



AGENDA
CUYAHOGA COUNTY COMMITTEE OF THE WHOLE MEETING
TUESDAY, OCTOBER 22, 2013
CUYAHOGA COUNTY JUSTICE CENTER
COUNCIL CHAMBERS – 1ST FLOOR
2:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT RELATED TO AGENDA

4. MATTERS REFERRED TO COMMITTEE

- a) R2013-0170: A Resolution making an award on RQ24534 to Halle Industrial Park, LLC in the amount of \$10,069,265.64 for lease of space for the period anticipated to be 6/1/2014 - 6/30/2024; authorizing the County Executive to take all necessary actions and to execute all documents necessary to consummate the contemplated transactions, and authorizing the Director of Public Works to administer the project; and declaring the necessity that this Resolution become immediately effective.

5. PRESENTATIONS / DISCUSSION

- a) Cuyahoga County Administrative Headquarters Project update and budget overview (Director of Public Works Bonnie Teeuwen)
- b) Overview of the 2014/2015 biennial budget including a broad overview of the budget proposal and department-by-department summary of key issues and changes (Acting Fiscal Officer Mark Parks and Office of Budget & Management Director Matt Rubino)
- c) Questions and answers

6. MISCELLANEOUS BUSINESS

7. PUBLIC COMMENT UNRELATED TO AGENDA

8. ADJOURNMENT

*In accordance with Section 108.01 of the Cuyahoga County Code, complimentary parking in the Huntington Park Garage will be available for the public on any day when the Council or any of its committees holds meetings. Please see the Clerk to obtain a parking pass.

County Council of Cuyahoga County, Ohio

Resolution No. R2013-0170

<p>Sponsored by: County Executive FitzGerald/Department of Public Works</p>	<p>A Resolution making an award on RQ24534 to Halle Industrial Park, LLC in the amount of \$10,069,265.64 for lease of space for the period anticipated to be 6/1/2014 - 6/30/2024; authorizing the County Executive to take all necessary actions and to execute all documents necessary to consummate the contemplated transactions, and authorizing the Director of Public Works to administer the project; and declaring the necessity that this Resolution become immediately effective.</p>
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WHEREAS, Cuyahoga County engaged the services of Allegro Realty Advisors (“Allegro”) to conduct an audit of the County’s real-estate needs and come forth with a set of recommendations for the County; and

WHEREAS, Allegro recommended that the County place 13 properties currently owned by the County for sale, including County Archives Building on 2843 and 2905 Franklin Avenue in Cleveland, Ohio, and the consolidation of the county’s storage facilities; and

WHEREAS, the County engaged the services of CBRE, Inc. (“CBRE”), a commercial real estate services firm, to serve as the real estate portfolio program manager, provide brokerage services, and represent the County in connection with the real estate portfolio program; and,

WHEREAS, CBRE worked with the County to prepare and issue a request for proposals, RFP # 24534, (the “RFP”) for the real property consolidation project in accordance with the County’s Contracting and Purchasing Procedures Ordinance; and,

WHEREAS, Halle Industrial Park, LLC proposed leasing approximately 207,710 square feet to the County in the Halle Warehouse at 1890 E. 40th Street, Cleveland, Ohio, where the County currently leases a smaller amount of space; and

WHEREAS, the property is proposed to be leased for various County functions, including Archives, Board of Elections and Children and Family Services; and

WHEREAS, the proposed lease is for an initial term of 10 years and 1 month, with two five-year renewal options; and

WHEREAS, rent of the leased property begins at \$4.76 per square foot (\$988,440.36 annually) and escalates through the Initial Term to \$4.99 per square foot (\$1,036,213.68 annually), subject to annual appropriations; and

WHEREAS, the proposed lease contains options to expand into additional space currently occupied by another tenant, rights to contract the size of the County's Premises, a right of first refusal and an option to purchase the Building at fair market value and an option to purchase the Building at the end of the term (including renewals) for \$1.00; and

WHEREAS, the Landlord is obligated to perform substantial renovations to the Building and is providing an additional Tenant Improvement Allowance for the County's build-out in the amount of \$2,147,500.00; and

WHEREAS, the County Council has determined that it is in the County's interest to award the proposed lease to Halle Industrial Park, LLC and to enter into a Lease with Halle Industrial Park, LLC for same; and

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

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

SECTION 1. That the Cuyahoga County Council hereby awards Initiative II of the RFP for a consolidated storage facility to Halle Industrial Park, LLC and authorizes the County Executive to enter into the proposed Lease with Halle Industrial Park, LLC.

