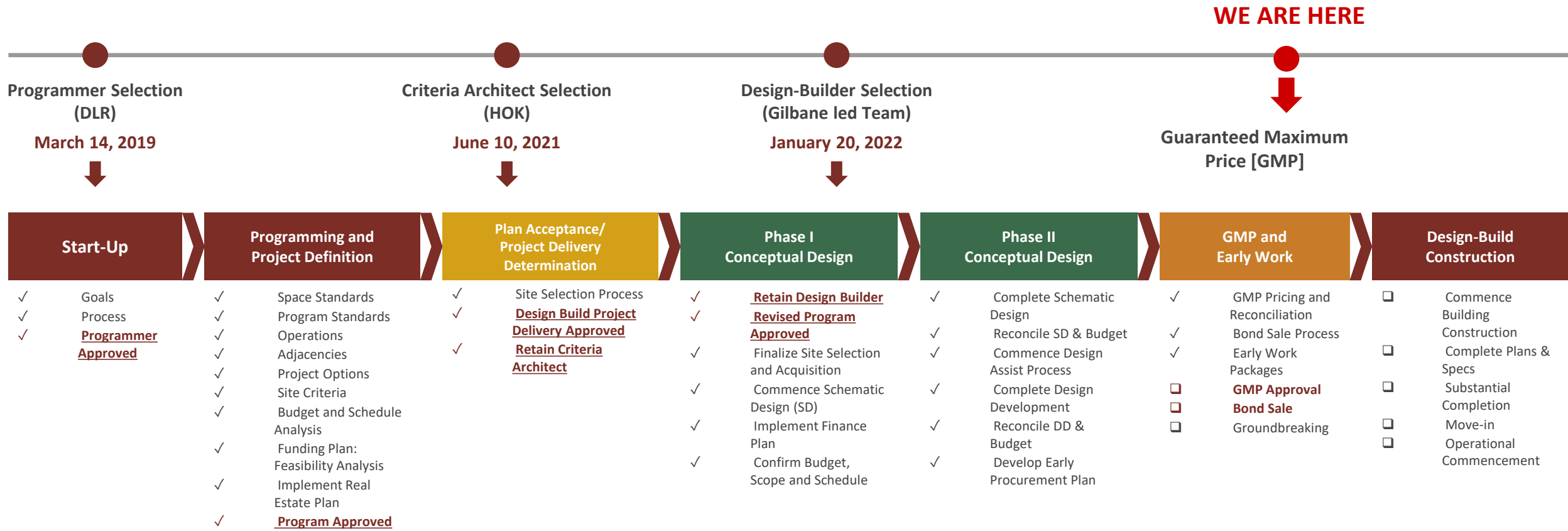
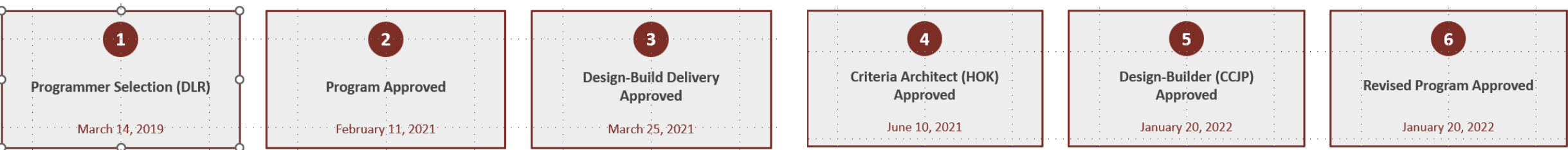




Process – Where We Are?



