

Cuyahoga County Justice Center Executive Steering Committee Meeting



**Cuyahoga County Council Chambers
October 4, 2022
9:00 AM**



Cuyahoga County Justice Center Project

Meeting Purpose

"Presentation of Studies Requested at April 21, 2022 Steering Committee Meeting and Ratification of Site Determination"



**This Meeting may be viewed by livestream using
the following link:**

<https://www.youtube.com/cuyahogacounty>

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. HOUSEKEEPING & PROTOCOL; REVIEW OF AGENDA**
- IV. REVIEW OF APRIL 21, 2022 DETERMINATION**
- V. PUBLIC COMMENT**
- VI. PRESENTATION OF AGREEMENT FOR PURCHASE OF 2700 TRANSPORT ROAD**
- VII. PRESENTATION OF FINAL ENVIRONMENTAL REPORT FOR 2700 TRANSPORT ROAD**
- VIII. PRESENTATION REGARDING COMMUNITY ENGAGEMENT PROCESS**
- IX. PRESENTATION OF DLZ THIRD-PARTY REPORT**
- X. PROCESS FOR RESUMPTION OF DESIGN AND DELIVERY OF PRICING OPTIONS**

XI. DETERMINATION 10.4.2022 – Corrections Center Site

Having received the input, reports and information requested in its Determination of April 21, 2022, including:

1. Environmental analysis including an updated Phase II as required to provide reasonable assurance that current environmental restrictions can be removed and the property is safe for residential use;
2. An independent third-party review of its prior Determination regarding a renovation option for the current jails; and
3. Terms of the proposed agreement for purchase of the proposed site,

the Steering Committee hereby ratifies its Determination of April 21, 2022, “that the site located at 2700 Transport Road in Cleveland, Ohio, being otherwise described as Permanent Parcel Numbers 122-27-001 and 122-27-007 (38.9540 acres) and 122-27-013 (5.7320 acres) is an acceptable site for the new Cuyahoga County Corrections Center complex.”

- a. Discussion
- b. Motion by Steering Committee
- c. Further Discussion (if required)
- d. Vote

XII. PRESENTATION OF NEXT STEPS AND COURTS PROGRAMMING [time permitting]

XIII. ADJOURNMENT

IV. REVIEW OF APRIL 21, 2022 DETERMINATION

REVIEW OF APRIL 21, 2022 DETERMINATION AND REQUESTED INFORMATION FOR CONSIDERATION

Determination 4.21.22:

Provided that environmental analysis including an updated Phase II is performed as required to provide reasonable assurance that current environmental restrictions can be removed and the property is safe for residential use, the Steering Committee hereby determines that the site located at 2700 Transport Road in Cleveland, Ohio, being otherwise described as Permanent Parcel Numbers 122-27-001 and 122-27-007 (38.9540 acres) and 122-27-013 (5.7320 acres) is an acceptable site for the new Cuyahoga County Corrections Center complex, subject to the further ratification by vote of the Steering Committee including (1) the reasonableness of the agreement, (2) the Steering Committee's satisfaction with the environmental review, and (3) the Steering Committee's satisfaction of the determination regarding the renovation option. The Steering Committee further determines that the County should continue its investigation of alternative sites and return to the Steering Committee for approval of any recommendation to proceed on an alternate site. The Steering Committee further directs that the Committee design and implement a plan of community engagement regarding the potential site. The Steering Committee authorizes negotiations to determine that this property can be acquired, developed and remediated as an acceptable site for the new Cuyahoga County Corrections Center complex. The Steering Committee recognizes that it is the strong view of the City of Cleveland that the Corrections Center remain within the City limits. The Steering Committee commits to an independent third-party review of its prior Determination regarding a renovation option for the current jails. The Steering Committee directs that all input, reports and information obtained as a result of the foregoing determinations shall be presented to the Steering Committee in a public session.

Determination: The site is acceptable subject to:

- (1) Reasonable land purchase agreement (predicted costs previously presented, including remediation cost)
- (2) Confirmation of previous environmental analysis through updated Phase II
- (3) Third Party review of renovation vs. new build.

V. PUBLIC COMMENT

Each public speaker is limited to 3 minutes each for comments

VI. PRESENTATION OF AGREEMENT FOR PURCHASE OF 2700 TRANSPORT ROAD

Site Selection History Overview

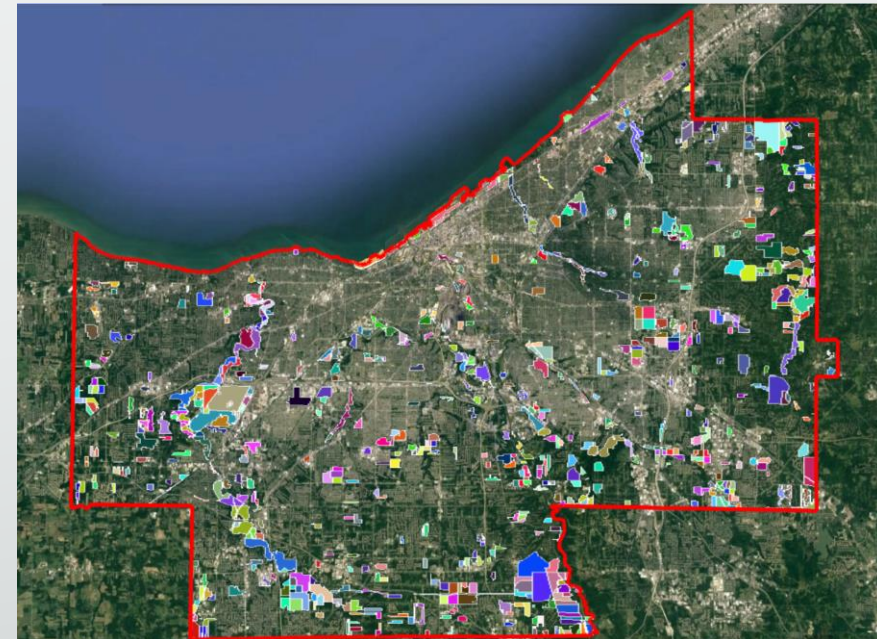
- October 1, 2020: Steering Committee presented with draft Site Criteria for Corrections Center site selection
- November 12, 2020: Steering Committee agrees on proposed Site Criteria and authorizes County to "initiate the Site exploration/selection process."
- February 11, 2021: First Steering Committee Executive Session to consider Acquisition of Property for Corrections Center
- March 5 – 21, 2021: Community Engagement for Site Selection including Survey and opportunity for Public Input
- March 25, 2021: Presentation regarding Public Input as to Site Selection Criteria and Jail Planning
- June 10, 2021: Second Steering Committee Executive Session to consider Acquisition of Property for Corrections Center
- June 10, 2021 to present: Due Diligence and Work led by County Prosecutor's office to Continue to Assess Site Alternatives and Negotiate Purchase of Property. Executive Sessions of County Council to inform of progress
- February 6, 2022: Response to RFP Issued for Alternate Proposed Sites
- April 21, 2022: Determination Presented to Steering Committee on 2700 Transport Road
- May 21, 2022: Community Meeting Held to discuss CVIC Site use as Container Storage Site
- August 2, 2022: Introduction of Council Resolutions for Purchase of 2700 Transport Road
- August 25, 2022: Community Meeting Held to discuss 2700 Transport Road Site

Site Sourcing

- Mapped every land site over 25 acres on the market
- Added off-market options by importing location of every land parcel over 25 acres in Cuyahoga County
- Added site options comprised of clusters of publicly owned land
- Added site options comprised of clusters of visually vacant or abandoned land
- Removed sites where acquisition of public or privately owned land was deemed impossible (e.g. parks, cemeteries, churches, schools, etc.)
- Site Filtering and Prioritization
 - Acreage is currently for sale. If not for sale, could be theoretically acquired or assembled.
 - Acreage is contiguous or expandable.
 - Acreage is underutilized, partially vacant or vacant.
 - Acreage is near existing infrastructure.
 - Acreage is accessible by highway.
 - Acreage is accessible by public transit.