SECTION 2. That the County Executive or his authorized designee is authorized to (a) take all actions, and to execute, acknowledge, deliver and/or file for record (as and where appropriate) (i) all documents and instruments necessary or desirable to facilitate and/or consummate the transactions contemplated hereby, including, but not limited to, a lease agreement and all documents to be executed by the County thereunder, and all financing-related documents (including but not limited to subordination, non-disturbance and attornment agreements, pledges, and security agreements), (ii) all other and further documents, instruments, certificates, agreements, amendments, assignments, subleases, consents, affidavits, certifications, disbursement authorizations, settlement statements, closing statements, proration statements, escrow agreements, escrow instructions, and notices, and (iii) amendments, modifications and supplements to any of the foregoing, that the County Executive may deem necessary or advisable in connection with the consummation of

the transactions contemplated hereby, in all cases containing such terms and conditions as may be approved by the County's Director of Law, (b) agree to such payments, prorations, credits, deposits, holdbacks, escrows and other arrangements as may be necessary or advisable in connection therewith to facilitate and/or consummate such transactions, and (c) prosecute and/or defend any actions or proceedings that may be necessary or advisable relative to any of the foregoing matters.

SECTION 3. That the Director of Public Works is authorized to administer the project through its milestones and be responsible for any ongoing approval rights under the Lease.

SECTION 4. That all documents to be executed in connection with the transactions contemplated herein be subject to the Law Director's approval as to legal form and correctness.

SECTION 5. 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 Ordinance 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 6. It is found and determined that all formal actions of this Council relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: July 23, 2013
Committee(s) Assigned: Committee of the Whole

