

Cuyahoga County Council

Public Safety & Justice Affairs Committee

Cuyahoga County Central Services Campus Update

Cuyahoga County Council Chambers
September 16, 2025
1:00 PM



Agenda

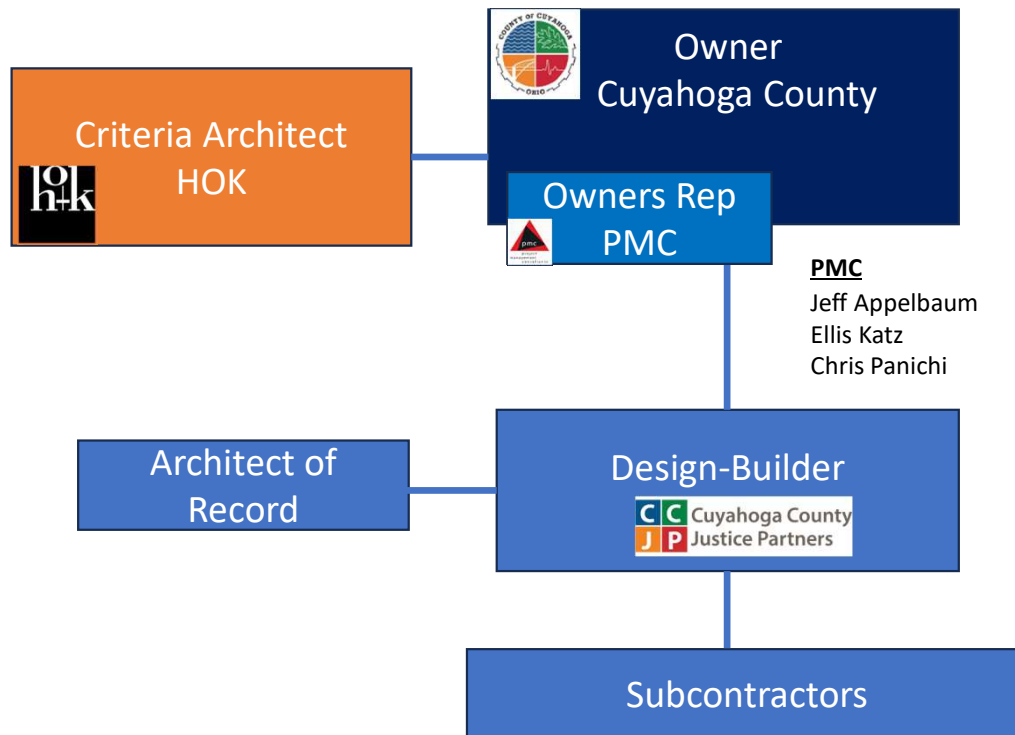
- Brief Background and Process Review
- Design Review
- Budget
- Schedule Update and Next Steps
- Q & A

Brief Background

Process – Where We Are?



Project Team



County Core Project Team

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

PMC

Jeff Appelbaum
Ellis Katz
Chris Panichi

Detailed Design Work Activities

Design Activities

1. Working with design assist sub-contractors to reduce cost of work through value engineering.
2. Minor refinement building layout and structural grid.
3. Finalizing department furniture, equipment, and circulation shown on floor plans.
4. Refining of exterior elevations and materials.
5. Finalize materials and finishes for interiors
6. Coordination of building systems by engineering team — including elevators, mechanical, electrical, fire protection, plumbing, and security/AV.
7. Coordinate underground utilities with utility companies, adjust parking, traffic flow to meet ADA requirements.





- 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
- 12 Covered Parking w/PV
- 13 Visitor Parking
- 14 Professional Development Center
- 15 Perimeter Fence
- 16 Interior Courtyard
- 17 Staff Entrance



Sheriff Administration Tower (approach from Transportation Blvd.)



