



**AGENDA**  
**CUYAHOGA COUNTY PUBLIC WORKS, PROCUREMENT & CONTRACTING**  
**COMMITTEE MEETING**  
**WEDNESDAY, OCTOBER 4, 2023**  
**CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS**  
**C. ELLEN CONNALLY COUNCIL CHAMBERS – 4<sup>TH</sup> FLOOR**  
**10:00 AM**

**Committee Members:**

**Scott Tuma, Chair – District 4**  
**Dale Miller, Vice Chair – District 2**  
**Yvonne M. Conwell – District 7**  
**Meredith M. Turner – District 9**  
**Martin J. Sweeney – District 3**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES FROM THE SEPTEMBER 20, 2023 MEETING [See page 4]**
- 5. MATTERS REFERRED TO COMMITTEE**

- a) R2023-0273: A Resolution authorizing an amendment to revenue generating Agreement No. 50 with the City of Cleveland to lease space located at 1300 Ontario Street, Cleveland, for the period 10/2/2018 – 10/1/2023 to extend the time period to 10/1/2024 in an amount not-to-exceed \$2,307,513.00 at an increased rate of \$18,00 per square foot for 114,500 square feet, \$9.00 per square foot for another 7,557 square feet, plus parking fees and the cost of proportional share of utilities; 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. [See page 9]

- b) R2023-0274: A Resolution authorizing an amendment to Contract No. 3672 (fka CE1400135) with Alto 55 Erievew, LLC dba Alto 55 for lease of space located at 75 Erievew Plaza, Cleveland, for the operation of the Family Justice Center by the Department of Public Safety and Justice Services/Witness/Victim for the period 6/1/2014 – 10/31/2023 to extend the time period to 12/31/2027 and for additional funds in an amount not-to-exceed \$915,400.00; 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. [See page 21]
- c) R2023-0275: A Resolution making an award on RQ12689 to The Ruhlin Company in an amount not-to-exceed \$28,771,797.70 for rehabilitation of various Pleasant Valley Road bridges in the City of Independence and Village of Valley View; authorizing the County Executive to execute Contract No. 3737 and all other documents consistent with said award and this Resolution; authorizing the County Engineer, on behalf of the County Executive, to make an allocation from County Motor Vehicle \$5.00 License Tax Funds in the amount \$7,049,090.44 to fund said contract; and declaring the necessity that this Resolution become immediately effective: [See page 33]
- a) Bridge No. 09.03 over Riverview Road and an unnamed creek in the City of Independence.
  - b) Bridge No. 09.35 over Cuyahoga Valley Scenic Railroad in the City of Independence.
  - c) Bridge No. 09.68 over Cuyahoga River in the Cities of Independence and Village of Valley View.
- d) R2023-0276: A Resolution authorizing amendments to two revenue generating agreements with Educational Service Center of Cuyahoga County for the lease of two Cuyahoga County Board of Developmental Disabilities Centers for operation of Bright Beginnings Programs fka Help Me Grow Programs for the period 9/15/2013-9/14/2023 to extend the time period to 9/14/2026, to change the terms effective 9/15/2023, and for additional revenue in the total amount not-to-exceed \$6.00; authorizing the County Executive to execute the amendments and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective: [See page 47]

- a) Contract No. 3681 Green Road Services Center, located at 4329 Green Road, Highland Hills, in the amount not-to-exceed \$3.00.
- b) Contract No. 3682 William Patrick Day Services Center, located at 2421 Community College Avenue, Cleveland, in the amount not-to-exceed \$3.00.

**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 5<sup>th</sup> floor parking level of the garage. Please see the Clerk to obtain a complimentary parking pass.*

*\*\*Council Chambers is equipped with a hearing assistance system. If needed, please see the Clerk to obtain a receiver.*



## MINUTES

CUYAHOGA COUNTY PUBLIC WORKS, PROCUREMENT & CONTRACTING  
COMMITTEE MEETING  
WEDNESDAY, SEPTEMBER 20, 2023  
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS  
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4<sup>TH</sup> FLOOR  
10:00 AM

1. CALL TO ORDER

**Chairman Tuma called the meeting to order at 10:03 a.m.**

2. ROLL CALL

**Mr. Tuma asked Deputy Clerk Carter to call the roll. Committee members Tuma, Miller, Conwell, Sweeney and Turner were in attendance and a quorum was determined.**

3. PUBLIC COMMENT

**There were no public comments given.**

4. APPROVAL OF MINUTES FROM THE JULY 26, 2023 MEETING

**A motion was made by Mr. Sweeney, seconded by Ms. Turner and approved by unanimous vote to approve the minutes from the July 26, 2023 meeting.**

5. MATTERS REFERRED TO COMMITTEE

- a) R2023-0227: A Resolution amending Resolution No. R2020-0100 dated 6/23/2020, which declared public convenience and welfare for the resurfacing of various roads, avenues and streets located in various municipalities in connection with the 2021-2024 Transportation Improvement Program, by changing the termini for Forbes Road from First Place to Richmond Road to Fair Oaks Road to

Richmond Road in the Cities of Bedford, Bedford Heights and Village of Oakwood and to change the total estimated project cost from \$930,000.00 to \$2,130,000.00; and declaring the necessity that this Resolution become immediately effective:

- i) **Forbes Road from First Place to Richmond Road in the City of Bedford Heights and Village of Oakwood - Council Districts 6 and 9; total estimated project cost \$930,000.00.**
- ii) Harvard Road from East 190<sup>th</sup> Street to Warrensville Center Road in the City of Warrensville Heights- Council District 9; total estimated project cost \$900,000.00.
- iii) Green Road from Miles Road to Emery Road in the City of Warrensville Heights- Council District 9; total estimated project cost \$780,000.00.
- iv) Green Road from Mayfield Road to Cedar Road in the City of South Euclid- Council District 11; total estimated project cost is \$3,200,000.00.
- v) Wilson Mills Road from Richmond Road to the Eastern Corporation Line in the City of Richmond Heights- Council District 11; total estimated project cost \$860,000.00.
- vi) Ridge Road from Pearl Road to Flowerdale Avenue in the Cities of Brooklyn, Cleveland and Parma- Council District 2 and 4; total estimated project cost \$3,460,000.00.
- vii) Broadway Avenue from Macedonia Road to Richmond Road in the Village of Oakwood- Council District 6; total estimated project cost \$1,930,000.00.
- viii) Clague Road from Lorain Road to Marion Road in the City of North Olmsted- Council District 1; total estimated project cost \$840,000.00.

- ix) Rockside Road from East 141<sup>st</sup> Street to Sector Drive in the City of Maple Heights- Council District 8; total estimated project cost \$2,180,000.00.
- x) Hilliard Road from Warren Road to Riverside Drive in the City of Lakewood- Council District 2; total estimated project cost \$2,850,000.00.
- xi) Wilson Mills Road from Lander Road to Alpha Drive in the City of Highland Heights and Village of Mayfield- Council District 11; total estimated project cost \$860,000.00.
- xii) East 200<sup>th</sup> Street from Mohican Avenue to Lakeshore Boulevard in the Cities of Cleveland and Euclid- Council District 10 and 11; total estimated project cost \$1,670,000.00.
- xiii) Grant Avenue from East 49<sup>th</sup> Street to East 71<sup>st</sup> Street in the City of Cleveland and Village of Cuyahoga Heights- Council District 8; total estimated project cost \$1,050,000.00.
- xiv) Sheldon Road from Engle Road to Smith Road in the Cities of Brook Park and Middleburg Heights- Council District 2 and 4; total estimated project cost \$770,000.00

**Ms. Nichole English, Planning and Program Administrator, addressed the Committee regarding Resolution No. R2023-0227. Discussion ensued.**

**Committee members asked questions of Ms. English pertaining to the item, which she answered accordingly.**

**On a motion by Mr. Tuma with a second by Ms. Conwell, Resolution No. R2023-0227 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.**

- b) R2023-0228: A Resolution authorizing an amendment to Contract No. 1383 (fka Contract No. CE1700088-01) with Level 3 Communications,

LLC for lease of parking lot spaces located at 4000 Euclid Ave., Cleveland for use by the Department of Health and Human Services for the period 4/1/2017 – 6/30/2023, to extend the time period to 6/30/2028, to change the terms effective 7/1/2023 and for additional funds in the amount not-to-exceed \$157,500.00; 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. John Myers, Property Management Administrator, addressed the Committee regarding Resolution No. R2023-0228. Discussion ensued.**

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

**On a motion by Mr. Tuma with a second by Ms. Conwell, Resolution No. R2023-0228 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.**

**Ms. Conwell requested to have her name added as a co-sponsor to the legislation.**

- c) R2023-0243: A Resolution making an award on Purchase Order No. 23003289 to The Safety Company LLC dba MTech Company in the amount not-to-exceed \$548,740.00 for a state contract purchase of (1) replacement, new GapVax Combination Jet/Vacuum Machine for the Sanitary Engineering Division; and declaring the necessity that this Resolution become immediately effective.

**Ms. Mellany Seay, Finance and Operations Administrator, addressed the Committee regarding Resolution No. R2023-0243. Discussion ensued.**

**Committee members asked questions of Ms. Seay pertaining to the item, which she answered accordingly.**

**On a motion by Mr. Tuma with a second by Ms. Conwell, Resolution No. R2023-0243 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.**

- d) R2023-0244: A Resolution making an award on Purchase Order No. 23003578 to Rush Truck Centers of Ohio, Inc. in the amount not-to-exceed \$3,165,625.00 for a joint government cooperative purchase of (5) replacement, new, never titled sewer vac trucks for use by the

Sanitary Division; and declaring the necessity that this Resolution become immediately effective.

**Ms. Seay; and Mr. Tom Pavich, Purchasing Manager, addressed the Committee regarding Resolution No. R2023-0244. Discussion ensued.**

**Committee members asked questions of Ms. Seay and Mr. Pavich pertaining to the item, which they answered accordingly.**

**On a motion by Mr. Tuma with a second by Mr. Miller, Resolution No. R2023-0244 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.**

- e) R2023-0245: A Resolution making an award on RQ11528 to Sarchione Ford of Alliance in the amount not-to-exceed \$520,071.00 for the purchase of (3) new, never titled Ford F-550 regular cab trucks and (3) new never titled Ford F-550 crew trucks, for use by the Road and Bridge Division; and declaring the necessity that this Resolution become immediately effective.

