/Surfacing
 - a) Includes all Asphalt Paving. Reference note P1, P2, P6, P9 on L-Series drawings. Work also includes sub-base as shown on the L500 (i.e. geo-grid fabric, aggregate base, etc).
 - b) Includes all concrete paving as shown. Reference note P4 o.n L-Series documents. Work also includes sub-base as shown on C/L500
 - c) Includes all compacted limestone aggregate pavement.
 - d) Includes edge restraint at planting bed and lawn. Reference detail H/L500. Includes precast concrete block, threaded rod, etc for a complete system. This contractor shall provide subgrade as shown for

the hardwood mulch. The BC-03 contractor will install the shredded hardwood mulch.

- e) Reference details J,K/L500. This contractor shall install the #57 aggregate base as shown. The BC-03 contractor will install the stone pavement.

B. Subcontractor Description BC-02 Electric

1. The scope of BC-02 includes all labor, material, equipment, services, and supervision necessary to complete all work specified herein, in accordance with the Contract Documents, as described below. The scope of work for each Bid Category shall include all work indicated in the Bid Category description, the list of drawings, bidding requirements, contract forms, contract conditions, and Division 0 and 1 of the General Requirements.
2. This scope of work includes, but is not limited to, the following specification sections:
 - a. Specification Sections:
 - 1) As noted on contract documents
3. This subcontractor is responsible for the following scopes of work:
 - a. Provide all labor, material, tools, and equipment, supervision, and engineering to perform the Electric scope of work included but not limited to:
 - 1) Includes all Electrical work associated with new buildings. Reference Sheet E001. Includes fixtures, devices, new panel, firestopping, etc for a complete and operational system.
 - 2) Includes all site lighting fixtures, outlets, underground feeds, etc as noted on Sheet ES001 and ES002.
 - 3) Includes security camera pole(s). See detail A/L513.
 - 4) Includes all pole bases (excavation, concrete, resteel, anchor bolts, etc).
 - 5) This contractor shall properly backfill all excavations and leave in condition for the BC-03 contractor to install planting/seeding as shown.
 - 6) Includes City Standard Gooseneck Street Light and associated pole base (excavation, concrete, resteel, etc). Reference D/L513.
 - 7) Includes electrical pathway to playground as shown on Sheet ES002, note #1.
 - 8) The BC-01 contractor will install the primary and communication ductbank from the street to the utility enclosure. This contractor shall include all costs for all other conduit feeds as shown.

C. Subcontractor Description BC-03 Landscape

1. The scope of BC-03 includes all labor, material, equipment, services, and supervision necessary to complete all work specified herein, in accordance with the Contract Documents, as described below. The scope of work for each Bid Category shall include all work indicated in the Bid Category description, the list of drawings, bidding requirements, contract forms, contract conditions, and Division 0 and 1 of the General Requirements.
2. This scope of work includes, but is not limited to, the following specification sections:
 - a. Specification Sections:
 - 1) 32 12 40 Stone Paving
 - 2) 32 32 53 Dry-Stack Stone Retaining Wall System
 - 3) 32 91 00 Amended-In-Place and Salvaged Soils
 - 4) 32 91 10 Standard Processed Topsoil
 - 5) 32 92 00 Turf Grass
 - 6) 32 92 10 Native Meadow Plantings
 - 7) 32 93 00 Plants

