



## CUYAHOGA COUNTY COUNCIL

### PUBLIC WORKS, PROCUREMENT & CONTRACTING COMMITTEE

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

#### MEETING AGENDA

WEDNESDAY, MAY 6, 2026 — 10:00 A.M.

---

#### 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 APRIL 22, 2026 MEETING

#### 5. MATTERS REFERRED TO COMMITTEE

- a) R2026-0116: A Resolution making an award on RQ16338 to CATTS Construction Inc. in the amount not-to-exceed \$5,671,333.75 for resurfacing of Bagley Road existing roadway from 225 ft. East of Lindbergh Boulevard to Beech Street in the City of Berea, effective upon signatures of all parties through project completion; authorizing the County Executive to execute Contract No. 6072 and all other documents consistent with said award and this Resolution and declaring the necessity that this Resolution become immediately effective.
- b) R2026-0117: A Resolution authorizing a Revenue Generating Agreement with Ohio Department of Youth Services in the anticipated amount not-to-exceed \$29,651,856.00 to sublease space at the Cuyahoga County Metzenbaum Center located at 3343 Community College Avenue, Cleveland, effective upon signatures of all parties through the retirement of all bonds issued; authorizing the County Executive to execute Contract No. 6119 and all other documents consistent with said agreement and this Resolution; and declaring the necessity that this Resolution become immediately effective

#### 6. MISCELLANEOUS BUSINESS

#### 7. ADJOURNMENT

*\* Complimentary parking for the public is available in the attached garage at 900 Prospect. A skywalk extends from the garage to provide additional entry to the Council Chambers from the 5th floor parking level of the garage. 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, APRIL 22, 2026 — 10:00 A.M.

---

#### 1. CALL TO ORDER

**Chairman Jones called the meeting to order at 10:03 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 APRIL 1, 2026 MEETING

**A motion was made by Mr. Sweeney, seconded by Mr. Casselberry and approved by unanimous vote to approve the minutes from the April 1, 2026 meeting.**

#### 5. MATTERS REFERRED TO COMMITTEE

- a) R2026-0097: A Resolution awarding a total sum, not to exceed \$5,848, to the Mount Sinai Ministries for the Mount Sinai Ramp Replacement Project from the Districts 8 & 9 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

**Dr. C. Jay Matthews, Senior Pastor of Mount Sinai Ministries, addressed the Committee regarding Resolution No. R2026-0097. Discussion ensued.**

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

**On a motion by Mr. Jones with a second by Mr. Casselberry, Resolution No. R2026-0097 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.**

**Committee members Conwell, Sweeney, Casselberry and Miller requested to have their names added as co-sponsors to the legislation.**

- b) R2026-0109 A Resolution authorizing an amendment to Contract No. 3793 with C&S Engineers, Inc., for general engineering services for the Cuyahoga County Airport for the period 12/5/2023-12/4/2028, to add additional funds in the amount not-to-exceed \$4,000,000.00, effective upon signatures of all parties; authorizing the County Executive to execute the amendment and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.

**Mr. Eric Mack, Section Chief Engineer, addressed the Committee regarding Resolution No. R2026-0109. 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. Sweeney, Resolution No. R2026-0109 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 10:17 a.m., without objection.**

# County Council of Cuyahoga County, Ohio

## Resolution No. R2026-0116

<p>Sponsored by: <b>County Executive Ronayne/Department of Public Works</b></p>	<p><b>A Resolution</b> making an award on RQ16338 to CATTS Construction Inc. in the amount not-to-exceed \$5,671,333.75 for resurfacing of Bagley Road existing roadway from 225 ft. East of Lindbergh Boulevard to Beech Street in the City of Berea, Ohio, effective upon signatures of all parties through project completion; authorizing the County Executive to execute Contract No. 6072 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective.</p>
---	--

**WHEREAS**, the County Executive/Department of Public Works recommends an award on RQ16338 to CATTS Construction Inc. in the amount not-to-exceed \$5,671,333.75 for resurfacing of Bagley Road existing roadway from 225 ft. East of Lindbergh Boulevard to Beech Street in the City of Berea, Ohio, effective upon signatures of all parties through project completion; and