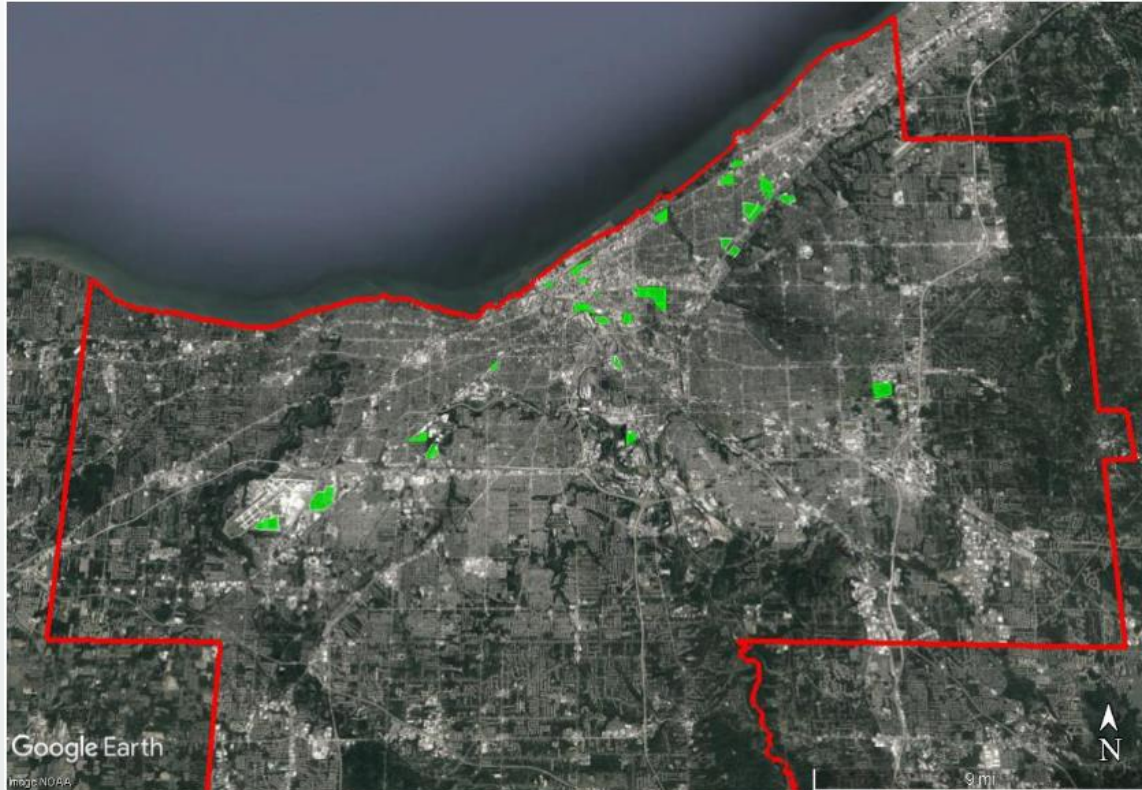
Sources

- Allegro Consultant Team
- Target Area Site Visits
- Cleveland Planning GIS Site
- Cuyahoga County Auditor
- Cuyahoga Land Bank
- Cleveland Land Bank
- ArcGIS Database
- CoStar Commercial Real Estate Database



Site Selection

Regional Options (28 Candidates)



Site Criteria

Criteria	Metric	Scoring		
		Green	Yellow	Red
Drive to Courts	Drive Time (minutes)	Less than 10	10 to 15	15+
Distance to Courts	Distance (miles)	Less than 2	3 to 6	6+
Proximity to Hospitals	Drive Time (minutes)	15 or Less	15 - 29	30+
Proximity to EMS/Fire	Drive Time (minutes)	9 or Less	10 to 15	25+
Proximity to Transit	Distance (feet)	629 or Less	630 - 2,639	2,639+
Highway Access	Distance (miles)	Less than 2	2 to 4	6+
Site Size	Acreage	35+	25-34	Less than 25
Site Configuration	Configuration allows for efficient planning of facility	Yes	Yes, with some challenges	No, configuration hinders efficient planning
Site Availability	On-Market vs. Off-Market	On-Market	Only a portion of the property is On-Market	Off-Market
Relocation	Relocation of Existing Users is Required	No	A portion of the property would require relocation costs	Yes, relocation costs required for the entire property.
Environmental/Historical Risk	Shovel Ready	Yes	No	Undevelopable
Access to Utilities	Services Available	Yes, Confirmed	Yes, with improvements.	Unable to be served.
Ease of Acquisition	# of Owners	5 or Less	6 - 10 Owners	11+ Owners
Impediments to Development	Level of Impediment	No problematic uses adjacent	Some problematic neighboring uses	Undevelopable due to impediments
Potential Development Impact	Positive/Negative	Positive Impact	Some Positive, Some Negative	Negative Impact
Projected Acquisition Cost	Cost in Millions	\$5M and Under	\$5M-\$15M	\$15M+


Regional Options – Highest Ranking Sites

Category	Transport Rd	CVIC	Orange	Central/Cedar	E. 82nd & St. Clair	W 130th St	Woodland	Northern Lakes	Superior Avenue	Ford Site, Brookpark
Drive to Courts	●	●	●	●	●	●	●	●	●	●
Distance to Courts	●	●	●	●	●	●	●	●	●	●
Proximity to Hospitals	●	●	●	●	●	●	●	●	●	●
Proximity to EMS/Fire	●	●	●	●	●	●	●	●	●	●
Proximity to Transit	●	●	●	●	●	●	●	●	●	●
Highway Access	●	●	●	●	●	●	●	●	●	●
Site Size	●	●	●	●	●	●	●	●	●	●
Site Configuration	●	●	●	●	●	●	●	●	●	●
Site Availability	●	●	●	●	●	●	●	●	●	●
Relocation	●	●	●	●	●	●	●	●	●	●
Environmental/Historical Risk	●	●	●	●	●	●	●	●	●	●
Access to Utilities	●	●	●	●	●	●	●	●	●	●
Ease of Acquisition	●	●	●	●	●	●	●	●	●	●
Impediments to Development	●	●	●	●	●	●	●	●	●	●
Potential Development Impact	●	●	●	●	●	●	●	●	●	●
Projected Acquisition Cost	●	●	●	●	●	●	●	●	●	●

RECOMMENDED



Recommended Sites: Transport Road

Owner 2	UTS Realty LLC	
Parcels	3 Total	
Size	44.685 Acres	
Existing Business	Yes – Universal Logistics	
Projected Acquisition Cost	\$6.7- \$11.1MM (\$150K - 250K/acre)	
Replacement Property Values	CVIC Land, Cleveland, OH = Listed for \$175K/acre Rockside Road, Garfield Heights, OH = Listed for \$375K/acre	
Acquisition Notes & Strategy:	Approach with Letter of Intent for 2-year Option to Purchase Agreement to include: <ul style="list-style-type: none"> • Option Payment of 1 – 2% total purchase price (\$67K to \$222K) • Option Payment held in escrow, becomes non-refundable at specific time intervals. • Relocation Cost Allocation (factored into the projected acquisition cost) • LOI will include language allowing for confidentiality, site access and exclusivity. 	


Recommended Sites: CVIC Land

Owner	The Greater Cleveland Community Improvement Corporation
Parcels	1 Total
Size	39.818 Acres
Existing Business	None – Vacant Lot
Projected Acquisition Cost	\$6.8 – \$7.1MM \$170-\$175K/acre





Acquisition Notes & Strategy:	<p>Prepare Letter of Intent for Purchase and Sale of Property to include:</p> <ul style="list-style-type: none"> • Earnest Money of 1 – 2% of Purchase Price (\$68K - \$142K) • Due Diligence Period of 12 Months with two 3-Month Extensions • Contingencies Related to Governmental Approvals and Due Diligence
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Recommended Sites: Central/Cedar


Owner	Cleveland and County Landbank; Multiple Private Owners	
Parcels	157 Total; 93 Publicly Owned Privately owned shown in yellow.	
Size	47 Acres	
Existing Business	Tom Paige Catering Minimal, if any others.	
Projected Acquisition Cost	\$3.7 to \$5MM \$79K-\$106K/acre	
Value Breakdown	<p>\$1.95MM (Combined Auditor Value of Privately Owned Parcels)</p> <ul style="list-style-type: none"> • Premium of 50 – 100% could be required to account for replacement costs and relocation. <p>Adjusted Projected Acquisition Cost for Private Parcels = \$2.9MM to \$3.9MM</p> <p>\$733K (Combined Auditor Value of Publicly Owned Parcels)</p> <ul style="list-style-type: none"> • Premium of up to 50% could be applicable based on re-appraisal at time of sale. <p>Adjusted Projected Acquisition Cost for Public Parcels = \$800K - \$1.1M</p>	
Acquisition Notes & Strategy:	<p>Approach private owners with Letter of Intent for 1-year Option to Purchase Agreement</p> <ul style="list-style-type: none"> • Option Payment of 1 – 2% total purchase price (\$29K to \$78K) • Option Payment held in escrow, becomes non-refundable at specific time intervals. • Relocation Cost Allocation (factored into the projected acquisition cost) <p>Approach the Land Banks and Councilperson to confirm that a transfer of properties is feasible for this use. Formalize structure and timing for transfer, earnest money of 1 – 2% may be needed. (\$8K to \$22K)</p>	

