



## CUYAHOGA COUNTY COUNCIL

### PUBLIC WORKS, PROCUREMENT & CONTRACTING COMMITTEE

CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS  
4<sup>th</sup> FLOOR

#### MEETING AGENDA

WEDNESDAY, JANUARY 21, 2026 — 10:00 A.M.

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#### Committee Members

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

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. PUBLIC COMMENT

#### 4. APPROVAL OF MINUTES FROM THE DECEMBER 3, 2025 MEETING

#### 5. MATTERS REFERRED TO COMMITTEE

- a) R2026-0010: A Resolution declaring that public convenience and welfare requires the rehabilitation of Falls Road Bridge No. 01.72 over Griswold Creek in the Village of Hunting Valley; total estimated project cost \$2,000,000.00 finding that special assessments will neither be levied nor collected to pay for any part of the County's costs of said improvement; requesting authority for the County Executive to enter into and execute the necessary agreements of cooperation; and declaring the necessity that this Resolution become immediately effective.
- b) R2026-0011: A Resolution declaring that public convenience and welfare requires the rehabilitation of Ridgewood Drive Bridge No. 00.15 over Countryman's Creek in the City of Parma Heights; total estimated project cost \$2,700,000.00 finding that special assessments will neither be levied nor collected to pay for any part of the County's costs of said improvement; requesting authority for the County Executive to enter into and execute the necessary agreements of cooperation; and declaring the necessity that this Resolution become immediately effective.
- c) R2026-0012: A Resolution amending Resolution No. R2016-0080 dated 4/26/2016, which authorized the transfer of real property located at E. 79th Street and Hillside Road, Cleveland, also known as Hillside Community Park, Permanent Parcel No. 124-29-010 to Burten, Bell, Carr Development, Inc., to remove a restrictive covenant requiring that the property be maintained as a public park in order to incorporate part of the land into the Greater Cleveland Regional Transit Authority's East 79th Street Station project while incorporating the other part of the land into the existing park and releasing its use restriction recorded in Document No. 201605120228 of Cuyahoga County Records in

Transfer Area "A"; and declaring the necessity that this Resolution become immediately effective.

- d) R2026-0013: A Resolution authorizing an amendment to Revenue Generating Agreement No. 1932 with Cuyahoga Metropolitan Housing Authority for lease of a County-owned parking lot, located on Cedar Avenue at East 22<sup>nd</sup> Street, Permanent Parcel Nos. 103-13-019 and 103-13-022 in the City of Cleveland for the period 12/15/2021 – 12/31/2025 to extend the time period to 12/31/2027, to change the terms, and to update insurance requirements, no additional revenue anticipated, effective 1/1/2026; 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.
  
- e) R2026-0014: A Resolution authorizing an amendment to Revenue Generating Agreement No. 3019 with The Cleveland Police Historical Society for lease of 4,000 square feet of space in the City of Cleveland Police Department Headquarters Building located at 1300 Ontario Street, Cleveland, for the Cleveland Police Museum for the period 1/1/2023 – 12/31/2025 to extend the time period to 12/31/2028, to update insurance requirements, and for additional revenue in the amount not-to-exceed \$10.00, effective 1/1/2026; 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.
  
- f) R2026-0016: A Resolution making an award on RQ16270 to Perk Company, Inc., in the amount not-to-exceed \$12,313,895.62 for the construction of the Lake Clifton connector shared use path and lane reduction from Linda Street to Webb Road in the Cities of Rocky River and Lakewood, Ohio, effective upon signatures of all parties through project completion; authorizing the County Executive to execute Contract No. 5742 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective.
  
- g) R2026-0018: A Resolution making an award on RQ16122 to APG Office Furnishings, Inc., in the amount not-to-exceed \$2,221,022.87 for comprehensive furniture design, specification, procurement and installation services for the 1801 Superior Avenue Project, effective upon signatures of all parties through project completion; authorizing the County Executive to execute Contract No. 5753 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective.
  
- h) R2026-0019: A Resolution making an award on RQ16271 to Tri Mor Corp., in the amount not-to-exceed \$7,143,495.75 for Fitch Road (CR-170) sanitary sewer extension, reconstruction, and rehabilitation of existing roadway from The First Energy Right-of-Way to the Olmsted Township North Corporation Line in Olmsted Township, effective upon signatures of all parties through project completion; authorizing the County Executive to execute Contract No. 5780 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 Funds in the amount of \$983,420.07

to fund said contract; 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. Download the Metropolis smartphone app and create an account to have parking validated at meetings. Please scan the QR code posted in Council Chambers to input your license plate information for parking to be validated by Metropolis, a non-County entity. You will be responsible for the cost of parking if you are unable to utilize this online parking service.*

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



**CUYAHOGA COUNTY COUNCIL**  
PUBLIC WORKS, PROCUREMENT & CONTRACTING  
COMMITTEE  
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS  
4<sup>th</sup> FLOOR

Committee Members

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

**MEETING MINUTES**

WEDNESDAY, DECEMBER 3, 2025 — 10:00 A.M.

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1. CALL TO ORDER

**Chairman Jones called the meeting to order at 10:09 a.m.**

2. ROLL CALL

**Mr. Jones asked Deputy Clerk Carter to call the roll. Committee members Jones, Casselberry, Conwell, Miller and Sweeney were in attendance and a quorum was determined.**

3. PUBLIC COMMENT

**There were no public comments given.**

4. APPROVAL OF MINUTES FROM THE NOVEMBER 19, 2025 MEETING

**A motion was made by Mr. Sweeney, seconded by Mr. Casselberry and approved by unanimous vote to approve the minutes from the November 19, 2025 meeting.**

5. MATTERS REFERRED TO COMMITTEE

- a) R2025-0328: A Resolution approving The MetroHealth System's policies and procedures to participate in one or more joint purchasing associations for the purpose of acquiring supplies, equipment and services provided through joint purchasing arrangements to achieve beneficial purchasing arrangements for calendar year 2026, in accordance with Ohio Revised Code Section 339.05; and declaring the necessity that this Resolution become immediately effective.

**Mr. Mike Jones, Executive Director of Supply Chain at The Metro Health System, addressed the Committee regarding Resolution No. R2025-0328. Discussion ensued.**

**Committee members asked questions of Mr. Jones pertaining to the item, which he answered accordingly.**

**On a motion by Mr. Miller with a second by Ms. Conwell, Resolution No. R2025-0328 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.**

- b) R2025-0335: A Resolution amending Resolution No. R2024-0187 dated 6/4/2024, which declared public convenience and welfare requires the reconstruction of Lee Road, by changing the termini from Invermere Avenue to the North Corporation Line to Throckley Avenue to the North Corporation Line in the Cities of Cleveland and Shaker Heights, in connection with the 2024-2027 Transportation Improvement Program; and declaring the necessity that this Resolution become immediately effective.

**Mr. Eric Mack, Section Chief Engineer, addressed the Committee regarding Resolution No. R2025-0335. Discussion ensued.**

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

**On a motion by Ms. Conwell with a second by Mr. Casselberry, Resolution No. R2025-0335 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.**

- c) R2025-0336: A Resolution making an award on RQ16269 to Trumble Construction LLC dba RBT Roofing in the amount not-to-exceed \$5,364,470.00 for the Cuyahoga County Medical Examiner's Building Roof Replacement Project, effective upon signatures of all parties through project completion; authorizing the County Executive to execute Contract No. 5758 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, addressed the Committee regarding Resolution No. R2025-0336. Discussion ensued.**

**Committee members asked questions of Mr. Rymer pertaining to the item, which he answered accordingly.**

**On a motion by Ms. Conwell with a second by Mr. Casselberry, Resolution No. R2025-0336 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.**

## **6. MISCELLANEOUS BUSINESS**

**There was no miscellaneous business.**

## **7. ADJOURNMENT**

**With no further business to discuss, Chairman Jones adjourned the meeting at 10:40 a.m., without objection.**

# County Council of Cuyahoga County, Ohio

## Resolution No. R2026-0010

<p>Sponsored by: <b>County Executive Ronayne/Department of Public Works</b></p>	<p><b>A Resolution</b> declaring that public convenience and welfare requires the rehabilitation of Falls Road Bridge 01.72 over Griswold Creek in the Village of Hunting Valley; total estimated project cost \$2,000,000.00 finding that special assessments will neither be levied nor collected to pay for any part of the County's costs of said improvement; requesting authority for the County Executive to enter into and execute the necessary agreements of cooperation; and declaring the necessity that this Resolution become immediately effective.</p>
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**WHEREAS**, the County Executive/Department of Public Works recommends finding that public convenience and welfare require the rehabilitation of Falls Road Bridge 01.72 over Griswold Creek in the Village of Hunting Valley; and

**WHEREAS**, the anticipated start-completion date is spring 2027 to fall of 2027; and

**WHEREAS**, that special assessments will neither be levied nor collected to pay for any part of the County's costs of said improvement; and

**WHEREAS**, the primary goal is to properly maintain the County's infrastructure for which the County is responsible; and

**WHEREAS**, the project is located in Council District 6; and

**WHEREAS**, the estimated project cost is \$2,000,000.00; and

**WHEREAS**, this project will be funded 100% from 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 declares that public convenience and welfare require the rehabilitation of Falls Road Bridge 01.72 over Griswold Creek in the Village of Hunting Valley.

**SECTION 2.** That special assessments will neither be levied nor collected to pay for any part of the County's costs of said improvements.

**SECTION 3.** Requesting authority for the County Executive to enter into and execute the necessary agreements of cooperation

**SECTION 4.** 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 5.** 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: January 13, 2026  
Committee(s) Assigned: Public Works, Procurement & Contracting

Journal \_\_\_\_\_  
\_\_\_\_\_, 20\_\_

**PUBLIC CONVENIENCE AND WELFARE TRANSACTIONS**

<b>TITLE</b>	Declare Public Convenience and Welfare for the rehabilitation of Falls Road Bridge 01.72 over Griswold Creek in the Village of Hunting Valley
<b>DEPARTMENT OR AGENCY NAME</b>	Public Works

<b>REQUESTED ACTION</b>	<input checked="" type="checkbox"/> Public Convenience and Welfare <input type="checkbox"/> Agreements related to Public Convenience and Welfare <input type="checkbox"/> Amendments to Agreements related to Public Convenience and Welfare
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<b>PROJECT DESCRIPTION:</b>	<b>Rehabilitation of Falls Road Bridge 01.72 over Griswold Creek in the Village of Hunting Valley.</b>
	Finding that special assessments will neither be levied nor collected to pay for any part of the County's costs of said improvement.
	Requesting authority for the County Executive to enter into and execute the necessary agreement(s) of cooperation with: <b>Village of Hunting Valley</b>
	Project part of NOACA TIP: <b>N/A</b>
<b>ADDITIONAL INFORMATION (IF APPLICABLE)</b>	
<b>PROJECT COUNCIL DISTRICT(S):</b>	Council District 6
<b>PROJECT ANTICIPATED START/END DATES</b>	Construction is anticipated to start Spring of 2027 and is anticipated to be completed by Fall of 2027.
<b>TOTAL PROJECT COST:</b>	\$2,000,000

<b>FUNDING SOURCE:</b>	<b>Is funding for this included in the approved budget?</b>
	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if "no" please explain):
	<b>Please provide the complete, proper name of the funding source (no acronyms). Include percentages of funding if using more than one source.</b> 100% County Road & Bridge (\$2,000,000)