3. This subcontractor is responsible for the following scopes of work:
 - a. Provide all labor, material, tools, and equipment, supervision, and engineering to perform the Landscape scope of work included but not limited to:
 - 1) Stone/Stone Paving
 - a) Includes stone paving (stone slabs/pavers, stone steps, flush stone borders) and associated aggregate setting bed material.
 - b) Includes pedestrian stone pavement. Note P7.
 - c) Includes Firepit. Reference sheets L104 and B/L514
 - d) Includes stone paver for spigot. Detail A/L514.
 - e) Includes pavers in Community Room of new building. Reference 2/A300.
 - f) All stone pavement in Playground Area is by others. This contractor shall include plantings, soil, seeding as shown.
 - 2) Topsoil/Plantings/Grass
 - a) Includes processed topsoil: S2 – 12” depth planting soil mix; S3 – 24” depth planting soil mix; S4 – 36” depth planting soil mix for all trees; S5 – garden bed soil matrix. Areas to receive topsoil will be left to subgrade for this contractor. Type S1 – 6” depth salvaged topsoil will be provided by BC-01 contractor.
 - b) Includes seeding, hydroseeding, turf renovation, erosion-control materials, and maintenance.
 - c) Includes all soil preparation prior to seeding and/or plantings.
 - d) Includes seeding native grass meadows.
 - e) Includes plants, trees, tree stabilization, tree watering devices, and restoration planting.
 - f) The BC-04 contractor will install the timber garden bed edging (detail C/L514). This contractor is responsible to excavate for garden bed and install the logs/branches, twigs/branches, yard waste/cardboard, compost, soil work associated with the beds.
 - g) Detail H/L500_– The BC-01 contractor will install the edge restraint system. This contractor shall include the hardwood mulch as shown.
 - h) Reference J,K/L500. The BC-01 contractor will install the #57 aggregate base as shown. This contractor shall install the stone pavers and choker course.
 - i) Includes restoration of electrical pathway as shown on sheet ES002.
 - j) Include costs to restore Storage Areas and Temporary Roadway as shown on the Logistics Map. The BC-01 contractor will remove the stone and regrade. This contractor shall prep as needed for installation of planting/seeding.

D. Subcontractor Description BC-04 General Trades

1. The scope of BC-04 includes all labor, material, equipment, services, and supervision necessary to complete all work specified herein, in accordance with the Contract Documents, as described below. The scope of work for each Bid Category shall include all work indicated in the Bid Category description, the list of drawings, bidding requirements, contract forms, contract conditions, and Division 0 and 1 of the General Requirements.
2. This scope of work includes, but is not limited to, the following specification sections:
 - a. Specification Sections:
 - 1) 03 33 00 Cast-In-Place Concrete

- 2) 05 50 00 Metal Fabrications
- 3) 06 10 63 Exterior Rough Carpentry
- 4) 06 15 33 Wood Boardwalk
- 5) 32 31 00 Electric Gate Operator
- 6) 32 31 19 Decorative and Tubular Railings
- 7) 32 33 00 Site Furnishings

3. This subcontractor is responsible for the following scopes of work:
 - a. Provide all labor, material, tools, and equipment, supervision, and engineering to perform the General Trades scope of work included but not limited to:
 - 1) Includes foundation for new Comfort Facility and Storage building and Garden Shed. Also includes the slab-on-grade for these new buildings.
 - 2) Includes steel tube reinforcement for the fence columns, aluminum attachments for the wooden vehicular gates, boardwalk support brackets & helical piers, and painting & coatings for aluminum and steel items.
 - 3) Includes wood board fences and gates, deer fencing, wood bollards, wood community garden at-grade planters, and raised handi-cap accessible planters.
 - 4) **Alternate #1 and #2.** - Includes all work associated with the wood boardwalk (wood decking and railing, support framing for elevated decks, bollard, bench, and helical piers. This contractor to include costs for timber truck mats as noted on sheet L101 for protection of the native grounds.
 - 5) Includes decorative steel railing and guardrail, tubular steel handrailings, and aluminum posts.
 - 6) Includes all site furnishings. Benches, tables, chairs, bicycle racks, removable bollards, litter and recycling receptacles, bean trellis, and restoration of salvaged antique garden fence panels.
 - 7) Includes concrete sub-slab at bench type one.
 - 8) Includes all HVAC work associated with new Comfort Facility and Storage building. Reference sheet H001.
 - 9) Includes all Plumbing work associated with new Comfort Facility and Storage building. Reference sheet P001 and P002.
 - 10) Includes the timber garden bed edge, detail C/L514.
 - 11) All CMU work is part of this scope relative to the new buildings, Shed A and Shed B.
 - 12) Includes hollow metal doors, frames, hardware.
 - 13) Includes new windows as shown on A010.
 - 14) Includes wall tile in restrooms as noted.
 - 15) Includes toilet accessories (grab bars, toilet paper dispenser, napkin disposal, mirrors, sanitary napkin dispenser, signage)
 - 16) Includes loose fill insulation within masonry cells. See sheet A500.
 - 17) Includes all structural work associated with Shed A and Shed B as noted on the sheets S1 and S2.
 - 18) All exposed structural steel shall receive painting.
 - 19) Includes waterproofing as shown on sheet A500.
 - 20) Includes a complete exterior and standing seam metal roof system for Shed A and Shed B shown on sheet A201. Includes gutter system, metal trim, etc.
 - 21) Includes Bulk Storage Facility as shown on L506. Work includes all exterior façade (post, slats, gates, hardware, etc) for a complete system. Also includes the 6' long, 2 levels high waste blocks as shown.