**WHEREAS**, the primary goal of this project is the resurfacing of approximately 1.01 miles of Bagley Road from 225 feet East of Lindbergh Boulevard to Beech Street in the City of Berea with tasks to include the installation of new asphalt intermediate and surface courses, full and partial depth pavement repairs, curb repairs, sidewalk, and drive apron repairs, utility adjustments, ADA upgrades and new pavement markings for the length of the corridor; and

**WHEREAS**, the project is funded 72.2% Federal Funds (\$4,092,000.00), 25% Ohio Public Works Commission (\$1,417,833.44), 1.4% City of Berea (\$80,750.16), and 1.4% Road and Bridge Fund (\$80,750.15); 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 RQ16338 to CATTS Construction Inc. in the amount not-to-exceed \$5,671,333.75

for resurfacing of Bagley Road existing roadway from 225 ft. East of Lindbergh Boulevard to Beech Street in the City of Berea, Ohio, effective upon signatures of all parties through project completion.

**SECTION 2.** That the County Executive is authorized to execute Contract No. 6072 and all other documents consistent with said award and this Resolution.

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

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

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

Yeas:

Nays:

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

First Reading/Referred to Committee: April 28, 2026  
Committee(s) Assigned: Public Works, Procurement & Contracting

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

**PURCHASE-RELATED TRANSACTIONS**

<b>Title</b>	<b>BAGLEY ROAD (CR-27) RESURFACE EXISTING ROADWAY FROM 225 FT. EAST OF LINDBERGH BOULEVARD TO BEECH STREET IN THE CITY OF BEREA, OHIO</b>
<b>Department or Agency Name</b>	<b>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):

Original (O)/ Amendment (A-# )	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC/Council Approved	Approval No.
Original	CM 6072	Catts Construction, Inc.	4/1/2026 to Completion	\$5,671.333.75	Pending	Pending

**Service/Item Description (include quantity if applicable)** This project includes the resurfacing of approximately 1.01 miles of Bagley Road (CR-27) from 225 feet East of Lindbergh Boulevard to Beech Street in the City of Berea. Work tasks include the installation of new asphalt intermediate and surface courses, full and partial depth pavement repairs, curb repairs (as required) , sidewalk , and drive apron repairs (as required) utility adjustments, ADA upgrades and new pavement markings for the length of the corridor.

**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**                      **N/A**

**Project Goals, Outcomes or Purpose (list 3):** resurfacing of approximately 1.01 miles of Bagley Road (CR-27) from 225 feet East of Lindbergh Boulevard to Beech Street in the City of Berea. Work task include the installation of new asphalt intermediate and surface courses, full and partial depth pavement repairs, curb repairs (as required) , sidewalk , and drive apron repairs (as required) utility adjustments, ADA upgrades and new pavement markings for the length of the corridor.

**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.**

<b>Vendor Name and address:</b>	<b>Owner, executive director, other (specify):</b>
<b>Catts Construction, Inc 21223 Aurora Road Warrensville Heights, Ohio 44146</b>	<b>Mike Dempsey</b>
<b>Vendor Council District:</b>	<b>Project Council District:</b>
<b>District 9</b>	<b>District 5</b>
<b>If applicable provide the full address or list the municipality(ies) impacted by the project.</b>	<b>Berea, Ohio</b>

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
RQ# <u>16338</u> <input checked="" type="checkbox"/> RFB <input type="checkbox"/> RFP <input type="checkbox"/> RFQ <input type="checkbox"/> Informal <input checked="" 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>\$5,671,333.75</b>	<input type="checkbox"/> Exemption
Number of Solicitations (sent/received) <b>68 / 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>8%</b> ) SBE ( ) MBE ( ) WBE. Were goals met by awarded vendor per DEI tab sheet review? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain. <b>This is a Federal Project with SBE 8% Goal that has been approved by ODOT.</b> If no, has this gone to the Administrative Reconsideration Panel? If so, what was the outcome?	<input type="checkbox"/> Sole Source <input type="checkbox"/> Public Notice posted by Department of Purchasing. Enter # of additional responses received from posting ( ).
Recommended Vendor was low bidder: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, please explain:	<input type="checkbox"/> Government Purchase  <input type="checkbox"/> Alternative Procurement Process
How did pricing compare among bids received? <b>Balanced</b>	<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:
---------------------------	-------

