



CUYAHOGA COUNTY COUNCIL

PUBLIC WORKS, PROCUREMENT & CONTRACTING COMMITTEE

CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
4th FLOOR

Committee Members

Pernel Jones, Jr., Chair | Dist. 8
Mark Casselberry, Vice Chair | Dist. 4
Yvonne M. Conwell | Dist. 7
Dale Miller | Dist. 2
Martin J. Sweeney | Dist. 3

MEETING AGENDA

WEDNESDAY, OCTOBER 1, 2025 — 10:00 A.M.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES FROM THE SEPTEMBER 17, 2025 MEETING

5. MATTERS REFERRED TO COMMITTEE

- a) R2025-0281: A Resolution authorizing an amendment to Contract No. 4655 (formerly known as Contract Nos. 3405, 1014 and CE0800729) to consolidate it with Contract No. 4656 (fka Contract Nos. 877 and CE0600297) with 4209 Euclid, LLC for lease of parking spaces located near E. 40th St. and Euclid Avenue in the City of Cleveland. This amendment terminates the 2006 Lease (Contract No. 4656) and incorporates its 150-parking spaces into the 2008 Lease (Contract No. 4655) for the period 8/15/2024 through 4/30/2028 to extend the time period to 6/30/2028, to add additional funds not-to-exceed \$600,480.00, and to amend terms, effective 7/1/2025; 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.
- b) R2025-0282: A Resolution authorizing an amendment to a Contract No. 4086 (fka 864 and CE1500266-01) with HH Golden Gate, LLC for lease of office space in Golden Gate Shopping Center, located at 6420 Mayfield Road in the City of Mayfield Heights for the period 10/1/2015 – 12/31/2025 to exercise an option to extend the time period to 12/31/2030, to change the terms, and for additional funds in the amount not-to-exceed \$549,135.20, effective 8/21/2025; 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.
- c) R2025-0283: A Resolution authorizing a contract with Johnson Controls, Inc. in the amount not-to-exceed \$2,618,567.00 for a joint cooperative purchase of preventative maintenance and repair services for HVAC, Fire Alarm, and Security Systems at various County locations

for the period 11/1/2025 – 12/31/2028; authorizing the County Executive to execute Contract No. 5627 and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.

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. Download the Metropolis smartphone app and create an account to have parking validated at meetings. Please scan the QR code posted in Council Chambers to input your license plate information for parking to be validated by Metropolis, a non-County entity. You will be responsible for the cost of parking if you are unable to utilize this online parking service.*

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



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MEETING MINUTES

WEDNESDAY, SEPTEMBER 17, 2025 — 10:00 A.M.

1. CALL TO ORDER

Chairman Jones called the meeting to order at 10:02 a.m.

2. ROLL CALL

Mr. Jones asked Deputy Clerk Carter to call the roll. Committee members Jones, Casselberry, Miller and Sweeney were in attendance and a quorum was determined. Committee member Conwell was in attendance after the roll call was taken.

3. PUBLIC COMMENT

There were no public comments given.

4. APPROVAL OF MINUTES FROM THE JULY 30, 2025 MEETING

A motion was made by Mr. Sweeney, seconded by Mr. Casselberry and approved by unanimous vote to approve the minutes from the July 30, 2025 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2025-0266: A Resolution declaring that public convenience and welfare requires the rehabilitation of Fairmount Bridge No. 10.80 over the Chagrin River in the Village of Hunting Valley; total estimated project cost \$2,300,800.00; 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 municipality; and declaring the necessity that this Resolution become immediately effective.

Mr. Eric Mack, Section Chief Engineer, addressed the Committee regarding Resolution No. R2025-0266. Discussion ensued.

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

On a motion by Mr. Sweeney with a second by Mr. Casselberry, Resolution No. R2025-0266 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- b) R2025-0267: A Resolution declaring that public convenience and welfare requires the rehabilitation of McCracken Road Bridge No. 01.36 over Mill Creek in the Cities of Garfield Heights and Maple Heights; total estimated project cost \$3,000,000.00; 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 agreements of cooperation with said municipalities; and declaring the necessity that this Resolution become immediately effective.

Mr. Mack addressed the Committee regarding Resolution No. R2025-0267. Discussion ensued.

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

On a motion by Ms. Conwell with a second by Mr. Casselberry, Resolution No. R2025-0267 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- c) R2025-0268: A Resolution authorizing an amendment to Contract No. 2359 (fka Contract Nos. 900 & CE1500299-01, 02, 03 and 06) with Halle Industrial Park, LLC for lease of space located at 1890 East 40th Street, Cleveland for the period 6/1/2015 - 8/31/2025, to extend the time period to 8/31/2030, to amend terms, and for additional funds in the amount not-to-exceed \$8,513,154.72; authorizing the County Executive to execute the amendment and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.

Mr. John Myers, Administrator of Property Management, addressed the Committee regarding Resolution No. R2025-0268. Discussion ensued.

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

On a motion by Mr. Miller with a second by Mr. Casselberry, Resolution No. R2025-0268 was considered and approved by unanimous vote to be referred to the full Council agenda with a recommendation for passage under second reading suspension of the rules.