**Ms. Seay; and Mr. Tom Pavich, Purchasing Manager, addressed the Committee regarding Resolution No. R2023-0245. Discussion ensued.**

**Committee members asked questions of Ms. Seay and Mr. Pavich pertaining to the item, which they answered accordingly.**

**On a motion by Mr. Tuma with a second by Ms. Conwell, Resolution No. R2023-0245 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 and on a motion by Mr. Tuma with a second by Ms. Turner, the meeting was adjourned at 10:35 a.m., without objection.**



# County Council of Cuyahoga County, Ohio

## Resolution No. R2023-0273

Sponsored by: **County Executive Ronayne/Department of Public Works**

**A Resolution** authorizing an amendment to revenue generating Agreement No. 50 with the City of Cleveland to lease space located at 1300 Ontario Street, Cleveland, for the period of 10/2/2018 – 10/1/2023 to extend the time period to 10/1/2024 in an amount not-to-exceed \$2,307,513.00 at an increased rate of \$18,00 per square foot for 114,500 square feet, \$9.00 per square foot for another 7,557 square feet, plus parking fees and the cost of proportional share of utilities; 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.

**WHEREAS**, the County Executive/Department of Public Works recommends an amendment to revenue generating Agreement No. 50 with the City of Cleveland to lease space located at 1300 Ontario Street, Cleveland, for the period of 10/2/2018 – 10/1/2023 to extend the time period to 10/1/2024 in an amount not-to-exceed \$2,307,513.00 at an increased rate of \$18.00 per square foot for 114,500 square feet, \$9.00 per square foot for another 7,557 square feet, plus parking fees and the cost of proportional share of utilities; and

**WHEREAS**, this amendment extends the term of the lease until 10/1/2024 and increase the parking fee from \$105.00 to \$125.00 per space per month; and

**WHEREAS**, the lease amendment will generate an estimated amount of \$2,129,013.00 per year base rent, \$178,500.00 per year in parking fees, and the City of Cleveland's proportional share of utilities; 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 authorizes an amendment to revenue generating Agreement No. 50 with the City of Cleveland to lease space located at

1300 Ontario Street, Cleveland, for the period of 10/2/2018 – 10/1/2023 to extend the time period to 10/1/24 in an amount not-to-exceed \$2,307,513.00 at an increased rate of \$18.00 per square foot for 114,500 square feet, \$9.00 per square foot for another 7,557 square feet, plus parking fees and the cost of proportional share of utilities.

**SECTION 2.** That the County Executive is authorized to execute the amendment to Agreement No. 50 and all other documents consistent with 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: September 26, 2023

Committee(s) Assigned: Public Works, Procurement & Contracting

Journal \_\_\_\_\_

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

<b>Title</b>	5th Amendment Lease Agreement CM50 btwn Cuyahoga County and City of Cleveland for lease of space at the Cleveland Police Department, 1300 Ontario Street, Cleveland, Ohio for the period 10/2/2018 – 10/1/2023 extending to 10/1/2024 to lease approximately 114,500 sq/ft @ \$18.00 per sq/ft 7,557 sq/ftg gym space @ \$9.00 per sq/ft 119 parking spaces for a total of \$ 2,307,513.00 plus utilities. There is a decrease in the square footage but an increase in rent from \$16 to \$18 and from \$8.00 to \$9.00 (12.5% increase) per square foot and an increase in parking from \$105.00 per space to \$125 (16% increase) per space per month.
<b>Department or Agency Name</b>	Department of Public Works
<b>Requested Action</b>	<input type="checkbox"/> Contract <input type="checkbox"/> Agreement <input type="checkbox"/> Lease <input checked="" 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 Approved/ Council's Journal Date	Approval No.
O	Novus	City of Cleveland	10/2/2018-10/1/2019	\$ 1,576,148.50	09/26/2017	R2017-0103
A-1		City of Cleveland	10/2/2019-10/1/2020	\$ 1,777,487.00	1/28/2020	R2020-0010
A-2		City of Cleveland	10/2/2020-10/1/2021	\$ 2,016,430.56	12/08/2020	R2020-0263
A-3		City of Cleveland	10/2/2021-10/1/2022	\$ 2,280,012.00	11/23/2021	R2021-0252
A-4		City of Cleveland	10/2/2022-10/1/2023	\$ 2,371,164.00	10/25/2022	R2022-0368
A-5		City of Cleveland	10/2/2023-10/1/2024	\$ 2,307,513.00	Pending	Pending

<p><b>Service/Item Description (include quantity if applicable). Indicate whether <input type="checkbox"/> New <u>or</u> <input checked="" type="checkbox"/> Existing service or purchase.</b></p> <p>5th Amendment Lease Agreement CM50 btwn Cuyahoga County and City of Cleveland for lease of space at the Cleveland Police Department, 1300 Ontario Street, Cleveland, Ohio for the period 10/2/2018 – 10/1/2023 extending to 10/1/2024 to lease approximately 114,500 sq/ft @ \$18.00 per sq/ft 7,557 sq/ftg gym space @ \$9.00 per sq/ft 119 parking spaces for a total of \$ 2,307,513.00 plus utilities. There is a decrease in the square footage but an increase in rent from \$16 to \$18 and from \$8.00 to \$9.00 (12.5% increase) per square foot and an increase in parking from \$105.00 per space to \$125 (16% increase) per space per month.</p>
<p><b>For purchases of furniture, computers, vehicles: <input type="checkbox"/> Additional <input type="checkbox"/> Replacement</b></p> <p><b>Age of items being replaced: _____ How will replaced items be disposed of?</b></p>
<p><b>Project Goals, Outcomes or Purpose (list 3):</b></p> <p>The goal of the project is to continue to lease space for the Police Headquarters. The outcome of the project is that the County will lease space to the City of Cleveland so that they may continue to operate a welcoming, safe space. The purpose of the project is to provide a more streamlined and centralized entry point for the Police Department and other supportive services.</p>

If a County Council item, are you requesting passage of the item without 3 readings.  Yes  No

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)

Vendor Name and address: City of Cleveland Police Dept., 1300 Ontario Street, Cleveland, Ohio aka Cuyahoga County Justice Center Tower II.	Owner, executive director, other (specify): County of Cuyahoga, 2079 East 9 <sup>th</sup> Street, Cleveland, Ohio
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Vendor Council District:	Project Council District:
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If applicable provide the full address or list the municipality(ies) impacted by the project.	
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COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
RQ # <i>if applicable</i> <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.  This is an amendment to an existing contract that began 10/2/2018. Please see Justification for additional information.
The total value of the solicitation:	<input 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, <i>please explain.</i>	<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, <i>please explain:</i>	<input type="checkbox"/> Government Purchase <input checked="" type="checkbox"/> Alternative Procurement Process
How did pricing compare among bids received?	<input checked="" type="checkbox"/> Contract Amendment (list original procurement) RFP exemption – revenue generating <input type="checkbox"/> Other Procurement Method, please describe:

Is Purchase/Services technology related  Yes  No. If yes, complete section below:

<input type="checkbox"/> Check if item on IT Standard List of approved purchase.	If item is not on IT Standard List state date of TAC approval:
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Is the item ERP related?  No  Yes, answer the below questions.

Are services covered under the original ERP Budget or Project?  Yes  No, please explain.

Are the purchases compatible with the new ERP system?  Yes  No, please explain.

**FUNDING SOURCE: i.e. General Fund, Health and Human Services Levy Funds, Community Development Block Grant** (No acronyms i.e. HHS Levy, CDBG, etc.). Include % if more than one source.

Revenue generating

Is funding for this included in the approved budget?  Yes  No (if "no" please explain): Revenue generating

Payment Schedule:  Invoiced  Monthly  Quarterly  One-time  Other (please explain): per amendment terms – Accounting unit PW750100 base rent account number 42315 and parking rent 42120 DPW invoices.

**Provide status of project.**

New Service or purchase  Recurring service or purchase  Is contract 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): 2/23/23 PWD- PStruman opened  
9/8/23 assigned to NFarina via PStruman (JMyers vac.)

Date documents were requested from vendor: 9/8/23 n/a

Date of insurance approval from risk manager: 9/8/23 JZ waived

Date Department of Law approved Contract: 9/13/23

Date item was entered and released in Infor: 9/13/23

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) Revenue generating

Have payments be made?  No  Yes (if yes, please explain) Revenue generating

**HISTORY (see instructions):**

City of Cleveland	10/2/2018-10/1/2019	\$ 1,576,148.50	09/26/2017	R2017-0103
City of Cleveland	10/2/2019-10/1/2020	\$ 1,777,487.00	1/28/2020	R2020-0010
City of Cleveland	10/2/2020-10/1/2021	\$ 2,016,430.56	12/08/2020	R2020-0263
City of Cleveland	10/2/2021-10/1/2022	\$ 2,280,012.00	11/23/2021	R2021-0252

City of Cleveland	10/2/2022- 10/1/2023	\$ 2,371,164.00	10/25/2022	R2022-0368
City of Cleveland	10/2/2023- 10/1/2024	\$ 2,307,513.00	Pending	Pending CM50

Created by NFarina 9/12/23 and 9/14/23 briefing revised 11:40am JMyers sent to CKinzig

## Department of Purchasing – Required Documents Checklist

5th Amendment Lease Agreement CM50 btwn Cuyahoga County and City of Cleveland space  
 Cleveland Police Department at 1300 Ontario Street, Cleveland, Ohio for the period 10/2/2018 –  
 10/1/2023 extending to 10/1/2024 to lease for approximately 122,057 sq/ftg with 7,557 sq/ftg  
 gym space and 119 parking spaces total \$ 2,307,513.00 plus utilities.  
 Supplier#1133 Vendor#4808

Infor/Lawson RQ#:	N/A
Buyspeed RQ# (if applicable):	N/A
Infor/Lawson PO# Code (if applicable):	N/A
CM Contract#	CM50

	<b>Department</b>	<b>Clerk of the Board</b>
Briefing Memo	NDF	

Late Submittal Required:	Yes <input type="checkbox"/>	✓ No <input type="checkbox"/>
Why is the amendment being submitted late?	n/a	
What is being done to prevent this from reoccurring?	n/a	

TAC or CTO Required or authorized IT Standard	Yes <input type="checkbox"/>	✓ No <input type="checkbox"/>
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Contract Amendments Reviewed by Purchasing				
			Department initials	Purchasing
Justification Form 9/13/23			NDF	OK
IG#			NDF/NA	N/A (gov't)
Annual Non-Competitive Bid Contract Statement - <i>(only needed if not going to BOC or Council for approval)</i>	Date:		NDF/N/A	N/A
Debarment/Suspension Verified	Date:	9/13/2023	NDF	OK
Auditor's Finding	Date:	08/23/2023 9/11/2023	NDF	OK
Independent Contractor (I.C.) Requirement	Date:		NDF/NA	N/A (gov't)
Cover - <i>Master amendments only</i>			NA	OK
Contract Evaluation			NDF	OK
TAC/CTO Approval or IT Standards (attach and identify relevant page #s), if required.			N/A	N/A
Checklist Verification			NDF	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	PWD-3380 JZ
Matrix Law Screen shot	PWD-3380 JZ