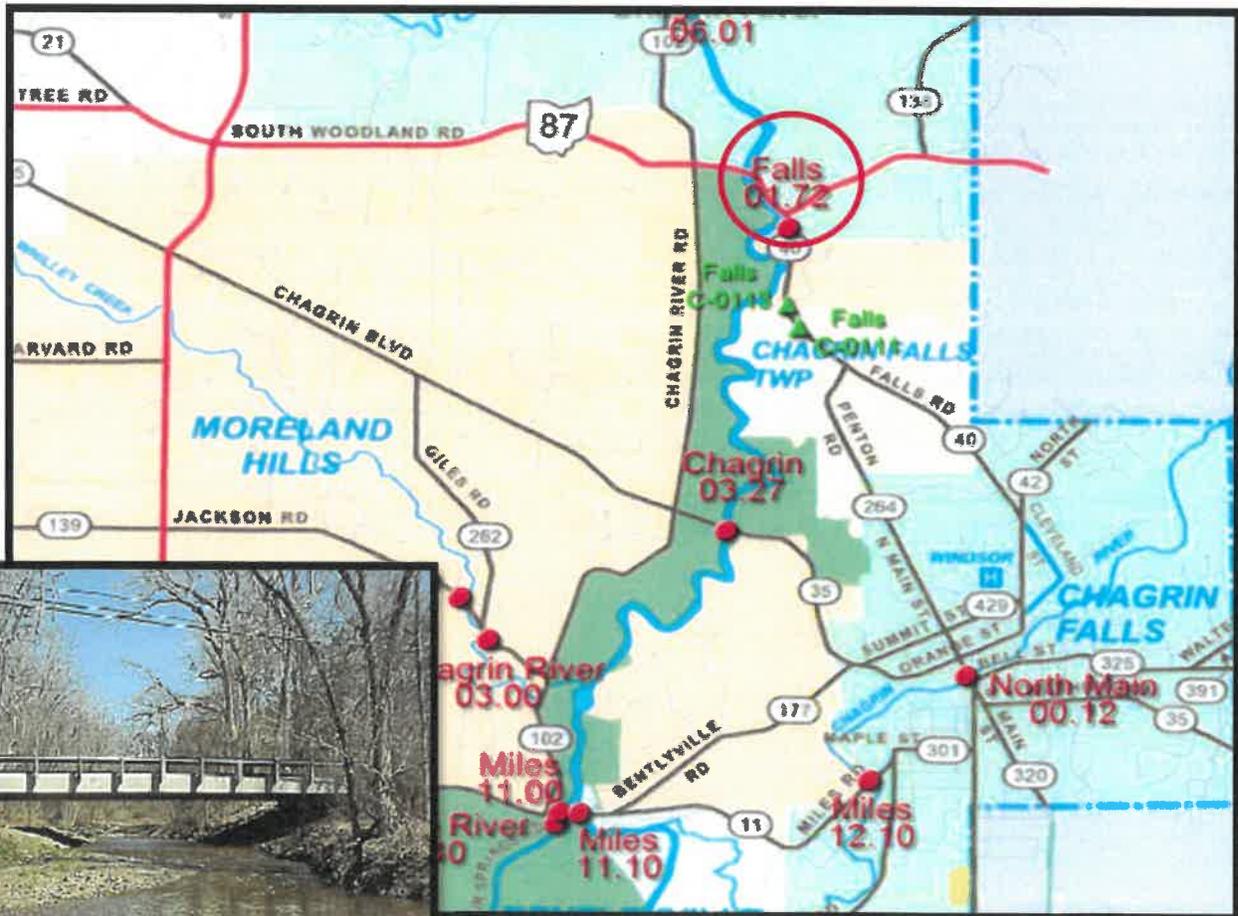
<b>PROJECT'S CURRENT/HISTORICAL INFO</b>	<b>DATE BOC APPROVED/ COUNCIL'S JOURNAL DATE</b>	<b>APPROVAL NO.</b>
<b>ORIGINAL PUBLIC CONVENIENCE AND WELFARE</b>		
<b>AMENDMENT PUBLIC CONVENIENCE AND WELFARE</b>		
<b>AGREEMENTS RELATED TO PUBLIC CONVENIENCE AND WELFARE</b>		
<b>AMENDED AGREEMENTS RELATED TO PUBLIC CONVENIENCE AND WELFARE</b>		



# CUYAHOGA COUNTY DEPARTMENT of PUBLIC WORKS

## Project Fact Sheet – Falls Road Bridge 01.72 Over Griswold Creek Village of Hunting Valley

<b>Project Type</b>	Bridge Rehabilitation
<b>Project Limits</b>	Falls Road Bridge 01.72 over Griswold Creek
<b>Average Daily Traffic</b>	7,515 vehicles per day
<b>Year Built/Last Rehab</b>	Year Built: 1989 / Last Rehab: None
<b>General Appraisal Rating</b>	4P
<b>Sufficiency Rating</b>	64.1
<b>Council District</b>	6
<b>Project Cost</b>	\$2,000,000.00
<b>Proposed Funding</b>	100% County (\$2,000,000.00)
<b>Project Design</b>	Cuyahoga County Department of Public Works (Consultant)
<b>Construction Admin</b>	Cuyahoga County Department of Public Works



# County Council of Cuyahoga County, Ohio

## Resolution No. R2026-0011

<p>Sponsored by: <b>County Executive Ronayne/Department of Public Works</b></p>	<p><b>A Resolution</b> declaring that public convenience and welfare requires the rehabilitation of Ridgewood Drive Bridge 00.15 over Countryman’s Creek in the City of Parma Heights; total estimated project cost \$2,700,000.00 finding that special assessments will neither be levied nor collected to pay for any part of the County’s costs of said improvement; requesting authority for the County Executive to enter into and execute the necessary agreements of cooperation; and declaring the necessity that this Resolution become immediately effective.</p>
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**WHEREAS**, the County Executive/Department of Public Works recommends finding that public convenience and welfare require the rehabilitation of Ridgewood Drive Bridge 00.15 over Countryman’s Creek in the City of Parma Heights; and

**WHEREAS**, the anticipated start-completion date is spring 2027 to fall of 2027; and

**WHEREAS**, that special assessments will neither be levied nor collected to pay for any part of the County’s costs of said improvement; and

**WHEREAS**, the primary goal is to properly maintain the County’s infrastructure for which the County is responsible; and

**WHEREAS**, the project is located in Council District 4; and

**WHEREAS**, the estimated project cost is \$2,700,000.00; and

**WHEREAS**, this project will be funded 100% from 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 declares that public convenience and welfare require the rehabilitation of Ridgewood Drive Bridge 00.15 over Countryman's Creek in the City of Parma Heights.

**SECTION 2.** That special assessments will neither be levied nor collected to pay for any part of the County's costs of said improvements.

**SECTION 3.** Requesting authority for the County Executive to enter into and execute the necessary agreements of cooperation

**SECTION 4.** 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 5.** 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: January 13, 2026

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

Journal \_\_\_\_\_  
\_\_\_\_\_, 20\_\_\_\_

**PUBLIC CONVENIENCE AND WELFARE TRANSACTIONS**

<b>TITLE</b>	Declare Public Convenience and Welfare for the rehabilitation of Ridgewood Drive Bridge 00.15 over Countryman’s Creek in the City of Parma Heights.
<b>DEPARTMENT OR AGENCY NAME</b>	Public Works

<b>REQUESTED ACTION</b>	<input checked="" type="checkbox"/> Public Convenience and Welfare <input type="checkbox"/> Agreements related to Public Convenience and Welfare <input type="checkbox"/> Amendments to Agreements related to Public Convenience and Welfare
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<b>PROJECT DESCRIPTION:</b>	<b>Rehabilitation of Ridgewood Drive Bridge 00.15 over Countryman’s Creek in the City of Parma Heights.</b> Finding that special assessments will neither be levied nor collected to pay for any part of the County’s costs of said improvement. Requesting authority for the County Executive to enter into and execute the necessary agreement(s) of cooperation with: <b>City of Parma Heights</b> Project part of NOACA TIP: <b>N/A</b>
<b>ADDITIONAL INFORMATION (IF APPLICABLE)</b>	
<b>PROJECT COUNCIL DISTRICT(S):</b>	Council District 4
<b>PROJECT ANTICIPATED START/END DATES</b>	Construction is anticipated to start in the Spring of 2027 and is anticipated to be completed by the Fall of 2027.
<b>TOTAL PROJECT COST:</b>	\$2,700,000

<b>FUNDING SOURCE:</b>	<b>Is funding for this included in the approved budget?</b>
	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if “no” please explain):
	<b>Please provide the complete, proper name of the funding source (no acronyms). Include percentages of funding if using more than one source.</b> 100% County Road & Bridge (\$2,700,000)

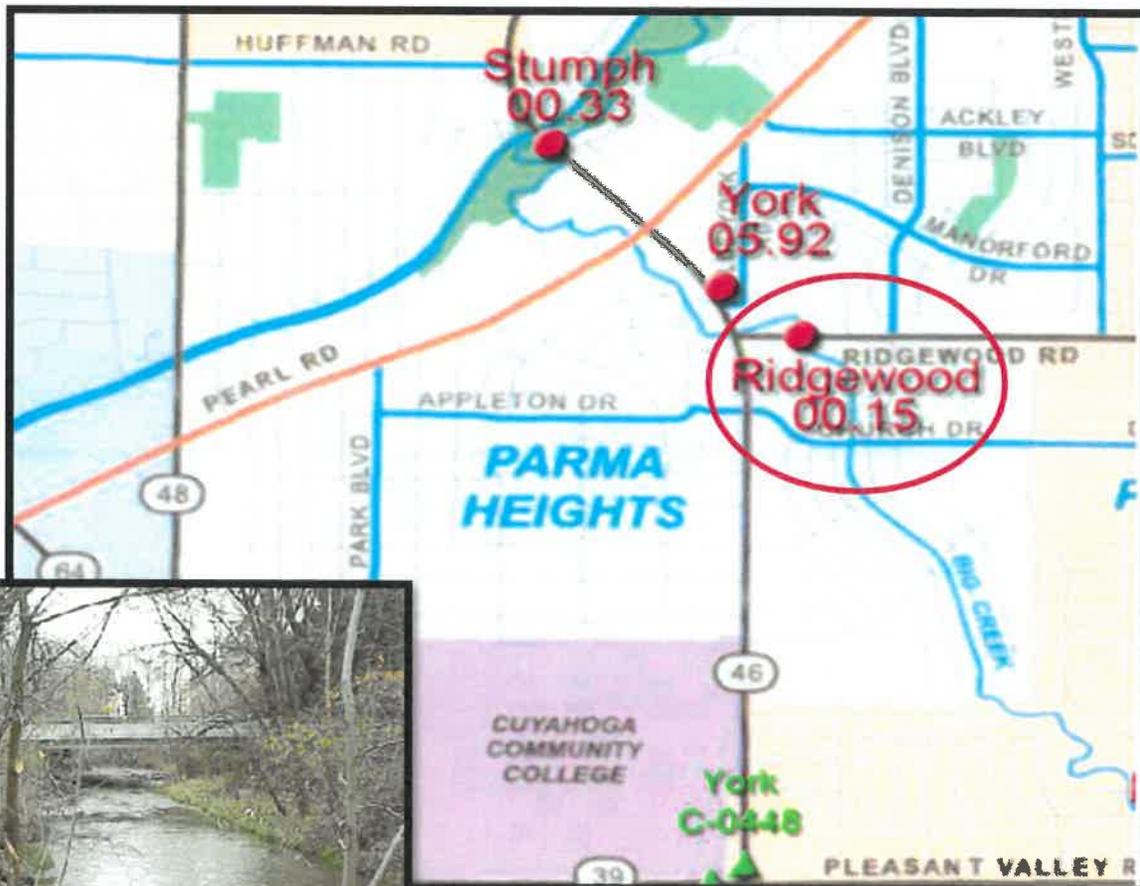
<b>PROJECT’S CURRENT/HISTORICAL INFO</b>	<b>DATE BOC APPROVED/ COUNCIL’S JOURNAL DATE</b>	<b>APPROVAL NO.</b>
<b>ORIGINAL PUBLIC CONVENIENCE AND WELFARE</b>		
<b>AMENDMENT PUBLIC CONVENIENCE AND WELFARE</b>		
<b>AGREEMENTS RELATED TO PUBLIC CONVENIENCE AND WELFARE</b>		
<b>AMENDED AGREEMENTS RELATED TO PUBLIC CONVENIENCE AND WELFARE</b>		



## CUYAHOGA COUNTY DEPARTMENT of PUBLIC WORKS

### Project Fact Sheet – **Ridgewood Drive Bridge 00.15 Over Countryman's Creek City of Parma Heights**

<b>Project Type</b>	Bridge Rehabilitation
<b>Project Limits</b>	Ridgewood Drive Bridge 00.15 over Countryman's Creek
<b>Average Daily Traffic</b>	15,371 vehicles per day
<b>Year Built/Last Rehab</b>	Year Built: 1977 / Last Rehab: 1996
<b>General Appraisal Rating</b>	5A
<b>Sufficiency Rating</b>	59.1
<b>Council District</b>	4
<b>Project Cost</b>	\$2,700,000.00
<b>Proposed Funding</b>	100% County (\$2,700,000.00)
<b>Project Design</b>	Cuyahoga County Department of Public Works (Consultant)
<b>Construction Admin</b>	Cuyahoga County Department of Public Works



# County Council of Cuyahoga County, Ohio

## Resolution No. R2026-0012

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

**A Resolution** amending Resolution No. R2016-0080 dated 4/26/2016, which authorized the transfer of real property located at E. 79th Street and Hillside Road, Cleveland, also known as Hillside Community Park, Permanent Parcel No. 124-29-010 to Burten, Bell, Carr Development, Inc. to remove a restrictive covenant requiring that the property be maintained as a public park in order to incorporate part of the land into the Greater Cleveland Regional Transit Authority's East 79th Street Station project while incorporating the other part of the land into the existing park and releasing its use restriction recorded in Document No. 201605120228 of Cuyahoga County Records in Transfer Area "A"; and declaring the necessity that this Resolution become immediately effective.