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

**Federal Funding: \$4,092,000.00 - 72.2%, OPWC Funding: \$1,417,833.44 -25%, Muni Funding: \$80,750.16 - 1.4%**

County Funding R&B \$5.00 Fund: \$80,750.15 -1.4%

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.

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: 3/24/26

Date of insurance approval from risk manager:

Date Department of Law approved Contract: 4/1/26

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):	16338
Infor/Lawson PO # Code (if applicable):	N/A
Event #	6862
CM Contract#	6072

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"/>
---	------------------------------	--

<b>FULL AND OPEN COMPETITION Construction Projects – Road &amp; Bridge 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	N/A	N/A
Diversity Documents – <i>if required (goal set)</i>	N/A	N/A
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>	N/A	N/A
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) IN PRPOSAL	WB	RS
Other, <i>per Section 3 “Required Bid Documents”</i>	WB	RS
IG# 26-0011-REG 12/31/2030	WB	RS
Debarment/Suspension Verified Date: 3/26/26	WB	RS
Auditor’s Finding Date: 3/23/26	WB	RS
Vendor’s Submission <i>(Form of Proposal)</i>	WB	RS
Independent Contractor (I.C.) Form Date: 3/24/26	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
Checklist Verification	WB	RS

## Department of Purchasing – Required Documents Checklist

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>Upon Signature - 12/31/2026</b>	PWD605100	73300	CRDOT0001384	73300	<b>\$3,800,000.00</b>
<b>1/1/2027 - Project Completion</b>	PWD605100	73300	CRDOT0001384	73300	<b>\$1,871,333.75</b>
			<b>TOTAL</b>		<b>\$5,671,333.75</b>

### PURCHASING USE ONLY

Prior Resolutions:	N/A
CM#:	6072
Vendor Name:	CATTS Construction, Inc.
Time Period:	Upon Signature – Project Completion
Amount:	<b>\$5,671,333.75</b>
History/CE:	Ok
EL:	Ok
Purchasing Notes:	<p>This project includes the resurfacing of approximately 1.01 miles of Bagley Road (CR-27) from 225 feet East of Lindbergh Boulevard to Beech Street in the City of Berea. Work tasks include the installation of new asphalt intermediate and surface courses, full and partial depth pavement repairs, curb repairs (as required) , sidewalk , and drive apron repairs (as required) utility adjustments, ADA upgrades and new pavement markings for the length of the corridor.</p> <p><b>Federal Funding: \$4,092,000.00 - 72.2%, OPWC Funding: \$1,417,833.44 - 25%, Muni Funding: \$80,750.16 -1.4%</b></p>
Purchasing Agents Initials and date of approval	RS 4.1.26