## Department of Purchasing – Required Documents Checklist

5th Amendment Lease Agreement CM50 btwn Cuyahoga County and City of Cleveland space Cleveland Police Department at 1300 Ontario Street, Cleveland, Ohio for the period 10/2/2018 – 10/1/2023 extending to 10/1/2024 to lease for approximately 122,057 sq/ftg with 7,557 sq/ftg gym space and 119 parking spaces total \$ 2,307,513.00 plus utilities.  
Supplier#1133 Vendor#4808

COI	PWD-3380 JZ waived
Workers' Compensation Insurance	PWD-3380 JZ waived
Original Executed Contract (containing insurance terms) & all executed amendments	NDF/City of Cleveland will after County approval and execution, as per past practice

### Accounting Units: DPW Fiscal

Time Period	Accounting Unit	Account Number	Sub Account	Dollar Amount
10/2/23-10/1/24				\$ 2,307,513.00
			TOTAL	\$ 2,307,513.00

<b>Contract History CE/AG# (if applicable)</b>	N/A
<b>Infor/Lawson PO# Code (if applicable)</b>	N/A
<b>Lawson RQ# (if applicable)</b>	N/A
<b>CM Contract#</b>	CM50 (2020 conversion completed ASimons and 1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> , 4 <sup>th</sup> and 5 <sup>th</sup> Amendments NFarina)

	Original Amount	Amendment Amount	Original Time Period/Amended End Date	Approval Date	Approval #
<b>Original Amount</b>	\$ 1,576,148.50		10/2/2018-10/1/2019	9/26/217	R2017-0103
<b>Prior Amendment Amounts (list separately)</b>		\$1,777,487.00	10/1/2020	1/28/2020	R2020-0010
		\$2,016,430.56	10/1/2021	12/08/2020	R2020-0263
		\$2,280,012.00	10/1/2022	11/23/2021	R2021-0252
		\$2,371,164.00	10/1/2023	10/25/2022	R2022-0368
<b>Pending Amendment</b>		\$ 2,307,513.00	10/1/24	Tbd	R2023-
<b>Total Amendments</b>		\$ 10,752,606.56			
<b>Total Contact Amount</b>		\$12,328,755.06			

## Department of Purchasing – Required Documents Checklist

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5th Amendment Lease Agreement CM50 btwn Cuyahoga County and City of Cleveland space  
 Cleveland Police Department at 1300 Ontario Street, Cleveland, Ohio for the period 10/2/2018 –  
 10/1/2023 extending to 10/1/2024 to lease for approximately 122,057 sq/ftg with 7,557 sq/ftg  
 gym space and 119 parking spaces total \$ 2,307,513.00 plus utilities.  
 Supplier#1133 Vendor#4808

### Purchasing Use Only:

Prior Resolutions:	R2022-0368, R2021-0252, R2020-0263, R2020-0010, R2017-0103
Amend:	50
Vendor Name:	City of Cleveland, Ohio
ftp:	10/2/2018-10/1/2023 EXT 10/1/2024, effective as of the latest date of signature of the Parties
Amount:	Add'l \$2,307,513.00mm (revenue-generating)
History/CE:	OK
EL:	Needs WET
Procurement Notes:	9/13/2022: As this is a revenue-generating with government agency, they will sign amendment 5 AFTER County approval and execution, as per past practice. Department of Public Works is required to upload the city-signed final executed amendment into the Infor CM action.
Purchasing Buyer's initials and date of approval	OK, ssp 9/13/2023

## CONTRACT EVALUATION FORM

<b>Contractor</b>	5th Amendment Lease Agreement CM50 btwn Cuyahoga County and City of Cleveland space Cleveland Police Department at 1300 Ontario Street, Cleveland, Ohio for the period 10/2/2018 – 10/1/2023 extending to 10/1/2024 in the amount of \$2,307,513,00 plus utilities.				
<b>Current Contract History: CE/AG# (if applicable) Infor/Lawson PO#:</b>	R2017-0103 (9/26/17) \$1,576,148.50, R2020-0010 (1/28/20 \$1,777,487.00, R2020-0263 (12/8/20) \$2,016,430.56, R2021-0252 (11/23/21) \$2,280,012.00, R2022-0368 (10/25/22) \$2,371,164.00				
<b>RQ#</b>	30442				
<b>Time Period of Original Contract</b>	10/2/2018-10/1/22 and last amendment extended to 10/2/2023				
<b>Background Statement</b>	n/a				
<b>Service Description</b>	Lease of space and parking fees for the Cleveland Police Department at 1300 Ontario Street, Cleveland, Ohio aka Cuyahoga County Justice Center, Tower II				
<b>Performance Indicators</b>	n/a				
<b>Actual Performance versus performance indicators (include statistics):</b>	n/a				
<b>Rating of Overall Performance of Contractor</b>	<b>Superior</b>	<b>Above Average</b>	<b>Average</b>	<b>Below Average</b>	<b>Poor</b>
<b>Select One (X)</b>		X			
<b>Justification of Rating</b>	Good				
<b>Department Contact</b>	DPW John Myers, DPW Property Management Administrator				

<b>User Department</b>	DPW revenue generating lease to City of Cleveland Police HQ
<b>Date</b>	9/13/23 NFarina for John Myers

**County Council of Cuyahoga County, Ohio**  
**Resolution No. R2023-0274**

<b>Sponsored by: County Executive Ronayne/Departments of Public Works and Public Safety and Justice Services/Division of Witness/Victim</b>	<b>A Resolution</b> authorizing an amendment to Contract No. 3672 (fka CE1400135) with Alto 55 Erievew, LLC dba Alto 55 for lease of space located at 75 Erievew Plaza, Cleveland, for the operation of the Family Justice Center by the Department of Public Safety and Justice Services/Witness/Victim for the period of 6/1/2014 – 10/31/2023 to extend the time period to 12/31/2027 and for additional funds in an amount not-to-exceed \$915,400.00; 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.
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**WHEREAS**, the County Executive/Departments of Public Works and Public Safety and Justice Services/Division of Witness/Victim recommends an amendment to Contract No. 3672 (fka CE1400135) with Alto 55 Erievew, LLC dba Alto 55 for lease of space located at 75 Erievew Plaza, Cleveland, for operation of the Family Justice Center by the Department of Public Safety and Justice Services/Witness/Victim for the period of 6/1/2014 – 10/31/2023 to extend the time period to 12/31/2027 and for additional funds in an amount not-to-exceed \$915,400.00; and

**WHEREAS**, the primary goal of this project is to provide appropriate space for operations of the Family Justice Center which will also allow a location for services for victims of domestic violence, sexual violence, stalking and related crimes; and

**WHEREAS**, this project is funded 100% Family Justice Center HHS Levy Fund, to be reimbursed by the City of Cleveland; 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 authorizes an amendment to Contract No. 3672 (fka CE1400135) with Alto 55 Erieview, LLC dba Alto 55 for lease of space located at 75 Erieview Plaza, Cleveland, for operation of the Family Justice Center for us by the Department of Public Safety and Justice Services/Witness/Victim for the period of 6/1/2014 – 10/31/2023 to extend the time period to 12/31/2027 and for additional funds in an amount not-to-exceed \$915,400.00.

**SECTION 2.** That the County Executive is authorized to execute the amendment and all documents consistent with 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: September 26, 2023

Committee(s) Assigned: Public Works, Procurement & Contracting

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

**PURCHASE-RELATED TRANSACTIONS**

<b>Title</b>	<b>2023 DPW on behalf of Public Safety &amp; Justice Services - Alto 55 Erieview, LLC CM3672 3<sup>rd</sup> Amendment to the Lease Agreement for Family Justice Center</b>
<b>Department or Agency Name</b>	Department of Public Works
<b>Requested Action</b>	<input type="checkbox"/> Contract <input type="checkbox"/> Agreement <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Amendment <input type="checkbox"/> Revenue <input type="checkbox"/> 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 Approved/ Council's Journal Date	Approval No.
O	Novus	BZT Acquisitions, LLC	06/01/2014 to 05/31/2019	<b>\$798,000.00</b>	05/13/2014	R2014-0120
A-1	Novus	BZT Acquisitions, LLC	06/01/2014 to 10/31/2019	\$152,279.00	12/15/2014	BC2014-301
A-1b	Novus or OnBase	BZT Acquisitions, LLC	06/01/2014 to 10/31/2019	<b>\$219,029.00</b> (changed BC2014-301 12/15/24 from \$152,279.00 (Additional amount of \$66,750.00 encumbered at this time per PSJS NVeley)	02/25/2019	BC2019-144
A-2	OnBase# 45900867	Alto 55 Erieview, LLC	06/01/2014 to 10/31/2023	<b>\$780,360.00</b>	08/06/2019	R2019-0150
A-3	3672	Alto 55 Erieview, LLC	11/01/2023 to 12/31/2027	<b>\$915,400.00</b> (Base rent \$840,400.00, Operating \$40,000.00 and electricity \$35,000.00)	Pending	Pending

**Service/Item Description (include quantity if applicable). Indicate whether  New or  Existing service or purchase.**

This is a 2023 3<sup>rd</sup> Amendment Contract No. **CM3672** with Alto 55 Erieview, LLC (d/b/a ALTO 55), to extend the lease for 50 months for a period commencing November 1, 2023, through December 31, 2027, for use by the Cuyahoga County Public Safety & Justice Services to operate the Family Justice Center for approximately 13,200 square feet on the fifth floor of the office building located at 75 Erieview Plaza, Cleveland, Ohio and for additional funds in the amount not-to-exceed \$915,400.00.



<b>For purchases of furniture, computers, vehicles:</b> <input type="checkbox"/> Additional <input type="checkbox"/> Replacement <b>Age of items being replaced:</b> _____ <b>How will replaced items be disposed of?</b> _____	
<b>Project Goals, Outcomes or Purpose (list 3):</b>  (PSJS NVeley) The goal of the project is to continue to lease space for the Family Justice Center. The outcome of the project is that the County will continue to operate a welcoming, safe space for victims of stalking and domestic violence in coordination with nonprofit partners and the City of Cleveland. The purpose of the project is to provide a more streamlined and centralized entry point for the criminal and civil justice system and other supportive services.	
<b>If a County Council item, are you requesting passage of the item without 3 readings.</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

<b>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)</b>	
Vendor Name and address: Alto 55 Erieview, LLC, 75 Erieview Plz., Suite 100, Cleveland, Ohio 44114	Owner, executive director, other (specify): Michael Sabrocos, CEO and Manager, 707 President Street, Suite 640, Baltimore, MC
Vendor Council District: 7	Project Council District: 7
If applicable provide the full address or list the municipality(ies) impacted by the project.	

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
RQ # if applicable <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.  This is an amendment to an existing contract that began in 2014, please see Justification for additional information.
The total value of the solicitation: _____	<input 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.	<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 checked="" type="checkbox"/> Contract Amendment (list original procurement) (PSJS NVeley) RFP exemption <input type="checkbox"/> Other Procurement Method, please describe:
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<b>Is Purchase/Services technology related</b> <input type="checkbox"/> Yes <input type="checkbox"/> No. If yes, complete section below:	
<input type="checkbox"/> Check if item on IT Standard List of approved purchase.	If item is not on IT Standard List state date of TAC approval:
Is the item ERP related? <input type="checkbox"/> No <input type="checkbox"/> Yes, answer the below questions.	
Are services covered under the original ERP Budget or Project? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain.	
Are the purchases compatible with the new ERP system? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain.	