**WHEREAS**, the County Executive/Department of Public Works recommends amending Resolution No. R2016-0080 dated 4/26/2016, which authorized the transfer of real property located at E. 79th Street and Hillside Road, Cleveland, also known as Hillside Community Park, Permanent Parcel No. 124-29-010 to Burten, Bell, Carr Development, Inc. to remove a restrictive covenant requiring that the property be maintained as a public park in order to incorporate part of the land into the Greater Cleveland Regional Transit Authority's East 79th Street Station project while incorporating the other part of the land into the existing park and releasing its use restriction recorded in Document No. 201605120228 of Cuyahoga County Records in Transfer Area "A"; and

**WHEREAS**, the primary goal of this amendment will allow GCRTA to proceed with its transit infrastructure improvements while still preserving the public benefit intent through the expansion of Hillside Park; 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 amends Resolution No. R2016-0080 dated 4/26/2016, which authorized the transfer of real property located at E. 79th Street and Hillside Road, Cleveland, also known as Hillside Community Park, Permanent Parcel No. 124-29-010 to Burten, Bell, Carr Development, Inc. to remove a restrictive covenant requiring that the property be maintained as a public park in order to incorporate part of the land into the Greater Cleveland Regional Transit Authority's East 79th Street Station project while incorporating the other part of the land into the existing park and releasing its use restriction recorded in Document No. 201605120228 of Cuyahoga County Records in Transfer Area "A".

**SECTION 2.** That the County Executive, or his designee, is authorized to execute and/or file all necessary instruments consistent with this amendment to effectuate the approved changes.

**SECTION 3.** It is necessary that this Resolution become immediately effective for the usual daily operation of the County and the 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: January 13, 2026

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

Journal \_\_\_\_\_  
\_\_\_\_\_, 20\_\_\_\_

**NON-PURCHASE RELATED TRANSACTION - NO IMPACT TO FUNDING BRIEFING MEMO**

**\*\*\*PLEASE NOTE: THIS IS ONLY TO BE COMPLETED FOR ZERO (\$-0-) DOLLAR ITEMS. THIS FORM SHOULD NOT BE USED FOR CONTRACT AMENDMENTS FOR NO ADDITIONAL FUNDS AND IF REQUEST REQUIRES ANY IMPACT TO FUNDING (PAID OUT/REVENUE GENERATING), PLEASE SUBMIT THROUGH CONTRACT MANAGEMENT AND USE PURCHASE RELATED TRANSACTION BRIEFING MEMO\*\*\***

<b>TITLE</b>	RTA E. 79th St Station Reconstruction - Burton Bell Carr Development Inc.
<b>DEPARTMENT OR AGENCY NAME</b>	Public Works

<b>REQUESTED ACTION</b>	<input checked="" type="checkbox"/> Memorandum of Understanding (MOU) <input type="checkbox"/> MOU Amendment
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CURRENT/HISTORICAL AGREEMENT INFORMATION	VENDOR NAME	TIME PERIOD	DATE BOC APPROVED/ COUNCIL'S JOURNAL DATE	APPROVAL NO.
Original (O)	Burten, Bell, Carr Development, Inc	NA	4/26/2016	R2016-0080
Amendment (A)				

<b>STATUS OF PROJECT:</b>	<input checked="" type="checkbox"/> New Agreement <input type="checkbox"/> Recurring Agreement
<b>DESCRIPTION/ EXPLANATION OF REQUEST:</b>	<p>Waiver of Restrictive Covenant. Cuyahoga County is being asked to waive a recorded use restriction on Transfer Area "A" to support a land exchange between the Greater Cleveland Regional Transit Authority (GCRTA) and Burten, Bell, Carr Development, Inc. (BBC). The restriction, recorded in Document No. 201605120228, limits the use of Transfer Area "A" to public park purposes. Under the Exchange Agreement dated October 1, 2025, Transfer Area "B" will be transferred to BBC to be incorporated into adjacent land owned by BBC and used as part of the public park known as Hillside Park. In exchange, BBC will deed Transfer Area "A" to GCRTA for inclusion in the East 79th Street Station redevelopment project.</p> <p><b>Department of Public Works, submitting an amendment to Resolution R2016-0080 which authorized the transfer of real property located at E. 79th Street and Hillside Road, Cleveland, also known as Hillside Community Park, Permanent Parcel No. 124-29-010 to Burten, Bell, Carr Development, Inc. to remove a restrictive covenant requiring that the property be maintained as a public park in order to incorporate part of the land into the Greater Cleveland Regional Transit Authority's East 79th Street Station project while incorporating the another part of the land into the existing park.</b></p>
<b>PROJECT GOALS, OUTCOMES OR PURPOSE (LIST 3):</b>	<p>The County's waiver will allow GCRTA to proceed with its transit infrastructure improvements while still preserving the public benefit intent through the expansion of Hillside Park.</p>

**VENDOR DETAILED INFORMATION**

<b>VENDOR NAME AND ADDRESS:</b>	Burten, Bell, Carr Development, Inc. (BBC) 7201 Kinsman Raod, #104, Cleveland, Ohio 44104
<b>ROLE OF AUTHORITY (SPECIFY, I.E. OWNER, EXECUTIVE DIRECTOR):</b>	Owner
<b>VENDOR COUNCIL DISTRICT (IF APPLICABLE):</b>	Council District 8
<b>PROVIDE FULL ADDRESS/LIST MUNICIPALITY(IES) IMPACTED BY PROJECT (IF APPLICABLE)</b>	7201 Kinsman Raod, #104, Cleveland, Ohio 44104
<b>PROJECT COUNCIL DISTRICT (IF APPLICABLE):</b>	Council District 8

**REASON FOR LATE SUBMITTAL**

<b>EXPLANATION FOR LATE SUBMITTAL (PROVIDE DETAIL INFORMATION THAT MAY HAVE AFFECTED TIMELY PROCESSING OF REQUEST):</b>	N/A
<b>HAVE WORK/SERVICES BEGUN?</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (if "yes" please explain):
<b>PROJECT START DATE (DATE YOUR TEAM STARTED WORKING ON THIS ITEM):</b>	November 2025
<b>DATE ITEM WAS ENTERED AND RELEASED IN ONBASE</b>	

EXHIBIT "B-2"



Surveyors • Consultants • Planners • Utilities • OSP

5316 RIDGE ROAD • PARMA, OHIO 44129  
PHONE (440) 885-7137 • FAX (440) 885-7139  
www.kolesurvey.com

**LEGAL DESCRIPTION – Transfer Area "A" = 0.1451 Acres**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being parts of Sublot Nos. 5 and 6 in the Yeakel, Sichley and Walkey Resubdivision as recorded in Volume 6, Page 12 of Cuyahoga County Map Records (CCMR), part of Sublot No. 108 in the J.H. Hardy Resubdivision as recorded in Volume 6, Page 2 of CCMR and described as follows:

Beginning at a drill hole found in a stone in a monument box found at the intersection of the centerlines of East 75<sup>th</sup> Street, 60.00 feet wide, and Colfax Road, 50.00 feet wide; thence North 03°16'55" West along said centerline of East 75<sup>th</sup> Street, 212.00 feet to a point at the intersection of the centerline of Hillside Road, 40.00 feet wide; thence South 79°37'59" East along said centerline of Hillside Road, 495.10 feet to an angle point therein; thence North 21°34'29" East, 20.39 feet to a 5/8" capped (Kole #7889) iron pin set at an angle point in the north line of said Hillside Road; thence North 78°21'47" East, 216.06 feet to a 5/8" capped (Kole #7889) iron pin set and being the Principal Place of Beginning;

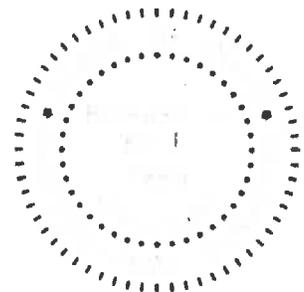
1. Thence North 44°45'54" East, 32.87 feet to an angle point therein;
2. Thence North 83°23'09" East, 185.42 feet to a point in the west line of East 79<sup>th</sup> Street, 60.00 feet wide;
3. Thence South 07°58'49" East along said west line of East 79<sup>th</sup> Street, 42.01 to a 5/8" capped (Kole #7889) iron pin set;
4. Thence South 82°01'11" West, 25.00 feet to a 5/8" capped (Kole #7889) iron pin set;
5. Thence North 76°08'00" West, 19.54 feet to a 5/8" capped (Kole #7889) iron pin set;
6. Thence South 89°24'41" West, 137.00 feet to a 5/8" capped (Kole #7889) iron pin set;
7. Thence South 32°46'56" West, 20.00 feet to a 5/8" capped (Kole #7889) iron pin set;
8. Thence North 57°13'04" West, 25.71 feet to the Principal Place of Beginning and containing 0.1451 acres (6,321 Square Feet) of land as surveyed in February of 2025 by Richard J. Kole, Ohio Surveyor #7889, of R.M. Kole & Associates, Corp., Professional Land Surveyors.

Subject, however, to all legal rights-of-way of previous record.

**Basis of bearings:** State Plane Grid North, NAD 83 (2011), Ohio North Zone. Tied by GNSS to O.D.O.T. VRS, is the reference meridian for this survey.

All pins set are 5/8" x 30" long iron pins set with cap ID Kole #7889.

Richard J. Kole – 02/26/2025  
Ohio Registered Surveyor No. 7889





**East 79th Street Station**

**Overall Site Plan**

**EXHIBIT B**

11.28.23





# County Council of Cuyahoga County, Ohio

## Resolution No. R2026-0013

<p>Sponsored by: <b>County Executive Ronayne/Department of Public Works/Division of Finance and Planning</b></p>	<p><b>A Resolution</b> authorizing an amendment to Revenue Generating Agreement No. 1932 with Cuyahoga Metropolitan Housing Authority for lease of a County-owned parking lot, located on Cedar Avenue at East 22<sup>nd</sup> Street, Permanent Parcel Nos. 103-13-019 and 103-13-022 in the City of Cleveland for the period 12/15/2021 – 12/31/2025 to extend the time period to 12/31/2027, to change the terms, and to update insurance requirements, no additional revenue anticipated, effective 1/1/2026; 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/Division of Finance and Planning recommends an amendment to Revenue Generating Agreement No. 1932 with Cuyahoga Metropolitan Housing Authority for lease of a County-owned parking lot, located on Cedar Avenue at East 22<sup>nd</sup> Street, Permanent Parcel Nos. 103-13-019 and 103-13-022 in the City of Cleveland for the period 12/15/2021 – 12/31/2025 to extend the time period to 12/31/2027, to change the terms, and to update insurance requirements, no additional revenue anticipated, effective 1/1/2026; and

**WHEREAS**, the primary goal of this project is to respond to Cuyahoga Metropolitan Housing Authority's request to temporarily use this County-owned property; 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 Revenue Generating Agreement No. 1932 with Cuyahoga Metropolitan Housing Authority for lease of a County-owned parking lot, located on Cedar Avenue at East 22<sup>nd</sup> Street, Permanent Parcel Nos. 103-13-019 and 103-13-022 in the City of Cleveland for the period 12/15/2021 – 12/31/2025 to extend the time period to 12/31/2027, to change the terms, and to update insurance requirements, no additional anticipated revenue, effective 1/1/2026.