## Department of Purchasing Tabulation Sheet

<b>REQUISITION NUMBER: 16338 Event #6862</b>	<b>TYPE: (RFB/RFP/RFQ): RFB</b>	<b>ESTIMATE: \$4,800,000.00</b>		
<b>CONTRACT PERIOD:</b>	<b>RFB/RFP/RFQ DUE DATE: March 18, 2026</b>	<b>SOLICITATIONS ISSUED</b>	<b>MANUAL RESPONSES</b>	<b>ELECTRONIC RESPONSES</b>
<b>REQUESTING DEPARTMENT: Public Works</b>	<b>COMMODITY DESCRIPTION: Bagley Road (CR-27) resurface existing roadway from 225 ft. East of Lindbergh Blvd to Beech St. in the City of Berea</b>	68	2	0
<b>DIVERSITY GOAL/SBE 0%</b>	<b>DIVERSITY GOAL/MBE 0%</b>	<b>DIVERSITY GOAL/WBE 0%</b>		
<b>Does CCBB Apply: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No-The low bidder is in Cuyahoga County, JW 3/20/2026</b>	<b>CCBB: Low Non-CCBB Bid\$: n/a</b>	<b>Add 2%, Total is: n/a</b>		
<b>Does CCBEIP Apply: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No-The low bidder is certified as an "Inclusive Business" in the CCBEIP, JW 3/20/2026</b>	<b>CCBEIP: Low Non-CCBEIP Bid \$: n/a</b>	<b>Add 2%, Total is: n/a</b>		
<b>*PRICE PREFERENCE LOWEST BID REC'D \$ 5,671,333.75</b>	<b>RANGE OF LOWEST BID REC'D \$ &gt;5,000,000</b>	<b>Minus \$, =</b>		
<b>PRICE PREF % &amp; \$ LIMIT: 250,000 (&gt;5%)</b>	<b>MAX SBE/MBE/WBE PRICE PREF \$ 5,921,333.75</b>	<b>DOES PRICE PREFERENCE APPLY? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A – RFP/RFQ or No diversity goals LL 3/20/2026</b>		
		<b>TOTAL RESPONSES</b>		
				2

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: Buyer Initials	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
1 CATT Construction, Inc. 21223 Aurora Road Warrensvil le Heights, OH 44146	Bid Bond 100%  Great Midway Insuran ce Compa ny	\$5,671,333. 75	Compliant: <input checked="" type="checkbox"/> Yes  IG Registration Complete: <input checked="" type="checkbox"/> Yes  IG Number: 26-0011- REG  NCA: <input checked="" type="checkbox"/> N/A PH: <input checked="" type="checkbox"/> Yes  CCBB (Form Attached) <input checked="" type="checkbox"/> N/A  (Agree to Match) <input checked="" type="checkbox"/> N/A  CCBEIP: (Form Attached) <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	CCBB <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  CCBEIP <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Subcontractor Name(s):  No goals  SBE/MBE/WBE Prime: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> SBE <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> No  Total % SBE: 0 % MBE: 0 % WBE: 0  SBE/MBE/WBE Comply: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> No  SBE/MBE/WBE Comments and Initials: JK 3/19/26 JW 3/20/26 LL 3/20/2026	DPW IS RECOMMENDI NG AWARD TO THIS VENDOR AS THE LOWEST AND BEST BID. MATHEMATICA LLY AND MATRIALLY BALANCED WB	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Transaction ID:

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: Buyer Initials (Agree to Match) <input checked="" type="checkbox"/> N/A COOP: (Form Attached) <input checked="" type="checkbox"/> N/A (Agree to Participate?) <input checked="" type="checkbox"/> N/A OPD Buyer Initials: RS _____	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
-------------------------------------	------------------	---	---	------------------	--------------------------	---	--------------------	--------------

Bidder's / Vendors Name and Address 2 Perk Company, Inc. 4900 Crayton Ave Cleveland, OH 44104	Bid Bond / Check Bid Bond 100% Endurance Assurance Corporation	Actual Bid Amount (enter "N/A" if RFP or RFQ) <b>\$5,742,462.38</b>	Buyer Administrative Review: OPD Buyer Initials Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> Yes IG Number: 24-0057-REG NCA: <input checked="" type="checkbox"/> Yes PH: <input checked="" type="checkbox"/> Yes CCBB (Form Attached): <input checked="" type="checkbox"/> N/A (Agree to Match): <input checked="" type="checkbox"/> N/A CCBEIP: (Form Attached) <input checked="" type="checkbox"/> N/A	Price Preference <input type="checkbox"/> Yes <input type="checkbox"/> No	CCBB / CCBEIP Registered CCBB <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No CCBEIP <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Diversity Program Review: SBE / MBE / WBE Subcontractor Name(s): No goals SBE/MBE/WBE Prime: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> SBE <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> No Total % SBE: <u>0</u> % MBE: <u>0</u> % WBE: <u>0</u> % SBE/MBE/WBE Comply: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> No SBE/MBE/WBE Comments and Initials: JK 3/19/26 JW 3/20/26 LL 3/20/2026	Dept. Tech. Review Awar d: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> No
--	--	--	--	---	--	---	--