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

6. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

7. ADJOURNMENT

With no further business to discuss, Chairman Jones adjourned the meeting at 10:21 a.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2025-0281

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

A Resolution authorizing an amendment to Contract No. 4655 (formerly known as Contract Nos. 3405, 1014 and CE0800729) to consolidate it with Contract No. 4656 (fka Contract Nos. 877 and CE0600297) with 4209 Euclid, LLC for lease of parking spaces located near E. 40th St. and Euclid Avenue in the City of Cleveland. This amendment terminates the 2006 Lease (Contract No. 4656) and incorporates its 150-parking spaces into the 2008 Lease (Contract No. 4655) for the period 8/15/2024 through 4/30/2028 to extend the time period to 6/30/2028, to add additional funds not-to-exceed \$600,480.00, and to amend terms, effective 7/1/2025; authorizing the County Executive to execute the amendment and all other documents consistent with this Resolution and declaring the necessity that this Resolution become immediately effective.

WHEREAS, the County Executive Ronayne/Department of Public Works recommends an amendment to Contract No. 4655 (formerly known as Contract Nos. 3405, 1014 and CE0800729) to consolidate it with Contract No. 4656 (fka Contract Nos. 877 and CE0600297) with 4209 Euclid, LLC for lease of parking spaces located near E. 40th St. and Euclid Avenue in the City of Cleveland. This amendment terminates the 2006 Lease (Contract No. 4656) and incorporates its 150-parking spaced into the 2008 Lease (Contract No. 4655) for the period 8/15/2024 through 4/30/2028 to extend the time period to 6/30/2028, to add additional funds not-to-exceed \$600,480.00, and to amend terms effective 7/1/2025; and

WHEREAS, the County will lease up to 278 parking spaces at a rate of \$60 per space per month, for a not-to-exceed \$600,480.00 over the 3-year term; and

WHEREAS, either party may terminate or reduce the number of leased spaces within 60 days prior written notice, provided no reductions occur before 5/31/2026; and

WHEREAS, monthly billing will reflect the actual number of spaces utilized and other terms of the 2008 Lease remain unchanged; and

WHEREAS, the project is funded 100% Health and Human Services Levy Fund; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue; and

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

SECTION 1. That the Cuyahoga County Council hereby authorizes an amendment to Contract No. 4655 (formerly known as Contract Nos. 3405, 1014 and CE0800729) to consolidate it with Contract No. 4656 (fka Contract Nos. 877 and CE0600297) with 4209 Euclid, LLC for lease of parking spaces located near E. 40th St. and Euclid Avenue in the City of Cleveland. This amendment terminates the 2006 Lease (Contract No. 4656) and incorporates its 150-parking spaced into the 2008 Lease (Contract No. 4655) for the period 8/15/2024 through 4/30/2028 to extend the time period to 6/30/2028, to add additional funds not-to-exceed \$600,480.00, and to amend terms, effective 7/1/2025.

SECTION 2. That the County Executive is authorized to execute the amendment and all other documents consistent with this Resolution. To the extent that any exemptions are necessary under the County Code and contracting procedures, they shall be deemed approved by the adoption of this Resolution.

SECTION 3. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health or safety in the County; and any additional reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 4. It is found and determined that all formal actions of this Council relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: September 23, 2025

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

Journal _____
_____, 20____

PURCHASE-RELATED TRANSACTIONS

Title	The Department of Public Works plans to amend the 4209 Euclid, LLC lease CE-0800729 (CM 4655), consolidate it with CE-0600297 (CM 4656) and extend the date of the consolidated leases to June 30, 2028. This amendment also adjusts the early termination notice timing, accounts for the possibility of a reduction in the number of available parking spaces, and ensures that the County is only responsible for paying for the exact number of parking spaces that we have access to near E 40 th St. & Euclid Avenue
Department or Agency Name	The Department of Public Works
Requested Action	☐ Contract ☐ Agreement ☐ Lease ☒ Amendment ☐ Revenue Generating ☐ Purchase Order ☐ Other (please specify):

Original (O)/ Amendment (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC/Council Approved	Approval No.
O	CE0800729	Priemer Investment Co., LLC	5/1/2008 - 4/30/2013	\$ 351,422.40	11/6/2008	R#084625
A	CE0800729 CM 976	Priemer Investment Co., LLC	Extend to 4/30/2018	\$ 341,236.80	6/11/2013	R2013-0113
A	CE0800729 CM 1014	Priemer Investment Co., LLC	Extend to 4/30/2023	\$ 415,644.00	4/24/2018	R2018-0082
A	CE0800729 CM 1014/ 3405	Priemer Investment Co., LLC	Extend to 4/30/2028	\$ 455,200.00	4/27/2023	R2023-0107
A	CM 4655	4209 Euclid, LLC	4/30/2028	\$0.00	8/15/2024	BC2024-596
A	CM 4655	4209 Euclid, LLC	6/30/2028	\$600,480.00	Pending	Pending

Original (O)/ Amendment (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC/Council Approved	Approval No.
O	CE0600297	Priemer Investment Co., LLC	1/1/2006 – 12/31/2010	\$390,150.00	12/08/2005	Resol#054862
A	CE0600297	Priemer Investment Co., LLC	Extend to 12/31/2015	\$441,000.00	6/13/2011	BC2011-11
A	CE0600297	Priemer Investment Co., LLC	Extend to 12/31/2020	\$477,730.80	1/25/16	BC2016-51
A	CE0600297 -01 CONV / CM 877	Priemer Investment Co., LLC	Extend to 12/31/2025	\$507,600.00	5/25/21	R2021-0128
A	CM 4656	4209 Euclid, LLC	12/31/2025	\$0.00	8/15/2024	BC2024-596
A	CM4655	4209 Euclid, LLC	6/30/2028	\$600,480.00	Pending	Pending

Service/Item Description (include quantity if applicable).

