



AGENDA
CUYAHOGA COUNTY PUBLIC WORKS, PROCUREMENT & CONTRACTING
COMMITTEE MEETING
WEDNESDAY, JANUARY 31, 2024
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
10:00 AM

Committee Members:

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 NOVEMBER 22, 2023 MEETING [See page 3]**
- 5. MATTERS REFERRED TO COMMITTEE**
 - a) R2024-0023: A Resolution authorizing a revenue generating Agreement with the City of Cleveland Heights in the amount not-to-exceed \$600,000.00 for maintenance and repair of storm and sanitary sewers located in County Sewer District No. 17 for the period 1/1/2024 – 12/31/2024; authorizing the County Executive to execute Agreement No. 3902 and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective. [See page 6]
 - b) R2024-0044: A Resolution authorizing an award on RQ13147 and a purchase and sale agreement with Dory Power, LLC in the amount not-to-exceed \$725,000.00 for the property, located at 1490 East

191st Street, Euclid, Ohio, Permanent Parcel Number 646-20-004, effective upon signatures of all parties; authorizing the County Executive to execute Agreement No. 4055 and all other documents consistent with said award and this Resolution, and declaring the necessity that this Resolution become immediately effective. [See page 15]

- c) R2024-0045: A Resolution authorizing a Purchase and Sale Agreement with the City of Warrensville Heights in an amount not-to-exceed \$410,000.00 for the property located at 19700 Miles Road, Warrensville Heights, Ohio, Permanent Parcel Numbers 762-13-008 and 762-12-009; authorizing the County Executive to execute Agreement No. 3767 and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective. [See page 25]
- d) R2024-0046: A Resolution making an award on RQ13351 to J Severino Construction Inc., in the amount not-to-exceed \$832,094.09 for East Linden Lane Pump Station Improvements in the City of Parma; authorizing the County Executive to execute Contract No. 4049 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective. [See page 36]
- e) R2024-0047: A Resolution authorizing a contract with Sterling Data Center dba BlueBridge Networks in an amount not-to-exceed \$107,640.00 to lease Tier III datacenter space located at 1255 Euclid Avenue, Cleveland, to house and maintain server racks for the period 1/1/2024 – 12/31/2026; authorizing the County Executive to execute Contract No. 3780 and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective. [See page 53]

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 5th 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, NOVEMBER 22, 2023
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
10:00 AM**

1. CALL TO ORDER

Chairman Tuma called the meeting to order at 10:06 a.m.

2. ROLL CALL

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

3. PUBLIC COMMENT

There were no public comments given.

4. APPROVAL OF MINUTES FROM THE NOVEMBER 1, 2023 MEETING

A motion was made by Mr. Tuma, seconded by Mr. Sweeney and approved by unanimous vote to approve the minutes from the November 1, 2023 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2023-0313: A Resolution approving The MetroHealth System's policies and procedures to participate in one or more joint purchasing associations for the purpose of acquiring supplies, equipment and services provided through joint purchasing arrangements to achieve beneficial purchasing arrangements for the year 2024, in accordance

with Ohio Revised Code Section 339.05; and declaring the necessity that this Resolution become immediately effective.

Mr. Joseph Nanni, Chief of Staff for County Council; and Mr. Michael King, Special Counsel, addressed the Committee regarding Resolution No. R2023-0313. Discussion ensued.

Committee members asked questions of Messrs. Nanni and King pertaining to the item, which they answered accordingly.

On a motion by Mr. Tuma with a second by Ms. Turner, Resolution No. R2023-0313 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- b) R2023-0321: A Resolution declaring that public convenience and welfare requires the reconstruction of the Lake Road – Clifton Boulevard Project in the Cities of Lakewood and Rocky River in connection with the Cuyahoga County Lakefront Access Plan; total estimated project cost \$9,500,000.00; finding that special assessments will neither be levied nor collected to pay for any part of the County's costs of said improvement; authorizing the County Executive to enter into an agreement of cooperation with said municipalities in connection with said project; and declaring the necessity that this Resolution become immediately effective.

Ms. Nichole English, Planning and Program Administrator, addressed the Committee regarding Resolution No. R2023-0321. 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. Turner, Resolution No. R2023-0321 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- c) R2023-0322: A Resolution authorizing an amendment to Agreement No. 1932 with Cuyahoga Metropolitan Housing Authority for lease of a County-owned parking lot, located on Cedar Avenue at East 22nd Street, Permanent Parcel Nos. 103-13-019 and 103-13-022 in the City of Cleveland for the period 12/15/2021 – 12/14/2023 to extend the time period to 12/31/2025, no additional funds required; 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.

Ms. English addressed the Committee regarding Resolution No. R2023-0322. 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 Mr. Sweeney, Resolution No. R2023-0322 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

6. MISCELLANEOUS BUSINESS

Ms. English and Committee members Sweeney, Miller and Turner thanked Councilman Tuma for his leadership on the Public Works Committee and wished him well in his future endeavors.

7. ADJOURNMENT

With no further business to discuss and on a motion by Mr. Tuma with a second by Mr. Miller, the meeting was adjourned at 10:25 a.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2024-0023

Sponsored by: County Executive Ronayne/Department of Public Works	A Resolution authorizing a revenue generating Agreement with the City of Cleveland Heights in the amount not-to-exceed \$600,000.00 for maintenance and repair of storm and sanitary sewers located in County Sewer District No. 17 for the period 1/1/2024 – 12/31/2024; authorizing the County Executive to execute Agreement No. 3902 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 a revenue generating agreement, Agreement No. 3902, with the City of Cleveland Heights in the amount not-to-exceed \$600,000.00 for maintenance and repair of storm and sanitary sewers located in County Sewer District No. 17 for the period 1/1/2024 – 12/31/2024; and

WHEREAS, the City of Cleveland Heights desires to retain Cuyahoga County to perform certain services for the City of Cleveland Heights to aid with the maintenance and repair of storm and sanitary sewers located in County Sewer District No. 17; and

WHEREAS, pursuant to R.C. §307.15, a county may contract with any municipal corporation to render any service, on behalf of the municipal corporation; and

WHEREAS, this project is located in County Council District No. 10; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical sewer maintenance and repair services can be provided by Cuyahoga County for the City of Cleveland Heights.

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

SECTION 1. That the Cuyahoga County Council hereby authorizes a revenue generating agreement, Agreement No. 3902, with the City of Cleveland Heights in the amount not-to-exceed \$600,000.00 for maintenance and repair of storm and sanitary sewers located in county Sewer District No. 17 for the period 1/1/2024 – 12/31/2024.

SECTION 2. That the County Executive is authorized to execute Agreement No. 3902 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: January 9, 2023

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

Journal _____

_____, 20__

PURCHASE-RELATED TRANSACTIONS

Title	2024 Cleveland Heights Sewer Maintenance Utility Agreement- revenue generating, \$600,000, CM 3902
Department or Agency Name	Public Works
Requested Action	<input type="checkbox"/> Contract <input type="checkbox"/> Agreement <input type="checkbox"/> Lease <input type="checkbox"/> Amendment <input checked="" 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	3902	Cleveland Heights	1/1/2024-12/31/2024	\$600,000	pending	pending

Service/Item Description (include quantity if applicable). Indicate whether New or Existing service or purchase. The primary goal of this Agreement is for sanitary and storm sewer maintenance and for the purpose of retaining the County to perform certain services relative to City's sewers.

For purchases of furniture, computers, vehicles: Additional Replacement
Age of items being replaced: _____ **How will replaced items be disposed of?** _____

Project Goals, Outcomes or Purpose (list 3):
 This is an annual direct bill agreement with the City of Cleveland Heights for sewer maintenance services provided by the Public Works Sanitary Engineering Division and billed quarterly on a direct bill basis to Cleveland Heights- revenue generating.

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:	Owner, executive director, other (specify):
City of Cleveland Heights 40 Severance Circle Cleveland Heights, Ohio 44118	Collette Clinkscale- Service Director
Vendor Council District: 10	Project Council District: 10
If applicable provide the full address or list the municipality(ies) impacted by the project.	Sewer work in Cleveland Heights

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 a requested revenue generated agreement. *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 type="checkbox"/> Contract Amendment (<i>list original procurement</i>) <input type="checkbox"/> Other Procurement Method, please describe:

Is Purchase/Services technology related <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.	