Transaction ID:

Bidder's / Vendors Name and Address	Bid Bond / Check	Actual Bid Amount (enter "N/A" if RFP or RFQ)	Buyer Administrative Review: OPD Buyer Initials (Agree to Match) <input checked="" type="checkbox"/> N/A COOP: (Form Attached) <input checked="" type="checkbox"/> N/A (Agree to Participate?) <input checked="" type="checkbox"/> N/A OPD Buyer Initials: <u>RS</u>	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)

# County Council of Cuyahoga County, Ohio

## Resolution No. R2026-0117

<p>Sponsored by: <b>County Executive Ronayne/Department of Public Works</b></p>	<p><b>A Resolution</b> authorizing a Revenue Generating Agreement with Ohio Department of Youth Services in the anticipated amount not-to-exceed \$29,651,856.00 to sublease space at the Cuyahoga County Metzenbaum Center located at 3343 Community College Avenue, Cleveland, effective upon signatures of all parties through the retirement of all bonds issued; authorizing the County Executive to execute Contract No. 6119 and all other documents consistent with said agreement and this Resolution; and declaring the necessity that this Resolution become immediately effective.</p>
---	--

**WHEREAS**, the County Executive/Department of Public Works recommends a Revenue Generating Agreement with Ohio Department of Youth Services in the anticipated amount not-to-exceed \$29,651,856.00 to sublease space at the Cuyahoga County Metzenbaum Center located at 3343 Community College Avenue, Cleveland, effective upon signatures of all parties through the retirement of all bonds issued; and

**WHEREAS**, the primary goal of this project is to construct a new secure 32-bed trauma responsive community correctional facility and renovate a portion of the existing Metzenbaum Center; 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 a Revenue Generating Agreement with Ohio Department of Youth Services in the anticipated amount not-to-exceed \$29,651,856.00 to sublease space at the Cuyahoga County Metzenbaum Center located at 3343 Community College

Avenue, Cleveland, effective upon signatures of all parties through the retirement of all bonds issued.

**SECTION 2.** That the County Executive is authorized to execute Contract No. 6119 and all documents consistent with said agreement and this Resolution. To the extent that any exemptions are necessary under the County Code and contracting procedures, they shall be deemed approved by the adoption of this Resolution.

**SECTION 3.** It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health or safety in the County; and any additional reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the 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: April 28, 2026  
Committee(s) Assigned: Public Works, Procurement & Contracting

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



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

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
RQ# _____ <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. <b>This is a Sub Lease of the County Metzenbaum Center between Dept of Youth Services (State of Ohio) and Cuyahoga County for new construction and partial renovation. This agreement is revenue generating for the County.</b>  *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 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 If yes, list date of TAC approval and answer the questions below.		
<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 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.

**N/A- This is a revenue generating sublease agreement with the Dept of Youth Services**

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.**

**N/A- revenue generating**

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

**Provide status of project.**

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

**Reason:**

**Timeline**

Project/Procurement Start Date (date your team started working on this item):	
Date documents were requested from vendor:	
Date of insurance approval from risk manager:	
Date Department of Law approved Contract:	

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

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

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

**HISTORY (see instructions): This is a new sublease agreement for a County owned property with the Dept of Youth Services (State of Ohio)- revenue generating. No history.**

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):	NA
Infor/Lawson PO# Code (if applicable):	
Event #	NA
CM Contract#	CM 6119- Metzenbaum Sublease Agreement

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"/>
---	------------------------------	--

