



AGENDA
CUYAHOGA COUNTY PUBLIC WORKS, PROCUREMENT & CONTRACTING
COMMITTEE MEETING
WEDNESDAY, JULY 24, 2024
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
10:00 AM

Committee Members:

Michael P. Byrne, Chair-District 4
Dale Miller, Vice Chair – District 2
Yvonne M. Conwell – District 7
Meredith M. Turner – District 9
Martin J. Sweeney – District 3

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES FROM THE JULY 10, 2024 MEETING [See page 4]**
- 5. MATTERS REFERRED TO COMMITTEE**
 - a) R2024-0277: A Resolution fixing the 2025 water, storm and sanitary sewer maintenance and/or sewerage treatment rates for County Sewer District Nos. 1, 1A, 2, 3, 5, 8, 9, 13, 14, 18, 20, 21, 22 and 24, in accordance with Ohio Revised Code Section 6117.02; and declaring the necessity that this Resolution become immediately effective. [See page 7]
 - b) R2024-0278: A Resolution approving and confirming the 2025 water, storm and sanitary sewer maintenance and/or sewerage treatment assessments for County Sewer District Nos. 1, 1A, 2, 3, 5, 8, 9, 13, 14, 18, 20, 21, 22 and 24, in accordance with Ohio Revised Code Section

6117.02; and declaring the necessity that this Resolution become immediately effective. [See page 18]

- c) R2024-0279: A Resolution authorizing the appropriation of real property for the replacement of Rockside Road Bridge Nos. 03.23 and 03.32 over the Cuyahoga River in the City of Independence and Village of Valley View; authorizing the County Executive, through the Department of Public Works, to proceed with the acquisition of real property required for public highway purposes; authorizing the Fiscal Officer to issue the monetary warrants to be deposited with the Probate Court of Cuyahoga County in an amount that is equal to the fair market value of the property; and declaring the necessity that this Resolution become immediately effective: [See page 26]

Parcel 1-T (Temporary Easement)

Property Owner: Victor J. and Julie A. Appenzeller

Fair Market Value Estimate: \$2,850.00

Parcel 6-WD, T (Warranty Deed and Temporary Easement)

Property Owner: Tony and Josephine Ipsaro (deceased)

Fair Market Value Estimate: \$15,300.00

Parcel 10-WD, T (Warranty Deed and Temporary Easement)

Property Owner: Rose Mar, Ltd., an Ohio limited liability company

Fair Market Value Estimate: \$16,900.00

Parcel 11-T (Temporary Easement)

Property Owner: Thornburg Station Holding, LLC, an Ohio limited liability company

Fair Market Value Estimate: \$4,550.00

- d) R2024-0280: A Resolution making an award on RQ14136 to Tri Mor Corporation in the amount not-to-exceed \$523,515.00 for the Cuyahoga County Airport Pavement Rehabilitation Apron Slab Replacement Phase II Project; authorizing the County Executive to execute Contract No. 4564 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective. [See page 101]
- e) R2024-0281: A Resolution making an award on RQ14052 to The Murphy Contracting Company in the amount not-to-exceed \$4,446,600.00 for elevator modernization in various Cuyahoga County-owned buildings; authorizing the County Executive to execute Contract No. 4643 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective. [See page 116]

- f) R2024-0282: A Resolution making an award on RQ14468 to W. B. Mason in the total amount not-to-exceed \$864,000.00 for furnishing and delivery of reprographic paper to various County departments and agencies for the period 10/1/2024 – 9/30/2028; authorizing the County Executive to execute Contract No. 4674 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective. [See page 137]
- g) R2024-0283: A Resolution making an award on RQ13225 to Michael Baker International, Inc. in the total amount not-to-exceed \$2,099,800.00 for planning and engineering services for the improvement of the Veterans Memorial (Detroit-Superior) Bridge over the Cuyahoga River Valley in the City of Cleveland; authorizing the County Executive to execute Contract No. 4674 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective. [See page 151]
- h) R2024-0284: A Resolution authorizing an award on Purchase Order No. 24002653 to The Safety Company LLC dba MTech Company in the amount not-to-exceed \$3,164,837.05 for a joint cooperative purchase of (5) replacement GapVax trucks for the Sanitary Division; and declaring the necessity that this Resolution become immediately effective. [See page 165]

6. DISCUSSION

- a) Resurfacing of Clague Road
- b) Veterans Services Commission Relocation

7. MISCELLANEOUS BUSINESS

8. 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.*



MINUTES

**CUYAHOGA COUNTY PUBLIC WORKS, PROCUREMENT & CONTRACTING
COMMITTEE MEETING
WEDNESDAY, JULY 10, 2024
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
10:00 AM**

1. CALL TO ORDER

Vice-Chairman Miller called the meeting to order at 10:05 a.m.

2. ROLL CALL

Mr. Miller asked Deputy Clerk Carter to call the roll. Committee members Miller, Conwell and Sweeney were in attendance and a quorum was determined. Committee members Byrne and Turner were absent from the meeting.

3. PUBLIC COMMENT

There were no public comments given.

4. APPROVAL OF MINUTES FROM THE JUNE 26, 2024 MEETING

A motion was made by Mr. Sweeney, second by Ms. Conwell and approved by unanimous vote to approve the minutes from the June 26, 2024 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2024-0260: A Resolution authorizing a revenue generating agreement (via Contract No. 4618) with Step Forward in the amount not-to-exceed \$323,190.00 for lease of space at the William Patrick Day Services Center, located at 2421 Community College Avenue, Cleveland, for the period 7/1/2024 – 6/30/2026; authorizing the County Executive to execute agreement and all other documents

consistent with said Resolution; and declaring the necessity that this Resolution become immediately effective.

Mr. John Myers, Property Management Administrator; Mr. George Phillips Olivier, Vice President of Operations for Step Forward; and Mr. Douglass Bennett, Vice President of External Affairs for Step Forward, addressed the Committee regarding Resolution No. R2024-0260. Discussion ensued.

Committee members asked questions of Messrs. Myers, Phillips Olivier and Bennett pertaining to the item, which they answered accordingly.

On a motion by Mr. Sweeney with a second by Ms. Conwell, Resolution No. R2024-0260 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

Ms. Conwell, Mr. Miller and Mr. Sweeney requested to have their names added as co-sponsors to the legislation.

- b) R2024-0261: A Resolution making an award on RQ13412 to JADCO Construction Services, Inc. in the amount not-to-exceed \$559,490.00 for restriping and pavement markings in the Cuyahoga County Huntington Park Garage, effective upon contract signature of all parties, through 12/31/2024; authorizing the County Executive to execute Contract No. 4470 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective.

Mr. Matthew Rymer, Facilities Maintenance Administrator; and Ms. Mellany Seay, Operations and Finance Administrator, addressed the Committee regarding Resolution No. R2024-0261. Discussion ensued.

Committee members asked questions of Mr. Rymer and Ms. Seay pertaining to the item, which they answered accordingly.

On a motion by Mr. Sweeney with a second by Ms. Conwell, Resolution No. R2024-0261 was considered and approved by unanimous vote to be referred to the full Council agenda with a recommendation for passage under second reading suspension of the rules.

Ms. Conwell requested to have her name added as a co-sponsor to the legislation.

- c) R2024-0262: A Resolution making an award on RQ14474 to Independence Excavating, Inc. in the amount not-to-exceed \$10,812,068.09 for the construction of 2.66 miles of shared use path along North Marginal Road Connector from East 9th Street to East 55th Street in the City of Cleveland; authorizing the County Executive to execute Contract No. 4637 and all other documents consistent with

said award and this Resolution; and declaring the necessity that this Resolution become immediately effective.

Ms. Nichole English, Planning and Program Administrator, addressed the Committee regarding Resolution No. R2024-0262. Discussion ensued.

Committee members asked questions of Ms. English pertaining to the item, which she answered accordingly.

On a motion by Ms. Conwell with a second by Mr. Sweeney, Resolution No. R2024-0262 was considered and approved by unanimous vote to be referred to the full Council agenda with a recommendation for passage under second reading suspension of the rules.

Ms. Conwell, Mr. Miller and Mr. Sweeney requested to have their names added as co-sponsors to the legislation.

6. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

7. ADJOURNMENT

With no further business to discuss, Vice-Chairman Miller adjourned the meeting at 10:36 a.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2024-0277

Sponsored by: County Executive Ronayne/Department of Public Works	A Resolution fixing the 2025 water, storm and sanitary sewer maintenance and/or sewerage treatment rates for County Sewer District Nos. 1, 1A, 2, 3, 5, 8, 9, 13, 14, 18, 20, 21, 22 and 24, in accordance with Ohio Revised Code Section 6117.02; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the County Executive/Department of Public Works/County Sanitary Engineer recommends fixing water, storm and sanitary sewer maintenance and/or sewerage treatment rates for the County Sewer District Nos. 1, 1A, 2, 3, 5, 8, 9, 13, 14, 18, 20, 21, 22 and 24 for Fiscal 2025; and

WHEREAS, the County has contractual obligations with communities to operate and maintain water lines and sewerage systems including storm sewers, sanitary sewers, wastewater treatment plants, and pumping stations; and

WHEREAS, the funds are necessary to pay for the treatment and disposal costs, and for proper maintenance and operation of the water lines and sewerage systems in said districts for Fiscal 2025; and

WHEREAS, in accordance with the Ohio Revised Code Section 6117.02, the County may levy an assessment to pay the cost and expense of the maintenance and operation of such improvements, including the disposal of sewage; and

WHEREAS, said water, storm and sanitary sewer maintenance and/or sewerage treatment rates shall be applied as follows:

Single Family	Front footage x maintenance rate
Condominiums	Average front footage for the community x 0.87 x sewer maintenance rate
Apartments	Per settlement formula per Common Pleas Case #245631

Commercial	Front footage x maintenance rate x 1.15
Industrial	Front footage x maintenance rate x 1.15

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue.

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

SECTION 1. That in order to provide funds with which to maintain and operate water lines and sewerage systems in County Sewer District Nos. 1, 1A, 2, 3, 5, 8, 9, 13, 14, 18, 20, 21, 22 and 24 for Fiscal 2025, the following rates shall be charged to the actual and/or potential users of such sewerage system:

Sewer Maintenance Rate

(Per Front Foot)

2025

Sewer Area No. 1

Brooklyn	
Sanitary Sewer	\$ 2.20
Storm Sewer	\$.40
Linndale - All Sewers	\$ 2.50
Parma Heights	
Sanitary Sewer	\$ 1.20
Storm Sewer	\$ 1.25
Water Transmission Lines	\$ 0.05

Sewer Area No. 1A

Parma	
Sanitary Sewers	\$ 1.75
Storm Sewers	\$ 1.25 (G)

Sewer Area No. 2

Brooklyn Heights	
Sanitary Sewers	\$ 1.50
Storm Sewers	\$ 0.25
Seven Hills - Sanitary Sewers	\$ 1.00 (A)

Sewer Area No. 3

Beachwood	
Sanitary Sewers	\$ 0.75
Storm Sewers	\$ 0.75

Gates Mills - Sanitary Sewers	\$ 10.00
Highland Heights	
Sanitary Sewers	\$ 1.00
Storm Sewers	\$ 1.50
Lyndhurst - Sanitary Sewers	\$ 1.00
Mayfield Heights	
Sanitary Sewers	\$ 2.50
Storm Sewers	\$ 0.00
Mayfield Village - Sanitary Sewers	\$ 2.00
Pepper Pike - Sanitary Sewers	\$ 2.50
	\$ 200.00 (B)
Richmond Heights	
Sanitary Sewers	\$ 2.00
Storm Sewers	\$ 0.70
South Euclid - Sanitary Sewers	\$ 1.00 (C)

Sewer Area No. 5

Beachwood	
Sanitary Sewers	\$ 0.75
Storm Sewers	\$ 0.75
Bedford Heights - Sanitary Sewers	\$ 1.95
Highland Hills - Storm Only	\$ 2.50
North Randall	
Sanitary Sewers	\$ 0.75
Storm Sewers	\$ 1.75
Orange Village - Sanitary Sewers	\$ 3.00
Warrensville Heights	
Sanitary Sewers	\$1.65
Storm Sewers	\$0.85

Sewer Area No. 8

Middleburg Heights	
Sanitary Sewer	\$ 2.00
Storm Sewer	\$ 0.50
Water Transmission Lines	\$ 0.20

Sewer Area No. 9

Garfield Heights	
Sanitary Sewers	\$ 2.70
Storm Sewers	\$ 0.30
Maple Heights	
Sanitary Sewers	\$ 3.10
Storm Sewers	\$ 0.40
Water Transmission Lines	\$ 0.10

Sewer Area No. 13

Brecksville	
Sanitary Sewers	\$ 2.50

Storm Sewers	\$ 2.10
Broadview Heights Sanitary Sewers	\$ 1.50

Sewer Area No. 14

Olmsted Township Sanitary Sewers	\$ 3.50
Storm Sewers	\$ 0.47

Sewer Area No. 18

Oakwood Sanitary Sewers	\$1.80
Storm Sewers	\$0.10

Sewer Area No. 20

Bedford - Sanitary Sewers	\$ 1.60
Walton Hills - Sanitary Sewers	\$ 1.60 (D)
	\$ 150.00 (E)

Sewer Area No. 21

Woodmere Sanitary Sewers	\$ 2.25
	\$ 225.00 (F)
	\$ 150.00 (F)
Storm Sewers	\$ 0.40
Water Transmission Lines	\$ 0.10

Sewer Area No. 22

Newburgh Heights - All Sewers	\$ 6.20
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Sewer Area No. 24

East Cleveland - All Sewers	\$ 3.00
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- (A) Rate Applies to properties served by County Improvement No. 231.
- (B) Flat Rate: \$200.00 per year to residential parcels tributary to Creekside, (ten years - beginning 1/1/2016). Commercial charge based on water consumption.
- (C) Rate Applies to portion of South Euclid tributary to County Improvement

Nos. 3-A-1 and 3-A-2 only.

- (D) Rate Applies to commercial/industrial parcels only
- (E) Flat Rate: \$150.00 charge for a residential parcel served by sanitary sewers.
- (F) Flat Rate: \$225.00 charge for each improved parcel for 2025.
\$150.00 charge for each unimproved parcel for 2025.
- (G) The rates for the City of Parma shall be applied as follows:

Single Family	Front footage x maintenance rate
Condominiums	Average front footage for the community x 1.0 x sewer maintenance rate
Apartments	Per settlement formula per Common Pleas Case #245631
Commercial	Front footage x maintenance rate x 1.65
Industrial	Front footage x maintenance rate x 1.65

Any charges that are not paid shall be certified to the County Fiscal Officer, as provided by law, for collection.

SECTION 2. That the Clerk of Council be, and is hereby, instructed to transmit a copy of this Resolution to the County Fiscal Officer.

SECTION 3. It is necessary that this Resolution become immediately effective to comply with the Ohio Revised Code, Section 6117.33, which provides that assessments for such rates must be certified on or before the second Monday in September, that being September 9, 2024. 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 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: July 16, 2024

Committee(s) Assigned: Public Works, Procurement & Contracting

Journal _____

_____,20____

DPW 2025, Authorization to Prepare (Fixing) 2025 Sewer Maintenance Rates for Municipalities (part 1 of 2)

SUMMARY OF REQUESTED ACTION

A. Scope of Work Summary

1. Department of Public Works requesting authorization to prepare maintenance assessments for County sewer Area Numbers 1, 1A, 2, 3, 5, 8, 9, 13, 14, 18, 20, 21, 22, 24 for **Fiscal 2025**. The County of Cuyahoga approves rates for the Sanitary Engineering Division because the County has contractual obligations with communities to operate and maintain sewerage systems including sanitary sewers, storm sewers, pumping stations. There is no cost associated with this specific agreement.
2. The primary goal is to collect all operational expenditures for revenues collected from users of the sewerage system (level-one financing). Each sewer area differs in population size, lineal feet sewers and number of pumping stations that must be maintained. This results in cost variations requiring different rates between and sometimes within areas. Secondly, sewer area accounts should always reflect a reserve balance to respond to unplanned repairs and/or replacement of sewerage systems. Area/community balances will be considered capital funds that can be expended on unplanned projects and/or condition of the sewer system and attempts to repair/replace systems where necessary, (planned capital projects) and within funds available for this (level-three financing). It is the intent of the department to continue financing its operation at all three (3) levels and to continue its program in accordance with contractual obligations and effective engineering practices.
3. The rates are in accordance with the Ohio Revised Code Chapter 6117.02 stating the County may levy an assessment to pay the cost and expense of the maintenance and operation of such sewerage improvements, including disposal of sewage.

B. Procurement

1. N/A
2. N/A

C. Contractor and Project Information

- 1a. The municipalities are divided into Sewer Areas, which can be found on attachment.
- 1b. The Sewer Areas are within the following County Districts: 1, 2, 4, 5, 6, 8, 9, 10, 11
3. N/A

D. Project Status and Planning

1. The sewer rate schedule is updated annually and simply requires new Council resolutions.
2. The **rates must be passed by Council on or before September 9, 2024, per Ohio Revised Code 6117.33** which provides that assessments for such rates must be certified on or before the second Monday in September.

E. Funding

1. There is no cost associated with this.
2. N/A



Department of Public Works/ Sanitary Engineering Division

County of Cuyahoga Sewer Area Rates for 2025

The rates are varied based upon Cuyahoga County division into Sewer Areas. The Ohio Revised Code requires that accounts be established for each sewer area and communities not part of a sewer area.

The proposed rates were determined as follows:

- Estimate costs for engineering, sewer inspection, treatment plants, pumping stations, lab analysis, and sewer maintenance programs (**Level one financing**)
- Maintain sufficient fund balances in the Sewer Area Accounts for emergency repairs or replacement of sanitary sewers; pumping stations, wastewater treatment plants and current/future capital debt (**Level two financing**)
- Provide capital funding (\$4-5 million) for planned/potential projects (**Level three financing**)

The rates shall be applied as follows:

Single Family	Front footage x maintenance rate
Condominiums	Average front footage for the community x 0.87 x sewer maintenance rate
Apartments	Per settlement formula per Common Pleas Case # 245631
Commercial	Front footage x maintenance rate x 1.15
Industrial	Front footage x maintenance rate x 1.15

In order to provide funds with which to maintain and operate Sewerage improvements in areas designated from January 1, 2025 forward, the following rates shall be charged to the actual and/or potential users of such sewerage system:

**2025 Sewer Maintenance Rate
(Per Front Foot)**

Sewer Area No. 1

Brooklyn	
Sanitary Sewer	\$ 2.20
Storm Sewer	\$.40
Linndale – All Sewers	\$ 2.50
Parma Heights	
Sanitary Sewer	\$ 1.20
Storm Sewer	\$ 1.25
Water Transmission Lines	\$ 0.05

Sewer Area No. 1A

Parma	
Sanitary Sewers	\$ 1.75
Storm Sewers	\$ 1.25 (G)

Sewer Area No. 2

Brooklyn Heights	
Sanitary Sewers	\$ 1.50
Storm Sewers	\$ 0.25
Seven Hills – Sanitary Sewers	\$ 1.00 (A)

Sewer Area No. 3

Beachwood	
Sanitary Sewers	\$ 0.75
Storm Sewers	\$ 0.75
Gates Mills – Sanitary Sewers	\$10.00
Highland Heights	
Sanitary Sewers	\$ 1.00
Storm Sewers	\$ 1.50
Lyndhurst – Sanitary Sewers	\$ 1.00
Mayfield Heights – Sanitary Sewers	\$ 2.50
Storm Sewers	\$ 0.00
Mayfield Village – Sanitary Sewers	\$ 2.00
Pepper Pike – Sanitary Sewers	\$ 2.50
	\$ 200.00 (B)
Richmond Heights	
Sanitary Sewers	\$ 2.00
Storm Sewers	\$ 0.70
South Euclid – Sanitary Sewers	\$ 1.00 (C)

**2025 Sewer Maintenance Rate
(Per Front Foot)**

Sewer Area No. 5

Beachwood – Sanitary Sewers	\$ 0.75
Storm Sewers	\$ 0.75
Bedford Heights – Sanitary Sewers	\$ 1.95
Highland Hills - Storm Only	\$ 2.50
North Randall	
Sanitary Sewers	\$ 0.75
Storm Sewers	\$ 1.75
Orange Village – Sanitary Sewers	\$ 3.00
Warrensville Heights	
Sanitary Sewers	\$ 1.25
Storm Sewers	\$ 1.25

Sewer Area No. 8

Middleburg Heights	
Sanitary Sewers	\$ 2.00
Storm Sewers	\$ 0.50
Water Transmission Lines	\$ 0.20

Sewer Area No. 9

Garfield Heights	
Sanitary Sewers	\$ 2.70
Storm Sewers	\$ 0.30
Maple Heights	
Sanitary Sewers	\$ 3.10
Storm Sewers	\$ 0.60
Water Transmission Lines	\$ 0.10

Sewer Area No. 13

Brecksville	
Sanitary Sewers	\$ 2.50
Storm Sewers	\$ 2.10
Broadview Heights	
Sanitary Sewers	\$ 1.50

Sewer Area No. 14

Olmsted Township	
Sanitary Sewers	\$ 3.50
Storm Sewers	\$ 0.47

Sewer Area No. 18

Oakwood – Sanitary Sewers	\$ 1.90
Storm Sewers	\$ 0.10

**2025 Sewer Maintenance Rate
(Per Front Foot)**

Sewer Area No. 20

Bedford – Sanitary Sewers	\$ 1.60
Walton Hills – Sanitary Sewers	\$ 1.60 (D)
	\$150.00 (E)

Sewer Area No. 21

Woodmere - Sanitary Sewers	\$ 2.25
	\$ 225.00 (F)
	\$ 150.00 (F)
Storm Sewers	\$ 0.40
Water Trans. Lines	\$ 0.10

Sewer Area No. 22

Newburgh Heights – All Sewers	\$ 6.20
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Sewer Area No. 24

East Cleveland – All Sewers	\$ 3.00
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- (A) Rate Applies to properties served by County Improvement No. 231.
- (B) Flat Rate: \$ 200.00 per year to residential parcels tributary to Creekside, (ten years - beginning 01/2016). Commercial charge based on water consumption.
- (C) Rate Applies to portion of South Euclid tributary to County Improvement Nos. 3-A-1 and 3-A-2 only.
- (D) Rate applies to commercial/industrial area only
- (E) Flat Rate: \$ 150.00 charge per residential parcel served by sewers
- (F) Flat Rate: \$ 225.00 charge for each improved parcel for 2024
\$ 150.00 charge for each unimproved lot for 2024
- (G) The rates for the City of Parma shall be applied as follows:

Single Family	Front footage x maintenance rate
Condominiums	Average front footage for the community x 1.0 x sewer maintenance rate
Apartments	Per settlement formula per Common Pleas Case # 245631
Commercial	Front footage x maintenance rate x 1.65
Industrial	Front footage x maintenance rate x 1.65

Any charges that are not paid shall be certified to the County Fiscal Officer, as provided by law, for collection.

The Clerk of Council is hereby, instructed to transmit a copy of this resolution to the County Fiscal Officer and one copy to the Department of Public Works/Sanitary Engineer

County Council of Cuyahoga County, Ohio

Resolution No. R2024-0278

Sponsored by: County Executive Ronayne/Department of Public Works	A Resolution approving and confirming the 2025 water, storm and sanitary sewer maintenance and/or sewerage treatment assessments for County Sewer District Nos. 1, 1A, 2, 3, 5, 8, 9, 13, 14, 18, 20, 21, 22 and 24, in accordance with Ohio Revised Code Section 6117.02; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the County Sanitary Engineer has prepared and presented to the County Council for the County of Cuyahoga, Ohio the 2025 water, storm and sanitary sewer maintenance and/or sewerage treatment assessments for County Sewer District Nos. 1, 1A, 2, 3, 5, 8, 9, 13, 14, 18, 20, 21, 22 and 24; and

WHEREAS, funds are necessary to pay for the operation and maintenance of water lines, sewerage systems, including storm sewers, sanitary sewers, wastewater treatment plants, and pumping stations for said Districts for Fiscal 2025; and

WHEREAS, the primary goal is to collect all operational expenditures from revenues collected from users of the water lines and sewerage systems; and

WHEREAS, in accordance with the Ohio Revised Code Section 6117.02, the County may levy an assessment to pay the cost and expense of the maintenance and operation of such improvements, including the disposal of sewage; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue.

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

SECTION 1. That the water, storm and sanitary sewer maintenance and/or sewerage treatment assessments for County Sewer District Nos. 1, 1A, 2, 3, 5, 8, 9, 13, 14, 18, 20, 21, 22 and 24, as prepared and filed with the Council by the County Sanitary Engineer be, and the same are, hereby approved and confirmed and said assessments are hereby ordered recorded in the original assessment records of the County of Cuyahoga, Ohio for the year 2025, to which reference is hereby made a part hereof, as fully and completely as though set forth at length and rewritten herein.

SECTION 2. That there be, and hereby is, levied and assessed upon the several lots and parcels of land listed and described in said report the amount set forth to be assessed by the County of Cuyahoga, Ohio, through the Department of Public Works/County Sanitary Engineer, upon each of said lots and parcels of land.

SECTION 3. That the said assessments so made, approved and confirmed, are hereby certified to the County Fiscal Officer for collection.

SECTION 4. That the installments of such assessments, when collected, shall be placed to the credit of the Department of Public Works/County Sanitary Engineer's fund to be used for the purposes set forth in the Resolution directing the Department to prepare such assessments.

SECTION 5. That the Clerk of Council be, and is hereby, instructed to transmit a copy of this Resolution to the County Fiscal Officer and one copy to the Department of Public Works/County Sanitary Engineer.

SECTION 6. It is necessary that this Resolution become immediately effective to comply with the Ohio Revised Code, Section 6117.33, which provides that assessments for such rates must be certified on or before the second Monday in September, that being September 9, 2024. 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 7. 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 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: July 16, 2024

Committee(s) Assigned: Public Works, Procurement & Contracting

Journal _____
_____,20____

SUMMARY OF REQUESTED ACTION

A. Scope of Work Summary

1. Department of Public Works requesting approval and confirmation to prepare maintenance assessments for County Sewer Area Numbers 1, 1A, 2, 3, 5, 8, 9, 13, 14, 18, 20, 21, 22, 24 for **Fiscal 2025**. The County of Cuyahoga approves rates for the Sanitary Engineering Division because the County has contractual obligations with communities to operate and maintain sewerage systems including sanitary sewers, storm sewers, and pumping stations. There is no cost associated with this specific agreement.
2. The primary goal is to collect all operational expenditures for revenues collected from users of the sewerage system (level-one financing). Each sewer area differs in population size, lineal feet sewers and number of pumping stations that must be maintained. This results in cost variations requiring different rates between and sometimes within areas. Secondly, sewer area accounts should always reflect a reserve balance to respond to unplanned repairs and/or replacement of sewerage systems. Area/community balances will be considered capital funds that can be expended on unplanned projects and/or pay long-term capital debt (level-two financing). Lastly the Sanitary Engineering Division routinely evaluates the condition of the sewer system and attempts to repair/replace systems where necessary, (planned capital projects) and within funds available for this (level-three financing). It is the intent of the department to continue financing its operation at all three (3) levels and to continue its program in accordance with contractual obligations and effective engineering practices.
3. The rates are in accordance with the Ohio Revised Code Chapter 6117.02 stating the County may levy an assessment to pay the cost and expense of the maintenance and operation of such sewerage improvements, including the disposal of sewage.

B. Procurement

- 1.N/A
- 2.N/A

C. CONTRACTOR AND PROJECT INFORMATION

- 1a. The municipalities are divided into Sewer Areas, which can be found in the attachment.
- 1b. The Sewer Areas are within the following County Districts: 1, 2, 3, 4, 5, 6, 8, 9, 10, 11
2. N/A

D. PROJECT STATUS AND PLANNING

1. The sewer rate schedule is updated annually and simply requires two new Council resolutions.
2. **The rates must be passed by Council on or before September 9, 2024, per Ohio Revised Code 6117.33** which provides that assessments for such rates must be certified on or before the second Monday in September.

E. FUNDING

1. There is no cost associated with this.
2. N/A



Department of Public Works/ Sanitary Engineering Division

County of Cuyahoga Sewer Area Rates for 2025

The rates are varied based upon Cuyahoga County division into Sewer Areas. The Ohio Revised Code requires that accounts be established for each sewer area and communities not part of a sewer area.

The proposed rates were determined as follows:

- Estimate costs for engineering, sewer inspection, treatment plants, pumping stations, lab analysis, and sewer maintenance programs (**Level one financing**)
- Maintain sufficient fund balances in the Sewer Area Accounts for emergency repairs or replacement of sanitary sewers; pumping stations, wastewater treatment plants and current/future capital debt (**Level two financing**)
- Provide capital funding (\$4-5 million) for planned/potential projects (**Level three financing**)

The rates shall be applied as follows:

Single Family	Front footage x maintenance rate
Condominiums	Average front footage for the community x 0.87 x sewer maintenance rate
Apartments	Per settlement formula per Common Pleas Case # 245631
Commercial	Front footage x maintenance rate x 1.15
Industrial	Front footage x maintenance rate x 1.15

In order to provide funds with which to maintain and operate Sewerage improvements in areas designated from January 1, 2025 forward, the following rates shall be charged to the actual and/or potential users of such sewerage system:

2025 Sewer Maintenance Rate
(Per Front Foot)

Sewer Area No. 1

Brooklyn	
Sanitary Sewer	\$ 2.20
Storm Sewer	\$.40
Linndale – All Sewers	\$ 2.50
Parma Heights	
Sanitary Sewer	\$ 1.20
Storm Sewer	\$ 1.25
Water Transmission Lines	\$ 0.05

Sewer Area No. 1A

Parma	
Sanitary Sewers	\$ 1.75
Storm Sewers	\$ 1.25 (G)

Sewer Area No. 2

Brooklyn Heights	
Sanitary Sewers	\$ 1.50
Storm Sewers	\$ 0.25
Seven Hills – Sanitary Sewers	\$ 1.00 (A)

Sewer Area No. 3

Beachwood	
Sanitary Sewers	\$ 0.75
Storm Sewers	\$ 0.75
Gates Mills – Sanitary Sewers	\$10.00
Highland Heights	
Sanitary Sewers	\$ 1.00
Storm Sewers	\$ 1.50
Lyndhurst – Sanitary Sewers	\$ 1.00
Mayfield Heights – Sanitary Sewers	\$ 2.50
Storm Sewers	\$ 0.00
Mayfield Village – Sanitary Sewers	\$ 2.00
Pepper Pike – Sanitary Sewers	\$ 2.50
	\$ 200.00 (B)
Richmond Heights	
Sanitary Sewers	\$ 2.00
Storm Sewers	\$ 0.70
South Euclid – Sanitary Sewers	\$ 1.00 (C)

**2025 Sewer Maintenance Rate
(Per Front Foot)**

Sewer Area No. 5

Beachwood – Sanitary Sewers	\$ 0.75
Storm Sewers	\$ 0.75
Bedford Heights – Sanitary Sewers	\$ 1.95
Highland Hills - Storm Only	\$ 2.50
North Randall	
Sanitary Sewers	\$ 0.75
Storm Sewers	\$ 1.75
Orange Village – Sanitary Sewers	\$ 3.00
Warrensville Heights	
Sanitary Sewers	\$ 1.25
Storm Sewers	\$ 1.25

Sewer Area No. 8

Middleburg Heights	
Sanitary Sewers	\$ 2.00
Storm Sewers	\$ 0.50
Water Transmission Lines	\$ 0.20

Sewer Area No. 9

Garfield Heights	
Sanitary Sewers	\$ 2.70
Storm Sewers	\$ 0.30
Maple Heights	
Sanitary Sewers	\$ 3.10
Storm Sewers	\$ 0.60
Water Transmission Lines	\$ 0.10

Sewer Area No. 13

Brecksville	
Sanitary Sewers	\$ 2.50
Storm Sewers	\$ 2.10
Broadview Heights	
Sanitary Sewers	\$ 1.50

Sewer Area No. 14

Olmsted Township	
Sanitary Sewers	\$ 3.50
Storm Sewers	\$ 0.47

Sewer Area No. 18

Oakwood – Sanitary Sewers	\$ 1.90
Storm Sewers	\$ 0.10

**2025 Sewer Maintenance Rate
(Per Front Foot)**

Sewer Area No. 20

Bedford – Sanitary Sewers	\$ 1.60
Walton Hills – Sanitary Sewers	\$ 1.60 (D)
	\$150.00 (E)

Sewer Area No. 21

Woodmere - Sanitary Sewers	\$ 2.25
	\$ 225.00 (F)
	\$ 150.00 (F)
Storm Sewers	\$ 0.40
Water Trans. Lines	\$ 0.10

Sewer Area No. 22

Newburgh Heights – All Sewers	\$ 6.20
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Sewer Area No. 24

East Cleveland – All Sewers	\$ 3.00
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- (A) Rate Applies to properties served by County Improvement No. 231.
- (B) Flat Rate: \$ 200.00 per year to residential parcels tributary to Creekside, (ten years - beginning 01/2016). Commercial charge based on water consumption.
- (C) Rate Applies to portion of South Euclid tributary to County Improvement Nos. 3-A-1 and 3-A-2 only.
- (D) Rate applies to commercial/industrial area only
- (E) Flat Rate: \$ 150.00 charge per residential parcel served by sewers
- (F) Flat Rate: \$ 225.00 charge for each improved parcel for 2024
\$ 150.00 charge for each unimproved lot for 2024
- (G) The rates for the City of Parma shall be applied as follows:

Single Family	Front footage x maintenance rate
Condominiums	Average front footage for the community x 1.0 x sewer maintenance rate
Apartments	Per settlement formula per Common Pleas Case # 245631
Commercial	Front footage x maintenance rate x 1.65
Industrial	Front footage x maintenance rate x 1.65

Any charges that are not paid shall be certified to the County Fiscal Officer, as provided by law, for collection.

The Clerk of Council is hereby, instructed to transmit a copy of this resolution to the County Fiscal Officer and one copy to the Department of Public Works/Sanitary Engineer

County Council of Cuyahoga County, Ohio

Resolution No. R2024-0279

Sponsored by: **County Executive Ronayne/Department of Public Works/Division of County Engineer**

A Resolution authorizing the appropriation of real property for the replacement of Rockside Road Bridge Nos. 03.23 and 03.32 over the Cuyahoga River in the City of Independence and Village of Valley View; authorizing the County Executive, through the Department of Public Works, to proceed with the acquisition of real property required for public highway purposes; authorizing the Fiscal Officer to issue the monetary warrants to be deposited with the Probate Court of Cuyahoga County in an amount that is equal to the fair market value of the property; and declaring the necessity that this Resolution become immediately effective.