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

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

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

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

Yeas:

Nays:

\_\_\_\_\_  
County Council President

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Executive

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Date

First Reading/Referred to Committee: January 13, 2026

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

Journal \_\_\_\_\_  
\_\_\_\_\_, 20\_\_\_\_

PURCHASE-RELATED TRANSACTIONS

Title	Second Amendment to Revenue Generating Agreement Contract No. 1932 with Cuyahoga Metropolitan Housing Authority for the lease of a County-owned parking lot, located on Cedar Ave., at East 22 <sup>nd</sup> Street, Permanent Parcel Nos. 103-13-019 and 103-13-022 in the City of Cleveland for the period January 1, 2026, to December 31, 2027, in the amount of zero-dollars \$0.00
Department or Agency Name	Department of Public Works
Requested Action	<input type="checkbox"/> Contract <input type="checkbox"/> Agreement <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Amendment <input checked="" 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	CM1932	Cuyahoga Metropolitan Housing Authority	12/15/21-12/14/23	\$0.00	12/7/21	R2021-0265
A-1	CM1932	Cuyahoga Metropolitan Housing Authority	12/15/21-12/31/2025	\$0.00	12/5/2023	R2023-0322
A-2	CM1932	Cuyahoga Metropolitan Housing Authority	12/15/21-12/31/2027	\$0.00	Tba	tba

Service/Item Description (include quantity if applicable).  
 The property is not currently being utilized and CMHA will take on the responsibility of securing and maintaining the lots. The original revenue generating Lease R2021-0265 (12/07/21) was 12/15/21-12/14/23 for zero dollars, which can be terminated by either party with 30 days' notice. The 2023 Amendment extended to 12/31/2025 effective 12/15/2023 for zero dollars (\$0.00). The 2026 Amendment will extend the agreement to 12/31/27.

PW would like to continue to lease the parking lot space to CMHA and they will continue to take on the responsibility of security and maintenance, and continue to free the County from this expense. The lot is unused and related to the former Cuyahoga County Juvenile Courthouse Building.

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: \_\_\_\_\_ How will replaced items be disposed of? \_\_\_\_\_

Project Goals, Outcomes or Purpose (list 3):  
 The goal of the project is to continue the lease that began 12/15/21 by/btwn the County and CMHA for open land (parking lot) which is unused and previously utilized by the former Cuyahoga Juvenile Courthouse located on Cedar Ave. at E. 22<sup>nd</sup> Street.

As the property is not currently being utilized, the original revenue generating Lease R2021-0265 (12/07/21) was 12/15/21-12/14/23 for zero dollars, which can be terminated by either party with 30 days' notice. The 2023 Amendment extended to 12/31/2025 effective 12/15/2023 for zero dollars (\$0.00). The 2026 Amendment will extend the agreement to 12/31/27.

Rev. 05/07/2024

The outcome of the project is that the County will continue to lease this open land (parking lot) space to CMHA and they will continue to take on the responsibility of security and maintenance, and continue to free the County from this expense. The lot is unused and related to the former Cuyahoga County Juvenile Courthouse Building.

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):
Cuyahoga Metropolitan Housing Authority	Jeffery K. Patterson
Vendor Council District: 7	Project Council District: 7
If applicable provide the full address or list the municipality(ies) impacted by the project.	
PPN 103-13-019 and PPN 103-13-022	

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.  The lot is not being used by the County. CMHA takes on the responsibility of the security and maintenance.  *See Justification for additional information.
The total value of the solicitation: _____	<input checked="" type="checkbox"/> Exemption
Number of Solicitations (sent/received) / _____	<input type="checkbox"/> State Contract, list STS number and expiration date  <input type="checkbox"/> Government Coop (Joint Purchasing Program/GSA), list number and expiration date
Participation/Goals (%): ( ) DBE ( ) SBE ( ) MBE ( ) WBE. Were goals met by awarded vendor per DEI tab sheet review? <input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Contract Amendment - (list original procurement) Revenue Generating <input type="checkbox"/> Other Procurement Method, please describe:

Is Purchase/Services technology related <input type="checkbox"/> Yes <input type="checkbox"/> No. If yes, complete section below:	
<input type="checkbox"/> Check if item on IT Standard List of approved purchase.	If item is not on IT Standard List state date of TAC approval:
Is the item ERP related? <input type="checkbox"/> No <input type="checkbox"/> Yes, answer the below questions.	
Are 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.  Revenue Generating
Is funding for this included in the approved budget? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "no" please explain): The project is entirely revenue generating to the County, no expenditure of funds is required.
List all Accounting Unit(s) upon which funds will be drawn and amounts if more than one accounting unit.  Revenue Generating
Payment Schedule: <input type="checkbox"/> Invoiced <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> One-time <input type="checkbox"/> Other (please explain):  N/A

Provide status of project. Public Works is extending the agreement through December 31, 2027.
Is contract/purchase late <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, In the fields below provide reason for late and timeline of late submission
Reason: CMHA did not respond to the lease draft or request for COI. We had to contact them multiple times to get a response.
Timeline
Project/Procurement Start Date (date your team started working on this item): 10/1/25
Date documents were requested from vendor: 10/22/25
Date of insurance approval from risk manager: 12/08/25
Date Department of Law approved Contract: 12/08/25
Detail any issues that arose during processing in Infor, such as the item being disapproved and requiring correction: Language in the 2 <sup>nd</sup> amendment was disapproved even though it was approved in the original and first amendments.
If late, have services begun? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (if yes, please explain) The parking lot will be used by CMHA staff starting on January 1, 2026.
Have payments been made? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain) Zero dollars (\$0.00) lease

HISTORY (see instructions): see chart at top

## Department of Purchasing – Required Documents Checklist

Upload as “word” document in OnBase Document Management

Infor/Lawson RQ# (if applicable):	N/A
Buyspeed RQ# (if applicable):	N/A
Infor/Lawson PO # Code (if applicable):	N/A
CM Contract#	1932

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			SMO	
Justification Form			SMO	
IG#	Waived		Waived	
Annual Non-Competitive Bid Contract Statement (See Contracts Checklist Glossary on the intranet for form requirements).	Date:		N/A	
Debarment/Suspension Verified	Date:	12/7/25	SMO	
Auditor’s Findings	Date:	12/9/25	SMO	
Independent Contractor (I.C.) Form	Date:	Waived	Waived	
Cover - Master contracts only			N/A	
Contract Evaluation – if required provide most recent CM history on contract history table (see pg 2)			SMO	
TAC/CTO Approval or IT Standards (if required attach and identify relevant page #s or meeting approval number)			N/A	
Checklist Verification			SMO	

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		SMO
Matrix Law Screen shot		SMO
COI		SMO
Workers’ Compensation Insurance		Waived by Law
Original Executed Contract (containing insurance terms) & all executed amendments		SMO

## Department of Purchasing – Required Documents Checklist

### CONTRACT SPENDING PLAN

Time Period	Accounting Unit	Account Number	Activity Code	Account Category or Subaccount	Dollar Amount
01/01/26 – 12/31/27					\$0.00
			<b>TOTAL</b>		\$0.00

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

<b>CE/AG# (if applicable)</b>					
<b>Infor/Lawson PO# and PO Code (if applicable)</b>					
<b>Lawson RQ# (if applicable)</b>					
<b>CM Contract#</b>					
	Original Amount	Amendment Amount (if applicable)	Original Time Period/Amended End Date	BOC/ Resolution Approval Date	BOC/ Resolution Approval #
<b>Original Amount</b>	\$0.00		12/15/21 – 12/14/23	12/7/21	R2021-0265
<b>Prior Amendment Amounts (list separately) (A-#)</b>		\$0.00	12/15/23 – 12/31/25	11/7/23	R2023-0322
<b>A-2</b>		\$0.00	01/01/26 – 12/31/27	Pending	Pending
		\$			
<b>Pending Amendment</b>		\$			
<b>Total Amendments</b>		\$			
<b>Total Contract Amount</b>		\$			

### PURCHASING USE ONLY

Prior Resolutions:	
CM#:	
Vendor Name:	
Time Period:	
Amount:	
History/CE:	
EL:	
Purchasing Notes:	
Purchasing Agents Initials and date of approval	



**JUSTIFICATION FOR USE OF NON-COMPETITIVE PROCESS**

The County requires submitting departments to provide a business case which includes specific details supporting the Contract/Purchase being made.

As a consequence, departments need to provide detailed information justifying any purchases to be made non-competitively. The County has developed a justification packet for completion. If submitting a request for a non-competitive purchase, the department must complete this form, and attach it (along with supporting documentation) in the Procurement software system.

A review of the Contract/Purchase request will not be completed without a signed completed Justification packet uploaded as an attachment when submitting the contract/purchase request in the Procurement software system. It is critically important, and incumbent upon the department to fully and accurately complete the form in order to avoid any lengthy and unnecessary delays in processing the contract/purchase request.

Requestor	Sheila Obrycki
Requestor Phone Number	216-443-7545
Date	12/07/25
Requisition Number	N/A

**OPERATING DEPARTMENT & ACTIVITY: (Choose 1)**

The Department of Public Works plans to amend Contract No. 1932 with Cuyahoga Metropolitan Housing Authority (CMHA) for the lease of a County-owned parking lot, located at Cedar Ave., at East 22<sup>nd</sup> Street, PPN 103-13-019 and PPN 103-13-022 in the City of Cleveland for the period of January 1, 2026, to December 31, 2027, for zero dollars (\$0.00)

**Check the appropriate box:**

**Governmental Purchase - County Code 501.12 (B)(8)**

**State Contract Purchase – County Code 501.12(B)(19)**

**Lower than State Contract Purchase**

**Government Cooperative Purchasing - County Code 501.12(B)(18)**

Federal Contracts

Joint Purchasing Programs (includes GSA)

**X Contract Amendment**

**Contract #** 1932 **RQ#** \_\_\_\_\_

**RFP Exemption – County Code 501.12(D)**

**Community Rehabilitation Program (CRP) - O.R.C. 125.60 - O.R.C. 125.607**

**Ohio Industries for the Handicapped (OIH) - County Code 501.12(B)(13)**

**Public Utility (911 System) - O.R.C. 128.03 (F)**

**Exemption from Aggregation of Contracts -County Code 501.05(C)**

**Alternative Procurement Process – County Code 501.12(B)(15)**

**Federal, State, or Other Grant Application Program (County Code 501.12(B)(16)**

**1. Description of Supplies or Services, amount of purchase; if a contract or an amendment list start date and end date, and/or scope change if an amendment.**

**2<sup>nd</sup> Amendment to CM1932 with Cuyahoga Metropolitan Housing Authority for the lease of a County-owned parking lot, located on Cedar Ave., at East 22<sup>nd</sup> Street, PPN 103-13-019 and PPN 103-13-022 in the City of Cleveland for the period January 1, 2026 – December 31, 2027, for zero dollars (\$0.00). The lot is unused and related to the former Cuyahoga County Juvenile Courthouse Building.**

*If contract or contract amendment term has begun, please respond to questions 1a. and 1b below:*

**1a. Why is the contract/amendment being submitted late?**

N/A

**1b. What is being done to prevent this from reoccurring?**

N/A

**2. Funding Source(s) including percentage breakdown and identify the actual fund name(s).**

N/A – Zero Dollar (\$0.00) Revenue Generating Lease

**3. Was the specific project funding included in OBM-approved budget for the current year? If not, please explain.**

N/A – Zero Dollar (\$0.00) Revenue Generating Lease

**4. Rationale Supporting the Use of the Selected Procurement Method**

**(include state contract # or GSA contract # and expiration date)**

N/A

**5. What other available options and/or vendors were evaluated? If none, include the reasons why (*Attach supporting documentation such as other vendor quotes/pricing*).**

**Zero-dollar (\$0.00) Revenue Generating**

**6. What ultimately led you to this product or service? Why was the recommended vendor selected? How was it determined that the anticipated cost is fair and reasonable? (*Attach supporting documentation*).**

**N/A, existing zero-dollar (\$0.00) revenue generating contract which began on 12/15/21. The anticipated cost was determined fair and reasonable since CMHA will continue to take on the responsibility of security and maintenance. The lot is unused and related to the former Cuyahoga County Juvenile Courthouse Building.**

**7. Provide an explanation of unacceptable delays in fulfilling the County's need that would be incurred if award was made through a competitive process. (*Attach supporting documentation*).**

**This is an existing zero-dollar (\$0.00) revenue generating lease agreement that began on 12/15/21 and the current lease agreement will expire on 12/31/25.**

**8. Describe what future plans, if any, your department can take to permit competition before any subsequent purchases of the required supplies or services. In none, please explain why.**

**N/A – existing zero-dollar (\$0.00) revenue generating contract which began on 12/15/21.**

## CERTIFICATION REQUIREMENTS

I certify that the information contained in and attached to this Justification is accurate and complete to support the recommendation.