Recommended Sites: Northern Lakes

Owner 1	Northern Lakes	
Parcels	2 Total	
Size	23 Acres	
Existing Business	Yes, but currently listed for sale.	
Projected Acquisition Cost	<p>\$2.9 - \$3.1MM</p> <p>\$126K-\$135K/acre</p>	
Acquisition Notes & Strategy:	<p>Prepare Letter of Intent for Purchase and Sale of Property to include:</p> <ul style="list-style-type: none"> • Earnest Money of 1 – 2% of Purchase Price (\$68K - \$142K) • Due Diligence Period of 12 Months with two 3-Month Extensions • Contingencies Related to Governmental Approvals and Due Diligence 	

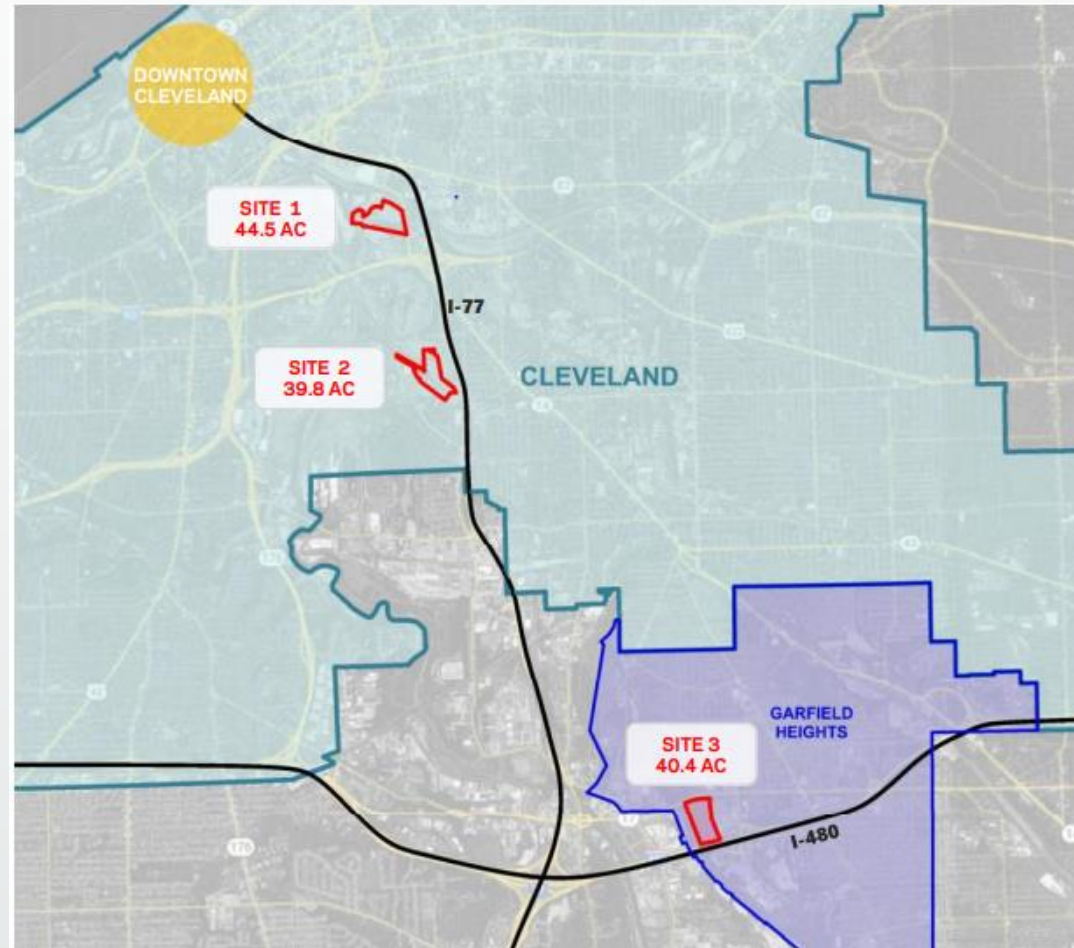
Owner 2	Intermodal Facilities Group	
Parcels	5 Total	
Size	17.2 Acres	
Existing Business	Yes, not listed for sale.	
Projected Acquisition Cost	<p>\$2.2 - \$3.4MM</p> <p>\$135K-\$200K/acre</p>	
Replacement Property Values	<p><u>CVIC Land, Cleveland, OH</u> = \$175K/acre</p> <p><u>Rockside Road, Garfield Heights, OH</u> = \$375K/acre</p>	
Acquisition Notes & Strategy:	<p>Approach with Letter of Intent for 2-year Option to Purchase Agreement to include:</p> <ul style="list-style-type: none"> • Option Payment of 1 – 2% total purchase price (\$22K to \$68K) • Option Payment held in escrow, becomes non-refundable at specific time intervals. • Relocation Cost Allocation (factored into the projected acquisition cost) • LOI will include language allowing for confidentiality, site access and exclusivity. 	

Recommended Sites: Woodland Avenue

Owner	10 Separate Owners	
Parcels	140 Total; 4 Publicly Owned	
Size	34 Acres	
Existing Business	Cleveland Board or Education Wilkoff & Sons LLC	
Projected Acquisition Cost	\$5.5 to \$8.5MM \$161K to \$250K/acre (Combined auditor value is \$5.5MM)	
Replacement Property Values	Wilkoff and Sons will require 3 – 5 acres of replacement land. Roughly \$875K based on \$175K/acre Cleveland Board of Education Data Center could be transitioned to a larger data center facility with no need to replace the physical space.	
Acquisition Notes & Strategy:	Review the results of previous environmental studies conducted on the site. Approach the Cleveland Board of Education to inquire about the utilization of their building. Approach private land owners with Letter of Intent for 2-year Option to Purchase Agreement to include: <ul style="list-style-type: none"> • Option Payment of 1 – 2% total purchase price (\$55K to \$170K) • Option Payment held in escrow, becomes non-refundable at specific time intervals. • Relocation Cost Allocation (factored into the projected acquisition cost) • LOI will include language allowing for confidentiality, site access and exclusivity. 	

Site Selection

- Feedback obtained from Justice Center Steering Committee and County Council
- CBRE performed review of work done to date
- Released RFP to solicit additional sites
- Received one response to RFP
- Evaluation of final sites
- Community engagement
- Pre-Acquisition and due diligence activities
- Test fits of preliminary massing models
- Refinement of criteria matrix



3 SITES COMPARISON



SITE 1

- 44.5 Acres
- 10 mins / 4 miles from Downtown Cleveland
- Located along I-77



Site 2

- 39.8 Acres
- 12 mins / 4.2 miles from Downtown Cleveland
- Located along I-77



Site 3

- 40.4 Acres
- 16 mins / 11 miles from Downtown Cleveland
- Located along I-480

Where we are now

■ 2700 Transport Road

- Proposed Site
 - Fits Site Criteria
 - Support of Surrounding Community
 - Ability to Negotiate with Owner
- Environmental Field Work Complete
- Purchase and Sale Agreement Complete
 - 44.7 Acres on 3 parcels
 - Purchase Price - \$20,000,000
 - Earnest Money - \$250,000
 - 90 Day Due Diligence Period
 - Site vacated by June 30, 2023
 - CVIC property under contract as replacement site
 - Payments on CVIC property apply against purchase



VII. PRESENTATION OF FINAL ENVIRONMENTAL REPORT FOR 2700 TRANSPORT ROAD

▶ John T. Garvey,
Certified Professional

▶ Valerie Weir, CPG,
Senior Hydrogeologist



PARTNERS

History

- ▶ The 44-acre Property has been industrially developed since 1863 when Standard Oil Company began refinery operations. Dismantling of the facility began in 1966 as refinery operations were discontinued and portions of the facility remained in operation for production of asphalt.
- ▶ In 1977, the refinery property was subdivided, and Transport Road was constructed. A portion of the Property was developed for use by a trucking company. Asphalt production continued at the remaining portion of the Property until 1981.
- ▶ The asphalt facilities were demolished by 1990. Universal Intermodal, Inc. (current occupant) began operations in 2005 and undertook redevelopment activities to utilize the Property as a container storage yard.

