

Cuyahoga County Council

Committee of the Whole

Cuyahoga County Central Services Campus Update

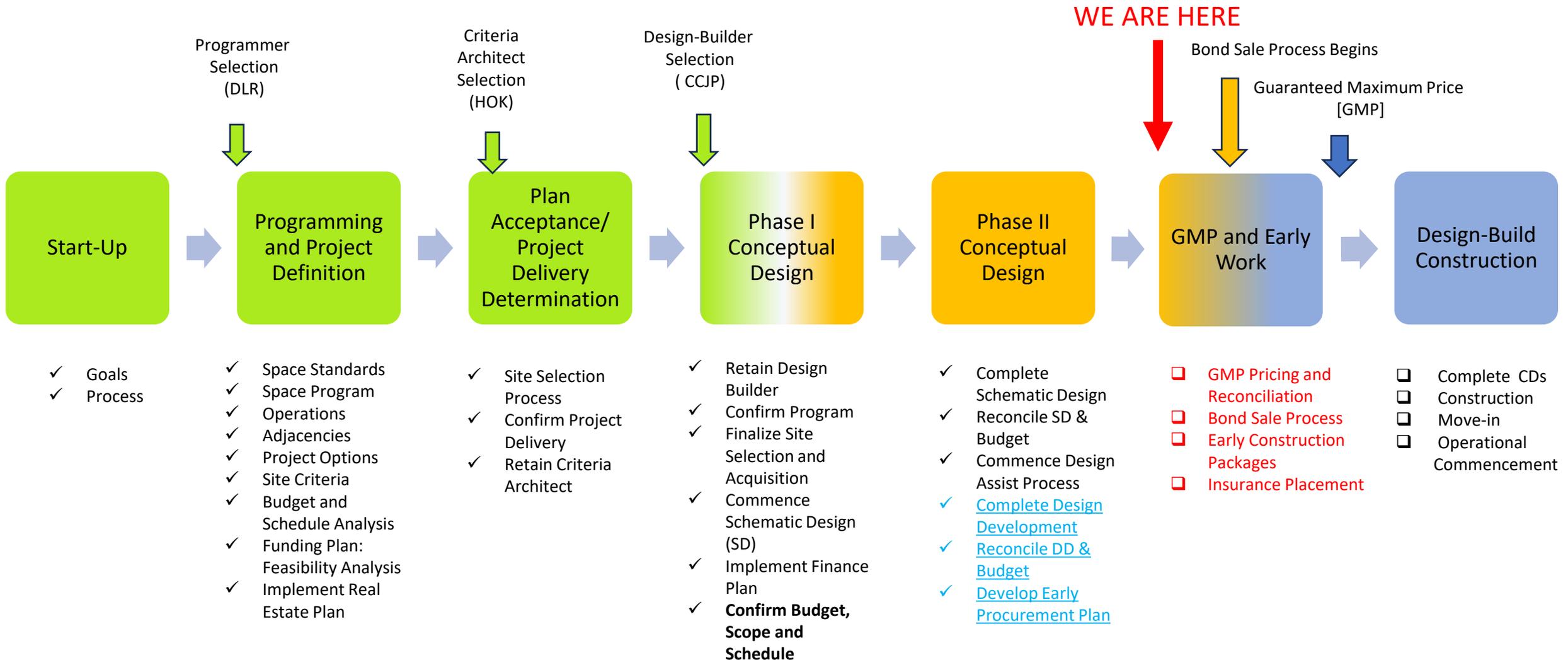
Cuyahoga County Council Chambers
January 13, 2026
3:00 PM