Steering Committee Approvals



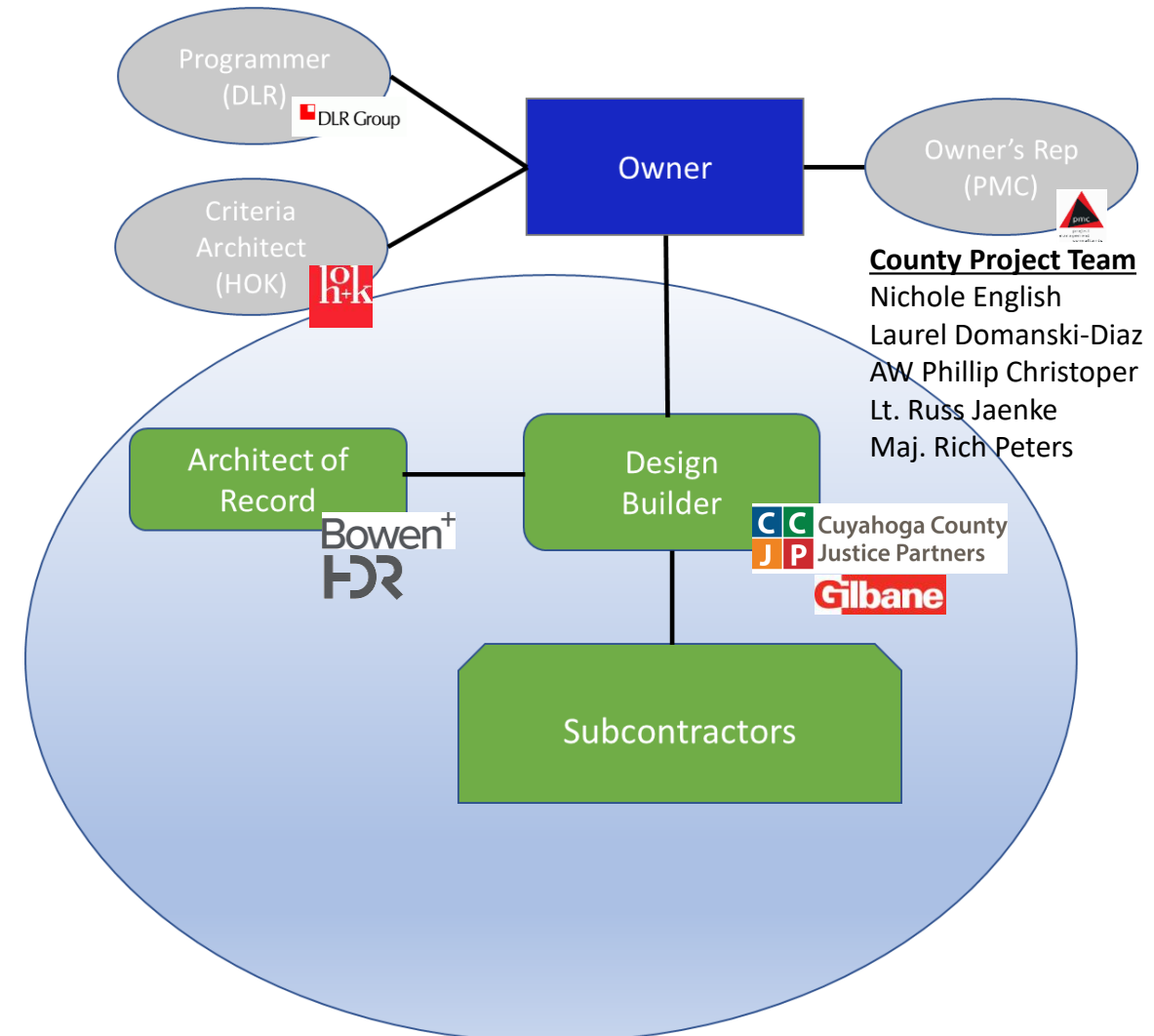
Design-Build Delivery Method

- **Advantage of Design Build**

- Earlier completion
- Preconstruction with builder
- Guaranteed maximum price
- Transparent pricing
- Collaborative approach

- **Role of the Design Builder**

- Holds contracts with architect of record and all subcontractors
- Completes design of criteria architect (through AOR)
- Performs preconstruction services
- Provides an open book guaranteed maximum price (GMP) based on design development documents
- Competitively bids/prices all subcontractor work
- Implements robust inclusion plan
- Completes all work based upon a guaranteed price and schedule



Approach to ORC 153.36

- Materials Presented to Committee
 - The GMP design package
 - The GMP (more robust than “estimates”)
 - The Schedule