WHEREAS, on February 29, 2024, this Council adopted Resolution No. R2024-0068, which authorized the County Executive to acquire the necessary Right-of-Way to proceed with the replacement of Rockside Road Bridge Nos. 03.23 and 03.32 over the Cuyahoga River in the City of Independence and Village of Valley View; and,

WHEREAS, upon receiving the necessary authorization to proceed with acquisition of Right-of-Way, a fair market analysis was conducted, and fee appraisals were made; and

WHEREAS, the County's agent, KMJM Land Services, endeavored to acquire the necessary parcels through voluntary negotiation and settlement efforts with the property owners, but has reported that equitable settlement agreements could not be reached on the properties set forth below; and,

WHEREAS, the Department of Public Works has requested that the County appropriate certain property rights required for highway purposes for the above-described improvement, identified as the following parcels of land:

Parcel 1- T (Temporary Easement)

Property Owner: Victor J. and Julie A. Appenzeller

Address: 7810 Rockside Road, Independence, Ohio 44131

Mailing Address: 7810 Rockside Road, Independence, Ohio 44131

Fair Market Value Estimate: \$2,850.00

Parcel 6 WD, T (Warranty Deed and Temporary Easement)
Property Owners: Tony and Josephine Ipsaro (deceased)
Address: Vacant Land, Rockside Rd, Independence, Ohio 44131
Mailing Address: National Park Service, 15610 Vaughn Road, Brecksville,
Ohio 44141
Fair Market Value Estimate: \$15,300.00

Parcel 10-WD, T (Warranty Deed and Temporary Easement)
Property Owner: Rose Mar, Ltd., an Ohio limited liability company
Address: 8111 Rockside Road, Valley View, Ohio
Mailing Address: 127 Public Square, 4000 Key Tower, Cleveland, Ohio 44114
Fair Market Value Estimate: \$16,900.00

Parcel 11- T (Temporary Easement)
Property Owner: Thornburg Station Holding, LLC, an Ohio limited liability
company
Address: 8111 Rockside Road, Valley View, Ohio
Mailing Address: 127 Public Square, 4000 Key Tower, Cleveland, Ohio 44114
Fair Market Value Estimate: \$4,550.00

WHEREAS, the necessity for the immediate effectiveness of this Resolution is established because federal funds are being utilized for Right-of-Way acquisition on this project and the County is required to progress on schedule for the project in order to maintain project funding deadlines; and,

WHEREAS, the Right-of-Way cannot be certified to the Ohio Department of Transportation as being ready for construction unless and until all Right-of-Way parcels have been acquired either by agreement or by the filing of a petition for appropriation together with a check in the amount of the Fair Market Value Estimate made payable to the Cuyahoga County Probate Court, in the Cuyahoga County Probate Court.

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

SECTION 1. That certain real property as required for replacement of Rockside Road Bridge Nos. 03.23 and 03.32 over the Cuyahoga River in the City of Independence and Village of Valley View; as described below be, and the same is, hereby declared necessary to appropriate for public use, more specifically for the purpose of making or repairing roads which shall be open to the public, without charge. Such property is described as follows:

Parcel 1- T (Temporary Easement)
Property Owner: Victor J. and Julie A. Appenzeller
Address: 7810 Rockside Road, Independence, Ohio 44131
Mailing Address: 7810 Rockside Road, Independence, Ohio 44131
Fair Market Value Estimate: \$2,850.00

Parcel 6 WD, T (Warranty Deed and Temporary Easement)
Property Owners: Tony and Josephine Ipsaro (deceased)
Address: Vacant Land, Rockside Rd, Independence, Ohio 44131
Mailing Address: National Park Service, 15610 Vaughn Road, Brecksville,
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Fair Market Value Estimate: \$15,300.00

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Property Owner: Thornburg Station Holding, LLC, an Ohio limited liability
company
Address: Rockside Road, Valley View, Ohio
Mailing Address: 127 Public Square, 4000 Key Tower, Cleveland, Ohio 44114
Fair Market Value Estimate: \$4,550.00

SECTION 2. That the County Executive, through the Department of Public Works, be, and is, hereby directed to proceed with filing the necessary action to acquire the property as described above.

SECTION 3. That the County Fiscal Officer be, and is, hereby authorized to issue monetary warrants in the amount of the Fair Market Value Estimates listed above, made payable to the Cuyahoga County Probate Court, said warrants to be deposited with the Probate Court at the time of filing the petitions to appropriate.

SECTION 4. That the Clerk of Council is hereby directed to transmit copies of this Resolution upon its approval by the County Executive to Michael Dever, Director of Public Works and to Michael Chambers, County Fiscal Officer.

SECTION 5. That it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue and to assure that work on the improvement can commence during the prime construction season. Otherwise, any delay in commencement of the work may cause a delay to the work and result in significant cost increases to the County. Provided that this Resolution receives the affirmative vote of eight members of Council, this Resolution shall become immediately effective upon the signature of the County Executive.

SECTION 6. That 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: July 16, 2024

Committee(s) Assigned: Public Works, Procurement & Contracting

Journal _____
_____, 20__

SUMMARY OF REQUESTED ACTION

Rockside Road Bridge - Appropriation Authorization

A. Scope of Work Summary

1. The Department of Public Works is requesting authorization for the County Executive to take the required steps to file 4 appropriation actions in Cuyahoga County Probate Court in order to acquire necessary right-of-way for highway purposes. This appropriation action will be filed in connection with the Old Rockside Road Bridge Project and declaring the necessity that this Resolution become effective immediately.

The Rockside Road Bridge Project is comprised of 18 parcels. In the following cases, the County has been unable to reach an agreement with the owner of the parcel to the compensation to be paid for acquiring the parcels.

Parcel 1 T

Property Owner: Victor J. & Julie A. Appenzeller

Address: 7810 Rockside Road, Independence, Ohio 44131

Mailing Address: 7810 Rockside Road, Independence, Ohio 44131

Fair Market Value Estimate: \$2,850.00

Property owner was communicating with acquisition agent but has not been replying to recent reach out.

Parcel 6 WD, T

Property Owner: Tony Ipsaro and Josephine Ipsaro, both deceased

Address: Vacant Land, Rockside Rd, Independence, OH 44131

Mailing Address: National Park Service, 15610 Vaughn Road, Brecksville, OH 44141

Fair Market Value Estimate: \$15,300.00

Property owners are deceased. It is believed that this portion of 562-03-004 was inadvertently excluded from the legal description on Deed Volume 15444, Page 581. OR Colan attempted to find surviving heirs. An appropriation case is needed for clean title.

Parcel 10 WD, T

Property Owner: Rose Mar, Ltd, an Ohio limited liability company

Address: 8111 Rockside Road, Valley View, Ohio

Mailing Address: 127 Public Square, 4000 Key Tower, Cleveland, OH 44114

Fair Market Value Estimate: \$16,900.00

Property owner has not been responsive.

Parcel 11 T

Property Owner: Thornburg Station Holding, LLC, an Ohio limited liability company

Address: Rockside Road, Valley View, Ohio

Mailing Address: 127 Public Square, 4000 Key Tower, Cleveland, OH 44114

Fair Market Value Estimate: \$4,550.00

Property owner has not been responsive.

B. Procurement

1. The procurement method for the acquisition of right-of-way for this project is that consultant OR Colan visits the properties, its ODOT pre-qualified appraiser prepares a Fair Market Value Estimate [FMVE] of the property being taken. Lastly, a pre-qualified land consultant negotiates with the property owners. The consultant considers the amount of settlement to be reasonable. The property owner has agreed to the settlement amount.

E. Funding

Prior Resolutions: **R2024-0068 – Authority to Acquire Right-of-Way**

**VALUE ANALYSIS
(\$10,000 OR LESS)**

OWNER'S NAME

Victor J. & Julie A. Appenzeller

COUNTY Cuyahoga
ROUTE C.R. 53
SECTION M-5024
PARCEL NO. 1-T
PROJECT I.D. NO. 95403

Subject			APN		
Address/Location	Zoning	Utilities	562-02-002 and 562-02-005		
7810 Old Rockside Road, Independence, OH 44131	U-6, Commercial or Industrial No minimum lot area requirement	All public utilities available	Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			0.9942	Acres	Industrial Development

Comments
The total subject area is 0.9942 gross & net acres (43,307 square feet). It is located at 7810 Old Rockside Road, Independence, Cuyahoga County, Ohio. The subject is accessible from the south side of Old Rockside Road. It is trapizoidal in shape with 291.71 feet of frontage on Rockside Road and 299.77 feet of frontage on Old Rockside Road, and it has a maximum depth of 165.94 feet along the eastern property line. The site is located at the grade of Old Rockside Road and steeply slopes up, behind the improvements, roughly 25 feet to Rockside Road or the southern property line. The level portion of the site is located in a high risk flood area known as Flood Zone AE. The steep southern portion of the site is outside the floodplain area. The property is owned by Victor J. & Julie A. Appenzeller and is improved with a 5,214 square foot service garage that was built in 1969. The subject is known as the Cuyahoga County Fiscal Officer's Permanent Parcel Numbers 562-02-002 and 562-02-005. The property consists of two contiguous parcels with the same ownership and the same highest and best use. Thus, the larger parcel contains 0.9942 (net) acres. The property is zoned U-6 which permits most commercial and industrial uses. There is no minimum lot area requirement for the U-6 district. The minimum front setback shall be 100 feet, but not less than 50 feet. The subject is a conforming use. The last sale of the property was on 6/2/2021 and it transferred from Ladd J. Soldat and Laurie A. Soldat to Victor J. Appenzeller and Julie A. Appenzeller for \$118,000 via survivorship deed. It appears from published sources to be a transaction between related parties and has no influence on the current value of the property. As if vacant, the highest and best use of the site is for industrial development.

Comparable Sales

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	5860 Canal Road, Valley View, OH	Industrial Development	Public Records & Listing Agent	11/30/2022
APN(s)		Zoning	Utilities	Sale Price
571-20-005		Industrial District	All Public Available	\$1,155,000
				Parcel Size
				5.075 Ac. or 221,067 s.f.
			Unit Value Indication	\$209,852/Ac. or \$5.22/s.f.

Comments

This was an arm's length sale of a 5.075 acre parcel in Valley View. It was a conventional sale. The parcel is flag shaped and has level to rolling topography. The parcel is located in flood zone A, a special flood hazard area and flood zone X area of minimal flood hazard. There was a 13,500 s.f. green house on the site at the time of sale with estimated razing costs of \$155,000 included in the above sale price.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
2	9755 Corporate Circle, Valley View, OH	Industrial Development	Public Records & Listing Agent	4/7/2020
APN(s)		Zoning	Utilities	Sale Price
571-22-025		Industrial District	All Public Available	\$539,188
				Parcel Size
				4.3135 Ac. or 187,895 s.f.
			Unit Value Indication	\$125,000/Ac. or \$2.87/s.f.

Comments

This was an arm's length sale of a 4.3135 acre parcel of vacant land in Valley View. It was a cash to seller sale. The parcel is irregular shaped with frontage on the cul de sac. It has level topography. The parcel is located in a flood zone X area of minimal flood hazard.



Sale #	Address/Location	Highest and best use	Verification source	Sale Date
3	Located at the SEC of Granger Road and Cloverleaf Parkway, Valley View, OH	Industrial Development	Public Records	9/28/2020
APN(s)		Zoning	Utilities	Sale Price
571-04-019		L-1, Light Manufacturing	All Public Available	\$1,724,261
				Parcel Size
				6.398 Ac. or 278,697 s.f.
			Unit Value Indication	\$269,500/Ac. or \$6.19/s.f.

Comments

This was an arm's length sale of a 6.398 acre parcel of vacant land in Valley View. It was a cash to seller sale. The parcel is irregular shaped and has level topography. The parcel is located in flood zone AE, a special flood hazard area.

Overall Comments / Reconciliation

Comments

Sales similar to the subject were researched and the sales presented are considered to be the most comparable to the subject. Adjustments were considered for property rights conveyed, improving market conditions, conditions of sale, and financing concessions. The sales were also adjusted for physical characteristics. Adjustments have been considered in the following categories: location, size, shape, utilities and topography. Location adjustments consider the premium a buyer pays for property in a subdivision vs. on a through street. Adjustments for size reflects the principle that larger parcels tend to sell for less per unit than smaller parcels, all other things being equal. Adjustments for topography may be necessary to adjust for sloped lands which are difficult, impossible or more expensive to develop. Adjustments for shape reflect differences in shape which make a property more or less desirable often due to excessive development costs for irregularly shaped parcels. The sales range from \$2.87 to \$6.19 per square foot, with an average of \$4.76 and a median of \$5.22 per square foot. Giving consideration to all of the sales, and the location of the subject property on Old Rockside Road, I have correlated the indications at the lower end of the range to a unit of \$4.00 per square foot.

Reconciled Value: \$4.00/s.f.

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
1-T	3,503 s.f.	10%	2 years	4.00/s.f.	Temporary Construction Easement	\$2,850
Total:						\$2,850

Part Taken - Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
Total:						

Cost to Cure

Parcel # Suffix	Description	Cost to Cure
Total:		

Preparers Conclusion

Comments

This project consists of the rehabilitation, replacement and widening of the bridges over the Cuyahoga Valley Scenic Railroad and the Cuyahoga River, including lighting, reconstruction of the approaches, and the installation of a new sidewalk on the north side of Rockside Road from Brecksville Road to the project.

There is a proposed temporary construction easement containing 0.0804 acre or 3,503 square feet of land in the southeastern portion of the site along Rockside Road. This easement is trapezoidal in shape and has a maximum width of 24.45 feet along the eastern property line. The acquisition is needed for construction access and grading and will last for 2 years. There are typical utility easements in the area that do not affect the value of the property. After the acquisition, the property will remain 0.994 net acres or 43,307 square feet and will remain a conforming use. The taking does not affect the value of the property beyond the pro-rata value of the land and site improvements which are taken. Site improvements encroaching the existing right of way are considered non-compensable in the State of Ohio.

The temporary rental rate has been based upon a basic interest rate reflecting a reasonable return on a comparable investment. This rate has been established at 8% based on a typical rate for a security of comparable risk. Since real estate taxes and administration are expenses incurred by the owner during the period of occupancy, an allowance for these items has to be applied in order to derive the final rate. This allowance has been estimated at 2%, so the total rate applied was 10%.

Total Estimated Compensation: **\$2,850**


FMVE Conclusion

Comments

The conclusions of this report appear to be fair and reasonable.

Total FMVE: **\$2,850**



Signatures	
Signature	
	
Typed Name:	Emily L. Braman
Title:	Appraiser, MAI, SRA, AI-GRS
Date:	3/11/2024

Signature	
Typed Name:	
Title:	
Date:	

Administration Settlement			
Signature			
Typed Name:		FMVE Amount:	\$2,850
Title:		Additional Amount:	
Date:		Total Settlement:	
<small>THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)</small>			

REQUIRED ATTACHMENTS
Photographs of the Subject Property Aerial View of the Subject Sketch of the Subject Map of Comparable Sales Scoping Checklist

JURISDICTIONAL EXCEPTION DISCLOSURE:

The appraisal waiver rule adopted by the FHWA allows agencies to determine when an appraisal is not needed if they first determine that the valuation problem was uncomplicated and has an estimated value less than the low-value defined in the rule. As such, the information provided in the development of the approved report format is not considered an appraisal. This specialized service was prepared by a disinterested and unbiased third party within the scope of the certificate holder’s certification in compliance with Ohio Revised Code 4763.12.

This report was performed under the JURISDICTIONAL EXCEPTION RULE of the Uniform Standards of Professional Appraisal Practice (USPAP). The format is in compliance with Section 4200.02 of the Policies and Procedures Manual of the Ohio Department of Transportation’s (ODOT) Office of Real Estate. The format is also in compliance with Federal Law 49CFR 24.102 (c) (2), as well as the Ohio Administrative Code 5501:2-5-6 (B)(3)(b)(ii)(a) when an appraisal is determined to be unnecessary, the agency shall prepare a waiver valuation. Persons preparing or reviewing a waiver valuation are precluded from complying with standard rules 1, 2, and 3 of the “Uniform Standards of Professional Appraisal Practice” (USPAP), as in effect in the 2012-2013 edition, as promulgated by the “Appraisal Standards Board” of the Appraisal Foundation, which can be found at <http://www.uspap.org./toc.htm> for the provisions for waiver of appraisals. The part or parts of USPAP which have been disregarded are STANDARDS 1-3 since this assignment is not considered to be appraisal or appraisal review. Refer to ADVISORY OPINION 21 of USPAP for illustration of the relationship between “valuation services” and “appraisal practice”. The legal authority which justified this action was cited above under Federal and State law for the waiver of appraisal provision. The Value Analysis Report format was developed by ODOT in accordance with the waiver of the appraisal provision in both the Federal and State laws cited above. By definition, the Value Analysis Report format is not an appraisal when it is used in accordance with the Policies and Procedures of ODOT.



ATTACHMENTS



SUBJECT PICTURES

(Taken By: Emily L. Braman, MAI, SRA, AI-GRS on 2/27/2024)



I-T to left of building facing west



Facing south

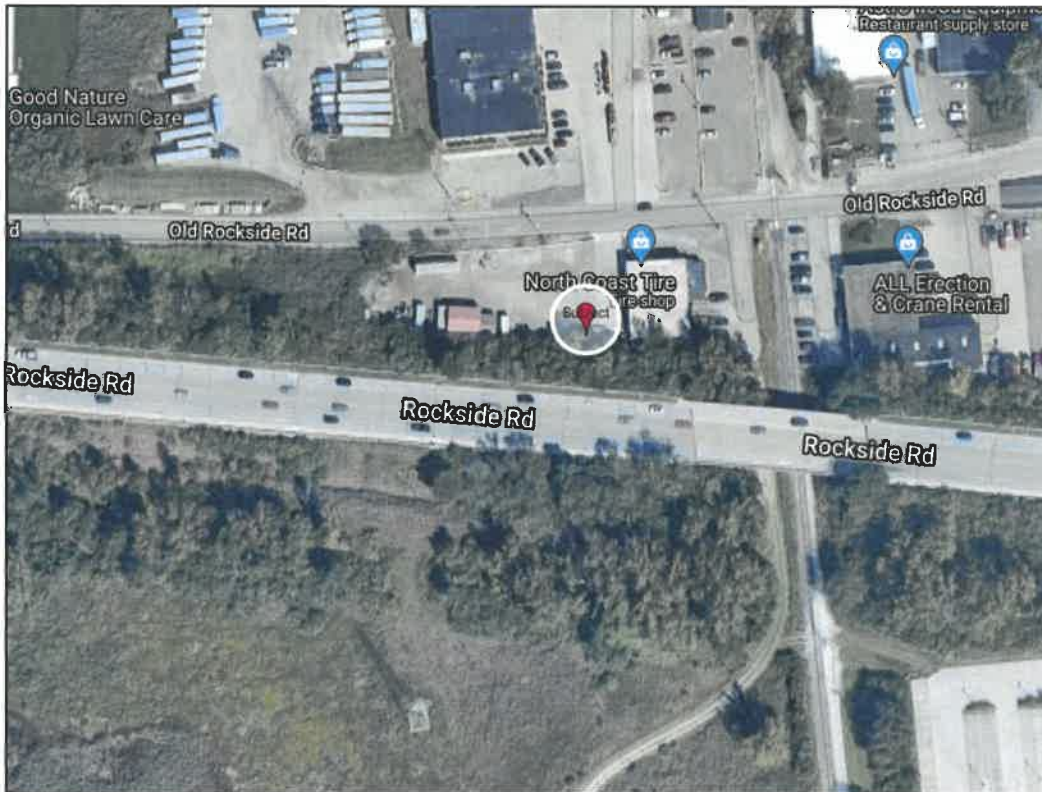


Facing southeast



AERIAL VIEW OF SUBJECT PROPERTY

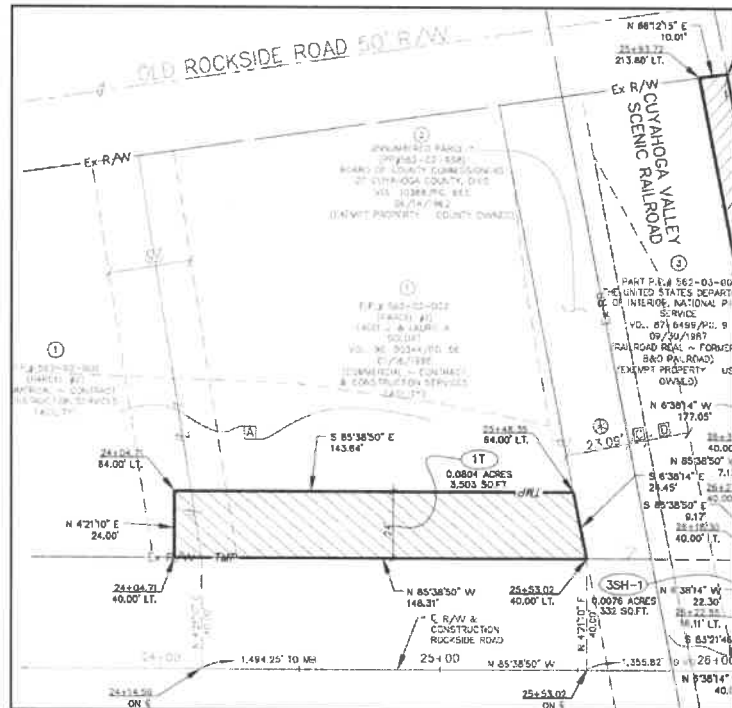
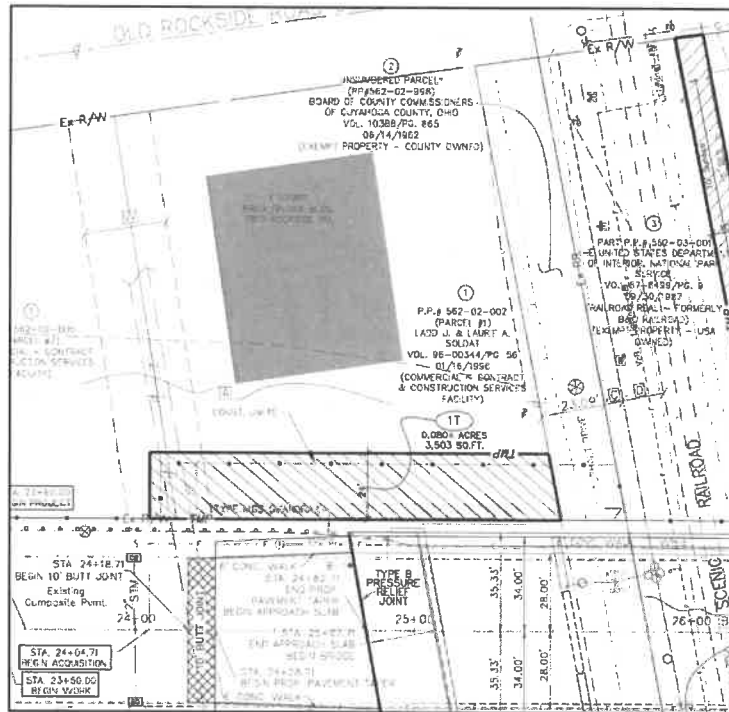
(Not to Scale)





SKETCHES OF SUBJECT PROPERTY

(Not to Scale)

North ^


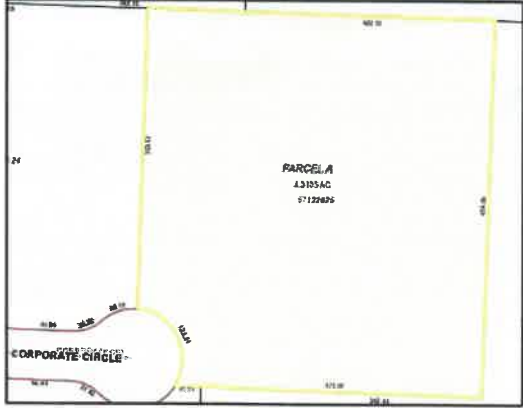


COMPARABLE SALES

VACANT LAND SALE					
County:	CUYAHOGA	City/Village/Twp.:	VALLEY VIEW		
Location Address:	5860 Canal Road, Valley View, OH 44125				
School District:	Cuyahoga Heights LSD	Legal Description:	2		
Grantor:	Equity Trust Company, FBO Dean J. Alex Ira				
Grantee:	Cat Valley View LLC				
Date of Sale:	11/30/2022	Type of Financing:	Conventional		
Condition of Sale:	Arm's length transaction	Sale Price:	\$1,000,000 + \$155,000 razing costs = \$1,155,000		
Sale Verified With:	Cuyahoga County public records and Listing Broker: Kevin Kelly, kkelly@corescorealestate.com				
Motivation of Parties:	Willing Buyer and Seller	Verified By:	Emily L. Braman		
Sale Inspected Date:	7/17/2023	Encumbrances:	Driveway and Utility Easements with neighboring parcels burden PN 571-20-005		
Topography:	Level to Rolling	Flood Plain Data:	Majority Zone A, Special flood hazard Shaded Zone X Area of minimal flood hazard		
Use at time of sale:	Vacant				
Highest and Best use:	Industrial Development				
Total Area Net:	2.5 + 2.575 = 5.075 ac. or 221,067 s.f.	North ^	Sketch not drawn to scale		
Unit Price:	\$209,852/acre. \$5.22/s.f.				
Zoning:	Industrial District				
Utilities:	All public available				
Type of Improvements:	13,500 s.f. greenhouse to be razed				
Dimensions:	386' frontage on Canal Road				
Shape:	Irregular in shape				
Photograph facing:	Southeast at Canal Road				
				Document No:	202303090441
				Type of Deed:	Limited Warranty Deed
				Parcel No.:	571-20-005
		Sale Number:	ONE		



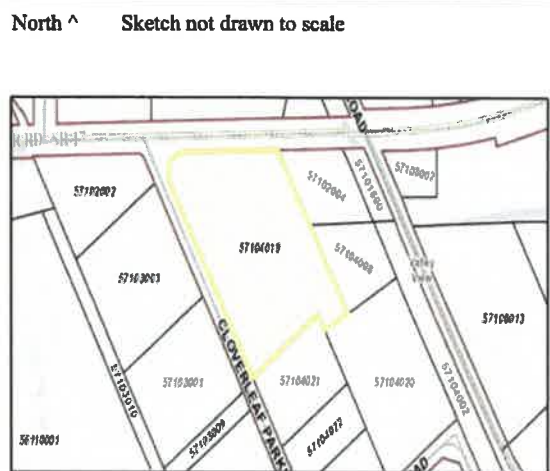
VACANT LAND SALE

County:	CUYAHOGA	City/Village/Twp:	VALLEY VIEW
Location Address:	9755 Corporate Circle, Valley View, Ohio 44125		
School District:	Cuyahoga Hts. LSD	Legal Description:	VOL 383 PG 88 PCL A FF 124.31 D 373.95 4.3135 ACRES TR 2 ADDITIONAL PARCEL 57122001 2017 SR
Grantor:	Caplan Sweet Valley Company Ltd.		
Grantee:	IR2 Holdings LLC		
Date of Sale:	4/7/2020	Type of Financing:	Cash to Seller
Condition of Sale:	Arm's length transaction	Sale Price:	\$539,188
Sale Verified With:	County Fiscal and Recorder's office records and Simon Caplan, Listing Broker @ scaplan@crescorealestate.com		
Motivation of Parties:	Willing Buyer and Seller	Verified By:	Emily L. Braman
Sale Inspected Date:	5/7/2020	Encumbrances:	Typical
Topography:	Level at the grade of roadway	Flood Plain Data:	Flood Zone X
Use at time of sale:	Vacant land		Area of Minimal Flood Hazard
Highest and Best use:	Industrial Development		
Total Net Area:	4.3135 acres or 187,895 square feet		
Unit Price:	\$125,000/acre or \$2.87/s.f.		
Zoning:	Industrial District		
Utilities:	All public available		
Type of Improvements	None at time of sale		
Dimensions:	124.31' of frontage on Corporate Circle; 456.05' on the eastern line of the parcel		
Shape:	Irregular; Cul-de-sac		
Photograph facing northeast on Corporate Circle			
	<p>North ^ Sketch not drawn to scale</p> 		
	Document Number:	202004070060	
	Type of Instrument:	Limited Warranty Deed	
	Auditor Parcel:	571-22-025	
	Sale Number:	TWO	



VACANT LAND SALE

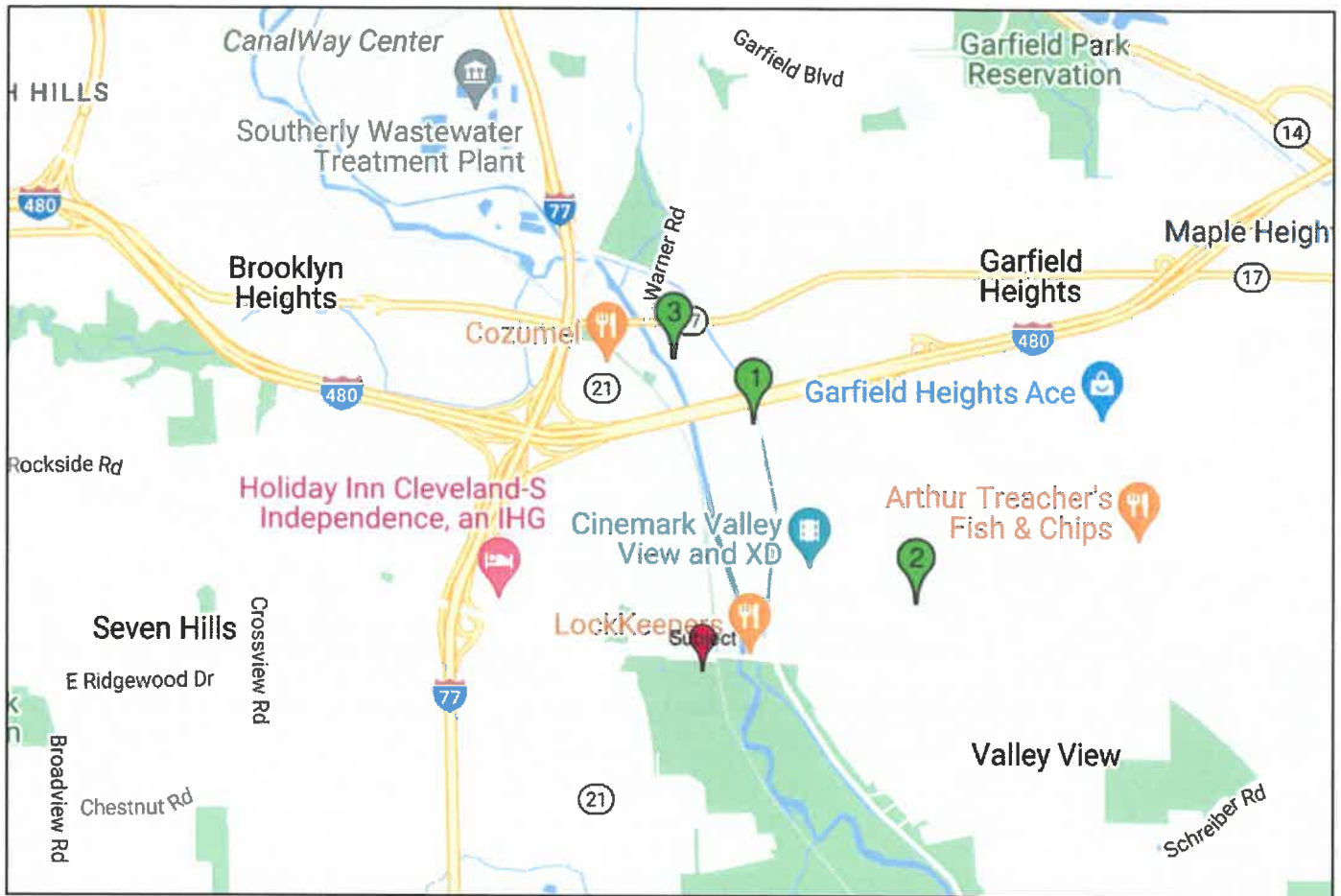
County:	CUYAHOGA	City/Village/Twp.:	VALLEY VIEW
Location Address:	Granger Road, Valley View, OH 44124		
School District:	Cuyahoga Hts., LSD	Legal Description:	PARCEL 'A' AFN 201907250243
Grantor:	LBP Investment Properties IX, LLC		
Grantee:	Ferguson Enterprises LLC		
Date of Sale:	09/28/2020	Type of Financing:	Cash to Seller
Condition of Sale:	Arm's length transaction	Sale Price:	\$1,724,261
Sale Verified With:	County records and Confirmation with J. Lombardo 12/17/21 by E.B.		
Motivation of Parties:	Willing Buyer and Seller	Verified By:	Emily L. Braman
Sale Inspected Date:	01/19/22	Encumbrances:	Typical
Topography:	Level at the grade of roadway	Flood Plain Data:	Flood Zone AE, Special Flood hazard areas, with BFE or depth FEMA Map #39035C0192E, effective on 12/3/2010
Use at time of sale:	Vacant land		
Highest and Best use:	Development		
Total Area:	6.398 net acres; 278,697 square feet		
Unit Price:	\$269,500/acre or \$6.19/s.f.		
Zoning:	Light Manufacturing		
Utilities:	All city available		
Type of Improvements:	None at time of sale		
Dimensions:	±725' of frontage on Cloverleaf; ±441' of frontage on Granger		
Shape:	Irregular, corner lot		
Photograph facing:	Northeast on Cloverleaf Parkway		



Document Number:	202009280087
Type of Instrument:	Limited Warranty Deed
Auditor Parcel:	57104019
Sale Number:	THREE



LOCATION MAP OF COMPARABLE SALES



Qualifications of Emily L. Braman, MAI, SRA, AI-GRS

Experience with the following types of Appraisal Problems:

Litigation involving zoning, eminent domain and ad valorem tax values. **Estate tax** planning, including partial interest valuation. **Partial taking and easement valuation** including aerial and avigation easements, sewer, utility, slope and channel easements, temporary construction easements, conservation and scenic preservation easements. Calculation of **damages** due to proximity issues, loss of parking, and other factors. **Impact studies** on property values for electronic billboards, correctional facilities, roadway proximity, historic façade easements, zoning issues, sewer assessment equalization and cellular towers.

Professional Designations, Membership & Affiliations:

Appraisal Institute, MAI Designation, Appraisal Institute, SRA Designation, Appraisal Institute, AI-GRS Designation
State of Ohio Certified General Real Estate Appraiser Certification No. 381955 since September 1991.
ODOT Pre-qualified for Real Estate Appraisal, Appraisal Review and Value Analysis since 1999.

Education:

Shaker Heights High School

The University of Michigan - 1987 - BGS - Concentration in Real Estate & Psychology

Appraisal Coursework: An Introduction to Appraising Real Property – 1987 SREA: Applied Residential Property

Valuation – 1988, AIREA 1B-A,1B-B Capitalization Theory and Techniques, Parts A & B – 1988, Appraisal Institute:
Report Writing and Case Studies 2013, Advanced Applications and Case Studies - 2013, Advanced Market Analysis and
Highest and Best Use – 2014, Capstone 2015, Review Theory- General-2017

Other Qualifications:

Qualified as an expert witness in the Ohio Board of Tax Appeals, the Cuyahoga & Portage County Boards of Revision, Cuyahoga County Court of Common Pleas, the Cuyahoga, Lake, Lorain, Medina & Summit County Probate Courts.

Rule 71.1 Commissioner to the United States District Court, Northern District of Ohio, Columbia Gas Transmission LLC vs. Booth et al – 2017

Small Business/Women Owned Business Certifications:

EDGE Certified with the State of Ohio through 4/13/2025. **WBE Certified** with the State of Ohio through 10/9/2022.

Certified as a Female Business Enterprise (**FBE**), a Cleveland Small Business (**CSB**) and a Local Producer Enterprise (**LPE**) by the City of Cleveland, CMHA and Greater Cleveland Regional Transit Authority.

Certified as a Small Business Enterprise (**SBE**) by Cuyahoga County and the North East Ohio Regional Sewer District

Property Types Appraised:

Residential, commercial, industrial and special purpose properties including schools, hospitals, churches, railroads, municipal facilities, bike trails, power line easements, bridges, cemeteries, subdivisions, office buildings, shopping centers, manufacturing buildings, junkyards, warehouses, lakefront properties, vacant land and others.

Work Experience:

Emily Braman has been appraising properties in northeast Ohio for over 30 years. She has been sole owner of Charles P. Braman & Co., Inc. since 2001.