The Ohio EPA Voluntary Action Program

Ohio EPA established the VAP rules and regulations in 1995 (OAC 3745 and ORC 3746) as an environmental assessment and remediation program to address historically contaminated sites and allow a clear path for productive reuse of land for residential, commercial, and industrial development. Such programs now exist throughout the US.

- ▶ Phase I Property Assessment (Research history and previous assessments)
- ▶ Phase II Property Assessment (Testing soil, water and vapors)
- ▶ Risk Assessment (Evaluate risk to end users and workers)
- ▶ Remediation (remedies, engineering controls & institutional controls)
- ▶ No Further Action issued by the VAP Certified Professional
- ▶ Covenant Not to Sue issued by the Director of the Ohio EPA

Previous Ohio EPA Voluntary Action Phase II and Remedy

PHASE II ASSESSMENT

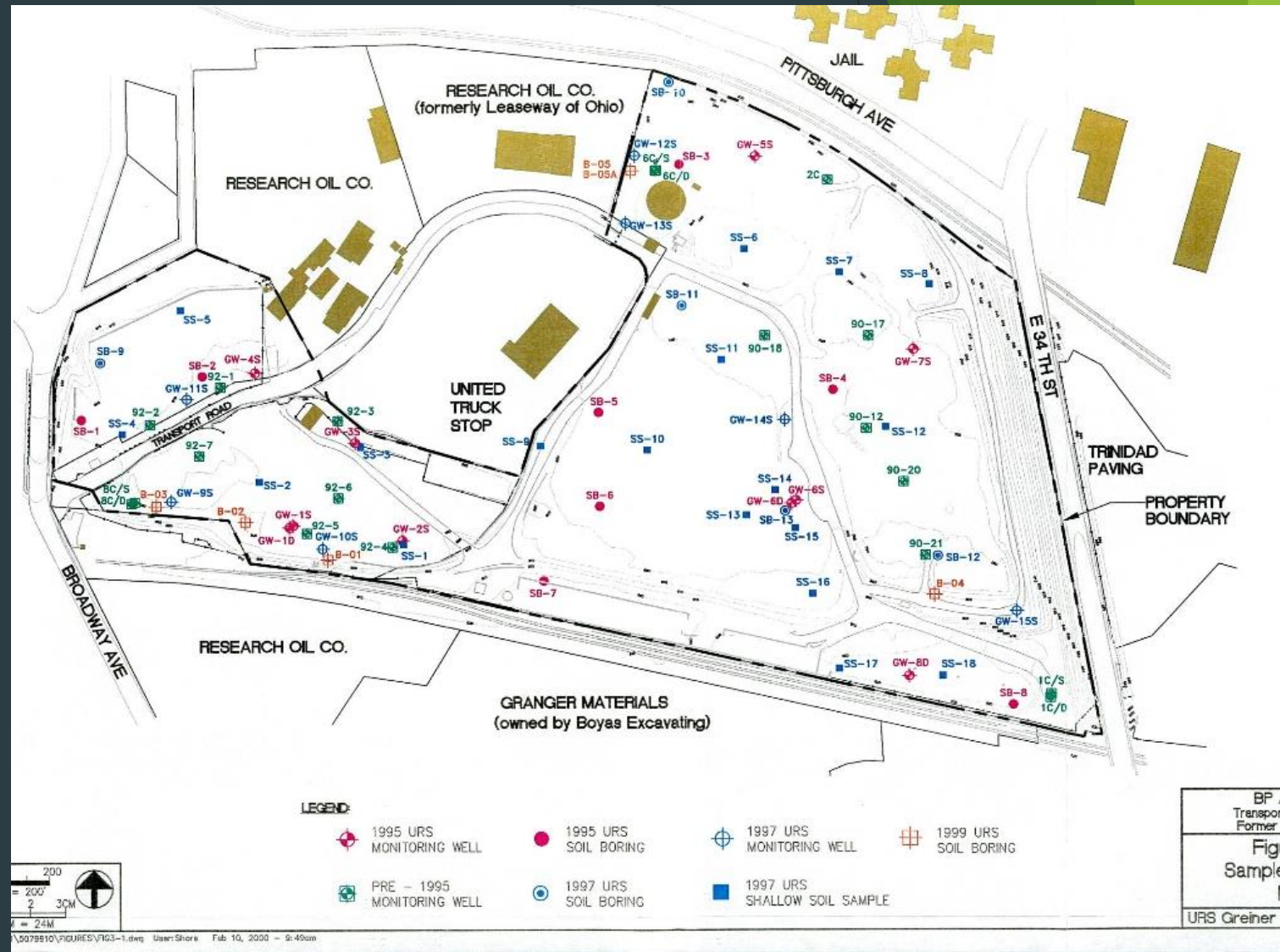
- ▶ 48 Soil borings
- ▶ 34 Groundwater monitoring wells
- ▶ 30 Shallow soil samples

FINDINGS

- ▶ Petroleum hydrocarbons in soil and in 8 of the groundwater wells

REMEDIATION COMPLETED

- Placement of a two (2) foot thick soil cover/pavement over the Property.
- Installation of sheet pile cut-off walls at down gradient groundwater flow paths.
- Surface regrading to direct storm water to a new drainage network connected to the NEORSD stormwater system.



Current VAP Site Investigation

- Installed and sampled 21 additional soil borings
- Installed and sampled nine (9) additional groundwater monitoring wells,
- Installed and sampled three (3) sub-slab vapor points and three (3) soil gas points.
- Conducted methane monitoring at the monitoring well, soil gas, sub-slab vapor, and catch basin locations.
- Comparison of sampling results to VAP applicable standards for residential land use
- Property Specific Risk Assessment for evaluation of restricted residential land use and construction/excavation activities.

Findings of recent site investigation

The recent investigation showed the same contaminants as previously identified. Conditions have improved over time via natural biodegradation. As anticipated, benzene and TPH remain above applicable standards in isolated locations. The presence of methane represents an end product of the biodegradation of crude oil.

- ▶ Results of soil sampling show no exceedances of Ohio VAP applicable standards for residential land use within two (2) feet.
- ▶ Results of soil sampling show no exceedances of applicable standards for construction/excavation activities except for total petroleum hydrocarbons (TPH).
- ▶ The applicable standard for groundwater at the Property is the US EPA Vapor Intrusion Screening Level (VISL) for residential use. Only benzene exceeded, at two (2) locations.
- ▶ Results of sub-slab and soil gas vapor analysis meets Ohio VAP standards, except for benzene at one location.
- ▶ Methane exceeding the Lower Explosive Limit (LEL) was present in the monitoring wells, soil gas point SG-02, and sub-slab vapor point SSV-01. No methane in indoor air or catch basins.



Benzene in Groundwater

Benzene in Groundwater

TPH in Soil > 2 feet

TPH in Soil > 2 feet

Benzene in Sub-Slab Vapor

TPH in Soil > 2 feet

- Soil Boring
- ⊕ Groundwater Monitor Well
- ▲ Sub-Slab Point
- ▲ Soil Gas Point



The following are the expected remedies needed under the Ohio EPA VAP for the planned redevelopment:

An Environmental Covenant will be needed to meet applicable standards, as detailed below:

- Groundwater Use Restriction
- Land Use Restriction - restricted residential use.
- Building Occupancy Limitation