Sheriff Administration Tower (southeast corner)





Main Entry Lobby





Housing (southwest corner)



Housing (west elevation)



Main Entry Lobby



Main Entry Lobby



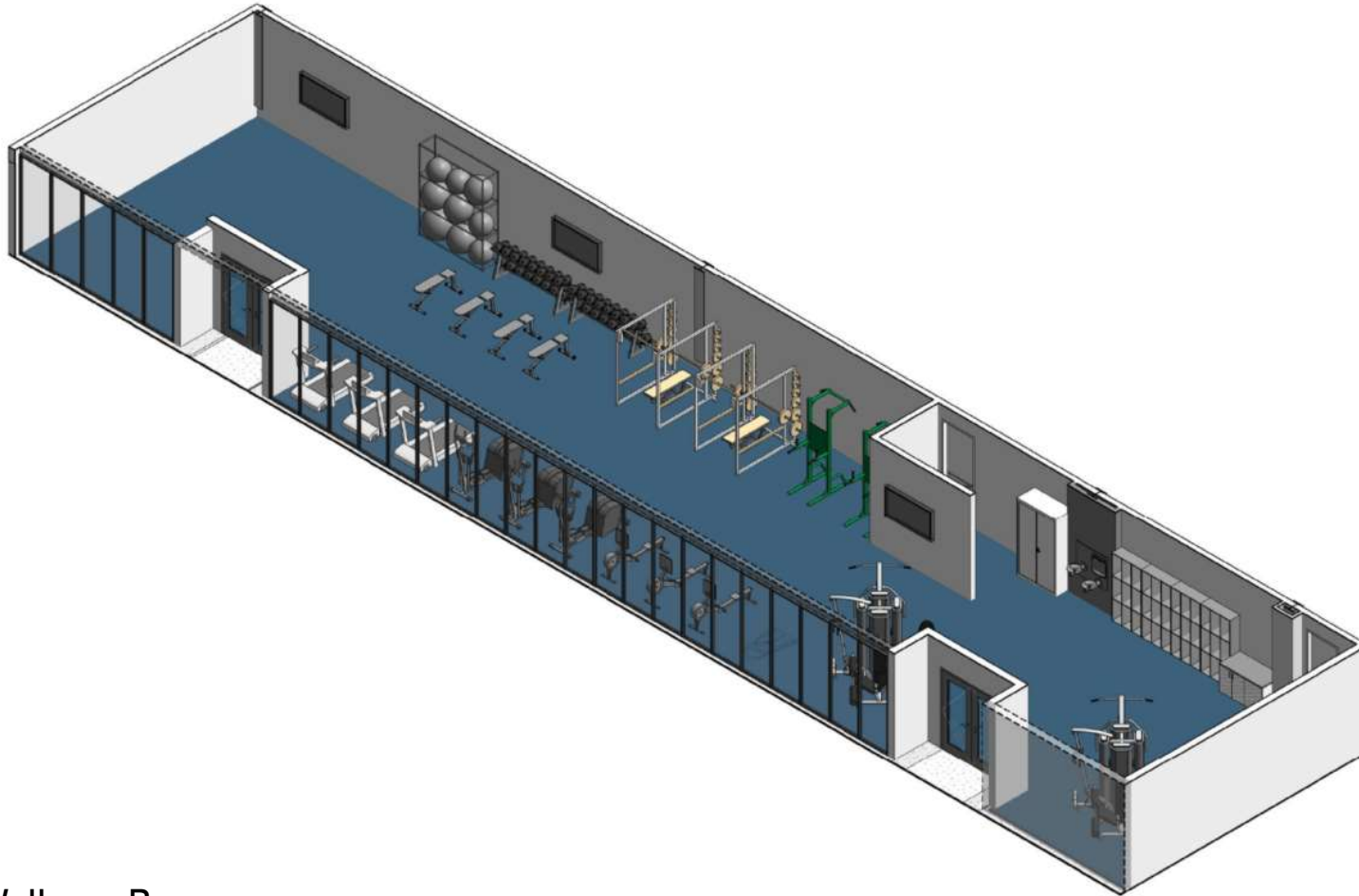


Break Room/Kitchenette

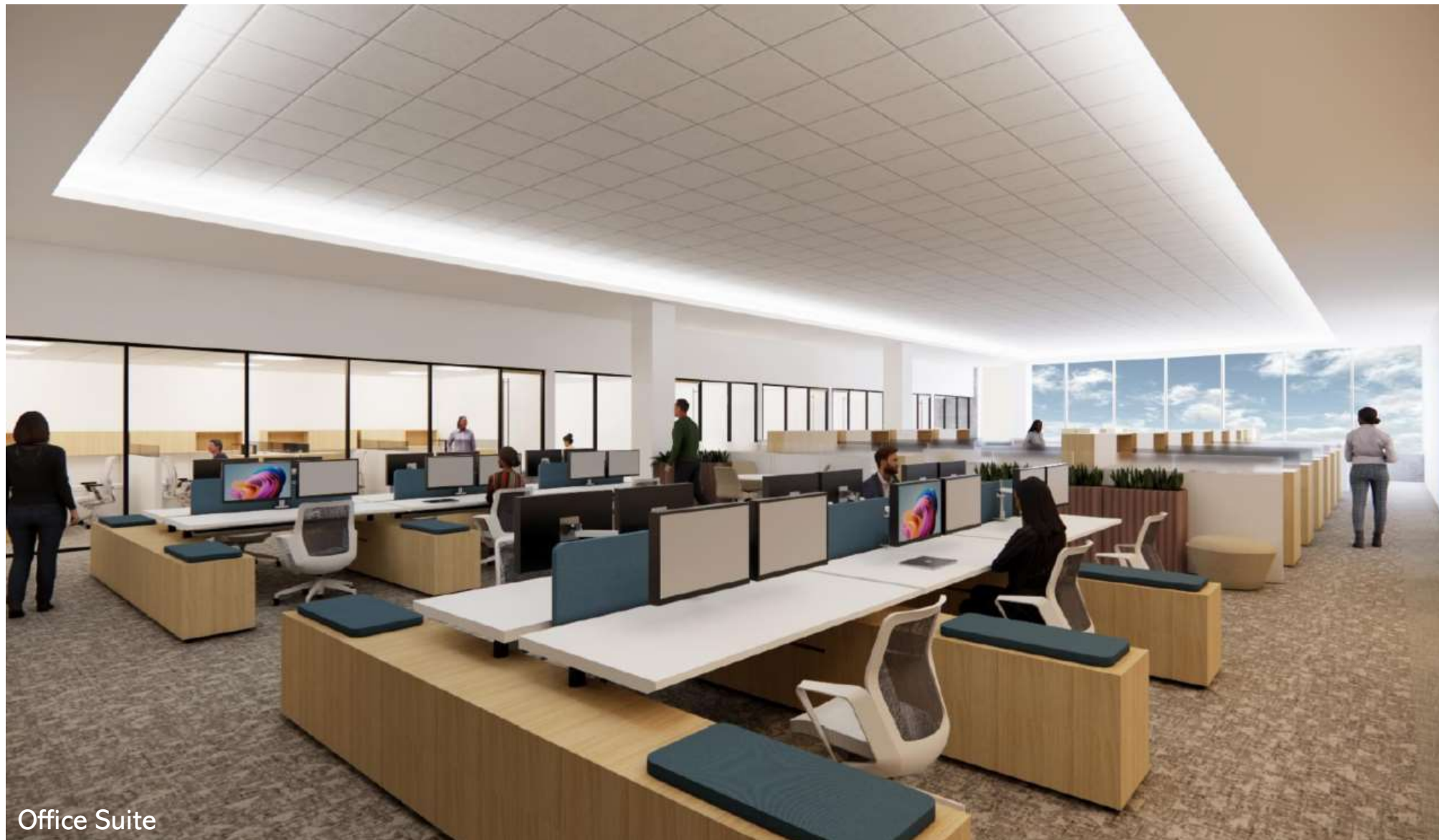
FINISH APPLICATION | DEPARTMENTAL DETAILS

DESIGN ELEMENTS:

1. Full height mirrors along the north elevation of the weight training area and full height mirrors along the west elevation of the yoga space.
2. Resilient athletic rubber flooring in fitness area.
3. Acoustic ceiling tile with recessed 2'x2' lights and gypsum board soffit with downlights along perimeter.
4. TV's along the north elevation of the fitness area, cubbies for personal storage and a sanitation casework counter for towels and trash.



