



AGENDA
CUYAHOGA COUNTY COMMITTEE OF THE WHOLE MEETING
TUESDAY, MARCH 26, 2024
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
3:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. ITEMS REFERRED TO COMMITTEE

- a) R2024-0102: A Resolution authorizing an amendment to Contract No. 3995 with Project Management Consultants LLC for owner’s representative services in connection with the Cuyahoga County Central Services Campus (fka the Justice Center Complex Project) for the period 1/9/2019 – 12/31/2024 to extend the time period to 5/31/2025, to expand the scope of services, effective upon signature of all parties, and for additional funds in the amount not-to-exceed \$971,000.00; authorizing the County Executive to execute the amendment and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective. [See Page 3]

- b) R2024-0103: A Resolution making an award on RQ7297 to Gilbane Building Company in the amount not-to-exceed \$33,353,000.00 for design build services in connection with the Cuyahoga County Central Services Campus; authorizing the County Executive to execute Contract No. 4263 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective. [See Page 9]

5. EXECUTIVE SESSION

- a) Collective bargaining matters, including:
 - i) a Collective Bargaining Agreement between Cuyahoga County and the Printing Packaging & Production Workers Union of North America, Local 25-M of District Council 3, covering 4 employees in the County Print Shop for the period 2/1/2024 - 1/31/2027;

6. MISCELLANEOUS BUSINESS

7. ADJOURNMENT

**Complimentary parking for the public is available in the attached garage at 900 Prospect. A skywalk extends from the garage to provide additional entry to the Council Chambers from the 5th floor parking level of the garage. Please see the Clerk to obtain a complimentary parking pass.*

***Council Chambers is equipped with a hearing assistance system. If needed, please see the Clerk to obtain a receiver.*

County Council of Cuyahoga County, Ohio

Resolution No. R2024-0102

<p>Sponsored by: County Executive Ronayne/Department of Public Works</p>	<p>A Resolution authorizing an amendment to Contract No. 3995 with Project Management Consultants LLC for owner’s representative services in connection with the Cuyahoga County Central Services Campus (fka the Justice Center Complex Project) for the period 1/9/2019 – 12/31/2024 to extend the time period to 5/31/2025, to expand the scope of services, effective upon signature of all parties, and for additional funds in the amount not-to-exceed \$971,000.00; authorizing the County Executive to execute the amendment and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.</p>
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WHEREAS, the County Executive/Department of Public Works recommends an amendment to Contract No. 3995 with Project Management Consultants LLC for owner’s representative services in connection with the Cuyahoga County Central Services Campus (fka the Justice Center Complex Project) for the period 1/9/2019 – 12/31/2024 to extend the time period to 5/31/2025, to expand the scope of services, effective upon signature of all parties, and for additional funds in the amount not-to-exceed \$971,000.00; and

WHEREAS, the primary goals of this amendment includes adding funds, adding time, and updating the scope to focus exclusively on pre-construction work until the anticipated execution of a guaranteed maximum price contract for the project; and

WHEREAS, this project is funded 100% General Fund- American Rescue Plan Act (ARPA) Revenue Replacement/Provision of Government Services; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue and to provide for the usual, daily operation of a County entity.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

SECTION 1. That the Cuyahoga County Council hereby authorizes an amendment to Contract No. 3995 with Project Management Consultants LLC for owner’s representative services in connection with the Cuyahoga County Central Services Campus (fka the Justice Center Complex Project) for the period 1/9/2019 – 12/31/2024 to extend the time period to 5/31/2025, to expand the scope of services, effective upon signature of all parties, and for additional funds in the amount not-to-exceed \$971,000.00.

SECTION 2. That the County Executive is authorized to execute the amendment and all documents consistent with this Resolution. To the extent that any exemptions are necessary under the County Code and contracting procedures, they shall be deemed approved by the adoption of this Resolution.

SECTION 3. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health or safety in the County; and any additional reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 4. It is found and determined that all formal actions of this Council relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of 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.

On a motion by _____, seconded by _____, the foregoing Resolution was duly adopted.