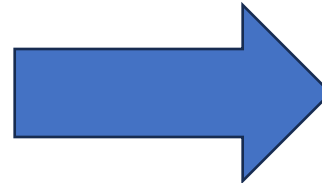
Exhibit B1: Drawing Log
Cuyahoga County Central Services Campus
4/7/2025

Drawing No.	Revision No.	Issuing Date
000000	0	10/1/2024
000001	1	10/1/2024
000002	1	10/1/2024
000003	1	10/1/2024
000004	1	10/1/2024
000005	1	10/1/2024
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000101	1	10/1/2024
000102	1	10/1/2024
000103	1	10/1/2024
000104	1	10/1/2024
000105	1	10/1/2024
000106	1	10/1/2024
000107	1	10/1/2024

Project Scope – What Are We Building?

• Building Metrics

- Program Size – 894,177 ft.²
 - Main Campus Building – 875,577 ft.²
 - Professional Development Center – 18,600 ft.²
- Housing
 - Rated Capacity - 1886 Beds
 - 52 Housing Units
 - 24 Classifications
 - Operational Capacity – 85%
- Core Support Facilities
 - Facilities designed for expansion up to 2400 beds
- Sheriff's Administration and Professional Development Center



Housing Unit	Type	Beds per Unit	Total Units	Total Beds
Intake Males	Single Cells	48	3	144
Intake Males	4 Bed Cells	48	3	144
Intake Females	Single Cells	48	1	48
GP Minimum Male	4 Bed Dorms	48	6	288
GP Minimum Female	4 Bed Dorms	48	1	48
GP Medium Male	4 Bed Cells	48	6	288
GP Medium Female	4 Bed Cells	48	1	48
GP Maximum Male	Single Cells	48	4	192
GP Flex Male	Single Cells	48	1	48
GP Restrictive Male	Single Cells	48	2	96
GP Restrictive Female	Single Cells	24	1	24
Youth Male	Single Cells	10	1	10
Youth Female	Single Cells	2	1	2
Flex (Youth Overflow)	Single Cells	24	1	24
Mental Health Acute Male	Single Cells	24	4	96
Mental Health Acute Female	Single Cells	12	1	12
Mental Health Chronic Male	Single Cells	24	2	48
Mental Health Chronic Male	4 Bed Cells	24	2	48
Mental Health Chronic Female	Single/4 Bed Cells	24	1	24
Mental Health Transitional Male	Single Cells	24	1	24
Mental Health Transitional Male	4 Bed Dorms	24	1	24
Detox Male	4 Bed Dorms/Cells	48	1	48
Detox Female	4 Bed Dorms/Cells	24	1	24
Medical Male	Single Cells	24	1	24
Medical Male	Double Cells	32	1	32
Medical Female	Double Cells	18	1	18
BCC Male	4 Bed Rooms	12	1	12
BCC Male	4 Bed Rooms	24	1	24
BCC Female	4 Bed Rooms	24	1	24
TOTAL				1886
TOTAL MALE				1590
TOTAL FEMALE				296
Infirmary	Single/Double Beds	25	1	25