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- for deposit in Cleveland Heights sewer district funds PW715100-5200-SWD1716
Is funding for this included in the approved budget? <input type="checkbox"/> Yes <input type="checkbox"/> No (if "no" please explain): N/A
Payment Schedule: <input type="checkbox"/> Invoiced <input type="checkbox"/> Monthly <input checked="" type="checkbox"/> Quarterly <input type="checkbox"/> One-time <input type="checkbox"/> Other (please explain):

Provide status of project.	
<input type="checkbox"/> New Service or purchase <input checked="" type="checkbox"/> Recurring service or purchase	Is contract late <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, In the fields below provide reason for late and timeline of late submission
Reason: It took an extended amount of time to receive confirmation of 2024 Agreement amount – confirmed by illness from City Law contact.	

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.

Timeline:	
Project/Procurement Start Date (date your team started working on this item):	10/23/2023
Date documents were requested from vendor:	10/23/2023 – date amount confirmation was requested
Date of insurance approval from risk manager:	NA- rev generating- County self insured
Date Department of Law approved Contract:	10/30/2023 – agreement amount could easily be adjusted if different from last year. (turned out to be the same amount)
Date item was entered and released in Infor:	12/7/2023
Detail any issues that arose during processing in Infor, such as the item being disapproved and requiring correction: Cleveland Heights Law was out sick and did confirm back agreement amount until 12/5.	
If late, have services begun? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain) New contract begins 1/1/2024	
Have payments be made? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	

HISTORY (see instructions):
R2023-005 passed 1/24/2023 CM2925

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Infor/Lawson RQ#:	N/A-2024 Cleveland Heights Utility Sewer Maintenance Agreement
Infor/Lawson PO# Code (if applicable):	-
Event #	-
CM Contract#	3902- revenue generating

	Department initials	Clerk of the Board
Briefing Memo	AMS	<input type="checkbox"/>

Late Submittal Required:	Yes <input type="checkbox"/> x	No <input type="checkbox"/>
Why is the contract being submitted late?	Cleveland Heights did not confirm back 2024 agreement amount & legislation details until 12/5/2023- partially due to illness- DPW began communication with city on 10/23/2023	
What is being done to prevent this from reoccurring?	DPW will continue to work with the municipalities serviced to get agreement amounts confirmed as early as possible	

TAC or CTO Required or authorized IT Standard	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> x
---	------------------------------	--

REVENUE-GENERATING NON-COMPETITIVE RFP Exemptions (Contract) Reviewed by Purchasing
--

	Department initials	Purchasing
Justification Form, if purchase over \$5k	AMS	GHM
Annual Non-Competitive Bid Contract Statement - <i>(only needed if not going to BOC or Council for approval)</i>	Date:	
	N/A	N/A
IG#	Not required for political subdivisions per Section 501.19 €(1) of County Code	
	N/A	N/A
Debarment/Suspension Verified	Date:	10/23/2023
	AMS	GHM
Auditor’s Finding	Date:	10/23/2023
	AMS	GHM
Cover - <i>Master contracts only</i>		N/A
Contract Evaluation – <i>if required</i>	N/A- County is the contractor providing the services	
		N/A
TAC/CTO Approval or IT Standards (attach and identify relevant page #s), if required.		N/A
Checklist Verification	AMS	GHM

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	AMS document attached but needs signature GHM
Matrix Law Screen shot	PWD-3732 document attached GHM

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

COI	N/A- not in the Agreement
Workers’ Compensation Insurance	N/A- not in the Agreement

Accounting Units – **REVENUE GENERATING- For deposit only**

Time Period	Accounting Unit	Account Number	Sub Account	Dollar Amount
1/1/2024-12/31/2024	PW715100	5200	SWD1716	\$600,000.00
			TOTAL	\$600,000.00

Contract History CE/AG# (if applicable)	N/A
Infor/Lawson PO# and PO Code (if applicable)	N/A
Lawson RQ# (if applicable)	N/A
CM Contract#	2925

	Original Amount	Amendment Amount	Original Time Period/Amended End Date	Approval Date	Approval #
Original Amount	\$600,000.00		1/1/2023-12/31/2023	1/25/2023	R2023-0005
Prior Amendment Amounts (list separately)		\$			
		\$			
		\$			
Pending Amendment		\$			
Total Amendments		\$			
Total Contact Amount	\$600,000.00	\$			

Purchasing Use Only:

Prior Resolutions:	R2023-0005 dated 01/25/2023
CM#:	3902
Vendor Name:	City of Cleveland Heights
ftp:	01/01/2024 – 12/31/2024

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Amount:	\$600,000.00 (revenue-generating)
History/CE:	2925
EL:	wet
Procurement Notes:	The Department of Public works is requesting approval of a Revenue Generating Agreement with the City of Cleveland Heights for Sanitary and Sewer Maintenance Services in the amount not-to-exceed \$600,000.00 for the period of 01/01/2024 to 12/31/2024.

Purchasing Buyer approval: GHM 12/08/2023

County Council of Cuyahoga County, Ohio

Resolution No. R2024-0044

<p>Sponsored by: County Executive Ronayne/Department of Public Works on behalf of Cuyahoga County Board of Developmental Disabilities</p>	<p>A Resolution authorizing an award on RQ13147 and a purchase and sale agreement with Dory Power, LLC in the amount not-to-exceed \$725,000.00 for the property, located at 1490 East 191st Street, Euclid, Ohio 44117, Permanent Parcel Number 646-20-004, effective upon signatures of all parties; authorizing the County Executive to execute Agreement No. 4055 and all other documents consistent with said award and this Resolution, and declaring the necessity that this Resolution become immediately effective.</p>
--	--

WHEREAS, the County Executive/Department of Public Works on behalf of Cuyahoga County Board of Developmental Disabilities recommends an award on RQ13147 and enter into a purchase and sale agreement with Dory Power, LLC in the amount not-to-exceed \$725,000.00 for the property located at 1490 East 191st Street, Euclid, Ohio 44117, Permanent Parcel Number 646-20-004; and

WHEREAS, the primary goal of this project is to sell surplus real property maintained by Cuyahoga County Board of Disabilities; and

WHEREAS, this project is revenue generating; 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 RQ13147 and a purchase and sale agreement with Dory Power, LLC in the amount not-to-exceed \$725,000.00 for the property, located at 1490 East 191st Street, Euclid, Ohio 44117, Permanent Parcel Number 646-20-004.

SECTION 2. That the County Executive is authorized to execute Agreement No. 4055 and all documents consistent with said award and 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. That the County Executive or has authorized designee is authorized to (a) take all actions, and to execute, acknowledge, deliver and /or file for record (as and where appropriate) (i) all documents and instruments necessary or desirable to facilitate and/or consummate the transactions contemplated hereby, including, but not limited to, a Purchase and Sale Agreement, the lease agreements and all documents to be executed by the County thereunder, (ii) all other and further documents, instruments, certificates, agreements, amendments, subleases, assignments, consents, affidavits, certifications, disbursement authorizations, settlement statements, closing statements, proration statements, escrow agreements, escrow instructions, deeds and notices, and (iii) amendments, modifications and supplements to any of the foregoing, that the County Executive may deem necessary or advisable in connection with the consummation of the transactions contemplated hereby, in all cases containing such terms and conditions as may be approved by the County's Director of Law, (b) agree to such payments and other arrangements as may be necessary or advisable in connection therewith to facilitate and/or consummate such transactions, and (c) prosecute and/or defend any actions or proceedings that may be necessary or advisable relative to any of the foregoing matters.

SECTION 4. 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 5. 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: January 23, 2024

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

Journal _____

_____, 20__

Department of Public Works, RFP 13147, 2023, Dory Power LLC, Submit & Award of the sale of Property located at 1490 East 191st Street in Euclid, Ohio

A. Scope of Work Summary

1. The Department of Public Works, on behalf of the Cuyahoga County Board of Developmental Disabilities, is requesting an award and approval of the sale of a building and property located at 1490 East 191st Street in Euclid, Ohio to Dory Power LLC for \$725,000.00

The closing date is based on the execution date of the Purchase and Sale Agreement.