Wellness Room



Office Suite



Jail Lobby – Waiting, Transaction Windows



Jail Security Screening

FINISH PLAN

VISITATION



Sealed Concrete
General



Wood Tone
Trespa at Officers Station

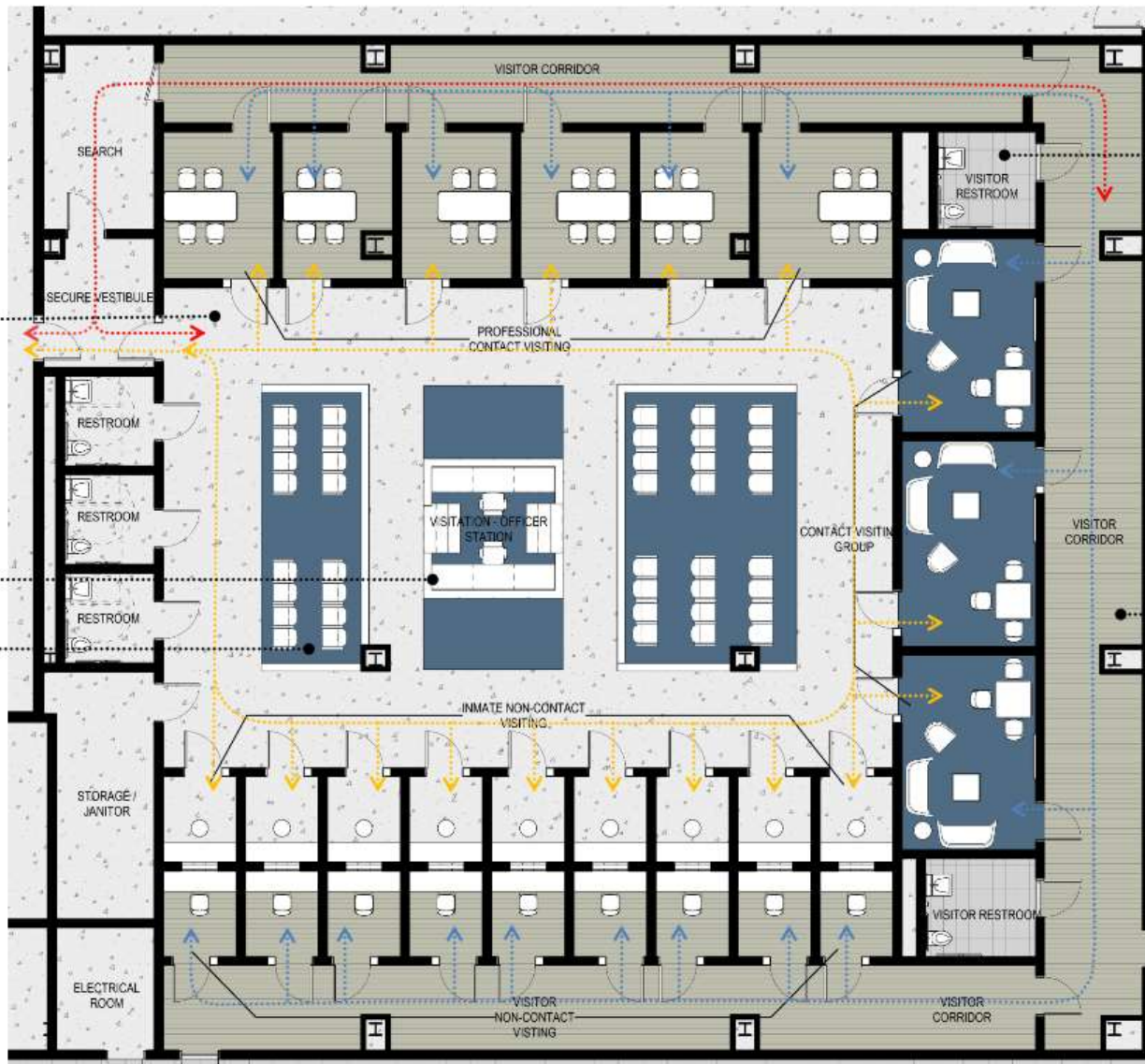


Woven Resilient
Resident Waiting +
Contact Visitation Rooms

STAFF PATH

VISITOR PATH

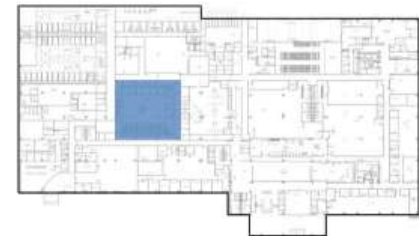
INMATE PATH



Porcelain Tile
Public Restrooms

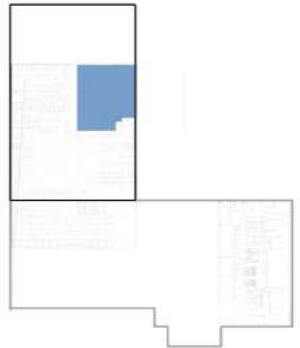
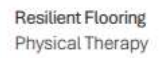
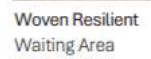
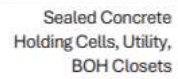