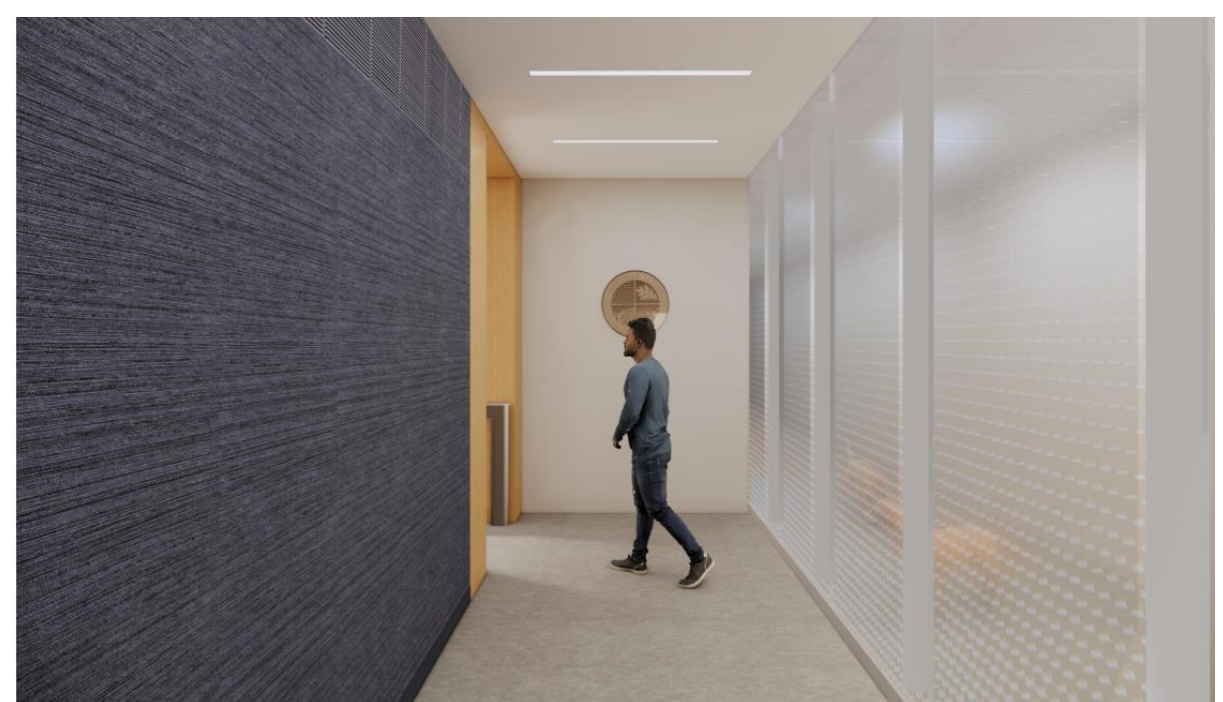


- 1 Release + Re-Entry
- 2 Lobby
- 3 Behavioral Care Center
- 4 Housing
- 5 CUP
- 6 Grass Under Foot
- 7 Sallyport
- 8 Sheriff's Admin
- 9 Entry Plaza
- 10 Loading Dock
- 11 Staff Parking /Bore field
- 12 Covered Parking w/PV
- 13 Visitor Parking
- 14 Professional Development Center
- 15 Perimeter Fence
- 16 Interior Courtyard
- 17 Staff Entrance