Volunteerism:

Appraisal Institute- National Nominating Committee 2023

Appraisal Institute – Region V Representative 2022-2024

Past President - Ohio Chapter Appraisal Institute 2022, President - Ohio Chapter Appraisal Institute 2021

First Vice President – Ohio Chapter Appraisal Institute 2020, Second Vice President – Ohio Chapter Appraisal Institute 2019,

Secretary – Ohio Chapter Appraisal Institute 2018, Board of Directors - Appraisal Institute - Northern Ohio Chapter - 2001-

2003, Candidate Liaison - Northern Ohio Chapter, Appraisal Institute - 1994,1995

Shaker Hts. Middle School Parent Teacher Organization Co-President 2014-2015 and 2020-2021



Qualifications of Emily L. Braman, MAI, SRA, AI-GRS

Representative Clients:

Attorneys including: Benesch, Berns, Ockner & Greenberger, LLC, Brindza, McIntyre & Seed LLP, Calfee, Halter & Griswold, LLP, Coakly Lammert Co. LPA., Kadish Hinkle & Weibel, Mansour, Gavin, Gerlack & Manos, LPA, Gallagher Sharp, Franz Ward, LLP, Hahn, Loeser & Parks LLP, Kenneth J. Fisher, Co., LPA, McCarthy Lebit, Crystal & Liffiman Co. LPA, Schneider, Smeltz, Spieth Bell, LLP, Singerman, Mills, Desberg & Kauntz, LPA, Taft Stettinius & Hollister LLP, Sleggs, Danzinger & Gill, LPA, Siegel Jennings Co., LPA, Thrasher, Dismore & Dolan LPA, Thomas Kondzer, LLP. Ulmer & Bern LPA, Walter Haverfield, LLP, Weston Hurd, Wiles & Richards, LPA and others.

ODOT pre-qualified acquisition consultants including C.T. Consultants, Cuini & Assoc., DLZ, Inc., Finkbeiner, Pettis & Strout, Adachi, GPD, HNTB, Inc., KMJM Land Services, Krock Esser Engineering, ME Companies, M/S Consultants, Inc., O. R. Colan & Assoc., Palmer Engineering, PSI, RE Warner Co., Transystems Real Estate, URS Corp., Wade Trim.

Various municipalities including Ashtabula, Cuyahoga, Geauga, Lake, Mahoning, Medina, Portage, Stark, Summit and Trumbull Counties and the Cities of Akron, Alliance, Bay Village, Beachwood, Bedford, Bedford Heights, Broadview Heights, Brook Park, Cleveland, Cleveland Heights, Eastlake, Elyria, Euclid, Garfield Heights, Highland Hills, Hudson, Independence, Kent, Lakewood, Maple Heights, Mayfield Village, Mentor, Mentor on the Lake, Middleburg Heights, Middlefield, Northfield, North Olmsted, North Royalton, Olmsted Twp., Orange, Painesville, Parma, Pepper Pike, Perry, Richmond Heights, Richfield, Rocky River, Sandusky, Seven Hills, Shaker Heights, Solon, South Euclid, Strongsville, Stow, Twinsburg, University Heights, Valley View, Willoughby, Willoughby Hills, Wickliffe, Willowick and Woodmere. Various Boards of Education including Bay Village, Beachwood, Brecksville- Broadview Heights, Chagrin Falls, Cardinal Local, Canfield, Cleveland, Cleveland Hts.-University Heights., Euclid, Firelands, Garfield Heights, Kent, Lakewood, Mentor, Newbury, North Olmsted, Olmsted Falls, Orange, Parma, Ravenna, Rocky River, South Euclid, Shaker Heights, Solon, and Wickliffe.

Various individuals, corporations, and governmental entities including Allegro Realty Advisors, Bellaire Puritas Development Corp., Catholic Diocese of Cleveland, Catholic Charities Facilities Corp., The Cleveland Clinic, Cleveland Metroparks, Cleveland Public Power, Chagrin Valley Land Conservancy, CSX, Cuyahoga Community College, Dominion East Ohio, EDEN, Inc., Greater Cleveland Regional Transit Authority, Heritage Development, Jacobs Real Estate Services, Lake Health Systems, Lake Metroparks, Lombardo Investments, National Benevolent Association, National Park Service, Northeast Ohio Regional Sewer District, Ohio Department of Transportation, Ohio Turnpike Commission, Park View Federal, Pride One Omni, Pioneer Savings and Loan, the Private Trust Company, Self Service Mini Storage, Ltd., Shore Bank, Strnisha Development, Western Reserve Fine Arts Assoc., and the YWCA.

Continuing Education:

AI Seminars: Residential Housing in Cleveland – 1996, Lease Abstracting and Analysis – 1999, Supporting Sales Comparison Adjustments – 1999, Attacking & Defending the Appraisal in Litigation - 2000 & 2008, When Good Houses Go Bad – 2001, Partial Interests -Divided & Undivided – 2001, Residential Review Seminar – 2003, Subdivision Analysis – 2003, Appraisal Consulting – 2004, Dynamics of Office Building Valuation – 2004, Scope of Work – 2005, 2012, Uniform Standards of Appraisal Practice for Federal Land Acquisition – 2006, Quality Assurance in Residential Appraisals -2007, Feasibility Analysis – 2007, Essentials What Every Appraiser Should Know – 2008, Appraisal Challenges - Declining Markets & Sales Concessions – 2009, Appraisal of Local Retail Properties – 2009, Valuing Commercial Green Buildings – 2010, Business Practices and Ethics – 2011, Playhouse Square and the Central Business District 2011, Real Estate Appraisal Operations – 2011, Demonstration Report Seminar-2014, Appraising Convenience Stores – 2015, Analysing Operating Expenses -2017, Subdivision Valuation – 2017, Small Hotel/Motel Valuation– 2019, Fundamentals of The Uniform Appraisal Standards for Federal Land Acquisitions -2020, OCAI Annual Economic Seminars 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022.
National USPAP Update Course - 2005, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020 & 2022



VALUE FINDING APPRAISAL REPORT

(Compensation not to exceed \$65,000)

COUNTY	CUY
ROUTE	C.R. 53
SECTION	03.23 & 03.32
PARCEL #	6-WD, T1, T2
PID #	95403

The purpose of this appraisal report is to estimate the compensation for the land taken, the contributory value of any site improvements in the take area (if any), and if land is needed temporarily for construction purposes, the estimated rent for the use of that land. This report has been developed in compliance with USPAP and with Section 5501:2-5-06(C) of the Ohio Administrative Code. This report is used when the acquisition is a partial taking and it is apparent the taking creates a simplistic valuation problem with no loss in market value of the residue property (damages), and the estimated compensation is \$65,000 or less. However, a nominal cost-to-cure may be considered in the compensation estimate. Since the valuation problem is simplistic and the area taken is vacant land with only minor site improvements, if any, the appraiser considers the larger parcel as a vacant site, estimates a unit value for the vacant larger parcel and uses the unit value in the estimate of compensation for the part taken.

SR 2-2(a)(xiii) Hypothetical Condition – ORC 163.59(D) and 49 CFR 24.103(b) compel the appraiser to disregard the proposed public improvement that is the reason for this project. USPAP SR 1-4f requires the appraiser to consider the impact of any proposed public improvements. Therefore, value enhancements or value declines due to speculation about this project or condemnation blight have been disregarded by the appraiser. USPAP requires the appraiser to disclose that use of a Hypothetical Condition may impact assignment results.

Tony and Josephine Ipsaro	27600 Cedar Road, Beachwood, Ohio. 44122
Owner	Mailing Address of Owner

Adjacent east of 7900 Old Rockside Road,
Independence, OH 44131

0.6201 acres	Area of Whole Contiguous Property
--------------	-----------------------------------

Location of Property Acquired

FINDING OF COMPENSATION

LAND VALUATION

Parcel No.	Area	Unit Value	
6-WD	3,264 s.f.	\$4.00/s.f.	(say) \$13,100
			Total \$13,100

Unit Value Support

Comparable Sales attached ONE TWO THREE

IMPROVEMENT VALUATION

Estimated Value of each improvement to be acquired

Parcel No.		
6-WD	Natural growth	\$100
		Total \$100

COST-TO-CURE (Benefits and/or Incurable Damages are not permissible. Support for cost-to-cure items must be by attachment or reference to an estimate for materials and labor cost.)

Parcel No.		
		Total \$0

TEMPORARY EASEMENT VALUATION

Parcel No.		
6T-1	1,479 s.f. @ \$4.00 per s.f. x 10% x 2 years = say	\$1,200
6T-2	1,082 s.f. @ \$4.00 per s.f. x 10% x 2 years = say	\$900
		Total \$2,100

APPRAISER'S ESTIMATE OF FMVE DUE OWNER AS OF:

(SR 2-2(a)(vii) Effective Date of the Appraisal) March 22, 2024 (say) \$15,300



SUMMARY OF THE REAL ESTATE APPRAISED

SR 2-2(2)(iv) : Summarize information sufficient to identify the real estate involved in the appraisal, including physical and economic property characteristics relevant to the assignment. Note: Location and mailing address are on front of report.

Identification of the Larger Parcel:	According to the plans, the total subject area is 0.6201 net and gross acres (27,011s.f.). It is located at just east of 7900 Old Rockside Road and is on the north side of Rockside Road. It is irregular in shape and steeply slopes up roughly 25 feet to Rockside Road or the southern property line. The level portion of the site is located in a high risk flood area known as Flood Zone AE. It is owned by Tony and Josephine Ipsaro and is used as a parking lot for the adjacent business that is separately owned. The subject is known as the Cuyahoga County Fiscal Officer's Permanent Parcel Number 562-03-004 (N). The property consists of one parcel(s) with the same ownership and the same highest and best use. Thus, the larger parcel is the existing site containing 0.6201 acres (net). According to the client, the Cuyahoga County Engineer's Office, The Cuyahoga County Fiscal Office GIS system has inaccurate information on this parcel and the information on the plans is correct. The project plans have been relied upon for this report.
Zoning District	U-6
Zoning Classification or Code:	Commercial or Industrial
Zoning Code Definition:	Permitted uses under the U-6, Commercial or Industrial zoning include most commercial and industrial uses.
Minimum Site Size:	There is no minimum lot area requirement for the U-6 district. The minimum front setback shall be 100 feet, but not less than 50 feet
Minimum Setback Requirements:	The minimum front setback shall be 100 feet, but not less than 50 feet
Utilities – Available / Unavailable:	All city
SR 2-2(a)(xi) Current or Present Use:	Parking lot

ANALYSIS, OPINIONS AND CONCLUSIONS

SR 2-2(a)(xii) Highest and Best Use of the Larger Parcel:

(Summarize the support and rationale for the appraiser's opinion of Highest & Best Use)

As Vacant: The subject is zoned for industrial use and is a conforming use. The subject is in an industrial area, and the highest and best use of the property, as vacant, is for industrial use.

In compliance with SR 1-3(a), in determining the highest & best use of the property, the appraiser has identified and analyzed the effect on use and value of existing land use regulations, reasonably probable modifications of such land use regulations, economic supply and demand, the physical adaptability of the real estate, and market trends.

YES: NO:

(49CFR 24.103) Describe the 5-year sales history of the property: There have not been any sales of the property in the past 5 years.

Grantor	Grantee	Date	Price	Comments
Describe the influence on value, if any, of prior sales of the subject property.		N/A		
State any information available from the title report that may affect the valuation of the subject property.		N/A		



Valuation/Analysis of Sales:	Sale Number:	1	2	3	
	Location:	5860 Canal Road, Valley View, OH	9755 Corporate Circle, Valley View, OH	Located at the SEC of Granger Road and Cloverleaf Parkway, Valley View, OH	
	Sale Date:	11/30/2022	4/7/2020	9/28/2020	
	Sale Price:	\$1,155,000	\$539,188	\$1,724,261	
	Area:	5.075 Ac. or 221,067 s.f.	4.3135 Ac. or 187,895 s.f.	6.398 Ac. or 278,697 s.f.	
	Unit Value:	\$209,852/Ac. or \$5.22/s.f.	\$125,000/Ac. or \$2.87/s.f.	\$269,500/Ac. or \$6.19/s.f.	
*****	NOTE: all sales used in this analysis must have the same or similar highest & best use as the larger parcel and should reflect similar physical and economic characteristics as the larger parcel. Nominal adjustments for minor differences are permissible.				
Analysis of Sales / Reconciliation:	Three sales of similar commercial tracts were analyzed to estimate the value of the subject property. Sales in the area were researched and these sales are considered to be the best available. The sales have a range of value from \$2.87 to \$6.19 per s.f.. Adjustments were considered for property rights, improving market conditions, conditions of sale and financing concessions. Then, the sales were also adjusted for physical characteristics including location, size, shape and topography. Adjustments for location reflect general property values in an area due to locational differences. Adjustments for size reflect the principle that larger parcels sell for less per unit than smaller parcels, all other things being equal. Adjustments for shape and topography are related to increased development costs for irregular parcels or parcels with topographic challenges.				
Unit Value Conclusion	Giving consideration to all of the comparable sales, a value near the top of the range of the comparable sales, of \$4.00 per s.f. has been established for the subject property.				
Analysis of Site Improvements (support for contributory value):					
The value of the site improvements has been determined by reference to the Marshall Valuation Service and reflects the in place depreciated contributory value of the site improvements. Site improvements encroaching the existing right-of-way are considered non-compensable in the State of Ohio.					
Summarize the Effect of the Take upon the Residue Property:					
<p>There is a warranty deed acquisition consisting of 0.0749 gross acres or 3,264 square feet of land located adjacent to the existing right of way of Rockside Road in the northern portion of the site. It is needed for construction of an abutment, MSE wall, concrete slope protection, and lighting. The proposed acquisition is irregular in shape and has a maximum depth of 36.62 feet and a width of 107.74 feet on the northern property line. After the acquisition the subject will contain 0.5452 acres (23748 square feet) net of roadways. The residue will remain a conforming use. The acquisition does not affect the value of the property beyond the pro-rata value of the land and site improvements which are taken. Site improvements encroaching the existing right of way are considered non-compensable in the State of Ohio.</p> <p>There is also two temporary construction easements. T-1 consists of 0.034 gross acres or 1,479 square feet of land located on the west side of 6 WD adjacent to the Rockside Road existing right of way in the southern portion of the site. The proposed acquisition is irregular in shape and has a maximum depth of 24 feet and a width of 60.49 feet on the northern property line. T-2 is located on the east side of 6WD adjacent to the southern property line and contains 1,082 square feet. An existing asphalt drive in the temporary easement area will be replaced by the contractor. These temporary easements are needed for construction access and grading and will last for two years.</p> <p>The temporary rental rate has been based upon a basic interest rate reflecting a reasonable return on a comparable investment. This rate has been established at 8% based on a typical rate for a security of comparable risk. Since real estate taxes and administration are expenses incurred by the owner during the period of occupancy, an allowance for these items has to be applied in order to derive the final rate. This allowance has been estimated at 2%, so the total rate applies was 10%.</p>					
Are there Severance Damages?		YES:	<input type="checkbox"/>	NO:	<input checked="" type="checkbox"/>



Reporting option: This Value Finding Appraisal Report is an "Appraisal Report" conforming to SR 2-2(a) of USPAP.

SR 2-2(2)(ii) Identify the client:

The client is O. R. Colan & Associates acting as agent for Cuyahoga County.

Identify the intended users of this report:

The intended users of the appraisal report are Cuyahoga County and its authorized agents, contractors and reviewers, property owner and a court of law.

SR 2-2(a)(iii) Identify the intended use:

The appraisal report, upon approval by the client, may be used to establish the fair market value estimate (FMVE). If the report becomes the basis for FMVE, it will be provided to the property owner during negotiations.

SR 2-2(a)(v) Identify the real property interest being appraised:

The property interest appraised is the fee simple estate. This is defined as "Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat." (Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition (Chicago: Appraisal Institute, 2008), P.78).

SR 2-2(a)(vi) State the type of value:

Market value stated in terms of cash

State the definition of value and cite the source of the definition used in the report;

The definition of fair market value utilized in this report is from the Ohio Jury Instruction and is as follows:

"You will award to the property owner(s) the amount of money you determine to be fair market value of the property taken. Fair market value is the amount of money, which could be obtained on the market at a voluntary sale of the property. It is the amount a purchaser who is willing, but not required to buy, would pay and that a seller who is willing, but not required to sell, would accept, when both are fully aware and informed of all the circumstances involving the value and use of the property. You should consider every element that a buyer would consider before making a purchase. You should take into consideration the location, surrounding area, quality and general conditions of the premises, the improvements thereon and everything that adds or detracts from the value of the property."

The market value estimate in this appraisal has also considered Rule C(2) of Section 5501:2-5-06 of the Ohio Administrative Code [same as 49 CFR 24.103(6)] Influence Of the Project On Just Compensation, which is;

To the extent applicable by law, the appraiser shall disregard any increase or decrease in fair market value of the real property caused by the project for which the property is to be acquired, or the likelihood that the property would be acquired for the project, other than that due to physical deterioration within reasonable control of the owner.

SR 2-2(2)(vi) Exposure Time:

The above referenced value definition assumes a reasonable exposure to the market prior to the effective date of value. It is my opinion that this reasonable exposure time is estimated at 6-12 months for sale of the property under the highest and best use and limiting conditions contained herein, and assuming marketing is handled by professional and competent third party.

SR 2-2(a)(viii) Scope of work:

The work necessary to solve the appraisal problem is limited in scope because:

- 1) The agency and the appraiser have considered the entire property both before the taking and after the taking,
- 2) It is readily apparent the appraisal problem is not complex,
- 3) The residue property (land & improvements) is not harmed (damaged) as a result of the acquisition in the manner shown on the highway plans.



- 4) An expenditure of tax dollars for a more detailed or comprehensive appraisal would be wasteful and would not produce a more credible analysis.
- 5) The scope of work limits the analysis to a determination of a unit value of the land described in the larger parcel and an estimate of compensation for the area taken and site improvements taken, if any. The sales data selected for this simplistic analysis reflect the character of the larger parcel and the analysis is limited to the sales comparison approach to estimate compensation for the land only. If there is a temporary easement to be acquired, the income approach is used to estimate compensation in the form of a land rent. Compensation for site improvements taken, if any, is based upon their contributory value.

The appraiser has performed an independent appraisal problem analysis confirming the agency's determination that this simplistic report format is indeed appropriate to use for this valuation problem.

SR 2-2(a)(x) Summarize the information analyzed,

This analysis is based on plans prepared by Chagrin Valley Engineering and provided by Cuyahoga County.

This appraisal has been conducted using applicable standard appraisal techniques and in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Standards Board of the Appraisal Foundation and the Ohio Department of Transportation.

Information regarding zoning, utilities, and other limitations on site utilization was obtained through the appropriate agencies or representatives. The owner and/or public records provided the subject-specific data considered in my analysis. In addition to the subject's data, the appraiser also considered relevant market data in determining the appropriate adjustments used in this analysis.

The land underlying the subject property and the affected site improvements have been valued in this report by analyzing the characteristics of the subject property, zoning, highest and best use including supply and demand and relevant market data.

the appraisal methods and techniques employed,

The approaches to value are limited to the sales comparison approach to estimate the unit value for the larger parcel and the income approach for evaluation of compensation for temporary construction easements, if any. Compensation for site improvements taken, if any, is based upon their contributory value.

and the reasoning that supports the analyses, opinions, and conclusions;

This appraisal report is a summary of the appraiser's data, analyses and conclusions. Supporting documentation is retained in the appraiser's files. All conclusions and opinions in this appraisal report are subject to the Special and General Assumptions and Limiting Conditions that are an integral part of this report. No opinions or conclusions are valid unless this report is considered in its entirety and only if used for its intended use by the client and its intended users. No additional parties are authorized to rely upon this report, or any part thereof, for any other purpose or use whatsoever.

exclusions of the sales comparison approach, cost approach, or income approach must be explained.

The scope of work has been limited to consideration of the land unit value and a land rent for the area identified as taken by the project only. As such, consideration of a cost approach, a sales comparison approach or an income approach to value for the whole property or for any structures or improvements is inappropriate. An expenditure of tax dollars for a more detailed or comprehensive appraisal would be wasteful and would not produce a more credible analysis.



**SR 2-2(a)(xiii)
SR1-2(F) Extraordinary Assumption -**



An Extraordinary Assumption is an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. An Extraordinary assumption presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. No Extraordinary Assumption has been applied in this appraisal.

Other Comments:

USPAP SR 1-2(e)(v) permits an appraiser to limit the scope of work to a fractional interest, physical segment or partial holding such as with this form report. However, the comment to this rule indicates that in order to avoid communicating a misleading appraisal, the report has to disclose the existence of improvements on the property, even though the improvements do not have to be included in the valuation.



CERTIFICATION

I certify that, to the best of my knowledge and belief:

- That on February 2, 2024 and March 22, 2024, I personally made a field inspection of the property herein appraised, and that I have afforded Tony and Josephine Ipsaro, the opportunity to accompany me at the time of inspection. The property owners did not respond to our correspondence.
- I have also, on or before March 22, 2024, personally made a field inspection of the comparable sales relied upon in making the appraisal. The subject and the comparable sales relied upon in making the appraisal were as represented by the photographs contained within the report.
- It is my opinion that partial acquisition of this parcel results in a simplistic valuation problem, that there are no incurable severance damages to the residue property and the unit value for the larger parcel before the taking is the same as the residue larger parcel.
- That I understand the appraisal may be used in connection with the acquisition of right-of-way for a transportation project to be constructed by Cuyahoga County. There may be Federal-aid highway funds or other Federal funds used in the project.
- This appraisal has been made in conformity with the appropriate State laws, regulations, and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge, no portion of the value assigned to such property consists of items which are non-compensable under the established law of the State of Ohio.
- The statements of fact contained in this report are true and correct and I am in agreement with all statements provided in this report.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report or in any benefit from the acquisition of such property appraised, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- That I, in determining the compensation for the property, have disregarded any decrease or increase in the fair market value of the real property that occurred prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner.
- That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of O. R. Colan & Associates, Cuyahoga County, or officials of the Federal Highway Administration, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.



Class of Certification/Licensure: Certified General Certified Residential Licensed Residential Registered Assistant
 Temporary Certification or License

Certification/License Number: 381955

This report is within the scope of my Certification or License.
 is not within the scope of my Certification or License.

I disclose that:

- I am an employee of the Ohio Department of Transportation (or Agency) and that I am approved to perform appraisal services.
- I am a consultant approved by the ODOT - Office of Consultant Services to perform appraisal services for ODOT projects and Federally funded projects.
- I have not provided any services regarding the subject property within the three year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity. If this box is not checked then the appraiser must provide an explanation and clearly and conspicuously disclose whatever services have been provided for this property in the past three years.
- Abbey Clark provided significant real property appraisal assistance to the person signing this certification. Ms. Clark compiled information for inclusion in the report.



Appraiser's Signature

Date: March 22, 2024

Typed Name: Emily L. Braman, MAI, SRA, AI-GRS

Comments: N/A

Attachments To Follow:

1. Sketch of the property clearly detailing the whole contiguous ownership, the larger parcel, the take area, any site improvements taken and the residue property. (More than one sketch may be necessary).
2. Photographs are to include: front view, street scenes, take area showing relevant improvements in the take. Any photos which show structures not being appraised in this report due to the limited scope of work must be identified / labeled with an explanation so that a misleading report is not conveyed [USPAP SR 1-2(e)(v)].
3. Location map showing the sales and the subject property must be attached to the report.
4. Comparable sales must meet ODOT standards and are attached to this report.
5. Support for nominal cost-to-cure, if any.
6. Appraisal Scoping Checklist if available



AERIAL VIEW OF SUBJECT PROPERTY

(Not to Scale)

Adjacent east of 7900 Old Rockside Road,
Independence, OH 44131
0.6201 net acres

North ^

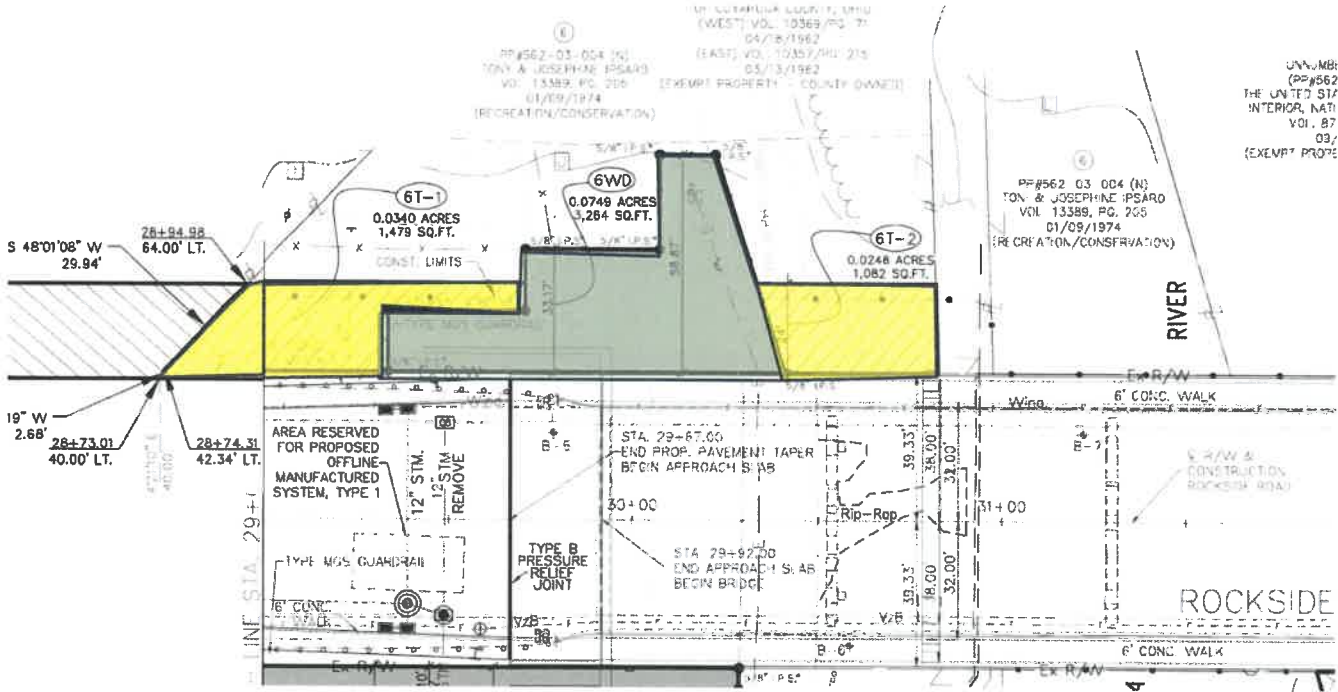


SKETCH OF SUBJECT PROPERTY

Before the acquisition: 0.6201 net acres
 Parcel 6-WD: 0.012 net acres
 Parcel 6-T1 : 0.034 acres
 Parcel 6-T2 : 0.0248 acres
 Residue: 0.6081 net acres

Note: Map not to scale. For exhibit purposes only

North ^



PHOTOGRAPH OF SUBJECT:

(Pictures taken by Emily Braman on March 22, 2024)



Facing south on Old Rockside Road

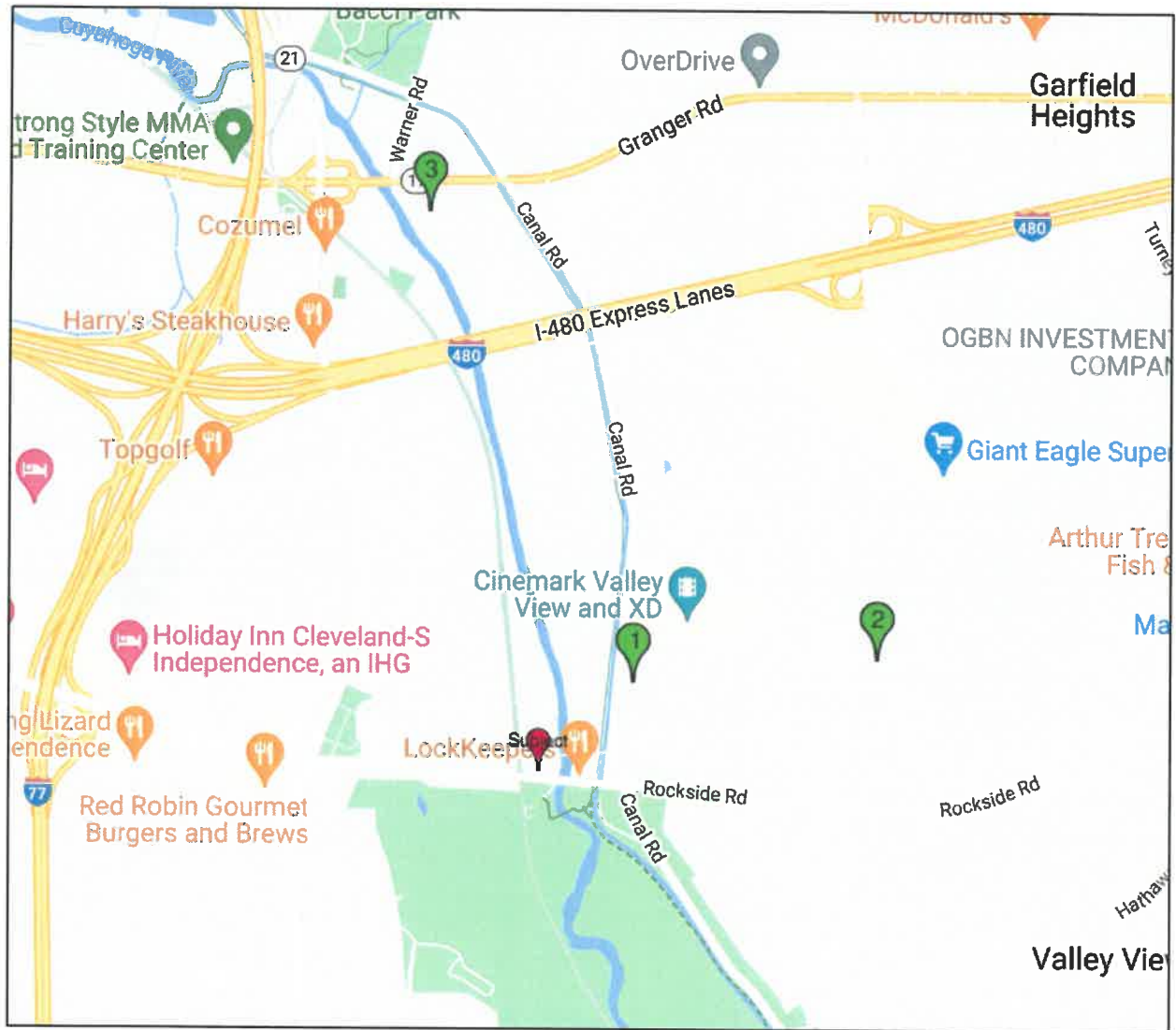


Facing west along Rockside Road, February 2, 2024




LOCATION MAP:

North ^




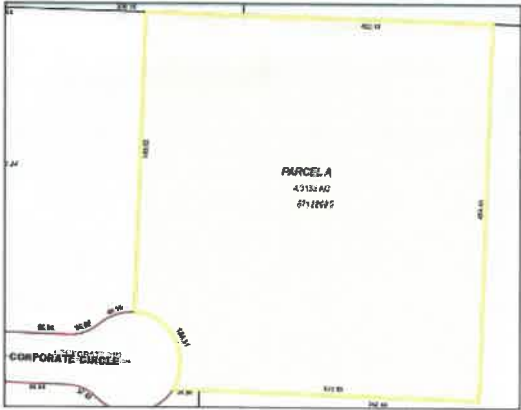
VACANT LAND SALE

County:	CUYAHOGA	City/Village/Twp.:	VALLEY VIEW
Location Address:	5860 Canal Road, Valley View, OH 44125		
School District:	Cuyahoga Heights LSD	Legal Description:	2
Grantor:	Equity Trust Company, FBO Dean J. Alex Ira		
Grantee:	Cat Valley View LLC		
Date of Sale:	11/30/2022	Type of Financing:	Conventional
Condition of Sale:	Arm's length transaction	Sale Price:	\$1,000,000 + \$155,000 razing costs = \$1,155,000
Sale Verified With:	Cuyahoga County public records and Listing Broker: Kevin Kelly, kkelly@crestcorealestate.com		
Motivation of Parties:	Willing Buyer and Seller	Verified By:	Emily L. Braman
Sale Inspected Date:	7/17/2023	Encumbrances:	Driveway and Utility Easements with neighboring parcels burden PN 571-20-005
Topography:	Level to Rolling	Flood Plain Data:	Majority Zone A, Special flood hazard
Use at time of sale:	Vacant		Shaded Zone X Area of minimal flood hazard
Highest and Best use:	Industrial Development		
Total Area Net:	2.5 + 2.575 = 5.075 ac. or 221,067 s.f.	North ^	Sketch not drawn to scale
Unit Price:	\$209,852/acre. \$5.22/s.f.		
Zoning:	Industrial District		
Utilities:	All public available		
Type of Improvements:	13,500 s.f. greenhouse to be razed		
Dimensions:	386' frontage on Canal Road		
Shape:	Irregular in shape		
Photograph facing:	Southeast at Canal Road		



Document No:	202303090441
Type of Deed:	Limited Warranty Deed
Parcel No.:	571-20-005
Sale Number:	ONE



VACANT LAND SALE			
County:	CUYAHOGA	City/Village/Twp:	VALLEY VIEW
Location Address:	9755 Corporate Circle, Valley View, Ohio 44125		
School District:	Cuyahoga Hts. LSD	Legal Description:	VOL 383 PG 88 PCL A FF 124.31 D 373.95 4.3135 ACRES TR 2 ADDITIONAL PARCEL 57122001 2017 SR
Grantor:	Caplan Sweet Valley Company Ltd.		
Grantee:	IR2 Holdings LLC		
Date of Sale:	4/7/2020	Type of Financing:	Cash to Seller
Condition of Sale:	Arm's length transaction	Sale Price:	\$539,188
Sale Verified With:	County Fiscal and Recorder's office records and Simon Caplan, Listing Broker @ scaplan@crescorealestate.com		
Motivation of Parties:	Willing Buyer and Seller	Verified By:	Emily L. Braman
Sale Inspected Date:	5/7/2020	Encumbrances:	Typical
Topography:	Level at the grade of roadway	Flood Plain Data:	Flood Zone X
Use at time of sale:	Vacant land		Area of Minimal Flood Hazard
Highest and Best use:	Industrial Development		
Total Net Area:	4.3135 acres or 187,895 square feet		
Unit Price:	\$125,000/acre or \$2.87/s.f.		
Zoning:	Industrial District		
Utilities:	All public available		
Type of Improvements	None at time of sale		
Dimensions:	124.31' of frontage on Corporate Circle; 456.05' on the eastern line of the parcel		
Shape:	Irregular, Cul-de-sac		
Photograph facing northeast on Corporate Circle	<div style="display: flex; align-items: center;">  <div style="flex-grow: 1;"> <p>North ^ Sketch not drawn to scale</p>  </div> </div>		
	Document Number:	202004070060	
	Type of Instrument:	Limited Warranty Deed	
	Auditor Parcel:	571-22-025	
	Sale Number:	TWO	



VACANT LAND SALE

County:	CUYAHOGA	City/Village/Twp.:	VALLEY VIEW
Location Address:	Granger Road, Valley View, OH 44124		
School District:	Cuyahoga Hts., LSD	Legal Description:	PARCEL 'A' AFN 201907250243
Grantor:	LBP Investment Properties IX, LLC		
Grantee:	Ferguson Enterprises LLC		
Date of Sale:	09/28/2020	Type of Financing:	Cash to Seller
Condition of Sale:	Arm's length transaction	Sale Price:	\$1,724,261
Sale Verified With:	County records and Confirmation with J. Lombardo 12/17/21 by E.B.		
Motivation of Parties:	Willing Buyer and Seller	Verified By:	Emily L. Braman
Sale Inspected Date:	01/19/22	Encumbrances:	Typical
Topography:	Level at the grade of roadway	Flood Plain Data:	Flood Zone AE, Special Flood hazard areas, with BFE or depth
Use at time of sale:	Vacant land		FEMA Map #39035C0192E, effective on 12/3/2010
Highest and Best use:	Development		

Total Area:	6.398 net acres; 278,697 square feet
Unit Price:	\$269,500/acre or \$6.19/s.f.
Zoning:	Light Manufacturing
Utilities:	All city available
Type of Improvements:	None at time of sale
Dimensions:	±725' of frontage on Cloverleaf; ±441' of frontage on Granger
Shape:	Irregular, corner lot
Photograph facing:	Northeast on Cloverleaf Parkway

North ^ Sketch not drawn to scale



Document Number:	202009280087
Type of Instrument:	Limited Warranty Deed
Auditor Parcel:	57104019
Sale Number:	THREE

C. P. Braman & Co., Inc.
Real Estate Appraisals & Consulting
1023 Kenilworth Avenue,
Cleveland, Ohio 44113
(216) 225-9383 cell
cpbco.com

March 15, 2024

Tony & Josephine Ipsaro
27600 Cedar Road
Beachwood, Ohio. 44122

IN RE: Project: CUY-Rockside Road (C.R. 53) M-5024
Project Parcel Number: 6 WD, T1, T2 / PPN: 562-03-004
Location: Rockside Road Rear, Independence, Ohio
Owner: Tony & Josephine Ipsaro

Dear Property Owners;

Our company has been retained by OR Colan, for Cuyahoga County, to appraise your property shown above. Cuyahoga County is interested in acquiring a strip of land from your property for the improvements to the existing bridge over the Cuyahoga Valley Scenic Railroad and replacement on the existing bridge over the Cuyahoga River on Rockside Road.