### REVENUE-GENERATING NON-COMPETITIVE RFP Exemptions (Contract) Reviewed by Purchasing

			Department Initials	Purchasing
Briefing Memo			AMS	Attached
Justification Form, if purchase over \$10k			AMS	OK (revised attached 4/7/2026)
Annual Non-Competitive Bid Contract Statement (See Contracts Checklist Glossary on the intranet for form requirements).	Date:		NA	N/A
IG#	Not required for political subdivisions per Section 501.19 €(1) of County Code			N/A (gov't)
Debarment/Suspension Verified	Date:	4/2/2026 4/7/2026	AMS	OK
Auditor's Findings	Date:	4/2/2026 4/7/2026	AMS	OK
Independent Contractor (I.C.) Form	Date:		NA	N/A (gov't)
Cover - Master contracts only				
Contract Evaluation – if required provide most recent CM history on contract history table (see pg 2)			NA	N/A
TAC/CTO Approval or IT Standards (if required attach and identify relevant page #s or meeting approval number)				N/A
Checklist Verification			AMS	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	AMS
Matrix Law Screen shot	PWD-4986
COI	NA- as written in agreement
Workers' Compensation Insurance	NA

## Department of Purchasing – Required Documents Checklist

### CONTRACT SPENDING PLAN

*Note: There should be no spend plan for Revenue Generating. If funds are being paid to Awarded Vendor PO Code must be RFP not "NONPO" (Revenue Generating where no payment will be paid to Vendor) in Contract Management.*

Time Period	Accounting Unit	Account Number	Activity Code	Account Category or Subaccount	Dollar Amount
					\$
			<b>TOTAL</b>		\$