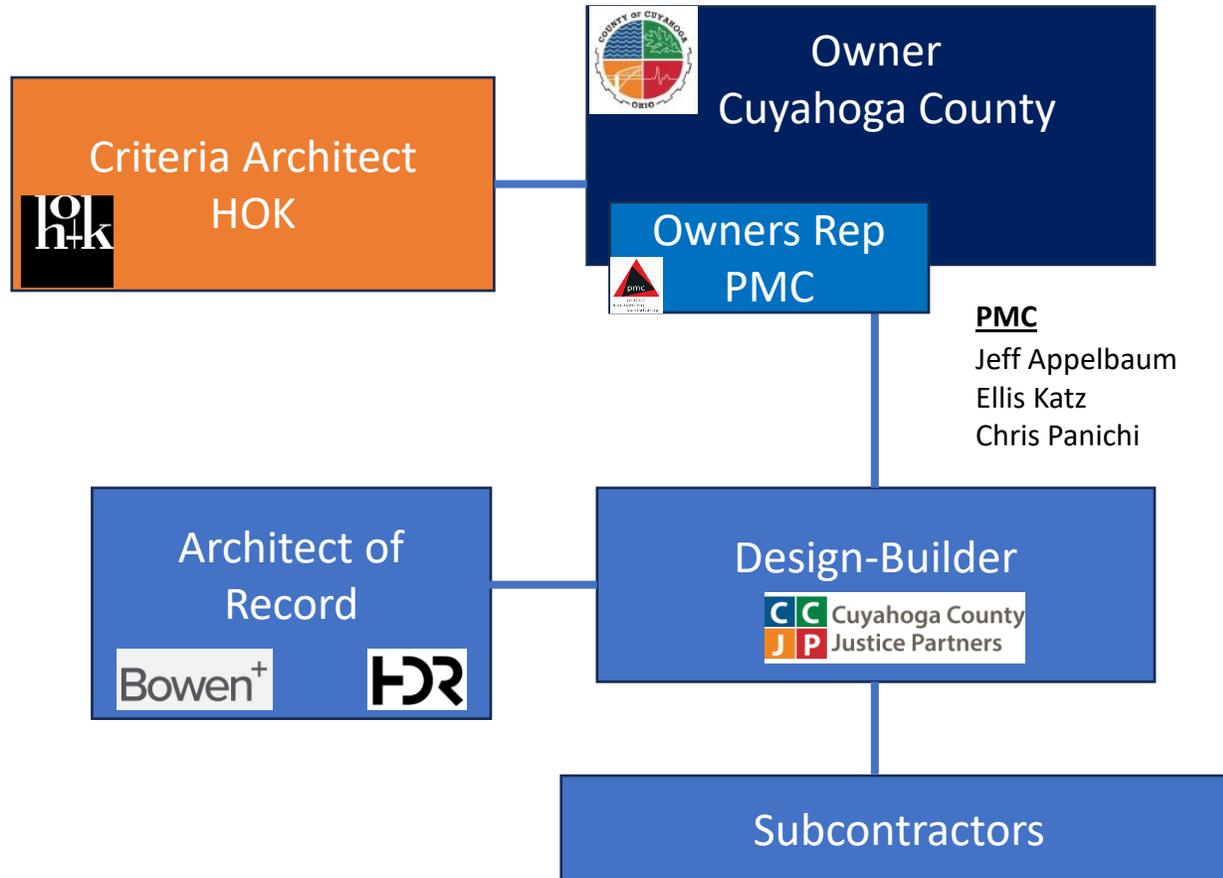
Brief Background



Process – Where We Are?



Project Team



County Core Project Team

Nichole English
Laurel Domanski-Diaz
AW Phillip Christopher
Lt. Russ Jaenke
Cpt. Rich Peters

PMC
Jeff Appelbaum
Ellis Katz
Chris Panichi



- 1 Release + Re-Entry
- 2 Lobby
- 3 Behavioral Care Center
- 4 Housing
- 5 CUP
- 6 Grass Under Foot
- 7 Sallyport
- 8 Sheriff's Admin
- 9 Entry Plaza
- 10 Loading Dock
- 11 Staff Parking /Bore field
- 12 Covered Parking w/PV
- 13 Visitor Parking
- 14 Professional Development Center
- 15 Perimeter Fence
- 16 Interior Courtyard
- 17 Staff Entrance
- 18 Shooting Range – Alt.



