



AGENDA
CUYAHOGA COUNTY PUBLIC WORKS, PROCUREMENT & CONTRACTING
COMMITTEE MEETING
WEDNESDAY, MARCH 5, 2025
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
10:00 AM

Committee Members:

Pernel Jones, Jr., Chair – District 8
Mark Casselberry, Vice Chair – District 4
Yvonne M. Conwell – District 7
Dale Miller – District 2
Martin J. Sweeney – District 3

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES FROM THE FEBRUARY 19, 2025 MEETING**
- 5. MATTERS REFERRED TO COMMITTEE**
 - a) R2025-0093: A Resolution authorizing an amendment to Contract No. 1642 with Cold Harbor Building Company for hazardous material abatement at the old Juvenile Court Complex to expand the scope of services to include demolition, in accordance with the Ohio Brownfield Remediation Program grant award and for additional funds in the amount not-to-exceed \$6,810,362.00, effective upon signatures of all parties; authorizing the County Executive to execute the amendment and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.

6. MISCELLANEOUS BUSINESS

7. ADJOURNMENT

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

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



MINUTES

CUYAHOGA COUNTY PUBLIC WORKS, PROCUREMENT & CONTRACTING COMMITTEE MEETING

WEDNESDAY, FEBRUARY 19, 2025

CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS

C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR

10:00 AM

1. CALL TO ORDER

Chairman Jones called the meeting to order at 10:02 a.m.

2. ROLL CALL

Mr. Jones asked Deputy Clerk Carter to call the roll. Committee members Jones, Casselberry and Sweeney were in attendance and a quorum was determined. Committee members Conwell and Miller entered the meeting after the roll call was taken. Councilmember Schleper was also in attendance.

3. PUBLIC COMMENT

There were no public comments given.

4. APPROVAL OF MINUTES FROM THE FEBRUARY 5, 2025 MEETING

A motion was made by Mr. Sweeney, seconded by Mr. Casselberry and approved by unanimous vote to approve the minutes from the February 5, 2025 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2025-0074: A Resolution authorizing an amendment to a Master Contract with various providers for on-call heavy construction services, on a task order basis, for various road and bridge maintenance and repair services for the period 3/1/2023 – 2/28/2026 for additional funds in the total amount not-to-exceed \$1,500,000.00; authorizing the County Executive to execute the

amendment and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective:

- 1) Contract No. 2989 with CATTs Construction, Inc. in the anticipated amount of \$375,000.00.
- 2) Contract No. 2990 with The Ruhlin Company in the anticipated amount of \$375,000.00.
- 3) Contract No. 2991 with Schirmer Construction, LLC in the anticipated amount of \$375,000.00.
- 4) Contract No. 2992 with Terrace Construction Company, Inc. in the anticipated amount of \$375,000.00.

Mr. Eric Mack, Section Chief Engineer, addressed the Committee regarding Resolution No. R2025-0074. Discussion ensued.

Committee members and Councilmembers asked questions of Mr. Mack pertaining to the item, which he answered accordingly.

On a motion by Mr. Sweeney with a second by Mr. Casselberry, Resolution No. R2025-0074 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- b) R2025-0075: A Resolution making an award on RQ15387 to CATTs Construction, Inc. in the amount not-to-exceed \$1,163,640.65 for resurfacing and associated pavement repair of 0.60 miles of Wilson Mills Road from Richmond Road to the Eastern Corporation Line in the City of Richmond Heights, effective upon signature of all parties through project completion; authorizing the County Executive to execute Contract No. 5102 and all other documents consistent with said award and this Resolution; authorizing the County Engineer, on behalf of the County Executive, to make an allocation from County Motor Vehicle \$5.00 License Tax Fund in the amount \$29,091.02 to fund said contract; and declaring the necessity that this Resolution become immediately effective.

Mr. Mack addressed the Committee regarding Resolution No. R2025-0075. Discussion ensued.

Committee members and Councilmembers asked questions of Mr. Mack pertaining to the item, which he answered accordingly.

On a motion by Mr. Sweeney with a second by Mr. Miller, Resolution No. R2025-0075 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- c) R2025-0076: A Resolution making an award on RQ15388 to Schirmer Construction LLC. in the amount not-to-exceed \$2,586,786.00 for replacement of Schaaf Road Bridge No. 02.89 over West Creek in the City of Independence, effective upon signatures of all parties through project completion; authorizing the County Executive to execute Contract No. 5103 and all other documents consistent with said award and this Resolution; authorizing the County Engineer, on behalf of the County Executive, to make an allocation from County Motor Vehicle \$7.50 License Tax Fund in the amount of \$232,810.74 to fund said contract; and declaring the necessity that this Resolution become immediately effective.

Mr. Mack addressed the Committee regarding Resolution No. R2025-0076. Discussion ensued.