Resilient Flooring
Public Circulation +
Visitation Rooms





Visitation Inmate Waiting

[illegible]



Medical Clinic



Infirmery



Release/Re-entry

Operational Analysis Update

- Previously performed at programming by DLR in May 2021
- Practical Solutions for Public Safety (Karen Albert) retained by Sheriff Department for current operational analysis
- Amendment approved by BOC on September 8
- Schedule for completion:
 - Coverage Plan by October
 - Draft Report by mid-November

Reconciled Project Budget Based on the SD Estimate

DESIGN- BUILDER COSTS

\$758,414,359

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

\$131,852,101

Estimate include:

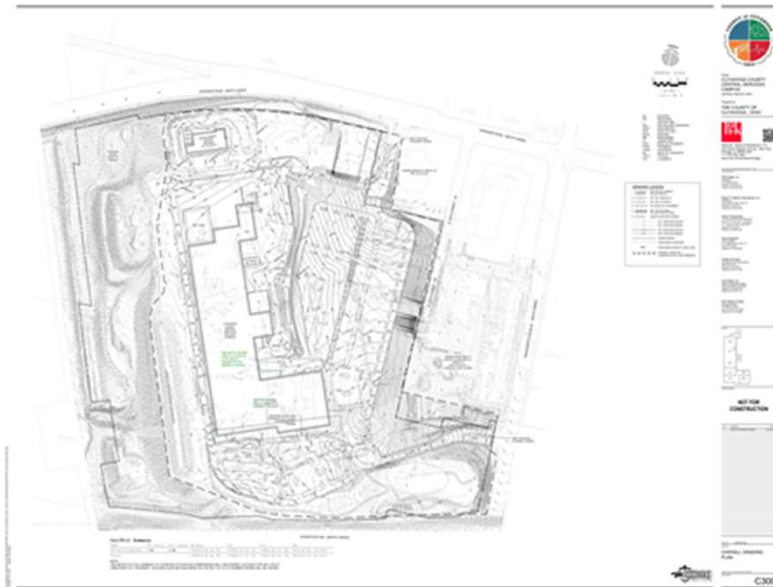
- Permits
- Design Criteria Architect Fees
- FF&E/OS&E Costs
- Precon Service Fees
- Misc. Consultant Fees (Testing, PMC, Geotech, Survey, Commissioning, etc)
- Insurance
- Operational Costs such as Utility Service and Utility Consumption Costs
- County Hard/Soft Cost Contingencies