Sheriff Administration Tower (southeast corner)



CUYAHOGA
COUNTY
CENTRAL
SERVICES

Main Entry Lobby

Agenda Item 4 (a): Requested Council Authorization

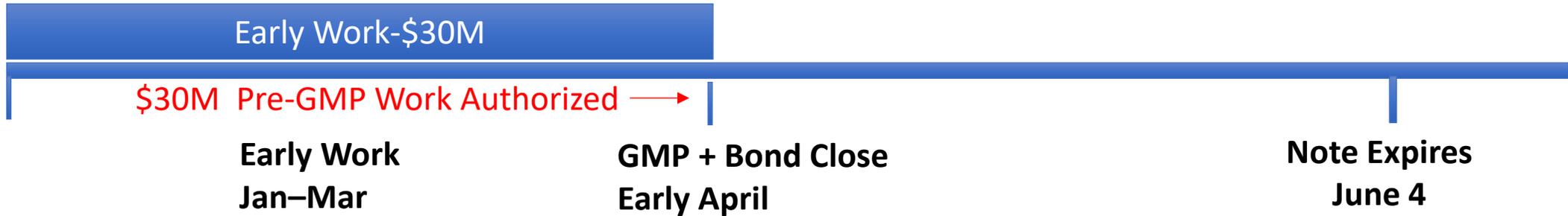
Amendment #1 to Design
Build Agreement with
Gilbane for CCSC Project



Authorizing an amendment to Contract No. 4263 with the Gilbane Building Company dated April 23, 2024 for design-build services for the County Central Services Campus to amend various terms and to add funds in the amount of \$25,000,000.00, for a total not-to-exceed amount of \$58,353,000.00 effective upon signature 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.

Bond Financing & Interest Timing

CURRENT PLAN



Examples of Early Work:

- Demolition
- Earth Work and Grading

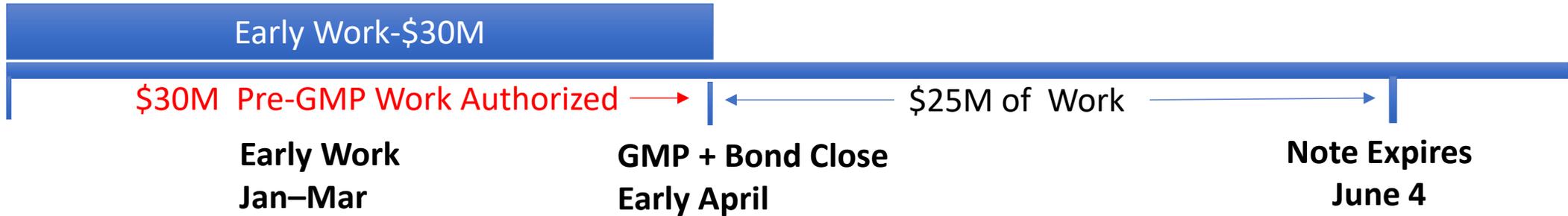
Purpose:

- Maintain schedule
- Avoid Escalation



Bond Financing & Interest Timing

CURRENT PLAN



Examples of Early Work:

- Demolition
- Earth Work and Grading

Purpose:

- Maintain schedule
- Avoid Escalation

Examples of Next \$25 M of Work

- Structural Steel Mill Order
- Foundations
- Underground Utilities

Bond Financing & Interest Timing

CURRENT PLAN



Examples of Early Work:

- Demolition
- Earth Work and Grading

Purpose:

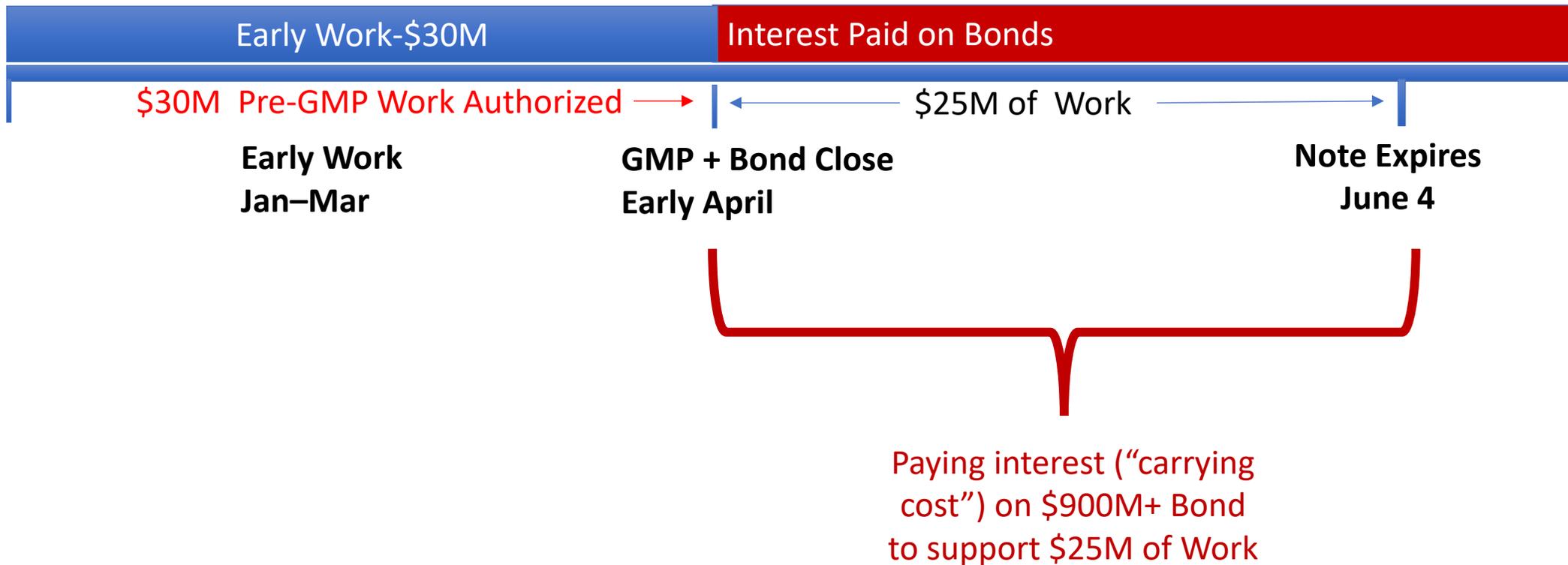
- Maintain schedule
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Examples of Next \$25 M of Work

- Structural Steel Mill Order
- Foundations
- Underground Utilities

Bond Financing & Interest Timing

CURRENT PLAN



Bond Financing & Interest Timing

CURRENT PLAN



REVISED PLAN



- Two-month extension in bond issuance
- Same construction schedule
- **≈ \$7.6M present-value savings (≈ \$19M nominal savings)**

Amendment #1 to Design Build Agreement with Gilbane

➤ What we are proposing

- ✓ A shift in the GMP activation date and bond issuance to June 4, 2026 to harvest significant savings.
- ✓ An increase in pre-GMP early work authorization from \$30M to \$55M to maintain the construction schedule.

➤ Why this makes sense now

- ✓ Financial impact and savings
 - Saves \$7.6 million by shortening the bond's front end carrying cost by two months over a 38- year term.
 - Early work is authorized by increased commitment, **BUT** actual payment is made from June bond proceeds per original contract limit (payment for work performed in April/May not due until after June 4).
- ✓ Additional benefits
 - Additional time for GMP reconciliation will result in a tighter GMP with fewer gaps and/or cost overrun potential without sacrificing project schedule.
 - Provides time to design geothermal system with full incorporation into GMP without delaying ultimate schedule.