2. The primary goals of the project are (1) to dispose of surplus property maintained by Cuyahoga County Board of Developmental Disabilities and (2) to execute a Purchase and Sale Agreement and ancillary documents for this property sale.

B. Procurement

1. The procurement method for this project was RFP 13147

2. The RFP was closed on 9/20/2023. There were no diversity requirements.

3. There were Three (3) proposals submitted to OPD. All proposals were reviewed and scored. Dory Power was selected.

C. Contractor and Project Information

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

Dory Power
11201 Cedar Avenue
Cleveland, Ohio 44106

2. President is Chris Yinchun Yuan

3.a The property is located at 1490 East 191st Street, Euclid, Ohio

3.b. The property is located in Council District 11

D. Project Status and Planning N/A

E. Funding

1. This is a revenue generating contract

2. Proceeds will be paid at closing

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Infor/Lawson RQ#:	13147
Infor/Lawson PO# Code (if applicable):	
Event #	N/A - RFP by CBRE
CM Contract#	4055

	Department initials	Clerk of the Board
Briefing Memo	LW	<input type="checkbox"/>

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 Formal RFP – Revenue Generating Procurement Reviewed by Purchasing

	Department initials	Purchasing
Notice of Intent to Award (sent to all responding vendors)	LW	OK (corrected uploaded 12/27/2023, same as award)
Bid Specification Packet RFP by CBRE	LW	OK
Final DEI Goal Setting Worksheet	LW	OK
Diversity Documents – if required (goal set)	N/A	N/A
Award Letter (sent to awarded vendor)	LW	OK (corrected uploaded 12/27/2023, same as intent)
Vendor’s Confidential Financial Statement – if RFP requested	N/A	N/A
Tabulation Sheet	LW	OK
Evaluation with Scoring Summary (Names of evaluators to be included, must have minimum of three evaluators).	LW	OK
IG#	23-0428 12/31/27	OK
Debarment/Suspension Verified	Date: 12/20/23	OK
Auditor’s Finding	Date: 12/20/23	OK
Vendor’s Submission	LW	OK
Independent Contractor (I.C.) Requirement	Date:	N/A (law waiver attached)
Cover - Master contracts only	N/A	OK
Contract Evaluation – if required	N/A	N/A
TAC/CTO Approval or IT Standards (attach and identify relevant page #s), if required.	N/A	N/A

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Checklist Verification	LW	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	LW
Matrix Law Screen shot	LW
COI	N/A
Workers’ Compensation Insurance	N/A
Performance Bond, if required per RFP	N/A

CONTRACT EARNING PLAN

Note: There should be no spend plan for Revenue Generating. If funds are being paid to Awarded Vendor PO Code must be RFP not “NONPO” (Revenue Generating where no payment will be paid to Vendor) in Contract Management.

Time Period	Accounting Unit	Account	Activity	Account Category or Subaccount	Amount
Paid to the County on the Closing Date	DD213110	90500	BODOPER007		\$ 725,000
			TOTAL		\$ 725,000

CONTRACT HISTORY (to be completed by department) N/A – new agreement

CE/AG# (if applicable)					
Infor/Lawson PO# and PO Code (if applicable)					
Lawson RQ# (if applicable)					
CM Contract#					
	Original Amount	Amendment Amount	Original Time Period & End Date/ Amended End Date	Approval Date	Approval #
Original Amount	\$				
	Prior	\$			
	Amendment	\$			
		\$			

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

	Amounts (list separately)				
	Pending Amendment	\$			
	Total Amendments	\$			
Total Contact Amount	\$				

Purchasing Use Only:

Prior Resolutions:	
CM#:	4055
Vendor Name:	Dory Power, LLC
ftp:	N/A
Amount:	\$725,000.00 (revenue-generating)
History/CE:	OK
EL:	Needs WET
Procurement Notes:	12/27/2023: Intent to award letter and Award letter to Dory Power specified RAP Commercial was being awarded – attach revised letter(s). Agreement lists Executive Order that is not current; however, Law has approved – Purchasing suggests this be corrected.
Purchasing Buyer’s initials and date of approval	OK, ssp 12/27/2023



Department of Purchasing Tabulation Sheet

REQUISITION NUMBER: 13147	TYPE: RFP via CBRE	ESTIMATE: \$xxxx
CONTRACT PERIOD: N/A	RFP DUE DATE: September 20, 2023	NUMBER OF RESPONSES (issued/submitted): xx / 3
REQUESTING DEPARTMENT: Public Works	COMMODITY DESCRIPTION: Disposition / Sale of Real Property – 1490 East 191 st Street in Euclid, Ohio	
DIVERSITY GOAL/SBE 0%	DIVERSITY GOAL/MBE 0%	DIVERSITY GOAL/WBE 0%

Bidder's / Vendors Name and Address	Administrative Review:	Dept. Tech. Review	Award: (Y/N)
<p>1. Belmeadow Foods, Inc. 526 S. Main Street Suite 124 GG Akron, Ohio 44311</p>	<p>Compliant: <input checked="" type="checkbox"/></p> <p>IG Registration Complete: <input checked="" type="checkbox"/> No IG Number: Not Registered</p> <p>NCA: <input checked="" type="checkbox"/> Not Completed/notarized (vendor must complete to be considered)</p> <p>Planholder: <input checked="" type="checkbox"/> Yes</p>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>2. Dory Power 11201 Cedar Avenue Cleveland, Ohio 44106</p>	<p>Compliant: <input checked="" type="checkbox"/> Yes</p> <p>IG Registration Complete: <input checked="" type="checkbox"/> No IG Number: Not Registered</p> <p>NCA: <input checked="" type="checkbox"/> Yes</p> <p>Planholder: <input checked="" type="checkbox"/> Yes</p>		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>3. RealLife Management Group (no address submitted)</p>	<p>Compliant: <input checked="" type="checkbox"/></p>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Bidder's / Vendors Name and Address	Administrative Review:	Dept. Tech. Review	Award: (Y/N)
	IG Registration Complete: <input checked="" type="checkbox"/> No IG Number: Not Registered NCA: <input checked="" type="checkbox"/> Not attempted (you will need to ask Law Department how to proceed) Planholder: <input checked="" type="checkbox"/> Yes / No		

GOAL SETTING WORKSHEET

Department Name:
Contact Name:
Contact Phone#:
Contact Email:
RQ#:

Department of Public Works
 Jessica Shamshoum-French
 216-348-3840
jfrench@cuyahogacounty.us
 13147

Disposition of Board of Developmental Disabilities Facility located at
 1490 East 191st Street, Euclid, Ohio 44117

RQ Description:

Work Category/Scope	NIGP Code (5 digits)	Work/Scope Amount (\$)	Disparity Study Work/Scope Availability # (All Vendors)	Disparity Study Work/Scope Availability # (MBE)	Disparity Study Work/Scope Availability % (MBE)	Disparity Study Work/Scope Availability \$ (MBE)	Disparity Study Work/Scope Availability # (WBE)	Disparity Study Work/Scope Availability % (WBE)	Disparity Study Work/Scope Availability \$ (WBE)
N/A - this is a sale of property		1.00	1	0.00	0.00	0.00		0.00	0.00
Totals (\$):		1.00	1	0.00	0.00	0.00		0.00	0.00

Project Diversity Goals:

Comments: LL 7/22/23

Override - selling
 county property
 (disposition of
 0% BODD facility)
 0%
 0%

MBE Goal
WBE Goal
SBE Goal (not calculated)

NOTE: User Department completes the YELLOW AREAS ONLY.