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

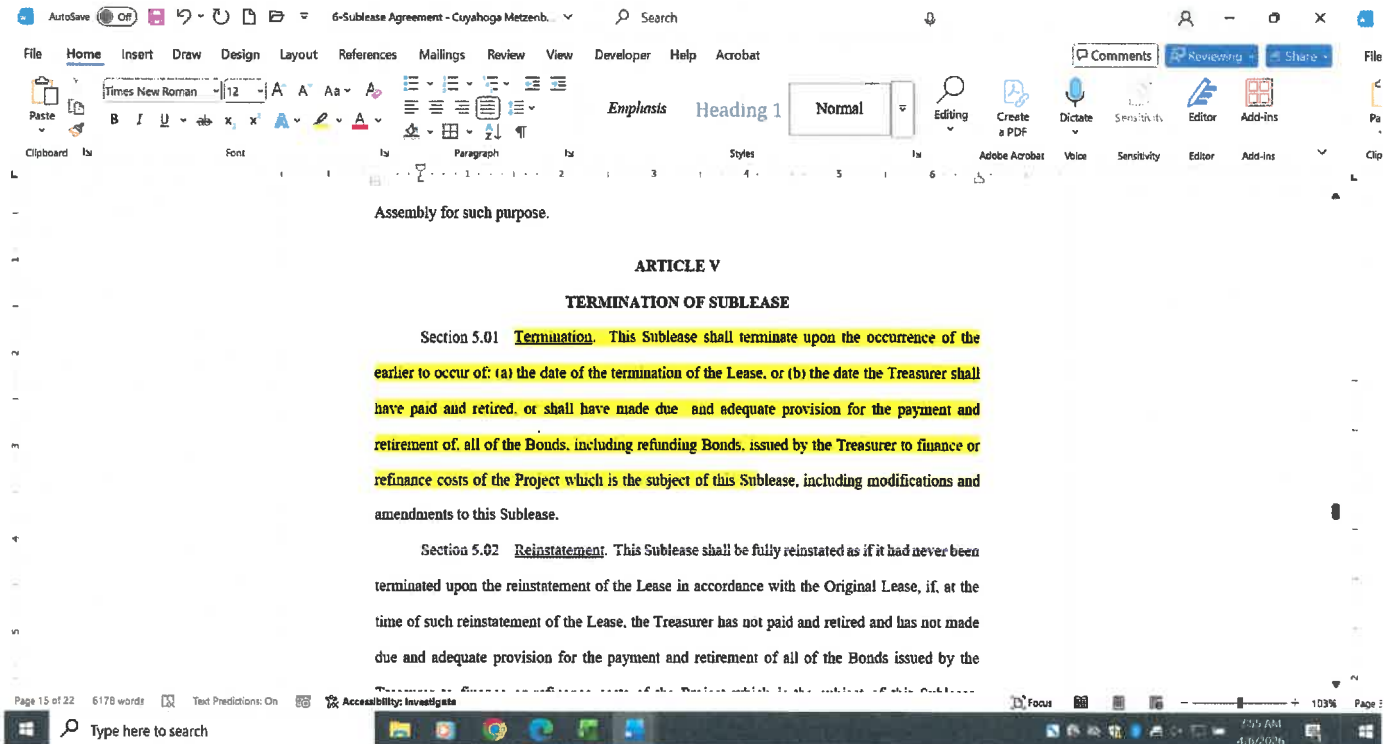
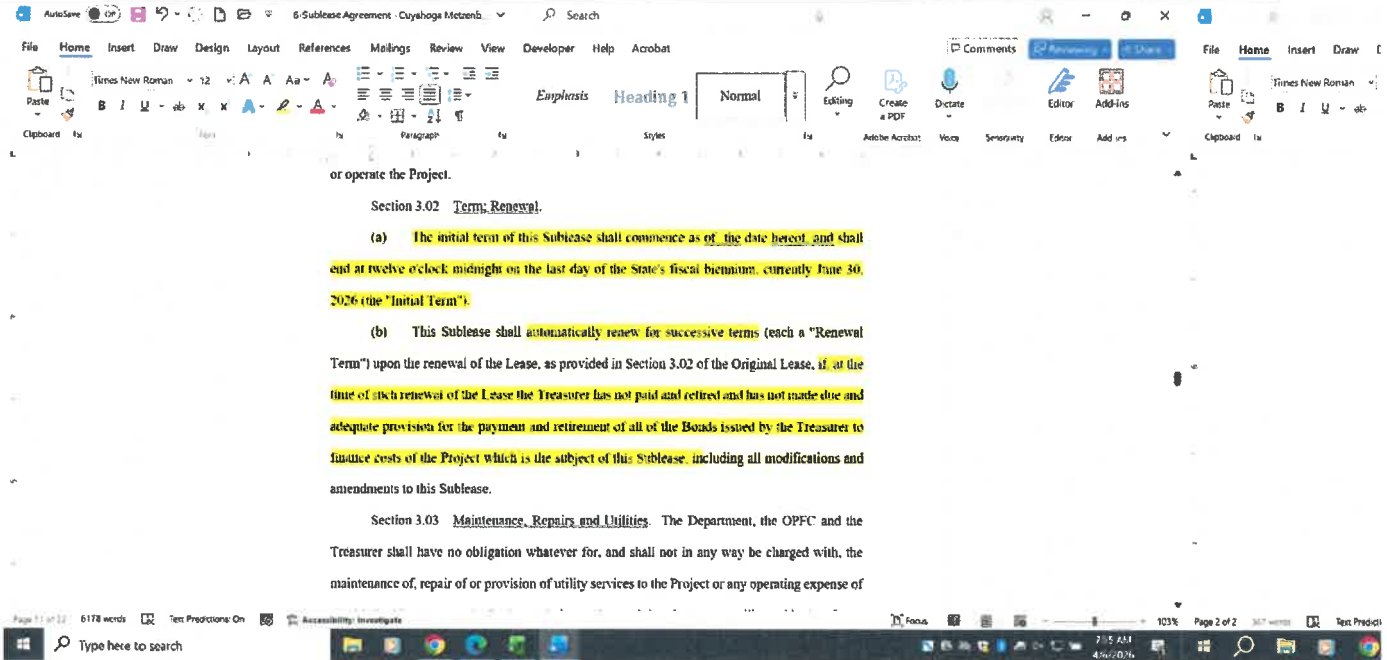
<b>CE/AG# (if applicable)</b>					
<b>Infor/Lawson PO# and PO Code (if applicable)</b>					
<b>Lawson RQ# (if applicable)</b>					
<b>CM Contract#</b>					
	Original Amount	Amendment Amount (if applicable)	Original Time Period/Amended End Date	BOC/ Resolution Approval Date	BOC/ Resolution Approval #
<b>Original Amount</b>	\$29,651,856.00		<b>Effective Date-ongoing</b>	tbd	tbd
<b>Prior Amendment Amounts (list separately) (A-# )</b>		\$			
		\$			
		\$			
<b>Pending Amendment</b>		\$			
<b>Total Amendments</b>		\$			
<b>Total Contract Amount</b>		\$29,651,856.00			