Amendment #1 to Design Build Agreement with Gilbane

➤ **What early work will be committed?**

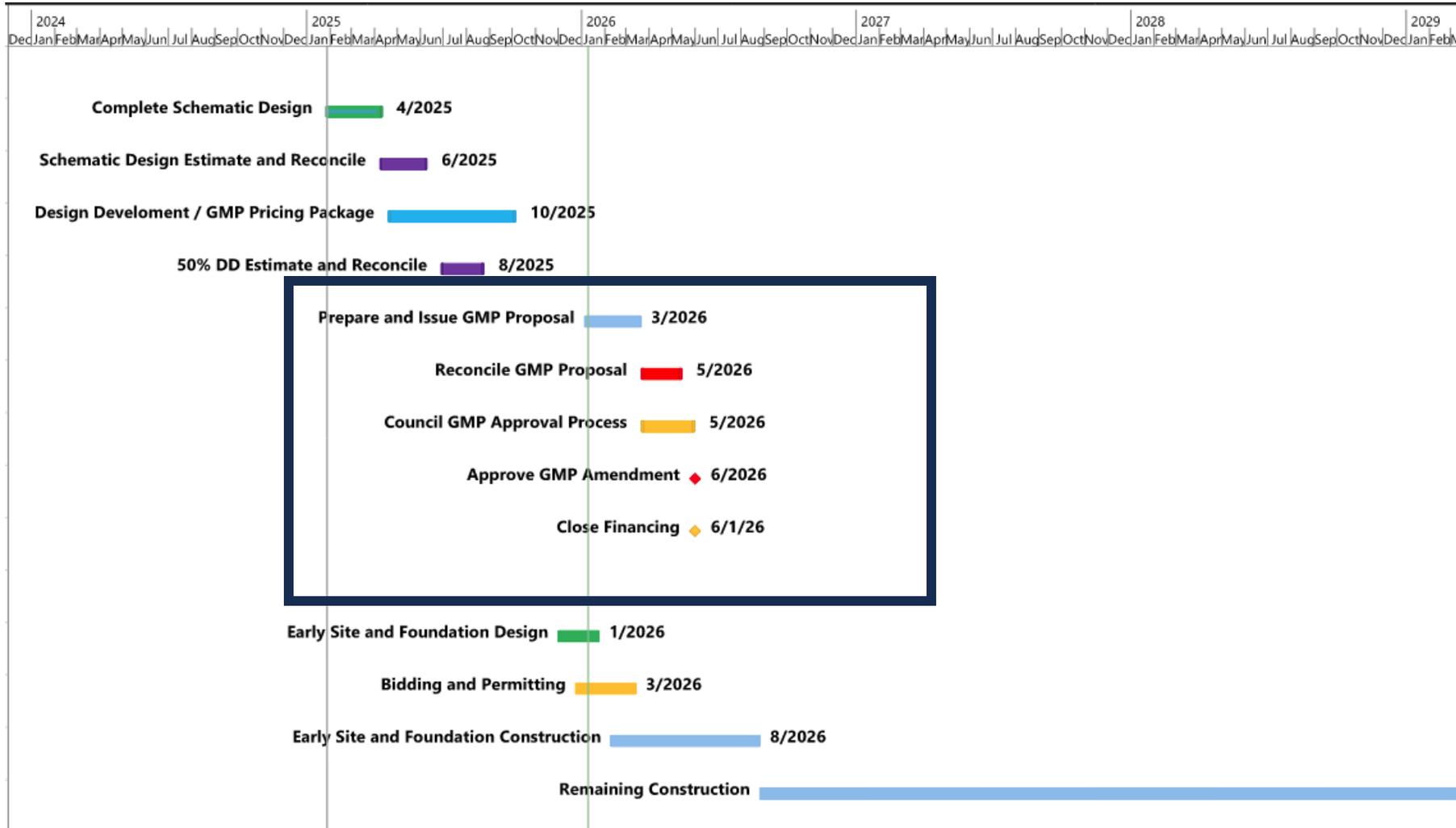
- ✓ Structural steel mill order and shop drawings; deep foundations; certain early foundations, and superstructure activities; limited underslab work; design team continuation of Construction Documents; site services, and staffing scaled through May.

➤ **What is requested of Council?**

- ✓ This action to amend the design build contract to increase the early work authorization provision from \$30 million to \$55M
- ✓ Development of schedule for meetings with ultimate Council action on the GMP and bond issuance scheduled in May with anticipated bond financing to close on or about June 4, 2026.