Journal _____
_____, 20__

Update

Cuyahoga County Headquarters

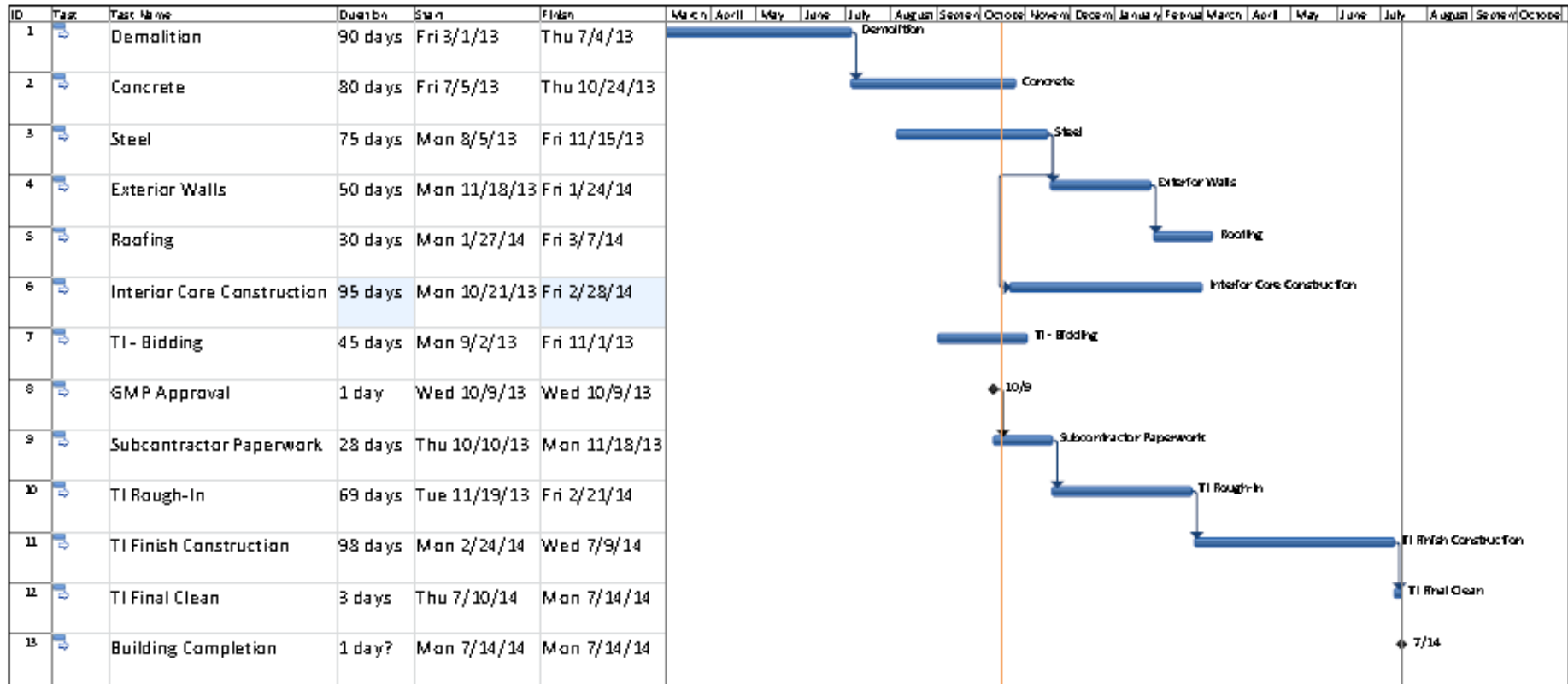


October 22, 2013

GEIS Base Building (Core & Shell)

1st and 4th Floor Lobby and all Elevator Lobbies	<ul style="list-style-type: none"> • Wall Finishes • Doors and Hardware • Interior Glazing 	<ul style="list-style-type: none"> • Ceiling Finishes • Flooring
Rooftop Garden	<ul style="list-style-type: none"> • Pavers • Trellis 	<ul style="list-style-type: none"> • Plantings • Planting System
All Public Toilet Rooms	<ul style="list-style-type: none"> • Toilet an Urinal fixtures • Flooring 	<ul style="list-style-type: none"> • Wall Finishes • Ceiling Finishes
Phone/Data/Security Systems	<ul style="list-style-type: none"> • Core Security System 	<ul style="list-style-type: none"> • Exterior Cameras & Controls
Elevators and Stairwells	<ul style="list-style-type: none"> • Elevator Machinery and Equipment 	<ul style="list-style-type: none"> • Stairwell System
Site Work	<ul style="list-style-type: none"> • Demolition • Utility Relocations 	<ul style="list-style-type: none"> • Asphalt Paving • Sidewalks/Curb Ramps • Landscaping
Foundation System	<ul style="list-style-type: none"> • Concrete Masonry Walls • Steel Pilings 	<ul style="list-style-type: none"> • Concrete Footings • Concrete Grade Beams • Concrete Slabs on Grade
Structural System	<ul style="list-style-type: none"> • Structural Steel and Connections • Exterior Wall System • Structural Concrete Decking 	<ul style="list-style-type: none"> • Utility Shafts • Roof top Utility Structures
Roofing System	<ul style="list-style-type: none"> • EDPM Roofing System 	
Core Plumbing System	<ul style="list-style-type: none"> • All Core Plumbing 	<ul style="list-style-type: none"> • All Trunk Lines and Stubs to TI Space
Core HVAC System	<ul style="list-style-type: none"> • HVAC Equipment 	<ul style="list-style-type: none"> • HVAC Controls
Core Fire Protection System	<ul style="list-style-type: none"> • Sprinkler System for Core 	<ul style="list-style-type: none"> • All Trunk Lines and Stubs to TI Space
Core Electrical System	<ul style="list-style-type: none"> • Lighting & Controls System • Trunk Electrical Equipment 	<ul style="list-style-type: none"> • Fire Alarm System for Core • Main Tele/Data to IDF
A/E Plans and Specifications	<ul style="list-style-type: none"> • Plans and Specs for each Discipline 	