Lease of 278 parking spaces, for Cuyahoga County Employees, located at 4209 Euclid Avenue in Cleveland.

Indicate whether: ☐ New service/purchase ☒ Existing service/purchase ☐ Replacement for an existing service/purchase (provide details in Service/Item Description section above)

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

Rev. 05/07/2024

Age of items being replaced:	How will replaced items be disposed of?
Project Goals, Outcomes or Purpose (list 3): Amend the 4209 Euclid, LLC leases CE-0800729 (CM 4655 aka 2008 Lease) and consolidate it with CE-0600297 (CM 4656) under the terms of CM 4655 for parking spaces near E 40 th St. & Euclid Avenue	

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):
4209 Euclid, LLC The Signet Centre 19 North High Street Akron, OH 44308 Attn: Signet Management, LLC	President Mike Mandela
Vendor Council District:	Project Council District:
N/A	Council District 7
If applicable provide the full address or list the municipality(ies) impacted by the project.	

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
RQ# <u>8817</u> (Insert RQ# for formal/informal items, as applicable) ☐ RFB ☐ RFP ☐ RFQ ☐ Informal ☐ Formal Closing Date:	Provide a short summary for not using competitive bid process. *See Justification for additional information.
The total value of the solicitation:	☐ Exemption
Number of Solicitations (sent/received) /	☐ State Contract, list STS number and expiration date ☐ 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? ☐ Yes ☐ No, please explain. If no, has this gone to the Administrative Reconsideration Panel? If so, what was the outcome?	☐ Sole Source ☐ Public Notice posted by Department of Purchasing. Enter # of additional responses received from posting ().
Recommended Vendor was low bidder: ☐ Yes ☐ No, please explain:	☐ Government Purchase ☐ Alternative Procurement Process
How did pricing compare among bids received?	☐ Contract Amendment - (list original procurement) ☐ Other Procurement Method, please describe:

Is Purchase/Services technology related ☐ Yes ☒ No. If yes, complete section below:	
☐ 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? ☐ No ☐ Yes, answer the below questions.	
Are the purchases compatible with the new ERP system? ☐ Yes ☐ No, please explain.	

FUNDING SOURCE: Please provide the complete, proper name of each funding source (No acronyms). Include % for each funding source listed.
N/A - No additional funds are requested. New contract in INFOR will take over the remaining balance of previously approved funds - HS260130 100%.
Is funding for this included in the approved budget? ☒ Yes ☐ No (if "no" please explain):
List all Accounting Unit(s) upon which funds will be drawn and amounts if more than one accounting unit.
N/A - No additional funds are requested. New contract in INFOR will take over the remaining balance of previously approved funds - HS260130 100%.
Payment Schedule: ☐ Invoiced ☐ Monthly ☐ Quarterly ☐ One-time ☐ Other (please explain):

Provide status of project.
Is contract/purchase late ☒ No ☐ Yes, In the fields below provide reason for late and timeline of late submission
Reason:
Timeline
Project/Procurement Start Date (date your team started working on this item):
Date documents were requested from vendor:
Date of insurance approval from risk manager:
Date Department of Law approved Contract:
Detail any issues that arose during processing in Infor, such as the item being disapproved and requiring correction:
If late, have services begun? ☐ No ☐ Yes (if yes, please explain)
Have payments been made? ☐ No ☐ Yes (if yes, please explain)

HISTORY (see instructions):						
Prior Original (O) and subsequent Amendments (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC/Council Approved	Approval No.
O	CE0800729	Priemer Investment Co., LLC	5/1/2008 - 4/30/2013	\$ 351,422.40	11/6/2008	R#084625

A	976	Priemer Investment Co., LLC	Extend to 4/30/2018	\$ 341,236.80	6/11/2013	R2013-0113
A	1014	Priemer Investment Co., LLC	Extend to 4/30/2023	\$ 415,644.00	4/24/2018	R2018-0082
A	1014/ 3405	Priemer Investment Co., LLC	Extend to 4/30/2028	\$ 455,200.00	4/27/2023	R2023-0107
A	CM 4655	4209 Euclid, LLC	04/30/2028	\$0.00	8/15/2024	BC2024-596
A	CM 4655	4209 Euclid, LLC	06/30/2028	\$600,480.00	Pending	Pending

Original (O)/ Amendment (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC/Council Approved	Approval No.
O	CE0600297	Priemer Investment Co., LLC	1/1/2006 – 12/31/2010	\$390,150.00	12/08/2005	Resol#054862
A	CE0600297	Priemer Investment Co., LLC	Extend to 12/31/2015	\$441,000.00	6/13/2011	BC2011-11
A	CE0600297	Priemer Investment Co., LLC	Extend to 12/31/2020	\$477,730.80	1/25/16	BC2016-51
A	CE0600297 -01 CONV / CM 877	Priemer Investment Co., LLC	Extend to 12/31/2025	\$507,600.00	5/25/21	R2021-0128
A	CM 4656	4209 Euclid, LLC	12/31/2025	\$0.00	8/15/2024	BC2024-596
A	CM 4655	4209 Euclid, LLC	06/30/2028	\$600,480.00	Pending	Pending

Department of Purchasing – Required Documents Checklist

Upload as “word” document in OnBase Document Management

Infor/Lawson RQ# (if applicable):	CE-0800729 and CE-0600297
Buyspeed RQ# (if applicable):	#8817 and #4285
Infor/Lawson PO # Code (if applicable):	N/A
CM Contract#	CM #4655 (fka #3405, #1014, #976) and CM #4656 (fka #877)

