



AGENDA
CUYAHOGA COUNTY CAPITAL IMPROVEMENTS & FACILITIES AD HOC COMMITTEE
WEDNESDAY, JUNE 6, 2012
CUYAHOGA COUNTY JUSTICE CENTER
COUNCIL CHAMBERS – 1ST FLOOR
11:00 AM

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT RELATED TO THE AGENDA

4. APPROVAL OF MINUTES

- a) May 16, 2012

5. MATTERS REFERRED TO COMMITTEE

- a) R2012-0090: A Resolution authorizing an amendment to Contract No. CE0700407-02, 03, 04 with Halle Industrial Park, LLC, for the lease of Type 1 warehouse and storage space for use by various County departments for the period 4/1/2007 - 3/31/2012 to extend the time period to 3/31/2015, to change the terms, effective 4/1/2012, and for additional funds in the amount of \$1,562,552.88; 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.

6. COUNCIL NEXT STEPS

7. MISCELLANEOUS BUSINESS

8. OTHER PUBLIC COMMENT

9. ADJOURNMENT



MINUTES

**CUYAHOGA COUNTY CAPITAL IMPROVEMENTS & FACILITIES AD HOC COMMITTEE
WEDNESDAY, MAY 16, 2012
CUYAHOGA COUNTY JUSTICE CENTER
COUNCIL CHAMBERS – 1ST FLOOR
11:00 AM**

1. CALL TO ORDER

The meeting was called to order by Council President and Chairwoman Connally at 11:02 a.m.

2. ROLL CALL

Assistant Deputy Clerk Thurman called the roll. Committee members Gallagher, Brady and Connally were in attendance and a quorum was determined. Councilmembers Jones, Miller and Germana were also in attendance.

3. PUBLIC COMMENT RELATED TO THE AGENDA

No public comments were given.

4. APPROVAL OF MINUTES

- a) April 3, 2012

A motion was made by Mr. Gallagher, seconded by Mr. Brady and approved by unanimous vote to approve the minutes from the April 3, 2012 meeting.

5. PRESENTATIONS

- a) Timeline – Bonnie Teeuwen/Nichole English, Department of Public Works

Ms. Connally thanked Ms. Bonnie Teeuwen, Director of Public Works, for escorting them on a tour of various County properties.

Ms. Teeuwen then addressed the Committee regarding the RFP process for selecting a program manager for the acquisition and disposition of County properties and presented a proposed timeline for completing the project. Discussion ensued.

Committee members and Councilmembers asked questions of Ms. Teeuwen pertaining to the item, which she answered accordingly.

b) County Consultant – Ryan Jeffers, First Vice President, CBRE

Mr. Ryan Jeffers, First Vice President, and Mr. Chandler Converse, Sr. Vice President, CBRE, addressed the Committee by providing an overview of CBRE and a summary of the project proposal. Discussion ensued.

Committee members and Councilmembers asked questions of Mr. Jeffers and Mr. Chandler pertaining to the item, which they answered accordingly.

6. COUNCIL NEXT STEPS

Mr. Trevor McAleer, Legislative Budget Advisor, announced that last County properties tour is scheduled for Friday, June 1, 2012 at 10:30 a.m.

Ms. Connally then announced that the next Ad Hoc Committee Meeting will tentatively be held on Tuesday, June 12, 2012.

7. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

8. OTHER PUBLIC COMMENT

No public comments were given.

9. ADJOURNMENT

With no further business to discuss, Council President and Chairwoman Connally adjourned the meeting at 12:00 p.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2012-0090

<p>Sponsored by: County Executive FitzGerald/ Department of Public Works</p>	<p>A Resolution authorizing an amendment to Contract No. CE0700407-02, 03, 04 with Halle Industrial Park, LLC, for the lease of Type 1 warehouse and storage space for use by various County departments for the period 4/1/2007 - 3/31/2012 to extend the time period to 3/31/2015, to change the terms, effective 4/1/2012, and for additional funds in the amount of \$1,562,552.88; 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.</p>
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WHEREAS, the County Executive/Department of Public Works has submitted a request to amend Contract No. CE0700407 with Halle Industrial Park, LLC for lease of storage and warehouse space for use by the Board of Elections (“BOE”), Employment & Family Services and Children & Family Services for the period 04/01/2007 – 03/31/2012 to extend the time period to 3/31/2015, to change the terms effective 4/12/2012; and for additional funds in the amount of \$1,562,552.88; and

WHEREAS, this amendment increases the total amount of the contract to \$3,348,191.22; and

WHEREAS, the term of the lease is three (3) years starting 05/12/2012 through 03/31/2015, with two (2) one year renewal options. The County will also maintain a six (6) month termination option for each agency after the first twelve (12) months; and

WHEREAS, the lease is for: a) (approximately) 95,650 square feet of space at (approximately) \$4.84 per square (approximately) 11,750 for the expansion (garage) at (approximately) \$2.46 per square foot; b) the annualized rate shall be increased by \$24,000.00 to be attributed to BOE Monthly Electrical Estimate; and c) the contingency fund shall be increased by \$15,000.00 to be paid by BOE in a one-time payment. This represents a reduction of over 25% from current rents and replaced some new energy efficient windows. This totals approximately \$530,850.96 per year or \$1,562,552.88 for the entire three (3) year/36 month term; and

WHEREAS, the primary purpose is to provide continuing operating space for the Board of Elections (“BOE”), Employment & Family Services (“EFS”) and Children &

Family Services (“CFS”). The County has leased space at this location for many years; and

WHEREAS, the funding for the lease will come from each of the three (3) agencies, proportioned to their use of space at the leased location as follows: (1) funding is through the BOE General Fund; (2) Public Assistance (State and Federal Grants); and (3) for CFS from General and Federal 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 County departments, offices, and agencies.

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

SECTION 1. The County Council hereby approves the amendment to Contract No. CE0700407 with Halle Industrial Park, LLC for lease of storage and warehouse space for use by the Board of Elections, Employment & Family Services and Children & Family Services for the period 04/01/2007 – 03/31/2012 to extend the time period to 3/31/2015, to change the terms effective 4/12/2012; and for additional funds in the amount of \$1,562,552.88.

SECTION 2. That the County Executive is authorized to execute all documents required in connection with said amendment.

SECTION 3. It is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue, and to continue the usual and daily operation of County departments, offices and agencies. Provided that this Resolution receives the affirmative vote of eight members elected to Council, this Resolution shall become immediately effective upon the signature of the County Executive.

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 any of its committees that resulted 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: May 22, 2012

Committee(s) Assigned: Capital Improvements & Facilities Ad Hoc

Journal _____
_____, 2012