A copy of the plan that shows the location of the area that the County is interested in acquiring, is attached. The area the County wishes to acquire is shown in green and two proposed temporary easements for construction purposes are shown in yellow. The temporary easements would last for 24 months during construction.

If you have any questions or if you would like to accompany me as I view your site, please call me to make an appointment to view the property or to discuss the proposed acquisition at 216 225-9383 or contact me by email at EBraman@cpbco.com.

Sincerely,



Emily L. Braman, MAI, SRA , AI-GRS
President, Charles P. Braman & Co., Inc.
State Certified Real Estate Appraiser
Certification Number 381955

ELB/lds
Enclosures



Qualifications of Emily L. Braman, MAI, SRA, AI-GRS

Experience with the following types of Appraisal Problems:

Litigation involving zoning, eminent domain and ad valorem tax values. Estate tax planning, including partial interest valuation. Partial taking and easement valuation including aerial and avigation easements, sewer, utility, slope and channel easements, temporary construction easements, conservation and scenic preservation easements. Calculation of damages due to proximity issues, loss of parking, and other factors. Impact studies on property values for electronic billboards, correctional facilities, roadway proximity, historic façade easements, zoning issues, sewer assessment equalization and cellular towers.

Professional Designations, Membership & Affiliations:

Appraisal Institute, MAI Designation, Appraisal Institute, SRA Designation, Appraisal Institute, AI-GRS Designation
State of Ohio Certified General Real Estate Appraiser Certification No. 381955 since September 1991.
ODOT Pre-qualified for Real Estate Appraisal, Appraisal Review and Value Analysis since 1999.

Education:

Shaker Heights High School

The University of Michigan - 1987 - BGS - Concentration in Real Estate & Psychology

Appraisal Coursework: An Introduction to Appraising Real Property – 1987 SREA: Applied Residential Property

Valuation – 1988, AIREA 1B-A, 1B-B Capitalization Theory and Techniques, Parts A & B – 1988, Appraisal Institute:
Report Writing and Case Studies 2013, Advanced Applications and Case Studies - 2013, Advanced Market Analysis and
Highest and Best Use – 2014, Capstone 2015, Review Theory- General-2017

Other Qualifications:

Qualified as an expert witness in the Ohio Board of Tax Appeals, the Cuyahoga & Portage County Boards of Revision, Cuyahoga County Court of Common Pleas, the Cuyahoga, Lake, Lorain, Medina & Summit County Probate Courts.

Rule 71.1 Commissioner to the United States District Court, Northern District of Ohio, Columbia Gas Transmission LLC vs. Booth et al – 2017

Small Business/Women Owned Business Certifications:

EDGE Certified with the State of Ohio through 4/13/2025. WBE Certified with the State of Ohio through 10/9/2022.

Certified as a Female Business Enterprise (FBE), a Cleveland Small Business (CSB) and a Local Producer Enterprise (LPE) by the City of Cleveland, CMHA and Greater Cleveland Regional Transit Authority.

Certified as a Small Business Enterprise (SBE) by Cuyahoga County and the North East Ohio Regional Sewer District

Property Types Appraised:

Residential, commercial, industrial and special purpose properties including schools, hospitals, churches, railroads, municipal facilities, bike trails, power line easements, bridges, cemeteries, subdivisions, office buildings, shopping centers, manufacturing buildings, junkyards, warehouses, lakefront properties, vacant land and others.

Work Experience:

Emily Braman has been appraising properties in northeast Ohio for over 30 years. She has been sole owner of Charles P. Braman & Co., Inc. since 2001.

Volunteerism:

Appraisal Institute- National Nominating Committee 2023

Appraisal Institute – Region V Representative 2022-2023

Past President - Ohio Chapter Appraisal Institute 2022, President - Ohio Chapter Appraisal Institute 2021

First Vice President – Ohio Chapter Appraisal Institute 2020, Second Vice President – Ohio Chapter Appraisal Institute 2019,

Secretary – Ohio Chapter Appraisal Institute 2018, Board of Directors - Appraisal Institute - Northern Ohio Chapter - 2001-

2003, Candidate Liaison - Northern Ohio Chapter, Appraisal Institute - 1994, 1995

Shaker Hts. Middle School Parent Teacher Organization Co-President 2014-2015 and 2020-2021



Qualifications of Emily L. Braman, MAI, SRA, AI-GRS

Representative Clients:

Attorneys including: Benesch, Berns, Ockner & Greenberger, LLC, Brindza, McIntyre & Seed LLP, Calfee, Halter & Griswold, LLP, Coakly Lammert Co. LPA., Kadish Hinkle & Weibel, Mansour, Gavin, Gerlack & Manos, LPA, Gallagher Sharp, Franz Ward, LLP, Hahn, Loeser & Parks LLP, Kenneth J. Fisher, Co., LPA, McCarthy Lebit, Crystal & Liffman Co. LPA, Schneider, Smeltz, Spieth Bell, LLP, Singerman, Mills, Desberg & Kauntz, LPA, Taft Stettinius & Hollister LLP, Sleggs, Danzinger & Gill, LPA, Siegel Jennings Co., LPA, Thrasher, Dismore & Dolan LPA, Thomas Kondzer, LLP. Ulmer & Bern LPA, Walter Haverfield, LLP, Weston Hurd, Wiles & Richards, LPA and others.

ODOT pre-qualified acquisition consultants including C.T. Consultants, Cuini & Assoc., DLZ, Inc., Finkbeiner, Pettis & Strout, Adachi, GPD, HNTB, Inc., KMJM Land Services, Krock Esser Engineering, ME Companies, M/S Consultants, Inc., O. R. Colan & Assoc., Palmer Engineering, PSI, RE Warner Co., Transystems Real Estate, URS Corp., Wade Trim.

Various municipalities including Ashtabula, Cuyahoga, Geauga, Lake, Mahoning, Medina, Portage, Stark, Summit and Trumbull Counties and the Cities of Akron, Alliance, Bay Village, Beachwood, Bedford, Bedford Heights, Broadview Heights, Brook Park, Cleveland, Cleveland Heights, Eastlake, Elyria, Euclid, Garfield Heights, Highland Hills, Hudson, Independence, Kent, Lakewood, Maple Heights, Mayfield Village, Mentor, Mentor on the Lake, Middleburg Heights, Middlefield, Northfield, North Olmsted, North Royalton, Olmsted Twp., Orange, Painesville, Parma, Pepper Pike, Perry, Richmond Heights, Richfield, Rocky River, Sandusky, Seven Hills, Shaker Heights, Solon, South Euclid, Strongsville, Stow, Twinsburg, University Heights, Valley View, Willoughby, Willoughby Hills, Wickliffe, Willowick and Woodmere. Various Boards of Education including Bay Village, Beachwood, Brecksville- Broadview Heights, Chagrin Falls, Cardinal Local, Canfield, Cleveland, Cleveland Hts.-University Heights., Euclid, Firelands, Garfield Heights, Kent, Lakewood, Mentor, Newbury, North Olmsted, Olmsted Falls, Orange, Parma, Ravenna, Rocky River, South Euclid, Shaker Heights, Solon, and Wickliffe.

Various individuals, corporations, and governmental entities including Allegro Realty Advisors, Bellaire Puritas Development Corp., Catholic Diocese of Cleveland, Catholic Charities Facilities Corp., The Cleveland Clinic, Cleveland Metroparks, Cleveland Public Power, Chagrin Valley Land Conservancy, CSX, Cuyahoga Community College, Dominion East Ohio, EDEN, Inc., Greater Cleveland Regional Transit Authority, Heritage Development, Jacobs Real Estate Services, Lake Health Systems, Lake Metroparks, Lombardo Investments, National Benevolent Association, National Park Service, Northeast Ohio Regional Sewer District, Ohio Department of Transportation, Ohio Turnpike Commission, Park View Federal, Pride One Omni, Pioneer Savings and Loan, the Private Trust Company, Self Service Mini Storage, Ltd., Shore Bank, Strnisha Development, Western Reserve Fine Arts Assoc., and the YWCA.

Continuing Education:

AI Seminars: Residential Housing in Cleveland – 1996, Lease Abstracting and Analysis – 1999, Supporting Sales Comparison Adjustments – 1999, Attacking & Defending the Appraisal in Litigation - 2000 & 2008, When Good Houses Go Bad – 2001, Partial Interests -Divided & Undivided – 2001, Residential Review Seminar – 2003, Subdivision Analysis – 2003, Appraisal Consulting – 2004, Dynamics of Office Building Valuation – 2004, Scope of Work – 2005, 2012, Uniform Standards of Appraisal Practice for Federal Land Acquisition – 2006, Quality Assurance in Residential Appraisals -2007, Feasibility Analysis – 2007, Essentials What Every Appraiser Should Know – 2008, Appraisal Challenges - Declining Markets & Sales Concessions – 2009, Appraisal of Local Retail Properties – 2009, Valuing Commercial Green Buildings – 2010, Business Practices and Ethics – 2011, Playhouse Square and the Central Business District 2011, Real Estate Appraisal Operations – 2011, Demonstration Report Seminar-2014, Appraising Convenience Stores – 2015, Analysing Operating Expenses -2017, Subdivision Valuation – 2017, Small Hotel/Motel Valuation– 2019, Fundamentals of The Uniform Appraisal Standards for Federal Land Acquisitions -2020, OCAI Annual Economic Seminars 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022.
National USPAP Update Course - 2005, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020 & 2022



VALUE FINDING APPRAISAL REPORT

(Compensation not to exceed \$65,000)

COUNTY	CUY
ROUTE	C.R. 53
SECTION	03.23 & 03.32
PARCEL #	10-WD, T
PID #	95403

The purpose of this appraisal report is to estimate the compensation for the land taken, the contributory value of any site improvements in the take area (if any), and if land is needed temporarily for construction purposes, the estimated rent for the use of that land. This report has been developed in compliance with USPAP and with Section 5501:2-5-06(C) of the Ohio Administrative Code. This report is used when the acquisition is a partial taking and it is apparent the taking creates a simplistic valuation problem with no loss in market value of the residue property (damages), and the estimated compensation is \$65,000 or less. However, a nominal cost-to-cure may be considered in the compensation estimate. Since the valuation problem is simplistic and the area taken is vacant land with only minor site improvements, if any, the appraiser considers the larger parcel as a vacant site, estimates a unit value for the vacant larger parcel and uses the unit value in the estimate of compensation for the part taken.

SR 2-2(a)(xiii) Hypothetical Condition – ORC 163.59(D) and 49 CFR 24.103(b) compel the appraiser to disregard the proposed public improvement that is the reason for this project. USPAP SR 1-4f requires the appraiser to consider the impact of any proposed public improvements. Therefore, value enhancements or value declines due to speculation about this project or condemnation blight have been disregarded by the appraiser. USPAP requires the appraiser to disclose that use of a Hypothetical Condition may impact assignment results.

Rose Mar, Ltd.	8111 Rockside Road, Suite 200, Valley View, OH 44125
Owner	Mailing Address of Owner

8001 Rockside Road, Valley View, OH 44125	0.509 acres (net)
Location of Property Acquired	Area of Whole Contiguous Property

FINDING OF COMPENSATION

LAND VALUATION

Parcel No.	Area	Unit Value	
10-WD	0.0134 acres (584 s.f.)	\$6.00/s.f.	(say) \$3,550
			Total <u>\$3,550</u>

Unit Value Support

Comparable Sales attached ONE TWO THREE

IMPROVEMENT VALUATION

Estimated Value of each improvement to be acquired

Parcel No.	Description	Value	
10-WD, T	6 decorative screening landscaping trees @ \$500 each	\$3,000	
10-WD	175 s.f. grass @ \$0.35/s.f.	\$100 (say)	
10-WD	14.50 l.f. concrete curbing @ \$15.00/s.f. less 5% depreciation	\$250 (say)	
10-WD	21 landscaping stones @ \$250 each	\$5,250	
10-WD	30 s.f. river rock @ \$8.00/s.f.	\$250	
10-WD	8 landscaping bushes @ \$50 each	\$350	
10-WD	300 s.f. mulch @ \$5.00/s.f.	\$1,500	
10-WD	14.5' of metal guard rail @ \$25.00/s.f. less 5% depreciation	\$400 (say)	
			Total <u>\$11,100 (say)</u>

COST-TO-CURE (Benefits and/or Incurable Damages are not permissible. Support for cost-to-cure items must be by attachment or reference to an estimate for materials and labor cost.)

Parcel No.	Description	Value	
			Total <u>\$0</u>

TEMPORARY EASEMENT VALUATION

Parcel No.	Description	Value	
10-T	0.0428 acres (1,866 s.f. @ \$6.00/s.f. x 10% x 2 years = (Say)	\$2,250	
			Total <u>\$2,250</u>

APPRAISER'S ESTIMATE OF FMVE DUE OWNER AS OF:

(SR 2-2(a)(vii) Effective Date of the Appraisal) March 22, 2024 (say) \$16,900



SUMMARY OF THE REAL ESTATE APPRAISED

SR 2-2(2)(iv) : Summarize information sufficient to identify the real estate involved in the appraisal, including physical and economic property characteristics relevant to the assignment. Note: Location and mailing address are on front of report.

Identification of the Larger Parcel:	According to the County Fiscal Officer, the total subject area is 0.509 gross acres (22,172 s.f.) and net of roadways. It is located at 8001 Rockside Road, Valley View, OH 44125 and is on the north side of Rockside Road. It is irregular in shape and has steep sloping topography on the western portion toward the Cuyahoga River and sloping down toward the north end of the property topography. The site is not located in a floodplain area. It is owned by Rose Mar, Ltd. and is improved with a restaurant consisting of 19,322 square feet that was constructed in 2001. The subject is known as the Cuyahoga County Fiscal Officer's Permanent Parcel Number 572-04-005. The property consists of one parcel(s) with the same ownership and the same highest and best use. Thus, the larger parcel is the existing site containing 0.509 acres (net).
Zoning District	Industrial District
Zoning Classification or Code:	Industrial District
Zoning Code Definition:	Permitted uses under the Industrial District zoning include one-family dwellings, buildings, structures and grounds owned or operated by the Village, public libraries, schools offering general education courses and churches, home occupation, roadside stand and professional signs, retail, service, office, and various other conditionally permitted uses.
Minimum Site Size:	There is not minimum lot area requirement for the Industrial District; however, no building or buildings shall occupy in the aggregate more than 50% of the area of any lot.
Minimum Setback Requirements:	The minimum front yard setback is 50 feet. Any building on a lot in an Industrial District shall have side yards totaling at least 50 feet, with each side yard not less than 10 feet. The minimum rear yard requirement is 50 feet.
Utilities – Available / Unavailable:	all public utilities
SR 2-2(a)(xi) Current or Present Use:	restaurant

ANALYSIS, OPINIONS AND CONCLUSIONS

SR 2-2(a)(xii) Highest and Best Use of the Larger Parcel:

(Summarize the support and rationale for the appraiser's opinion of Highest & Best Use)

As Vacant: The subject is zoned for industrial and office use and is a non-conforming use. The subject is in a primarily industrial area but has commercial overtones and the highest and best use of the property, as vacant, is for commercial development as permitted within the zoning. Sales One and Two are industrially zoned parcels that have strong commercial overtones.

In compliance with SR 1-3(a), in determining the highest & best use of the property, the appraiser has identified and analyzed the effect on use and value of existing land use regulations, reasonably probable modifications of such land use regulations, economic supply and demand, the physical adaptability of the real estate, and market trends.

YES: NO:

(49CFR 24.103) Describe the 5-year sales history of the property:

Grantor	Grantee	Date	Price	Comments
Canal Road Properties, Ltd.	Rose Mar, Ltd.	11/14/2000	Exempt	Limited Warranty Deed
Describe the influence on value, if any, of prior sales of the subject property.		The recent non-arm's length transfers of the subject property have no influence on the underlying land value.		
State any information available from the title report that may affect the valuation of the subject property.		N/A		

Sale Number:	1	2	3
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Valuation/Analysis of Sales:	Location:	5860 Canal Road, Valley View, OH	901 Sharon Drive, Westlake	Located at the SEC of Granger Road and Cloverleaf Parkway, Valley View, OH
	Sale Date:	11/30/2022	6/25/21	9/28/2020
	Sale Price:	\$1,155,000	\$535,000	\$1,724,261
	Area:	5.075 Ac. or 221,067 s.f.	2.137 acres or 93,093 s.f.	6.398 Ac. or 278,697 s.f.
	Unit Value:	\$209,852/Ac. or \$5.22/s.f.	\$250,351/Ac. or \$5.75/s.f.	\$269,500/Ac. or \$6.19/s.f.
*****	NOTE: all sales used in this analysis must have the same or similar highest & best use as the larger parcel and should reflect similar physical and economic characteristics as the larger parcel. Nominal adjustments for minor differences are permissible.			
Analysis of Sales / Reconciliation:		Three sales of similar industrial tracts with commercial/retail overtones were analyzed to estimate the value of the subject property. Sales in the area were researched and these sales are considered to be the best available. The sales have a range of value from \$5.22 to \$6.19 per s.f. Adjustments were considered for property rights, improving market conditions, conditions of sale and financing concessions. Then, the sales were also adjusted for physical characteristics including location, size, shape and topography. Adjustments for location reflect general property values in an area due to locational differences. Adjustments for size reflect the principle that larger parcels sell for less per unit than smaller parcels, all other things being equal. Adjustments for shape and topography are related to increased development costs for irregular parcels or parcels with topographic challenges.		
Unit Value Conclusion		Giving consideration to all of the comparable sales, a value near the top of the range of the comparable sales, of \$6.00 per s.f. has been established for the subject property.		
Analysis of Site Improvements (support for contributory value):				
The value of the site improvements has been determined by reference to the Marshall Valuation Service and reflects the in place depreciated contributory value of the site improvements. Site improvements encroaching the existing right-of-way are considered non-compensable in the State of Ohio.				
Summarize the Effect of the Take upon the Residue Property:				
There is a warranty deed acquisition consisting of 0.0134 gross acres or 584 square feet of land located adjacent to the existing right of way in the southern portion of the site. It is needed for construction of an abutment. The proposed acquisition is rectangular in shape and has a maximum depth of 19 feet and a width of 88.71 feet., After the acquisition the subject will contain 0.4956-acre net of roadways. The residue will remain a legal non-conforming use. The acquisition does not affect the value of the property beyond the pro-rata value of the land and site improvements which are taken. Site improvements encroaching the existing right of way are considered non-compensable in the State of Ohio. There is a concrete retaining wall that retains the slope, this valuation assumes this wall will not be affected, if it is affected or removed, the assignment results could be affected.				
There is also a temporary easement acquisition consisting of 0.0428 gross acres or 1,866 square feet of land located adjacent to the existing right of way in the southern portion of the site. It is needed for construction access, grading, and removal of 12 existing trees. 12 trees will be removed, but 6 are in the existing right of way and are not compensable. The proposed acquisition is rectangular in shape and has a maximum depth of 14.5 feet and a width of 40.25 feet on the southern property line.				
The temporary rental rate has been based upon a basic interest rate reflecting a reasonable return on a comparable investment. This rate has been established at 8% based on a typical rate for a security of comparable risk. Since real estate taxes and administration are expenses incurred by the owner during the period of occupancy, an allowance for these items has to be applied in order to derive the final rate. This allowance has been estimated at 2%, so the total rate applies was 10%.				
Are there Severance Damages?		YES: <input type="checkbox"/>	NO: <input checked="" type="checkbox"/>	



Reporting option: This Value Finding Appraisal Report is an "Appraisal Report" conforming to SR 2-2(a) of USPAP.

SR 2-2(2)(ii) Identify the client:

The client is O. R. Colan & Associates acting as agent for Cuyahoga County.

Identify the intended users of this report:

The intended users of the appraisal report are ODOT and its authorized agents, contractors and reviewers, property owner and a court of law.

SR 2-2(a)(iii) Identify the intended use:

The appraisal report, upon approval by the client, may be used to establish the fair market value estimate (FMVE). If the report becomes the basis for FMVE, it will be provided to the property owner during negotiations.

SR 2-2(a)(v) Identify the real property interest being appraised:

The property interest appraised is the fee simple estate. This is defined as "Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat." (Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition (Chicago: Appraisal Institute, 2008), P.78).

SR 2-2(a)(vi) State the type of value:

Market value stated in terms of cash

State the definition of value and cite the source of the definition used in the report;

The definition of fair market value utilized in this report is from the Ohio Jury Instruction and is as follows:

"You will award to the property owner(s) the amount of money you determine to be fair market value of the property taken. Fair market value is the amount of money, which could be obtained on the market at a voluntary sale of the property. It is the amount a purchaser who is willing, but not required to buy, would pay and that a seller who is willing, but not required to sell, would accept, when both are fully aware and informed of all the circumstances involving the value and use of the property. You should consider every element that a buyer would consider before making a purchase. You should take into consideration the location, surrounding area, quality and general conditions of the premises, the improvements thereon and everything that adds or detracts from the value of the property."

The market value estimate in this appraisal has also considered Rule C(2) of Section 5501:2-5-06 of the Ohio Administrative Code [same as 49 CFR 24.103(6)] Influence Of the Project On Just Compensation, which is;

To the extent applicable by law, the appraiser shall disregard any increase or decrease in fair market value of the real property caused by the project for which the property is to be acquired, or the likelihood that the property would be acquired for the project, other than that due to physical deterioration within reasonable control of the owner.

SR 2-2(2)(vi) Exposure Time:

The above referenced value definition assumes a reasonable exposure to the market prior to the effective date of value. It is my opinion that this reasonable exposure time is estimated at 6-12 months for sale of the property under the highest and best use and limiting conditions contained herein, and assuming marketing is handled by professional and competent third party.



SR 2-2(a)(viii) Scope of work:

The work necessary to solve the appraisal problem is limited in scope because:

- 1) The agency and the appraiser have considered the entire property both before the taking and after the taking,
- 2) It is readily apparent the appraisal problem is not complex,
- 3) The residue property (land & improvements) is not harmed (damaged) as a result of the acquisition in the manner shown on the highway plans.
- 4) An expenditure of tax dollars for a more detailed or comprehensive appraisal would be wasteful and would not produce a more credible analysis.
- 5) The scope of work limits the analysis to a determination of a unit value of the land described in the larger parcel and an estimate of compensation for the area taken and site improvements taken, if any. The sales data selected for this simplistic analysis reflect the character of the larger parcel and the analysis is limited to the sales comparison approach to estimate compensation for the land only. If there is a temporary easement to be acquired, the income approach is used to estimate compensation in the form of a land rent. Compensation for site improvements taken, if any, is based upon their contributory value.

The appraiser has performed an independent appraisal problem analysis confirming the agency's determination that this simplistic report format is indeed appropriate to use for this valuation problem.

SR 2-2(a)(x) Summarize the information analyzed,

This analysis is based on plans prepared by Chagrin Valley Engineering, LTD and provided by Cuyahoga County.

This appraisal has been conducted using applicable standard appraisal techniques and in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Standards Board of the Appraisal Foundation and the Ohio Department of Transportation.

Information regarding zoning, utilities, and other limitations on site utilization was obtained through the appropriate agencies or representatives. The owner and/or public records provided the subject-specific data considered in my analysis. In addition to the subject's data, the appraiser also considered relevant market data in determining the appropriate adjustments used in this analysis.

The land underlying the subject property and the affected site improvements have been valued in this report by analyzing the characteristics of the subject property, zoning, highest and best use including supply and demand and relevant market data.

the appraisal methods and techniques employed,

The approaches to value are limited to the sales comparison approach to estimate the unit value for the larger parcel and the income approach for evaluation of compensation for temporary construction easements, if any. Compensation for site improvements taken, if any, is based upon their contributory value.

and the reasoning that supports the analyses, opinions, and conclusions;

This appraisal report is a summary of the appraiser's data, analyses and conclusions. Supporting documentation is retained in the appraiser's files. All conclusions and opinions in this appraisal report are subject to the Special and General Assumptions and Limiting Conditions that are an integral part of this report. No opinions or conclusions are valid unless this report is considered in its entirety and only if used for its intended use by the client and its intended users. No additional parties are authorized to rely upon this report, or any part thereof, for any other purpose or use whatsoever.

exclusions of the sales comparison approach, cost approach, or income approach must be explained.

The scope of work has been limited to consideration of the land unit value and a land rent for the area identified as taken by the project only. As such, consideration of a cost approach, a sales comparison approach or an income approach to value for the whole property or for any structures or improvements is inappropriate. An expenditure of tax dollars for a more detailed or comprehensive appraisal would be wasteful and would not produce a more credible analysis.



SR 2-2(a)(xiii)
SR1-2(F)

Extraordinary Assumption -



An Extraordinary Assumption is an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. An Extraordinary assumption presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. No Extraordinary Assumption has been applied in this appraisal.

Other Comments:

USPAP SR 1-2(e)(v) permits an appraiser to limit the scope of work to a fractional interest, physical segment or partial holding such as with this form report. However, the comment to this rule indicates that in order to avoid communicating a misleading appraisal, the report has to disclose the existence of improvements on the property, even though the improvements do not have to be included in the valuation.



CERTIFICATION

I certify that, to the best of my knowledge and belief:

- That on February 2, 2024 and March 22, 2024, I personally made a field inspection of the property herein appraised, and that I have afforded Rose Mar, Ltd., the opportunity to accompany me at the time of inspection. The property owner did not respond to our correspondence.
- I have also, on or before February 2, 2024, personally made a field inspection of the comparable sales relied upon in making the appraisal. The subject and the comparable sales relied upon in making the appraisal were as represented by the photographs contained within the report.
- It is my opinion that partial acquisition of this parcel results in a simplistic valuation problem, that there are no incurable severance damages to the residue property and the unit value for the larger parcel before the taking is the same as the residue larger parcel.
- That I understand the appraisal may be used in connection with the acquisition of right-of-way for a transportation project to be constructed by Cuyahoga County. There may be Federal-aid highway funds or other Federal funds used in the project.
- This appraisal has been made in conformity with the appropriate State laws, regulations, and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge, no portion of the value assigned to such property consists of items which are non-compensable under the established law of the State of Ohio.
- The statements of fact contained in this report are true and correct and I am in agreement with all statements provided in this report.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report or in any benefit from the acquisition of such property appraised, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- That I, in determining the compensation for the property, have disregarded any decrease or increase in the fair market value of the real property that occurred prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner.
- That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of O. R. Colan & Associates. or Cuyahoga County, or officials of the Federal Highway Administration, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.



Class of Certification/Licensure: Certified General Certified Residential Licensed Residential Registered Assistant
 Temporary Certification or License

Certification/License Number: 381955

This report is within the scope of my Certification or License.
 is not within the scope of my Certification or License.

I disclose that:

- I am an employee of the Ohio Department of Transportation (or Agency) and that I am approved to perform appraisal services.
- I am a consultant approved by the ODOT - Office of Consultant Services to perform appraisal services for ODOT projects and Federally funded projects.
- I have not provided any services regarding the subject property within the three year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity. If this box is not checked then the appraiser must provide an explanation and clearly and conspicuously disclose whatever services have been provided for this property in the past three years.
- Abbey Clark provided significant real property appraisal assistance to the person signing this certification. Ms. Clark compiled information for inclusion in the report.



Appraiser's Signature

Date: March 22, 2024

Typed Name: Emily L. Braman, MAI, SRA, AI-GRS

Comments: N/A

Attachments To Follow:

1. Sketch of the property clearly detailing the whole contiguous ownership, the larger parcel, the take area, any site improvements taken and the residue property. (More than one sketch may be necessary).
2. Photographs are to include: front view, street scenes, take area showing relevant improvements in the take. Any photos which show structures not being appraised in this report due to the limited scope of work must be identified / labeled with an explanation so that a misleading report is not conveyed [USPAP SR 1-2(e)(v)].
3. Location map showing the sales and the subject property must be attached to the report.
4. Comparable sales must meet ODOT standards and are attached to this report.
5. Support for nominal cost-to-cure, if any.
6. Appraisal Scoping Checklist if available



AERIAL VIEW OF SUBJECT PROPERTY

(Not to Scale)

8001 Rockside Road, Valley View, OH 44125
0.509 net acres

North ^

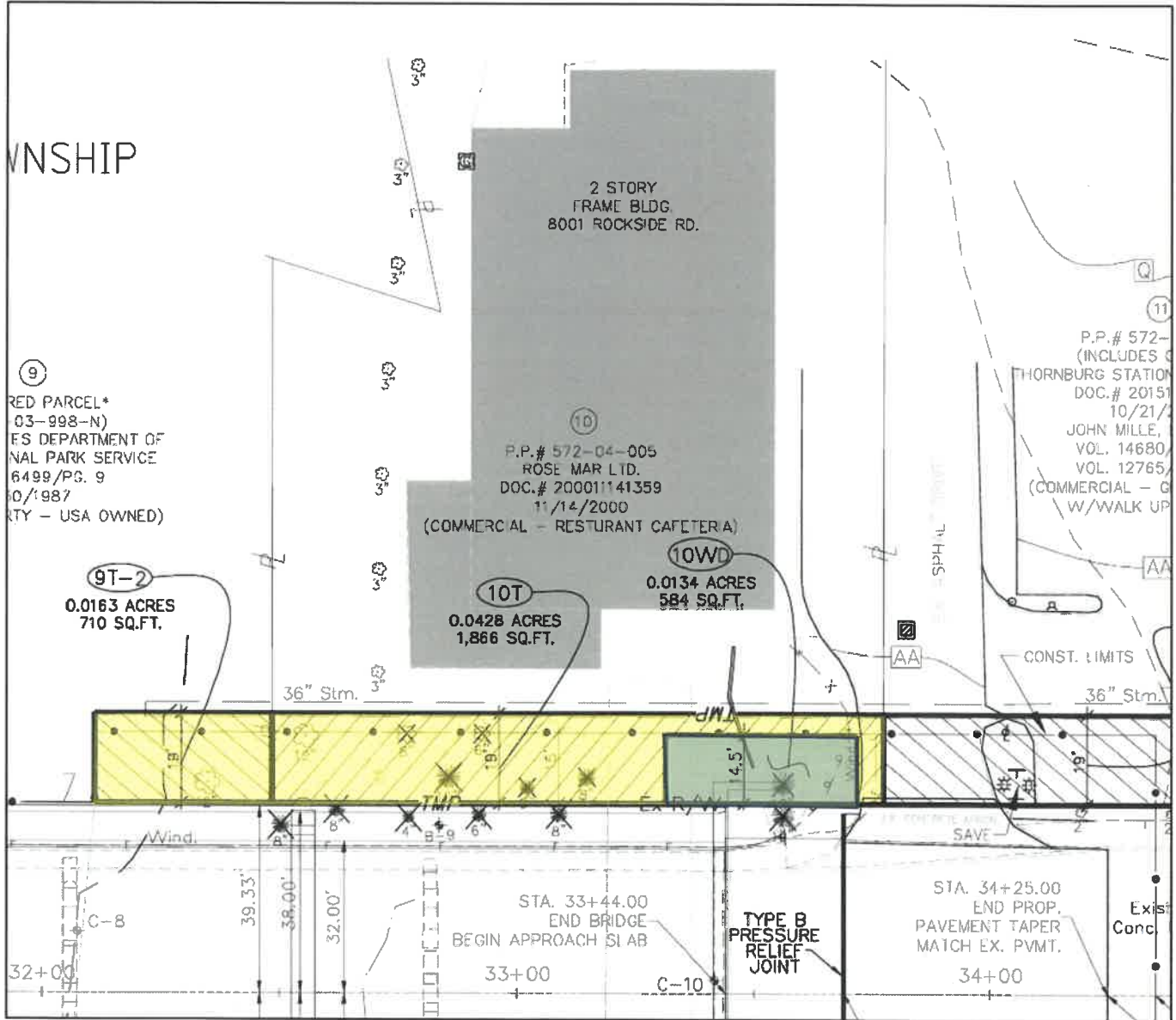


SKETCH OF SUBJECT PROPERTY

8001 Rockside Road, Valley View, OH 44125
 Before the acquisition: 0.509 net acres
 Parcel 10-WD: 0.0134 net acres
 Parcel 10-T: 0.0428 acres
 Residue: 0.4956 net acres

Note: Map not to scale. For exhibit purposes only

North ^



PHOTOGRAPHS OF SUBJECT:

(Pictures taken by Emily Braman on February 2, 2024 and March 22, 2024)



Facing west at 10 WD



Facing west at 10 WD



PHOTOGRAPHS OF SUBJECT:



Facing west at 10 T



Facing southeast at 10 WD



PHOTOGRAPHS OF SUBJECT:

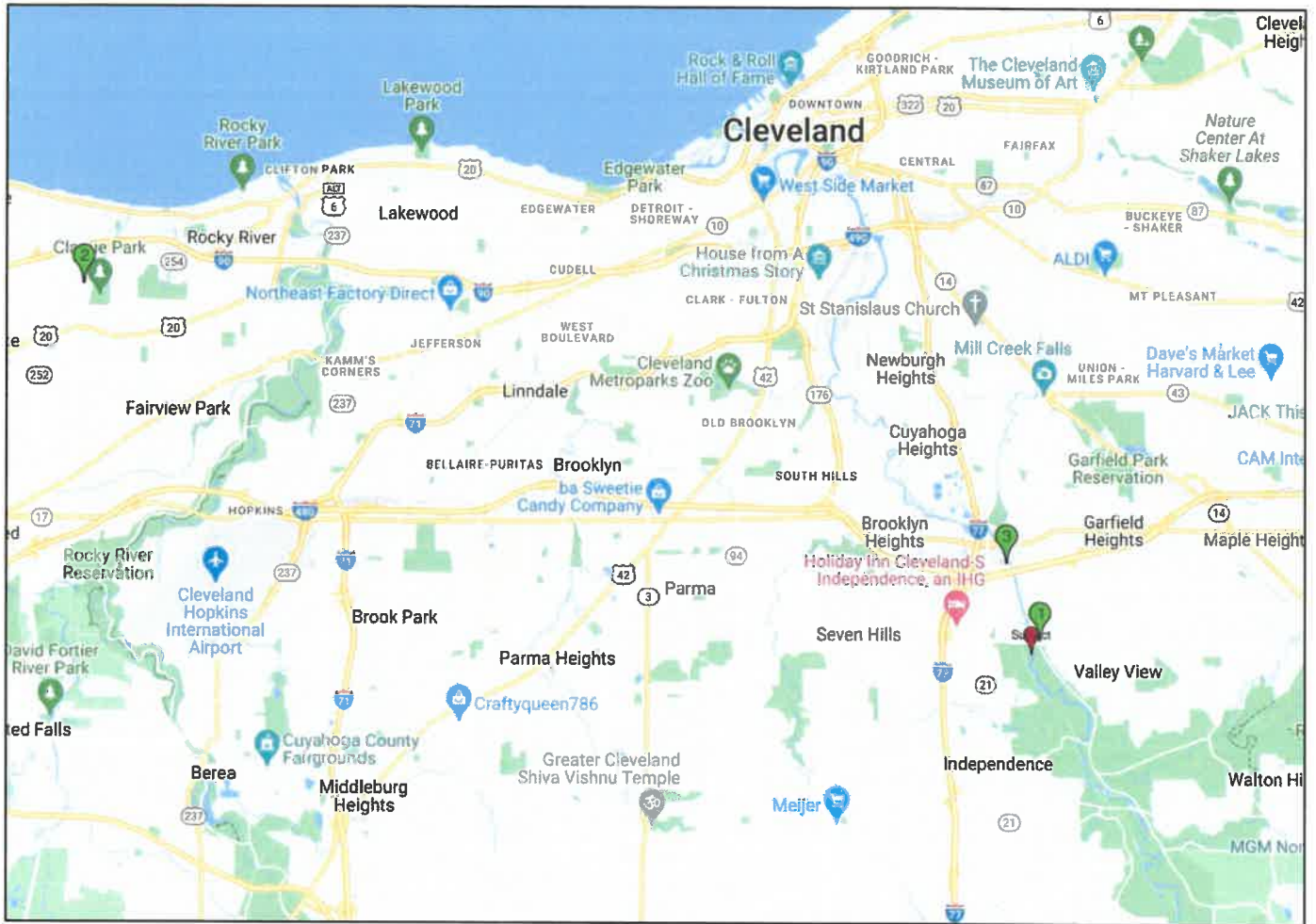


Facing southwest at 10 T




LOCATION MAP:

North ^



VACANT LAND SALE



County:	CUYAHOGA	City/Village/Twp.:	VALLEY VIEW
Location Address:	5860 Canal Road, Valley View, OH 44125		
School District:	Cuyahoga Heights LSD	Legal Description:	2
Grantor:	Equity Trust Company, FBO Dean J. Alex Ira		
Grantee:	Cat Valley View LLC		
Date of Sale:	11/30/2022	Type of Financing:	Conventional
Condition of Sale:	Arm's length transaction	Sale Price:	\$1,000,000 + \$155,000 razing costs = \$1,155,000
Sale Verified With:	Cuyahoga County public records and Listing Broker: Kevin Kelly, kkelly@xcoresalestate.com		
Motivation of Parties:	Willing Buyer and Seller	Verified By:	Emily L. Braman
Sale Inspected Date:	7/17/2023	Encumbrances:	Driveway and Utility Easements with neighboring parcels burden PN 571-20-005
Topography:	Level to Rolling	Flood Plain Data:	Majority Zone A, Special flood hazard Shaded Zone X Area of minimal flood hazard
Use at time of sale:	Vacant		
Highest and Best use:	Industrial Development		
Total Area Net:	2.5 + 2.575 = 5.075 ac. or 221,067 s.f.	North ^	Sketch not drawn to scale
Unit Price:	\$209,852/acre. \$5.22/s.f.		
Zoning:	Industrial District		
Utilities:	All public available		
Type of Improvements:	13,500 s.f. greenhouse to be razed		
Dimensions:	386' frontage on Canal Road		
Shape:	Irregular in shape		
Photograph facing:	Southeast at Canal Road		



Document No:	202303090441
Type of Deed:	Limited Warranty Deed
Parcel No.:	571-20-005
Sale Number:	ONE





VACANT LAND SALE

County:	Cuyahoga	City/Village/Twp.:	Westlake
Location Address:	901 Sharon Drive Westlake, OH	Auditor Parcel No.:	214-01-020
Grantor:	901 Sharon LLC	Grantee:	PS Westlake Ohio, LLC
Date of Sale:	6/25/21	Adjusted Sale Price:	\$535,000
Condition of Sale:	Arm's length transaction	Type of Financing:	Cash purchase
Sale Verified With:	County Public Records and CoStar		
Motivation of Parties:	Willing Buyer and Seller	Verified By:	C. P Braman & Co. Inc.
Use at time of sale:	Vacant land	Encumbrances:	Typical
Highest and Best use:	Development		
Total Area Gross acres:	2.137	Flood Plain Data:	Flood Zone X - Area of Minimal Flood Hazard
Total Area Net acres:	2.137		
Total Area Net SF:	93,093	Topography:	Sloping approx. 20' S to N downwards
Unit Pric Net /s.f.:	\$5.75		
Unit Pric Net /Ac.:	\$250,351	North ^	Sketch not drawn to scale
Zoning:	EI Exclusive Industrial		
Utilities:	All city		
Improvements at time of sale:	None at time of sale		
Dimensions:	247' frontage on Sharon Drive 358' frontage on Detroit Road		
Shape:	Somewhat rectangular in shape, corner lot		
Photograph facing:	Northeast on Detroit Road		
		Document Number:	202106250503
		Type of Instrument:	Limited Warranty Deed
		Legal Description:	S/L LOT 2-R VOL 148 PG 41-44 OL 79 2004RS/Ru000du000aA D R CONDO. PH 1u000du000aADDITIONAL PARCELS 214-01- 021 & 214-02-001 LISTED WITH
		Sale Inspected Date:	4/14/22
		Sale Number:	TWO



VACANT LAND SALE

County:	CUYAHOGA	City/Village/Twp.:	VALLEY VIEW
Location Address:	Granger Road, Valley View, OH 44124		
School District:	Cuyahoga Hts., LSD	Legal Description:	PARCEL 'A' AFN 201907250243
Grantor:	LBP Investment Properties IX, LLC		
Grantee:	Ferguson Enterprises LLC		
Date of Sale:	09/28/2020	Type of Financing:	Cash to Seller
Condition of Sale:	Arm's length transaction	Sale Price:	\$1,724,261
Sale Verified With:	County records and Confirmation with J. Lombardo 12/17/21 by E.B.		
Motivation of Parties:	Willing Buyer and Seller	Verified By:	Emily L. Braman
Sale Inspected Date:	01/19/22	Encumbrances:	Typical
Topography:	Level at the grade of roadway	Flood Plain Data:	Flood Zone AE, Special Flood hazard areas, with BFE or depth FEMA Map #39035C0192E, effective on 12/3/2010
Use at time of sale:	Vacant land		
Highest and Best use:	Development		
Total Area:	6.398 net acres; 278,697 square feet		
Unit Price:	\$269,500/acre or \$6.19/s.f.		
Zoning:	Light Manufacturing		
Utilities:	All city available		
Type of Improvements:	None at time of sale		
Dimensions:	±725' of frontage on Cloverleaf; ±441' of frontage on Granger		
Shape:	Irregular, corner lot		
Photograph facing:	Northeast on Cloverleaf Parkway		
	North ^ Sketch not drawn to scale 		
	Document Number:	202009280087	
Type of Instrument:	Limited Warranty Deed		
Auditor Parcel:	57104019		
Sale Number:	THREE		



C. P. Braman & Co., Inc.
Real Estate Appraisals & Consulting
1023 Kenilworth Avenue,
Cleveland, Ohio 44113
(216) 225-9383 cell
cpbco.com

March 15, 2024

Rose Mar Ltd.
8001 Rockside Road
Valley View, Ohio. 44125

IN RE: Project: CUT-Rockside Road (C.R. 53) M-5024
 Project Parcel Number: 10 WD, T / 572-04-005
 Location: 8001 Rockside Road, Valley View, Ohio
 Owner: Rose Mar Ltd.

Dear Property Owner;

Our company has been retained by OR Colan, for Cuyahoga County, to appraise your property shown above. Cuyahoga County is interested in acquiring a strip of land from your property for replacement of the existing bridge over the Cuyahoga River on Rockside Road.

A copy of the plan that shows the location of the area that the County is interested in, is attached. The area the County wishes to acquire is shown in green and a proposed temporary easement for construction purposes is shown in yellow. The temporary easement would last for 24 months during construction.

If you have any questions or if you would like to accompany me as I view your site, please call me to make an appointment to view the property or to discuss the proposed acquisition at 216 225-9383 or contact me by email at EBraman@cpbco.com.

Sincerely,



Emily L. Braman, MAI, SRA , AI-GRS
President, Charles P. Braman & Co., Inc.
State Certified Real Estate Appraiser
Certification Number 381955

ELB/lds
Enclosures



Qualifications of Emily L. Braman, MAI, SRA, AI-GRS

Experience with the following types of Appraisal Problems:

Litigation involving zoning, eminent domain and ad valorem tax values. Estate tax planning, including partial interest valuation. Partial taking and easement valuation including aerial and avigation easements, sewer, utility, slope and channel easements, temporary construction easements, conservation and scenic preservation easements. Calculation of damages due to proximity issues, loss of parking, and other factors. Impact studies on property values for electronic billboards, correctional facilities, roadway proximity, historic façade easements, zoning issues, sewer assessment equalization and cellular towers.

Professional Designations, Membership & Affiliations:

Appraisal Institute, MAI Designation, Appraisal Institute, SRA Designation, Appraisal Institute, AI-GRS Designation
State of Ohio Certified General Real Estate Appraiser Certification No. 381955 since September 1991.
ODOT Pre-qualified for Real Estate Appraisal, Appraisal Review and Value Analysis since 1999.

Education:

Shaker Heights High School

The University of Michigan - 1987 - BGS - Concentration in Real Estate & Psychology

Appraisal Coursework: An Introduction to Appraising Real Property – 1987 SREA: Applied Residential Property

Valuation – 1988, AIREA 1B-A, 1B-B Capitalization Theory and Techniques, Parts A & B – 1988, Appraisal Institute:
Report Writing and Case Studies 2013, Advanced Applications and Case Studies - 2013, Advanced Market Analysis and
Highest and Best Use – 2014, Capstone 2015, Review Theory- General-2017

Other Qualifications:

Qualified as an expert witness in the Ohio Board of Tax Appeals, the Cuyahoga & Portage County Boards of Revision, Cuyahoga County Court of Common Pleas, the Cuyahoga, Lake, Lorain, Medina & Summit County Probate Courts.

Rule 71.1 Commissioner to the United States District Court, Northern District of Ohio, Columbia Gas Transmission LLC vs. Booth et al – 2017

Small Business/Women Owned Business Certifications:

EDGE Certified with the State of Ohio through 4/13/2025. WBE Certified with the State of Ohio through 10/9/2022.

Certified as a Female Business Enterprise (FBE), a Cleveland Small Business (CSB) and a Local Producer Enterprise (LPE) by the City of Cleveland, CMHA and Greater Cleveland Regional Transit Authority.

Certified as a Small Business Enterprise (SBE) by Cuyahoga County and the North East Ohio Regional Sewer District

Property Types Appraised:

Residential, commercial, industrial and special purpose properties including schools, hospitals, churches, railroads, municipal facilities, bike trails, power line easements, bridges, cemeteries, subdivisions, office buildings, shopping centers, manufacturing buildings, junkyards, warehouses, lakefront properties, vacant land and others.

Work Experience:

Emily Braman has been appraising properties in northeast Ohio for over 30 years. She has been sole owner of Charles P. Braman & Co., Inc. since 2001.

Volunteerism:

Appraisal Institute- National Nominating Committee 2023

Appraisal Institute – Region V Representative 2022-2023

Past President - Ohio Chapter Appraisal Institute 2022, President - Ohio Chapter Appraisal Institute 2021

First Vice President – Ohio Chapter Appraisal Institute 2020, Second Vice President – Ohio Chapter Appraisal Institute 2019,

Secretary – Ohio Chapter Appraisal Institute 2018, Board of Directors - Appraisal Institute - Northern Ohio Chapter - 2001-

2003, Candidate Liaison - Northern Ohio Chapter, Appraisal Institute - 1994, 1995

Shaker Hts. Middle School Parent Teacher Organization Co-President 2014-2015 and 2020-2021



Qualifications of Emily L. Braman, MAI, SRA, AI-GRS

Representative Clients:

Attorneys including: Benesch, Berns, Ockner & Greenberger, LLC, Brindza, McIntyre & Seed LLP, Calfee, Halter & Griswold, LLP, Coakly Lammert Co. LPA., Kadish Hinkle & Weibel, Mansour, Gavin, Gerlack & Manos, LPA, Gallagher Sharp, Franz Ward, LLP, Hahn, Loeser & Parks LLP, Kenneth J. Fisher, Co., LPA, McCarthy Lebit, Crystal & Liffman Co. LPA, Schneider, Smeltz, Spieth Bell, LLP, Singerman, Mills, Desberg & Kauntz, LPA, Taft Stettinius & Hollister LLP, Sleggs, Danzinger & Gill, LPA, Siegel Jennings Co., LPA, Thrasher, Dismore & Dolan LPA, Thomas Kondzer, LLP, Ulmer & Bern LPA, Walter Haverfield, LLP, Weston Hurd, Wiles & Richards, LPA and others.

ODOT pre-qualified acquisition consultants including C.T. Consultants, Cuini & Assoc., DLZ, Inc., Finkbeiner, Pettis & Strout, Adachi, GPD, HNTB, Inc., KMJM Land Services, Krock Esser Engineering, ME Companies, M/S Consultants, Inc., O. R. Colan & Assoc., Palmer Engineering, PSI, RE Warner Co., Transystems Real Estate, URS Corp., Wade Trim.

Various municipalities including Ashtabula, Cuyahoga, Geauga, Lake, Mahoning, Medina, Portage, Stark, Summit and Trumbull Counties and the Cities of Akron, Alliance, Bay Village, Beachwood, Bedford, Bedford Heights, Broadview Heights, Brook Park, Cleveland, Cleveland Heights, Eastlake, Elyria, Euclid, Garfield Heights, Highland Hills, Hudson, Independence, Kent, Lakewood, Maple Heights, Mayfield Village, Mentor, Mentor on the Lake, Middleburg Heights, Middlefield, Northfield, North Olmsted, North Royalton, Olmsted Twp., Orange, Painesville, Parma, Pepper Pike, Perry, Richmond Heights, Richfield, Rocky River, Sandusky, Seven Hills, Shaker Heights, Solon, South Euclid, Strongsville, Stow, Twinsburg, University Heights, Valley View, Willoughby, Willoughby Hills, Wickliffe, Willowick and Woodmere. Various Boards of Education including Bay Village, Beachwood, Brecksville- Broadview Heights, Chagrin Falls, Cardinal Local, Canfield, Cleveland, Cleveland Hts.-University Heights., Euclid, Firelands, Garfield Heights, Kent, Lakewood, Mentor, Newbury, North Olmsted, Olmsted Falls, Orange, Parma, Ravenna, Rocky River, South Euclid, Shaker Heights, Solon, and Wickliffe.

Various individuals, corporations, and governmental entities including Allegro Realty Advisors, Bellaire Puritas Development Corp., Catholic Diocese of Cleveland, Catholic Charities Facilities Corp., The Cleveland Clinic, Cleveland Metroparks, Cleveland Public Power, Chagrin Valley Land Conservancy, CSX, Cuyahoga Community College, Dominion East Ohio, EDEN, Inc., Greater Cleveland Regional Transit Authority, Heritage Development, Jacobs Real Estate Services, Lake Health Systems, Lake Metroparks, Lombardo Investments, National Benevolent Association, National Park Service, Northeast Ohio Regional Sewer District, Ohio Department of Transportation, Ohio Turnpike Commission, Park View Federal, Pride One Omni, Pioneer Savings and Loan, the Private Trust Company, Self Service Mini Storage, Ltd., Shore Bank, Strnisha Development, Western Reserve Fine Arts Assoc., and the YWCA.

Continuing Education:

AI Seminars: Residential Housing in Cleveland – 1996, Lease Abstracting and Analysis – 1999, Supporting Sales Comparison Adjustments – 1999, Attacking & Defending the Appraisal in Litigation - 2000 & 2008, When Good Houses Go Bad – 2001, Partial Interests -Divided & Undivided – 2001, Residential Review Seminar – 2003, Subdivision Analysis – 2003, Appraisal Consulting – 2004, Dynamics of Office Building Valuation – 2004, Scope of Work – 2005, 2012, Uniform Standards of Appraisal Practice for Federal Land Acquisition – 2006, Quality Assurance in Residential Appraisals -2007, Feasibility Analysis – 2007, Essentials What Every Appraiser Should Know – 2008, Appraisal Challenges - Declining Markets & Sales Concessions – 2009, Appraisal of Local Retail Properties – 2009, Valuing Commercial Green Buildings – 2010, Business Practices and Ethics – 2011, Playhouse Square and the Central Business District 2011, Real Estate Appraisal Operations – 2011, Demonstration Report Seminar-2014, Appraising Convenience Stores – 2015, Analysing Operating Expenses -2017, Subdivision Valuation – 2017, Small Hotel/Motel Valuation– 2019, Fundamentals of The Uniform Appraisal Standards for Federal Land Acquisitions -2020, OCAI Annual Economic Seminars 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022.

National USPAP Update Course - 2005, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020 & 2022



VALUE FINDING APPRAISAL REPORT

COUNTY	CUY
ROUTE	C.R. 53
SECTION	03.23 & 03.32
PARCEL #	11-T
PID #	95403

(Compensation not to exceed \$65,000)

The purpose of this appraisal report is to estimate the compensation for the land taken, the contributory value of any site improvements in the take area (if any), and if land is needed temporarily for construction purposes, the estimated rent for the use of that land. This report has been developed in compliance with USPAP and with Section 5501:2-5-06(C) of the Ohio Administrative Code. This report is used when the acquisition is a partial taking and it is apparent the taking creates a simplistic valuation problem with no loss in market value of the residue property (damages), and the estimated compensation is \$65,000 or less. However, a nominal cost-to-cure may be considered in the compensation estimate. Since the valuation problem is simplistic and the area taken is vacant land with only minor site improvements, if any, the appraiser considers the larger parcel as a vacant site, estimates a unit value for the vacant larger parcel and uses the unit value in the estimate of compensation for the part taken.

SR 2-2(a)(xiii) Hypothetical Condition – ORC 163.59(D) and 49 CFR 24.103(b) compel the appraiser to disregard the proposed public improvement that is the reason for this project. USPAP SR 1-4f requires the appraiser to consider the impact of any proposed public improvements. Therefore, value enhancements or value declines due to speculation about this project or condemnation blight have been disregarded by the appraiser. USPAP requires the appraiser to disclose that use of a Hypothetical Condition may impact assignment results.

Thornburg Station Holdings, LLC	127 Public Square, 4000 Key Tower, Cleveland, OH 44114
Owner	Mailing Address of Owner

8111 Rockside Road, Valley View, OH 44125	1.4768 acres (net)
Location of Property Acquired	Area of Whole Contiguous Property

FINDING OF COMPENSATION

LAND VALUATION

Parcel No.	Area	Unit Value	
			\$0
			Total \$0
Unit Value Support			
<input checked="" type="checkbox"/> Comparable Sales attached			
ONE	TWO	THREE	

IMPROVEMENT VALUATION

Estimated Value of each improvement to be acquired

Parcel No.			
11-T	3 Handicapped Parking Space Striping @ \$15.00/Space – minimum cost for small job \$300, less 50% depreciation		\$150
			Total \$150

COST-TO-CURE (Benefits and/or Incurable Damages are not permissible. Support for cost-to-cure items must be by attachment or reference to an estimate for materials and labor cost.)

Parcel No.			
11-T	3 Handicapped Parking Space Striping @ \$15.00/Space minimum cost for small job \$300 -less part paid for in 11T		\$150
			Total \$150

TEMPORARY EASEMENT VALUATION

Parcel No.			
11-T	0.0269 acres (1,171 s.f.) @ \$6.00/s.f. x 30% x 2 years		(say) \$4,250
			Total \$4,250

APPRAISER'S ESTIMATE OF FMVE DUE OWNER AS OF:

(SR 2-2(a)(vii) Effective Date of the Appraisal) March 22, 2024 (say) \$4,550



SUMMARY OF THE REAL ESTATE APPRAISED

SR 2-2(2)(iv) : Summarize information sufficient to identify the real estate involved in the appraisal, including physical and economic property characteristics relevant to the assignment. Note: Location and mailing address are on front of report.

Identification of the Larger Parcel:	According to the County Fiscal Officer, the total subject area is 1.4768 gross acres (64,329 s.f.), and net of roadways. It is located at 8111 Rockside Road, Valley View, OH 44125 and is on the north side of Rockside Road. It is irregular in shape and has generally level topography with rolling topography at the northern portion of the site. The site is not located in a floodplain area. It is owned by Thornburg Station Holdings, LLC and is improved with a multi-tenant neighborhood retail center consisting of 43,202 square feet that was constructed in 2001. The improvements include a wrap around porch/deck for patrons with scenic views of the Cuyahoga River, adjacent to the subject to the west, the Cuyahoga Valley Scenic Railroad, as well as the Cuyahoga National Valley Towpath Trail. The site has one curb cut along Rockside Road and one curb cut at the northern side of the site along Old Rockside Road. The subject is known as the Cuyahoga County Fiscal Officer's Permanent Parcel Number 572-04-006. The property consists of one parcel(s) with the same ownership and the same highest and best use. Thus, the larger parcel is the existing site containing 1.4768 acres (net).
Zoning District	Valley View
Zoning Classification or Code:	Industrial District
Zoning Code Definition:	Permitted uses under the Industrial District zoning include one-family dwellings, buildings, structures and grounds owned or operated by the Village, public libraries, schools offering general education courses and churches, home occupation, roadside stand and professional signs, trailer parking, trailer camps, tourist houses, hotels, truck terminals, boarding or lodging houses and any boarding houses for animals, or animal kennels, tents, manufacturing, abattoir or slaughterhouses and stockyards, fish smoking or curing, the sale of automobile, and various other conditionally permitted uses.
Minimum Site Size:	There is not minimum lot area requirement for the Industrial District; however, no building or buildings shall occupy in the aggregate more than 50% of the area of any lot.
Minimum Setback Requirements:	The minimum front yard setback is 50 feet. Any building on a lot in an Industrial District shall have side yards totaling at least 50 feet, with each side yard not less than 10 feet. The minimum rear yard requirement is 50 feet.
Utilities – Available / Unavailable:	all public utilities
SR 2-2(a)(xi) Current or Present Use:	retail restaurant and office

ANALYSIS, OPINIONS AND CONCLUSIONS

SR 2-2(a)(xii) Highest and Best Use of the Larger Parcel:

(Summarize the support and rationale for the appraiser's opinion of Highest & Best Use)

As Vacant: The subject is zoned for industrial and office use and is a non-conforming use. The subject is in a primarily industrial area but has commercial overtones and the highest and best use of the property, as vacant, is for commercial development as permitted within the zoning. Sales One and Two are industrially zoned parcels that have strong commercial overtones.

In compliance with SR 1-3(a), in determining the highest & best use of the property, the appraiser has identified and analyzed the effect on use and value of existing land use regulations, reasonably probable modifications of such land use regulations, economic supply and demand, the physical adaptability of the real estate, and market trends.

YES: NO:

(49CFR 24.103) Describe the 5-year sales history of the property:

Grantor	Grantee	Date	Price	Comments
Thornburg Station Retail, Ltd.	Thornburg Station Holding, LLC	10/21/2015	Exempt	General Warranty Deed
Describe the influence on value, if any, of prior sales of the subject property.		The above transfer has no influence on the underlying land value of the subject property.		
State any information available from the title report that may affect the valuation of the subject property.		N/A		



Valuation/Analysis of Sales:	Sale Number:	1	2	3	
	Location:	5860 Canal Road, Valley View, OH	901 Sharon Drive, Westlake	Located at the SEC of Granger Road and Cloverleaf Parkway, Valley View, OH	
	Sale Date:	11/30/2022	6/25/21	9/28/2020	
	Sale Price:	\$1,155,000	\$535,000	\$1,724,261	
	Area:	5.075 Ac. or 221,067 s.f.	2.137 acres or 93,093 s.f.	6.398 Ac. or 278,697 s.f.	
	Unit Value:	\$209,852/Ac. or \$5.22/s.f.	\$250,351/Ac. or \$5.75/s.f.	\$269,500/Ac. or \$6.19/s.f.	
*****	NOTE: all sales used in this analysis must have the same or similar highest & best use as the larger parcel and should reflect similar physical and economic characteristics as the larger parcel. Nominal adjustments for minor differences are permissible.				
Analysis of Sales / Reconciliation:	Three sales of similar industrial tracts with commercial/retail overtones were analyzed to estimate the value of the subject property. Sales in the area were researched and these sales are considered to be the best available. The sales have a range of value from \$5.22 to \$6.19 per s.f. Adjustments were considered for property rights, improving market conditions, conditions of sale and financing concessions. Then, the sales were also adjusted for physical characteristics including location, size, shape and topography. Adjustments for location reflect general property values in an area due to locational differences. Adjustments for size reflect the principle that larger parcels sell for less per unit than smaller parcels, all other things being equal. Adjustments for shape and topography are related to increased development costs for irregular parcels or parcels with topographic challenges.				
Unit Value Conclusion	Giving consideration to all of the comparable sales, a value near the top of the range of the comparable sales, of \$6.00 per s.f. has been established for the subject property.				
Analysis of Site Improvements (support for contributory value):					
The value of the site improvements has been determined by reference to the Marshall Valuation Service and reflects the in place depreciated contributory value of the site improvements. Site improvements encroaching the existing right-of-way are considered non-compensable in the State of Ohio.					
Summarize the Effect of the Take upon the Residue Property:					
The project consists of the rehabilitation, replacement, and widening of the bridges over the Cuyahoga Valley Scenic Railroad and the Cuyahoga River, including lighting, reconstruction of the approaches, and the installation of a new sidewalk on the north side of Rockside Road from Brecksville Road to the project.					
There is a temporary easement consisting of 0.0269 gross acres or 1,171 square feet of land located adjacent to the existing right of way in the southern portion of the site. It is needed for construction access, grading, and apron replacement. The temporary easement will last for 24 months. The proposed acquisition is rectangular in shape and has a maximum depth of 19 feet and a width of 61.65 feet. Within the temporary easement, there are three (3) parking spots that will be unusable for the duration of the project. Access will be maintained to the parking lot. There is also a island with a sign with lights on either side and a light pole that will not be disturbed. On the island there is also river rock, mulch, and decorative landscaping surrounding the sign that will not be disturbed or will be restored after the project. The subject will remain 1.4768 acres (64,329 square feet) net of roadways. The residue will remain a legal non-conforming use. The acquisition does not affect the value of the property beyond the pro-rata value of the land and site improvements which are taken. Site improvements encroaching the existing right of way are considered non-compensable in the State of Ohio.					
The temporary rental rate has been based upon a basic interest rate reflecting a reasonable return on a comparable investment. Typically, this rate has been established at 8% based on a typical rate for a security of comparable risk; however, due to the limitations on use of the parking spaces within the temporary take area, an additional 20% annually has been added. Since real estate taxes and administration are expenses incurred by the owner during the period of occupancy, an allowance for these items has to be applied in order to derive the final rate. This allowance has been estimated at 2%, so the total rate applies was 20%.					
Are there Severance Damages?		YES:	<input type="checkbox"/>	NO:	<input checked="" type="checkbox"/>



Reporting option: This Value Finding Appraisal Report is an “Appraisal Report” conforming to SR 2-2(a) of USPAP.

SR 2-2(2)(ii) Identify the client:

The client is O.R. Colan & Associates acting as agent for Cuyahoga County.

Identify the intended users of this report:

The intended users of the appraisal report are officials of Cuyahoga County and its authorized agents, contractors and reviewers, property owner and a court of law.

SR 2-2(a)(iii) Identify the intended use:

The appraisal report, upon approval by the client, may be used to establish the fair market value estimate (FMVE). If the report becomes the basis for FMVE, it will be provided to the property owner during negotiations.

SR 2-2(a)(v) Identify the real property interest being appraised:

The property interest appraised is the fee simple estate. This is defined as “Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.” (Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition (Chicago: Appraisal Institute, 2008), P.78).

SR 2-2(a)(vi) State the type of value:

Market value stated in terms of cash

State the definition of value and cite the source of the definition used in the report;

The definition of fair market value utilized in this report is from the Ohio Jury Instruction and is as follows:

“You will award to the property owner(s) the amount of money you determine to be fair market value of the property taken. Fair market value is the amount of money, which could be obtained on the market at a voluntary sale of the property. It is the amount a purchaser who is willing, but not required to buy, would pay and that a seller who is willing, but not required to sell, would accept, when both are fully aware and informed of all the circumstances involving the value and use of the property. You should consider every element that a buyer would consider before making a purchase. You should take into consideration the location, surrounding area, quality and general conditions of the premises, the improvements thereon and everything that adds or detracts from the value of the property.”

The market value estimate in this appraisal has also considered Rule C(2) of Section 5501:2-5-06 of the Ohio Administrative Code [same as 49 CFR 24.103(6)] Influence Of the Project On Just Compensation, which is;

To the extent applicable by law, the appraiser shall disregard any increase or decrease in fair market value of the real property caused by the project for which the property is to be acquired, or the likelihood that the property would be acquired for the project, other than that due to physical deterioration within reasonable control of the owner.

SR 2-2(2)(vi) Exposure Time:

The above referenced value definition assumes a reasonable exposure to the market prior to the effective date of value. It is my opinion that this reasonable exposure time is estimated at 6-12 months for sale of the property under the highest and best use and limiting conditions contained herein, and assuming marketing is handled by professional and competent third party.



SR 2-2(a)(viii) Scope of work:

The work necessary to solve the appraisal problem is limited in scope because:

- 1) The agency and the appraiser have considered the entire property both before the taking and after the taking,
- 2) It is readily apparent the appraisal problem is not complex,
- 3) The residue property (land & improvements) is not harmed (damaged) as a result of the acquisition in the manner shown on the highway plans.
- 4) An expenditure of tax dollars for a more detailed or comprehensive appraisal would be wasteful and would not produce a more credible analysis.
- 5) The scope of work limits the analysis to a determination of a unit value of the land described in the larger parcel and an estimate of compensation for the area taken and site improvements taken, if any. The sales data selected for this simplistic analysis reflect the character of the larger parcel and the analysis is limited to the sales comparison approach to estimate compensation for the land only. If there is a temporary easement to be acquired, the income approach is used to estimate compensation in the form of a land rent. Compensation for site improvements taken, if any, is based upon their contributory value.

The appraiser has performed an independent appraisal problem analysis confirming the agency's determination that this simplistic report format is indeed appropriate to use for this valuation problem.

SR 2-2(a)(x) Summarize the information analyzed,

This analysis is based on plans prepared by Chagrin Valley Engineering and provided by Cuyahoga County.

This appraisal has been conducted using applicable standard appraisal techniques and in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Standards Board of the Appraisal Foundation and the Ohio Department of Transportation.

Information regarding zoning, utilities, and other limitations on site utilization was obtained through the appropriate agencies or representatives. The owner and/or public records provided the subject-specific data considered in my analysis. In addition to the subject's data, the appraiser also considered relevant market data in determining the appropriate adjustments used in this analysis.

The land underlying the subject property and the affected site improvements have been valued in this report by analyzing the characteristics of the subject property, zoning, highest and best use including supply and demand and relevant market data.

the appraisal methods and techniques employed,

The approaches to value are limited to the sales comparison approach to estimate the unit value for the larger parcel and the income approach for evaluation of compensation for temporary construction easements, if any. Compensation for site improvements taken, if any, is based upon their contributory value.

and the reasoning that supports the analyses, opinions, and conclusions;

This appraisal report is a summary of the appraiser's data, analyses and conclusions. Supporting documentation is retained in the appraiser's files. All conclusions and opinions in this appraisal report are subject to the Special and General Assumptions and Limiting Conditions that are an integral part of this report. No opinions or conclusions are valid unless this report is considered in its entirety and only if used for its intended use by the client and its intended users. No additional parties are authorized to rely upon this report, or any part thereof, for any other purpose or use whatsoever.

exclusions of the sales comparison approach, cost approach, or income approach must be explained.

The scope of work has been limited to consideration of the land unit value and a land rent for the area identified as taken by the project only. As such, consideration of a cost approach, a sales comparison approach or an income approach to value for the whole property or for any structures or improvements is inappropriate. An expenditure of tax dollars for a more detailed or comprehensive appraisal would be wasteful and would not produce a more credible analysis.



**SR 2-2(a)(xiii)
SR1-2(F) Extraordinary Assumption -**



An Extraordinary Assumption is an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. An Extraordinary assumption presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. No Extraordinary Assumption has been applied in this appraisal.

Other Comments:

USPAP SR 1-2(e)(v) permits an appraiser to limit the scope of work to a fractional interest, physical segment or partial holding such as with this form report. However, the comment to this rule indicates that in order to avoid communicating a misleading appraisal, the report has to disclose the existence of improvements on the property, even though the improvements do not have to be included in the valuation.



CERTIFICATION

I certify that, to the best of my knowledge and belief:

- That on February 2, 2024 and March 22, 2024, I personally made a field inspection of the property herein appraised, and that I have afforded Thornburg Station Holdings, LLC, the opportunity to accompany me at the time of inspection. The property owner did not respond to our correspondence.
- I have also, on or before February 2, 2024, personally made a field inspection of the comparable sales relied upon in making the appraisal. The subject and the comparable sales relied upon in making the appraisal were as represented by the photographs contained within the report.
- It is my opinion that partial acquisition of this parcel results in a simplistic valuation problem, that there are no incurable severance damages to the residue property and the unit value for the larger parcel before the taking is the same as the residue larger parcel.
- That I understand the appraisal may be used in connection with the acquisition of right-of-way for a transportation project to be constructed by Cuyahoga County. There may be Federal-aid highway funds or other Federal funds used in the project.
- This appraisal has been made in conformity with the appropriate State laws, regulations, and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge, no portion of the value assigned to such property consists of items which are non-compensable under the established law of the State of Ohio.
- The statements of fact contained in this report are true and correct and I am in agreement with all statements provided in this report.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report or in any benefit from the acquisition of such property appraised, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- That I, in determining the compensation for the property, have disregarded any decrease or increase in the fair market value of the real property that occurred prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner.
- That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of O. R. Colan & Associates. or Cuyahoga County, or officials of the Federal Highway Administration, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.



Class of Certification/Licensure: Certified General Certified Residential Licensed Residential Registered Assistant
 Temporary Certification or License

Certification/License Number: 381955

This report is within the scope of my Certification or License.
 is not within the scope of my Certification or License.

I disclose that:

- I am an employee of the Ohio Department of Transportation (or Agency) and that I am approved to perform appraisal services.
- I am a consultant approved by the ODOT - Office of Consultant Services to perform appraisal services for ODOT projects and Federally funded projects.
- I have not provided any services regarding the subject property within the three year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity. If this box is not checked then the appraiser must provide an explanation and clearly and conspicuously disclose whatever services have been provided for this property in the past three years.
- Abbey Clark provided significant real property appraisal assistance to the person signing this certification. Abbey Clark compiled information for inclusion in the report.