Late Submittal Required:	Yes ☐	No ☒
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 ☐	No ☒
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Contract Amendments Reviewed by Purchasing				
			Department Initials	Purchasing
Briefing Memo			SMO	Attached
Justification Form			SMO	OK (revised attached 8/12/2025)
IG#	24-0175-REG 12/31/2028		SMO	OK
Annual Non-Competitive Bid Contract Statement (See Contracts Checklist Glossary on the intranet for form requirements).	Date:		N/A	N/A
Debarment/Suspension Verified	Date:	07/21/2025	SMO	OK
Auditor's Findings	Date:	06/10/2025 8/12/2025	SMO	OK (current attached 8/12/2025)
Independent Contractor (I.C.) Form	Date:	06/10/2025	SMO	OK
Cover - Master contracts only			N/A	OK
Contract Evaluation – if required provide most recent CM history on contract history table (see pg 2)			SMO	OK
TAC/CTO Approval or IT Standards (if required attach and identify relevant page #s or meeting approval number)			N/A	N/A
Checklist Verification			SMO	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	SMO
Matrix Law Screen shot	SMO
COI	SMO
Workers' Compensation Insurance	SMO
Original Executed Contract (containing insurance terms) & all executed amendments	SMO

Department of Purchasing – Required Documents Checklist

CONTRACT SPENDING PLAN – ~~per revised checklist attached 8/13/2025~~

Time Period	Accounting Unit	Account Number	Activity Code	Account Category or Subaccount	Dollar Amount
7/1/2025 – 12/31/2025 Effective Date - 12/31/2025	HS260130	54400	UCH00101	54400	\$100,080.00
1/1/2026 – 12/31/2026	HS260130	54400	UCH00101	54400	\$200,160.00
1/1/2027 – 12/31/2027	HS260130	54400	UCH00101	54400	\$200,160.00
1/1/2028 – 6/30/2028	HS260130	54400	UCH00101	54400	\$100,080.00
				TOTAL	\$600,480.00

CONTRACT SPENDING PLAN – ~~per revised checklist attached 8/12/2025~~

Time Period	Accounting Unit	Account Number	Activity Code	Account Category or Subaccount	Dollar Amount
7/1/2025 – 12/31/2025 Effective Date - 12/31/2025	HS260130	54400	UCH00101	HS260130	\$100,080.00
1/1/2026 – 12/31/2026	HS260130	54400	UCH00101	HS260130	\$200,160.00
1/1/2027 – 12/31/2027	HS260130	54400	UCH00101	HS260130	\$200,160.00
1/1/2028 – 6/30/2028	HS260130	54400	UCH00101	HS260130	\$100,080.00
				TOTAL	\$600,480.00

CONTRACT SPENDING PLAN

Time Period	Accounting Unit	Account Number	Activity Code	Account Category or Subaccount	Dollar Amount
5/1/2023 – 12/31/2023	HS260130	54400	UCH02140	HS260130	\$58,666.72
1/1/2024 – 12/31/2024	HS260130	54400	UCH02140	HS260130	\$89,333.28
1/1/2025 – 12/31/2025	HS260130	54400	UCH02140	HS260130	\$90,800.00
1/1/2026 – 12/31/2026	HS260130	54400	UCH02140	HS260130	\$92,000.00
1/1/2027 – 12/31/2027	HS260130	54400	UCH02140	HS260130	\$93,200.00
1/1/2028 – 12/31/2028	HS260130	54400	UCH02140	HS260130	\$31,200.00
				TOTAL	\$ 455,200.00

CONTRACT HISTORY (see Contract Evaluation, if applicable/ to be completed by Department)

CE/AG# (if applicable)	CE-0800729
Infor/Lawson PO# and PO Code (if applicable)	

Department of Purchasing – Required Documents Checklist

Lawson RQ# (if applicable)			8817 (BuySpeed)		
CM Contract#			4655 (fka 3405, 1014, 976)		
	Original Amount	Amendment Amount (if applicable)	Original Time Period/Amended End Date	BOC/ Resolution Approval Date	BOC/ Resolution Approval #
Original Amount	\$351,422.40		5/1/2008-4/30/2013	11/6/2008	R#084625
Prior Amendment Amounts (list separately) (A-#)		\$341,236.80	5/1/2013-4/30/2018	6/11/2013	R2013-0113
		\$415,644.00	5/1/2018-4/30/2023	4/24/2018	R2018-0082
		\$455,200.00	5/1/2023-4/30/2028	4/25/2023	R2023-0107
Pending Amendment		\$600,480.00	5/1/2023 - 6/30/2028	Pending	Pending
Total Amendments		\$1,812,560.80			
Total Contract Amount		\$2,163,983.20			

CONTRACT HISTORY (see Contract Evaluation, if applicable/ to be completed by Department)

CE/AG# (if applicable)			CE-0600297		
Infor/Lawson PO# and PO Code (if applicable)					
Lawson RQ# (if applicable)					
CM Contract#			4656 (fka 877)		
	Original Amount	Amendment Amount (if applicable)	Original Time Period/Amended End Date	BOC/ Resolution Approval Date	BOC/ Resolution Approval #
Original Amount	\$390,150.00		01/01/2006 - 12/31/2010	12/08/2005	R#053859
Prior Amendment Amounts (list separately) (A-#)		\$441,000.00	01/01-2011 - 12/31/2015	06/13/2011	BC2011-11
		\$477,730.80	01/01/2016-12/31/2020	01/25/2016	BC2016-51
		\$507,600.00	01/01/2021-12/31/2025	05/25/2021	R2021-0128
Pending Amendment					