Planned Remediation Institutional Controls

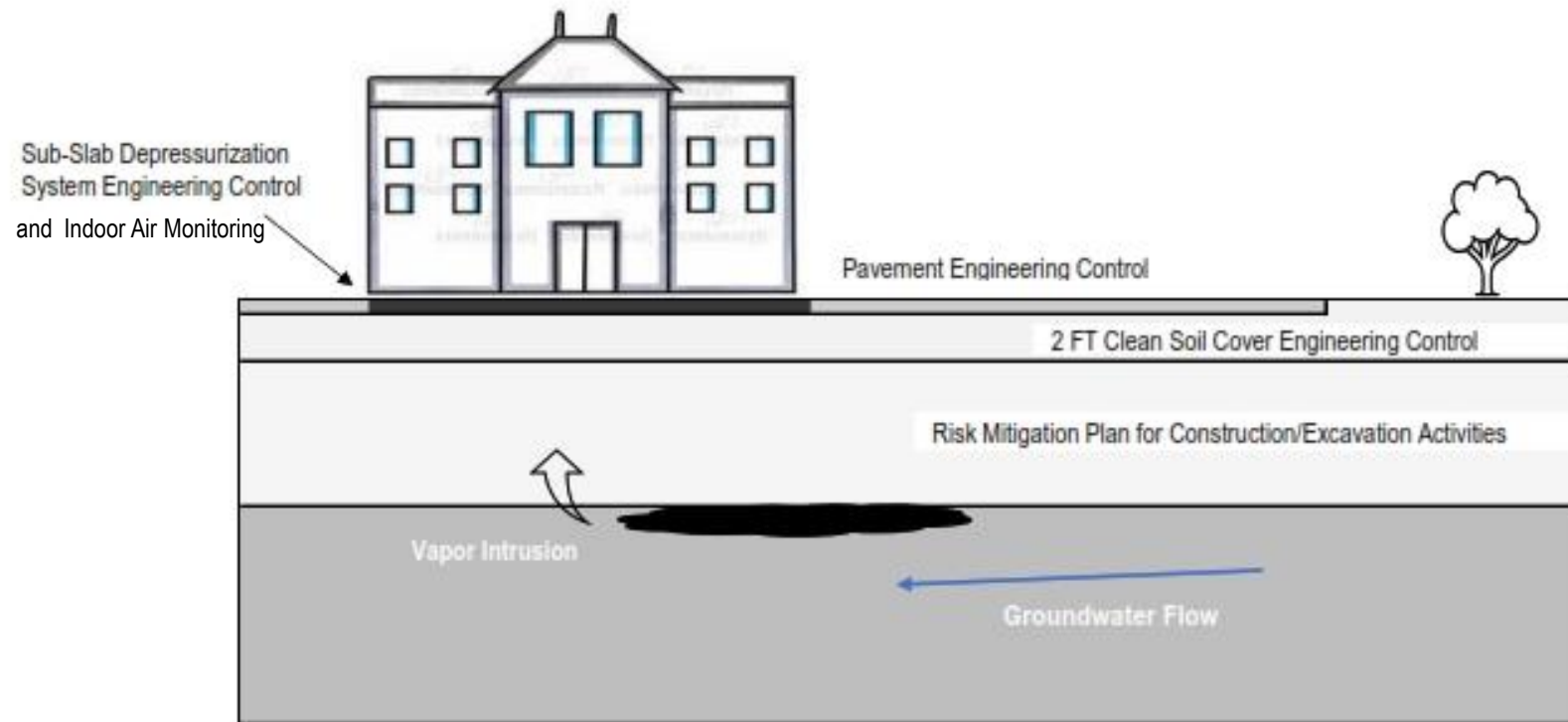
Planned Remediation Engineering Controls

An Operation and Maintenance Plan will be needed to maintain engineering controls.

- ▶ Upper two (2) feet of soil, building slabs and pavements
- ▶ Vapor Mitigation System will be installed to protect from vapor intrusion of benzene and methane.
- ▶ Indoor air monitoring.

A Risk Mitigation Plan will be implemented to protect construction/excavation workers from residual oil in soil, benzene in groundwater, and methane vapor.

Conceptual Site Model



East Bank of the Flats

- ▶ Historical operations included boat building, grinding, painting, printing, machining, oil and chemical storage, coke handling, metal working, and manufactured gas generation.
- ▶ The remediation at the site was driven by petroleum hydrocarbons and chlorinated solvents
- ▶ Remediation included minimum two-foot cap of clean soil and the use of engineering controls, including buildings, pavement, and vapor barriers, in order for the site to meet standards.
- ▶ Brownfield remedial activities included excavation of soil exceeding standards, placement of clean soil covers, installation of vapor barriers, and offsite disposal of materials.



Industrial Use to Residential Use under the VAP



- Cherry Blossom Senior Living, Columbus

Former AT&T / Lucent Facility
From 1957 to 2011

Vapor Mitigation System



- American Can Lofts, Cincinnati

Former manufacturing sheet metal operations
From 1921 to 2006

Vapor Mitigation System

Industrial Use to Residential Use under the VAP



Chesapeake Lofts, Sandusky



- Battery Park, Cleveland

Former Eveready Battery Co.
from 1890s to 1999.

Vapor Mitigation System

Former Hinde and Dauch Paper
From 1888 to 1997

Vapor Mitigation System

Industrial Use to Institutional Use



- Cedar Sinai Health Services,
Los Angeles California

Vapor Mitigation System



- Correctional Center,
The Bronx, New York

Vapor Mitigation System

Other sites with Vapor Intrusion Systems

- Margaret Ireland School- Cleveland
- Library Lofts – Cleveland
- Steelyard Commons – Cleveland
- Cleveland Clinic Emergency Room and Outpatient Care Facility*
- Greater Dayton School– Dayton
- Giant Eagle - Tallmadge
- Potawatomi Hotel and Casino, WI*
- Herkimer County Jail, Herkimer NY*
- Hazel Park MI Casino*

* Denotes Methane



Introduction

Greg Corcoran, P.E.

- ▶ 25 + Years of experience with methane mitigation
 - ▶ Design, permitting, construction, and operations and monitoring
- ▶ Methane Mitigation Projects
 - ▶ Residential (high density), commercial, retail, museums, libraries, schools, medical facilities
 - ▶ Pressurized methane – oil field, landfill
 - ▶ Non-pressurized methane – organic (petroleum) degradation, wetland
- ▶ Methane Mitigation Context
 - ▶ Los Angeles, California Methane History

Geosyntec 
consultants



Methane Mitigation Project Examples – Residential

Residential: High-Rise Apartments

Location: Los Angeles, CA

Methane Source: Oil Field



Residential: Multi-Family

Location: North Carolina

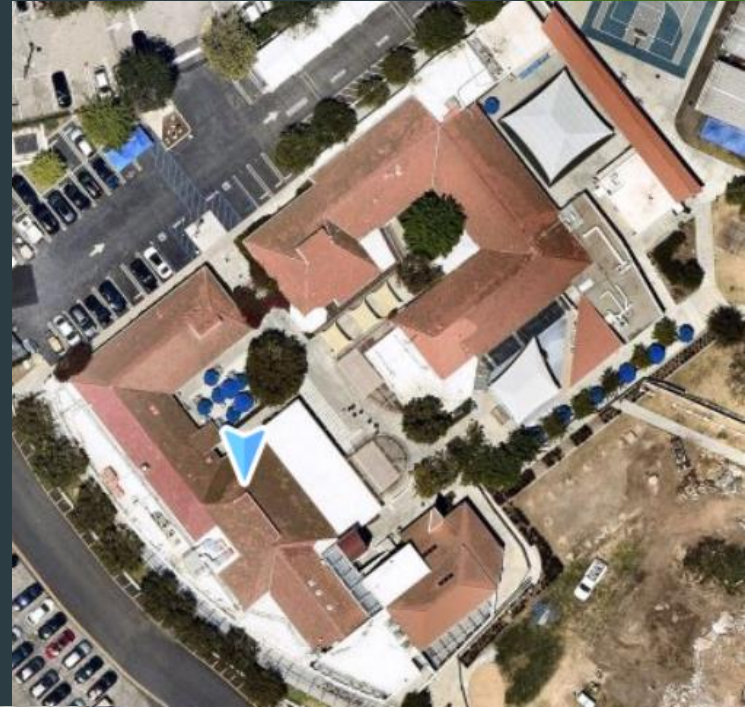
Methane Source: Previous Site Use



Methane Mitigation Project Examples - Schools

Location: California

Methane Source: Landfill (adjacent)



Location: California

Methane Source:
Landfill (adjacent)