<b>FUNDING SOURCE: i.e. General Fund, Health and Human Services Levy Funds, Community Development Block Grant (No acronyms i.e. HHS Levy, CDBG, etc.). Include % if more than one source.</b>  (PSJS NVeley) PJ280130 Family Justice Center HHS Levy Fund, funding provided by Revenue Generating Agreement with the City of Cleveland.
Is funding for this included in the approved budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if "no" please explain):
Payment Schedule: <input type="checkbox"/> Invoiced <input checked="" type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> One-time <input type="checkbox"/> Other (please explain):

Commented [CK1]: Suggestion by MBV - I can't recall exactly how she said it. See text in green. (or we can refer them to instructions) and provide more detail in the instruction.

<b>Provide status of project.</b>	
<input type="checkbox"/> New Service or purchase <input type="checkbox"/> Recurring service or purchase	Is contract late <input type="checkbox"/> No <input type="checkbox"/> Yes, In the fields below provide reason for late and timeline of late submission
<b>Reason:</b>	
<b>Timeline:</b>	<i>01/05/2023 PWD-3313 PStruman opened</i>
Project/Procurement Start Date (date your team started working on this item):	<i>08/16/2023 Infor processing assigned to NFarina via JMyers</i>
Date documents were requested from vendor:	<i>3/10/2023</i>
Date of insurance approval from risk manager:	<i>8/25/23</i>
Date Department of Law approved Contract:	<i>8/25/23</i>
Date item was entered and released in Infor:	<i>8/30/23</i>
Detail any issues that arose during processing in Infor, such as the item being disapproved and requiring correction: On/around <u>8/25/23</u> DPW received verification of dollars from PSJS final past/current fiscal information. PSJS to enter line. On <u>8/29/23</u> it was determined that NFarina enter initial line PSJS will handle their fiscal obligations or adjust the lines after the contract is released. PSJS handles actual rent payments. NFarina received an "error msg" while entering line 1. for the period 11/1/23-12/31/23 and submitted Cherwell ticket#204945 "PJ280130-OTHERX OVER BUDGET 26,532.51 FY2023 (_F10-FC). Per ERP System Analyst, Procurement only \$23K funds available. PSJS MVaughn will resolve funding issue and NFarina to complete entering the initial line 1. and release. <u>8/30/23</u> Budget issue resolved and contract amendment released.	
If late, have services begun? <input type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	
Have payments be made? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	

HISTORY (see instructions):

CM3672 2023 Amendment Alto 55 Erieview, LLC dba Alto 55 for lease of space located at 75 Erieview Plaza, Cleveland, for operation of the Family Justice Center 6/1/2014 - 10/31/2023 extend 12/31/2027 \$915,400.00 (fka CM408 "closed" and CM2297 "active" w/3 fund lines ending 10/31/2023)

R2014-0120 (5/13/2014)

BZT Acquisition, LLC

\$798,000.00

6/1/2014 – 5/31/2019

BC2019-144 (2/25/2019)

BZT Acquisition, LLC

Changing additional funds from \$152,279.00 BC2014-301 (12/15/2014) to \$219,029.00 (increase of \$66,750.00)

6/1/2014 – 10/31/2019

CM2297 (fka as conversion CM408 now closed)

R2019-0150 (8/6/2019)

Alto 55 Erieview, LLC

\$780,360.00

6/1/2014 – 10/31/2019 extend to 10/31/2023

CM3672

R2023-tbd (date tbd)

Alto 55 Erieview, LLC

(fka CM2297 "active" ending 10/31/23 & CM408 closed)

PWD-3313

\$915,400.00

6/1/2014 – 10/31/2023 extend to 12/31/2027

Created by NFarina reviewed by NVeley PSJS

## Department of Purchasing – Required Documents Checklist

**Family Justice Center - 75 Erieview - (FJC) – CM3672 - 2023 Amendment Alto 55  
Erieview, LLC**

Infor/Lawson RQ#:	N/A
BuySpeed RQ# (if applicable):	
Infor/Lawson PO# Code (if applicable):	<b>PO 211373 CONV</b>
CM Contract#	<b>CM3672 (fka CM408 “closed” and CM2297 ends 10/31/23)</b>

	<b>Department</b>	<b>Clerk of the Board</b>
Briefing Memo	<b>PJS/NDF</b>	

Late Submittal Required:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> √
Why is the amendment being submitted late?	<p><b>9/7/2023:</b> Purchasing Note – any further questions should be directed to Public Works.</p> <p><b>Department submission</b> “email Per PStruman/County Law this amendment is properly effective as of June 1, 2023, to account for the change in square footage of that June 1, 2023 date and new amendment rent will start 11/1/23.”</p>	
What is being done to prevent this from reoccurring?	<p><b>9/7/2023:</b> Purchasing Note – any further questions should be directed to Public Works.</p> <p><b>Department submission</b> “Discussions and reductions of square footage are common regarding rent sq/ftg adjustments and law verified via email.”</p>	

TAC or CTO Required or authorized IT Standard	Yes <input type="checkbox"/>	No <input type="checkbox"/> √
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<b>Contract Amendments Reviewed by Purchasing</b>				<b>Department initials</b>	<b>Purchasing</b>
Justification Form				<b>PJS/NDF</b>	<b>OK</b>
IG#	19-0088-REG 31DEC2023			<b>PJS</b>	<b>OK</b>
Annual Non-Competitive Bid Contract Statement - <i>(only needed if not going to BOC or Council for approval)</i>	Date:			<b>N/A</b>	<b>N/A</b>
Debarment/Suspension Verified	Date:	<b>07/06/2023</b>		<b>PJS</b>	<b>OK</b>
Auditor’s Finding	Date:	<b>08/23/2023</b>		<b>NDF</b>	<b>OK</b>
Independent Contractor (I.C.) Requirement	Date:			<b>N/A</b>	<b>Waived by law (attached)</b>
Cover - <i>Master amendments only</i>				<b>N/A</b>	<b>OK</b>
Contract Evaluation				<b>PJS/NDF</b>	<b>OK</b>
TAC/CTO Approval or IT Standards (attach and identify relevant page #s), if required.				<b>N/A</b>	<b>N/A</b>

## Department of Purchasing – Required Documents Checklist

**Family Justice Center - 75 Erieview - (FJC) – CM3672 - 2023 Amendment Alto 55  
Erieview, LLC**

Checklist Verification	PJS/NDF	OK
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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	PJS
Matrix Law Screen shot	PJS/NDF
COI	PJS/NDF
Workers' Compensation Insurance	N/A PJS/NDF
Original Executed Contract (containing insurance terms) & all executed amendments	PJS

### Accounting Units: (PSJS NVeley)

Time Period	Accounting Unit	Account Number	Sub Account	Dollar Amount
11/01/2023-12/31/2023 (2 months)	PJ280130	55130		\$ 50,000.00
01/01/2024-12/31/2024	PJ280130	55130		\$ 211,262.56
01/01/2025-12/31/2025	PJ280130	55130		\$ 217,862.56
01/01/2026-12/31/2026	PJ280130	55130		\$ 224,462.56
01/01/2027-12/31/2027	PJ280130	55130		\$ 211,812.32
			<b>TOTAL</b>	<b>\$ 915,400.00</b>

Contract History CE/AG# (if applicable)	CE1400135-2
Infor/Lawson PO# Code (if applicable)	CE CONV
Lawson RQ# (if applicable)	<b>RQ30442 (BuySpeed) N/A</b>
CM Contract#	CM3672 (fka CM408 closed and CM2297 active ends 10/31/2023)

	Original Amount	Amendment Amount	Original Time Period/Amended End Date	Approval Date	Approval #
Original Amount	\$ 798,000.00		6/1/2014-10/31/2019 6/1/2014-5/31/2019	05/13/2014	R2014-0120
Prior Amendment Amounts (list separately)		\$152,379.00	6/1/2014-10/31/2019 6/1/2014-5/31/2019	12/15/2014	BC2014-301
		\$219,029.00	6/1/2014 – 10/31/2019	2/25/2019	BC2019-144
		\$ 780,360.00	6/1/2014-10/31/2023	08/06/2019	R2019-0150

## Department of Purchasing – Required Documents Checklist

### Family Justice Center - 75 Erieview - (FJC) – CM3672 - 2023 Amendment Alto 55 Erieview, LLC

<b>Pending Amendment</b>		\$ 915,400.00	6/1/2014-12/31/2027	Tbd	R2023-tbd
<b>Total Amendments</b>		\$ 999,389.00 <b>\$1,914,798.00</b>			
<b>Total Contact Amount</b>		\$2,712,789.00			

#### Purchasing Use Only:

Prior Resolutions:	R2019-0150, BC2019-144, BC2014-301, R2014-0120
Amend:	3672
Vendor Name:	Alto 55 Erieview, LLC (dba ALTO 55)
ftp:	6/1/2014 – 10/31/2023 EXT 12/31/2027, effective 6/1/2023
Amount:	Add'l \$915,400.00mm
History/CE:	OK
EL:	Needs WET
Procurement Notes:	<p>9/6/2023: Current, completed Independent Contractor form needs to be attached for amendment action – as available on the county intranet; amendment is effective 6/1/2023 – need Late Submittal questions answered – attach as separate document or revised checklist – or attach revised amendment with effective future date.</p> <p>9/1/2023: CM2297 closed today; entry as copied contract with remaining funds only to activate CM3672; department will need to activate; then submit Amendment action, including re-entry of amendment line. Current, completed Independent Contractor form needs to be attached for amendment action.</p> <p>8/30/2023: CM2297 must be closed and if remaining funds are being used for future payment, line added for those remaining funds from closed contract; verify with Law that EO2023-0003 signature clause does not need to be included (per 8/24/2023 e-mail of Purchasing Director) - if clause not required, attach written documentation; Attach current Independent Contractor form; update contract tab effective date of contract 6/1/2014; \$840,400.00 + \$40,000 + \$35,000 = \$915,400.00 amendment amount</p>
Purchasing Buyer's initials and date of approval	OK, ssp 9/7/2023