Department of Purchasing – Required Documents Checklist

Total Amendments		\$1,426,330.80			
Total Contract Amount		\$1,816,480.80			

PURCHASING USE ONLY

Prior Resolutions:	BC2024-596, R2023-0107, R2021-0128, R2018-0113, BC2016-51, BC2011-11, R#084625, Resol#054862
CM#:	4655
Vendor Name:	4209 Euclid, LLC
Time Period:	8/15/2024 – 4/30/2028 EXT 6/30/2028, effective being the date signed by the authorized representative of Cuyahoga County
Amount:	Add'l \$600,480.00mm
History/CE:	OK
EL:	OK
Purchasing Notes:	8/18/2025: This is amendment #1 with this vendor for this contract. Prior resolutions account for this original contract for the lease of spaces and the contract under this vendor. Continuation of this space should be completed under a new contract. 8/13/2025: Department must enter comment as to why no line has been entered by department for the 2025 amendment line amount. 8/12/2025 checklist's account category does not seem to be correct, attach revised checklist or attach correspondence from department fiscal or OBM to verify it is correct. 8/12/2025: Attach revised checklist with corrected contract spending plan for the effective date through end of amendment time period only, amount on current checklist does not total amendment amount. Attach revised justification noting the amendment amount. Justification funding source does not name the actual fund name and does not match contract spending plan accounting unit. Attach current auditor findings.
Purchasing Agents Initials and date of approval	OK, ssp 8/18/2025

CONTRACT EVALUATION FORM

Contractor	4209 Euclid, LLC				
Current Contract History: CE/AG# (if applicable) Infor/Lawson PO#:	Revenue Generating: PWD CE-0600297 (CM 4656 aka 2006 Lease) and CE-0800729 (CM 4655 aka 2008 Lease)				
RQ#	#4285 (CE-0600297, CM 4656 aka 2006 Lease) #8817 (CE-0800729, CM 4655 aka 2008 Lease)				
Time Period of Original Contract	CE-0600297, CM 4656 - 1/1/06 – 12/31/10, amended to 12/31/25 CE-0800729, CM 4655 - 5/1/08 – 4/30/28, amended through 6/30/28				
Background Statement	The 4209 Euclid, LLC lease CE-0800729 (CM 4655 aka 2008 Lease) will be amended and consolidated with lease CE-0600297 (CM 4656 aka 2006 Lease) and extend the date of the consolidated lease to June 30, 2028.				
Service Description	The county rents parking spaces at E. 40 th & Euclid Avenue				
Performance Indicators	Tenant has met the terms and conditions of the lease agreement.				
Actual Performance versus performance indicators (include statistics):	Tenant is current with its rent.				
Rating of Overall Performance of Contractor	Superior	Above Average	Average	Below Average	Poor
Select One (X)			X		
Justification of Rating	Met all requirements				
Department Contact	John Myers				
User Department	Department of Public Works				
Date	July 22, 2025				

County Council of Cuyahoga County, Ohio

Resolution No. R2025-0282

Sponsored by: **County Executive Ronayne/Department of Public Works and Fiscal Officer/Auto Title Division**

A Resolution authorizing an amendment to Contract No. 4086 (fka 864 and CE1500266-01) with HH Golden Gate, LLC for lease of office space in Golden Gate Shopping Center, located at 6420 Mayfield Road in the City of Mayfield Heights for the period 10/1/2015 – 12/31/2025 to exercise an option to extend the time period to 12/31/2030, to change the terms, and for additional funds in the amount not-to-exceed \$549,135.20, effective 8/21/2025; authorizing the County Executive to execute the amendment and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.

WHEREAS, the County Executive/Department of Public Works recommends an amendment to Contract No. 4086 (fka 864 and CE1500266-01) with HH Golden Gate, LLC for lease of office space in Golden Gate Shopping Center, located at 6420 Mayfield Road in the City of Mayfield Heights for the period 10/1/2015 – 12/31/2025 to exercise an option to extend the time period to 12/31/2030, to change the terms, and for additional funds in the amount not-to-exceed \$549,135.20; and

WHEREAS, this is one of the Auto Title Division branch offices that provides access to the public to obtain titles for cars and boats; and

WHEREAS, the underlying lease is for approximately 3,584 square feet of space of part of a one-story, multi-tenant shopping plaza with adjacent parking; and

WHEREAS, this project is funded 100% General Fund; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue.

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

SECTION 1. That the Cuyahoga County Council hereby authorizes an amendment to Contract No. 4086 (fka 864 and CE1500266-01) with HH Golden Gate, LLC for lease of office space in Golden Gate Shopping Center, located at 6420 Mayfield Road in the City of Mayfield Heights for the period 10/1/2015 – 12/31/2025 to exercise an option to extend the time period to 12/31/2030, to change the terms, and for additional funds in the amount not-to-exceed \$549,135.20.

SECTION 2. That the County Executive is authorized to execute the amendment and all other documents consistent with this Resolution. To the extent that any exemptions are necessary under the County Code and contracting procedures, they shall be deemed approved by the adoption of this Resolution.