Methane Mitigation Project Examples - Medical

Medical: Hoag Health Center

Location: Newport Beach, California

Methane Source: Oil Field



Methane Mitigation Project Examples - Museums

Museums: Academy Museum of Motion Pictures

Location: Los Angeles, CA

Methane Source: Oil Field



Methane Mitigation Project Examples - Hotels

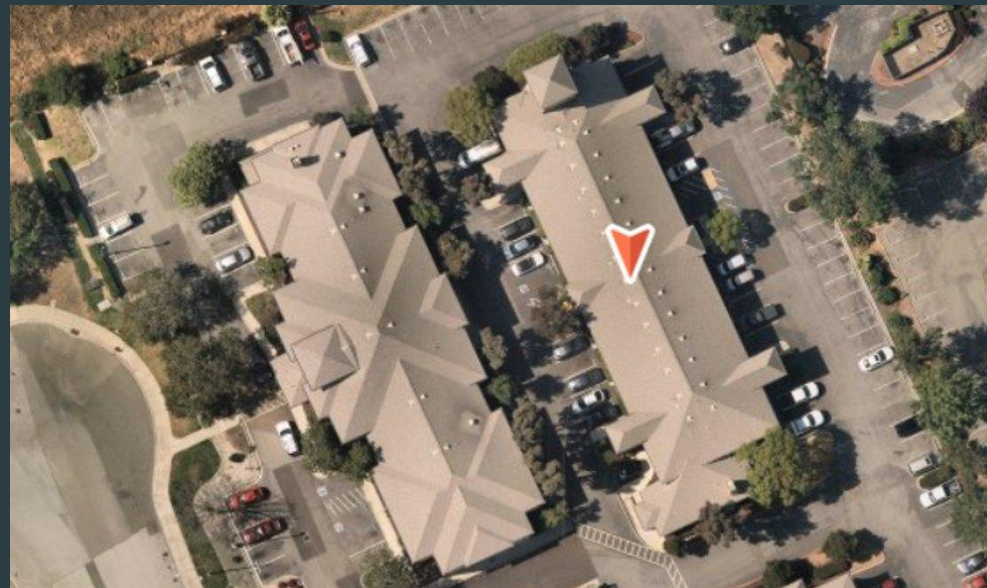
Location: California

Methane Source: Oil Field



Location: California

Methane Source:
Landfill (adjacent)

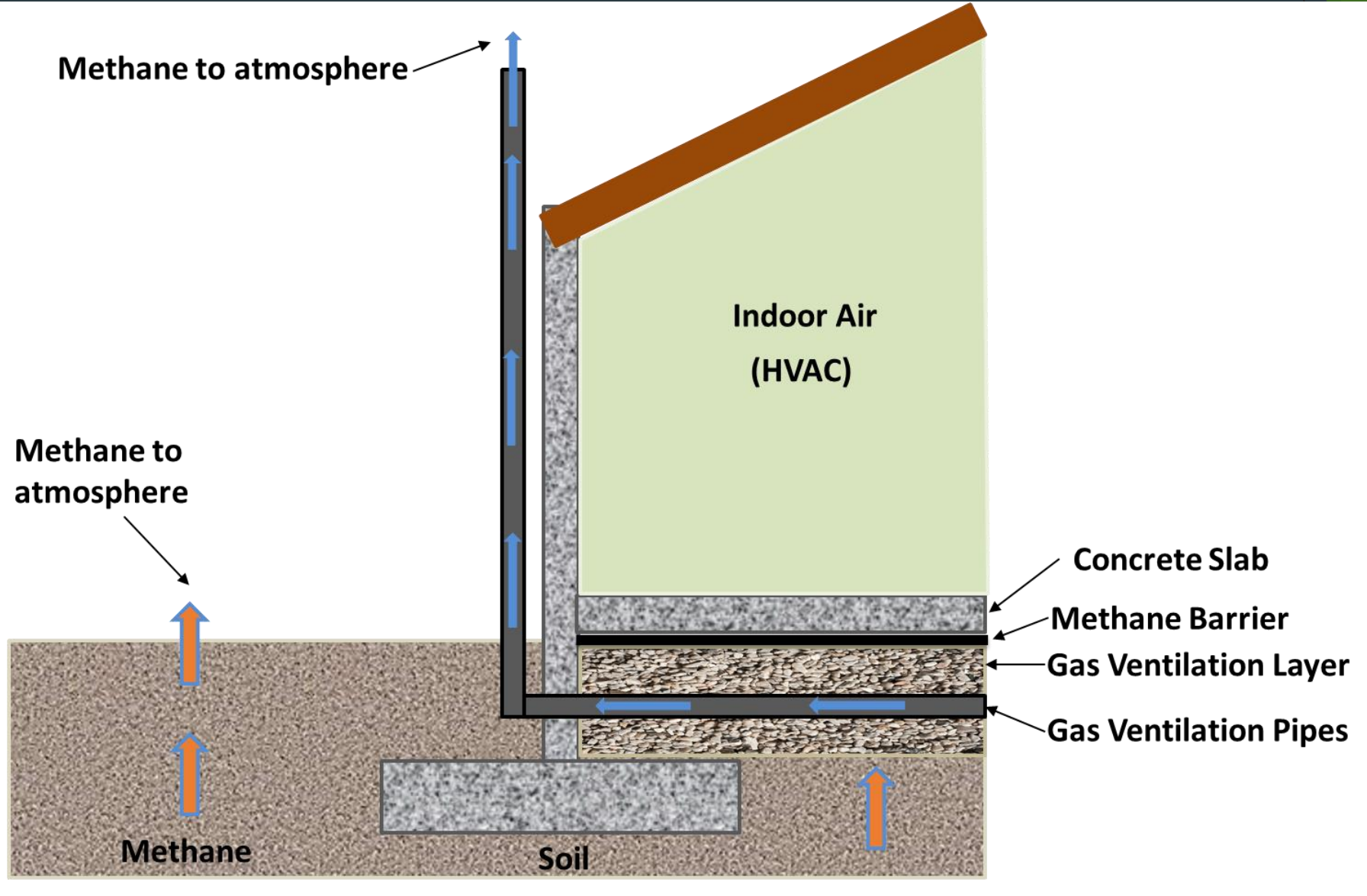


Methane Mitigation System - CCCC

- ▶ Methane Hazards
 - ▶ Flammable – Sufficient methane, oxygen, and ignition source
- ▶ Methane Mitigation
 - ▶ Minimize intrusion with redundant systems (barrier and venting)
 - ▶ Monitor



Methane Mitigation System



Methane Mitigation Systems

- ▶ **Component Durability**
 - ▶ Methane not detrimental to materials
 - ▶ Life span of materials much longer than building design life
- ▶ **Construction Quality Control/Assurance**
 - ▶ Third party monitoring and documentation of MMS construction
 - ▶ Conformance testing and/or material certifications
 - ▶ Barrier completeness (smoke), seam, and thickness testing
- ▶ **Contingency Measures**
 - ▶ Redundant systems
 - ▶ Real time monitoring systems
 - ▶ Low level alarm conditions



Methane Mitigation – Take Away Messages

- ▶ While methane is a concern, engineering controls available using common materials
- ▶ No MMS failures to my knowledge
- ▶ Certain jurisdictions have been mitigating methane for >20 years, resulting in very common and accepted methodologies



VIII. PRESENTATION REGARDING COMMUNITY ENGAGEMENT PROCESS

Kenn Dowell

Strategic Resources Consulting, LLC





COMMUNITY MEETING
Saturday May 21, 2022 10:00AM-12 Noon
Boys & Girls Clubs of Northeast Ohio
HOSTED BY COUNTY AND CITY OFFICIALS

Meeting Summary

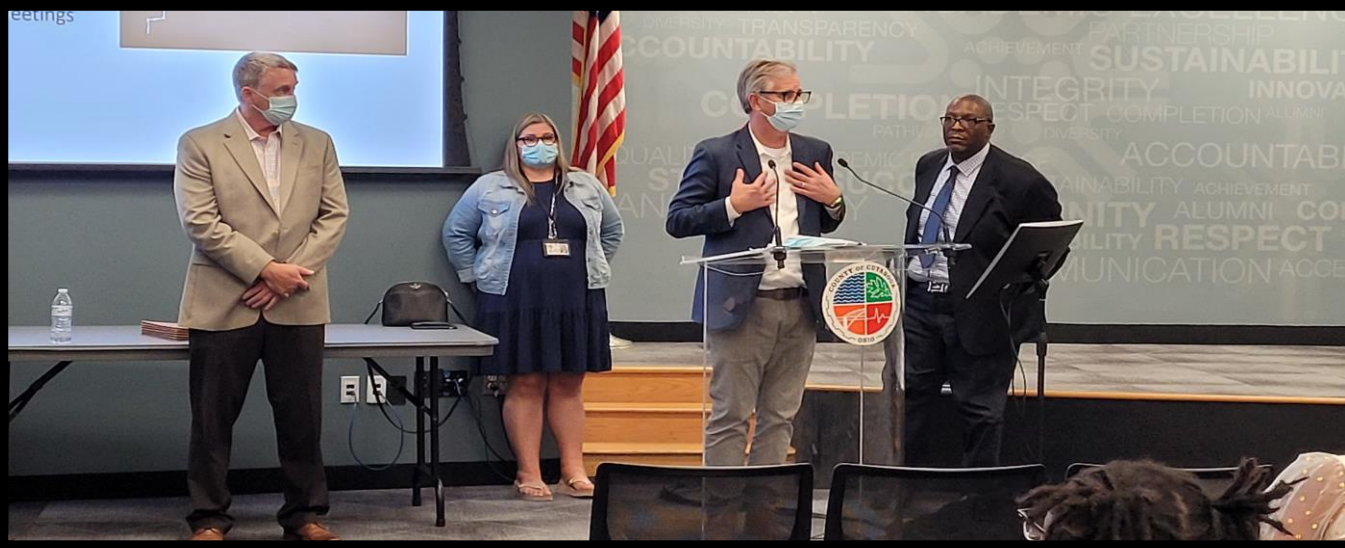
Purpose- Give the community the opportunity to learn more about the plans to relocate the current container storage facility and discuss any community development concerns from County leaders