County Council of Cuyahoga County, Ohio

Resolution No. R2024-0045

Sponsored by: County Executive Ronayne/Department of Public Works	A Resolution authorizing a Purchase and Sale Agreement with the City of Warrensville Heights in an amount not-to-exceed \$410,000.00 for the property located at 19700 Miles Road, Warrensville Heights, Ohio 44128, Permanent Parcel Numbers 762-13-008 and 762-12-009; authorizing the County Executive to execute Agreement No. 3767 and all other documents consistent with said award and this Resolution and declaring the necessity that this Resolution become immediately effective.
--	--

WHEREAS, the County Executive Ronayne, through the Department of Public Works, has submitted for Council’s approval a Purchase and Sale Agreement with the City of Warrensville Heights in an amount not-to-exceed \$410,000.00 for the property located at 19700 Miles Road, Warrensville Heights, Ohio 44128, Permanent Parcel Numbers 762-13-008 and 762-12-009; and

WHEREAS, the primary goal of this project is the sale of former Cuyahoga County Engineer Service Yard no longer needed for County use; and

WHEREAS, this project is revenue generating; 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 approves a Purchase and Sale Agreement with the City of Warrensville Heights in an amount not-to-exceed \$410,000.00 for the property located at 19700 Miles Road, Warrensville Heights, Ohio 44128, Permanent Parcel Numbers 762-13-008 and 762-12-009.

SECTION 2. That the County Executive is authorized to execute Agreement No. 3767 and all documents consistent with said award and 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. That the County Executive or has authorized designee is authorized to (a) take all actions, and to execute, acknowledge, deliver and /or file for record (as and where appropriate) (i) all documents and instruments necessary or desirable to facilitate and/or consummate the transactions contemplated hereby, including, but not limited to, a Purchase and Sale Agreement, the lease agreements and all documents to be executed by the County thereunder, (ii) all other and further documents, instruments, certificates, agreements, amendments, subleases, assignments, consents, affidavits, certifications, disbursement authorizations, settlement statements, closing statements, proration statements, escrow agreements, escrow instructions, deeds and notices, and (iii) amendments, modifications and supplements to any of the foregoing, that the County Executive may deem necessary or advisable in connection with the consummation of the transactions contemplated hereby, in all cases containing such terms and conditions as may be approved by the County's Director of Law, (b) agree to such payments and other arrangements as may be necessary or advisable in connection therewith to facilitate and/or consummate such transactions, and (c) prosecute and/or defend any actions or proceedings that may be necessary or advisable relative to any of the foregoing matters.

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

SECTION 5. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health or safety in the County; and any additional reasons set forth in the preamble. Provided that this 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 6. It is found and determined that all formal actions of this Council relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that

resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: January 23, 2024

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

Journal _____

_____, 20__

BRIEFING MEMO RELATED TO SALE OF MILES ROAD YARD TO CITY OF WARRENSVILLE HEIGHTS

Title	Purchase and Sale Agreement CM3767 between The County of Cuyahoga, Ohio as "Seller" and City of Warrensville Heights as "Purchaser" for PPNS 762-13-008 and 762-12-009 located at 19700 Miles Road, Warrensville Heights, Ohio 44128
Department or Agency Name	Department of Public Works
Requested Action	<input type="checkbox"/> Contract <input checked="" type="checkbox"/> Agreement <input type="checkbox"/> Lease <input type="checkbox"/> Amendment <input checked="" 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	CM3767 (9/14/23 CZ/NF discussed- create a new contract#)	City of Warrensville Heights	02/15/2024 or upon full execution contract signature of all parties	\$410,000.00	Pending	Pending

Service/Item Description (include quantity if applicable). Indicate whether New or Existing service or purchase.
 Department of Public Works Purchase is seeking authority to enter into a new Purchase and Sale Agreement **CM3767** by/between The County of Cuyahoga as "Seller" and City of Warrensville Heights as "Purchaser" for PPNS 762-13-008 and 762-12-009 located at 19700 Miles Road, Warrensville Heights, Ohio 44128; anticipated transfer date of 02/15/2024 or upon full execution contract signature of all parties in the amount of a \$410,000.00.

For purchases of furniture, computers, vehicles: Additional Replacement
Age of items being replaced: _____ **How will replaced items be disposed of?** _____

Project Goals, Outcomes or Purpose (list 3):
 A one time Purchase and Sale Agreement **CM3767** by/between The County of Cuyahoga as "Seller" and City of Warrensville Heights as "Purchaser" for PPNS 762-13-008 and 762-12-009 located at 19700 Miles Road, Warrensville Heights, Ohio 44128; anticipated transfer date of 02/15/2024 or upon full execution of contract with signature of all parties in the amount of a \$410,000.00.
 This county property, formerly a Cuyahoga County Engineer Service Yard is no longer needed for County use. The city, which has been leasing the property for over a decade would like to purchase it for \$410,000.00 to be amortized over a ten year period. The purchase would allow the City to make substantial investment in the property to meet their ongoing requirements.

The current lease CM3416 will terminate upon filing of the deed that began 4/15/2003-4/14/2028 with right to renew by the City. The sale is a much better economic return to the County over the current long-term lease; in addition the County will be freed of any liabilities of owning the property.

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:	Owner, executive director, other (specify):
Bradley D. Sellers, Mayor City of Warrensville Heights, 4743 Richmond Road, Warrensville Heights, Ohio 44128	County of Cuyahoga, 2079 East Ninth Street, Cleveland, Ohio 44115, Department of Public Works.
Vendor Council District: 9	Project Council District: 7
If applicable provide the full address or list the municipality(ies) impacted by the project.	19700 Miles Road, Warrensville Heights, Ohio 44128 PPNS 762-13-008 and 762-12-009

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
<p>RQ # if applicable (Provide RQ# for formals, informal as applicable)</p> <p><input type="checkbox"/> RFB <input type="checkbox"/> RFP <input type="checkbox"/> RFQ</p> <p><input type="checkbox"/> Informal</p> <p><input type="checkbox"/> Formal Closing Date:</p>	<p>Provide a short summary for not using competitive bid process.</p> <p>This is an intergovernmental transfer and the property is already currently under a long-term lease to the City.</p> <p>*See Justification for additional information.</p>
<p>The total value of the solicitation:</p> <p>Formal: This is the estimate entered on the Department of Purchasing Tabulation Sheet.</p> <p>Informal on department created Event.</p>	<p><input type="checkbox"/> Exemption</p>
<p>Number of Solicitations (sent/received) /</p> <p>This information is available for:</p> <p>Formal RFB/RFP/RFQ on the department of Purchase Tabulation Sheet submitted to the user department.</p> <p>Informal RFB/RFP/RFQ on the event(s) "Notifications" tab.</p>	<p><input type="checkbox"/> State Contract, list STS number and expiration date</p> <p><input type="checkbox"/> Government Coop (Joint Purchasing Program/GSA) , list number and expiration date</p>
<p>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.</p>	<p><input type="checkbox"/> Sole Source <input type="checkbox"/> Public Notice posted by Department of Purchasing. Enter # of additional responses received from posting ().</p> <p>Note, if responses were received a solicitation is required and/or an RFP Exemption must be submitted and approved prior to the purchase.</p>
<p>Recommended Vendor was low bidder: <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain:</p>	<p><input type="checkbox"/> Government Purchase</p> <p><input type="checkbox"/> Alternative Procurement Process</p>

How did pricing compare among bids received?	<input type="checkbox"/> Contract Amendment <i>(list original procurement)</i>
In this field, list high bid vs. low bid. If there is a huge discrepancy provide a simple explanation (i.e. not an apple to apple comparison, vendor did not quote all items).	<input checked="" type="checkbox"/> Other Procurement Method, please describe: NONPO –Intergovernmental Sale of Property

Is Purchase/Services technology related <input type="checkbox"/> No <input type="checkbox"/> 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.	

FUNDING SOURCE(S): <i>(No acronyms – General Fund, HHS Levy, Capital, etc.). Include % if more than one source</i>
For funding sources please provide the full name of the funding source. Do not use acronyms (i.e. ARP, CALM, CDBG, GARE, Issue 1, REA, SERC). If item is all “General Fund” do not list the department(s) name.
Is this approved in the biennial 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 checked="" type="checkbox"/> Other (please explain): \$410,000.00, 20 equal payments of \$20,510.76 semi-annually over the next ten (10) years.