## CONTRACT EVALUATION FORM

<b>Contractor</b>	Alto 55 Erieview, LLC (dba Alto 55 and as successor in interest to BZT Acquisition, LLC)				
<b>Current Contract History: CE/AG# (if applicable) Infor/Lawson PO#:</b>	<b>R2014-0120 (5/13/2014)</b> \$798,000.00 6/1/2014 – 5/31/2019, <b>BC2019-144 (2/25/2019)</b> changing additional funds from \$152,279.00 (BC2014-301 12/15/2014) to \$219,029.00 ending 10/31/2023 and <b>R2019-0150 (8/6/2019)</b> \$780,360.00 extend to 10/31/2023				
<b>RQ#</b>	30442				
<b>Time Period of Original Contract</b>	6/1/2014 – 5/31/2019 and amendments extended to 10/31/2023				
<b>Background Statement</b>	n/a				
<b>Service Description</b>	Lease space on the fifth floor of the office building located at 75 Erieview Plaza, Cleveland, Ohio (the “Premises”) for operation of the Family Justice Center				
<b>Performance Indicators</b>	n/a				
<b>Actual Performance versus performance indicators (include statistics):</b>	n/a				
<b>Rating of Overall Performance of Contractor</b>	<b>Superior</b>	<b>Above Average</b>	<b>Average</b>	<b>Below Average</b>	<b>Poor</b>
<b>Select One (X)</b>		x			
<b>Justification of Rating</b>	Good				
<b>Department Contact</b>	DPW John Myers, DPW Property Management Administrator PSJS Jill Simialek, Deputy Director Public Safety & Justice Services (PSJS)				

<b>User Department</b>	PSJS
<b>Date</b>	8/18/23 NFarina for John Myers and Jill Smialek



**County Council of Cuyahoga County, Ohio**  
**Resolution No. R2023-0275**

<p>Sponsored by: <b>County Executive Ronayne/Department of Public Works</b></p>	<p><b>A Resolution</b> making an award on RQ12689 with The Ruhlin Company in an amount not-to-exceed \$28,771,797.70 for rehabilitation of various Pleasant Valley Road bridges in the City of Independence and Village of Valley View; authorizing the County Executive to execute Contract No. 3737 and all other documents consistent with said awards and this Resolution; authorizing the County Engineer, on behalf of the County Executive, to make an allocation from County Motor Vehicle \$5.00 License Tax Funds in the amount \$7,049,090.44 to fund said contract; and declaring the necessity that this Resolution become immediately effective.</p>
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**WHEREAS**, the County Executive/Department of Public Works recommends an award on RQ12689 with The Ruhlin Company in an amount not-to-exceed \$28,771,797.70 for rehabilitation of various Pleasant Valley Road bridges in the City of Independence and Village of Valley View ; authorizing the County Executive to execute Contract No. 3737 and all other documents consistent with said awards and this Resolution; authorizing the County Engineer, on behalf of the County Executive, to make an allocation from County Motor Vehicle \$5.00 License Tax Funds in the amount \$7,049,090.44 to fund said contract as follows:

- a) Bridge No. 09.03 over Riverview Road and an unnamed creek in the City of Independence
- b) Bridge No. 09.35 over Cuyahoga Valley Scenic Railroad in the City of Independence
- c) Bridge No. 09.68 over Cuyahoga River in the City of Independence and Village of Valley View; and

**WHEREAS**, the primary goal of this project is the replacement of the Pleasant Valley Road Bridges 09.03 over Riverview Road 09,35, Over the Cuyahoga Valley Scenic Railroad, and 09.68 over the Towpath Trail, Cuyahoga River, Ohio & Erie Canal, and Canal Road. The

project includes reconstruction of roadway approaches and addition of bike lanes along the project corridor as well as improvements to storm sewer, Pavement Markings, and Signing; and

**WHEREAS**, anticipated start-completion dates are 10/30/2023 – 10/30/2026; and

**WHEREAS**, the project is located in County District 6 and funded 48.5% Federal Funds, 27% Ohio Public Works Commission and 24.5% County Motor Vehicle \$5.00 License Tax Fund; 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 makes an award on RQ12689 with The Ruhlin Company in an amount not-to-exceed \$28,771,797.70 for rehabilitation of various Pleasant Valley Road bridges in the City of Independence and Village of Valley View as follows:

- a) Bridge No. 09.03 over Riverview Road and an unnamed creek in the City of Independence
- b) Bridge No. 09.35 over Cuyahoga Valley Scenic Railroad in the City of Independence
- c) Bridge No. 09.68 over Cuyahoga River in the Cities of Independence and Village of Valley View; and

**SECTION 2.** That the County Executive is authorized to execute Contract No. 3737 in connection with said awards and all documents consistent with 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: September 26, 2023

Committee(s) Assigned: Public Works, Procurement & Contracting

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

**OnBase Item Detail Briefing Memo - Form**

Title:

**Department of Public Works Cuy-Pleasant Valley Road (C.R.39) Rehabilitation of Existing Bridge 09.03  
Over Riverview Road and Unnamed Stream in the City of Independence Bridge 09.35  
Over Cuyahoga Valley Scenic Railroad (CVSR) in the City of Independence Bridge 09.68  
Over Towpath Trail, Cuyahoga River, Ohio & Erie Canal, and Canal Road in the Village of Valley View.**

**A. Scope of Work Summary**

1. The Department of Public Works is requesting approval of a contract with The Ruhling Company for the anticipated cost of \$28,771,797.70.

If the Project is new to the County List the Prior Board Approval Number or Resolution Number.

Describe the exact services being provided. The anticipated start-completion dates are The project involves the replacement of the Pleasant Valley Road Bridges 09.03 over Riverview Road 09,35, Over the Cuyahoga Valley Scenic Railroad, and 09.68 over the Towpath Trail, Cuyahoga River, Ohio & Erie Canal, and Canal Road. The project includes reconstruction of roadway approaches and addition of bike lanes along the project corridor as well as improvements to storm sewer, Pavement Markings, and Signing. Anticipated dates are 10/30/2023-10/30/2026.

2. The primary goals of the project are: see above.

3. The project is not mandated. This is to be performed in Independence and Valley View.

**B. Procurement**

1. The procurement method for this project was RFB. The total value of the RFB is \$28,771,797.70.

2. The RFB was closed on 8/30/2023. There is an DBE Goal of 10%

3. There were 4 bids submitted from OPD, 4 bids compliant after review, 1 bid chosen as lowest and best bid.

For this project the engineer's estimate was \$30,000,000.00, and this was under the estimate by 4.1%.

**C. Contractor and Project Information**

1. The address(es) of all vendors and/or contractors is (provide the full address in the following format):

The Ruhling Company.  
6931 Ridge Road,  
Sharon Center, OH 44274  
Council District (none)

2. The president for the contractor/vendor is Jim Ruhlin Jr.

3.a The address or location of the project is: Independence, Ohio, and the Village of Valley View.

3.b. The project is in Council District (6)

**D. Project Status and Planning**

1. The project is new to the County.

**E. Funding**

1. The project is funded (48.5% by Federal Funds 24.5.% County \$5.00 fund R&B. And 27% OPWC)

2. The schedule of payment is by invoice.

## Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Infor/Lawson RQ#:	12689
Infor/Lawson PO # Code (if applicable):	
Event #	4609
CM Contract#	3737

	Department	Clerk of the Board
Briefing Memo	WB	

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

**FULL AND OPEN COMPETITION  
Construction Projects – Road & Bridge  
Reviewed by Purchasing**

	Department initials	Purchasing
Notice of Intent to Award ( <i>sent to all responding vendors</i> )	WB	OK AJ 9/13/2023
Bid Specification Packet ( <i>includes Legal Notice to Bidders</i> )	WB	OK AJ 9/13/2023
Final DEI Goal Setting Worksheet	WB	OK AJ 9/13/2023
Diversity Documents – <i>if required (goal set) DBE ONLY</i>	WB	OK AJ 9/13/2023
Award Letter (sent to awarded vendor)	WB	OK AJ 9/13/2023
Vendor’s Confidential Financial Statement – <i>if RFB requested</i>	N/A	N/A
Non-Collusion Affidavit	WB	OK AJ 9/13/2023
Public Works Bid Results	WB	OK AJ 9/13/2023
Tabulation Sheet SEE TAB SHEET	WB	OK AJ 9/13/2023
Prevailing Wage Public Improvement Agreement	WB	OK AJ 9/13/2023
Sales and Use Tax Construction Contract Exemption Form, <i>if applicable</i>	WB	OK AJ 9/13/2023
Worktype Worksheets, <i>if applicable</i>	WB	OK AJ 9/13/2023
SBE Worktype Worksheets, <i>if applicable</i>	N/A	N/A
Drug Free Workplace, <i>if applicable</i>	WB	OK AJ 9/13/2023
Project of Similar Complexity, <i>if applicable</i>	WB	OK AJ 9/13/2023
EEOC (Equal Employment Opportunity Commission), <i>if applicable</i>	WB	OK AJ 9/13/2023
Prevailing Wage Determination Cover Letter (with Prevailing Wage Rate sheets)	See web page	OK AJ 9/13/2023
Other, <i>per Section 3 “Required Bid Documents” affirmative action</i>	WB	OK AJ 9/13/2023
IG# 12-2750REG 31DEC2024	WB	OK AJ 9/13/2023
Debarment/Suspension Verified	Date: 9/11/2023	WB OK AJ 9/13/2023 dated within 60 days
Auditor’s Finding	Date: 9/6/2023	WB OK AJ 9/13/2023 dated within 60 days

## Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Vendor’s Submission ( <i>Form of Proposal</i> )		WB	OK AJ 9/13/2023
Independent Contractor (I.C.) Requirement	Date: 9/7/2023	WB	OK AJ 9/13/2023 dated within 1 year
Contract Evaluation – <i>if required</i>		N/A	N/A
TAC/CTO Approval or IT Standards (attach and identify relevant page #s), if required.		N/A	N/A
Checklist Verification		WB	OK AJ 9/13/2023

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

### Accounting Units

Time Period	Accounting Unit	Account Number	Sub Account	Dollar Amount
10/30/2023 – 12/31/2023	PW 605100	73300	CRDOT0004001	<b>\$3,000,000.00</b>
1/1/2024 – 12/31/2024	PW 605100	73300	CRDOT0004001	<b>\$11,885,898.85</b>
1/1/2025 – 12/31/2025	PW 605100	73300	CRDOT0004001	<b>\$11,885,898.85</b>
1/1/2026 - 10/30/2026	PW 605100	73300	CRDOT0004001	<b>\$2,000,000.00</b>
			<b>TOTAL</b>	<b>\$28,771,797.70</b>

### Purchasing Use Only:

Prior Resolutions:	
CM#:	3737
Vendor Name:	The Ruhlin Company
ftp:	10/30/2023 – 10/30/2026
Amount:	\$28,771,797.70
History/CE:	OK
EL:	OK
Procurement Notes:	Buyer Review Completed
Purchasing Buyer’s initials and date of approval	AJ 9/13/2023