Exterior

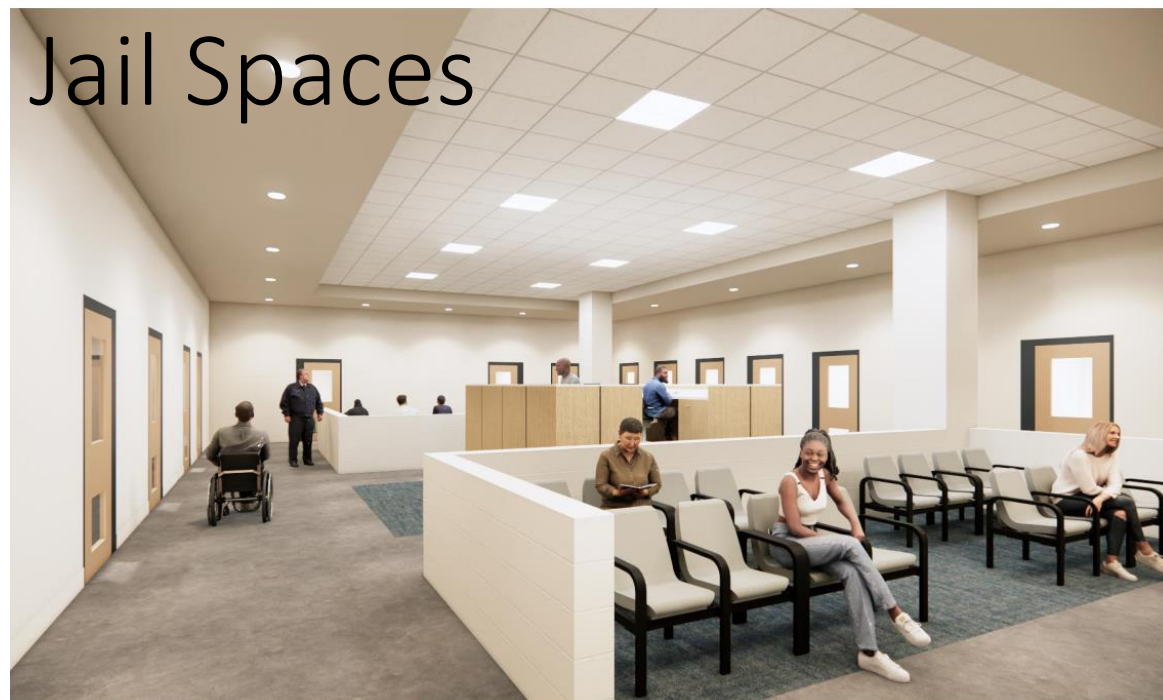


Public Spaces



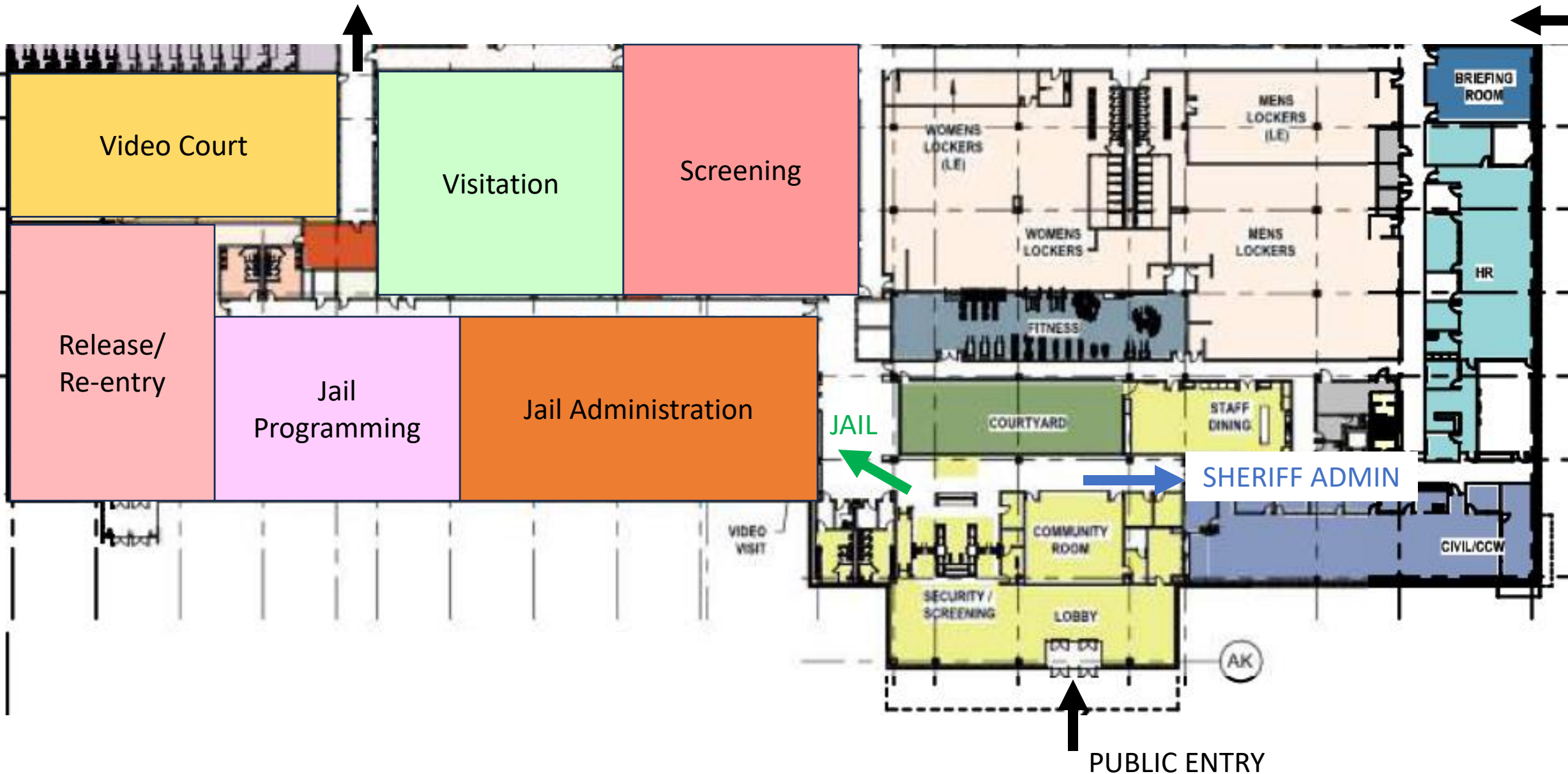
Employee Spaces





HOUSING
UNITS

EMPLOYEE ENTRY



Project Budget

Design-Builder Costs (GMP) - \$802,314,787

- Trade Costs (Labor/Materials/Equipment)
- Design-Builder Contingency
- General Conditions (including staff)
- Insurance
- Payment and Performance Bond
- Architect/Engineer of Record Fees
- Design-Builder Fee

County Costs - \$91,945,213

- Permits
- Design Criteria Architect Fees
- FF&E/OS&E Costs
- Preconstruction Service Fees
- Consultant Fees (Testing, PMC, Geotech, Survey, Commissioning, etc.)
- Insurance
- Operational Costs (Utility Service, Utility Consumption, etc.)
- County Hard/Soft Cost Contingency

Project Cost - \$894,260,000

Bid Package No.	Description	Trade Contractor	Subtotal
01A	General Conditions Site Services		\$ -
	Owner Allowances	Refer to Exhibit C	\$ 11,516,000
01B	Final Clean		\$ 1,712,000
01D	Temporary Conditioning		\$ 2,033,000
02A	Building Demolition	Petty Group / Eagle Abatement, LLC	\$ 261,000
03B	Concrete		\$ 19,551,000
03A	Pre-Cast Panels	Fab Con	\$ 8,481,000
04A	Masonry		\$ 45,060,000
05A	Structural Steel	Sipple Mull DA Only	\$ 47,625,000
05B	Miscellaneous Metals		\$ 438,000
06A	Carpentry / Casework		\$ 6,680,000