Provide status of project and if late, include timeline for lateness:	
<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
Reason: An item is considered late when it will not be approved by the Board of Control and/or County Council prior to commencement date.	
Timeline: Provide details for the items listed below in the box to its right.	<i>8/2/23 PWD-3605 opened</i>
Project/Procurement Start Date (date your team started working on this item):	<i>9/13/23 assigned to NFarina via John Myers</i>
Date documents were requested from vendor:	<i>10/25/23 Warrensville authorizing ordinance</i>
Date of insurance approval from risk manager:	<i>12/2024 City to sign agreement</i>
Date Department of Law approved Contract:	<i>9/13/23</i>
Date item was entered and released in Infor:	<i>9/19/23 waived law PWD-3605</i>
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):

CM3767

2023 Purchase and Sale Agreement

County of Cuyahoga as "Seller" and City of Warrensville Heights as "Purchaser"

Property located at 19700 Miles Road, Warrensville Heights, Ohio 44128

No longer needed for county use and the city will purchase for \$410,000.00

.

Department of Purchasing – Required Documents Checklist

Department of Public Works Purchase and Sale Agreement CM3767 between The County of Cuyahoga, Ohio as “Seller” and City of Warrensville Heights as “Purchaser” Purchase and Sale Agreement PPNS 762-13-008 and 762-12-009 located at 1700 Miles Road, Warrensville Heights, Ohio 44128 anticipated transfer of 02/15/2024 or upon full execution in the amount of \$410,000.00
Supplier#1222 Vendor#4857

Infor/Lawson RQ#:	N/A
Infor/Lawson PO# Code (if applicable):	N/A
Event #	N/A
CM Contract#	CM3767

	Department initials	Clerk of the Board
Briefing Memo	NDF	<input type="checkbox"/>

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

REVENUE-GENERATING NON-COMPETITIVE RFP Exemptions (Contract) Reviewed by Purchasing				
			Department initials	Purchasing
Justification Form, if purchase over \$5k			NDF	OK
Annual Non-Competitive Bid Contract Statement - <i>(only needed if not going to BOC or Council for approval)</i>	Date:		N/A WAIVED LAW	N/A (gov't)
IG#			N/A WAIVED IG	N/A (gov't)
Debarment/Suspension Verified	Date:	12/13/23	NDF	OK
Auditor's Finding	Date:	12/13/23	NDF	OK
Cover - <i>Master contracts only</i>			N/A	OK
Contract Evaluation – <i>if required</i>			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	NH
Matrix Law Screen shot	NH
COI	N/A NH
Workers' Compensation Insurance	N/A NH

Department of Purchasing – Required Documents Checklist

Accounting Units

Time Period	Accounting Unit	Account Number	Sub Account	Dollar Amount
12/1/23 – 11/30/24 one time purchase/sale rev gen payment				\$ 410,000.00
			TOTAL	\$410,000.00

Per revised checklist uploaded 12/29/2023

Contract History CE/AG# (if applicable)	Revenue-generating lease, no contract # N/A
Infor/Lawson PO# and PO Code (if applicable)	N/A
Lawson RQ# (if applicable)	N/A
CM Contract#	N/A CM3767

	Original Amount	Amendment Amount	Original Time Period/Amended End Date	Approval Date	Approval #
Original Amount	\$ 25,000.00		4/15/2003-4/14/2028	4/15/2003	Resolution#-031657 – Conversion CM3416
Prior Amendment Amounts (list separately)		\$ 410,000.00	12/1/23-11/30/24 OR UPON FULL EXECUTION	TBD	TBD
		\$			
		\$			
Pending Amendment		\$			
Total Amendments		\$			
Total Contact Amount		\$ 435,000.00 <b style="color: red;">\$25,000.00			

Contract History CE/AG# (if applicable)	N/A
Infor/Lawson PO# and PO Code (if applicable)	N/A
Lawson RQ# (if applicable)	N/A

Department of Purchasing – Required Documents Checklist

CM Contract#	CM3767
---------------------	--------

	Original Amount	Amendment Amount	Original Time Period/Amended End Date	Approval Date	Approval #
Original Amount	\$ 410,000.00		12/1/23-11/30/24 OR UPON FULL EXECUTION	TBD	TBD
Prior Amendment Amounts (list separately)		\$			
		\$			
		\$			
Pending Amendment		\$			
Total Amendments		\$			
Total Contact Amount		\$ 410,000.00			

Purchasing Use Only:

Prior Resolutions:	031657 (4/15/2003)
CM#:	3767
Vendor Name:	CITY OF WARRENSVILLE HEIGHTS, OHIO
ftp:	N/A
Amount:	\$410,000.00mm (revenue-generating)
History/CE:	OK
EL:	Needs WET
Procurement Notes:	<p>12/29/2023: Prior lease agreement from 2003 had no agreement number assigned; however, it is the lease relating to the purchase of land.</p> <p>12/28/2023: There is no checklist attached. Department is not to modify purchasing comments.</p> <p>12/18/2023: Related item prior CM3416 lease agreement history not completed – attach revised checklist. The agreement is not signed by the Purchaser – attach purchaser-signed agreement or explanation as to why this isn’t yet signed.</p> <p>12/13/2023: Amendment checklist completed - Attach completed revenue-generating non-competitive checklist – complete N/A for items not required for government entities. Attach revised justification to include answers for questions 5 and 6. Debarment form is over 60 days. Attach completed contract evaluation on the current lease of the property.</p>

Purchasing Buyer approval: OK, ssp 12/29/2023

CONTRACT EVALUATION FORM

Contractor	City of Warrensville Heights				
Current Contract History: CE/AG# (if applicable) Infor/Lawson PO#:	CM3416 Resolution#031657 dtd 4/15/2003 rev gen by/btwn BOCC and City of Warrensville Heights for lease of County-owned "maintenance yard" and appurtenant building PP#672-13-008, located at 19700 Miles Road, Warrensville Hts., for Dept. Central Services for period April 15, 2003 through April 14, 2028 for a fee to County in the amount of \$1,000.00 per annum with one twenty-five (25) year renewal with rent adjusted to \$2,500.00 annum.				
RQ#	n/a				
Time Period of Original Contract	4/15/2003 – 4/14/2028				
Background Statement	Per request of the City of W.H. they wished to use the County Engineers Miles Rd. Yard. A long term lease started in 2003				
Service Description	A lease of County owned space to the City of W.H.				
Performance Indicators	Did they pay their rent?, yes they did. Did they maintain the Building?, yes they did				
Actual Performance versus performance indicators (include statistics):	Actually they did pay their rent and maintain the building.				
Rating of Overall Performance of Contractor	Superior	Above Average	Average	Below Average	Poor
Select One (X)			X		
Justification of Rating	Met expectations				
Department Contact	John Myers				
User Department	Department of Public Works				
Date	12/15/23				

County Council of Cuyahoga County, Ohio

Resolution No. R2024-0046

Sponsored by: County Executive Ronayne/Department of Public Works	A Resolution making an award on RQ13351 with J Severino Construction Inc., in the amount not-to-exceed \$832,094.09 for East Linden Lane Pump Station Improvements in the City of Parma; authorizing the County Executive to execute Contract No. 4049 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective.
--	--

WHEREAS, the County Executive/Department of Public Works recommends an award on RQ13351 with J Severino Construction Inc., in the amount not-to-exceed \$832,094.09 for East Linden Lane Pump Station Improvements in the City of Parma; and

WHEREAS, the primary goal of this project is the replacement of an asset which is in critical condition and at risk of failure; and

WHEREAS, the project is funded 100% by Sanitary Sewer Funds; 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 RQ13351 with J Severino Construction Inc., in the amount not-to-exceed \$832,094.09 for East Linden Lane Pump Station Improvements in the City of Parma.

SECTION 2. That the County Executive is authorized to execute Contract No. 4049 and all documents consistent with said award and 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: January 23, 2024
Committee(s) Assigned: Public Works, Procurement & Contracting

Journal _____

_____, 20____

PURCHASE-RELATED TRANSACTIONS

Title	East Linden Lane Pump Station
Department or Agency Name	Public Works
Requested Action	<input checked="" type="checkbox"/> Contract <input type="checkbox"/> Agreement <input type="checkbox"/> Lease <input 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.
Original	4049	J Severino Construction Inc.	N/A	\$832,094.09		

Service/Item Description (include quantity if applicable). Indicate whether New or Existing service or purchase. Replace an Pump Station which is in critical condition and at risk of Failure. The pump station is in poor operating condition and has been planned to be replaced for some time .