## Department of Purchasing Tabulation Sheet

REQUISITION NUMBER: 12689 Event: 4609	TYPE: (RFB/RFP/RFQ): RFB	ESTIMATE: \$30,000,000.00    10% = \$33,000,000.00
CONTRACT PERIOD:	RFB/RFP/RFQ DUE DATE: August 30, 2023	NUMBER OF RESPONSES (issued/submitted): 6/4
REQUESTING DEPARTMENT: Public Works	COMMODITY DESCRIPTION: Pleasant Valley Road (C.R. 39) rehabilitation of existing Bridge 09.03 over Riverview Road and unnamed stream City of Independence Bridge 09.35 over Cuyahoga Valley Scenic Railroad (CVSR) City of Independence Bridge 09.68 over Towpath Trail, Cuyahoga River, Ohio & Erie Canal, and Canal Road Village of Valley View	
DIVERSITY GOAL/SBE    0%	DIVERSITY GOAL/MBE    0%	DIVERSITY GOAL/WBE    0%
Does CCBB Apply: <input type="checkbox"/> Yes <input type="checkbox"/> No	CCBB: Low Non-CCBB Bid \$:	Add 2%, Total is:
Does CCBEIP Apply: <input type="checkbox"/> Yes <input type="checkbox"/> No	CCBEIP: Low Non-CCBEIP Bid \$:	Add 2%, Total is:
*PRICE PREFERENCE LOWEST BID REC'D \$	RANGE OF LOWEST BID REC'D \$	Minus \$, =
PRICE PREF % & \$ LIMIT:	MAX SBE/MBE/WBE PRICE PREF \$	DOES PRICE PREFERENCE APPLY? <input type="checkbox"/> Yes <input type="checkbox"/> No

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. The Ruhlin Company 6931 Ridge Road, P.O. Box 190 Sharon Center, OH 44274	Bid Bond 100% Continental Casualty Company	\$28,771,797.70	Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> Yes IG Number: 12-2750-REG	<input type="checkbox"/> Yes <input type="checkbox"/> No	CCBB <input type="checkbox"/> Yes <input type="checkbox"/> No CCBEIP <input type="checkbox"/> Yes <input type="checkbox"/> No	Subcontractor Name(s):		<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: Buyer Initials	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
			NCA: <input checked="" type="checkbox"/> Yes PH: <input checked="" type="checkbox"/> Yes Buy American: <input checked="" type="checkbox"/> Yes EEO Certification: <input checked="" type="checkbox"/> Yes Proposal Form: <input checked="" type="checkbox"/> Yes Bid Bond: <input checked="" type="checkbox"/> Yes Worksheets: <input checked="" type="checkbox"/> Yes Drug-Free: <input checked="" type="checkbox"/> Yes OPD Buyer Initials: AJ 8/31/2023			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: _____ % MBE: _____ % WBE: _____ % SBE / MBE / WBE Comply: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> No SBE / MBE / WBE Comments and Initials:		

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	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
2. Kenmore Construction Co., Inc. 700 Home Avenue Akron, OH 44310	Bid Bond 100% Ohio Farmers Insurance Company	\$31,286,857.76	Compliant: <input checked="" type="checkbox"/> Yes  IG Registration Complete: <input checked="" type="checkbox"/> Yes  IG Number: 22-0067-REG  NCA: <input checked="" type="checkbox"/> Yes  PH: <input checked="" type="checkbox"/> Yes  Buy American: <input checked="" type="checkbox"/> Yes  EEO Certification: <input checked="" type="checkbox"/> Yes  Proposal Form: <input checked="" type="checkbox"/> Yes  Bid Bond: <input checked="" type="checkbox"/> Yes  Worksheets: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No	CCBB <input type="checkbox"/> Yes <input type="checkbox"/> No  CCBEIP <input type="checkbox"/> Yes <input type="checkbox"/> No	Subcontractor Name(s):  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: _____ % MBE: _____ % WBE: _____ %  SBE/MBE/WBE Comply: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> No  SBE/MBE/WBE Comments and Initials:  <div style="background-color: #cccccc; height: 20px; width: 100%;"></div>		<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	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
			Drug-Free: <input checked="" type="checkbox"/> Yes OPD Buyer Initials: AJ 8/31/2023					

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	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
3. Great Lakes Construction Co. 2608 Great Lakes Way Hinckley, OH 44233	Bid Bond 100% Liberty Mutual Insurance Company	\$31,733,299.16	Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> Yes IG Number: 12-1412-REG NCA: <input checked="" type="checkbox"/> Yes PH: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No	CCBB <input type="checkbox"/> Yes <input type="checkbox"/> No CCBEIP <input type="checkbox"/> Yes <input type="checkbox"/> No	Subcontractor Name(s): 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: % MBE: % WBE: %		<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	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)						
			Buy American: <input checked="" type="checkbox"/> Yes EEO Certification: <input checked="" type="checkbox"/> Yes Proposal Form: <input checked="" type="checkbox"/> Yes Bid Bond: <input checked="" type="checkbox"/> Yes Worksheets: <input checked="" type="checkbox"/> Yes Drug-Free: <input checked="" type="checkbox"/> Yes OPD Buyer Initials: AJ 8/31/2023			<table border="1"> <tr> <td>SBE/MBE/WBE Comply: (Y/N)</td> <td><input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td>SBE/MBE/WBE Comments and Initials:</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	SBE/MBE/WBE Comply: (Y/N)	<input type="checkbox"/> Yes <input type="checkbox"/> No	SBE/MBE/WBE Comments and Initials:					
SBE/MBE/WBE Comply: (Y/N)	<input type="checkbox"/> Yes <input type="checkbox"/> No													
SBE/MBE/WBE Comments and Initials:														

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	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
4. J.D. Williamson Construction 441 Geneva Avenue, P.O. Box 113 Tallmadge, OH 4278	Bid Bond 100% Ohio Casualty Insurance Company	\$32,115,185.90	Compliant: <input checked="" type="checkbox"/> Yes  IG Registration Complete: <input checked="" type="checkbox"/> Yes  IG Number: 21-0384-REG  NCA: <input checked="" type="checkbox"/> Yes  PH: <input checked="" type="checkbox"/> Yes  Buy American: <input checked="" type="checkbox"/> Yes  EEO Certification: <input checked="" type="checkbox"/> Yes  Proposal Form: <input checked="" type="checkbox"/> Yes  Bid Bond: <input checked="" type="checkbox"/> Yes  Worksheets: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No	CCBB <input type="checkbox"/> Yes <input type="checkbox"/> No  CCBEIP <input type="checkbox"/> Yes <input type="checkbox"/> No	Diversity Program Review: SBE / MBE / WBE  Subcontractor Name(s):  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: % MBE: % WBE: %  SBE/MBE/WBE Comply: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> No  SBE/MBE/WBE Comments and Initials:  _____ _____		<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	Price Preference	CCBB / CCBEIP Registered	Diversity Program Review: SBE / MBE / WBE	Dept. Tech. Review	Award: (Y/N)
			Drug-Free: <input checked="" type="checkbox"/> Yes  OPD Buyer Initials: AJ 8/31/2023					

Transaction ID:

**County Council of Cuyahoga County, Ohio**  
**Resolution No. R2023-0276**

<p>Sponsored by: <b>County Executive Ronayne on behalf of Cuyahoga County Board of Developmental Disabilities</b></p>	<p><b>A Resolution</b> authorizing amendments to two revenue generating agreements with Educational Service Center of Cuyahoga County for the lease of two Cuyahoga County Board of Developmental Disabilities Centers for operation of Bright Beginnings Programs fka Help Me Grow Programs for the period 9/15/2013-9/14/2023 to extend the time period to 9/14/2026, to change the terms effective 9/15/2023, and for additional revenue in the total amount not-to-exceed \$6.00; authorizing the County Executive to execute the amendments and all other documents consistent with this Resolution, and declaring the necessity that this Resolution become immediately effective.</p>
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**WHEREAS**, the County Executive, on behalf of Cuyahoga County Board of Developmental Disabilities, recommends amendments to two revenue generating agreements with Educational Service Center of Cuyahoga County for the lease of two Cuyahoga County Board of Developmental Disabilities Centers for operation of Bright Beginnings Programs fka Help Me Grow Programs for the period 9/15/2013- 9/14/2023 to extend the time period to 9/14/2026, to change the terms effective 9/15/2023, and for additional revenue in the total amount not-to-exceed \$6.00 as follows:

- a) Contract No. 3681 Green Road Services Center, located at 4329 Green Road, Highland Heights, in the amount not-to-exceed \$3.00; and
  
- b) Contract No. 3682 William Patrick Day Services Center, located at 2421 Community College Avenue, Cleveland, in the amount not-to-exceed \$3.00; and

**WHEREAS**, the primary goal of this project to continue to provide services to individuals with developmental disabilities; 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 authorizes amendments to two revenue generating agreements with Educational Service Center of Cuyahoga County for the lease of two Cuyahoga County Board of Developmental Disabilities Centers for operation of Bright Beginnings Programs fka Help Me Grow Programs for the period 9/15/2013-9/14/2023 to extend the time period to 9/14/2026, to change the terms effective 9/15/2023, and for additional revenue in the total amount not-to-exceed \$6.00 as follows:

- a) Contract No. 3681 Green Road Services Center, located at 4329 Green Road, Highland Heights, in the amount not-to-exceed \$3.00;
- b) Contract No. 3682 William Patrick Day Services Center, located at 2421 Community College Avenue, Cleveland, in the amount not-to-exceed \$3.00.

**SECTION 2.** That the County Executive is authorized to execute the amendments and all documents consistent with 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 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: September 26, 2023

Committee(s) Assigned: Public Works, Procurement & Contracting

Journal \_\_\_\_\_

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

**PURCHASE-RELATED TRANSACTIONS**

<b>Title</b>	<b>Fourth Amendment to Lease of GRD</b>
<b>Department or Agency Name</b>	<b>Cuyahoga County Board of Developmental Disabilities</b>
<b>Requested Action</b>	<input type="checkbox"/> Contract <input type="checkbox"/> Agreement <input type="checkbox"/> Lease <input checked="" 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 Approved/ Council's Journal Date	Approval No.
O		Educational Service Center of Northeast Ohio	9/15/13 to 9/14/15	\$2.00		
A-1		Educational Service Center of Northeast Ohio	9/15/15 to 9/14/16	\$1.00		
A-2		Educational Service Center of Northeast Ohio	9/15/16 to 9/14/18	\$2.00		
A-3	42991233	Educational Service Center of Northeast Ohio	9/15/18 to 9/14/23	\$5.00		
A-4	3653	Educational Service Center of Northeast Ohio	9/15/23 to 9/14/26	\$3.00	Pending	

**Service/Item Description (include quantity if applicable). Indicate whether  New or  Existing service or purchase.**

Requesting approval of a CCBDD Fourth Amendment to Lease of Green Road Service Center to Educational Service Center. Original lease term 9/15/13 to 9/14/15; 1<sup>st</sup> amendment term 9/15/15 to 9/14/16; 2<sup>nd</sup> amendment term 9/15/16 to 9/14/18; 3<sup>rd</sup> amendment term 9/15/18 to 9/14/23; this amendment term 9/15/23 to 9/14/26. Revenue Generating - \$1.00 per year, total \$13.00