- 22) There is no work for this contractor in the Playground Area. All playground equipment is by others.

End of Exhibit 11 – Scope of Work Subcontracts



Exhibit 12

Scope of Work For CM Self-Performance

Exhibit 12

Scope of Work Construction Manager

Taylor Farm Park – Phase 2

Guaranteed Maximum Price

08/04/2023

Scope of Work Construction Manager

A. BC-00 General Requirements

1. Dumpsters – dumpsters will be provided for general construction debris and trash only. All demoed material will be the respective subcontractor's responsibility.
2. Temporary Fencing
3. Tree Protection as noted on sheet C100.
4. All the habitat houses noted on sheet L515 (bird, bat, habitat houses).

B. Subcontractor Description BC-04 General Trades

1. The scope of BC-04 includes all labor, material, equipment, services, and supervision necessary to complete all work specified herein, in accordance with the Contract Documents, as described below. The scope of work for each Bid Category shall include all work indicated in the Bid Category description, the list of drawings, bidding requirements, contract forms, contract conditions, and Division 0 and 1 of the General Requirements.
2. This scope of work includes, but is not limited to, the following specification sections:
 - a. Specification Sections:
 - 1) 03 33 00 Cast-In-Place Concrete
 - 2) 05 50 00 Metal Fabrications
 - 3) 06 10 63 Exterior Rough Carpentry
 - 4) 06 15 33 Wood Boardwalk
 - 5) 32 31 00 Electric Gate Operator
 - 6) 32 31 19 Decorative and Tubular Railings
 - 7) 32 33 00 Site Furnishings
3. This subcontractor is responsible for the following scopes of work:
 - a. Provide all labor, material, tools, and equipment, supervision, and engineering to perform the General Trades scope of work included but not limited to:
 - 1) Includes foundation for new Comfort Facility and Storage building and Garden Shed. Also includes the slab-on-grade for these new buildings.
 - 2) Includes steel tube reinforcement for the fence columns, aluminum attachments for the wooden vehicular gates, boardwalk support brackets & helical piers, and painting & coatings for aluminum and steel items.

- 3) Includes wood board fences and gates, deer fencing, wood bollards, wood community garden at-grade planters, and raised handi-cap accessible planters.
- 4) **Alternate #1 and #2.** - Includes all work associated with the wood boardwalk (wood decking and railing, support framing for elevated decks, bollard, bench, and helical piers. This contractor to include costs for timber truck mats as noted on sheet L101 for protection of the native grounds.
- 5) Includes decorative steel railing and guardrail, tubular steel handrailings, and aluminum posts.
- 6) Includes all site furnishings. Benches, tables, chairs, bicycle racks, removable bollards, litter and recycling receptacles, bean trellis, and restoration of salvaged antique garden fence panels.
- 7) Includes concrete sub-slab at bench type one.
- 8) Includes all HVAC work associated with new Comfort Facility and Storage building. Reference sheet H001.
- 9) Includes all Plumbing work associated with new Comfort Facility and Storage building. Reference sheet P001 and P002.
- 10) Includes the timber garden bed edge, detail C/L514.
- 11) All CMU work is part of this scope relative to the new buildings, Shed A and Shed B.
- 12) Includes hollow metal doors, frames, hardware.
- 13) Includes new windows as shown on A010.
- 14) Includes wall tile in restrooms as noted.
- 15) Includes toilet accessories (grab bars, toilet paper dispenser, napkin disposal, mirrors, sanitary napkin dispenser, signage)
- 16) Includes loose fill insulation within masonry cells. See sheet A500.
- 17) Includes all structural work associated with Shed A and Shed B as noted on the sheets S1 and S2.
- 18) All exposed structural steel shall receive painting.
- 19) Includes waterproofing as shown on sheet A500.
- 20) Includes a complete exterior and standing seam metal roof system for Shed A and Shed B shown on sheet A201. Includes gutter system, metal trim, etc.
- 21) Includes Bulk Storage Facility as shown on L506. Work includes all exterior façade (post, slats, gates, hardware, etc) for a complete system. Also includes the 6' long, 2 levels high waste blocks as shown.
- 22) There is no work for this contractor in the Playground Area. All playground equipment is by others.

End of Exhibit 12 – Scope of Work Construction Manager