**For purchases of furniture, computers, vehicles: Additional Replacement
 Age of items being replaced: How will replaced items be disposed of? N/A**

Project Goals, Outcomes or Purpose (list 3): Replace an asset which is in critical condition and at risk of Failure The pump station is in poor operating condition and has been planned to be replaced for some time.

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:	Owner, executive director, other (specify):
J Severino Construction Co. 937 W52nd St. Ashtabula, Ohio 44004	Owner – J Severino Jr.
Vendor Council District:	Project Council District:
None	District 4
If applicable provide the full address or list the municipality(ies) impacted by the project.	City of Parma

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
--------------------------------	------------------------------------

RQ # if applicable <input checked="" 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. *See Justification for additional information.
The total value of the solicitation: \$832,094.09	<input type="checkbox"/> Exemption
Number of Solicitations (sent/received) 4 / 4	<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 (13%) SBE (13%) MBE (4%) WBE. Were goals met by awarded vendor per DEI tab sheet review?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, please explain. Please see attached paper work and reconsideration panel's decision.	<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 checked="" 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? Equal	<input type="checkbox"/> Contract Amendment (list original procurement) <input type="checkbox"/> Other Procurement Method, please describe:

Is Purchase/Services technology related <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 checked="" 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. N/A	
Are the purchases compatible with the new ERP system? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain. N/A	

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. City of Parma Capital Fund, City of Parma ARPA Fund, and MCIP Fund
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 checked="" type="checkbox"/> Invoiced <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> One-time <input type="checkbox"/> Other (please explain):

Provide status of project.	
<input checked="" type="checkbox"/> New Service or purchase <input 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
Reason:	

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.

Timeline:	
Project/Procurement Start Date (date your team started working on this item):	8/25/23
Date documents were requested from vendor:	12/13/23
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 checked="" 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):

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Infor/Lawson RQ#:	13351
Infor/Lawson PO# Code (if applicable):	
Event #	4804
CM Contract#	4049

	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 – Buildings Reviewed by Purchasing

	Department initials	Purchasing
Notice of Intent to Award (sent to all responding vendors)	WB	OK AJ 1/12/2024
Bid Specification Packet (<i>includes Legal Notice to Bidders</i>)	WB	OK AJ 1/12/2024
Final DEI Goal Setting Worksheet	WB	OK AJ 1/12/2024
Diversity Documents – <i>if required (goal set)</i>	WB	OK AJ 1/12/2024
Award Letter (sent to awarded vendor)	WB	OK AJ 1/12/2024
Vendor’s Confidential Financial Statement – <i>if RFB requested</i>	N/A	N/A
Non-Collusion Affidavit	WB	OK AJ 1/12/2024
Public Works Bid Results- SEE TAB SHEET	WB	OK AJ 1/12/2024
Tabulation Sheet	WB	OK AJ 1/12/2024
Prevailing Wage Public Improvement Agreement	WB	OK AJ 1/12/2024
Sales and Use Tax Construction Contract Exemption Form, <i>if applicable</i>	WB	OK AJ 1/12/2024
Worktype Worksheets, <i>if applicable</i>	N/A	N/A
SBE Worktype Worksheets, <i>if applicable</i>	WB	OK AJ 1/12/2024
Drug Free Workplace, <i>if applicable</i>	WB	OK AJ 1/12/2024
Project of Similar Complexity, <i>if applicable</i>	WB	OK AJ 1/12/2024
EEOC (Equal Employment Opportunity Commission), <i>if applicable</i>	N/A	N/A
Prevailing Wage Determination Cover Letter (with Prevailing Wage Rate sheets) - In Bid	WB	OK AJ 1/12/2024
Other, <i>per those listed in the Project Manual - see: Article 3, Section B. 2. “Bid Proposal Shall Contain the Following Document; and “Supplements Cuyahoga County Form of Proposal”</i>	WB	OK AJ 1/12/2024
IG#	20—0025REG 31DEC2024	WB OK AJ 1/12/2024

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Debarment/Suspension Verified	Date:	1/12/2023	WB	OK AJ 1/12/2024 dated within 60 days
Auditor’s Finding	Date:	12/21/2023	WB	OK AJ 1/12/2024 dated within 60 days
Vendor’s Submission (<i>Form of Proposal</i>)			WB	OK AJ 1/12/2024
Independent Contractor (I.C.) Requirement	Date:	12/13/2023	WB	OK AJ 1/12/2024 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 1/12/2024

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	WB
Matrix Law Screen shot -SEE NOTE FROM LAW	WB
COI	WB
Workers’ Compensation Insurance	WB
Bid Guarantee & Contract Bond	WB

Accounting Units

Time Period	Accounting Unit	Account Number	Sub Account	Dollar Amount
N/A	PW715100	55130		\$832,094.09
			TOTAL	\$832,094.09

Purchasing Use Only:

Prior Resolutions:	
CM#	4049
Vendor Name:	J Severino Construction Inc.
Amount:	\$832,094.09
History/CE:	OK
EL:	OK
Procurement Notes:	Buyer Review Completed
Purchasing Buyer’s initials and date of approval	AJ 1/12/2024



Department of Purchasing Tabulation Sheet

REQUISITION NUMBER: 13351	TYPE: (RFB/RFP/RFQ): RFB	ESTIMATE: \$870,005.00	10% = \$957,005.50
CONTRACT PERIOD:	RFB/RFP/RFQ DUE DATE: October 16, 2023	SOLICITATIONS ISSUED	MANUAL RESPONSES
REQUESTING DEPARTMENT: Public Works	COMMODITY DESCRIPTION: East Linden Lane Station Improvements	6	3
DIVERSITY GOAL/SBE 13%	DIVERSITY GOAL/MBE 13%	ELECTRONIC RESPONSES	
Does CCBB Apply: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No- But No Impact, the low bidder is not located in Cuyahoga County and there is not a bidder within 2% of the low bidder that is a Cuyahoga County Based Business, JW 10/18/2023 Yes – But No Impact LL 10/20/2023	CCBB: Low Non-CCBB Bid: \$832,094.09	4	
Does CCBEIP Apply: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No- But No Impact, the low bidder is not certified as an "Inclusive Business" and there is not a bidder within 2% of the low bidder that is certified as an "Inclusive Business" in the CCBEIP, JW 10/18/2023 Yes – But No Impact LL 10/20/2023	CCBEIP: Low Non-CCBEIP Bid: \$832,094.09	TOTAL RESPONSES	
*PRICE PREFERENCE LOWEST BID REC'D \$832,094.09	RANGE OF LOWEST BID REC'D \$500,000.00-\$1,000,000.00	TOTAL RESPONSES	
PRICE PREF % & \$ LIMIT: (10%) \$80,000.00 (Max \$80,000.00)	MAX SBE/MBE/WBE PRICE PREF \$912,094.0	TOTAL RESPONSES	
	Minus \$, =	TOTAL RESPONSES	
	DOES PRICE PREFERENCE APPLY? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	TOTAL RESPONSES	
	bidder within the range LL 10/20/2023	TOTAL RESPONSES	