TOTAL DEVELOPMENT BUDGET

\$890,266,460

Next Steps

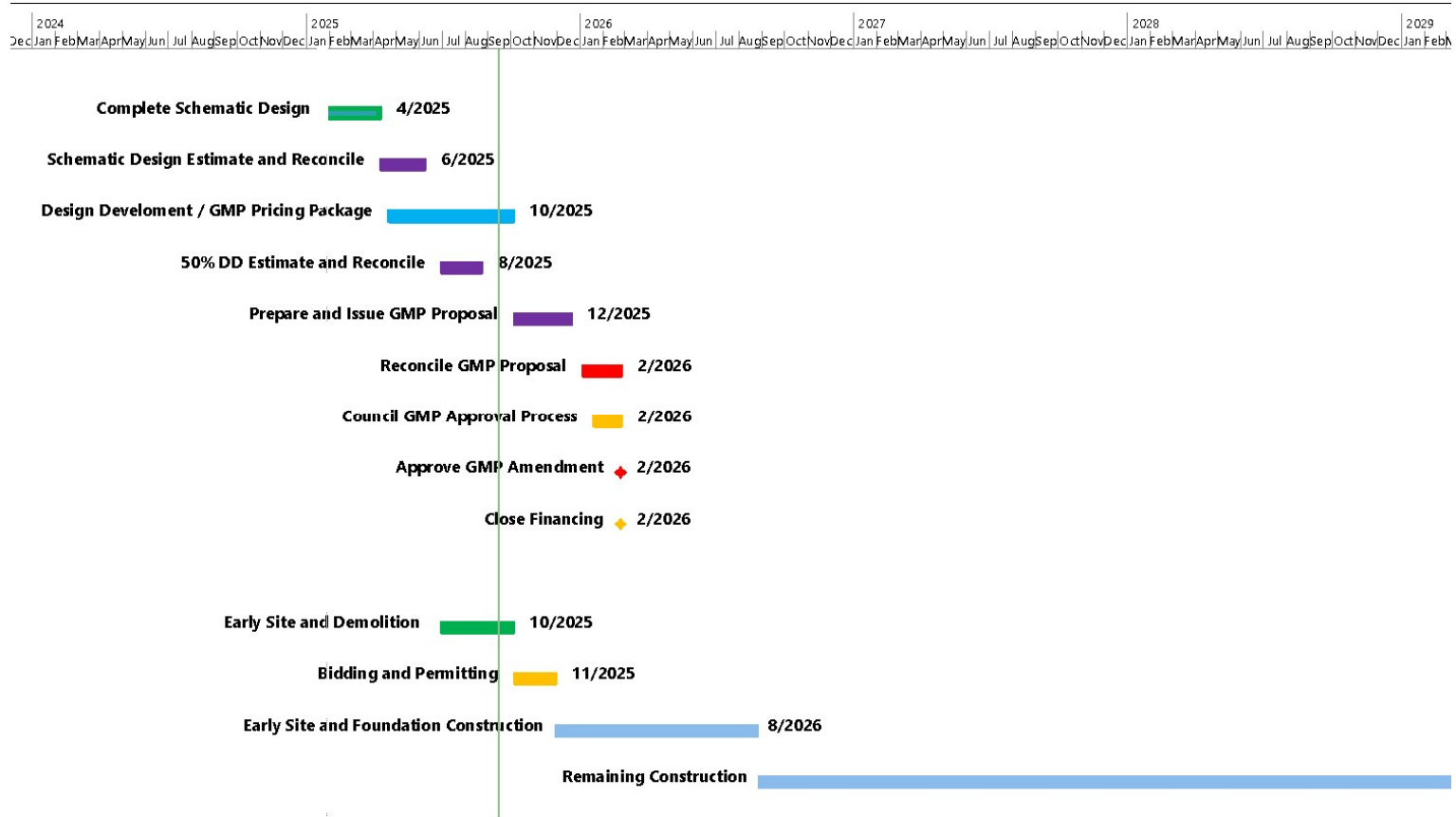
- Design Development thru October
- GMP – October thru December



DESIGN DEVELOPMENT WILL INCLUDE:

- Refinements to Life safety
- Define scope of camera locations, door by door access control
- Define all door types and hardware
- Material refinements
- Enlarged plans
- Typical details, elevations and sections of building and interior
- Detailing of casework and interior elevations
- Refinement of Furniture, Fixtures and equipment placement and system needs.
- Accessibility compliance
- Development of specifications
- Define all Building Systems with Engineers (elevators, mechanical, electrical, fire protection, plumbing, security electronics, low voltage/technology)
- Define Site scope inclusive of key detailing and site sections, related to utilities, grading, hardscape and landscape.

Project Schedule



Community and Workforce Goals

Subcontracting and Workforce Goals:

The Cuyahoga County Justice Partners are committed to meet or exceed the proposed Diversity Participation goals of the RFQ as follows:

SBE	7%
MBE	17%
WBE	6%

Community Impact & Engagement / Outreach

- a. Plan has been reviewed and approved by the county team. The final program will be integrated into all project delivery contracts.
- b. CCJP Inclusion Committee meets monthly to implement and discuss the strategy that was approved by the County as delineated in the Playbook Master
- c. Committee Efforts to date:
 - 06.18.24 June Jamboree - CCJP hosted a table at the Jamboree
 - 08.29.24 - Project Impact Community Gathering:
 - Gilbane organized and sponsored Event
 - Main goal - ensure that Gilbane's local projects resonate with the community's needs
 - 12.05.24 - Virtual Information Teams Call - Information session for contractors to learn more about the upcoming design-assist packages for the project
- d. County Vendor Fairs attended: July 18, 2024, October 17, 2024, April 24, 2025
- e. Upcoming Events – next 90 day plan:
 - 10.23.25 - County Vendor Fair
 - TBD - Community outreach for Garfield City
- f. Tools to be utilized for the project from a DEI perspective:
 - B2Gnow: A tool for our trade contractors to manage awards and payments related to this project
 - LCP Tracker: A tool that tracks and monitors workforce (labor) development initiatives at each touchpoint
 - Quarterly report outs will be issued for future summary meetings

Questions?