**For purchases of furniture, computers, vehicles:  Additional    Replacement**

<b>Age of items being replaced:</b>	<b>How will replaced items be disposed of?</b>
<b>Project Goals, Outcomes or Purpose (list 3):</b>	
Extend term of lease agreement an additional 36 months. Lease amendment started 9/15/23 – 9/14/26.	
Continue to provide services to individuals with developmental disabilities.	
If a County Council item, are you requesting passage of the item without 3 readings. <input type="checkbox"/> Yes <input type="checkbox"/> No	

<b>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)</b>	
Vendor Name and address: Educational Service Center of Northeast Ohio	Owner, executive director, other (specify): Jeanne Kline
Vendor Council District:	Project Council District:
If applicable provide the full address or list the municipality(ies) impacted by the project.	4329 Green Rd Highland Hills, OH 44128

<b>COMPETITIVE PROCUREMENT</b>	<b>NON-COMPETITIVE PROCUREMENT</b>
RQ # <i>if applicable</i> <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>The initial lease between the County, on behalf of the CCBDD:</b> <b>Original Lease 9/15/13 to 9/14/15</b> <b>First Amendment 9/15/15 to 9/14/16</b> <b>Second Amendment 9/15/16 to 9/14/18</b> <b>Third Amendment 9/15/18 to 9/14/23</b> <b>Fourth Amendment 9/15/23 to 9/14/26</b>  The initial lease and amendments were for the purpose of providing services at the Green Road Service Center to individuals eligible for its services. Contracts for services do not require competitive bidding or a RFP. The initial lease was approved by County Council.  *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.	<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 checked="" type="checkbox"/> Alternative Procurement Process
How did pricing compare among bids received?	<input checked="" type="checkbox"/> Contract Amendment (list original procurement)
	<input type="checkbox"/> Other Procurement Method, please describe:

<b>Is Purchase/Services technology related</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, complete section below:	
<input type="checkbox"/> Check if item on IT Standard List of approved purchase.	If item is not on IT Standard List state date of TAC approval:
Is the item ERP related? <input type="checkbox"/> No <input type="checkbox"/> Yes, answer the below questions.	
Are services covered under the original ERP Budget or Project? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain.	
Are the purchases compatible with the new ERP system? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain.	

<b>FUNDING SOURCE: i.e. General Fund, Health and Human Services Levy Funds, Community Development Block Grant (No acronyms i.e. HHS Levy, CDBG, etc.). Include % if more than one source.</b>
<b>The lease will not require any County Funds as this is a revenue generating lease.</b>
<b>The project is an amendment to a lease. This amendment changes the term and is the fourth amendment to the contract.</b>
Is funding for this included in the approved budget? <input type="checkbox"/> Yes <input type="checkbox"/> No (if "no" please explain):
Payment Schedule: <input type="checkbox"/> Invoiced <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> One-time <input type="checkbox"/> Other (please explain):

<b>Provide status of project.</b>	
<input type="checkbox"/> New Service or purchase <input checked="" type="checkbox"/> Recurring service or purchase	Is contract late <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, In the fields below provide reason for late and timeline of late submission
<b>Reason: The project is an amendment to a lease for the term 9/15/23 to 9/14/26</b>	
<b>Timeline:</b>	
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:	

**Commented [CK1]:** Suggestion by MBV - I can't recall exactly how she said it. See text in green. (or we can refer them to instructions) and provide more detail in the instruction.

Date item was entered and released in Infor:	
Detail any issues that arose during processing in Infor, such as the item being disapproved and requiring correction:	
If late, have services begun? <input type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	
Have payments be made? <input type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	

**HISTORY (see instructions):**

**The initial lease between the County, on behalf of the CCBDD:**  
**Original Lease 9/15/13 to 9/14/15**  
**First Amendment 9/15/15 to 9/14/16**  
**Second Amendment 9/15/16 to 9/14/18**  
**Third Amendment 9/15/18 to 9/14/23**  
**Fourth Amendment 9/15/23 to 9/14/26**

The initial lease and amendments were for the purpose of providing services at the Green Road Service Center to individuals eligible for its services. Contracts for services do not require competitive bidding or a RFP. The initial lease was approved by County Council.

## Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Infor/Lawson RQ#:	
BuySpeed RQ# (if applicable):	
Infor/Lawson PO# Code (if applicable):	
CM Contract#	3656- 3681

	<b>Department</b>	<b>Clerk of the Board</b>
Briefing Memo	SF	

Late Submittal Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Why is the amendment 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"/>
---	------------------------------	--

Contract Amendments Reviewed by Purchasing				
			Department initials	Purchasing
Justification Form			SF	OK KT 08/28/2023
IG#				N/A
Annual Non-Competitive Bid Contract Statement - <i>(only needed if not going to BOC or Council for approval)</i>	Date:			OK KT 08/22/2023
Debarment/Suspension Verified	Date:	8/3/23	SF	OK KT 08/03/2023
Auditor’s Finding	Date:	8/3/23	SF	OK KT 08/28/2023
Independent Contractor (I.C.) Requirement	Date:			OK KT 08/22/2023
Cover - <i>Master amendments only</i>			N/A	N/A
Contract Evaluation			SF	OK KT 08/04/2023
TAC/CTO Approval or IT Standards (attach and identify relevant page #s), if required.			N/A	N/A
Checklist Verification			SF	OK KT 08/28/2023

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	
Matrix Law Screen shot	
COI	
Workers’ Compensation Insurance	
Original Executed Contract (containing insurance terms) & all executed amendments	

## Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

### Accounting Units

Time Period	Accounting Unit	Account Number	Sub Account	Dollar Amount
9/15/13 to 9/14/15	DD210110	42310	0	\$2.00
9/15/15 to 9/14/16	DD210110	42310	0	\$1.00
9/15/16 to 9/14/18	DD210110	42310	0	\$2.00
9/15/18 to 9/14/23	DD210110	42310	0	\$5.00
9/15/23 to 9/14/26	DD210110	42310	0	\$3.00
			<b>TOTAL</b>	<b>\$13.00</b>

<b>Contract History CE/AG# (if applicable)</b>	N/A
<b>Infor/Lawson PO# Code (if applicable)</b>	N/A
<b>Lawson RQ# (if applicable)</b>	N/A
<b>CM Contract#</b>	3681

	Original Amount	Amendment Amount	Original Time Period/Amended End Date	Approval Date	Approval #
<b>Original Amount</b>	\$2.00 (revenue)		9/15/13 to 9/14/15	07/23/2013	R2013-0157
<b>Prior Amendment Amounts (list separately)</b>		\$1.00	9/15/15 to 9/14/16	05/12/2015	R2015-0073
		\$2.00	9/15/16 to 9/14/18	09/27/2016	R2016-0160
		\$5.00	9/15/18 to 9/14/23	10/23/2018	R2018-0206
<b>Pending Amendment</b>		\$3.00	9/15/23 to 9/14/26	pending	pending
<b>Total Amendments</b>		\$11.00			
<b>Total Contact Amount</b>	<b>\$13.00 (revenue)</b>				

## Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

### Purchasing Use Only:

Prior Resolutions:	R2013-0157, R2015-0073, R2016-0160, R2018-0206
Amend:	Extending term only 3 years to 09/14/2026
Vendor Name:	Educational Service Center NEO
ftp:	9/15/2013-09/14/2026
Amount:	\$13.00
History/CE:	<p><b>The initial lease between the County, on behalf of the CCBDD:</b></p> <p><b>Original Lease 9/15/13 to 9/14/15</b></p> <p><b>First Amendment 9/15/15 to 9/14/16</b></p> <p><b>Second Amendment 9/15/16 to 9/14/18</b></p> <p><b>Third Amendment 9/15/18 to 9/14/23</b></p> <p><b>Fourth Amendment 9/15/23 to 9/14/26</b></p> <p><b>The initial lease and amendments were for the purpose of providing services at the Green Road Service Center to individuals eligible for its services. Contracts for services do not require competitive bidding or a RFP. The initial lease was approved by County Council.</b></p>
EL:	OK
Procurement Notes:	Prior Amendment #1 extended term 1 year, Amendment #2 extended term 2 years, Amendment #3 extended term 5 years
Purchasing Buyer’s initials and date of approval	KT 08/28/2023



## CONTRACT EVALUATION FORM

<b>Contractor</b>	Educational Service Center of Northeast Ohio				
<b>Current Contract History: CE/AG# (if applicable) Infor/Lawson PO#:</b>	<p>The initial lease between the County, on behalf of the CCBDD:</p> <p>Original Lease 9/15/13 to 9/14/15</p> <p>First Amendment 9/15/15 to 9/14/16</p> <p>Second Amendment 9/15/16 to 9/14/18</p> <p>Third Amendment 9/15/18 to 9/14/23</p> <p>Fourth Amendment 9/15/23 to 9/14/26</p>				
<b>RQ#</b>					
<b>Time Period of Original Contract</b>	9-15-13 to 9-14-15				
<b>Background Statement</b>					
<b>Service Description</b> <b>Location: WPD</b>	4 <sup>th</sup> Amendment to Lease to extend the term of the lease agreement for an additional 36 months. Lease Amendment starts 9-15-23 to 9-14-26				
<b>Performance Indicators</b>	<p>No breaches of lease</p> <p>Timely payment of rent</p> <p>Premises kept clean &amp; in good repair</p> <p>Adherence to CCBDD facility rules/procedures</p>				
<b>Actual Performance versus performance indicators (include statistics):</b>	100% achievement of performance indicators				
<b>Rating of Overall Performance of Contractor</b>	<b>Superior</b>	<b>Above Average</b>	<b>Average</b>	<b>Below Average</b>	<b>Poor</b>
<b>Select One (X)</b>	X				
<b>Justification of Rating</b>	No issue regarding ESC of Northeast Ohio meeting all of its obligations under lease.				