### PURCHASING USE ONLY

<b>Prior Resolutions:</b>	
<b>CM#:</b>	6119
<b>Vendor Name:</b>	DEPARTMENT OF YOUTH SERVICES
<b>Time Period:</b>	Effective Date – Retirement of all Bonds issued
<b>Amount:</b>	\$29,651,856.00mm (revenue-generating)
<b>History/CE:</b>	OK
<b>EL:</b>	Needs WET
<b>Purchasing Notes:</b>	4/6/2026: Conflicting vendor name on agreement – they must match. Briefing memo and justification need to explain when contract ends upon project completion. Department must upload the final, executed agreement into contract management once the State has signed.

# Department of Purchasing – Required Documents Checklist

Purchasing Agents Initials and date of approval OK, ssp 4/7/2026







**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	Adrienne Simons
Requestor Phone Number	216-443-8277
Date	4/2/2026
Requisition Number	N/A- Sublease Agreement for Metzenbaum Center with Dept of Youth Services (State of Ohio), CM 6119

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

The **Department of Public Works** plans to contract with **Department of Youth Services (State of Ohio)** for the revenue generating **Sublease Agreement** for the new construction and partial renovation of the County Metzenbaum Center in the amount of **\$29,651,856.00**. This agreement will be ongoing from the Effective Date.

RQ#     N/A    

**OR**

The {Enter Department Name} plans to amend Contract No. {Enter Contract Number} with {Vendor}, to change {scope of services / extend time period} for {services} in the amount of \${xxxx}.

**Check the appropriate box:**

- Governmental Purchase - County Code 501.12 (B)(2)(vi)**
- State Contract Purchase – County Code 501.12(B)(2)(x)**
- Lower than State Contract Purchase - County Code 501.12(B)(2)(ix)**
- Cooperative Purchasing - County Code 501.12(B)(2)(ix)**
  - Federal Contracts
  - Joint Purchasing Programs (includes GSA)
- Contract Amendment**

Contract # \_\_\_\_\_ RQ# \_\_\_\_\_

**RFP Exemption – County Code 501.12(B)(2)(xi)**

- Community Rehabilitation Program (CRP) - O.R.C. 125.60 - O.R.C. 125.607**
- Public Utility (911 System) - O.R.C. 128.03(F)**
- Exemption from Aggregation of Contracts -County Code 501.05(C)(2)**
- Alternative Procurement Process – County Code 501.12(B)(2)(vii)**
- Federal, State, or Other Grant Application Program (County Code 501.12(B)(2)(viii)**

**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.**

Cuyahoga County will be entering into a Sublease Agreement with the Department of Youth Services (State of Ohio) in the revenue generating amount of \$29,651,856.00 for new construction and renovation of the Community Correctional Facility located at the County Metzenbaum Center in Cleveland, Ohio. This agreement will be ongoing from the Effective Date. It is connected to the capital bond debt with the State of Ohio. The sublease will remain in effect as long as the debt is outstanding.

*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 the actual fund name(s).**

This is a revenue generating sublease agreement for the County.

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

Yes

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

Cuyahoga County was awarded this revenue generating sublease agreement with the Department of Youth Services (State of Ohio) for the new construction and partial renovation of the County Metzenbaum Center as part of the Community Correctional Facility project.

**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*).**

N/A

**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

**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*).**

N/A

**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

## 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:** 4-2-26

**RQ#** NA - govt to govt

**Procurement software system title:**