Audience Make Up- 100 community members, 4 elected officials

Key Take-A-Ways

- 20% against building the jail
- 20% attending for more information
- 60% build in a different space

Following this meeting, Cleveland City Council amended the resolution to now support the Jail Project



COMMUNITY MEETING
Thursday August 25, 2022 6 PM - 8 PM Jerry Sue Thornton Center
MEETING TOPICS
Project History and Proposed Site Future Corrections Center

Meeting Summary

Purpose- To inform community members of project history, the proposed site, and the future corrections center

Audience Make Up- 125 community members

Key Take-A-Ways

- 30% against the jail
- 25% for the jail
- 45% interested in more understanding & next steps

Following this meeting, community members will receive answers to a set of over 30 questions submitted

Clergy Coalition Meeting Summary

(This group represents approximately 150 clergymen)

- **Audience Make Up-** 25 members of clergy
- **Meeting Topics**
 - Meet the new sheriff
 - Current jail conditions with the Sheriff
 - Mike Dever, County Representative, updated clergy on the jail project
- **Suggestions**
 - Building Freedom Ohio advocated to work more with detention centers & the incarcerated men to provide mentorship and support
 - Clergyman advocates for access to jail to minister incarcerated men

Key Take-A-Way

Clergy support jailed men by building a relationship with Sheriff's office

Utilize Diversion Center more

IX. PRESENTATION OF DLZ THIRD- PARTY REPORT

X. PROCESS FOR RESUMPTION OF DESIGN AND DELIVERY OF PRICING OPTIONS

- **Current Plan:**
 - **Restart site specific design process with the following options:**
 - **Design for 1600+ Beds (with 2400 Core)**
 - **Design Add-Alternates to increase initial Bed Count up to 1900+ (with 2400 core)**
 - **Obtain Guaranteed Maximum Prices (GMPs) for:**
 - **Option 1: 1600+ Bed Jail**
 - **Option 2: 1900+ Bed Jail (and increments between 1600+ and 1900+)**
 - **Option 3: 1600+ Bed Jail with option to increase size during final stage of construction but before opening . [Provides added time for final decision but has additional cost]**
 - **Decision Dates**
 - **If proceeding with 2700 Transport—Decision on site is now so design can recommence.**
 - **If design recommences— pricing for Options obtained next summer (June-August 2023)**
 - **Decision Date for Option 1 or 2 is August 2023-- (Project Completes in 2026)**
 - **Decision Date for Option 3 is August 2023 for Phase 1 and January- June 2024 for Phase I--(Project Completes in 2026)**

XI. DETERMINATION 10.4.2022 – CORRECTIONS CENTER SITE

XI. DETERMINATION 10.4.2022 – Corrections Center Site

Having received the input, reports and information requested in its Determination of April 21, 2022, including:

1. Environmental analysis including an updated Phase II as required to provide reasonable assurance that current environmental restrictions can be removed and the property is safe for residential use;
2. An independent third-party review of its prior Determination regarding a renovation option for the current jails; and
3. Terms of the proposed agreement for purchase of the proposed site,

the Steering Committee hereby ratifies its Determination of April 21, 2022, “that the site located at 2700 Transport Road in Cleveland, Ohio, being otherwise described as Permanent Parcel Numbers 122-27-001 and 122-27-007 (38.9540 acres) and 122-27-013 (5.7320 acres) is an acceptable site for the new Cuyahoga County Corrections Center complex.”

a. DISCUSSION

b. MOTION BY STEERING COMMITTEE

c. FURTHER DISCUSSION (IF REQUIRED)

d. VOTE

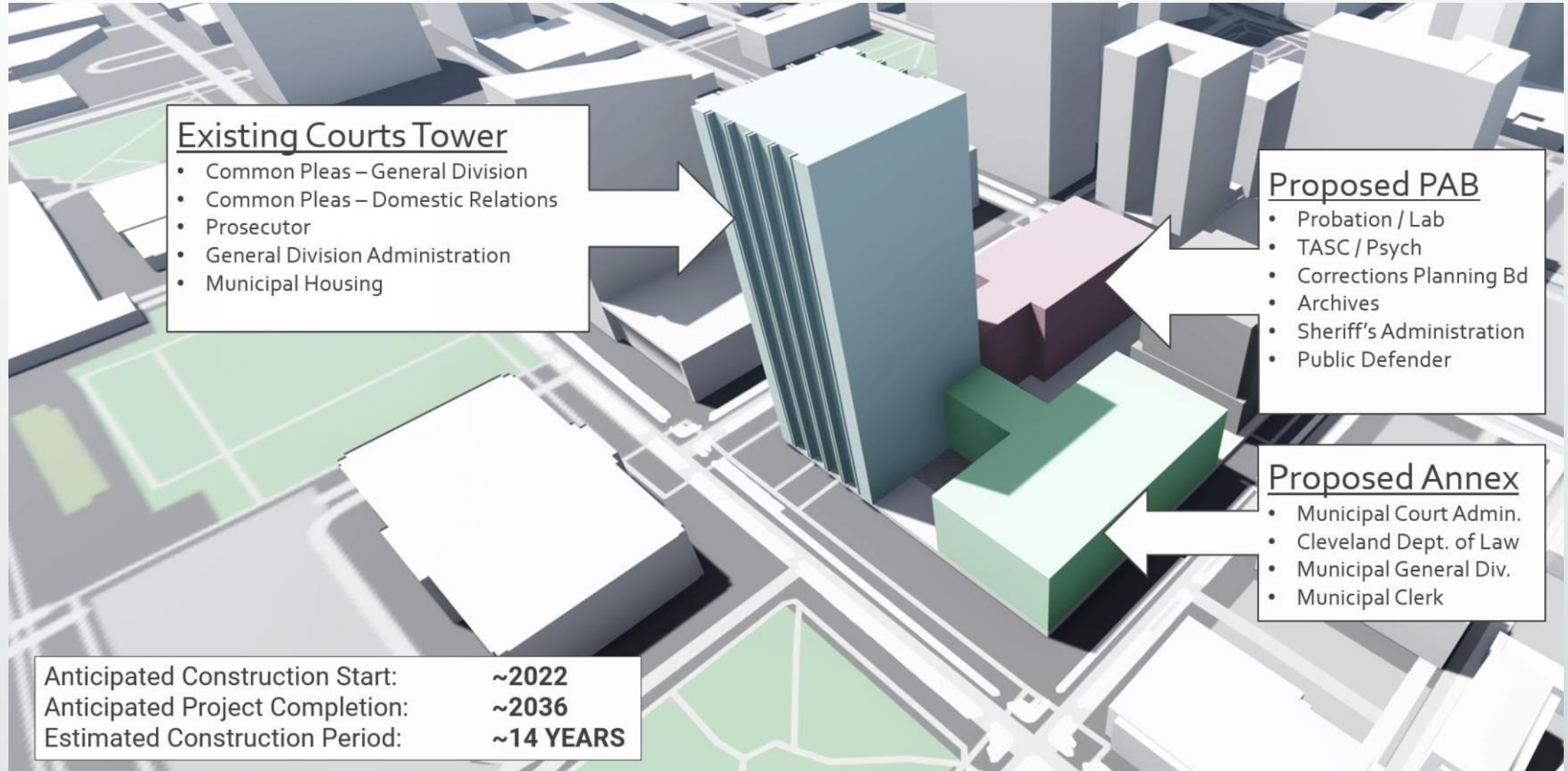
XII. PRESENTATION OF NEXT STEPS AND COURTS PROGRAMMING [time permitting]

Restart of Justice Center Courts Planning




- March 08, 2021 – March 12, 2021 - Working Group Meetings Held regarding development of Court options:
 - 2a. Relocate Jail to a new site; Renovate or Replace Courts & Related Agencies in-place
 - 3.c. Develop New Court & Jail facilities on New Site(s)
- Planned March 19, 2021 Steering Committee Meeting Delayed
- Projected Need
 - 53 Courtrooms
 - 25 Hearing Rooms/Other Litigation Spaces
 - 78 Total Litigation spaces for 99 Judicial Officers
 - 725,305 DGSF (useable) – Delta + 134,886 DGSF
 - 877,366 Building Gross Square Feet