<b>Department Contact</b>	Sharon Fallon 216-736-2632 Sarah Cammock, General Counsel 216-736-2607
<b>User Department</b>	Cuyahoga County Board of Developmental Disabilities
<b>Date</b>	8/4/2023

**PURCHASE-RELATED TRANSACTIONS**

<b>Title</b>	<b>Fourth Amendment to Lease of WPD</b>
<b>Department or Agency Name</b>	<b>Cuyahoga County Board of Developmental Disabilities</b>
<b>Requested Action</b>	<input type="checkbox"/> Contract <input type="checkbox"/> Agreement <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Amendment <input type="checkbox"/> Revenue Generating <input type="checkbox"/> Purchase Order <input type="checkbox"/> Other (please specify):

<b>Original (O)/ Amendment (A-# )</b>	<b>Contract No. (If PO, list PO#)</b>	<b>Vendor Name</b>	<b>Time Period</b>	<b>Amount</b>	<b>Date BOC Approved/ Council's Journal Date</b>	<b>Approval No.</b>
O		Educational Service Center of Northeast Ohio	9/15/13 to 9/14/15	\$2.00		
A-1		Educational Service Center of Northeast Ohio	9/15/15 to 9/14/16	\$1.00		
A-2		Educational Service Center of Northeast Ohio	9/15/16 to 9/14/18	\$2.00		
A-3	R2013- 0157	Educational Service Center of Northeast Ohio	9/15/18 to 9/14/23	\$5.00		
A-4	3653	Educational Service Center of Northeast Ohio	9/15/23 to 9/14/26	\$3.00	Pending	

**Service/Item Description (include quantity if applicable). Indicate whether  New or  Existing service or purchase.**

**Requesting approval of a CCBDD Fourth Amendment to Lease of William Patrick Day Center to Educational Service Center. Original lease term 9/15/13 to 9/14/15; 1<sup>st</sup> amendment term 9/15/15 to 9/14/16; 2<sup>nd</sup> amendment term 9/15/16 to 9/14/18; 3<sup>rd</sup> amendment term 9/15/18 to 9/14/23; this amendment term 9/15/23 to 9/14/26. Revenue Generating - \$1.00 per year, total \$13.00**

**For purchases of furniture, computers, vehicles:  Additional    Replacement**

<b>Age of items being replaced:</b>	<b>How will replaced items be disposed of?</b>
<b>Project Goals, Outcomes or Purpose (list 3):</b>	
Extend term of lease agreement an additional 36 months. Lease amendment started 9/15/23 – 9/14/26.	
Continue to provide services to individuals with developmental disabilities	
If a County Council item, are you requesting passage of the item without 3 readings. <input type="checkbox"/> Yes <input type="checkbox"/> No	

<b>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)</b>	
Vendor Name and address: Educational Service Center of Northeast Ohio	Owner, executive director, other (specify): Jeanne Kline
Vendor Council District:	Project Council District:
If applicable provide the full address or list the municipality(ies) impacted by the project.	<b>2421 Community College Avenue Cleveland, OH 44115</b>

<b>COMPETITIVE PROCUREMENT</b>	<b>NON-COMPETITIVE PROCUREMENT</b>
RQ # <i>if applicable</i> <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>The initial lease between the County, on behalf of the CCBDD: Original Lease 9/15/13 to 9/14/15 First Amendment 9/15/15 to 9/14/16 Second Amendment 9/15/16 to 9/14/18 Third Amendment 9/15/18 to 9/14/23 Fourth Amendment 9/15/23 to 9/14/26</b>  The initial lease and amendments were for the purpose of providing services at the William Patrick Day Service Center to individuals eligible for its services. Contracts for services do not require competitive bidding or a RFP. The initial lease was approved by County Council.  *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.	<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 checked="" type="checkbox"/> Alternative Procurement Process
How did pricing compare among bids received?	<input checked="" type="checkbox"/> Contract Amendment (list original procurement)
	<input type="checkbox"/> Other Procurement Method, please describe:

<b>Is Purchase/Services technology related</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, complete section below:	
<input type="checkbox"/> Check if item on IT Standard List of approved purchase.	If item is not on IT Standard List state date of TAC approval:
Is the item ERP related? <input type="checkbox"/> No <input type="checkbox"/> Yes, answer the below questions.	
Are services covered under the original ERP Budget or Project? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain.	
Are the purchases compatible with the new ERP system? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain.	

<b>FUNDING SOURCE: i.e. General Fund, Health and Human Services Levy Funds, Community Development Block Grant (No acronyms i.e. HHS Levy, CDBG, etc.). Include % if more than one source.</b>
<b>The lease will not require any County Funds as this is a revenue generating lease.</b>
<b>The project is an amendment to a lease. This amendment changes the term and is the fourth amendment to the contract.</b>
Is funding for this included in the approved budget? <input type="checkbox"/> Yes <input type="checkbox"/> No (if "no" please explain):
Payment Schedule: <input type="checkbox"/> Invoiced <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> One-time <input type="checkbox"/> Other (please explain):

<b>Provide status of project.</b>	
<input type="checkbox"/> New Service or purchase <input checked="" type="checkbox"/> Recurring service or purchase	Is contract late <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, In the fields below provide reason for late and timeline of late submission
<b>Reason: The project is an amendment to a lease for the term 9/15/23 to 9/14/26</b>	
<b>Timeline:</b>	
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:	

Date item was entered and released in Infor:	
Detail any issues that arose during processing in Infor, such as the item being disapproved and requiring correction:	
If late, have services begun? <input type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	
Have payments be made? <input type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	

<b>HISTORY (see instructions):</b>
<b>The initial lease between the County, on behalf of the CCBDD:</b> <b>Original Lease 9/15/13 to 9/14/15</b> <b>First Amendment 9/15/15 to 9/14/16</b> <b>Second Amendment 9/15/16 to 9/14/18</b> <b>Third Amendment 9/15/18 to 9/14/23</b> <b>Fourth Amendment 9/15/23 to 9/14/26</b>
<b>The initial lease and amendments were for the purpose of providing services at the William Patrick Day Service Center to individuals eligible for its services. Contracts for services do not require competitive bidding or a RFP. The initial lease was approved by County Council.</b>

## Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Infor/Lawson RQ#:	
Buyspeed RQ# (if applicable):	
Infor/Lawson PO# Code (if applicable):	
CM Contract#	3682

	<b>Department</b>	<b>Clerk of the Board</b>
Briefing Memo	SF	

Late Submittal Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Why is the amendment 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"/>
---	------------------------------	--

Contract Amendments Reviewed by Purchasing					
				Department initials	Purchasing
Justification Form				SF	OK KT 08/28/2023
IG#					N/A
Annual Non-Competitive Bid Contract Statement - <i>(only needed if not going to BOC or Council for approval)</i>	Date:				OK KT 08/22/2023
Debarment/Suspension Verified	Date:	8/3/23		SF	OK KT 08/03/2023
Auditor's Finding	Date:	8/3/23		SF	OK KT 08/28/2023
Independent Contractor (I.C.) Requirement	Date:				OK KT 08/22/2023
Cover - <i>Master amendments only</i>				N/A	N/A
Contract Evaluation				SF	OK KT 08/04/2023
TAC/CTO Approval or IT Standards (attach and identify relevant page #s), if required.				N/A	N/A
Checklist Verification				SF	OK KT 08/28/2023

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	
Matrix Law Screen shot	
COI	
Workers' Compensation Insurance	
Original Executed Contract (containing insurance terms) & all executed amendments	

## Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

### Accounting Units

Time Period	Accounting Unit	Account Number	Sub Account	Dollar Amount
9/15/13 to 9/14/15	DD210110	42310	0	\$2.00
9/15/15 to 9/14/16	DD210110	42310	0	\$1.00
9/15/16 to 9/14/18	DD210110	42310	0	\$2.00
9/15/18 to 9/14/23	DD210110	42310	0	\$5.00
9/15/23 to 9/14/26	DD210110	42310	0	\$3.00
			<b>TOTAL</b>	<b>\$13.00</b>

<b>Contract History CE/AG# (if applicable)</b>	N/A
<b>Infor/Lawson PO# Code (if applicable)</b>	N/A
<b>Lawson RQ# (if applicable)</b>	N/A
<b>CM Contract#</b>	3682

	Original Amount	Amendment Amount	Original Time Period/Amended End Date	Approval Date	Approval #
<b>Original Amount</b>	\$2.00 (revenue)		9/15/13 to 9/14/15	07/23/2013	R2013-0157
<b>Prior Amendment Amounts (list separately)</b>		\$1.00	9/15/15 to 9/14/16	05/12/2015	R2015-0073
		\$2.00	9/15/16 to 9/14/18	09/27/2016	R2016-0160
		\$5.00	9/15/18 to 9/14/23	10/23/2018	R2018-0206
<b>Pending Amendment</b>		\$3.00	9/15/23 to 9/14/26	Pending	Pending
<b>Total Amendments</b>		\$11.00			
<b>Total Contact Amount</b>	<b>\$13.00 (revenue)</b>				



## Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

### Purchasing Use Only:

Prior Resolutions:	R2013-0157, R2015-0073, R2016-0160, R2018-0206
Amend:	Extending term only 3 years to 09/14/2026
Vendor Name:	Educational Service Center NEO
ftp:	09/15/2013-09/14/2026
Amount:	\$13.00
History/CE:	<p><b>The initial lease between the County, on behalf of the CCBDD:</b>  <b>Original Lease 9/15/13 to 9/14/15</b>  <b>First Amendment 9/15/15 to 9/14/16</b>  <b>Second Amendment 9/15/16 to 9/14/18</b>  <b>Third Amendment 9/15/18 to 9/14/23</b>  <b>Fourth Amendment 9/15/23 to 9/14/26</b></p> <p>The initial lease and amendments were for the purpose of providing services at the William Patrick Day Service Center to individuals eligible for its services. Contracts for services do not require competitive bidding or a RFP. The initial lease was approved by County Council.</p>
EL:	OK
Procurement Notes:	Prior Amendment #1 extended term 1 year, Amendment #2 extended term 2 years, Amendment #3 extended term 5 years
Purchasing Buyer’s initials and date of approval	KT 08/28/2023

## CONTRACT EVALUATION FORM

<b>Contractor</b>	Educational Service Center of Northeast Ohio				
<b>Current Contract History: CE/AG# (if applicable) Infor/Lawson PO#:</b>	The initial lease between the County, on behalf of the CCBDD:  Original Lease 9/15/13 to 9/14/15  First Amendment 9/15/15 to 9/14/16  Second Amendment 9/15/16 to 9/14/18  Third Amendment 9/15/18 to 9/14/23  Fourth Amendment 9/15/23 to 9/14/26				
<b>RQ#</b>					
<b>Time Period of Original Contract</b>	9-15-13 to 9-14-15				
<b>Background Statement</b>					
<b>Service Description  Location: GRD</b>	4 <sup>th</sup> Amendment to Lease to extend the term of the lease agreement for an additional 36 months. Lease Amendment starts 9-15-23 to 9-14-26				
<b>Performance Indicators</b>	No breaches of lease Timely payment of rent Premises kept clean & in good repair Adherence to CCBDD facility rules/procedures				
<b>Actual Performance versus performance indicators (include statistics):</b>	100% achievement of performance indicators				
<b>Rating of Overall Performance of Contractor</b>	<b>Superior</b>	<b>Above Average</b>	<b>Average</b>	<b>Below Average</b>	<b>Poor</b>
<b>Select One (X)</b>	X				
<b>Justification of Rating</b>	No issue regarding ESC of Northeast Ohio meeting all of its obligations under lease.				

<b>Department Contact</b>	Sharon Fallon 216-736-2632 Sarah Cammock, General Counsel 216-736-2607
<b>User Department</b>	Cuyahoga County Board of Developmental Disabilities
<b>Date</b>	8/4/2023