CCHQ Schedule



Project: CCHQ - TI - CouncilSched
 Date: Tue 10/15/13

Task		Project Summary		Inactive Milestone		Manual Summary Rollup		Deadline	
Sub		External Task		Inactive Summary		Manual Summary		Progress	
Milestone		External Milestone		Manual Task		Start-only			
Summary		Inactive Task		Duration-only		Finish-only			

CCHQ Outreach

April 3, 2013 at 10AM,

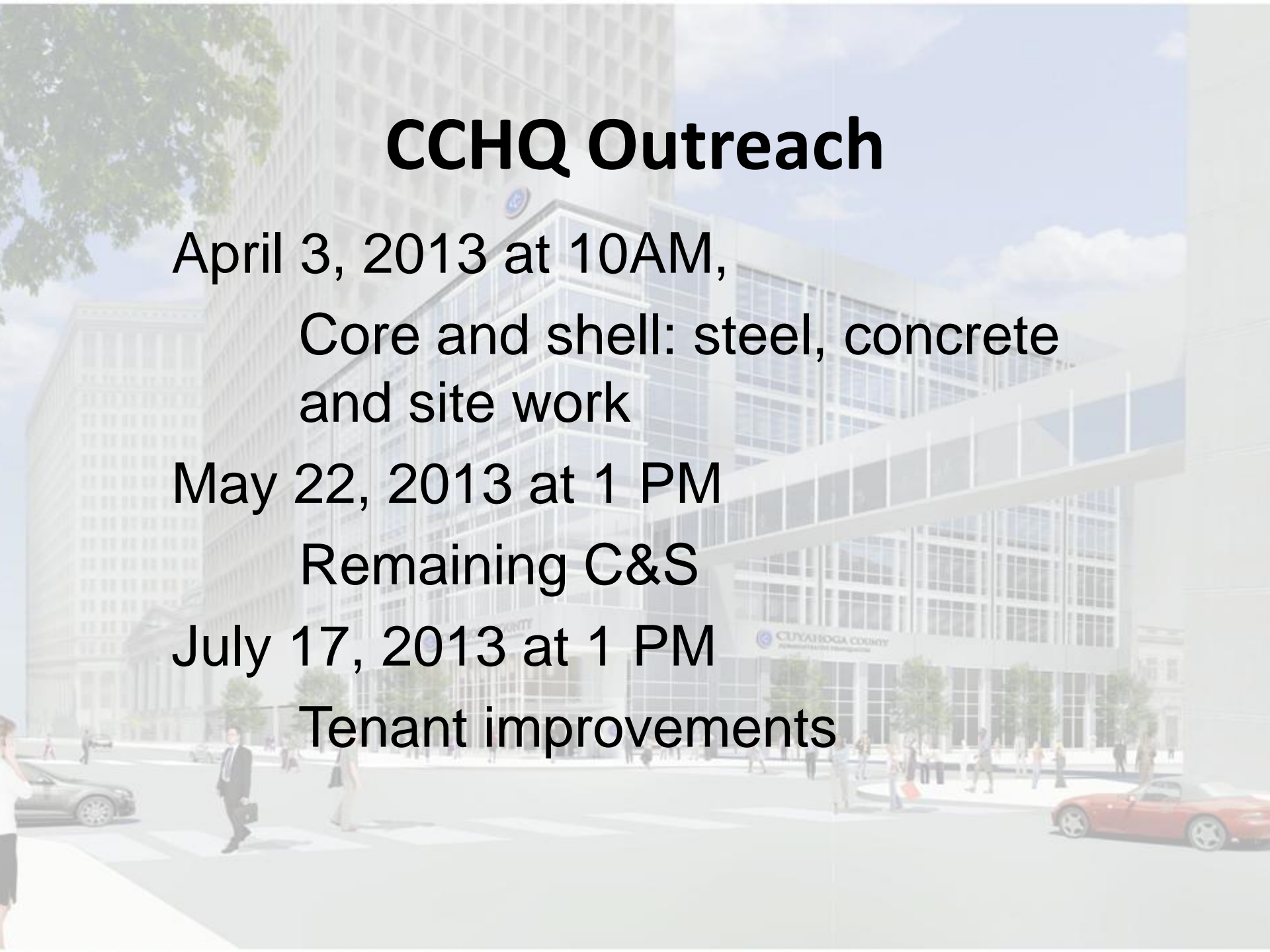
Core and shell: steel, concrete
and site work