Committee members and Councilmembers asked questions of Mr. Mack pertaining to the item, which he answered accordingly.

On a motion by Mr. Miller with a second by Mr. Casselberry, Resolution No. R2025-0076 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

6. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

7. ADJOURNMENT

With no further business to discuss, Chairman Jones adjourned the meeting at 10:15 a.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2025-0093

<p>Sponsored by: County Executive Ronayne/Department of Public Works</p>	<p>A Resolution authorizing an amendment to Contract No. 1642 with Cold Harbor Building Company for hazardous material abatement at the old Juvenile Court Complex to expand the scope of services to include demolition in accordance with the Ohio Brownfield Remediation Program grant award and for additional funds in the amount not-to-exceed \$6,810,362.00, effective upon signatures of all parties; authorizing the County Executive to execute the amendment and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.</p>
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WHEREAS, the County Executive/Department of Public Works recommends an amendment to Contract No. 1642 with Cold Harbor Building Company for hazardous material abatement at the old Juvenile Court Complex to expand the scope of services to include demolition in accordance with the Ohio Brownfield Remediation Program grant award and for additional funds in the amount not-to-exceed \$6,810,362.00, effective upon signatures of all parties; and

WHEREAS, the primary goal of this project is final abatement activities and building demolition; and

WHEREAS, this project is funded 100% by the State of Ohio Department of Development Brownfield Mitigation Program Grant; 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 an amendment to Contract No. 1642 with Cold Harbor Building Company for hazardous material abatement at the old Juvenile Court Complex to expand the scope of services to include demolition in accordance with the Ohio Brownfield

Remediation Program grant award and for additional funds in the amount not-to-exceed \$6,810,362.00, effective upon signatures of all parties.

SECTION 2. That the County Executive is authorized to execute the amendment to Contract No. 1642, and all other documents consistent with this Resolution. To the extent that any exemptions are necessary under the County Code and contracting procedures, they shall be deemed approved by the adoption of this Resolution.

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

SECTION 4. It is found and determined that all formal actions of this Council relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: February 25, 2025
Committee(s) Assigned: Public Works, Procurement & Contracting

Journal _____
_____, 20__

PURCHASE-RELATED TRANSACTIONS

Title	Old Juvenile Court Complex Removal of Asbestos & Demolition AMD #1
Department or Agency Name	Public Works
Requested Action	<input type="checkbox"/> Contract <input type="checkbox"/> Agreement <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Amendment <input type="checkbox"/> Revenue Generating <input type="checkbox"/> Purchase Order <input type="checkbox"/> Other (please specify):

Original (O)/ Amendment (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC/Council Approved	Approval No.
O	CM 1642	Cold Harbor Building Company	N/A	\$5,310,000.00	9/14/2021	R2021-0177
A-1	CM1642	CHCB	N/A	\$6,810,362.00	Pending	

Service/Item Description (include quantity if applicable).
Contract 1642 already performing pre-demolition and abatement activities and a partner in the development of the State of Ohio grant application for additional demolition scope of services.
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)
For purchases of furniture, computers, vehicles: <input type="checkbox"/> Additional <input type="checkbox"/> Replacement Age of items being replaced: _____ How will replaced items be disposed of? _____ N/A
Project Goals, Outcomes or Purpose (list 3):
Final abatement activities and building demolition (inclusive of planning, design, permitting, demolition, and site restoration).

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: Cold Harbor Building Company 115 Industrial Pkwy, Chardon, Ohio 44024	Owner, executive director, other (specify):
Vendor Council District: N/A	Project Council District: District 7
If applicable provide the full address or list the municipality(ies) impacted by the project.	City of Cleveland

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
RQ# _6320_____ (Insert RQ# for formal/informal items, as applicable) <input checked="" type="checkbox"/> RFB <input type="checkbox"/> RFP <input type="checkbox"/> RFQ	Provide a short summary for not using competitive bid process.

<input type="checkbox"/> Informal <input type="checkbox"/> Formal Closing Date:	*See Justification for additional information.
The total value of the solicitation: \$6,810,362.00	<input type="checkbox"/> Exemption
Number of Solicitations (sent/received) / N/A	<input type="checkbox"/> State Contract, list STS number and expiration date <input type="checkbox"/> Government Coop (Joint Purchasing Program/GSA), list number and expiration date
Participation/Goals (%): () DBE () SBE () MBE () WBE. Were goals met by awarded vendor per DEI tab sheet review? <input 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? Vendor will continue to meet Goals set by DEI-SEE Attached Letter	<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? N/A	<input checked="" type="checkbox"/> Contract Amendment - (list original procurement) RFB <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 checked="" 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. State of Ohio Department of Development Brownfield Mitigation Program Grant #(DEV-2023-205105).
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.
Payment Schedule: <input type="checkbox"/> Invoiced <input checked="" type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> One-time <input type="checkbox"/> Other (please explain):

Provide status of project.