SECTION 3. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health or safety in the County; and any additional reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 4. It is found and determined that all formal actions of this Council relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: September 23, 2025

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

Journal _____
_____, 20__

PURCHASE-RELATED TRANSACTIONS

Title	The Department of Public Works plans to amend Contract No. 4086 with HH Golden Gate LLC, to extend the lease of the Golden Gate Auto Title Bureau by 5 years from January 1, 2026, to December 31, 2030, in the amount of \$549,135.20
Department or Agency Name	The Department of Public Works
Requested Action	☐ Contract ☐ Agreement ☐ Lease ☒ Amendment ☐ Revenue Generating ☐ Purchase Order ☐ Other (please specify):

Original (O)/ Amendment (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC/Council Approved	Approval No.
O	CE1500266	HH Golden Gate LLC	10/1/15 – 9/30/20	\$998,543.52	09/08/15	R2015-0165
A	4086	HH Golden Gate LLC	10/1/20 - 12/31/25	\$536,361.72	09/29/20	R2020-0184
A	4086	HH Golden Gate LLC	01/01/26 – 12/31/30	\$549,135.20	Pending	Pending

Service/Item Description (include quantity if applicable). Lease of office space for Auto Title Bureau located at 1585 Golden Gate Plaza, Mayfield Heights, OH 44124
Indicate whether: ☐ New service/purchase ☒ Existing service/purchase ☐ Replacement for an existing service/purchase (provide details in Service/Item Description section above)
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): Amend Contract No. 4086 with HH Golden Gate LLC, to extend the lease of the Golden Gate Auto Title Bureau by 5 years from January 1, 2026, to December 31, 2030, in the amount of \$549,135.20

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: HH Golden Gate LLC c/o Hornig Capital Partners 98 Cutter Mill Rd., Suite 462S Great Neck, NY 11021	Owner, executive director, other (specify): Darin Hornig, Managing Partner
Vendor Council District:	Project Council District:
6	6
If applicable provide the full address or list the municipality(ies) impacted by the project.	

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
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Rev. 05/07/2024

RQ# _____ (Insert RQ# for formal/informal items, as applicable) ☐ RFB ☐ RFP ☐ RFQ ☐ Informal ☐ Formal Closing Date:	Provide a short summary for not using competitive bid process. *See Justification for additional information.
The total value of the solicitation:	☐ Exemption
Number of Solicitations (sent/received) /	☐ State Contract, list STS number and expiration date ☐ 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? ☐ Yes ☐ No, please explain. If no, has this gone to the Administrative Reconsideration Panel? If so, what was the outcome?	☐ Sole Source ☐ Public Notice posted by Department of Purchasing. Enter # of additional responses received from posting ().
Recommended Vendor was low bidder: ☐ Yes ☐ No, please explain:	☐ Government Purchase ☐ Alternative Procurement Process
How did pricing compare among bids received?	☒ Contract Amendment - (list original procurement) RFP Exemption ☐ Other Procurement Method, please describe:

Is Purchase/Services technology related ☐ Yes ☒ No. If yes, complete section below:	
☐ 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? ☐ No ☐ Yes, answer the below questions.	
Are the purchases compatible with the new ERP system? ☐ Yes ☐ No, please explain.	

FUNDING SOURCE: Please provide the complete, proper name of each funding source (No acronyms). Include % for each funding source listed. 100% General Fund
Is funding for this included in the approved budget? ☒ Yes ☐ No (if "no" please explain):
List all Accounting Unit(s) upon which funds will be drawn and amounts if more than one accounting unit. FS100150 54400
Payment Schedule: ☐ Invoiced ☒ Monthly ☐ Quarterly ☐ One-time ☐ Other (please explain):

Provide status of project.	
Is contract/purchase late ☒ No ☐ Yes, In the fields below provide reason for late and timeline of late submission	
Reason:	
Timeline	
Project/Procurement Start Date (date your team started working on this item):	
Date documents were requested from vendor:	
Date of insurance approval from risk manager:	
Date Department of Law approved Contract:	
Detail any issues that arose during processing in Infor, such as the item being disapproved and requiring correction:	
If late, have services begun? ☐ No ☐ Yes (if yes, please explain)	
Have payments been made? ☐ No ☐ Yes (if yes, please explain)	

HISTORY (see instructions):						
Prior Original (O) and subsequent Amendments (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC/Council Approved	Approval No.
O	CE1500266	HH Golden Gate LLC	10/1/15 – 9/30/20	\$998,543.52	09/08/15	R2015-0165
A	4086	HH Golden Gate LLC	10/1/20 - 12/31/25	\$536,361.72	09/29/20	R2020-0184
A	4086	HH Golden Gate LLC	01/01/26 – 12/31/30	\$549,135.20	Pending	Pending

Department of Purchasing – Required Documents Checklist

Upload as “word” document in OnBase Document Management

Infor/Lawson RQ# (if applicable):	CE-1500266
Buyspeed RQ# (if applicable):	RQ30261 N/A
Infor/Lawson PO # Code (if applicable):	EXMT N/A
CM Contract#	4086

Late Submittal Required:	Yes ☐	No ☒
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 ☐	No ☒
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Contract Amendments Reviewed by Purchasing				
			Department Initials	Purchasing
Briefing Memo			SMO	Attached
Justification Form			SMO	OK
IG#	24-0380-REG	12/31/28	SMO	OK
Annual Non-Competitive Bid Contract Statement (See Contracts Checklist Glossary on the intranet for form requirements).	Date:		N/A	N/A
Debarment/Suspension Verified	Date:	8/21/25	SMO	OK
Auditor's Findings	Date:	8/21/25	SMO	OK
Independent Contractor (I.C.) Form	Date:	2/27/25	SMO	OK
Cover - Master contracts only			N/A	OK
Contract Evaluation – if required provide most recent CM history on contract history table (see pg 2)			SMO	OK
TAC/CTO Approval or IT Standards (if required attach and identify relevant page #s or meeting approval number)			N/A	N/A
Checklist Verification			SMO	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	SMO
Matrix Law Screen shot	SMO
COI	SMO
Workers' Compensation Insurance	SMO
Original Executed Contract (containing insurance terms) & all executed amendments	SMO