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: March 12, 2024

Committee(s) Assigned: Committee of the Whole

Journal _____

_____, 20__

PURCHASE-RELATED TRANSACTIONS

Title	2024 Public Works, Approval of 6th Amendment to contract 3995 with Project Management Consultants, LLC, for additional funds of \$971,000 and extending the contract to 05/31/2025
Department or Agency Name	Public Works
Requested Action	<input type="checkbox"/> Contract <input type="checkbox"/> Agreement <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Amendment <input type="checkbox"/> Revenue Generating <input type="checkbox"/> Purchase Order <input type="checkbox"/> Other (please specify):

Original (O)/ Amendment (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC Approved/ Council's Journal Date	Approval No.
O	CE190002-01	Project Management Consultants, LLC (PMC)	1/9/2019-1/8/2021	\$ 800,000	1/8/2019	R2018-0007
A-1	871	PMC	1/9/2019-1/8/2022	\$ 0	2/8/2021	BC2021-53
A-2	871	PMC	1/9/2019-12/31/2022	\$1,270,000	6/8/2021	R2021-0136
A-3	871	PMC	1/9/2019-7/1/2023	\$400,000	9/6/2022	BC2022-509
A-4	871	PMC	1/9/2019-12/31/2023	\$ 0	7/24/2023	BC2023-0468
A-5	3995	PMC	1/9/2019-12/31/2024	\$ 0	12/11/2023	BC2023-815
A-6	3995	PMC	1/9/2019-05/31/2025	\$971,000		

Service/Item Description (include quantity if applicable). Indicate whether New or Existing service or purchase.

Department of Public Works is requesting a 6th amendment for the Owner's Representative Services for the Justice Center Complex Project contract with Project Management Consultants, LLC to additional funds of \$971,000 and extend the time period (currently 1/9/2019 to 12/31/2024) to May 31, 2025.

For purchases of furniture, computers, vehicles: Additional Replacement **N/A**

Age of items being replaced: _____ **How will replaced items be disposed of?** _____

Project Goals, Outcomes or Purpose (list 3):
 The primary goal of these request is to approve the 6th amendment. This amendment includes adding funds, time, and updated scope that focuses exclusively to the proposed Cuyahoga County Corrections Center pre-construction work up until GMP execution.

If a County Council item, are you requesting passage of the item without 3 readings. Yes No

In the boxes below, list Vendor/Contractor, etc. Name, Street Address, City, State and Zip Code. Beside each vendor/contractor, etc. provide owner, executive director, other (specify)	
Vendor Name and address:	Owner, executive director, other (specify):
Project Management Consultants, LLC	Jeff Appelbaum

3900 Key Center 127 Public Square Cleveland, Ohio 44114	Managing Director
Vendor Council District: 7	Project Council District: 8
If applicable provide the full address or list the municipality(ies) impacted by the project.	Garfield Heights

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
RQ # if applicable <input type="checkbox"/> RFB <input type="checkbox"/> RFP <input checked="" type="checkbox"/> RFQ <input type="checkbox"/> Informal <input type="checkbox"/> Formal Closing Date: 08/08/2017	Provide a short summary for not using competitive bid process. *See Justification for additional information.
The total value of the solicitation:	<input type="checkbox"/> Exemption
Number of Solicitations (sent/received) There were 38 contacts on the vendor list, 4 proposals received for review, 3 interviewed and one approved.	<input type="checkbox"/> State Contract, list STS number and expiration date <input type="checkbox"/> Government Coop (Joint Purchasing Program/GSA), list number and expiration date
Participation/Goals (%): () DBE () SBE () MBE () WBE. Were goals met by awarded vendor per DEI tab sheet review?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, please explain. There were no diversity goals set.	<input type="checkbox"/> Sole Source <input type="checkbox"/> Public Notice posted by Department of Purchasing. Enter # of additional responses received from posting ().
Recommended Vendor was low bidder: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, please explain: Vender was selected based on qualifications.	<input type="checkbox"/> Government Purchase <input type="checkbox"/> Alternative Procurement Process
How did pricing compare among bids received? N/A	<input type="checkbox"/> Contract Amendment (list original procurement) <input type="checkbox"/> Other Procurement Method, please describe:

Is Purchase/Services technology related <input type="checkbox"/> Yes <input type="checkbox"/> No. If yes, complete section below: N/A	
<input type="checkbox"/> Check if item on IT Standard List of approved purchase.	If item is not on IT Standard List state date of TAC approval:
Is the item ERP related? <input type="checkbox"/> No <input type="checkbox"/> Yes, answer the below questions.	
Are services covered under the original ERP Budget or Project? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain.	
Are the purchases compatible with the new ERP system? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain.	