May 22, 2013 at 1 PM

Remaining C&S

July 17, 2013 at 1 PM

Tenant improvements



CCHQ Goals

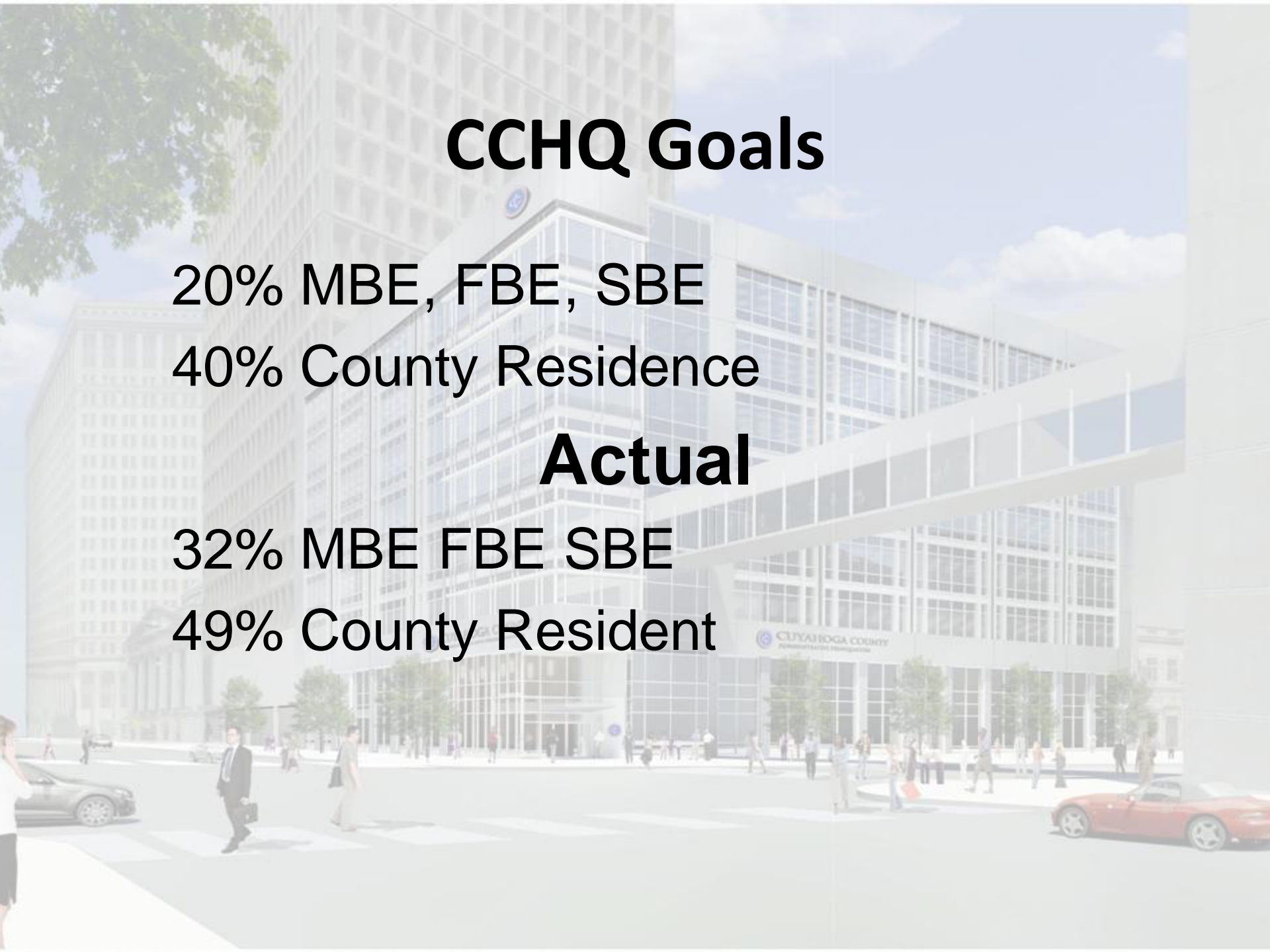
20% MBE, FBE, SBE

40% County Residence

Actual

32% MBE FBE SBE

49% County Resident



CCHQ Tenant Improvement Budget

Total Rentable Square Footage = 222,000 SF

Previous Budget \$36,100,000 \$162.61 /SF

GMP \$35,446,782 \$159.67 /SF

Industry Class A Office Space Range: \$110/SF - \$170/SF

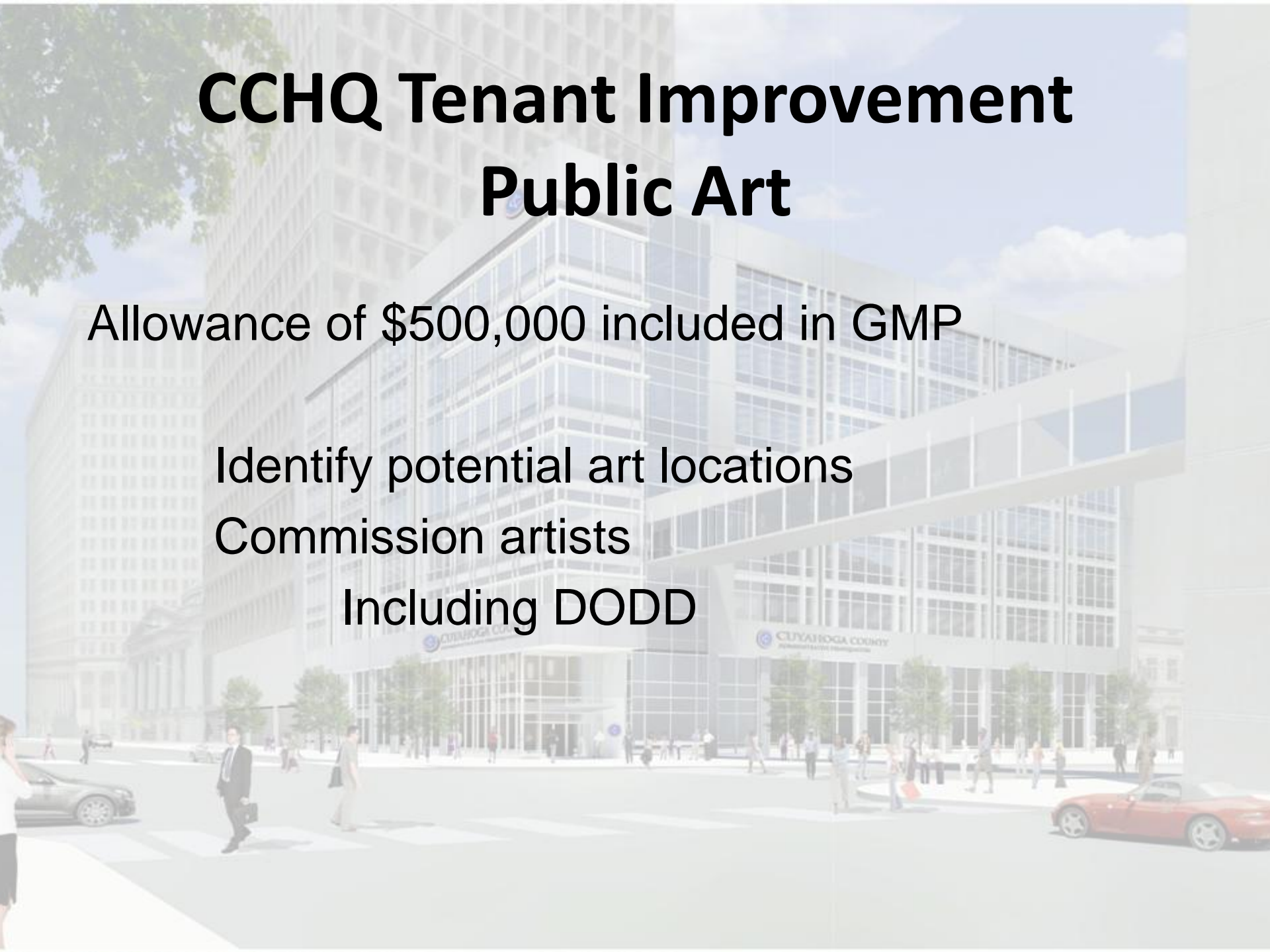
CCHQ Tenant Improvement Public Art

Allowance of \$500,000 included in GMP

Identify potential art locations

Commission artists

Including DODD



CCHQ Tenant Improvement Anticipated Value Engineering

Mechanical	\$79,000
Electrical	\$20,000
Security	\$26,000
Technology	TBD
AV	\$21,000
Plumbing	\$ 2,500
Architectural	\$167,500
Utility	\$499,000
Pedestrian Bridge	\$150,940
ADA upgrades	<u>\$110,000</u>