Department of Purchasing – Required Documents Checklist

CONTRACT SPENDING PLAN

Time Period	Accounting Unit	Account Number	Activity Code	Account Category or Subaccount	Dollar Amount
01/01/26 – 12/31/26	FS100150	54400	N/A	54400	\$109,827.04
01/01/27 – 12/31/27	FS100150	54400	N/A	54400	\$109,827.04
01/01/28 – 12/31/28	FS100150	54400	N/A	54400	\$109,827.04
01/01/29 – 12/31/29	FS100150	54400	N/A	54400	\$109,827.04
01/01/30 – 12/31/30	FS100150	54400	N/A	54400	\$109,827.04
			TOTAL		\$549,135.20

CONTRACT HISTORY (see Contract Evaluation, if applicable/ to be completed by Department)

CE/AG# (if applicable)		CE-1500266			
Infor/Lawson PO# and PO Code (if applicable)					
Lawson RQ# (if applicable)		RQ30261 (BuySpeed)			
CM Contract#		4086			
	Original Amount	Amendment Amount (if applicable)	Original Time Period/Amended End Date	BOC/ Resolution Approval Date	BOC/ Resolution Approval #
Original Amount	\$998,543.52		10/1/15 – 9/30/20	09/08/15	R2015-0165
Prior Amendment Amounts (list separately) (A-#)		\$536,361.72	10/1/20 -12/31/25	09/29/20	R2020-0184
Pending Amendment		\$549,135.20	01/01/26 – 12/31/30	Pending	Pending
Total Amendments		\$1,085,497.12 \$1,085,496.92			
Total Contract Amount		\$2,084,040.64 \$2,084,040.44			

PURCHASING USE ONLY

Prior Resolutions:	R2020-0184, R2015-0165
CM#:	4086
Vendor Name:	HH GOLDEN GATE, LLC
Time Period:	10/1/2015-12/31/2025 EXT 12/31/2030
Amount:	Add'l \$549,135.20mm
History/CE:	OK
EL:	Needs WET
Purchasing Notes:	8/28/2025: Amendment amount totals-(Annual rent \$96,266.24 + Annual service fee \$13,560.80)*5 years.
Purchasing Agents Initials and date of approval	OK, ssp 8/28/2025

CONTRACT EVALUATION FORM

Contractor	HH Golden Gate LLC				
Current Contract History: CE/AG# (if applicable) Infor/Lawson PO#:	CE-1500266 CM# 4086				
RQ#	N/A				
Time Period of Original Contract	Original lease term 10/01/15 – 9/30/20 First Amendment 10/01/20 – 12/31/25				
Background Statement	The Department of Public Works plans to amend Contract No. 4086 with HH Golden Gate, LLC to extend the lease of the Golden Gate Auto Title Bureau by 5 years / 60 months from January 1, 2026, to December 31, 2030, in the amount of \$549,135.20				
Service Description	The County leases space at Golden Gate for an Auto Title Bureau				
Performance Indicators	Landlord has met the terms and conditions of the lease agreement				
Actual Performance versus performance indicators (include statistics):	Tenant is current with its rent				
Rating of Overall Performance of Contractor	Superior	Above Average	Average	Below Average	Poor
Select One (X)			X		
Justification of Rating	Met all requirements				
Department Contact	Sheila Obrycki				
User Department	Department of Public Works				
Date	August 21, 2025				

County Council of Cuyahoga County, Ohio

Resolution No. R2025-0283

Sponsored by: County Executive Ronayne/Department of Public Works	A Resolution authorizing a contract with Johnson Controls, Inc. in the amount not-to-exceed \$2,618,567.00 for a joint cooperative purchase of preventative maintenance and repair services for HVAC, Fire Alarm, and Security Systems at various County locations for the period 11/1/2025 – 12/31/2028; authorizing the County Executive to execute Contract No. 5627 and all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the County Executive/Department of Public Works recommends a contract with Johnson Controls, Inc. in the amount not-to-exceed \$2,618,567.00 for a joint cooperative purchase of preventative maintenance and repair services for HVAC, Fire Alarm, and Security Systems at various County locations for the period 11/1/2025 – 12/31/2028; and

WHEREAS, the primary goal of this project is for Preventative Maintenance Services for HVAC, Fire Alarm and Security Systems in various County buildings; and

WHEREAS, the project is funded 100% General Fund; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue.

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 Johnson Controls, Inc. in the amount not-to-exceed \$2,618,567.00 for a joint cooperative purchase of preventative maintenance and repair services for HVAC, Fire Alarm, and Security Systems at various County locations for the period 11/1/2025 – 12/31/2028.

SECTION 2. That the County Executive is authorized to execute Contract No. 5627 in connection with said award and all documents consistent with this

Resolution. To the extent that any exemptions are necessary under the County Code and contracting procedures, they shall be deemed approved by the adoption of this Resolution.