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)
1. J Severino Construction Inc 937 W 52 nd Street Ashtabula OH 44004	100% Great Midwest Insurance Company	\$832,094.09	Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> Yes IG Number: 20-0025-REG NCA: <input checked="" type="checkbox"/> Yes PH: <input checked="" type="checkbox"/> Yes CCBB (Form Attached) <input checked="" type="checkbox"/> Yes (Agree to Match) <input checked="" type="checkbox"/> Not filled out CCBEIP: (Form Attached) <input checked="" type="checkbox"/> Yes (Agree to Match) <input checked="" type="checkbox"/> Not filled out Proposal Form: <input checked="" type="checkbox"/> Yes Prime Worksheets: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No	CCBB <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No CCBEIP <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Subcontractor Name(s): (FHA) Ramos Trucking Corporation SBE/ MBE/WBE 3% SBE/MBE/WBE Prime: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> SBE <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input checked="" type="checkbox"/> No Total % SBE: 0 % MBE: 0 % WBE: 3 % SBE/MBE/WBE Comply: (Y/N) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No LL 10/20/2023 SBE/MBE/WBE Comments and Initials: 10/17/2023 DIV-2 submitted for Ramos Trucking indicating at 3% WBE. Incomplete DIV-3 submitted -CCC div-3 submitted full or partial waiver not selected, no additional doc's submitted, JW 10/18/2023 Prime vendor did not achieve all of the diversity goals. The DIV-3 Form was incomplete and there was no additional documentation provided. Insufficient documentation/details on good faith		<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)
			Drug-Free: <input checked="" type="checkbox"/> Yes Bid Bond: <input checked="" type="checkbox"/> Yes OPD Buyer Initials: AJ 10/17/2023 *Addendum not acknowledged			effort to achieve the diversity goals. LL 10/20/2023		

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. S.E.T. Inc 235 E Water St Lowellville OH 44436	100% Fidelity and Deposit Company of Maryland	\$953,952.15	Compliant: <input checked="" type="checkbox"/> Yes IG Registration Complete: <input checked="" type="checkbox"/> No NCA: <input checked="" type="checkbox"/> Yes PH: <input checked="" type="checkbox"/> Yes CCBB (Form Attached) <input checked="" type="checkbox"/> Yes (Agree to Match) <input checked="" type="checkbox"/> No CCBEIP: (Form Attached) <input checked="" type="checkbox"/> Yes (Agree to Match) <input checked="" type="checkbox"/> No Proposal Form: <input checked="" type="checkbox"/> Yes Prime Worksheets: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No	CCBB <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No CCBEIP <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Subcontractor Name(s): (MHA) Garcia Surveyors MBE 75% (FAA) Cook Paving & Construction Co., Inc. SBE/MBE/WBE 13% SBE/MBE/AWBE Prime: (Y/N) <input type="checkbox"/> Yes <input type="checkbox"/> SBE <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input checked="" type="checkbox"/> No Total % SBE: <u>13</u> % MBE: <u>.75</u> % WBE: <u>0</u> % SBE/MBE/AWBE Comply: (Y/N) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No LL 10/20/2023 SBE/MBE/AWBE Comments and Initials: 10/17/2023 DIV-2 forms submitted for .75% MBE for Garcia Surveyors Inc. and 13% SBE Cook Paving & Construction Co., Inc. Incomplete DIV-3 submitted -CCC div-3 submitted full or partial waiver not selected, no additional doc's submitted, JW 10/18/2023 Prime vendor did not achieve all of the diversity goals. Insufficient details and documentation on good faith effort to achieve the goals. LL 10/20/2023		<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 Bid Bond: <input checked="" type="checkbox"/> Yes *Missing the Surety's financials OPD Buyer Initials: AJ 10/17/2023					

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. The Triad Engineering and Contracting Co 9715 Clinton Rd Brooklyn OH 44144	100% Travelers Casualty and Surety Company of America	\$1,109,637.00	Compliant: <input checked="" type="checkbox"/> No* IG Registration Complete: <input checked="" type="checkbox"/> No NCA: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No	CCBB <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No CCBEIP <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Subcontractor Name(s): (MW) Triad Engineering & Contracting Co. SBE 20% (FAA) Cook Paving & Construction Co., Inc. SBE/MBE/WBE 11.18% (MAA) RAR Contracting Co., Inc. SBE/MBE 2.70% (FW) Fabrizi Recycling, Inc. SBE/WBE 3.60% (FW) Rockport Ready Mix SBE/WBE .45%		<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)
			PH: <input checked="" type="checkbox"/> Yes CCBB (Form Attached) <input checked="" type="checkbox"/> Yes (Agree to Match) <input checked="" type="checkbox"/> Yes CCBEIP: (Form Attached) <input checked="" type="checkbox"/> Yes (Agree to Match) <input checked="" type="checkbox"/> Yes Proposal Form: <input checked="" type="checkbox"/> Yes Prime Worksheets: <input checked="" type="checkbox"/> Yes Drug-Free: <input checked="" type="checkbox"/> Yes Bid Bond:			Diversity Program Review: SBE / MBE / WBE SBE/MBE/WBE Prime: (Y/N) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> SBE <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> No Total % SBE: 20% MBE: 14.50% WBE: 4.05% SBE/MBE/WBE Comply: (Y/N) <input checked="" type="checkbox"/> Yes LL 10/20/2023 <input type="checkbox"/> No SBE/MBE/WBE Comments and Initials: 10/17/2023 DIV-2 forms submitted for all SBE/MBE and WBE. -CCC div-1 completed, no waiver requested, prime submitted div-2 for all subcontractors, JW 10/18/2023 LL 10/20/2023		

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)
			<input checked="" type="checkbox"/> Yes OPD Buyer Initials: AJ 10/17/2023 *Over 10% threshold					

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. Nerone & Sons, Inc 19501 S Miles Rd Site 1 Warrensville Hts OH 44128	100% Travelers Casualty and Surety Company of America	\$1,126,318.00	Compliant: <input checked="" type="checkbox"/> No* IG Registration Complete: <input checked="" type="checkbox"/> Yes IG Number: 22-0352-REG NCA: <input checked="" type="checkbox"/> Yes PH: <input checked="" type="checkbox"/> Yes CCBB (Form Attached)	<input type="checkbox"/> Yes <input type="checkbox"/> No	CCBB <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No CCBEIP <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Subcontractor Name(s): (MW) Nerone & Sons, Inc. 20% (MHA) Garcia Surveyors MBE .74% (FW) Timeline Photography SBE/WBE .49% (FW) Construction Support Solutions WBE .68% (FW) Ballast Construction, Inc. dba Ballast Fence SBE/WBE 1.15% (MAA) RAR Contracting Co., Inc. SBE/WBE 3.11% (FAA) Cook Paving & Construction Co., Inc. SBE/WBE 11.01% (FW) D.E. Williams Electric Inc. SBE 5.59%		<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)
			<p><input checked="" type="checkbox"/> Yes (Agree to Match) <input checked="" type="checkbox"/> Yes</p> <p>CCBEIP: (Form Attached) <input checked="" type="checkbox"/> Yes (Agree to Match) <input checked="" type="checkbox"/> No response</p> <p>Proposal Form: <input checked="" type="checkbox"/> Yes</p> <p>Prime Worksheets: <input checked="" type="checkbox"/> Yes</p> <p>Drug-Free: <input checked="" type="checkbox"/> Yes</p> <p>Bid Bond: <input checked="" type="checkbox"/> Yes *Missing Certificate of Compliance to conduct business in Ohio. The Attorney in Fact that has signed</p>			<p>Diversity Program Review: SBE / MBE / WBE</p> <p>SBE/MBE/WBE Prime: (Y/N) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> SBE <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> No</p> <p>Total % SBE: <u>20 %</u> MBE: <u>14.86 %</u> WBE: <u>2.32 %</u></p> <p>SBE/MBE/WBE Comply: (Y/N) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No LL 10/20/2023</p> <p>SBE/MBE/WBE Comments and Initials: 10/17/2023 DIV-2 forms submitted for all subcontractors; 1.68% short of MBE goal; DIV-3 and supporting documentation submitted -CCC prime vendor submitted div-3 requested partial waiver. Supporting doc's provided by prime vendor verifying he called potential subs. All potential subs called by prime vendor on 10/16/2023 per additional doc's provided. Bid due date is on 10/16/2023, several potential subs contacted from additional Documentation provided by prime vendor. Several subs do not recall being contacted or recall being asked if they were bidding on the contract-not if</p>		

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)
			<p>the document is not listed on the power of attorney form</p> <p>OPD Buyer Initials: AJ 10/17/2023</p> <p>*Over 10% threshold</p>			<p>they would be interested in subcontracting for the prime vendor. JW 10/18/2023 Per Bidder's Manual, prime vendor must make initial contact with SBE/MBE/WBE at least 1 week before bid due date. Insufficient Good Faith Effort. LL 10/20/2023</p>		