I further certify that the attached narrative justification verifies Cuyahoga County's minimum need or schedule requirements and any rationale used to justify the non-competitive request.

Signature of Director:



Date: 12-9-25

RQ#

**Procurement software system title:**

## CONTRACT EVALUATION FORM

<b>Contractor</b>	Cuyahoga Metropolitan Housing Authority (CMHA)				
<b>Current Contract History: CE/AG# (if applicable) Infor/Lawson PO#:</b>	R2021-0265 (12/7/2021) Revenue Generating Agreement for County CM1932 with Cuyahoga County Metropolitan Housing Authority for the lease of a County-owned parking lot, located on Cedar Ave., at East 22 <sup>nd</sup> Street, Permanent Parcel Nos. 103-13-019 and 103-13-022 in the City of Cleveland for the period 12/15/2021 – 12/14/2023 in the amount of zero dollars (\$0.00.) First Amendment extended the agreement to 12/31/2025 in the amount of zero dollars (\$0.00.)				
<b>RQ#</b>	N/A				
<b>Time Period of Original Contract</b>	12/15/2021 – 12/14/2023				
<b>Background Statement</b>	The lot is unused and related to the former Cuyahoga County Juvenile Courthouse Building. CMHA will continue to take on the responsibility of security and maintenance.				
<b>Service Description</b>	Lease of parking space for Cuyahoga County Metropolitan Housing Authority at East 22 <sup>nd</sup> Street. The lot is unused and related to the former Cuyahoga County Juvenile Courthouse Building.				
<b>Performance Indicators</b>	N/A				
<b>Actual Performance versus performance indicators (include statistics):</b>	N/A				
<b>Rating of Overall Performance of Contractor</b>	<b>Superior</b>	<b>Above Average</b>	<b>Average</b>	<b>Below Average</b>	<b>Poor</b>
<b>Select One (X)</b>		X			
<b>Justification of Rating</b>	Good				
<b>Department Contact</b>	DPW John Myers, DPW Property Management Administrator				
<b>User Department</b>	DPW revenue generating lease				
<b>Date</b>	12/07/25				

# County Council of Cuyahoga County, Ohio

## Resolution No. R2026-0014

<p>Sponsored by: <b>County Executive Ronayne/Department of Public Works/Division of Finance and Planning</b></p>	<p><b>A Resolution</b> authorizing an amendment to Revenue Generating Agreement No. 3019 with The Cleveland Police Historical Society for lease of 4,000 square feet of space in the City of Cleveland Police Department Headquarters Building located at 1300 Ontario Street, Cleveland, for the Cleveland Police Museum for the period 1/1/2023 – 12/31/2025 to extend the time period to 12/31/2028, to update insurance requirements, and for additional revenue in the amount not-to-exceed \$10.00, effective 1/1/2026; 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/Division of Finance and Planning recommends an amendment to Revenue Generating Agreement No. 3019 with The Cleveland Police Historical Society for lease of 4,000 square feet of space in the City of Cleveland Police Department Headquarters Building located at 1300 Ontario Street, Cleveland, for the Cleveland Police Museum for the period 1/1/2023 – 12/31/2025 to extend the time period to 12/31/2028, to update insurance requirements, and for additional revenue in the amount not-to-exceed \$10.00, effective 1/1/2026; and

**WHEREAS**, the primary goal of this agreement is for the lease of 4,000 square feet of space for the Cleveland Police Museum; 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 Revenue Generating Agreement No. 3019 with The Cleveland Police Historical Society for lease of 4,000 square feet of space in the City of Cleveland Police Department Headquarters Building located at 1300 Ontario Street, Cleveland, for the Cleveland Police Museum for the period 1/1/2023 – 12/31/2025 to extend the time period to 12/31/2028, to update insurance requirements, and for additional revenue in the amount not-to-exceed \$10.00, effective 1/1/2026.

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

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

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

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

Yeas:

Nays:

\_\_\_\_\_  
County Council President

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Executive

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Date

First Reading/Referred to Committee: January 13, 2026

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

Journal \_\_\_\_\_  
\_\_\_\_\_, 20\_\_\_\_

**PURCHASE-RELATED TRANSACTIONS**

<b>Title</b>	Department of Public Works is requesting to amend revenue generating agreement Contract No. 3019 with the Cleveland Police Historical Society/Museum for space at 1300 Ontario Street for the period January 1, 2026, to December 31, 2028, in the amount of ten dollars \$10.00
<b>Department or Agency Name</b>	Department of Public Works
<b>Requested Action</b>	<input type="checkbox"/> Contract <input type="checkbox"/> Agreement <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Amendment <input checked="" 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 3019	Cleveland Police Historical Society	1/1/2023 – 12/31/25	\$10.00	2/14/23	R2023-0037
A-1	CM3019	Cleveland Police Historical Society	1/1/26 - 12/31/28	\$10.00	Pending	Pending

**Service/Item Description (include quantity if applicable).**  
 Amend revenue generating agreement Contract No. 3019 with the Cleveland Police Historical Society/Museum for space at 1300 Ontario Street for the period January 1, 2026, to December 31, 2028, in the amount of ten dollars \$10.00.

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: \_\_\_\_\_ How will replaced items be disposed of? \_\_\_\_\_

**Project Goals, Outcomes or Purpose (list 3):**  
 To provide space for the Cleveland Police Historical Society/Museum at 1300 Ontario until the new Cleveland Police headquarters is built.  
 The Cleveland Police Historical Society is a non-profit, educational organization. They have been occupying the space for many years. The museum will eventually move into the new Cleveland Police headquarters.  
 If not for the space at 1300 Ontario, the Cleveland Police Historical Society would have been without a home.

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)

<b>Vendor Name and address:</b>	<b>Owner, executive director, other (specify):</b>
Cleveland Police Historical Society	Patrick Reynolds
<b>Vendor Council District: 7</b>	<b>Project Council District: 7</b>

If applicable provide the full address or list the municipality(ies) impacted by the project.	
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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 checked="" type="checkbox"/> Exemption
Number of Solicitations (sent/received) _____ / _____	<input type="checkbox"/> State Contract, list STS number and expiration date  <input type="checkbox"/> Government Coop (Joint Purchasing Program/GSA), list number and expiration date
Participation/Goals (%): ( ) DBE ( ) SBE ( ) MBE ( ) WBE. Were goals met by awarded vendor per DEI tab sheet review? <input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Contract Amendment - (list original procurement) Revenue Generating
	<input type="checkbox"/> Other Procurement Method, please describe: _____

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

<b>FUNDING SOURCE:</b> Please provide the complete, proper name of each funding source (No acronyms). Include % for each funding source listed.  Revenue Generating
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Is funding for this included in the approved budget?  Yes  No (if "no" please explain): The project is entirely revenue generating to the County, no expenditure of funds is required.

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

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

N/A

Provide status of project.

Public Works is requesting to extend the agreement through December 31, 2028.

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

Reason: The Cleveland Police Historical Society/Museum will be moving to the new Police HQ in the future. Completion date of the new HQ is TBD so the County was working with the museum on the lease dates and language which took time for approval. The Cleveland Police Historical Society was also delayed in providing the required Certificate of Insurance.

Timeline

Project/Procurement Start Date (date your team started working on this item):	10/1/25
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Date documents were requested from vendor:	10/22/25
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Date of insurance approval from risk manager:	12/8/25
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Date Department of Law approved Contract:	12/8/25
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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) The Cleveland Police Historical Society will continue to use the space for the museum starting 1/1/26.

Have payments been made?  No  Yes (if yes, please explain) The rent due to the County is \$10 for the three year term. Payment is due prior to the 12/31/28 expiration date.

HISTORY (see instructions): see chart at top

## Department of Purchasing – Required Documents Checklist

Upload as “word” document in OnBase Document Management

Infor/Lawson RQ# (if applicable):	N/A
Buyspeed RQ# (if applicable):	N/A
Infor/Lawson PO # Code (if applicable):	N/A
CM Contract#	3019

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			SMO	OK
Justification Form			SMO	OK
IG#	Waived		Waived	N/A
Annual Non-Competitive Bid Contract Statement (See Contracts Checklist Glossary on the intranet for form requirements).	Date:		N/A	N/A (must go to BOC or Council for full approval)
Debarment/Suspension Verified	Date:	12/7/25	SMO	OK
Auditor’s Findings	Date:	12/10/25	SMO	OK
Independent Contractor (I.C.) Form	Date:	Waived	Waived	N/A (rev-gen)
Cover - Master contracts only			N/A	OK
Contract Evaluation – if required provide most recent CM history on contract history table (see pg 2)			SMO	OK
TAC/CTO Approval or IT Standards (if required attach and identify relevant page #s or meeting approval number)			N/A	N/A
Checklist Verification			SMO	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	SMO
Matrix Law Screen shot	SMO
COI	SMO
Workers’ Compensation Insurance	Waived by Law
Original Executed Contract (containing insurance terms) & all executed amendments	SMO

## Department of Purchasing – Required Documents Checklist

### CONTRACT SPENDING PLAN

Time Period	Accounting Unit	Account Number	Activity Code	Account Category or Subaccount	Dollar Amount
01/01/26 – 12/31/28					\$10.00
			<b>TOTAL</b>		\$10.00

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

<b>CE/AG# (if applicable)</b>					
<b>Infor/Lawson PO# and PO Code (if applicable)</b>					
<b>Lawson RQ# (if applicable)</b>					
<b>CM Contract#</b>		3019			
	Original Amount	Amendment Amount (if applicable)	Original Time Period/Amended End Date	BOC/ Resolution Approval Date	BOC/ Resolution Approval #
<b>Original Amount</b>	\$10.00		01/01/23 – 12/31/25	02/14/23 2/28/2023	R2023-0037
<b>Prior Amendment Amounts (list separately) (A-#)</b>		\$10.00	01/01/26 – 12/31/28	Pending	Pending
		\$			
<b>Pending Amendment</b>		\$			
<b>Total Amendments</b>		\$			
<b>Total Contract Amount</b>		\$			

### PURCHASING USE ONLY

<b>Prior Resolutions:</b>	R2023-0037, BC2023-54
<b>CM#:</b>	3019
<b>Vendor Name:</b>	The Cleveland Police Historical Society
<b>Time Period:</b>	1/1/2023-12/31/2025 EXT 12/31/2028, effective as of the latest date of signature of the Parties
<b>Amount:</b>	Add'l \$10.00 (revenue-generating)
<b>History/CE:</b>	OK
<b>EL:</b>	Needs WET
<b>Purchasing Notes:</b>	12/11/2025B: department comment entered that vendor should have signed amendment by today, per conversation with A Curry, review once received. 12/11/2025A: There are 3 versions of the agreement/amendment for 2026– delete the documents that are not going forward to an agenda for this action. Vendor has not signed document – department needs explanation as to why and when they are expected to sign, as previously requested.