Total VE budget impact	\$554,060

CCHQ Web site

<http://intranet.cuyahoga.cc/en-US/new-county-building.aspx>

For more information on the Cuyahoga County Consolidation Project, [click here](#).

[Construction Progress Photo Gallery](#)

[Rendering Photo Gallery](#) [Roof Garden](#)

[The New Neighborhood](#)

[Interior Work Environment](#)

[FAQs](#)





Cuyahoga County Headquarters Tenant Improvements GMP

GMP Date: 10/11/2013

TOTAL SF: 222,000

Category	Final GMP Value		Source
	Cost	Cost/SF	
BP#1 Studs / GWB / Ceilings	\$ 2,280,563	\$ 10.27	Bid Value
BP#2 Doors / Frames / Hardware	\$ 328,390	\$ 1.48	Estimate
BP#3 Interior Glazing	\$ 517,216	\$ 2.33	Bid Value
BP#4 Finish Carpentry	\$ 818,578	\$ 3.69	Bid Value
BP#5 Flooring	\$ 1,250,743	\$ 5.63	Estimate
BP #6 Painting	\$ 355,809	\$ 1.60	Estimate
BP#7 Plumbing	\$ 337,300	\$ 1.52	Bid Value
BP#8 Fire Protection	\$ 655,500	\$ 2.95	Bid Value
BP#9 HVAC	\$ 2,770,500	\$ 12.48	Bid Value
BP#10 Electrical and Fire Alarm	\$ 4,846,894	\$ 21.83	Estimate
BP#11 Phone/Data/Security	\$ 6,226,527	\$ 28.05	Estimate
General Conditions	\$ 1,669,448	\$ 7.52	Estimate
Trade Allowances - See Allowance Section for Breakout	\$ 1,585,000	\$ 7.14	Estimate
Furniture Allowance	\$ 7,828,000	\$ 35.26	Estimate
Design Contingency	\$ 1,101,466	\$ 4.96	
Construction Contingency	\$ 1,302,877	\$ 5.87	
Total Construction Costs	\$ 33,874,811	\$ 152.59	
Design Consultant Fees			
Architectural	\$ 273,600	\$ 1.23	Bid Value
MEP/Technology	\$ 165,900	\$ 0.75	Bid Value
A/V Consultant	\$ 71,740	\$ 0.32	Bid Value
LEED Commissioning	\$ 28,300	\$ 0.13	Bid Value
Landlords Fee - 3%	\$ 1,032,431	\$ 4.65	
Total GMP Value	\$ 35,446,782	\$ 159.67	
Anticipated VE Savings after GMP	\$ (554,060)	\$ (2.50)	