Appraiser's Signature

Date: March 22, 2024

Typed Name: Emily L. Braman, MAI, SRA, AI-GRS

Comments: N/A

Attachments To Follow:

1. Sketch of the property clearly detailing the whole contiguous ownership, the larger parcel, the take area, any site improvements taken and the residue property. (More than one sketch may be necessary).
2. Photographs are to include: front view, street scenes, take area showing relevant improvements in the take. Any photos which show structures not being appraised in this report due to the limited scope of work must be identified / labeled with an explanation so that a misleading report is not conveyed [USPAP SR 1-2(e)(v)].
3. Location map showing the sales and the subject property must be attached to the report.
4. Comparable sales must meet ODOT standards and are attached to this report.
5. Support for nominal cost-to-cure, if any.
6. Appraisal Scoping Checklist if available



AERIAL VIEW OF SUBJECT PROPERTY

(Not to Scale)

8111 Rockside Road, Valley View, OH 44125
1.4768 net acres

North ^

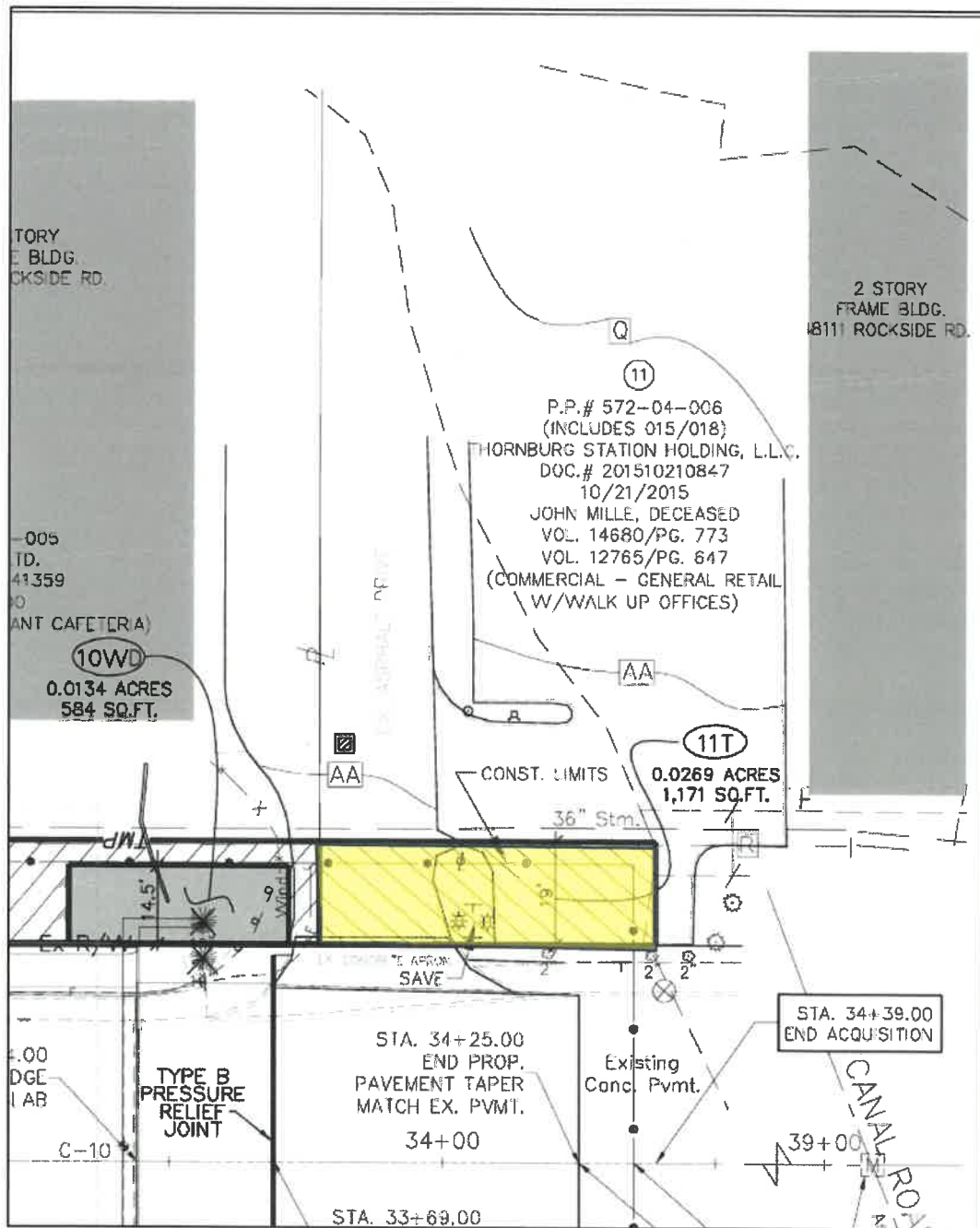


SKETCH OF SUBJECT PROPERTY

8111 Rockside Road, Valley View, OH 44125
Before the acquisition: 1.4768 net acres
Parcel 11-T: 0.0269 net acres
Residue: 1.4768 net acres

Note: Map not to scale. For exhibit purposes only

North ^



PHOTOGRAPH OF SUBJECT:

(Pictures taken by Emily Braman on February 2, 2024)

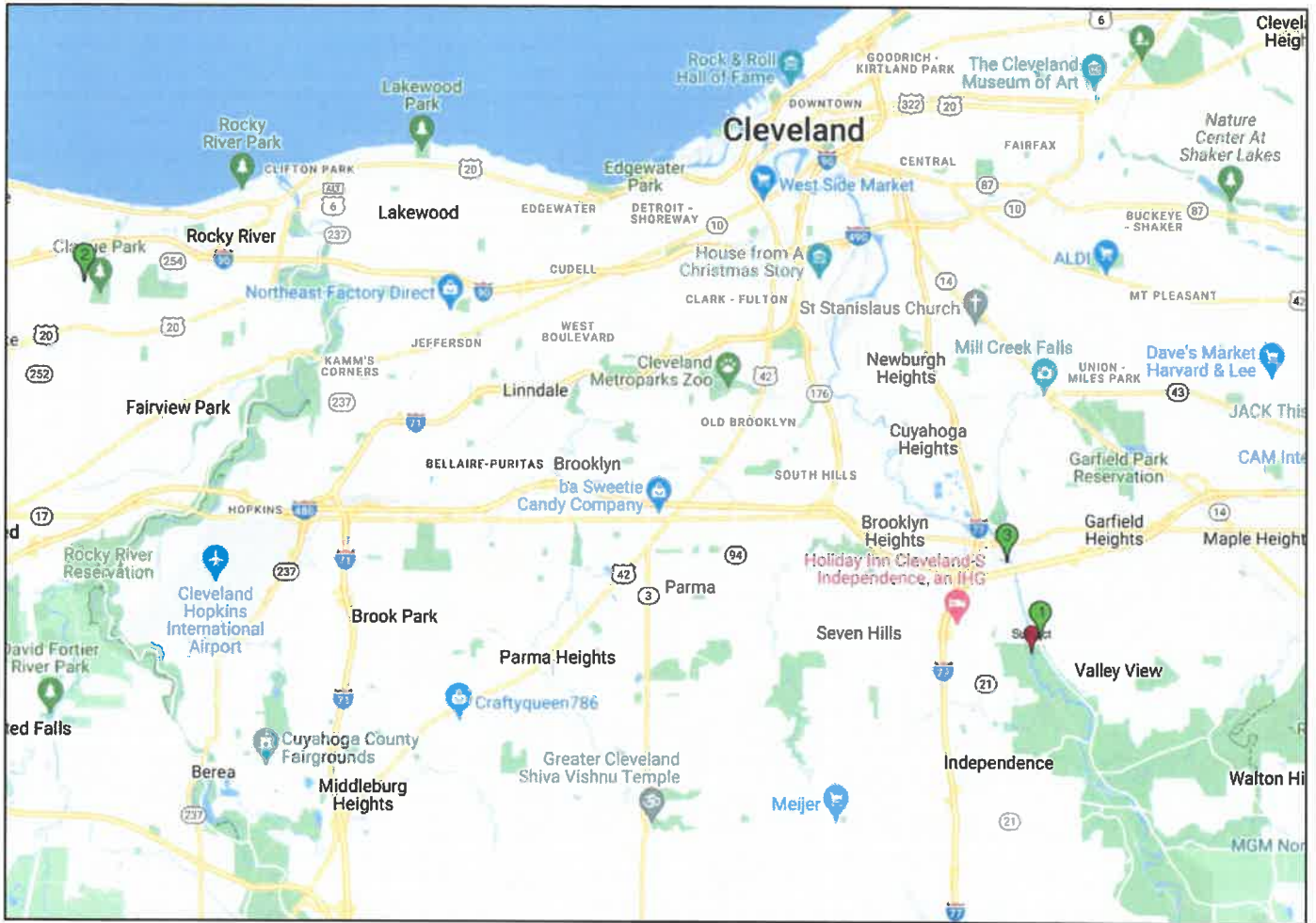




Facing northeast on Rockside Road



LOCATION MAP:


North ^



VACANT LAND SALE					
County:	CUYAHOGA	City/Village/Twp.:	VALLEY VIEW		
Location Address:	5860 Canal Road, Valley View, OH 44125				
School District:	Cuyahoga Heights LSD	Legal Description:	2		
Grantor:	Equity Trust Company, FBO Dean J. Alex Ira				
Grantee:	Cat Valley View LLC				
Date of Sale:	11/30/2022	Type of Financing:	Conventional		
Condition of Sale:	Arm's length transaction	Sale Price:	\$1,000,000 + \$155,000 razing costs = \$1,155,000		
Sale Verified With:	Cuyahoga County public records and Listing Broker: Kevin Kelly, kkelly@crescorealestate.com				
Motivation of Parties:	Willing Buyer and Seller	Verified By:	Emily L. Braman		
Sale Inspected Date:	7/17/2023	Encumbrances:	Driveway and Utility Easements with neighboring parcels burden PN 571-20-005		
Topography:	Level to Rolling	Flood Plain Data:	Majority Zone A, Special flood hazard		
Use at time of sale:	Vacant		Shaded Zone X Area of minimal flood hazard		
Highest and Best use:	Industrial Development				
Total Area Net:	2.5 + 2.575 = 5.075 ac. or 221,067 s.f.	North ^	Sketch not drawn to scale		
Unit Price:	\$209,852/acre. \$5.22/s.f.				
Zoning:	Industrial District				
Utilities:	All public available				
Type of Improvements:	13,500 s.f. greenhouse to be razed				
Dimensions:	386' frontage on Canal Road				
Shape:	Irregular in shape				
Photograph facing:	Southeast at Canal Road				
				Document No:	202303090441
				Type of Deed:	Limited Warranty Deed
				Parcel No.:	571-20-005
		Sale Number:	ONE		



VACANT LAND SALE

County:	Cuyahoga	City/Village/Twp.:	Westlake
Location Address:	901 Sharon Drive Westlake, OH	Auditor Parcel No.:	214-01-020
Grantor:	901 Sharon LLC	School District:	Westlake CSD
Date of Sale:	6/25/21	Grantee:	PS Westlake Ohio, LLC
Condition of Sale:	Arm's length transaction	Adjusted Sale Price:	\$535,000
Sale Verified With:	County Public Records and CoStar		
Motivation of Parties:	Willing Buyer and Seller	Verified By:	C. P. Braman & Co. Inc.
Use at time of sale:	Vacant land	Encumbrances:	Typical
Highest and Best use:	Development	Flood Plain Data:	Flood Zone X - Area of Minimal Flood Hazard
Total Area Gross acres:	2.137	Topography:	Sloping approx. 20' S to N downwards
Total Area Net acres:	2.137	North ^	Sketch not drawn to scale
Total Area Net SF:	93,093		
Unit Pric Net /s.f.:	\$5.75		
Unit Pric Net /Ac.:	\$250,351		
Zoning:	EI Exclusive Industrial		
Utilities:	All city		
Improvements at time of sale:	None at time of sale		
Dimensions:	247' frontage on Sharon Drive 358' frontage on Detroit Road		
Shape:	Somewhat rectangular in shape, corner lot		
Photograph facing:	Northeast on Detroit Road		

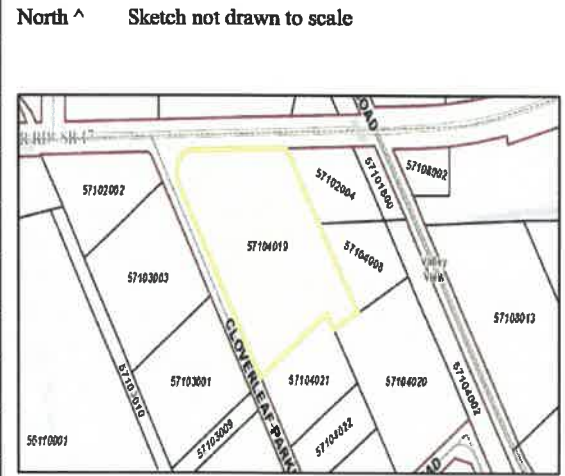


Document Number:	202106250503
Type of Instrument:	Limited Warranty Deed
Legal Description:	S/L LOT 2-R VOL 148 PG 41-44 OL 79 2004RS/Ru000du000aA D R CONDO. PH 1u000du000aADDITIONAL PARCELS 214-01- 021 & 214-02-001 LISTED WITH
Sale Inspected Date:	4/14/22
Sale Number:	TWO



VACANT LAND SALE

County:	CUYAHOGA	City/Village/Twp.:	VALLEY VIEW
Location Address:	Granger Road, Valley View, OH 44124		
School District:	Cuyahoga Hts., LSD	Legal Description:	PARCEL 'A' AFN 201907250243
Grantor:	LBP Investment Properties IX, LLC		
Grantee:	Ferguson Enterprises LLC		
Date of Sale:	09/28/2020	Type of Financing:	Cash to Seller
Condition of Sale:	Arm's length transaction	Sale Price:	\$1,724,261
Sale Verified With:	County records and Confirmation with J. Lombardo 12/17/21 by E.B.		
Motivation of Parties:	Willing Buyer and Seller	Verified By:	Emily L. Braman
Sale Inspected Date:	01/19/22	Encumbrances:	Typical
Topography:	Level at the grade of roadway	Flood Plain Data:	Flood Zone AE, Special Flood hazard areas, with BFE or depth FEMA Map #39035C0192E, effective on 12/3/2010
Use at time of sale:	Vacant land		
Highest and Best use:	Development		
Total Area:	6.398 net acres; 278,697 square feet		
Unit Price:	\$269,500/acre or \$6.19/s.f.		
Zoning:	Light Manufacturing		
Utilities:	All city available		
Type of Improvements:	None at time of sale		
Dimensions:	±725' of frontage on Cloverleaf; ±441' of frontage on Granger		
Shape:	Irregular, corner lot		
Photograph facing:	Northeast on Cloverleaf Parkway		



Document Number:	202009280087
Type of Instrument:	Limited Warranty Deed
Auditor Parcel:	57104019
Sale Number:	THREE



C. P. Braman & Co., Inc.
Real Estate Appraisals & Consulting
1023 Kenilworth Avenue,
Cleveland, Ohio 44113
(216) 225-9383 cell
cpbco.com

March 15, 2024

Thornburg Station
8111 Rockside Road
Valley View, Ohio 44126

IN RE: Project: CUT-Rockside Road (C.R. 53) M-5024
 Project Parcel Number: 11 T / 572-04-006
 Location: 8111 Rockside Road, Valley View, Ohio 44126
 Owner: Thornburg Station

Dear Property Owner;

Our company has been retained by OR Colan, for Cuyahoga County, to appraise your property shown above. Cuyahoga County is interested in acquiring an 1,171 square foot temporary easement from your property for the improvements to the existing bridge on Rockside Road.

A copy of the plan that shows the location of the area that the County is interested in, is attached. The area the County wishes to acquire is shown in green and a proposed temporary easement for construction purposes is shown in yellow. The temporary easement would last for 24 months during construction.

If you have any questions or if you would like to accompany me as I view your site, please call me to make an appointment to view the property or to discuss the proposed acquisition at 216 225-9383 or contact me by email at EBraman@cpbco.com.

Sincerely,



Emily L. Braman, MAI, SRA , AI-GRS
President, Charles P. Braman & Co., Inc.
State Certified Real Estate Appraiser
Certification Number 381955

ELB/ljs
Enclosures



Qualifications of Emily L. Braman, MAI, SRA, AI-GRS

Experience with the following types of Appraisal Problems:

Litigation involving zoning, eminent domain and ad valorem tax values. Estate tax planning, including partial interest valuation. Partial taking and easement valuation including aerial and avigation easements, sewer, utility, slope and channel easements, temporary construction easements, conservation and scenic preservation easements. Calculation of damages due to proximity issues, loss of parking, and other factors. Impact studies on property values for electronic billboards, correctional facilities, roadway proximity, historic façade easements, zoning issues, sewer assessment equalization and cellular towers.

Professional Designations, Membership & Affiliations:

Appraisal Institute, MAI Designation, Appraisal Institute, SRA Designation, Appraisal Institute, AI-GRS Designation
State of Ohio Certified General Real Estate Appraiser Certification No. 381955 since September 1991.
ODOT Pre-qualified for Real Estate Appraisal, Appraisal Review and Value Analysis since 1999.

Education:

Shaker Heights High School

The University of Michigan - 1987 - BGS - Concentration in Real Estate & Psychology

Appraisal Coursework: An Introduction to Appraising Real Property – 1987 SREA: Applied Residential Property

Valuation – 1988, AIREA 1B-A, 1B-B Capitalization Theory and Techniques, Parts A & B – 1988, Appraisal Institute:
Report Writing and Case Studies 2013, Advanced Applications and Case Studies - 2013, Advanced Market Analysis and
Highest and Best Use – 2014, Capstone 2015, Review Theory- General-2017

Other Qualifications:

Qualified as an expert witness in the Ohio Board of Tax Appeals, the Cuyahoga & Portage County Boards of Revision, Cuyahoga County Court of Common Pleas, the Cuyahoga, Lake, Lorain, Medina & Summit County Probate Courts.

Rule 71.1 Commissioner to the United States District Court, Northern District of Ohio, Columbia Gas Transmission LLC vs. Booth et al – 2017

Small Business/Women Owned Business Certifications:

EDGE Certified with the State of Ohio through 4/13/2025. WBE Certified with the State of Ohio through 10/9/2022.

Certified as a Female Business Enterprise (FBE), a Cleveland Small Business (CSB) and a Local Producer Enterprise (LPE) by the City of Cleveland, CMHA and Greater Cleveland Regional Transit Authority.

Certified as a Small Business Enterprise (SBE) by Cuyahoga County and the North East Ohio Regional Sewer District

Property Types Appraised:

Residential, commercial, industrial and special purpose properties including schools, hospitals, churches, railroads, municipal facilities, bike trails, power line easements, bridges, cemeteries, subdivisions, office buildings, shopping centers, manufacturing buildings, junkyards, warehouses, lakefront properties, vacant land and others.

Work Experience:

Emily Braman has been appraising properties in northeast Ohio for over 30 years. She has been sole owner of Charles P. Braman & Co., Inc. since 2001.

Volunteerism:

Appraisal Institute- National Nominating Committee 2023

Appraisal Institute – Region V Representative 2022-2023

Past President - Ohio Chapter Appraisal Institute 2022, President - Ohio Chapter Appraisal Institute 2021

First Vice President – Ohio Chapter Appraisal Institute 2020, Second Vice President – Ohio Chapter Appraisal Institute 2019,

Secretary – Ohio Chapter Appraisal Institute 2018, Board of Directors - Appraisal Institute - Northern Ohio Chapter - 2001-

2003, Candidate Liaison - Northern Ohio Chapter, Appraisal Institute - 1994, 1995

Shaker Hts. Middle School Parent Teacher Organization Co-President 2014-2015 and 2020-2021



Qualifications of Emily L. Braman, MAI, SRA, AI-GRS

Representative Clients:

Attorneys including: Benesch, Berns, Ockner & Greenberger, LLC, Brindza, McIntyre & Seed LLP, Calfee, Halter & Griswold, LLP, Coakly Lammert Co. LPA., Kadish Hinkle & Weibel, Mansour, Gavin, Gerlack & Manos, LPA, Gallagher Sharp, Franz Ward, LLP, Hahn, Loeser & Parks LLP, Kenneth J. Fisher, Co., LPA, McCarthy Lebit, Crystal & Liffman Co. LPA, Schneider, Smeltz, Spieth Bell, LLP, Singerman, Mills, Desberg & Kauntz, LPA, Taft Stettinius & Hollister LLP, Sleggs, Danzinger & Gill, LPA, Siegel Jennings Co., LPA, Thrasher, Dismore & Dolan LPA, Thomas Kondzer, LLP. Ulmer & Bern LPA, Walter Haverfield, LLP, Weston Hurd, Wiles & Richards, LPA and others.

ODOT pre-qualified acquisition consultants including C.T. Consultants, Cuini & Assoc., DLZ, Inc., Finkbeiner, Pettis & Strout, Adachi, GPD, HNTB, Inc., KMJM Land Services, Krock Esser Engineering, ME Companies, M/S Consultants, Inc., O. R. Colan & Assoc., Palmer Engineering, PSI, RE Warner Co., Transystems Real Estate, URS Corp., Wade Trim.

Various municipalities including Ashtabula, Cuyahoga, Geauga, Lake, Mahoning, Medina, Portage, Stark, Summit and Trumbull Counties and the Cities of Akron, Alliance, Bay Village, Beachwood, Bedford, Bedford Heights, Broadview Heights, Brook Park, Cleveland, Cleveland Heights, Eastlake, Elyria, Euclid, Garfield Heights, Highland Hills, Hudson, Independence, Kent, Lakewood, Maple Heights, Mayfield Village, Mentor, Mentor on the Lake, Middleburg Heights, Middlefield, Northfield, North Olmsted, North Royalton, Olmsted Twp., Orange, Painesville, Parma, Pepper Pike, Perry, Richmond Heights, Richfield, Rocky River, Sandusky, Seven Hills, Shaker Heights, Solon, South Euclid, Strongsville, Stow, Twinsburg, University Heights, Valley View, Willoughby, Willoughby Hills, Wickliffe, Willowick and Woodmere. Various Boards of Education including Bay Village, Beachwood, Brecksville- Broadview Heights, Chagrin Falls, Cardinal Local, Canfield, Cleveland, Cleveland Hts.-University Heights., Euclid, Firelands, Garfield Heights, Kent, Lakewood, Mentor, Newbury, North Olmsted, Olmsted Falls, Orange, Parma, Ravenna, Rocky River, South Euclid, Shaker Heights, Solon, and Wickliffe.

Various individuals, corporations, and governmental entities including Allegro Realty Advisors, Bellaire Puritas Development Corp., Catholic Diocese of Cleveland, Catholic Charities Facilities Corp., The Cleveland Clinic, Cleveland Metroparks, Cleveland Public Power, Chagrin Valley Land Conservancy, CSX, Cuyahoga Community College, Dominion East Ohio, EDEN, Inc., Greater Cleveland Regional Transit Authority, Heritage Development, Jacobs Real Estate Services, Lake Health Systems, Lake Metroparks, Lombardo Investments, National Benevolent Association, National Park Service, Northeast Ohio Regional Sewer District, Ohio Department of Transportation, Ohio Turnpike Commission, Park View Federal, Pride One Omni, Pioneer Savings and Loan, the Private Trust Company, Self Service Mini Storage, Ltd., Shore Bank, Strnisha Development, Western Reserve Fine Arts Assoc., and the YWCA.

Continuing Education:

AI Seminars: Residential Housing in Cleveland – 1996, Lease Abstracting and Analysis – 1999, Supporting Sales Comparison Adjustments – 1999, Attacking & Defending the Appraisal in Litigation - 2000 & 2008, When Good Houses Go Bad – 2001, Partial Interests -Divided & Undivided – 2001, Residential Review Seminar – 2003, Subdivision Analysis – 2003, Appraisal Consulting – 2004, Dynamics of Office Building Valuation – 2004, Scope of Work – 2005, 2012, Uniform Standards of Appraisal Practice for Federal Land Acquisition – 2006, Quality Assurance in Residential Appraisals -2007, Feasibility Analysis – 2007, Essentials What Every Appraiser Should Know – 2008, Appraisal Challenges - Declining Markets & Sales Concessions – 2009, Appraisal of Local Retail Properties – 2009, Valuing Commercial Green Buildings – 2010, Business Practices and Ethics – 2011, Playhouse Square and the Central Business District 2011, Real Estate Appraisal Operations – 2011, Demonstration Report Seminar-2014, Appraising Convenience Stores – 2015, Analysing Operating Expenses -2017, Subdivision Valuation – 2017, Small Hotel/Motel Valuation– 2019, Fundamentals of The Uniform Appraisal Standards for Federal Land Acquisitions -2020, OCAI Annual Economic Seminars 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022.
National USPAP Update Course - 2005, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020 & 2022



County Council of Cuyahoga County, Ohio

Resolution No. R2024-0280

<p>Sponsored by: County Executive Ronayne/Department of Public Works/Division of County Engineer</p>	<p>A Resolution making an award on RQ14136 with Tri Mor Corporation in the amount not-to-exceed \$523,515.00 for the Cuyahoga County Airport Pavement Rehabilitation Apron Slab Replacement Phase II Project; authorizing the County Executive to execute Contract No. 4564 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/Division of County Engineer recommends an award on RQ14136 with Tri Mor Corporation in the amount not-to-exceed \$523,515.00 for the Cuyahoga County Airport Pavement Rehabilitation Apron Slab Replacement Phase II Project; and

WHEREAS, the primary goals of this project are pavement removal, removal and replacement of sub-base and aggregate base course, replacement of concrete panels and remarking the movement non-movement line; and

WHEREAS, the anticipated start date is: 8/12/2024; and

WHEREAS, the project is located in County District 11; and

WHEREAS, this project is funded 95.51% Ohio Department of Transportation Aviation Grant Fund and 4.49% General Fund; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue.

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 RQ14136 with Tri Mor Corporation in the amount not-to-exceed \$523,515.00 for the Cuyahoga County Airport Pavement Rehabilitation Apron Slab Replacement Phase II Project.

SECTION 2. That the County Executive is authorized to execute Contract No. 4564 and all other 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: July 16, 2024

Committee(s) Assigned: Public Works, Procurement & Contracting

Journal _____
_____, 20__

PURCHASE-RELATED TRANSACTIONS

Title	Cuyahoga County Airport Pavement Rehabilitation Apron Slab Replacement Phase II
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.
Original	CM4564	Tri Mor Corp	N/A	\$523,515.00	Pending	

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

Pavement Rehabilitation Apron Slab Replacement at Cuyahoga County Airport will include pavement removal , removal and replacement of subbase and aggregate base course, replacement of concrete panels, and remarking the movement non-movement line.

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

Project Goals, Outcomes or Purpose (list 3):
 Removal and replacement of subbase and aggregate base course, replacement of concrete panels, and remarking the movement non-movement line.

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):
Tri Mor Corp 8530 Boyle Pkwy Twinsburg. Ohio 44087	Neille Vitale CEO
Vendor Council District:	Project Council District:
N/A	District 11
If applicable provide the full address or list the municipality(ies) impacted by the project.	Richmond Heights

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
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RQ # <i>if applicable</i> <input checked="" type="checkbox"/> RFB <input type="checkbox"/> RFP <input type="checkbox"/> RFQ <input type="checkbox"/> Informal <input type="checkbox"/> Formal Closing Date:	Provide a short summary for not using competitive bid process. *See Justification for additional information.
The total value of the solicitation: \$523,515.00	<input type="checkbox"/> Exemption
Number of Solicitations (sent/received) 5 / 4	<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 (%): (8%) DBE () SBE () MBE () WBE. Were goals met by awarded vendor per DEI tab sheet review?: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, <i>please explain.</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No, <i>please explain:</i>	<input type="checkbox"/> Government Purchase <input type="checkbox"/> Alternative Procurement Process
How did pricing compare among bids received? PRICING MATHEMATICALLY BALANCED	<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 checked="" 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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes, answer the below questions.	
Are services covered under the original ERP Budget or Project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, please explain.	
Are the purchases compatible with the new ERP system? <input checked="" 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. <i>Approximate:</i> ODOT Aviation Grant : 95.51% (\$500,000.00) General Fund: Airport Capital Fund: 4.49% (\$23,515.00)	
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 type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> One-time <input type="checkbox"/> Other (please explain):	

Provide status of project.	
<input checked="" 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:	<i>August 12, 2024</i>
Project/Procurement Start Date (date your team started working on this item):	
Date documents were requested from vendor:	<i>May 24, 2024</i>
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: None	
If late, have services begun? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	
Have payments be made? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	

HISTORY (see instructions):

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Infor/Lawson RQ#:	14136
Infor/Lawson PO # Code (if applicable):	
Event #	5297
CM Contract#	4564

	Department	Clerk of the Board
Briefing Memo	WB	

Late Submittal Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Why is the contract being submitted late?		
What is being done to prevent this from reoccurring?		

TAC or CTO Required or authorized IT Standard	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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FULL AND OPEN COMPETITION Construction Projects – Road & Bridge Reviewed by Purchasing		
	Department initials	Purchasing
Notice of Intent to Award <i>(sent to all responding vendors)</i>	WB	OK AJ 7/1/2024
Bid Specification Packet <i>(includes Legal Notice to Bidders)</i>	WB	OK AJ 7/1/2024
Final DEI Goal Setting Worksheet	WB	OK AJ 7/1/2024
Diversity Documents – <i>if required (goal set) DBE-Added</i>	WB	OK AJ 7/1/2024
Award Letter (sent to awarded vendor)	WB	OK AJ 7/1/2024
Vendor’s Confidential Financial Statement – <i>if RFB requested</i>	N/A	N/A
Non-Collusion Affidavit	WB	OK AJ 7/1/2024
Public Works Bid Results- See Tab	WB	OK AJ 7/1/2024
Tabulation Sheet	WB	OK AJ 7/1/2024
Prevailing Wage Public Improvement Agreement	WB	OK AJ 7/1/2024
Sales and Use Tax Construction Contract Exemption Form, <i>if applicable</i>	WB	OK AJ 7/1/2024
Worktype Worksheets, <i>if applicable</i>	WB	OK AJ 7/1/2024
SBE Worktype Worksheets, <i>if applicable</i>	N/A	N/A
Drug Free Workplace, <i>if applicable</i>	WB	OK AJ 7/1/2024
Project of Similar Complexity, <i>if applicable</i>	WB	OK AJ 7/1/2024
EEOC (Equal Employment Opportunity Commission), <i>if applicable</i>	WB	OK AJ 7/1/2024
Prevailing Wage Determination Cover Letter (with Prevailing Wage Rate sheets)	SEE WEB SITE	OK AJ 7/1/2024
Other, <i>per Section 3 “Required Bid Documents”</i>	N/A	N/A
IG#	20-0113-REG 31DEC2024	WB
Debarment/Suspension Verified	Date: 5/29/24	WB
		OK AJ 7/1/2024 dated within 60 days
Auditor’s Finding	Date: 5/29/24	WB
		OK AJ 7/1/2024 dated within 60 days

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Vendor’s Submission (<i>Form of Proposal</i>)			WB	OK AJ 7/1/2024
Independent Contractor (I.C.) Requirement	Date:	5/15/24	WB	OK AJ 7/1/2024 dated within 1 year
Contract Evaluation – <i>if required</i>			N/A	N/A
TAC/CTO Approval or IT Standards (attach and identify relevant page #s), if required.			N/A	N/A
Checklist Verification			WB	OK AJ 7/1/2024

Other documentation may be required depending upon your specific item

Glossary of Terms at: <https://intranet.cuyahoga.cc/policies-procedures/procurement-information>

Reviewed by Law	
	Department initials
Agreement/Contract and Exhibits	WB
Bid Guarantee & Contract Bond	WB
Matrix Law Screen shot	WB
COI	WB
Workers’ Compensation Insurance	WB
Railroad Insurance – <i>if required</i>	N/A

Accounting Units

Time Period	Accounting Unit	Account Number	Sub Account	Dollar Amount
N/A	PW700100	55220		\$523,515.00
			TOTAL	\$523,515,00

Purchasing Use Only:

Prior Resolutions:	
CM#:	4564
Vendor Name:	Tri Mor Corporation
ftp:	N/A
Amount:	\$523,515.00
History/CE:	OK
EL:	OK
Procurement Notes:	Buyer Review Completed. Partial certification on the line in CM due to department awaiting potential federal funding.
Purchasing Buyer’s initials and date of approval	AJ 7/1/2024



Department of Purchasing Tabulation Sheet

REQUISITION NUMBER: 14136 Event #5297	TYPE: (RFB/RFP/RFQ): RFB	ESTIMATE: \$627,000.00	10% = \$689,700.00
CONTRACT PERIOD:	RFB/RFP/RFQ DUE DATE: March 14, 2024	SOLICITATIONS ISSUED	MANUAL RESPONSES
REQUESTING DEPARTMENT: Public Works	COMMODITY DESCRIPTION: Cuyahoga County Airport: Pavement Rehabilitation Apron Slab Replacement, Phase II	5/4	4
DIVERSITY GOAL/SBE 0%	DIVERSITY GOAL/MBE 0%	DIVERSITY GOAL/WBE 0%	ELECTRONIC RESPONSES 0
Does CCBB Apply: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No-But No Impact, the low bidder is not located in Cuyahoga County and there is not a bidder within 2% of the low bidder that is Cuyahoga County Based Business (CCBB), JW 3/15/2024 LL 3/19/2024	CCBB: Low Non-CCBB Bid: \$523,515.00	TOTAL RESPONSES	
Does CCBEIP Apply: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No-The low bidder is certified as an Inclusive Business in the CCBEIP, JW 3/15/2024 LL 3/19/2024	CCBEIP: Low Non-CCBEIP Bid: \$602,477.10	4	
*PRICE PREFERENCE LOWEST BID REC'D \$ 523,515.00	RANGE OF LOWEST BID REC'D \$ \$500,000.01 – 1,000,000	Minus \$, =	
PRICE PREFER % & \$ LIMIT: \$52,351.50	MAX SBE/MBE/WBE PRICE PREFER \$575,866.50	DOES PRICE PREFERENCE APPLY? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A LL 3/19/2024	

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: Buyer Initials	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
1 Tri Mor Corp. 8530 North Boyle Parkway Twinsburg, OH 44087	Bid Bond 100% Fidelity & Deposit Company of Maryland	\$523,515.00 Base Bid: \$325,690.00 Add-on 1: \$114,825.00	Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No	CCBB <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No CCBEIP <input checked="" type="checkbox"/> Yes	No diversity goals Subcontractor Name(s):		<input type="checkbox"/> Yes <input type="checkbox"/> No

Transaction ID:

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ) Add-on 2: \$83,000.00	Buyer Administrative Review: Buyer Initials IG Number: 20-0113-REG NCA: <input checked="" type="checkbox"/> Yes PH: <input checked="" type="checkbox"/> Yes Affirmative Action: <input checked="" type="checkbox"/> Yes Buy American: <input checked="" type="checkbox"/> Yes EEO Certification: <input checked="" type="checkbox"/> Yes Proposal Form: <input checked="" type="checkbox"/> Yes Bid Bond: <input checked="" type="checkbox"/> Yes Worksheets: <input checked="" type="checkbox"/> Yes Drug-Free: <input checked="" type="checkbox"/> Yes DBE Goal:	Price Preference	CCBB / CCBEIP Registered <input type="checkbox"/> No	Diversity Program Review: SBE / MBE / WBE SBE/MBE/WBE Prime: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> SBE <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> No Total % SBE: <u>0</u> % MBE: <u>0</u> % WBE: <u>0</u> % SBE/MBE/WBE Comply: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> No SBE/MBE/WBE Comments and Initials: No diversity goals 3/15/24 HM JW 3/15/2024 LL 3/19/2024	Dept. Tech. Review	Award: (Y/N)
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Transaction ID:

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: Buyer Initials	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
			<input checked="" type="checkbox"/> Yes DOP Buyer Initials: AJ 3/15/2024					

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: OPD Buyer Initials	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
2 Perk Company, Inc. 3740 Carnegie Ave, Bldg A Ste 301 Cleveland, OH 44115	Bid Bond 100% Endurance Assurance Corporation	\$590,718.00 Base Bid: \$374,520.00 Add-on 1: \$133,696.00 Add-on 2: \$82,500.00	Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> Yes IG Number: 24-0057-REG NCA: <input checked="" type="checkbox"/> Yes PH: <input checked="" type="checkbox"/> Yes Affirmative Action: <input checked="" type="checkbox"/> Yes Buy American: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No	CCBB <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No CCBEIP <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Diversity Program Review: SBE / MBE / WBE Subcontractor Name(s): No diversity goals SBE/MBE/WBE Prime: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> SBE <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> No Total % SBE: <u>0</u> % MBE: <u>0</u> % WBE: <u>0</u> % SBE/MBE/WBE Comply: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No

Transaction ID:

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: OPD Buyer Initials	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
			<p>EEO Certification: <input checked="" type="checkbox"/> Yes</p> <p>Proposal Form: <input checked="" type="checkbox"/> Yes</p> <p>Bid Bond: <input checked="" type="checkbox"/> Yes</p> <p>Worksheets: <input checked="" type="checkbox"/> Yes</p> <p>Drug-Free: <input checked="" type="checkbox"/> Yes</p> <p>DBE Goal: <input checked="" type="checkbox"/> Yes</p> <p>DOP Buyer Initials: AJ 3/15/2024</p>			<p>SBE/MBE/WBE Comments and Initials:</p> <p>No diversity goals 3/15/24 HM JW 3/15/2024 LL 3/19/2024</p>		

Transaction ID:

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: OPD Buyer Initials	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
3 Anthony Allega Cement Contractor, Inc. 5146 Allega Way Richfield, OH 44286	Bid Bond 100% Ohio Farmers Insurance Company	\$602,477.10 Base Bid: \$397,886.88 Add-on 1: \$95,170.03 Add-on 2: \$109,420.19	Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> Yes IG Number: 23-0003-REG NCA: <input checked="" type="checkbox"/> Yes PH: <input checked="" type="checkbox"/> Yes Affirmative Action: <input checked="" type="checkbox"/> Yes Buy American: <input checked="" type="checkbox"/> Yes EEO Certification: <input checked="" type="checkbox"/> Yes Proposal Form: <input checked="" type="checkbox"/> Yes Bid Bond: <input checked="" type="checkbox"/> Yes Worksheets: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No	CCBB <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No CCBEIP <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Subcontractor Name(s): No diversity goals SBE/MBE/WBE Prime: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> SBE <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> No Total % SBE: 0 % MBE: 0 % WBE: 0 % SBE/MBE/WBE Comply: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> No SBE/MBE/WBE Comments and Initials: No diversity goals 3/15/24 HM JW 3/15/2024 LL 3/19/2024		<input type="checkbox"/> Yes <input type="checkbox"/> No

Transaction ID:

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: OPD Buyer Initials	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
			Drug-Free: <input checked="" type="checkbox"/> Yes DBE Goal: <input checked="" type="checkbox"/> Yes DOP Buyer Initials: AJ 3/15/2024					

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: OPD Buyer Initials	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
4 Great Lakes Crushing, Ltd. 30831 Euclid Ave. Willowick, OH 44092	Bid Bond 100% Harco National Insurance Company	\$611,975.00 Base Bid: \$380,650.00 Add-on 1: \$146,325.00 Add-on 2: \$65,000.00	Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> No NCA: <input checked="" type="checkbox"/> Yes PH: <input checked="" type="checkbox"/> Yes Affirmative Action: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No	CCBB <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No CCBEIP <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Subcontractor Name(s): No diversity goals SBE/MBE/WBE Prime: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> SBE <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> No Total % SBE: <u>0</u> % MBE: <u>0</u> % WBE: <u>0</u> %		<input type="checkbox"/> Yes <input type="checkbox"/> No

Transaction ID:

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: OPD Buyer Initials	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)				
			Buy American: <input checked="" type="checkbox"/> Yes EEO Certification: <input checked="" type="checkbox"/> Yes Proposal Form: <input checked="" type="checkbox"/> Yes Bid Bond: <input checked="" type="checkbox"/> Yes Worksheets: <input checked="" type="checkbox"/> Yes Drug-Free: <input checked="" type="checkbox"/> Yes DBE Goal: <input checked="" type="checkbox"/> Yes DOP Buyer Initials: AJ 3/15/2024			<table border="1"> <tr> <td>SBE/MBE/WBE Comply: (Y/N)</td> <td><input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td>SBE/MBE/WBE Comments and Initials:</td> <td>No diversity goals 3/15/24 HM JW 3/15/2024 LL 3/19/2024</td> </tr> </table>	SBE/MBE/WBE Comply: (Y/N)	<input type="checkbox"/> Yes <input type="checkbox"/> No	SBE/MBE/WBE Comments and Initials:	No diversity goals 3/15/24 HM JW 3/15/2024 LL 3/19/2024		
SBE/MBE/WBE Comply: (Y/N)	<input type="checkbox"/> Yes <input type="checkbox"/> No											
SBE/MBE/WBE Comments and Initials:	No diversity goals 3/15/24 HM JW 3/15/2024 LL 3/19/2024											

Transaction ID:

GOAL SETTING WORKSHEET

NOTE: User Department completes the YELLOW AREAS ONLY.