FUNDING SOURCE: i.e. General Fund, Health and Human Services Levy Funds, Community Development Block Grant (No acronyms i.e. HHS Levy, CDBG, etc.). Include % if more than one source. 100% General Fund
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Is funding for this included in the approved budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if "no" please explain):
Payment Schedule: <input checked="" type="checkbox"/> Invoiced <input checked="" type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> One-time <input type="checkbox"/> Other (please explain):

Provide status of project.	
<input type="checkbox"/> New Service or purchase <input type="checkbox"/> Recurring service or purchase	Is contract late <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, In the fields below provide reason for late and timeline of late submission
Reason:	
Timeline:	
Project/Procurement Start Date (date your team started working on this item):	
Date documents were requested from vendor:	
Date of insurance approval from risk manager:	
Date Department of Law approved Contract:	
Date item was entered and released in Infor:	
Detail any issues that arose during processing in Infor, such as the item being disapproved and requiring correction:	
If late, have services begun? <input type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	
Have payments be made? <input type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	

HISTORY (see instructions):

County Council of Cuyahoga County, Ohio

Resolution No. R2024-0103

<p>Sponsored by: County Executive Ronayne/Department of Public Works</p>	<p>A Resolution making an award on RQ7297 to Gilbane Building Company in an amount not-to-exceed \$33,353,000.00 for design build services in connection with the Cuyahoga County Central Services Campus; authorizing the County Executive to execute Contract No. 4263 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective.</p>
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WHEREAS, the County Executive/Department of Public Works recommends an award on RQ7297 with Gilbane Building Company in an amount not-to-exceed \$33,353,000.00 for design build services in connection with the Cuyahoga County Central Services Campus; and

WHEREAS, the primary goal of this project is to design and construct a corrections facility on a new campus to replace the County’s Corrections Center, currently located at the Justice Center Complex; and

WHEREAS, the project is funded 100% General Fund-American Rescue Plan Act (ARPA) Revenue Replacement/Provision of Government Services; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue and to provide for the usual, daily operation of a County entity.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

SECTION 1. That the Cuyahoga County Council hereby makes an award on RQ7297 with Gilbane Building Company in an amount not-to-exceed \$33,353,000.00 for design build services in connection with the Cuyahoga County Central Services Campus.

SECTION 2. That the County Executive is authorized to execute Contract No. 4263 and all documents consistent with said award and this Resolution.

SECTION 3. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health or safety in the County; and any additional reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 4. It is found and determined that all formal actions of this Council relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of 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.

On a motion by _____, seconded by _____, the foregoing Resolution was duly adopted.

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: March 12, 2024

Committee(s) Assigned: Committee of the Whole

Journal _____

_____, 20____

PURCHASE-RELATED TRANSACTIONS

Title	2024 Design Build Agreement-Cuyahoga County Corrections Center- Gilbane Building Company- RQ 7297 – CM 4263
Department or Agency Name	Public Works
Requested Action	<input checked="" type="checkbox"/> Contract <input type="checkbox"/> Agreement <input type="checkbox"/> Lease <input type="checkbox"/> Amendment <input type="checkbox"/> Revenue Generating <input type="checkbox"/> Purchase Order <input type="checkbox"/> Other (please specify):

Original (O)/ Amendment (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC Approved/ Council's Journal Date	Approval No.
O	4263	Gilbane Building Company	NA - Design Build Contract	\$33,353,000.00	pending	pending

Service/Item Description (include quantity if applicable). Indicate whether New or Existing service or purchase. The Department of Public Works is requesting to submit and award a Design Build Agreement for the Cuyahoga County Corrections Center in the amount of \$33,353,000.00 with the Gilbane Building Company. **The anticipated start completion date will be the date of the execution of this contract but since this is a design build contract the dates should not be referenced in the contract of approval.**

For purchases of furniture, computers, vehicles: Additional Replacement
Age of items being replaced: _____ **How will replaced items be disposed of?** _____

Project Goals, Outcomes or Purpose (list 3):

Over the past two years, Cuyahoga County and other justice system stakeholders have engaged in a planning process involving multiple meetings to a Justice Center Executive Steering Committee. The purpose of the Project is to design and construct a corrections facility on a new campus to replace the County's jail facilities currently located at the Justice Center Complex.