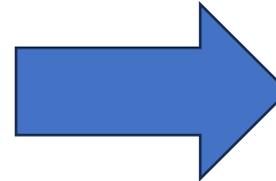
Project Schedule



GMP Budget Forecast

Initial Project Budget

DESIGN- BUILDER COSTS	
Estimate include:	
• Trade Costs (Labor/Materials/Equipment)	
• Design-Builder Contingency	
• General Conditions (including Staff)	
• Insurance	
• Payment and Performance Bond	
• Architect / Engineer of Record Fees	
• DB Fee	
COUNTY COSTS	
Estimate include:	
• Permits	
• Design Criteria Architect Fees	
• FF&E/OS&E Costs	
• Precon Service Fees	
• Misc. Consultant Fees (Testing, PMC, Geotech, Survey, Commissioning, etc)	
• Insurance	
• Operational Costs such as Utility Service and Utility Consumption Costs	
• County Hard/Soft Cost Contingencies	
TOTAL DEVELOPMENT BUDGET	\$890,266,460

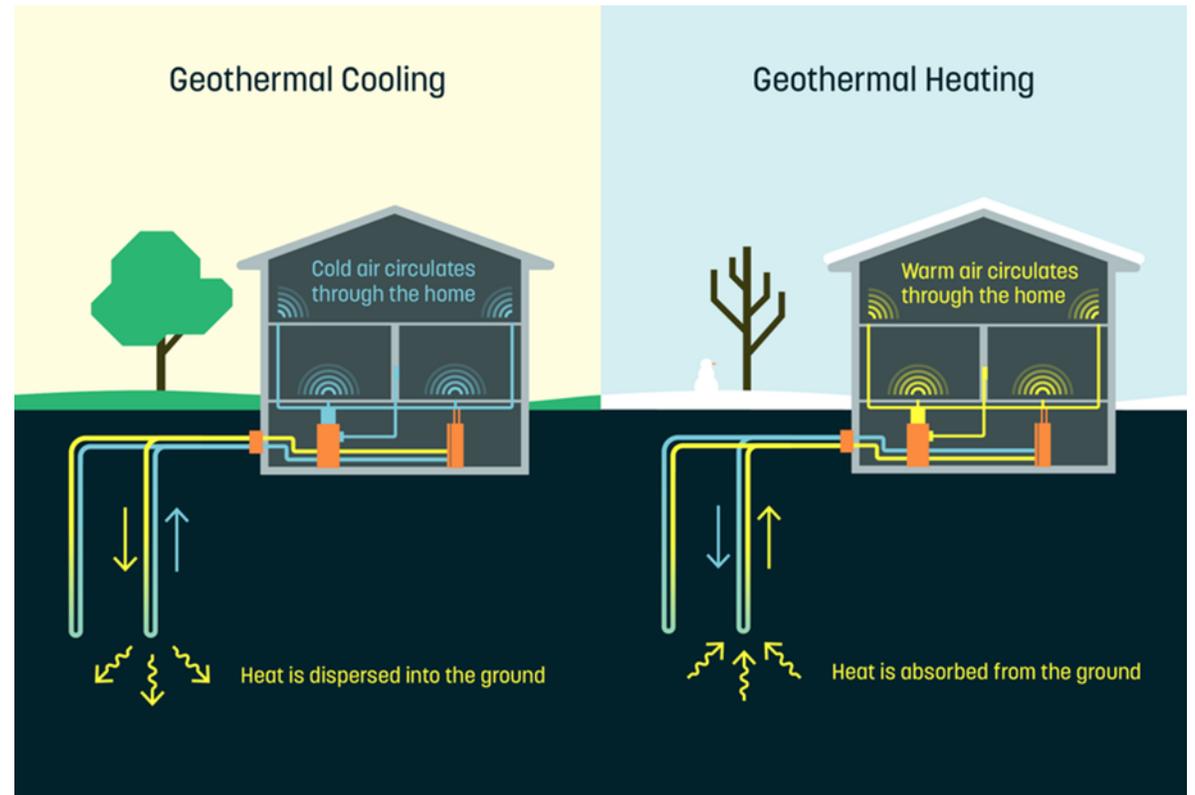


Current Budget Status

- + Geothermal (\$20M)
- Excluding Geothermal, we are within 1.5 % of the initial project budget and working to reduce the delta as part of the normal GMP reconciliation process.