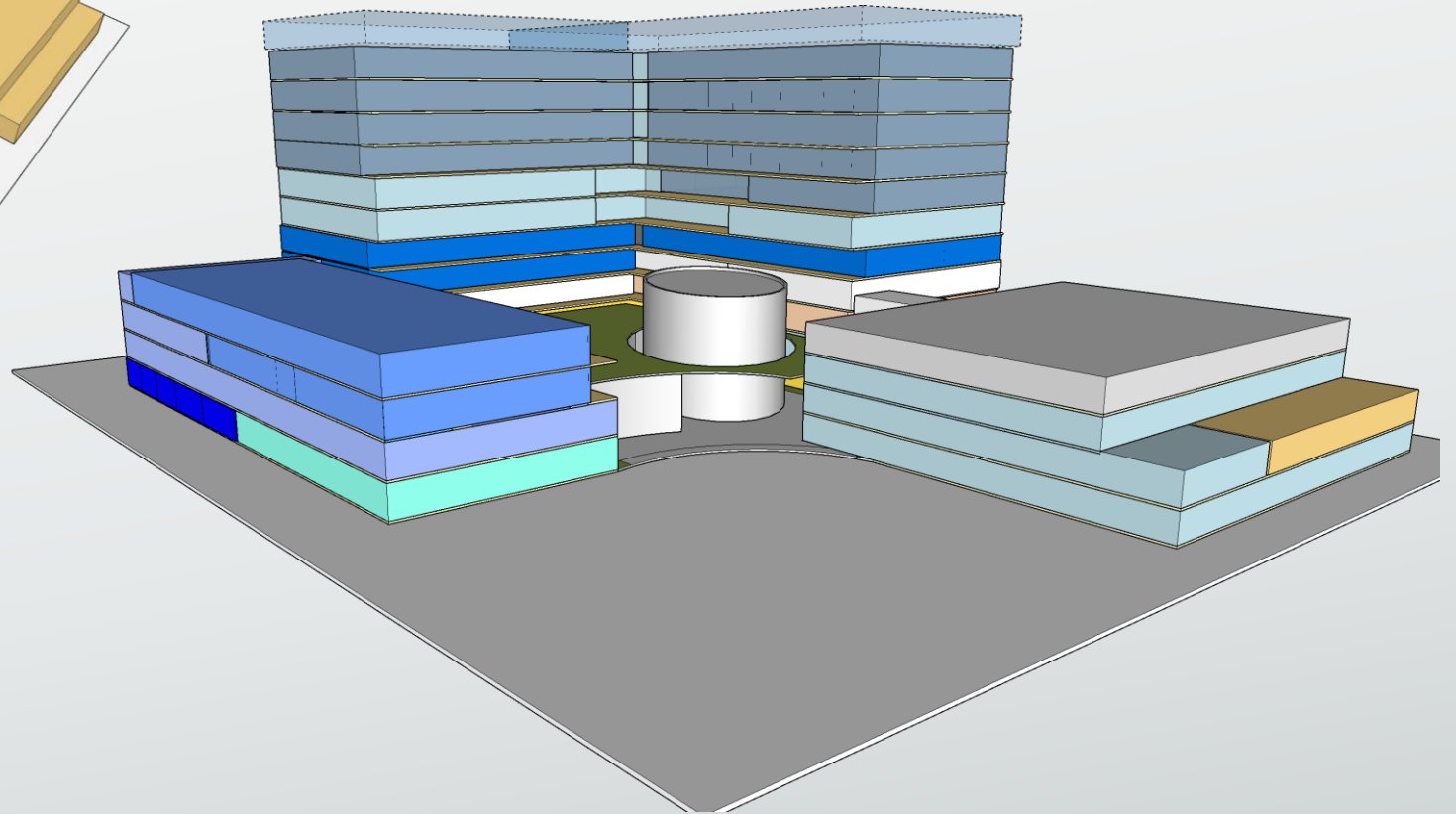
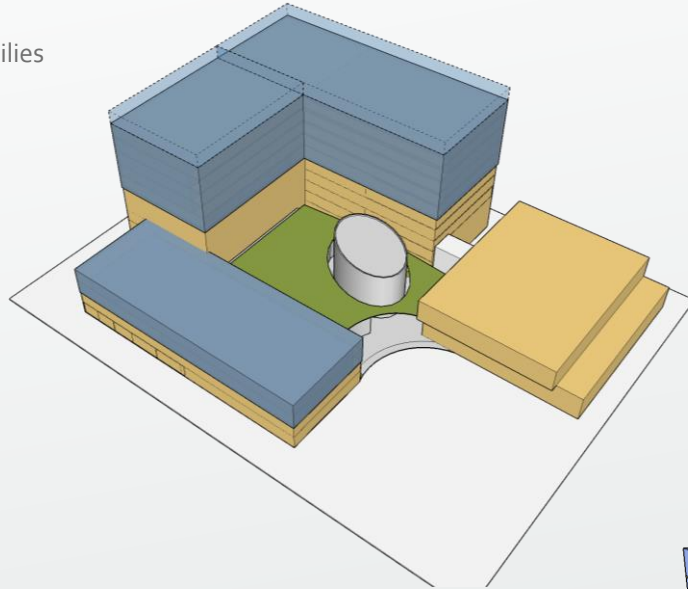
Restart of Justice Center Courts Planning

1b–Maximum Reuse – Full Courts Consolidation



3c–New Courthouse on Urban Site (Mid-Rise)

-  Court Families
-  Office
-  Parking



Restart of Justice Center Courts Planning

• Project Costs:	<u>March 2021</u>	<u>Oct 2022</u>
• 2a Renovate/Reconstruct in Place	\$1.066B	\$1.26B
• 3c New Court Facility on New Site	\$818M	\$965M

What can we do that is radically different to realize improved facilities??

- Options Identified for Cost Reduction - March 2021
 - Reduced Space Standards
 - Deferred/eliminated Program
 - Some Functions Off –site e.g. Public Defender, Prosecutor, Law Department, Probation
 - Courtroom mix

- **Other Considerations**

- Investigate potential reuse of PAB when vacated by Cleveland Police
 - Cleveland Municipal Housing Court
 - Prosecutor Office Expansion
 - Other Office needs
 - Court of Common Pleas Domestic Relations Division or
 - Relocate office functions to PAB and adapt three floors in Court Tower for Domestic Relations
- Phased on-site construction based on immediate needs
 - Demolish Jail II upon completion of new Correction Center
 - Construct Phase I expansion for immediate needs
 - Prosecutor
 - Public Defender
 - Other Office needs
 - Court of Common Pleas Domestic Relations Division
 - Vacate PAB to allow for demolition and future phased construction
 - Swing space to allow phased renovation of Court Tower in the future

- **Other Considerations**

- Phased on-site construction based on immediate needs
 - Demolish Jail II upon completion of new Correction Center
 - Fund repair/upgrade shell & core
 - Construct Phase I expansion for immediate needs
 - Prosecutor
 - Other Office needs
 - Court of Common Pleas Domestic Relations Division
 - Swing space to allow phased renovation of Court Tower in the future
 - Investigate potential reuse of PAB when vacated by Cleveland Police
 - Public Defender
 - Probation
 - Other Office needs
 - Fund Court Tower renovation on a phased basis

- **Plan Going Forward**

- Updating the planning basis as presented in March of 2021 and develop a long list of potential scope reduction and/or phasing options based on our perception of priorities. *(4 – 6 Weeks)*
- Conducting Round 1 of Working Group Meetings with Stakeholders relative to changes in need and rank order acceptability of potential cost reduction actions. *(Weeks of November 28 & December 5)*
- Meet with City and County to determine realistic target budget for planning. *(Estimated Wks. of November 28 & December 5)*
- Developing and presenting our findings to the Steering Committee for deliberation and direction regarding a prioritized short list of options believed to be acceptable for further consideration. *(December 2022)*
- Conducting a second round of Working Group Meetings with Stakeholders relative to potential cost reduction actions, based on the direction of the Steering Committee. *(Weeks of January 9 & 16)*
- Updating our basis for planning and presenting to the Steering Committee. *(January 2023)*
- Developing a final white paper related to scope/phasing/cost reduction options. *(March 2023)*

XIII. Adjournment