## Department of Purchasing – Required Documents Checklist

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	<p>12/11/2025: 1<sup>st</sup> paragraph has no reference that this is an Amendment, with no effective date. Term paragraph has no reference this is an extension of current contract. Vendor has not signed document – department needs explanation as to why and when they are expected to sign.</p> <p>12/10/2025: A new agreement was attached to this action, it is not an amendment. Either delete all attachments and change the end date back to the original for the contract or attach an actual amendment with an effective date noted, signed by the vendor, in order for move forward with the amendment request.</p>
Purchasing Agents Initials and date of approval	OK, ssp 12/15/2025



**JUSTIFICATION FOR USE OF NON-COMPETITIVE PROCESS**

The County requires submitting departments to provide a business case which includes specific details supporting the Contract/Purchase being made.

As a consequence, departments need to provide detailed information justifying any purchases to be made non-competitively. The County has developed a justification packet for completion. If submitting a request for a non-competitive purchase, the department must complete this form, and attach it (along with supporting documentation) in the Procurement software system.

A review of the Contract/Purchase request will not be completed without a signed completed Justification packet uploaded as an attachment when submitting the contract/purchase request in the Procurement software system. It is critically important, and incumbent upon the department to fully and accurately complete the form in order to avoid any lengthy and unnecessary delays in processing the contract/purchase request.

Requestor	Sheila Obrycki
Requestor Phone Number	216-443-7545
Date	12/08/25
Requisition Number	Revenue Generating

**OPERATING DEPARTMENT & ACTIVITY: (Choose 1)**

**The Department of Public Works plans to amend a Revenue Generating agreement with The Cleveland Police Historical Society, for use of space in the Justice Center for the time period January 1, 2026, through December 31, 2028, in the amount of \$10.00.**

**Check the appropriate box:**

**Governmental Purchase - County Code 501.12 (B)(8)**

**State Contract Purchase – County Code 501.12(B)(19)**

**Lower than State Contract Purchase**

**Government Cooperative Purchasing - County Code 501.12(B)(18)**

**Federal Contracts**

**Joint Purchasing Programs (includes GSA)**

**X Contract Amendment**

**Contract # 3019 RQ# \_\_\_\_\_**

**RFP Exemption – County Code 501.12(D)**

**Community Rehabilitation Program (CRP) - O.R.C. 125.60 - O.R.C. 125.607**

**Ohio Industries for the Handicapped (OIH) - County Code 501.12(B)(13)**

**Public Utility (911 System) - O.R.C. 128.03 (F)**

**Exemption from Aggregation of Contracts -County Code 501.05(C)**

**Alternative Procurement Process – County Code 501.12(B)(15)**

**Federal, State, or Other Grant Application Program (County Code 501.12(B)(16)**

**1. Description of Supplies or Services, amount of purchase; if a contract or an amendment list start date and end date, and/or scope change if an amendment.**

**This is a revenue generating lease agreement with the Cleveland Police Historical Society/Museum for the term of January 1, 2026, through December 31, 2028. Approximately 4,000 square feet of space located on the 1<sup>st</sup> floor of the current Cleveland Police HQ Bldg., Tower II of the Cuyahoga County Justice Center in the amount of \$10.00.**

*If contract or contract amendment term has begun, please respond to questions 1a. and 1b below:*

**1a. Why is the contract/amendment being submitted late?**

N/A

**1b. What is being done to prevent this from reoccurring?**

N/A

**2. Funding Source(s) including percentage breakdown and identify the actual fund name(s).**

N/A Revenue generating agreement

**3. Was the specific project funding included in OBM-approved budget for the current year? If not, please explain.**

N/A Revenue Generating Lease

**4. Rationale Supporting the Use of the Selected Procurement Method (include state contract # or GSA contract # and expiration date)**

**The Cleveland Police Historical Society/Museum, a non-profit, educational organization has been in this space for many years. The move of the CPD HQ has impacted the current arrangements.**

**5. What other available options and/or vendors were evaluated? If none, include the reasons why (*Attach supporting documentation such as other vendor quotes/pricing*).**

**None, this is a unique vendor and a unique mission.**

**6. What ultimately led you to this product or service? Why was the recommended vendor selected? How was it determined that the anticipated cost is fair and reasonable? (*Attach supporting documentation*).**

**The Cleveland Police Historical Society/Museum has been occupying this space for many years, and they need to continue using the space until a new space is built out.**

**7. Provide an explanation of unacceptable delays in fulfilling the County's need that would be incurred if award was made through a competitive process. (*Attach supporting documentation*).**

**The Cleveland Police Historical Society/Museum would have been without a home.**

**8. Describe what future plans, if any, your department can take to permit competition before any subsequent purchases of the required supplies or services. In none, please explain why.**

**None, this is a unique set of circumstances**

## **CERTIFICATION REQUIREMENTS**

I certify that the information contained in and attached to this Justification is accurate and complete to support the recommendation.

I further certify that the attached narrative justification verifies Cuyahoga County's minimum need or schedule requirements and any rationale used to justify the non-competitive request.

**Signature of Director:**

Michael Dever

**Date:**

12/9/25

**RQ#**

**Procurement software system title:**

## CONTRACT EVALUATION FORM

<b>Contractor</b>	Cleveland Police Historical Society				
<b>Current Contract History: CE/AG# (if applicable) Infor/Lawson PO#:</b>	R2023-0037 Revenue Generating Agreement for the Cleveland Police Historical Society/Museum space at 1300 Ontario Street for the period January 1, 2023 to December 31, 2025 in the amount of ten dollars (\$10.00.) PW requesting to extend the agreement to 12/31/2028 in the amount of ten dollars (\$10.00.)				
<b>RQ#</b>	N/A				
<b>Time Period of Original Contract</b>	01/01/23 – 12/31/25				
<b>Background Statement</b>	The Cleveland Police Historical Society/Museum has been occupying the space for many years and they need to continue using the space until a new space is built out.				
<b>Service Description</b>	Space in 1300 Ontario Street at the Justice Center for the Cleveland Police Historical Society/Museum				
<b>Performance Indicators</b>	N/A				
<b>Actual Performance versus performance indicators (include statistics):</b>	N/A				
<b>Rating of Overall Performance of Contractor</b>	<b>Superior</b>	<b>Above Average</b>	<b>Average</b>	<b>Below Average</b>	<b>Poor</b>
<b>Select One (X)</b>		X			
<b>Justification of Rating</b>	Good				
<b>Department Contact</b>	DPW John Myers, DPW Property Management Administrator				
<b>User Department</b>	DPW revenue generating lease				
<b>Date</b>	12/07/25				

# County Council of Cuyahoga County, Ohio

## Resolution No. R2026-0016

<p>Sponsored by: <b>County Executive Ronayne/Department of Public Works</b></p> <p>Co-sponsored by: <b>Councilmembers Miller and Kelly</b></p>	<p><b>A Resolution</b> making an award on RQ16270 with Perk Company, Inc., in the amount not-to-exceed \$12,313,895.62 for the construction of the Lake Clifton connector shared use path and lane reduction from Linda Street to Webb Road in the Cities of Rocky River and Lakewood, Ohio, effective upon signatures of all parties through project completion; authorizing the County Executive to execute Contract No. 5742 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 making an award on RQ16270 with Perk Company, Inc., in the amount not-to-exceed \$12,313,895.62 for the construction of the Lake Clifton connector shared use path and lane reduction from Linda Street to Webb Road in the Cities of Rocky River and Lakewood, Ohio, effective upon signatures of all parties through project completion; and

**WHEREAS**, the primary goal of this project includes the construction of a shared-use path on the north side and reduction of the travel lanes from four to two lanes along Lake Rd. / Clifton Blvd. from Linda St. To Webb Rd. in the Cities of Rocky River and Lakewood, Ohio, to include a new roadway alignment, roundabout, signal installation/upgrades, curb, sidewalk, storm sewer, waterline, lighting upgrades, landscaping and new fencing and lighting on the bridge over the Rocky River; and

**WHEREAS**, the project is located in County District 4; and

**WHEREAS**, this project is funded 67% Federal Fund (\$8,250,000.00), 14.3% Road and Bridge Fund (\$1,757,713.71), 14.3% City of Lakewood (\$1,766,181.91) and 4.4% City of Rocky River (\$540,000.00); 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 RQ16270 with Perk Company, Inc., in the amount not-to-exceed \$12,313,895.62 for the construction of the Lake Clifton connector shared use path and lane reduction from Linda Street to Webb Road in the Cities of Rocky River and Lakewood, Ohio, effective upon signatures of all parties through project completion.

**SECTION 2.** That the County Executive is authorized to execute Contract No. 5742 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:



**PURCHASE-RELATED TRANSACTIONS**

<b>Title</b>	<b>Lake/Clifton Connector Shared-Use Path Construction and Lane Reduction from Linda St. to Webb Rd. in the Cities of Rocky River and Lakewood, OHIO</b>
<b>Department or Agency Name</b>	<b>DEPARTMENT OF PUBLIC WORKS</b>
<b>Requested Action</b>	<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):

<b>Original (O)/ Amendment (A-# )</b>	<b>Contract No. (If PO, list PO#)</b>	<b>Vendor Name</b>	<b>Time Period</b>	<b>Amount</b>	<b>Date BOC/Council Approved</b>	<b>Approval No.</b>
Original	5742	Perk Company, Inc	N/A	\$12,313,895.62	Pending	Pending

**Service/Item Description (include quantity if applicable).**

The project includes the construction of a shared-use path on the north side and reduction of the travel lanes from four to two lanes along Lake Rd. / Clifton Blvd. from Linda St. To Webb Rd. in the Cities of Rocky River and Lakewood, Ohio. Work tasks include a new roadway alignment, roundabout, signal installation/upgrades, curb, sidewalk, storm sewer, waterline, lighting upgrades, landscaping and new fencing and lighting on the bridge over the Rocky River.

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: \_\_\_\_\_ How will replaced items be disposed of? \_\_\_\_\_

**Project Goals, Outcomes or Purpose (list 3):** The project includes the construction of a shared-use path on the north side and reduction of the travel lanes from four to two lanes along Lake Rd. / Clifton Blvd. from Linda St. To Webb Rd. in the Cities of Rocky River and Lakewood, Ohio. Work tasks include a new roadway alignment, roundabout, signal installation/upgrades, curb, sidewalk, storm sewer, waterline, lighting upgrades, landscaping and new fencing and lighting on the bridge over the Rocky River.

**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)**

<b>Vendor Name and address:</b>	<b>Owner, executive director, other (specify):</b>
<b>Perk Company, Inc. 3740 Carnegie Ave. Bldg. Suite 301, Cleveland, Ohio 44115</b>	<b>Anthony Cifani</b>
<b>Vendor Council District:</b>	<b>Project Council District:</b>

<b>District 7</b>	<b>District 4</b>
If applicable provide the full address or list the municipality(ies) impacted by the project.	<b>Middleburg Heights</b>

<b>COMPETITIVE PROCUREMENT</b>	<b>NON-COMPETITIVE PROCUREMENT</b>
RQ# <u>_16270</u> (Insert RQ# for formal/informal items, as applicable) <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: <b>\$12,313,895.62</b>	<input type="checkbox"/> Exemption
Number of Solicitations (sent/received) <b>73 / 2</b>	<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 ( <b>0%</b> ) SBE ( <b>0%</b> ) MBE ( <b>0%</b> ) WBE. Were goals met by awarded vendor per DEI tab sheet review? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain.  <b>No Goals Assigned-ODOT</b>	<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?  <b>Mathematically Balanced</b>	<input type="checkbox"/> Contract Amendment - (list original procurement)  <input type="checkbox"/> Other Procurement Method, please describe:

<b>Is Purchase/Services technology related</b> <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.	