Geothermal Heat Pumps

- Local energy source that takes advantage of the constant temperature of the earth to heat buildings in the winter and cool buildings in the summer
- Closed loop system comprised of deep boreholes (wells) to circulate fluid, exchanging heat between the building and the ground
- Function as a battery, storing heat in the ground during warmer months and extracting stored heat during colder months





U.S. DEPARTMENT *of* ENERGY



Wind Energy

Wind power is the nation's largest source of renewable...



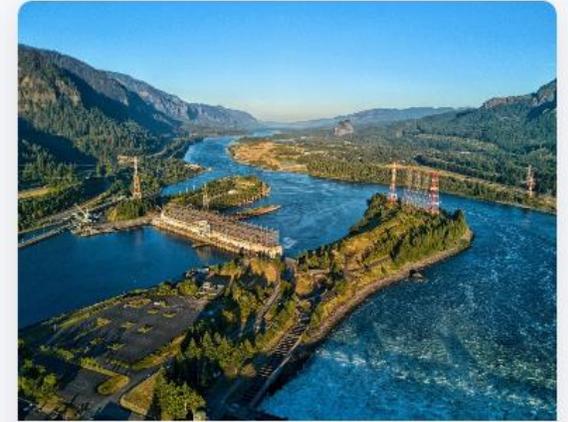
Geothermal Energy

There's heat beneath your feet—a vast, largely untapped...



Solar Energy

Solar energy is the fastest growing and most affordable...



Hydropower

Hydropower plays a key role in ensuring electricity grids remai...

Considered by the DOE to be an important strategy for reducing global greenhouse gas emissions

Geothermal at the Central Services Campus

Without geothermal, the Central Services Campus would be heated entirely by natural gas/methane. Natural gas systems are responsible for a significant amount of GHG emissions because:

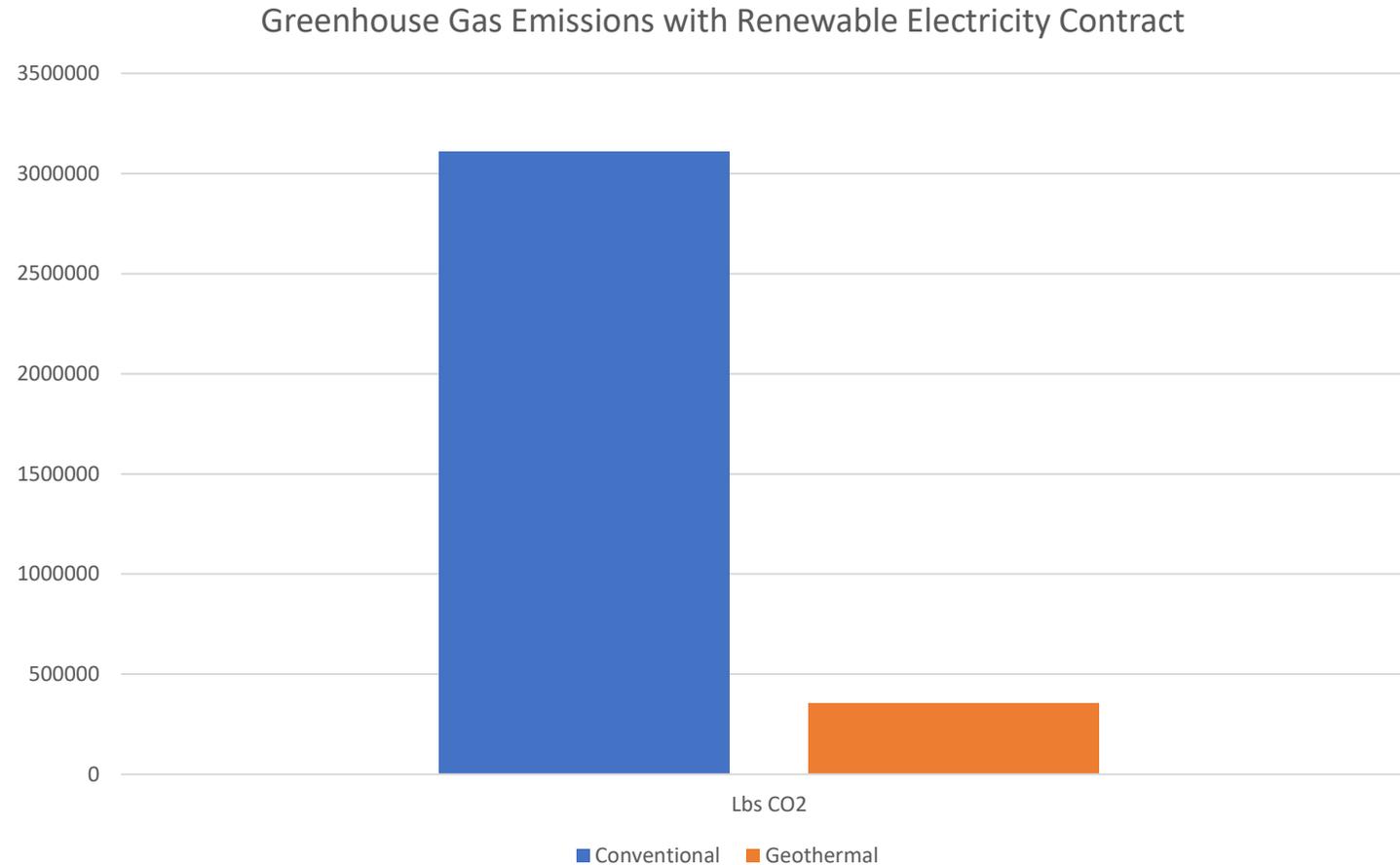
- When natural gas is combusted, CO₂ is produced and released into the atmosphere.
- Methane, a very potent greenhouse gas, leaks from pipeline delivery systems even before reaching its destination (contributing to “fugitive” emissions).
- Once installed, natural gas systems are hard to decarbonize, as renewable natural gas is scarce and expensive.

Geothermal at the Central Services Campus

- Northeast Ohio's climate, with its seasonal temperature changes, is well suited for geothermal.
- Buildings that are used year-round are optimal candidates for geothermal installations.
- Geothermal pairs well with onsite solar, which can provide electricity to help power the heat pump.



Geothermal & GHG Reductions



***Preliminary engineering suggests that geothermal would reduce greenhouse gas emissions for heating and cooling at the Central Services Campus by 90%.**

*Does not include fugitive emissions

Agenda Item 4(b): Requested Council Authorization

Insurance Brokerage and Risk Management Service for CCSC Project



Authorizing an amendment to Contract No. 5426 (fka Contract Nos. 3096 and 2698) with Alliant Insurance Services, Inc. for insurance brokerage and risk management services for the period 1/1/2023 – 12/31/2026, to amend the scope of said contract to include procurement of builder's risk and owner's protective professional indemnity insurance related to construction at the County Central Services Campus, and to add funds in the amount of \$3,964,000.00, for a total amount not-to-exceed \$13,128,423.00 effective upon signature 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.



Agenda Item 4(b): Requested Council Authorization

Insurance Brokerage and Risk Management Service for CCSC Project



Elements included in Amendment:

1. Payment for brokerage services, on a commission basis, to market and secure Builders Risk and Owner's Protective Professional Indemnity Insurance (OPPI) for the CCSC Project
2. Sufficient funds to pay the estimated premium costs to the selected Builder's Risk insurance carrier and the selected OPPI carrier for coverage that will incept on or before March 31, 2026.



Questions



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Main Entry Lobby