Is contract/purchase late No Yes, In the fields below provide reason for late and timeline of late submission

Reason: N/A

Timeline

Project/Procurement Start Date (date your team started working on this item):

Date documents were requested from vendor: 12/1/24

Date of insurance approval from risk manager: 1/21/25

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.
Original	CM 1642	CHBC	N/A	\$5,310,000.00	9/14/2021	R2021-0177

Department of Purchasing – Required Documents Checklist

Upload as “word” document in OnBase Document Management

Infor/Lawson RQ# (if applicable):	6320
Buyspeed RQ# (if applicable):	
Infor/Lawson PO # Code (if applicable):	1046
CM Contract#	1642

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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Contract Amendments Reviewed by Purchasing				
			Department Initials	Purchasing
Briefing Memo			WB	OK AJ 1/29/2025
Justification Form			WB	OK AJ 1/29/2025
IG#	24-0387 REG	Exp 12/31/2028	WB	OK AJ 1/29/2025
Annual Non-Competitive Bid Contract Statement <i>(Not required if item was competitively bid. Form is also not required if going to BOC or Council for approval)</i>	Date:		N/A	n/a
Debarment/Suspension Verified	Date:	1/2/25	WB	OK AJ 1/29/2025 dated within 60 days
Auditor’s Findings	Date:	1/2/25	WB	OK AJ 1/29/2025 dated within 60 days
Independent Contractor (I.C.) Form	Date:	1/8/25	WB	OK AJ 1/29/2025 dated within 1 year
Cover - Master contracts only			N/A	n/a
Contract Evaluation – <i>if required provide most recent CM history on contract history table (see pg 2)</i>			WB	OK AJ 1/29/2025
TAC/CTO Approval or IT Standards <i>(if required attach and identify relevant page #s or meeting approval number)</i>			N/A	n/a
Checklist Verification			WB	OK AJ 1/29/2025

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
Original Executed Contract (containing insurance terms) & all executed amendments	WB

Department of Purchasing – Required Documents Checklist

CONTRACT SPENDING PLAN

Time Period	Accounting Unit	Account Number	Activity Code	Account Category or Subaccount	Dollar Amount
N/A	PW600120	72100	CFJJC0001301	72100	\$6,810,362.00
			TOTAL		\$6,810,362.00

CONTRACT HISTORY (see Contract Evaluation, if applicable/ to be completed by Department)

CE/AG# (if applicable)					
Infor/Lawson PO# and PO Code (if applicable)					
Lawson RQ# (if applicable)		6320			
CM Contract#		1642			
	Original Amount	Amendment Amount (if applicable)	Original Time Period/Amended End Date	BOC/ Resolution Approval Date	BOC/ Resolution Approval #
Original Amount	\$5,310,000.00		n/a	9/14/2021	R2021-0177
Prior Amendment Amounts (list separately) (A-#)		\$			
		\$			
		\$			
Pending Amendment		\$6,810,362.00		Pending	Pending
Total Amendments		\$6,810,362.00			
Total Contract Amount		\$12,120,362.00			

PURCHASING USE ONLY

Prior Resolutions:	R2021-0177
CM#:	1642
Vendor Name:	Cold Harbor Building Company
Time Period:	n/a
Amount:	\$6,810,362.00
History/CE:	OK
EL:	OK
Purchasing Notes:	Buyer Review Completed
Purchasing Agents Initials and date of approval	AJ 1/29/2025

CONTRACT EVALUATION FORM

Contractor	Cold Harbor Building Co				
Current Contract History: CE/AG# (if applicable) Infor/Lawson PO#:	CM 1642				
RQ#	6320				
Time Period of Original Contract	N/A				
Background Statement	Cuyahoga County Old Juvenile Court Complex Safety and Security Hardening				
Service Description	The project focuses on the demolition and asbestos abatement of the former Juvenile Justice Center, a 205,481 – square -foot building that first opened in 1931. The structure , now vacant has undergone partial hazardous materials abatement and selective demolition. The remaining abatement will address asbestos in areas such as the troweled roof surface, inaccessible pipe insulation, and window system caulking. This project is expected to create 25 new jobs and is crucial for the site’s redevelopment, enabling the realignment of the I-90 innerbelt and improvements to the East 9 th bridge, enhancing connectivity for Cleveland neighborhoods and city services.				
Performance Indicators	Quality of Work ,Meeting CPM schedule, Cooperation with local business and residents. Promptness with compliance request.				
Actual Performance versus performance indicators (include statistics):	Contractor works well with local businesses and resident.				
Rating of Overall Performance of Contractor	Superior	Above Average	Average	Below Average	Poor
Select One (X)			X		
Justification of Rating	Contractor works well with local businesses and resident.				

Department Contact	William Boyd
User Department	Public Works Construction
Date	1/17/2025