<b>FUNDING SOURCE:</b> Please provide the complete, proper name of each funding source (No acronyms). Include % for each funding source listed.  Funding Source: 67% Federal Fund (\$8,250,000.00), 14.3% Road and Bridge Fund (\$1,757,713.71), 14.3% City of Lakewood (\$1,766,181.91), and 4.4% City of Rock River (\$540,000.00)
Is funding for this included in the approved budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if "no" please explain):
<b>List all Accounting Unit(s) upon which funds will be drawn and amounts if more than one accounting unit.</b>

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): 1/5/2025

Date documents were requested from vendor: 3/10/2025

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 Infor

Infor/Lawson RQ# (if applicable):	16270
Infor/Lawson PO # Code (if applicable):	N/A
Event #	6677 copied from 6586
CM Contract#	5742

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
Briefing Memo			WB	RS
Notice of Intent to Award <i>(sent to all responding vendors)</i>			WB	RS
Bid Specification Packet <i>(includes Legal Notice to Bidders)</i>			WB	RS
Final DEI Goal Setting Worksheet			WB	RS
Diversity Documents – <i>if required (goal set)</i>			WB	RS
Award Letter (sent to awarded vendor)			WB	RS
Vendor’s Confidential Financial Statement – <i>if RFB requested</i>			N/A	N/A
Non-Collusion Affidavit			WB	RS
Public Works Bid Results			WB	RS
Bid Tabulation Sheet SEE TAB SHEET			WB	RS
Prevailing Wage Public Improvement Agreement			WB	RS
Sales and Use Tax Construction Contract Exemption Form, <i>if applicable</i>			WB	RS
Worktype Worksheets, <i>if applicable</i>			WB	RS
SBE Worktype Worksheets, <i>if applicable</i>			WB	RS
Drug Free Workplace, <i>if applicable</i>			WB	RS
Project of Similar Complexity, <i>if applicable</i>			WB	RS
EEOC (Equal Employment Opportunity Commission), <i>if applicable</i>			WB	RS
Prevailing Wage Determination Cover Letter (with Prevailing Wage Rate sheets) SEE PROPOSAL			WB	RS
Other, <i>per Section 3 “Required Bid Documents”</i>			WB	RS
IG#	24-0057-REG	12/31/2028	WB	Perk Company, Inc. 24-0057-REG 12/31/2028
Debarment/Suspension Verified	Date:	3/12/2025 11.3.25	WB	RS
Auditor’s Finding	Date:	3/12/2025 11.3.25	WB	RS
Vendor’s Submission <i>(Form of Proposal)</i>			WB	RS
Independent Contractor (I.C.) Form	Date:	10.28.25		RS
Contract Evaluation – <i>if required provide most recent CM history on contract history table (see pg 2)</i>			N/A	N/A

## Department of Purchasing – Required Documents Checklist

TAC/CTO Approval or IT Standards (if required attach and identify relevant page #s or meeting approval number)	N/A	N/A
Checklist Verification	WB	RS 11.12.25

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	
	<b>Department Initials</b>
Agreement/Contract and Exhibits	WB
Bid Guarantee & Contract Bond	WB
Matrix Law Screen shot	WB
COI	WB
Workers' Compensation Insurance	WB
Railroad Insurance – if required	N/A

### CONTRACT SPENDING PLAN

Time Period	Accounting Unit	Account Number	Activity Code	Account Category or Subaccount	Dollar Amount
<b>Upon signature – 12/31/25</b>	PW605100	73300	CRDOT0006001	73300	<b>\$8,313,895.00</b>
<b>1/1/2026 to 12/31/2026</b>	PW605100	73300	CRDOT0006001	73300	<b>\$0.00</b>
<b>1/1/27 – Project Completion</b>	PW605100	73300	CRDOT0006001	73300	<b>\$4,000,000.62</b>
			<b>TOTAL</b>		<b>\$12,313,895.62</b>

### PURCHASING USE ONLY

Prior Resolutions:	N/A
CM#:	5742
Vendor Name:	Perk Company, Inc
Time Period:	Upon Signature – Project Completion
Amount:	\$12,313,895.62
History/CE:	Ok
EL:	Ok
Purchasing Notes:	<p>The project includes the construction of a shared-use path on the north side and reduction of the travel lanes from four to two lanes along Lake Rd. / Clifton Blvd. from Linda St. To Webb Rd. in the Cities of Rocky River and Lakewood, Ohio. Work tasks include a new roadway alignment, roundabout, signal installation/upgrades, curb, sidewalk, storm sewer, waterline, lighting upgrades, landscaping and new fencing and lighting on the bridge over the Rocky River. <b>Federal Funding 67.00 % , Municipality 17.6 % , County Funding -R&amp;B \$5.50 Fund 15.4 %</b></p> <p><b>Total Contract \$12,313,895.62</b></p>

## **Department of Purchasing – Required Documents Checklist**

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Purchasing Agents Initials and date of approval	RS 11.12.25
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# County Council of Cuyahoga County, Ohio

## Resolution No. R2026-0018

<p>Sponsored by: <b>County Executive Ronayne/Department of Public Works</b></p>	<p><b>A Resolution</b> making an award on RQ16122 with APG Office Furnishings, Inc., in the amount not-to-exceed \$2,221,022.87 for comprehensive furniture design, specification, procurement and installation services for the 1801 Superior Avenue Project, effective upon signatures of all parties through project completion; authorizing the County Executive to execute Contract No. 5753 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 making an award on RQ16122 with APG Office Furnishings, Inc., in the amount not-to-exceed \$2,221,022.87 for comprehensive furniture design, specification, procurement and installation services for the 1801 Superior Avenue Project, effective upon signatures of all parties through project completion; and

**WHEREAS**, the primary goal of this project is to purchase furniture for the Health and Human Services Division's new location at 1801 Superior location which will provide seating and workstations for the HHS areas of the building; and

**WHEREAS**, this project is funded 100% from General Fund-Capital Projects; 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 RQ16122 with APG Office Furnishings, Inc., in the amount not-to-exceed \$2,221,022.87 for comprehensive furniture design, specification, procurement and installation services for the 1801 Superior Avenue Project, effective upon signatures of all parties through project completion.



**PURCHASE-RELATED TRANSACTIONS**

<b>Title</b>	Public Works - CM5753-1801 HHS Furniture Design, Procurement and Installation-APG Office Furnishings
<b>Department or Agency Name</b>	Department of Public Works
<b>Requested Action</b>	<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)	CM5753	APG Office Furnishings	Upon Execution through 12/31/2026	\$2,221,022.87	PENDING	PENDING

**Service/Item Description (include quantity if applicable). When submitting an amendment, address any changes to the time period of the agreement, reduction or addition of funds, changes to the existing scope of services, changes to service rates/costs, and retroactive applicability of the changes, if any.**  
 This is a not-to-exceed contract in the amount of \$2,221,022.87 for the design, procurement and installation of new misc. furniture for the Health and Human Services Division to be located at 1801 Superior.

**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:** NA/NEW                      **How will replaced items be disposed of NA/NEW**

**Project Goals, Outcomes or Purpose (list 3):** This is a contract to purchase misc. furniture for the Health and Human Services Division’s new location at the 1801 Superior location. This will provide seating and work stations for the HHS areas of the building.

**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). If there are multiple vendors copy this table and complete for each vendor.**

Vendor Name and address:	Owner, executive director, other (specify):
APG Office Furnishings 2516 Detroit Ave. Cleveland, Ohio 44116	<b>Samantha Rhue, Account Manager</b>
Vendor Council District:	Project Council District:
NA	NA
If applicable provide the full address or list the municipality(ies) impacted by the project.	

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
RQ# <u>16122</u> <input type="checkbox"/> RFB <input checked="" type="checkbox"/> RFP <input type="checkbox"/> RFQ <input type="checkbox"/> Informal <input checked="" type="checkbox"/> Formal Closing Date: 07/07/2025	Provide a short summary for not using competitive bid process.  *See Justification for additional information.
The total value of the solicitation: \$2,221,022.87	<input type="checkbox"/> Exemption
Number of Solicitations (sent/received) 13 /6	<input type="checkbox"/> State Contract, list STS number and expiration date  <input type="checkbox"/> Government Coop (Joint Purchasing Program/GSA), list number and expiration date
Participation/Goals (%): ( ) DBE ( ) SBE ( ) MBE ( ) WBE. Were goals met by awarded vendor per DEI tab sheet review? <input type="checkbox"/> Yes <input 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: Highest scored vendor.	<input type="checkbox"/> Government Purchase  <input type="checkbox"/> Alternative Procurement Process
How did pricing compare among bids received?  This vendor was the highest scored vendor and #2 on the price part of the RFP scoring.	<input type="checkbox"/> Contract Amendment - (list original procurement)  <input type="checkbox"/> Other Procurement Method, please describe:

**Is Purchase/Services technology related**  No  Yes **If yes, list date of TAC approval and answer the questions below.**

List date of TAC approval	Date:
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Check if item on IT Standard List of approved purchase and provide date of TAC approval.  
 Check if item is ERP related?  No  Yes.

Are the purchases compatible with the new ERP system?  Yes  No, please explain.

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

**100% Capital Project-General Fund**

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.

PW600100 55220 CFSUP0000103

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): 4.8.25

Date documents were requested from vendor: 7.7.25

Date of insurance approval from risk manager: 11.5.25

Date Department of Law approved Contract: 11.3.25

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 Infor

Infor/Lawson RQ# (if applicable):	16122
Infor/Lawson PO# Code (if applicable):	RFP
Event #	6465
CM Contract#	CM5753

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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<b>FULL AND OPEN COMPETITION Formal RFP Reviewed by Purchasing</b>
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	Department Initials	Purchasing
Briefing Memo	AM	
Notice of Intent to Award (sent to all responding vendors)	AM	
Bid Specification Packet (RFP Packet)	AM	
Final DEI Goal Setting Worksheet	AM	
Diversity Documents – <i>if required (goal set)</i>	NA	
Award Letter (sent to awarded vendor)	AM	
Vendor’s Confidential Financial Statement – <i>if RFP requested</i>	NA	
Bid Tabulation Sheet	AM	
Evaluation with Scoring Summary ( <i>Names of evaluators to be included, must have minimum of three evaluators.</i> )	AM	
IG#   23-0252-REG 12/31/2027	AM	
Debarment/Suspension Verified   Date:   11.4.25	AM	
Auditor’s Findings   Date:   11.4.25	AM	
Vendor’s Submission	AM	
Independent Contractor (I.C.) Form   Date:   2.19.25	AM	
Cover - <i>Master contracts only</i>	NA	
Contract Evaluation – <i>if required provide most recent CM history on contract history table (see pg 2)</i>	NA	
TAC/CTO Approval or IT Standards ( <i>if required attach and identify relevant page #s or meeting approval number</i> )	NA	
Checklist Verification	AM	

Other documentation may be required depending upon your specific item

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

<b>Reviewed by Law</b>
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	Department Initials
Agreement/Contract and Exhibits	AM
Matrix Law Screen shot	AM
COI	AM
Workers’ Compensation Insurance	NA
Performance Bond, if required per RFP	NA

## Department of Purchasing – Required Documents Checklist

### CONTRACT SPENDING PLAN

Time Period	Accounting Unit	Account Number	Activity Code	Account Category or Subaccount	Dollar Amount
Upon Execution-12/31/2026	PW600100	55220	CFSUP0000103	55220	\$2,221,022.87
			<b>TOTAL</b>		\$2,221,022.87

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

<b>CE/AG# (if applicable)</b>					
<b>Infor/Lawson PO# and PO Code (if applicable)</b>					
<b>Lawson RQ# (if applicable)</b>					
<b>CM Contract#</b>					
	Original Amount	Amendment Amount (if applicable)	Original Time Period/Amended End Date	BOC/ Resolution Approval Date	BOC/ Resolution Approval #
<b>Original Amount</b>	\$				
<b>Prior Amendment Amounts (list separately) (A-#)</b>		\$			
		\$			
		\$			
<b>Pending Amendment</b>		\$			
<b>Total Amendments</b>		\$			
<b>Total Contract Amount</b>		\$			

### PURCHASING USE ONLY

Prior Resolutions:	
CM#:	
Vendor Name:	
Time Period:	
Amount:	
History/CE:	
EL:	
Purchasing Notes:	
Purchasing Agents Initials and date of approval	