Department Name: Public Works
Contact Name: William Boyd
Contact Phone#: 216-443-3761
Contact Email: wboyd@cuyahogacounty.us
RQ#: 14136

RQ Description: Airport Aprons Slab Rehab Phase I

Work Category/Scope	NIGP Code (5 digits)	Work/Scope Amount (\$)	Disparity Study Work/Scope Availability # (All Vendors)	Disparity Study Work/Scope Availability # (MBE)	Disparity Study Work/Scope Availability % (MBE)	Disparity Study Work/Scope Availability \$ (MBE)	Disparity Study Work/Scope Availability % (WBE)	Disparity Study Work/Scope Availability \$ (WBE)
Construction, Heavy	91300	\$627,000.00	1		0.00	0.00	0.00	0.00
Totals (\$):		627000.00	1		0.00	0.00	0.00	0.00

Project Diversity Goals:

Comments: LL 2/15/2024

NIGP 913**:
 26t/4m/1w
 Federally funded w/duplicates

NIGP 913**:
 25t/3m/1w w/o
 duplicates

MBE Goal 0% X% DBE Goal

NAICS 237990 or 237310:
 15t/5m/2w w/duplicates

NAICS 237990 or 237310:
 12t/4m/1w w/duplicates

WBE Goal 0%

TOTAL NIGP/NAICS:
 37t/7m/2w w/o duplicates

TOTAL NIGP/NAICS:
 37t/7m/2w w/o duplicates

SBE Goal (not calculated) 0%

County Council of Cuyahoga County, Ohio

Resolution No. R2024-0281

Sponsored by: County Executive Ronayne/Department of Public Works	A Resolution making an award on RQ14052 with The Murphy Contracting Company in the amount not-to-exceed \$4,446,600.00 for elevator modernization in various Cuyahoga County-owned buildings; authorizing the County Executive to execute Contract No. 4643 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the County Executive/Department of Public Works recommends an award on RQ14052 with The Murphy Contracting Company in the amount not-to-exceed \$4,446,600.00 for elevator modernization in various Cuyahoga County-owned buildings; and

WHEREAS, the primary goal of this project is provide a full modernization to elevators for Virgil E. Brown and Huntington Park Garage; and

WHEREAS, the project is funded 100% General Fund; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue.

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 RQ14052 with The Murphy Contracting Company in the amount not-to-exceed \$4,446,600.00 for elevator modernization in various Cuyahoga County-owned buildings.

SECTION 2. That the County Executive is authorized to execute Contract No. 4643 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: July 16, 2024

Committee(s) Assigned: Public Works, Procurement & Contracting

Journal _____

_____, 20____

PURCHASE-RELATED TRANSACTIONS

Title	Cuyahoga County Various Buildings Elevator Modernization
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.
Original	CM4643	The Murphy Contracting Co.	N/A	\$4,446,600.00	Pending	

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

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):
 The scope of work for Virgil E. Brown is to provide a full modernization to Elevators #1, #2, #3, #4, #5, #6 and #7. The elevators are original to the building from 1990 and are used to transport pedestrians to each of the required floors. Elevator #7 is the Freight elevator

 The scope of work for Huntington Park Garage is to provide a full modernization to Elevators #2 and #4; and controller upgrades to Elevators #1 and #3. Elevators #1 and #3 were previously modernized, and Elevators #2 and #4 were decommissioned, in approximately 2015.

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):
The Murphy Contracting Co 285 Andrews Ave. Youngstown, Ohio 44505	Mike Gentile Sr. President
Vendor Council District:	Project Council District:
N/A	District 7
If applicable provide the full address or list the municipality(ies) impacted by the project.	Cleveland

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
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RQ # <i>if applicable</i> <input checked="" type="checkbox"/> RFB <input type="checkbox"/> RFP <input type="checkbox"/> RFQ <input type="checkbox"/> Informal <input type="checkbox"/> Formal Closing Date:	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) 8 / 5	<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 (6%) SBE (14%) MBE (5%) WBE. Were goals met by awarded vendor per DEI tab sheet review?: <input type="checkbox"/> Yes <input type="checkbox"/> No, <i>please explain</i> . Approved by DEI	<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No, <i>please explain</i> :	<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:
Mathematically Balanced	

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 checked="" 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 checked="" 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 (<i>No acronyms i.e. HHS Levy, CDBG, etc.</i>). Include % if more than one source. General Fund
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 type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> One-time <input type="checkbox"/> Other (please explain):

Provide status of project.	
<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:	8/15/2024
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:	6/28/24
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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	
Have payments be made? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	

HISTORY (see instructions):

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Infor/Lawson RQ#:	14052
Infor/Lawson PO# Code (if applicable):	
Event #	5231
CM Contract#	4643

	Department	Clerk of the Board
Briefing Memo	WB	

Late Submittal Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Why is the contract being submitted late?		
What is being done to prevent this from reoccurring?		

TAC or CTO Required or authorized IT Standard	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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FULL AND OPEN COMPETITION Construction Projects – Buildings Reviewed by Purchasing		
	Department initials	Purchasing
Notice of Intent to Award (sent to all responding vendors)	WB	OK AJ 7/1/2024
Bid Specification Packet (<i>includes Legal Notice to Bidders</i>)	WB	OK AJ 7/1/2024
Final DEI Goal Setting Worksheet	WB	OK AJ 7/1/2024
Diversity Documents – <i>if required (goal set)</i>	WB	OK AJ 7/1/2024
Award Letter (sent to awarded vendor)	WB	OK AJ 7/1/2024
Vendor’s Confidential Financial Statement – <i>if RFB requested</i>	N/A	N/A
Non-Collusion Affidavit	WB	OK AJ 7/1/2024
Public Works Bid Results	WB	OK AJ 7/1/2024
Tabulation Sheet-SEE PUBLIC WORKS	WB	OK AJ 7/1/2024
Prevailing Wage Public Improvement Agreement	WB	OK AJ 7/1/2024
Sales and Use Tax Construction Contract Exemption Form, <i>if applicable</i>	WB	OK AJ 7/1/2024
Worktype Worksheets, <i>if applicable</i>	N/A	N/A
SBE Worktype Worksheets, <i>if applicable</i>	N/A	N/A
Drug Free Workplace, <i>if applicable</i>	N/A	N/A
Project of Similar Complexity, <i>if applicable</i>	WB	OK AJ 7/1/2024
EEOC (Equal Employment Opportunity Commission), <i>if applicable</i>	N/A	N/A
Prevailing Wage Determination Cover Letter (with Prevailing Wage Rate sheets)	WB	OK AJ 7/1/2024
Other, <i>per those listed in the Project Manual - see: Article 3, Section B. 2. “Bid Proposal Shall Contain the Following</i>	WB	OK AJ 7/1/2024

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

<i>Document; and “Supplements Cuyahoga County Form of Proposal”</i>						
IG#	24-0124REG	31DEC2028		WB		OK AJ 7/1/2024
Debarment/Suspension Verified		Date:	6-20-2024	WB		OK AJ 7/1/2024 dated within 60 days
Auditor’s Finding		Date:	6-20-2024	WB		OK AJ 7/1/2024 dated within 60 days
Vendor’s Submission (<i>Form of Proposal</i>)				WB		OK AJ 7/1/2024
Independent Contractor (I.C.) Requirement		Date:	6/18/2024	WB		OK AJ 7/1/2024 dated within 1 year
Contract Evaluation – <i>if required</i>				N/A		N/A
TAC/CTO Approval or IT Standards (attach and identify relevant page #s), if required.				N/A		N/A
Checklist Verification						OK AJ 7/1/2024

Other documentation may be required depending upon your specific item

Glossary of Terms at: <https://intranet.cuyahoga.cc/policies-procedures/procurement-information>

Reviewed by Law	
	Department initials
Agreement/Contract and Exhibits	WB
Matrix Law Screen shot	WB
COI	WB
Workers’ Compensation Insurance	WB
Bid Guarantee & Contract Bond	WB

Accounting Units

Time Period	Accounting Unit	Account Number	Activity Account	Dollar Amount
8/15/2024 to 12/31/2024	PW600100	72100	CFVAR0002701	\$1,000,000.00
1/1/2025 TO 10/31/2025	PW600100	72100	CFVAR0002701	\$3,446,600.00
			TOTAL	\$4,446,600.00

Purchasing Use Only:

Prior Resolutions:	
CM#	4643
Vendor Name:	The Murphy Contracting Company
Amount:	\$4,446,600.00
History/CE:	OK
EL:	OK

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Procurement Notes:	Buyer Review Completed.
Purchasing Buyer’s initials and date of approval	AJ 7/1/2024



Department of Purchasing Tabulation Sheet

REQUISITION NUMBER: 14052 Event #5231	TYPE: (RFB/RFP/RFQ): RFB	ESTIMATE: \$5,463,472.00 10% = \$6,009,819.20		
CONTRACT PERIOD:	RFB/RFP/RFQ DUE DATE: March 20, 2024	SOLICITATIONS ISSUED	MANUAL RESPONSES	ELECTRONIC RESPONSES
REQUESTING DEPARTMENT: Public Works	COMMODITY DESCRIPTION: Cuyahoga County Various Buildings Elevator Modernization	8	4	1
DIVERSITY GOAL/SBE 6%	DIVERSITY GOAL/MBE 14%	DIVERSITY GOAL/WBE 5%		
Does CCBB Apply: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No-But No Impact, the low bidder is not located in Cuyahoga County and there is not a bidder within 2% of the low bidder that is a Cuyahoga County Based Business(CCBB), JW 3/27/2024 LL 3/28/2024	CCBB: Low Non-CCBB Bid\$: \$4,816,900.00	Add 2%, Total is: \$4,913,238.00		
Does CCBEIP Apply: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No- But No Impact-The low bidder is not certified as an "Inclusive Business" and there is not a bidder within 2% of the low bidder that is certified as an "Inclusive Business" In the CCBEIP, JW 3/27/2024 LL 3/28/2024	CCBEIP: Low Non-CCBEIP Bid \$: \$4,816,900.00	Add 2%, Total is: \$4,913,238.00		
*PRICE PREFERENCE LOWEST BID REC'D \$4,816,900.00	RANGE OF LOWEST BID REC'D \$: \$3,000,000.01-\$5,000,000	Minus \$, =		
PRICE PREF % & \$ LIMIT: \$337,183.00 (7%)	MAX SBE/MBE/WBE PRICE PREF \$: \$5,154,083.00	DOES PRICE PREFERENCE APPLY? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No No – low bidder is compliant LL 3/28/2024		
TOTAL RESPONSES		5		

Transaction ID:

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: Buyer Initials	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
1. The Murphy Contracting Company 285 Andrews Ave Youngstown, OH 44505	Bid Bond 100% Nationwide Mutual Insurance Company	Grand Total Bid: \$4,816,900.00 Jane Edna Hunter Building Bid: \$710,300.00 Huntington Park Garage Building Bid: \$1,018,300.00 Virgil E. Brown Building Bid: \$3,088,300.00	Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> No NCA: <input checked="" type="checkbox"/> Yes PH: <input checked="" type="checkbox"/> Yes CCBB (Form Attached) <input checked="" type="checkbox"/> Yes (Agree to Match) <input checked="" type="checkbox"/> Yes CCBEIP: (Form Attached) <input checked="" type="checkbox"/> Yes (Agree to Match) <input checked="" type="checkbox"/> Yes Proposal Form: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No	CCBB <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No CCBEIP <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Subcontractor Name(s): No Subcontractors used. SBE/MBE/WBE Prime: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> SBE <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input checked="" type="checkbox"/> No Total % SBE: 0 % MBE: 0 % WBE: 0 % SBE/MBE/WBE Comply: (Y/N) <input checked="" type="checkbox"/> Yes LL 3/28/2024 <input type="checkbox"/> No SBE/MBE/WBE Comments and Initials: DIV1 – Submitted by Vendor. DIV2 – Submitted by Vendor. DIV3 1 of 2 – Vendor requested full waiver due to no response from subcontractors. See DIV3 pg. 1 of 2 and documentation. DIV3 2 of 2 – Vendor completed bottom portion. JM 03/25/24 Prime provided div-2 for non-cuyahoga county certified		<input type="checkbox"/> Yes <input type="checkbox"/> No

Transaction ID:

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: Buyer Initials	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
			Diversity Documents: <input checked="" type="checkbox"/> Yes Electronic Signatures: <input checked="" type="checkbox"/> Yes Hazardous Materials: <input checked="" type="checkbox"/> Yes Bid Bond: <input checked="" type="checkbox"/> Yes DOP Buyer Initials: AJ 3/21/2024			subcontractor. Full waiver requested for diversity goals. Prime provided additional documentation of emails sent to potential subs. Contract compliance officer completed f/u with potential subs, verified they were contacted by prime. JW 3/27/2024 Sufficient documentation of outreach to diversity vendors. DEI confirmed receipt of outreach emails by Prime for bids. LL 3/28/2024		

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: OPD Buyer Initials	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
2. SONA Construction, LLC 7122 Harvard Ave Cleveland, OH 44105	Bid Bond 100% Western Surety Company	Grand Total Bid: \$5,091,854.74 Jane Edna Hunter Building Bid: \$759,184.75	Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> Yes IG Number:	<input type="checkbox"/> Yes <input type="checkbox"/> No	CCBB <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No CCBEIP <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Subcontractor Name(s): (MAPA) SONA Construction (SBE/MBE) 20%		<input type="checkbox"/> Yes <input type="checkbox"/> No

Transaction ID:

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: OPD Buyer Initials	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
		<p>Huntington Park Garage Building Bid: \$1,074,074.26</p> <p>Virgil E. Brown Building Bid: \$3,258,595.73</p>	<p>20-0261-REG</p> <p>NCA: <input checked="" type="checkbox"/> Yes</p> <p>PH: <input checked="" type="checkbox"/> Yes</p> <p>CCBB (Form Attached) <input checked="" type="checkbox"/> Yes (Agree to Match) <input checked="" type="checkbox"/> Yes</p> <p>CCBEIP: (Form Attached) <input checked="" type="checkbox"/> Yes (Agree to Match) <input checked="" type="checkbox"/> Yes</p> <p>Proposal Form: <input checked="" type="checkbox"/> Yes</p> <p>Diversity Documents: <input checked="" type="checkbox"/> Yes</p>			<p>SBE/MBE/WBE Prime: (Y/N) <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> SBE <input checked="" type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> No</p> <p>Total % SBE: <u>0</u> % MBE: <u>20</u> % WBE: <u>0</u> %</p> <p>SBE/MBE/WBE Comply: (Y/N) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No LL 3/28/2024</p> <p>SBE/MBE/WBE Comments and Initials: DIV1 – Submitted by Vendor. DIV2 – Submitted by Vendor. DIV3 1 of 2 – Submitted by Vendor. DIV3 2 of 2 – Vendor completed bottom portion. JM 03/25/24 Prime is Cuyahoga county certified. Prime provided div-2 for expired vendor imperial mechanical, inc. div-3 provided no indication of full or partial waiver requested. Nothing checked on div-3 page 1, waiver is signed, no additional documents provided. JW 3/27/2024 Diversity Goals for MBE/WBE were not met. Insufficient documentation of Good faith effort to achieve the goals. LL 3/28/2024</p>		

Transaction ID:

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: OPD Buyer Initials	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
			Electronic Signatures: <input checked="" type="checkbox"/> Yes Hazardous Materials: <input checked="" type="checkbox"/> Yes Bid Bond: <input checked="" type="checkbox"/> Yes DOP Buyer Initials: AJ 3/21/2024					

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: OPD Buyer Initials	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
3. Next Generation Construction 4317 Chester Ave Cleveland, OH 44145	Bid Bond 100% Nationwide Mutual Insurance Company	Grand Total Bid: \$5,147,244.00 Jane Edna Hunter Building Bid: NOT PROVIDED	Compliant: <input checked="" type="checkbox"/> Yes* *FULL PROPOSAL FORM NOT PROVIDED	<input type="checkbox"/> Yes <input type="checkbox"/> No	CCBB <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No CCBEIP <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Subcontractor Name(s): Next Generation Construction, LLC MBE 20%		<input type="checkbox"/> Yes <input type="checkbox"/> No

Transaction ID:

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: OPD Buyer Initials	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
		<p>Huntington Park Garage Building Bid: \$1,026,249.00</p> <p>Virgil E. Brown Building Bid: NOT PROVIDED</p>	<p>IG Registration Complete: <input checked="" type="checkbox"/> Yes</p> <p>IG Number: 20-0257-REG</p> <p>NCA: <input checked="" type="checkbox"/> Yes</p> <p>PH: <input checked="" type="checkbox"/> Yes</p> <p>CCBB (Form Attached) <input checked="" type="checkbox"/> Yes (Agree to Match)</p> <p>CCBEIP: (Form Attached) <input checked="" type="checkbox"/> Yes (Agree to Match)</p>			<p>SBE/MBE/WBE Prime: (Y/N) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> SBE <input checked="" type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> No</p> <p>Total % SBE: 0 % MBE: 20 % WBE: 0 %</p> <p>SBE/MBE/WBE Comply: (Y/N) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No LL 3/28/2024</p> <p>SBE/MBE/WBE Comments and Initials: DIV1 – No form submitted by Vendor. DIV2 – Submitted by Vendor. DIV3 1 of 2 – No form submitted by Vendor. DIV3 2 of 2 – Submitted by Vendor. See DIV3 pg. 2 of 2 for comments JM 03/25/24 Prime is Cuyahoga County certified MBE, no div-2 provided by prime for their self. div-2 provided for subcontractor Frank Novak & sons inc (SBE/MBE/WBE) nothing on div-2 to indicate percentage of diversity goal</p>		

Transaction ID:

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: OPD Buyer Initials	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
			Proposal Form: <input checked="" type="checkbox"/> Yes Diversity Documents: <input checked="" type="checkbox"/> Yes Electronic Signatures: <input checked="" type="checkbox"/> Yes Hazardous Materials: <input checked="" type="checkbox"/> Yes Bid Bond: <input checked="" type="checkbox"/> Yes DOP Buyer Initials: AJ 3/21/2024			they are satisfying. Potential subs contacted by compliance officer. Potential sub confirmed contact from prime. No div-3 page 1 provided to indicate full or partial waiver being requested. JW 3/27/2024 LL 3/28/2024		

Transaction ID:

	Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: OPD Buyer Initials	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
4.	Town Center Construction 7868 Olde 8 Rd. Northfield, OH 44067	Bid Bond 100% Atlantic Specialty Insurance Company	Grand Total Bid: \$5,218,074.74 Jane Edna Hunter Building Bid: \$849,184.75 Huntington Park Garage Building Bid: \$1,065,074.26 Virgil E. Brown Building Bid: \$3,303,815.73	Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> Yes IG Number: 23-0273-REG NCA: <input checked="" type="checkbox"/> Yes PH: <input checked="" type="checkbox"/> Yes CCBB (Form Attached) <input checked="" type="checkbox"/> Yes (Agree to Match) <input checked="" type="checkbox"/> No CCBEIP: (Form Attached) <input checked="" type="checkbox"/> Yes (Agree to Match) <input checked="" type="checkbox"/> Yes	Price Preference <input type="checkbox"/> Yes <input type="checkbox"/> No	CCBB <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No CCBEIP <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Diversity Program Review: SBE / MBE / WBE Subcontractor Name(s): (MW) McPhillips Plumbing, Heating & A/C Company SBE (4%) SBE/MBE/WBE Prime: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> SBE <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input checked="" type="checkbox"/> No		Award: <input type="checkbox"/> Yes <input type="checkbox"/> No

Transaction ID:

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: OPD Buyer Initials	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
			Proposal Form: <input checked="" type="checkbox"/> Yes Diversity Documents: <input checked="" type="checkbox"/> Yes Electronic Signatures: <input checked="" type="checkbox"/> Yes Hazardous Materials: <input checked="" type="checkbox"/> Yes Bid Bond: <input checked="" type="checkbox"/> Yes DOP Buyer Initials: AJ 3/21/2024			SBE/MBE/WBE Comply: (Y/N) <input checked="" type="checkbox"/> Yes LL 3/28/2024 <input type="checkbox"/> No SBE/MBE/WBE Comments and Initials: DIV1 – Submitted by Vendor. DIV2 – Submitted by Vendor. DIV3 1 of 2 – Vendor requested full MBE/WBE and partial SBE waiver due to, per Vendor, the specialized and limited scope of this project. See DIV3 pg. 1 of 2. DIV3 2 of 2 – See DIV3 pg. 2 of 2 and documentation. JM 03/25/24 Prime provided detailed additional documentation for good faith waiver or diversity goals. Compliance officer confirmed with potential subs they were contacted by prime vendor. JW 3/27/2024 LL 3/28/2024		

Transaction ID:

5.	Bidder's / Vendors Name and Address Lakeland Management Construction 915 Callendar Blvd. Painesville, OH 44077	Bid Bond / Check Bid Bond 100% Fidelity and Deposit Company of Maryland	Actual Bid Amount (enter "N/A" if RFP or RFQ) Grand Bid Total: \$5,352,900.00 Jane Edna Hunter Building Bid: \$772,000.00 Huntington Park Garage Building Bid: \$1,121,900.00 Virgil E. Brown Building Bid: \$3,459,000.00	Buyer Administrative Review: OPD Buyer Initials Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> No NCA: <input checked="" type="checkbox"/> Yes PH: <input checked="" type="checkbox"/> Yes CCBB (Form Attached): <input checked="" type="checkbox"/> Yes (Agree to Match) <input checked="" type="checkbox"/> No CCBEIP: (Form Attached) <input checked="" type="checkbox"/> Yes (Agree to Match) <input checked="" type="checkbox"/> No Proposal Form:	Price Preference <input type="checkbox"/> Yes <input type="checkbox"/> No	CCBB / CCBEIP Registered CCBB <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No CCBEIP <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Diversity Program Review: SBE / MBE / WBE Subcontractor Name(s): No subcontractors used. SBE/MBE/WBE Prime: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> SBE <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input checked="" type="checkbox"/> No Total % SBE: <u>0</u> % MBE: <u>0</u> % WBE: <u>0</u> %	Dept. Tech. Review	Award: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> No
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Transaction ID:

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: OPD Buyer Initials	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
			<input checked="" type="checkbox"/> Yes Diversity Documents: <input checked="" type="checkbox"/> Yes Electronic Signatures: <input checked="" type="checkbox"/> Yes Hazardous Materials: <input checked="" type="checkbox"/> Yes Bid Bond: <input checked="" type="checkbox"/> Yes DOP Buyer Initials: AJ 3/21/2024			SBE/MBE/WBE Comply: (Y/N) <input checked="" type="checkbox"/> Yes LL 3/28/2024 <input type="checkbox"/> No SBE/MBE/WBE Comments and Initials: DIV1 – Submitted by Vendor. DIV2 – Submitted by Vendor. Subcontractor is expired as of 9/25/16. DIV3 1 of 2 – Vendor requested waiver due to non-responsive. See DIV3 pg. 1 of 2. DIV3 2 of 2 – See DIV3 pg. 2 of 2 and documentation. JM 03/25/24 Prime provided div-2 for non Cuyahoga county certified vendors, prime provided div-3 requesting waiver. Additional documentation provided by prime of potential subs that were contacted. Compliance officer confirmed with potential subs prime did reach out to them. JW 3/27/2024 LL 3/28/2024		

Transaction ID:

GOAL SETTING WORKSHEET

Department Name: Public Works
Contact Name: William Boyd
Contact Phone#: 216-443-3761
Contact Email: wboyd@cuyahogacounty.us
RQ#: 14052
RQ Description: Various Buildings Elevator Modernization Project

NOTE: User Department completes the YELLOW AREAS ONLY.

Work Category/Scope	NIGP Code (5 digits)	Work/Scope Amount (\$)	Disparity Study Work/Scope Availability # (All Vendors)	Disparity Study Work/Scope Availability # (MBE)	Disparity Study Work/Scope Availability % (MBE)	Disparity Study Work/Scope Availability \$ (MBE)	Disparity Study Work/Scope Availability # (WBE)	Disparity Study Work/Scope Availability % (WBE)	Disparity Study Work/Scope Availability \$ (WBE)
Construction	92544	\$5,463,472.00	22	3	0.14	745018.91	1	0.05	248339.64
			1		0.00	0.00		0.00	0.00
			1		0.00	0.00		0.00	0.00
Totals (\$):		\$5,463,472.00				745018.91			248339.64

Project Diversity Goals:

Comments: LL 1/31/2024
NIGP 92544: NIGP 92544:
 31t/6m/3w with 22t/3m/1w with
 duplicates duplicates

MBE Goal 14%
WBE Goal 5%
SBE Goal (not calculated) 6%

GOAL SETTING WORKSHEET

Department Name: Public Works
Contact Name: Jane Doe
Contact Phone#: 443-1234
Contact Email: jdoe@curvahogacounty.us
RQ#: 1234
RQ Description: design of a new office building for Department of Equity and Inclusion

NOTE: User Department completes the YELLOW AREAS ONLY.

Work Category/Scope	NIGP Code (5 digits)	Work/Scope Amount (\$)	Disparity Study Work/Scope Availability # (All Vendors)	Disparity Study Work/Scope Availability # (MBE)	Disparity Study Work/Scope Availability % (MBE)	Disparity Study Work/Scope Availability \$ (MBE)	Disparity Study Work/Scope Availability # (WBE)	Disparity Study Work/Scope Availability % (WBE)	Disparity Study Work/Scope Availability \$ (WBE)
Architect Services, Professional	90607	100000.00	54	15	0.28	27777.78	0	0.00	0.00
Environmental - Architecture	90629	100000.00	40	10	0.25	25000.00	5	0.13	12500.00
Designing Services	90735	200000.00	12	4	0.33	66666.67	2	0.17	33333.33
			1		0.00	0.00		0.00	0.00
			1		0.00	0.00		0.00	0.00
			1		0.00	0.00		0.00	0.00
			1		0.00	0.00		0.00	0.00
			1		0.00	0.00		0.00	0.00
			1		0.00	0.00		0.00	0.00
			1		0.00	0.00		0.00	0.00
			1		0.00	0.00		0.00	0.00
			1		0.00	0.00		0.00	0.00
			1		0.00	0.00		0.00	0.00
			1		0.00	0.00		0.00	0.00
			1		0.00	0.00		0.00	0.00
			1		0.00	0.00		0.00	0.00
			1		0.00	0.00		0.00	0.00
			1		0.00	0.00		0.00	0.00
			1		0.00	0.00		0.00	0.00
			1		0.00	0.00		0.00	0.00
			1		0.00	0.00		0.00	0.00
			1		0.00	0.00		0.00	0.00
			1		0.00	0.00		0.00	0.00
			1		0.00	0.00		0.00	0.00
Totals (\$):		400000.00				119444.44			45833.33

Project Diversity Goals: **Comments:**
 MBE Goal 30%
 WBE Goal 11%
 SBE Goal (not calculated) 5%

County Council of Cuyahoga County, Ohio

Resolution No. R2024-0282

Sponsored by: County Executive Ronayne/Department of Public Works	A Resolution making an award on RQ14468 with W. B. Mason in the total amount not-to-exceed \$864,000.00 for furnishing and delivery of reprographic paper to various County departments and agencies for the period 10/1/2024 – 9/30/2028; authorizing the County Executive to execute Contract No. 4674 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the County Executive/Department of Public Works recommends an award on RQ14468 with W. B. Mason in the total amount not-to-exceed \$864,000.00 for furnishing and delivery of reprographic paper to various County departments and agencies for the period 10/1/2024 – 9/30/2028; and

WHEREAS, the primary goal of this project is to provide County departments and agencies the ability to order and use copy paper on an as needed basis with a single source vendor, capable of guaranteed delivery and providing high quality materials; and

WHEREAS, the project is funded 100% General Fund; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue.

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 RQ14468 with W. B. Mason Company, Inc. in the total amount not-to-exceed \$864,000.00 for furnishing and delivery of reprographic paper to various County departments and agencies for the period 10/1/2024 – 9/30/2028.

SECTION 2. That the County Executive is authorized to execute Contract No. 4669 in connection with said award and all documents consistent with 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: July 16, 2024

Committee(s) Assigned: Public Works, Procurement & Contracting

Journal _____

_____, 20____

PURCHASE-RELATED TRANSACTIONS

Title	Public Works /WB Mason / Contract / Furnish and Delivery Reprographic Paper to Various County Buildings
Department or Agency Name	Department of 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/Council Approved	Approval No.
	CM4669	WB Mason	9.1.2024 – 8.31.2027	\$864,000.00	Pending	Pending

Service/Item Description (include quantity if applicable).
 Public Works is requesting approval to enter into a 3-year contract, per the chart above, to secure this vendor to furnish and deliver reprographic paper to various County Buildings.

Indicate whether: New service/purchase Existing service/purchase Replacement for an existing service/purchase (provide details in Service/Item Description section above)

For purchases of furniture, computers, vehicles: Additional Replacement
 Age of items being replaced:

Project Goals, Outcomes or Purpose (list 3):
 1.The goal of the project is to secure a contract for reprographic paper for Cuyahoga County.
 2. To contract with a reliable vendor for the timely delivery of reprographic paper to various County buildings.
 3. This contract will guarantee price stabilization for the next three years, with market price adjustments.

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: WB Mason Company, inc. 59 Center Street Brockton, MA 02303	Owner, executive director, other (specify): Daniel Orr, Jr. Senior Vice President
Vendor Council District:	Project Council District:
If applicable provide the full address or list the municipality(ies) impacted by the project.	

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
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RQ# _____ (Insert RQ# for formal/informal items, as applicable) <input type="checkbox"/> RFB <input checked="" type="checkbox"/> RFP <input type="checkbox"/> RFQ <input type="checkbox"/> Informal <input type="checkbox"/> Formal Closing Date: N/A	Provide a short summary for not using competitive bid process. *See Justification for additional information.
The total value of the solicitation: \$864,000.00	<input type="checkbox"/> Exemption
Number of Solicitations (sent/received) 14 / 3	<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 (10%) SBE (0%) MBE (0%) WBE. Were goals met by awarded vendor per DEI tab sheet review? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, please explain. If no, has this gone to the Administrative Reconsideration Panel? If so, what was the outcome?	<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 checked="" 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? Friends Office Supply - \$1,395,653.40 Amico -\$882,532.62 WB Mason - \$703,816.20 Contingency funds added for future price increases.	<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 checked="" 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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes, answer the below questions.	
Are the purchases compatible with the new ERP system? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain.	

FUNDING SOURCE: Please provide the complete, proper name of each funding source (No acronyms). Include % for each funding source listed. General Fund
Is funding for this included in the approved budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if "no" please explain):

List all Accounting Unit(s) upon which funds will be drawn and amounts if more than one accounting unit.

PW780100

Payment Schedule: Invoiced Monthly Quarterly One-time Other (please explain):

Provide status of project.