Transaction ID:

County Council of Cuyahoga County, Ohio

Resolution No. R2024-0047

<p>Sponsored by: County Executive Ronayne/Cuyahoga County Prosecutor's Office</p>	<p>A Resolution authorizing a contract with Sterling Data Center dba BlueBridge Networks in an amount not-to-exceed \$107,640.00 to lease Tier III datacenter space located at 1255 Euclid Avenue, Cleveland, to house and maintain server racks for the period 1/1/2024 - 12/31/2026; authorizing the County Executive to execute the Contract No. 3780 and all other documents consistent with said award and this Resolution and declaring the necessity that this Resolution become immediately effective.</p>
--	---

WHEREAS, the County Executive/Cuyahoga County Prosecutor's Office recommends entering into a contract with Sterling Data Center dba BlueBridge Networks in an amount not-to-exceed \$107,640.00 to lease Tier III datacenter space located at 1255 Euclid Avenue, Cleveland, to house and maintain server racks for the period 1/1/2024 - 12/31/2026; and

WHEREAS, the primary goal of this project is to lease space to house Prosecutor's Office computer infrastructure; and

WHEREAS, this project is funded 100% by the General 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 authorizes a contract with Sterling Data Center dba BlueBridge Networks in an amount not-to-exceed \$107,640.00 to lease Tier III datacenter space located at 1255 Euclid Avenue, Cleveland, to house and maintain server racks for the period 1/1/2024 - 12/31/2026.

SECTION 2. That the County Executive is authorized to execute Contract No. 3780 and all documents consistent with said award and 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, and 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: January 23, 2024

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

Journal _____
_____, 20__

PURCHASE-RELATED TRANSACTIONS

Title	County Prosecutor's 3-year Contract #3780 with Sterling Data Center for Leased Cage Space
Department or Agency Name	Cuyahoga County Prosecutor
Requested Action	<input checked="" type="checkbox"/> Contract <input type="checkbox"/> Agreement <input type="checkbox"/> Lease <input 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.
0	3780	Sterling Data	2024-2026	\$107,640.00	pending	pending

Service/Item Description (include quantity if applicable). Indicate whether New or Existing service or purchase.
3-year contract for datacenter space to house Prosecutor's computer infrastructure, servers and network

For purchases of furniture, computers, vehicles: Additional Replacement
 Age of items being replaced: _____ How will replaced items be disposed of? _____

Project Goals, Outcomes or Purpose (list 3):
The Prosecutor's Office is currently piggybacking on the County's Sterling Data Center contract. The goal is to separate the payments from the county contract.

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: Sterling Data Center LLC dba BlueBridge Networks 1255 Euclid Ave., 5 th Floor, Cleveland, OH 44115	Owner, executive director, other (specify): Kevin Goodman, Managing Director
Vendor Council District: 7	Project Council District:
If applicable provide the full address or list the municipality(ies) impacted by the project.	

<p>COMPETITIVE PROCUREMENT</p> <p>RQ # if applicable</p> <p><input type="checkbox"/> RFB <input type="checkbox"/> RFP <input type="checkbox"/> RFQ</p> <p><input type="checkbox"/> Informal</p> <p><input type="checkbox"/> Formal Closing Date: _____</p>	<p>NON-COMPETITIVE PROCUREMENT</p> <p>Provide a short summary for not using competitive bid process.</p> <p>Equipment is currently in place under a County master contract #1017</p> <p>*See Justification for additional information.</p>
--	---

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. N/A	<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: N/A	<input type="checkbox"/> Government Purchase <input type="checkbox"/> Alternative Procurement Process
How did pricing compare among bids received? N/A	<input type="checkbox"/> Contract Amendment (list original procurement) <input type="checkbox"/> Other Procurement Method, please describe:

Is Purchase/Services technology related <input checked="" 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: September 14, 2023
Is the item ERP related? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, answer the below questions.	
Are services covered under the original ERP Budget or Project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, please explain.	
Are the purchases compatible with the new ERP system? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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. County Prosecutor's General Fund
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):

Provide status of project.	
<input checked="" type="checkbox"/> New Service or purchase <input type="checkbox"/> Recurring service or purchase	Is contract late <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, In the fields below provide reason for late and timeline of late submission
Reason: Unable to enter contract requisition and budget line due to Purchasing Department year-end deadline	
Timeline: Project/Procurement Start Date (date your team started working on this item):	9-06-2023 received quote and submitted to TAC
Date documents were requested from vendor:	insurance coverage required talks began Sept. 28, 2023
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:	<i>Entered 9-15-2023, Released</i>
Detail any issues that arose during processing in Infor, such as the item being disapproved and requiring correction: County Law Department would not approve insurance amounts already in use, wanted higher	
If late, have services begun? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (if yes, please explain) equipment is already on premises	
Have payments be made? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, please explain)	
Not separate payments by Prosecutor's Office yet. Only 2023 payments on County master contract.	

HISTORY (see instructions):

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Infor/Lawson RQ#:	N/A
Infor/Lawson PO # Code (if applicable):	EXMT
CM Contract#	3780

	Department initials	Clerk of the Board
Briefing Memo	CC	<input type="checkbox"/>

Late Submittal Required:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Why is the contract being submitted late?	Delays with Law Dept. & year end deadlines	
What is being done to prevent this from reoccurring?	Start much earlier next time	

TAC or CTO Required or authorized IT Standard	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
---	---	-----------------------------

OTHER THAN FULL AND OPEN COMPETITION				
RFP Exemptions (Contract)				
Reviewed by Purchasing				
			Department initials	Purchasing
Justification Form			CC	OK AC
IG#	21-0398-REG expires 31DEC2025		CC	OK AC
Annual Non-Competitive Bid Contract Statement - <i>(only needed if not going to BOC or Council for approval)</i>	Date:		Will submit this in January	OK AC
Debarment/Suspension Verified	Date:	12-05-2023	CC	OK AC
Auditor’s Finding	Date:	12-05-2023	CC	OK AC
Vendor’s Submission			CC	OK AC
Independent Contractor (I.C.) Requirement	Date:		Will submit in January	OK AC
<i>Cover - Master contracts only</i>			CC	
<i>Contract Evaluation – if required</i>				
TAC/CTO Approval or IT Standards (attach and identify relevant page #s), if required.			CC 9/14/2023 meeting	OK AC
Checklist Verification			CC	OK AC

Other documentation may be required depending upon your specific item

Glossary of Terms at: <https://intranet.cuyahoga.cc/policies-procedures/procurement-information>

OTHER THAN FULL AND OPEN COMPETITION	
RFP Exemptions (Contract)	
Reviewed by Law	
	Department initials
Agreement/Contract and Exhibits	CC
Matrix Law Screen shot	CC
COI	CC
Workers’ Compensation Insurance	CC

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Accounting Units

Time Period	Accounting Unit	Account Number	Sub Account	Dollar Amount
01-01-2024 to 12-31-2024	PS100100			\$35,880.00
01-01-2025 to 12-31-2025	PS100100			\$35,880.00
01-01-2026 to 12-31-2026	PS100100			\$35,880.00
01/01/24-12/31/26				
			TOTAL	\$107,640.00

Contract History CE/AG# (if applicable)	
Infor/Lawson PO# and PO Code (if applicable)	
Lawson RQ# (if applicable)	
CM Contract#	

	Original Amount	Amendment Amount	Original Time Period/Amended End Date	Approval Date	Approval #
Original Amount	\$107,640.00		1/01/2024 – 12/31/2026		
Prior Amendment Amounts (list separately)		\$			
		\$			
		\$			
Pending Amendment		\$			
Total Amendments		\$			
Total Contact Amount		\$			

Purchasing Use Only:

Prior Resolutions:	N/A
CM#:	3780
Vendor Name:	STERLING DATA CENTER D.B.A. BLUERIDGE NETWORKS
ftp:	01/01/24-12/31/26
Amount:	\$107,640.00
History/CE:	OK
EL:	OK
Procurement Notes:	

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Purchasing Buyer approval: **AC 01/04/24**