**Department of Purchasing Tabulation Sheet**

REQUISITION NUMBER: 16122	Event 6465	TYPE: RFP	ESTIMATE: \$5,776,643.38
CONTRACT PERIOD:		RFP DUE DATE: July 7, 2025	
REQUESTING DEPARTMENT: Public Works		COMMODITY DESCRIPTION: 1801 Health & Human Services Furniture Design, Procurement & Installation	
DIVERSITY GOAL/SBE	0%	DIVERSITY GOAL/WBE	0%
		SOLICITATIONS ISSUED	13
		MANUAL RESPONSES	2
		ELECTRONIC RESPONSES	4
		TOTAL RESPONSES	6

	Bidder's / Vendors Name and Address	Buyer Administrative Review:	Dept. Tech. Review	Award: (Y/N)
1.	APG Office Furnishings 2516 Detroit Avenue Cleveland, Ohio 44113	Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> Yes IG Number: 23-0252 Planholder: <input checked="" type="checkbox"/> Yes Non-Collusion Affidavit: <input checked="" type="checkbox"/> Yes Cooperative Purchasing: (Form Attached) <input checked="" type="checkbox"/> Yes (Agree to Participate?) <input checked="" type="checkbox"/> No Purchasing Agent: SSP	DoP complaint Higher scores venon <i>J. A. Halder</i> 9/24/25	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2.	Environments 4 Business LLC 5959 Rockside Woods Boulevard N Independence, Ohio 44131	Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> No IG Number: Not Registered		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RQ16122

Bidder's / Vendors Name and Address	Buyer Administrative Review:	Dept. Tech. Review	Award: (Y/N)
	Planholder: <input checked="" type="checkbox"/> Yes Non-Collusion Affidavit: <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	DoP compliant <i>Jux. Kelly</i> 9/24/25	
3. National Electro-Coatings, Inc., National Office Services, Inc., Gen2 Office Furniture, Inspire Workplace Interiors 15655 Brookpark Road Cleveland, Ohio 44142	Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> Yes IG Number: 23-0041 Planholder: <input checked="" type="checkbox"/> Yes Non-Collusion Affidavit: <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	DoP Compliant <i>Jux. Kelly</i> 9/24/25	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Office Revolution, LLC 820 W. Superior Avenue Suite 100 Cleveland, Ohio 44113	Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> Yes IG Number: 24-0092 Planholder: <input checked="" type="checkbox"/> Yes Non-Collusion Affidavit: <input checked="" type="checkbox"/> Yes Cooperative Purchasing: (Form Attached) <input checked="" type="checkbox"/> Yes	DoP compliant <i>Jux. Kelly</i> 9/24/25	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RQ16122

	Bidder's / Vendors Name and Address	Buyer Administrative Review:	Dept. Tech. Review	Award: (Y/N)
		(Agree to Participate?) <input checked="" type="checkbox"/> No Purchasing Agent: SSP		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
5.	The Ohio Desk Company 1122 Prospect Avenue Cleveland, Ohio 44115	Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> Yes IG Number: 23-0474 Planholder: <input checked="" type="checkbox"/> Yes Non-Collusion Affidavit: <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	DOP Compliant Juxxleus 9/24/25	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6.	WB Mason Company 31387 Industrial Parkway North Olmsted, Ohio 44070	Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> Yes IG Number: 23-0368 Planholder: <input checked="" type="checkbox"/> Yes Non-Collusion Affidavit: <input checked="" type="checkbox"/> Yes Cooperative Purchasing: (Form Attached) <input checked="" type="checkbox"/> Yes (Agree to Participate?) <input checked="" type="checkbox"/> No Purchasing Agent: SSP	DOP Compliant Juxxleus 9/24/25	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RQ16122

# County Council of Cuyahoga County, Ohio

## Resolution No. R2026-0019

<p>Sponsored by: <b>County Executive Ronayne/Department of Public Works</b></p> <p>Co-sponsored by: <b>Councilmember Gallagher</b></p>	<p><b>A Resolution</b> making an award on RQ16271 with Tri Mor Corp., in the amount not-to-exceed \$7,143,495.75 for Fitch Road (CR-170) sanitary sewer extension, reconstruction, and rehabilitation of existing roadway from The First Energy Right-of-Way to the Olmsted Township North Corporation Line in Olmsted Township, effective upon signatures of all parties through project completion; authorizing the County Executive to execute Contract No. 5780 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 Funds in the amount of \$983,420.07 to fund said contract 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 RQ16271 with Tri Mor Corp., in the amount not-to-exceed \$7,143,495.75 for Fitch Road (CR-170) sanitary sewer extension, Reconstruction, and rehabilitation of existing roadway from The First Energy Right-of-Way to the Olmsted Township North Corporation Line in Olmsted Township, effective upon signatures of all parties through project completion; authorizing the County Executive to execute Contract No. 5780 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 Funds in the amount of \$983,420.07 to fund said contract; and

**WHEREAS**, the primary goals of this project include the construction of a new sanitary sewer extension of approximately 0.76 miles, including residential and commercial sanitary service connections and the reconstruction of approximately 0.32 miles of Fitch Road from the First Energy Right-of-Way to Cook Road rehabilitation of 1.19 miles of Fitch Road from Cook Road to the northern corporation limit of Olmsted Township, to also include installation of ADA curb ramps, drive apron replacement, pavement repairs, casting adjustments,

storm sewer improvements and new pavement markings for the length of the projects

**WHEREAS**, this project is funded 46% Ohio Public Works Commission (\$3,297,999.00), 26% Northeast Ohio Regional Sewer District Grant (\$1,862,076.68), 14% Olmsted Township Sewer Fund (\$1,000,000.00), 14% County Motor Vehicle \$7.50 License Tax Funds (\$983,420.07); 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 RQ16271 with Tri Mor Corp., in the amount not-to-exceed \$7,143,495.75 for Fitch Road (CR-170) sanitary sewer extension, reconstruction, and rehabilitation of existing roadway from The First Energy Right-of-Way to the Olmsted Township North Corporation Line in Olmsted Township, effective upon signatures of all parties through project completion; authorizing the County Executive to execute Contract No. 5780 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 Funds in the amount of \$983,420.07 to fund said contract.

**SECTION 2.** That the County Executive is authorized to execute Contract No. 5780 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.





Vendor Council District:	Project Council District:
N/A	District 5
If applicable provide the full address or list the municipality(ies) impacted by the project.	Olmsted Township

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
RQ# <u>16271</u> <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: <b>\$7,143,495.75</b>	<input type="checkbox"/> Exemption
Number of Solicitations (sent/received) <b>75 / 5</b>	<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 ( <b>6%</b> ) SBE ( <b>19%</b> ) MBE ( <b>5%</b> ) WBE. Were goals met by awarded vendor per DEI tab sheet review? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, please explain.  <b>This went to the Administrative Reconsideration Panel. The outcome was the vendor non-compliance was overturned.</b>	<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: <b>The first vendor with drew his bid because of calculations error. This vendor was the second lowest bid</b>	<input type="checkbox"/> Government Purchase  <input type="checkbox"/> Alternative Procurement Process
How did pricing compare among bids received? <b>Mathematically Balanced beyond the withdrawn bid.</b>	<input type="checkbox"/> Contract Amendment - (list original procurement)  <input type="checkbox"/> Other Procurement Method, please describe:

<b>Is Purchase/Services technology related</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>If yes, list date of TAC approval and answer the questions below.</b>		
<table border="1" style="width: 100%;"> <tr> <td style="width: 70%;">List date of TAC approval</td> <td>Date:</td> </tr> </table>	List date of TAC approval	Date:
List date of TAC approval	Date:	
<input type="checkbox"/> Check if item on IT Standard List of approved purchase and provide date of TAC approval. <input type="checkbox"/> Check if item is ERP related? <input type="checkbox"/> No <input type="checkbox"/> Yes.		
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.

**OPWC Funding 46.00% - \$3,297,999.00**

**NEORSD Grant Funding 26.00% - \$1,862,076.68**

**Township Sewer Funding 14.00% - \$1,000,000.00**

**R&B \$7.50 Fund 14.00% - \$983,420.07**

**Total \$7,143,495.75**

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.

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

Provide status of project. N/A

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: N/A

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 Infor

Infor/Lawson RQ# (if applicable):	16271
Infor/Lawson PO # Code (if applicable):	N/A
Event #	6678
CM Contract#	5780

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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<b>FULL AND OPEN COMPETITION</b>		
<b>Construction Projects – Road &amp; Bridge</b>		
<b>Reviewed by Purchasing</b>		
	Department Initials	Purchasing
Briefing Memo	WB	RS
Notice of Intent to Award ( <i>sent to all responding vendors</i> )	WB	RS
Bid Specification Packet ( <i>includes Legal Notice to Bidders</i> )	WB	RS
Final DEI Goal Setting Worksheet	WB	RS
Diversity Documents – <i>if required (goal set)</i>	WB	RS
Award Letter (sent to awarded vendor)	WB	RS
Vendor’s Confidential Financial Statement – <i>if RFB requested</i>	N/A	N/A
Non-Collusion Affidavit	WB	RS
Public Works Bid Results	WB	RS
Bid Tabulation Sheet---SEE DPW TAB SHEET	WB	RS
Prevailing Wage Public Improvement Agreement	WB	RS
Sales and Use Tax Construction Contract Exemption Form, <i>if applicable</i>	WB	RS
Worktype Worksheets, <i>if applicable</i>	WB	RS
SBE Worktype Worksheets, <i>if applicable</i>	WB	RS
Drug Free Workplace, <i>if applicable</i>	WB	RS
Project of Similar Complexity, <i>if applicable</i>	WB	RS
EEOC (Equal Employment Opportunity Commission), <i>if applicable</i>	WB	RS
Prevailing Wage Determination Cover Letter (with Prevailing Wage Rate sheets)	WB	RS
Other, <i>per Section 3 “Required Bid Documents”</i>	WB	RS
IG# 24-0470-REG 12/31/2028	WB	Tri Mor Corp 24-0470-REG 12/31/2028
Debarment/Suspension Verified   Date: 12-9-25	WB	RS
Auditor’s Finding   Date: 12-9-25	WB	RS
Vendor’s Submission ( <i>Form of Proposal</i> )	WB	RS
Independent Contractor (I.C.) Form   Date: 11.19.25	WB	RS
Contract Evaluation – <i>if required provide most recent CM history on contract history table (see pg 2)</i>	N/A	N/A
TAC/CTO Approval or IT Standards ( <i>if required attach and identify relevant page #s or meeting approval number</i> )	N/A	N/A

## Department of Purchasing – Required Documents Checklist

Checklist Verification	WB	RS 12.16.25
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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	
	<b>Department Initials</b>
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

### CONTRACT SPENDING PLAN

Time Period	Accounting Unit	Account Number	Activity Code	Account Category or Subaccount	Dollar Amount
<b>2/9/2026 - Upon Signature - 12/31/2026</b>	PW605105	73300	CRPWC0002310	73300	\$6,000,000.00
<b>1/1/2027 - Project Completion</b>	PW605105	73300	CRPWC0002310	73300	\$1,143,495.75
			<b>TOTAL</b>		<b>\$7,143,495.75</b>

### PURCHASING USE ONLY

Prior Resolutions:	N/A
CM#:	5780
Vendor Name:	Tri Mor Corp
Time Period:	Upon Signature – Project Completion
Amount:	\$7,143,495.75
History/CE:	Ok
EL:	Ok
Purchasing Notes:	<p>The project includes the construction of a new sanitary sewer extension of approximately 0.76 miles, including residential and commercial sanitary service connections. The reconstruction of approximately 0.32 miles of Fitch Road from the First Energy Right-of-Way to Cook Road rehabilitation of 1.19 miles of Fitch Road from Cook Road to the northern corporation limit of Olmsted Township. Improvements also include installation of ADA curb ramps, drive apron replacement, pavement repairs, casting adjustments, storm sewer improvements and new pavement markings for the length of the projects.</p> <p><b>OPWC Funding 46.00% - \$3,297,999.00</b>  <b>NEORS Grant Funding 26.00% - \$1,862,076.68</b>  <b>Township Sewer Funding 14.00% - \$1,000,000.00</b>  <b>R&amp;B \$7.50 Fund 14.00% - \$983,420.07</b></p>

## **Department of Purchasing – Required Documents Checklist**

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Purchasing Agents Initials and date of approval	RS 12.16.25
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