Is contract/purchase late No 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:

Detail any issues that arose during processing in Infor, such as the item being disapproved and requiring correction:

If late, have services begun? No Yes (if yes, please explain)

Have payments been made? No Yes (if yes, please explain)

HISTORY (see instructions):

Prior Original (O) and subsequent Amendments (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC/Council Approved	Approval No.
O	CM3957	WB Mason	5.1.2021 – 4.30.2024	\$870,000.00	5.11.2021	R2021-0118
A-1	CM3957	WB Mason	5.1.2024 – 8.31.2024	\$46,000.00	4.29.2024	BC2024-311

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Infor/Lawson RQ#:	14468
Infor/Lawson PO# Code (if applicable):	RFP
Event #	5509
CM Contract#	4669

	Department initials	Clerk of the Board
Briefing Memo	tw	<input type="checkbox"/>

Late Submittal Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Why is the contract being submitted late?		
What is being done to prevent this from reoccurring?		

TAC or CTO Required or authorized IT Standard	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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FULL AND OPEN COMPETITION Formal RFP Reviewed by Purchasing
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	Department initials	Purchasing
Notice of Intent to Award (sent to all responding vendors)	tw	OK
Bid Specification Packet	tw	OK
Final DEI Goal Setting Worksheet	tw	OK
Diversity Documents – <i>if required (goal set)</i>	n/a	OK (in vendor proposal)
Award Letter (sent to awarded vendor)	tw	OK
Vendor’s Confidential Financial Statement – <i>if RFP requested</i>	n/a	N/A
Tabulation Sheet	tw	OK
Evaluation with Scoring Summary (<i>Names of evaluators to be included, must have minimum of three evaluators</i>).	tw	OK
IG# 23.0368 REG 12.31.2027	tw	OK
Debarment/Suspension Verified Date: 6.26.24	tw	OK
Auditor’s Finding Date: 6.26.24	tw	OK
Vendor’s Submission	Proposal	OK
Independent Contractor (I.C.) Requirement Date: 1.2.24	tw	OK
Cover - <i>Master contracts only</i>	n/a	OK
Contract Evaluation – <i>if required</i>	tw	OK
TAC/CTO Approval or IT Standards (attach and identify relevant page #s), if required.	n/a	N/A
Checklist Verification	tw	OK

Other documentation may be required depending upon your specific item

Glossary of Terms at: <https://intranet.cuyahoga.cc/policies-procedures/procurement-information>

Reviewed by Law	
	Department initials
Agreement/Contract and Exhibits	tw

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Matrix Law Screen shot PWD-4041; 4112 & 4113	tw
COI	tw
Workers’ Compensation Insurance	tw
Performance Bond, if required per RFP	

CONTRACT SPENDING PLAN

Please note that we are only certifying \$25,000 at this time.

Time Period	Accounting Unit	Account	Activity	Account Category or Subaccount	Amount
9.1.2024 – 12.31.2024 Effective Date – 12/31/2024	PW780100	55130			\$96,000.00 \$25,000.00
Effective Date- 12/31/2024	PW780100	55130			\$71,000.00
1.1.2025 – 12.31.225 1/1/2025 – 12/31/2025	PW780100	55130			\$288,000.00
1.1.2026 – 12.31.2026	PW780100	55130			\$288,000.00
1.1.2027 – 8.31.2027 1/1/2024 – End Date	PW780100	55130			\$192,000.00
			TOTAL		\$864,000.00

CONTRACT HISTORY (to be completed by department) – per revised checklist uploaded 7/1/2024

CE/AG# (if applicable)					
Infor/Lawson PO# and PO Code (if applicable)		RFB			
Lawson RQ# (if applicable)		5017			
CM Contract#		3957 (fka 1226)			
	Original Amount	Amendment Amount	Original Time Period & End Date/ Amended End Date	Approval Date	Approval #
Original Amount	\$870,00000		5.1.2021 – 4.30.2024	5.11.2021	R2021-0118
	Prior Amendment Amounts (list separately)	\$46,000.00	5.1.2024 – 8.31.2024	4.29.2024	BC2024-311
		\$			
		\$			
	Pending Amendment	\$			
	Total Amendments	\$46,000.00			

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Total Contact Amount	\$870,000.00				
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CONTRACT HISTORY (to be completed by department)

CE/AG# (if applicable)					
Infor/Lawson PO# and PO Code (if applicable)					
Lawson RQ# (if applicable)					
CM Contract#					
	Original Amount	Amendment Amount	Original Time Period & End Date/ Amended End Date	Approval Date	Approval #
Original Amount	\$				
	Prior Amendment Amounts (list separately)	\$			
		\$			
		\$			
	Pending Amendment	\$			
	Total Amendments	\$			
Total Contact Amount	\$				

PURCHASING USE ONLY

Prior Resolutions	BC2024-311, R2021-0118
CM#:	4669
Vendor Name:	W.B. Mason Co., Inc.
ftp:	Effective Date – 3 years from effective date, effective as of the latest date of signature of the Parties
Amount:	\$864,000.00mm
History/CE:	OK
EL:	OK
Procurement Notes:	7/1/2024: Attach revised checklist with prior contract history completed.
Purchasing Buyer’s initials and date of approval	OK, ssp 7/1/2024



Department of Purchasing Tabulation Sheet

REQUISITION NUMBER: 14468	Event: 5509	TYPE: RFP	ESTIMATE: \$870,000.00		
CONTRACT PERIOD: 3-year contract		RFP DUE DATE: June 14, 2024	SOLICITATIONS ISSUED	MANUAL RESPONSES	ELECTRONIC RESPONSES
REQUESTING DEPARTMENT: Public Works		COMMODITY DESCRIPTION: Furnishing & Delivery Reprographic Paper to Various County Agencies	14	1	2
DIVERSITY GOAL/SBE 10%		DIVERSITY GOAL/MBE 0%	DIVERSITY GOAL/WBE 0%		

Bidder's / Vendors Name and Address	Buyer Administrative Review:	Diversity Program Review:	Dept. Tech. Review	Award: (Y/N)
1. Friends Service Co. Inc, dba Friends Office 2300 Bright Road Findlay, Ohio 45840	Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> Yes IG Number: 22-0099 NCA: <input checked="" type="checkbox"/> Yes Placeholder: <input checked="" type="checkbox"/> Yes Cooperative Purchasing: (Form Attached) <input checked="" type="checkbox"/> Yes (Agree to Participate?) <input checked="" type="checkbox"/> Yes Purchasing Agent: SSP	SBE / MBE / WBE Subcontractor Name(s): No sub-contractors used. SBE/MBE/WBE Prime: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> SBE <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input checked="" type="checkbox"/> No Total % SBE: 0% MBE: 0 % WBE: 0 %	DP compliant DEI non-compliant DPW score # 3 of 3 <i>for details</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Bidder's / Vendors Name and Address	Buyer Administrative Review:	Diversity Program Review:	Dept. Tech. Review	Award: (Y/N)
		<p>SBE / MBE / WBE</p> <p>SBE/MBE/WBE Comply: (Y/N) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No LL 6/25/2024</p> <p>SBE/MBE/WBE Comments and Initials: Div 1 signed Div 2 top portion signed bottom left blank Div 3 1 of 2 and 2 of 2 partially completed not requesting a waiver and signed. L.Lyons 6/18/24 No subcontractors used, no waiver requested, goals not met, JW 6/20/2024 Diversity goal not met. Insufficient details and documentation of good faith effort to achieve the diversity goal. LL 6/25/2024</p>		
<p>2. Amico, LLC dba United Business Supply 25701 Richmond Road Bedford Heights, Ohio 44146</p>	<p>Compliant: <input checked="" type="checkbox"/> Yes</p> <p>IG Registration Complete: <input checked="" type="checkbox"/> Yes IG Number: 22-0075</p> <p>NCA: <input checked="" type="checkbox"/> Yes</p> <p>Planholder: <input checked="" type="checkbox"/> Yes</p> <p>Cooperative Purchasing: (Form Attached) <input checked="" type="checkbox"/> Yes (Agree to Participate?) <input checked="" type="checkbox"/> Yes</p> <p>Purchasing Agent: SSP</p>	<p>(MW) Amico, LLC dba United Business Supply 10%</p> <p>SBE/MBE/WBE Prime: (Y/N) <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> SBE <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> No</p> <p>Total % SBE: 10 % MBE: 0 % WBE: 0 %</p>	<p>Dept. Tech. Review DoP compliant DEI compliant DAN scored #2 of 3 <i>Judy</i> 6/26/24</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

Bidder's / Vendors Name and Address	Buyer Administrative Review:	Diversity Program Review:	Dept. Tech. Review	Award: (Y/N)
<p>3. The W.B. Mason Co., Inc. 59 Centre Street Brockton, Massachusetts 02301</p>	<p>Compliant: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No IG Registration Complete: <input checked="" type="checkbox"/> Yes IG Number: 23-0368 NCA: <input checked="" type="checkbox"/> Yes Planholder: <input checked="" type="checkbox"/> Yes Cooperative Purchasing: (Form Attached) <input checked="" type="checkbox"/> Yes (Agree to Participate?) <input checked="" type="checkbox"/> Yes Purchasing Agent: SSP</p>	<p>SBE / MBE / WBE SBE/MBE/WBE Comply: (Y/N) <input checked="" type="checkbox"/> Yes LL 6/25/2024 <input type="checkbox"/> No SBE/MBE/WBE Comments and Initials: Div 1 signed Div 2 top portion signed bottom left blank Div 3 1 of 2 and 2 of 2 completed requesting a waiver stating they fulfill the goal. L.Lyons 6/18/24 Diversity goal met, prime is Cuyahoga county certified vendor, no waiver requested, JW 6/20/2024 LL 6/25/2024</p>	<p>Dept. Tech. Review</p>	<p>Award: (Y/N)</p>
	<p>Subcontractor Name(s): No sub-contractors used.</p>	<p>SBE/MBE/WBE Prime: (Y/N) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No SBE: 0 % MBE: 0 % WBE: 0 %</p>	<p>Dept. Tech. Review</p>	<p>Award: (Y/N)</p>

DOP COMPLIANT
 DEI COMPLIANT
 DPW SARCED # 1 of 3
 JWS
 6/20/24

Bidder's / Vendors Name and Address	Buyer Administrative Review:	Diversity Program Review:	Dept. Tech. Review	Award: (Y/N)
		<p>SBE / MBE / WBE</p> <p>SBE/MBE/WBE Comply: (Y/N) <input checked="" type="checkbox"/> Yes LL 6/25/2024 ✓ <input type="checkbox"/> No</p> <p>SBE/MBE/WBE Comments and Initials:</p> <p>Div 1 signed Div 2 top portion signed bottom left blank Div3 1 of 2 and 2 of 2 completed requesting a wavier and signed L.Lyons 6/18/24 Prime vendor requested waiver of goals, completed good faith effort pages 1 and 2. Provided quote from one vendor and correspondence from two other vendors, contract compliance officer completed followup phone with one vendor, prime provided emails with subs he reached out too. JW 6/20/2024 Sufficient good faith effort to achieve diversity goal. LL 6/25/2024</p>		

CONTRACT EVALUATION FORM

Contractor	WB Mason Company, Inc.				
Current Contract History: CE/AG# (if applicable) Infor/Lawson PO#:	CM3957				
RQ#	5017				
Time Period of Original Contract	5.1.2021 – 4.30.2024				
Background Statement	The awarded vendor furnishes and delivers reprographic paper to various County agencies.				
Service Description	Supply and delivery reprographic paper to various County agencies.				
Performance Indicators	1. Timeliness 2. Quality of Service 3. Knowledge of required work 4. Attitude and Cooperation				
Actual Performance versus performance indicators (include statistics):	The vendor is responsive and capable of meeting the specifications outlined in the contract.				
Rating of Overall Performance of Contractor	Superior	Above Average	Average	Below Average	Poor
Select One (X)			X		
Justification of Rating	There have been no complaints about the vendor or the service.				
Department Contact	Tom Pavich				
User Department	Public Works				
Date	6.26.24				

County Council of Cuyahoga County, Ohio

Resolution No. R2024-0283

<p>Sponsored by: County Executive Ronayne/Department of Public Works</p>	<p>A Resolution making an award on RQ13225 with Michael Baker International, Inc. in the total amount not-to-exceed \$2,099,800.00 for planning and engineering services for the improvement of the Veterans Memorial (Detroit-Superior) Bridge over the Cuyahoga River Valley in the City of Cleveland; authorizing the County Executive to execute Contract No. 4674 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 RQ13225 with Michael Baker International, Inc. in the total amount not-to-exceed \$2,099,800.00 for planning and engineering services for the improvement of the Veterans Memorial (Detroit-Superior) Bridge over the Cuyahoga River Valley in the City of Cleveland; and

WHEREAS, the primary goals of this project are to (a) include the multimodal considerations on both the upper and the lower level, improvements to existing points of access and their connections to the existing street network, installation of new points of access, street scrape enhancements on the upper level, ADA compliance, signage and lighting and (b) highlight the bridge as a unique historic and cultural destination amidst some of Cleveland's most important civic landmarks while strengthening and multiplying connections between downtown, the Flats, the Warehouse District, Ohio City, Detroit Shoreway and other destinations; and

WHEREAS, the project is funded 100% Road and Bridge Fund; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue.

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 RQ13225 with Michael Baker International, Inc. in the total amount not-to-exceed \$2,099,800.00 for planning and engineering services for the improvement of the Veterans Memorial (Detroit-Superior) Bridge over the Cuyahoga River Valley in the City of Cleveland.

SECTION 2. That the County Executive is authorized to execute Contract No. 4674 in connection with said award and all documents consistent with 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: July 16, 2024

Committee(s) Assigned: Public Works, Procurement & Contracting

Journal _____

_____, 20____

PURCHASE-RELATED TRANSACTIONS

Title	2024 Public Works is requesting approval of Contract with Michael Baker international, Inc. – Contract for Veterans Memorial Bridge Connectivity Project
Department or Agency Name	Department of 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/Council Approved	Approval No.
O	CM 4674	Michael Baker International, Inc.	Effective Date – Project Completion	\$2,100,000.00	Pending	Pending

<p>Service/Item Description (include quantity if applicable).</p> <p>This project consists of the improvement of the Veterans Memorial (Detroit- Superior) Bridge Connecting Detroit and Superior Avenues over the Cuyahoga River Valley, from W 25th Street to W 9th Street in the City of Cleveland.</p> <p>Indicate whether: <input checked="" type="checkbox"/> New service/purchase <input type="checkbox"/> Existing service/purchase <input type="checkbox"/> Replacement for an existing service/purchase (provide details in Service/Item Description section above)</p> <p>For purchases of furniture, computers, vehicles: <input type="checkbox"/> Additional <input type="checkbox"/> Replacement <u>N/A</u></p> <p>Age of items being replaced: _____ How will replaced items be disposed of? _____</p> <p>Project Goals, Outcomes or Purpose (list 3):</p> <p>The primary goal of this request is the approval of the contract. The scope of work is anticipated to include the multimodal considerations on both the upper and the lower level, improvements to existing points of access and their connections to the existing street network, installation of new points of access, streetscape enhancements on the upper level, ADA compliance, signage and lighting. The goal of the project is to highlight the bridge as a unique historic and cultural destination amidst some of Cleveland’s most important civic landmarks while strengthening and multiplying connections between downtown, the Flats, the Warehouse District, Ohio City, Detroit Shoreway, and other destinations.</p>
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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):
Michael Baker International, Inc. 1111 Superior Ave, Suite 2300 Cleveland, Ohio 44114	Jeff Broadwater Vice President, Executive Office
Vendor Council District:	Project Council District:
7	7
If applicable provide the full address or list the municipality(ies) impacted by the project.	Cleveland

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
RQ# <u>13225</u> (Insert RQ# for formal/informal items, as applicable) <input type="checkbox"/> RFB <input type="checkbox"/> RFP <input checked="" type="checkbox"/> RFQ <input type="checkbox"/> Informal <input type="checkbox"/> Formal Closing Date: 10/24/23	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) <u>96 / 3</u> There were 96 vendors on the vendor list; we received 3 Statement of Qualifications responses.	<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 (19%) SBE (9%) MBE (2%) WBE. Were goals met by awarded vendor per DEI tab sheet review? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, please explain. If no, has this gone to the Administrative Reconsideration Panel? If so, what was the outcome?	<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:	<input type="checkbox"/> Government Purchase
Vendors were scored based on qualifications.	<input type="checkbox"/> Alternative Procurement Process
How did pricing compare among bids received? N/A vendors were scored based on qualifications.	<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 checked="" 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 the purchases compatible with the new ERP system? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain.	

FUNDING SOURCE: Please provide the complete, proper name of each funding source (No acronyms). Include % for each funding source listed. Road & Bridge 100%
Is funding for this included in the approved budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if "no" please explain):
List all Accounting Unit(s) upon which funds will be drawn and amounts if more than one accounting unit. PW270205
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.	
Is contract/purchase 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:	
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 been made? <input type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	

HISTORY (see instructions):						
Prior Original (O) and subsequent Amendments (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC/Council Approved	Approval No.

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Infor/Lawson RQ#:	13225
Infor/Lawson PO# Code (if applicable):	RFQ
Event #	4685
CM Contract#	4674

	Department initials	Clerk of the Board
Briefing Memo	LW	<input type="checkbox"/>

Late Submittal Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Why is the contract being submitted late?		
What is being done to prevent this from reoccurring?		

TAC or CTO Required or authorized IT Standard	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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FULL AND OPEN COMPETITION			
Formal RFQ			
Reviewed by Purchasing			
		Department initials	Purchasing
Notice of Intent to Award (sent to all responding vendors)		LW	OK
Bid Specification Packet		LW	OK
Final DEI Goal Setting Worksheet		LW	OK
Diversity Documents – <i>if required (goal set)</i>		LW	OK (uploaded 6/28/2024)
Award Letter (sent to awarded vendor)		LW	OK
Vendor’s Confidential Financial Statement – <i>if RFP requested</i>		N/A	N/A
Tabulation Sheet		LW	OK
Evaluation with Scoring Summary (<i>Names of evaluators to be included, must have minimum of three evaluators</i>).		LW	OK
IG#	12-1898 12/31/24	LW	OK
Debarment/Suspension Verified	Date: 5/6/24	LW	OK
Auditor’s Finding	Date: 5/6/24	LW	OK
Vendor’s Submission		LW	OK
Independent Contractor (I.C.) Requirement	Date: 2/28/24	LW	OK
Cover - <i>Master contracts only</i>		N/A	OK
Contract Evaluation – <i>if required</i>		N/A	N/A
TAC/CTO Approval or IT Standards (attach and identify relevant page #s), if required.		N/A	N/A
Checklist Verification		LW	OK

Other documentation may be required depending upon your specific item

Glossary of Terms at: <https://intranet.cuyahoga.cc/policies-procedures/procurement-information>

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Reviewed by Law	
	Department initials
Agreement/Contract and Exhibits	LW
Matrix Law Screen shot	LW
COI	LW
Workers’ Compensation Insurance	LW

CONTRACT SPENDING PLAN

Time Period	Accounting Unit	Account	Activity	Account Category or Subaccount	Amount
Effective date – 12/31/24	PW270205	73300			\$ 500,000
1/1/25 – 12/31/25	PW270205	73300			\$ 1,099,800
1/1/26 – 12/31/26	PW270205	73300			\$ 500,000
1/1/27 – 12/31/27	PW270205	73300			\$ 0
1/1/28 – 12/31/28	PW270205	73300			\$ 0
1/1/29 – 12/31/29	PW270205	73300			\$ 0
1/1/30 – 12/31/30	PW270205	73300			\$ 0
			TOTAL		\$ 2,099,800

CONTRACT HISTORY (to be completed by department)

CE/AG# (if applicable)					
Infor/Lawson PO# and PO Code (if applicable)					
Lawson RQ# (if applicable)		13225			
CM Contract#		4674			
	Original Amount	Amendment Amount	Original Time Period & End Date/ Amended End Date	Approval Date	Approval #
Original Amount	\$ 2,099,800		Effective date – No end date	Pending	Pending
	Prior Amendment Amounts (list separately)	\$			
		\$			
		\$			
	Pending Amendment	\$			
	Total Amendments	\$			

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Total Contact Amount	\$ 2,099,800				
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PURCHASING USE ONLY

Prior Resolutions	
CM#:	4674
Vendor Name:	Michael Baker International, Inc.
ftp:	Effective Date – Completion, effective as of the latest date of signature of the Parties
Amount:	\$2,099,800.00mm
History/CE:	OK
EL:	OK
Procurement Notes:	<p>7/1/2024: The diversity documents uploaded 6/28/2024 were the documents used for the DEI re-review 5/2024 – they were not re-signed or re-dated, per conversation today with Lisa. Revised contract uploaded today and original deleted.</p> <p>6/28/2024: Attach revised Diversity documents that resulting in the revised DEI tab sheet review May 2024.</p>
Purchasing Buyer’s initials and date of approval	OK, ssp 7/1/2024



Department of Purchasing Tabulation Sheet

REQUISITION NUMBER: 13225	Event: 4685	TYPE: RFQ	ESTIMATE: \$2,000,000.00
CONTRACT PERIOD: N/A		RFQ DUE DATE: October 24, 2023	
REQUESTING DEPARTMENT: Public Works	COMMODITY DESCRIPTION: Veterans Memorial Bridge Connectivity Project		
DIVERSITY GOAL/SBE 19%	DIVERSITY GOAL/MBE 9%	DIVERSITY GOAL/WBE 2%	
		SOLICITATIONS ISSUED 100	TOTAL RESPONSES 3
		MANUAL RESPONSES 0	ELECTRONIC RESPONSES 3

Bidder's / Vendors Name and Address	Buyer Administrative Review	Diversity Program Review:	Award: (Y/N)
1. AECOM 1300 East 9 th Street Suite 500 Cleveland, Ohio 44114	Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> Yes IG Number: 20-0215 Planholder: <input checked="" type="checkbox"/> Yes Purchasing: SSP	SBE / MBE / WBE Subcontractor Name(s): (MW) Euthenics, Inc SBE 10% (MAPA) Barr Engineering, Inc DBA National Engineering & Architectural Services, Inc. SBE/ MBE 5% (FAA) Visibility Marketing Inc SBE/MBE/WBE 4% (MAPA) DLZ Ohio, Inc MBE 9% (FW) Lawhon & Associates, Inc SBE/WBE 2%	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		SBE/MBE/WBE Prime: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> SBE <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input checked="" type="checkbox"/> No	Dept. Tech. Review

Bidder's / Vendors Name and Address	Buyer Administrative Review	Diversity Program Review:		Dept. Tech. Review	Award: (Y/N)
		SBE / MBE / WBE Total %	SBE: 19 % MBE: 9 % WBE: 2 %		
		SBE/MBE/WBE Comply: (Y/N)	<input checked="" type="checkbox"/> Yes LL 10/26/2023 <input type="checkbox"/> No		
		SBE/MBE/WBE Comments and Initials:	No waiver requested L.Lyons 10/25/2023 JW 10/26/2023 LL 10/26/2023		
2. Michael Baker International, Inc. 1111 Superior Avenue East Suite 2300 Cleveland, Ohio 44114	Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> Yes IG Number: 12-1898 Planholder: <input checked="" type="checkbox"/> Yes Purchasing: SSP	Subcontractor Name(s):	(MW) Chagrin Valley Engineering Ltd SBE 15% (MW) City Architecture SBE 7% (MAPA) 2LMN, Inc SBE/MBE 7% (MAPA) Barr Engineering, Inc DBA National Engineering & Architectural Services, Inc. SBE/ MBE 2% (FW) Lawton & Associates, Inc SBE/WBE 2% (MW) Karpinski Engineering SBE 1%		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
		SBE/MBE/WBE Prime: (Y/N)	<input type="checkbox"/> Yes <input type="checkbox"/> SBE <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input checked="" type="checkbox"/> No		

Bidder's / Vendors Name and Address	Buyer Administrative Review	Diversity Program Review:		Dept. Tech. Review	Award: (Y/N)
		SBE / MBE / WBE Total %	SBE: <u>23%</u> MBE: <u>9%</u> WBE: <u>2%</u>		
		SBE/MBE/WBE Comply: (Y/N)	<input checked="" type="checkbox"/> Yes LL 5/7/2024 <input checked="" type="checkbox"/> No LL 10/26/2023		
		SBE/MBE/WBE Comments and Initials:	Div 2 form for Barr Engineering, Inc DBA National Engineering & Architectural Services, Inc. bottom portion not complete. No wavier requested L.Lyons 10/25/2023 No div-1 from prime, div-2 form for Barr Engineering is signed by subcontractor but name and address of company not completed. JW 10/26/2023 LL 10/26/2023 Received signed Div 1 and completed and signed div 2 from Michael Baker International and Barr Engineering. L.Lyons 5/7/24 JW 5/7/2024 LL 5/7/2024		
3. Osborn Engineering 1111 Superior Avenue Suite 2100 Cleveland, Ohio 44114	Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> Yes IG Number: 20-0103 Planholder: <input checked="" type="checkbox"/> Yes Purchasing: SSP	Subcontractor Name(s):	(MAPA) Barr Engineering, Inc DBA National Engineering & Architectural Services, Inc. SBE/MBE 10% (FW) HZW Environmental Consultants SBE/WBE 5% (MW) Euthetics, Inc SBE 15% (FAA) Robert P. Madison, International, Inc SBE/MBE/WBE 5%		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Bidder's / Vendors Name and Address	Buyer Administrative Review	Diversity Program Review:	Dept. Tech. Review	Award: (Y/N)
		<p>SBE / MBE / WBE</p> <p>SBE/MBE/WBE Prime: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> SBE <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input checked="" type="checkbox"/> No</p> <p>Total % SBE: <u>20</u> % MBE: <u>10</u> % WBE: <u>5</u> %</p> <p>SBE/MBE/WBE Comply: (Y/N) <input checked="" type="checkbox"/> Yes LL 10/26/2023 <input type="checkbox"/> No</p> <p>SBE/MBE/WBE Comments and Initials: No Wavier requested L.Lyons 10/25/23 JW 10/25/2023 LL 10/26/2023</p>		

GOAL SETTING WORKSHEET

NOTE: User Department completes the YELLOW AREAS ONLY.

Department Name: Public Works
Contact Name: Ernest Zaddell
Contact Phone#: 216-348-3815
Contact Email: ezaddell@cuwahohioacounty.us
RQ#: 13225

RQ Description: Veterans Memorial Bridge Connectivity Project

Work Category/Scope	NIGP Code (5 digits)	Work/Scope Amount (\$)	Disparity Study Work/Scope Availability # (All Vendors)	Disparity Study Work/Scope Availability # (MBE)	Disparity Study Work/Scope Availability % (MBE)	Disparity Study Work/Scope Availability \$ (MBE)	Disparity Study Work/Scope Availability # (WBE)	Disparity Study Work/Scope Availability % (WBE)	Disparity Study Work/Scope Availability \$ (WBE)
ENGINEERING SERVICES, PROFESSIONAL	92500	\$2,000,000.00	57	5	0.09	175438.60	1	0.02	35087.72
Totals (\$):		2000000.00	1		0.00	175438.60		0.00	35087.72

Project Diversity Goals:

Comments: LL 8/2/2023
 NIGP 92517/91842: NIGP 92517/91842:
 73t/11m/2w with 57t/5m/1w
 duplicates without duplicates

MBE Goal 9%
WBE Goal 2%
SBE Goal (not calculated) 19%

County Council of Cuyahoga County, Ohio

Resolution No. R2024-0284

Sponsored by: County Executive Ronayne/Department of Public Works	A Resolution authorizing an award on Purchase Order No. 24002653 to The Safety Company LLC dba MTech Company in the amount not-to-exceed \$3,164,837.05 for a joint cooperative purchase of (5) replacement GapVax trucks for the Sanitary Division; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the County Executive/Department of Public Works recommends entering into Purchase Order No. 24002653 with The Safety Company LLC dba MTech Company in the amount not-to-exceed \$3,164,837.05 for a joint cooperative purchase of (5) replacement, new GapVax trucks for the Sanitary Division; and

WHEREAS, the primary goal of this project is to obtain 5 new GapVax trucks for the Sanitary Division; and

WHEREAS, this project is funded 100% Sanitary Services Fund; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue.

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

SECTION 1. That the Cuyahoga County Council hereby authorizes Purchase Order No. 24002653 with The Safety Company LLC dba MTech Company in the amount not-to-exceed \$3,164,837.05 for a joint cooperative purchase of (5) replacement, new GapVax trucks for the Sanitary Division.

SECTION 2. That the County Executive is authorized to execute the Purchase Order and all documents consistent with said award and 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

PURCHASE-RELATED TRANSACTIONS

Title	Public Works Fleet Division: The Safety Company dba Mtech Company; 2024 Cooperative Purchase. Five (5) Sewer Vac Replacement Trucks
Department or Agency Name	Department of Public Works
Requested Action	<input type="checkbox"/> Contract <input type="checkbox"/> Agreement <input type="checkbox"/> Lease <input type="checkbox"/> Amendment <input type="checkbox"/> Revenue Generating <input checked="" 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/Council Approved	Approval No.
O		The Safety Co dba Mtech		3,164,837.05	Pending	Pending

Service/Item Description (include quantity if applicable). Public Works is requesting to purchase off the joint cooperative Sourcewell Contract – five (5) Sewer Vac Trucks for the Sanitary Sewer Division. These trucks will replace existing trucks, which would cost more to maintain due to their age and normal wear and tear that the trucks endure.

Indicate whether: New service/purchase Existing service/purchase Replacement for an existing service/purchase (provide details in Service/Item Description section above)

For purchases of furniture, computers, vehicles: Additional Replacement
 Age of items being replaced: Two 2014 Freightliner Jets / Two 2015 Freightliner Jets / One 2016 International Jet
 How will replaced items be disposed of? Auction

Project Goals, Outcomes or Purpose (list 3):

- The new trucks will replace older trucks that are costing more to maintain and are more efficient and will last longer.
- New trucks will allow the Sanitary Sewer Division to maintain schedules and services in the communities without any interruptions.

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):
The Safety Company dba Mtech Co. 7401 First Place Cleveland, OH 44146	Dan Soukup / Vice President
Vendor Council District:	Project Council District:

If applicable provide the full address or list the municipality(ies) impacted by the project.

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
RQ# _____ (Insert RQ# for formal/informal items, as applicable) <input type="checkbox"/> RFB <input type="checkbox"/> RFP <input type="checkbox"/> RFQ <input type="checkbox"/> Informal <input type="checkbox"/> Formal Closing Date: _____	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) / _____	<input type="checkbox"/> State Contract, list STS number and expiration date <input checked="" type="checkbox"/> Government Coop (Joint Purchasing Program/GSA), list number and expiration date Sourcewell contract #101221 – expires 11/29/2025
Participation/Goals (%): () DBE () SBE () MBE () WBE. Were goals met by awarded vendor per DEI tab sheet review? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain. If no, has this gone to the Administrative Reconsideration Panel? If so, what was the outcome?	<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 - (list original procurement) <input type="checkbox"/> Other Procurement Method, please describe: _____

Is Purchase/Services technology related Yes 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 the purchases compatible with the new ERP system? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain.	

FUNDING SOURCE: Please provide the complete, proper name of each funding source (No acronyms). Include % for each funding source listed.

General Fund – PW755105 / 70100 PW-FLEET-SAN

Is funding for this included in the approved budget? Yes No (if “no” please explain): _____

List all Accounting Unit(s) upon which funds will be drawn and amounts if more than one accounting unit.

PW755105 / 70100

Payment Schedule: Invoiced Monthly Quarterly One-time Other (please explain):

Provide status of project.

Is contract/purchase late No 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:

Detail any issues that arose during processing in Infor, such as the item being disapproved and requiring correction:

If late, have services begun? No Yes (if yes, please explain)

Have payments been made? No Yes (if yes, please explain)

HISTORY (see instructions):

Prior Original (O) and subsequent Amendments (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC/Council Approved	Approval No.

Department of Purchasing – Required Documents Checklist

Upload as “word” document in OnBase Document Management

Infor/Lawson RQ#:	
Infor/Lawson PO# Code (if applicable):	JCOP
Event #	
PO#	24002653

X I certify that I have followed the current purchasing policies and procedures and no items being purchased under this requisition have been ordered or received.

TAC or CTO Required or authorized IT Standard	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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Briefing Memo	Department PS	Clerk of the Board Attached
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Required Documents for All Purchase Orders (ALL Non-Contract Purchases)				
			Department initials	Purchasing
IG#	23-0325		PS	CQ
Debarment/Suspension Verified	Date:	6/5/2024	PS	CQ
Auditor’s Finding	Date:	6/20/2024	PS	CQ
Vendor’s Submission * (or Bid Tabulation)			PS	CQ
Independent Contractor (I.C.) Requirement	Date:	8/3/2024	PS	CQ
Checklist			PS	CQ

Required Documents Dependent upon Procurement Type				
			Department initials	Purchasing
Annual Non-Competitive Bid Contract Statement (Not required if item was competitively bid. Form is also not required unless not going to BOC or Council for approval)	Date:			
Bid Specification Packet. (Copy of Event, including include 2 nd effort documents, if applicable and include any attachments to the events).				
TSMC attach supporting documentation of attempt to secure three (3) valid quotes and/or Event documentation of 8 hour posting.				
Tabulation Sheets				
Evaluation/Scoring Summary (includes evaluator names)				
Notice of Intent to Award Letter (only for Formals)				

Department of Purchasing – Required Documents Checklist

Upload as “word” document in OnBase Document Management

Award Letter <i>(only for Formals)</i>		
Final DEI Goal Setting Worksheet <i>(for Formal)</i>		
For SBEs/MBEs/WBEs “Null” search results attach DEI’s e-mail response to Null Search <i>(for Informal)</i> .		
E-mail notification(s) to available SBEs/MBEs/WBEs from the certified list <i>(for Informal)</i>		
Justification Form <i>(if exemption and purchase over \$5k)</i>	PS	CQ
State Contract Cover Sheet		
Cooperative Purchase Contract Cover Sheet	PS	CQ #101221 SPL EXP 11/29/2025
Sole Source Affidavit		
Sole Source Justification		
TAC/CTO Approval or IT Standards <i>(attach and identify relevant page #s)</i> , if required.		
Prior RFP Exemption/Alternative Procurement Approval Letter		
Furniture Request Form		
Proof of Public Notice publication		
Invoice <i>(for items already purchased but not approved)</i>		
Department Director’s approval to initiate TSMC purchase (email or printed)		
Department Director’s approval to purchase TSMC goods or services (email or printed)		

*If State Contract or Cooperative purchase, must have the contract number and expiration date listed

Reviewed by Law	
	Department initials
Exhibits	
Matrix Law Screen shot	PS
COI	
Workers’ Compensation Insurance	
Performance Bond	

Other documentation may be required depending upon your specific item

Glossary of Terms at: <https://intranet.cuyahoga.cc/policies-procedures/procurement-information>

Vendor Information

Vendor Name	Dollar Amount
The Safety Company dba Mtech	\$3,164,837.05

DOP REVIEW COMPLETE CQ 6/24/2024

Department of Purchasing – Required Documents Checklist

Upload as “word” document in OnBase Document Management

Department of Purchasing Verification for Events	
	Purchasing
Vendor Name and Dollar Amount verified (lowest and best)	
If an event(s) was created: Check Audit Log to verify Event(s) released (approved-notified) 2 nd effort will show as an amendment approved-notified or will be a separate event; minimum # of hours bid	
Checked for # of Notification on Event(s)	
Sealed Bid on Event(s) & Display on Portal	
If brand name listed on specs, must have “or equivalent” or approved IT Standard and/or prior approval Alternative Procurement	
If a service, <ul style="list-style-type: none"> • Matrix approval of PO vs. Contract • Insurance/Workers’ Compensation requirements and/or Waiver 	
Minimum # of bids received	
Purchasing Buyer’s initials and date of approval	
Misc Comments	

Requisitions up to & including \$5,000.00 will be reviewed by the assigned purchasing agent in the Department of Purchasing. If all requirements are met, the item can be approved by DoP without additional consideration. For the following items the OnBase Agenda Action form must be completed. The item will be held until it is approved by the Board of Control.

- Requisitions over \$5,000.00
- Requisition submitted in which the item has been ordered and/or received