07A	Roofing		\$ 12,943,000
07B	Fireproofing		\$ 3,430,000
07C	Sealants and Firestopping		\$ 1,186,000
07D	Exterior Façade - Panels & Soffit		\$ 2,883,000
08A	Glass & Glazing- Exterior		\$ 15,768,000
08B	Glass & Glazing - Interior		\$ 388,000
08C	Doors Frame Hardware		\$ 3,115,076
09A	Metal Studs, Drywall		\$ 17,616,000
09B	Resilient Flooring		\$ 3,252,000
09C	Epoxy Flooring		\$ 620,000
09D	Painting		\$ 4,981,000
09E	Tiling		\$ 1,208,000
09F	Terrazzo		\$ 826,000
10A	General Trades		\$ 1,207,000
11A	Food Service Equipment & Laundry		\$ 4,242,000
12A	Detention Equipment	Paully Jail DA Only	\$ 113,952,000
12B	Detention Caulking		\$ 5,158,000
14A	Elevator		\$ 2,386,000
21A	Fire Suppression		\$ 7,079,000
22A	Plumbing	Gorman Lavelle DA Only	\$ 37,209,000
23A	HVAC	PSO DA Only	\$ 85,827,000
26A	Electrical	Zenith DA Only	\$ 97,108,000
27A	Communications	US Communications DA Only	\$ 22,565,000
28A	Security Electronics Contractor (SEC)	Accurate DA Only	\$ 16,668,000
31A	Mass Excavation & Utilities	Mr. Excavator	\$ 13,900,000
31B	Site Concrete		\$ 2,902,000
31C	Asphalt Paving / Signage/ Striping		\$ 3,832,000
32A	Driven H-Piles	Keller	\$ 4,640,000
32B	Landscaping		\$ 2,093,000
32C	Security Fence		\$ 1,187,000
	Approved Value Management		\$ (20,263,171)

Project Schedule