If a County Council item, are you requesting passage of the item without 3 readings. Yes No

In the boxes below, list Vendor/Contractor, etc. Name, Street Address, City, State and Zip Code. Beside each vendor/contractor, etc. provide owner, executive director, other (specify)	
Vendor Name and address:	Owner, executive director, other (specify):
Gilbane Building Company 3135 Euclid Avenue Cleveland, Ohio 44115	Kyle Merrill, Senior Business Leader

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Vendor Council District: 7	Project Council District: 7
If applicable provide the full address or list the municipality(ies) impacted by the project.	

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
RQ # <i>if applicable</i> <input type="checkbox"/> RFB <input type="checkbox"/> RFP <input checked="" type="checkbox"/> RFQ <input type="checkbox"/> Informal <input checked="" type="checkbox"/> Formal Closing Date: October 21, 2021	Provide a short summary for not using competitive bid process. *See Justification for additional information.
The total value of the solicitation:	<input type="checkbox"/> Exemption
Number of Solicitations (sent/received) 46 / 1	<input type="checkbox"/> State Contract, list STS number and expiration date <input type="checkbox"/> Government Coop (Joint Purchasing Program/GSA), list number and expiration date
Participation/Goals (%): (30) DBE (7) SBE (17) MBE (6) WBE. Were goals met by awarded vendor per DEI tab sheet review?: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, please explain. <i>The Design Phase was compliant for DEI goals and the Construction Phase DEI forms are forthcoming and will be uploaded as soon as received from the vendor.</i>	<input type="checkbox"/> Sole Source <input type="checkbox"/> Public Notice posted by Department of Purchasing. Enter # of additional responses received from posting ().
Recommended Vendor was low bidder: <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain:	<input type="checkbox"/> Government Purchase <input type="checkbox"/> Alternative Procurement Process
How did pricing compare among bids received?	<input type="checkbox"/> Contract Amendment (<i>list original procurement</i>) <input type="checkbox"/> Other Procurement Method, please describe:

Is Purchase/Services technology related <input type="checkbox"/> Yes <input type="checkbox"/> No. If yes, complete section below:	
<input type="checkbox"/> Check if item on IT Standard List of approved purchase.	If item is not on IT Standard List state date of TAC approval:
Is the item ERP related? <input type="checkbox"/> No <input type="checkbox"/> Yes, answer the below questions.	
Are services covered under the original ERP Budget or Project? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain.	
Are the purchases compatible with the new ERP system? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain.	

FUNDING SOURCE: i.e. General Fund, Health and Human Services Levy Funds, Community Development Block Grant (No acronyms i.e. HHS Levy, CDBG, etc.). Include % if more than one source. General Fund – ARPA Revenue Replacement/Provision of Government Services FS100600-55200-CFCCC0000401
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Commented [CK1]: Suggestion by MBV - I can't recall exactly how she said it. See text in green. (or we can refer them to instructions) and provide more detail in the instruction

Rev. 7/24/23

Is funding for this included in the approved budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if "no" please explain):
Payment Schedule: <input type="checkbox"/> Invoiced <input checked="" type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> One-time <input type="checkbox"/> Other (please explain):

Provide status of project. New to the County	
<input checked="" type="checkbox"/> New Service or purchase <input type="checkbox"/> Recurring service or purchase	Is contract late <input type="checkbox"/> No <input type="checkbox"/> Yes, In the fields below provide reason for late and timeline of late submission
Reason:	
Timeline:	
Project/Procurement Start Date (date your team started working on this item):	
Date documents were requested from vendor:	
Date of insurance approval from risk manager:	
Date Department of Law approved Contract:	
Date item was entered and released in Infor:	
Detail any issues that arose during processing in Infor, such as the item being disapproved and requiring correction:	
If late, have services begun? <input type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	
Have payments be made? <input type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	

HISTORY (see instructions):
New contract in response to original RFQ- no history