SECTION 3. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health or safety in the County; and any additional reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 4. It is found and determined that all formal actions of this Council relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: September 23, 2025
Committee(s) Assigned: Public Works, Procurement & Contracting

Journal _____
_____, 20__

PURCHASE-RELATED TRANSACTIONS

Title	Department of Public Works – Johnson Controls-Preventative Maintenance and Contract for Various County Buildings /CM5627
Department or Agency Name	Public Works
Requested Action	☒ Contract ☐ Agreement ☐ Lease ☐ Amendment ☐ Revenue Generating ☐ Purchase Order ☒ Other (please specify): JCOP

Original (O)/ Amendment (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC/Council Approved	Approval No.
O	5627	Johnson Controls Inc	11/1/2025 – 10/31/2028	2,618,567.00	Pending	Pending

Service/Item Description (include quantity if applicable). Public Works is requesting approval of CM5627 with Johnson Controls for Preventative Maintenance and Services for HVAC, Fire Alarm and Security Systems, for building systems in various County buildings for a period of three years.
Indicate whether: ☐ New service/purchase ☒ Existing service/purchase ☐ Replacement for an existing service/purchase (provide details in Service/Item Description section above)
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 approval of this will allow the County to contract with a vendor that provides Preventative Maintenance and repair services for building systems at various County facilities.

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):
Johnson Controls Inc. 6650 Snowville Road Brecksville, OH 44141	George Oliver, CEO
Vendor Council District:	Project Council District:
If applicable provide the full address or list the municipality(ies) impacted by the project.	

COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
RQ# _____ (Insert RQ# for formal/informal items, as applicable)	Provide a short summary for not using competitive bid process.

☐ RFB ☐ RFP ☐ RFQ ☐ Informal ☐ Formal Closing Date:	The County is able to procure previously bid and/or negotiated materials quicker with consistent prices and services by using an approved cooperative. *See Justification for additional information.
The total value of the solicitation:	☐ Exemption
Number of Solicitations (sent/received) /	☐ State Contract, list STS number and expiration date ☒ Government Coop (Joint Purchasing Program/GSA), list number and expiration date 080824-JHN expiring November 2028 – Sourcewell Contract
Participation/Goals (%): () DBE () SBE () MBE () WBE. Were goals met by awarded vendor per DEI tab sheet review? ☐ Yes ☐ No, please explain. If no, has this gone to the Administrative Reconsideration Panel? If so, what was the outcome?	☐ Sole Source ☐ Public Notice posted by Department of Purchasing. Enter # of additional responses received from posting ().
Recommended Vendor was low bidder: ☐ Yes ☐ No, please explain:	☐ Government Purchase ☐ Alternative Procurement Process
How did pricing compare among bids received?	☐ Contract Amendment - (list original procurement) ☐ Other Procurement Method, please describe:

Is Purchase/Services technology related ☒ Yes ☐ No. If yes, complete section below:	
☐ Check if item on IT Standard List of approved purchase.	If item is not on IT Standard List state date of TAC approval: 9/4/2025
Is the item ERP related? ☒ No ☐ Yes, answer the below questions.	
Are the purchases compatible with the new ERP system? ☐ Yes ☒ No, please explain. Does not tie into County software.	

FUNDING SOURCE: Please provide the complete, proper name of each funding source (No acronyms). Include % for each funding source listed. General Fund
Is funding for this included in the approved budget? ☒ Yes ☐ No (if “no” please explain):
List all Accounting Unit(s) upon which funds will be drawn and amounts if more than one accounting unit. PW750100/55220 / 100%
Payment Schedule: ☒ Invoiced ☐ Monthly ☐ Quarterly ☐ One-time ☐ Other (please explain):

Provide status of project.	
Is contract/purchase late ☒ No ☐ Yes, In the fields below provide reason for late and timeline of late submission	
Reason:	
Timeline	
Project/Procurement Start Date (date your team started working on this item):	
Date documents were requested from vendor:	
Date of insurance approval from risk manager:	
Date Department of Law approved Contract:	
Detail any issues that arose during processing in Infor, such as the item being disapproved and requiring correction:	
If late, have services begun? ☐ No ☐ Yes (if yes, please explain)	
Have payments been made? ☐ No ☐ Yes (if yes, please explain)	

HISTORY (see instructions):						
Prior Original (O) and subsequent Amendments (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC/Council Approved	Approval No.
O	2712	Johnson Controls Inc	11/1/2022 – 10/31/2025	2,363,227.00	10/27/2022	R2022-0370

Department of Purchasing – Required Documents Checklist

Upload as “word” document in Infor

Infor/Lawson RQ# (if applicable):	N/A
Infor/Lawson PO# Code (if applicable):	JCOP
CM Contract#	5627

Late Submittal Required:	Yes ☐	No ☒
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 ☒	No ☐
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OTHER THAN FULL AND OPEN COMPETITION Government Cooperative Purchase (Contract) Reviewed by Purchasing

				Department Initials	Purchasing
Briefing Memo				PS	GM
Justification Form				PS	GM
IG#	25-0049			PS	Johnson Controls Fire Protection LP. 25-0049-REG 12/31/2029 GM
Annual Non-Competitive Bid Contract Statement (<i>See Contracts Checklist Glossary on the intranet for form requirements</i>).	Date:			N/A	N/A
Debarment/Suspension Verified	Date:	8/22/2025		PS	GM
Auditor's Findings	Date:	8/22/2025		PS	GM
Vendor's Submission				PS	GM
Independent Contractor (I.C.) Form	Date:	1/27/2025		PS	GM
Cooperative Purchase Contract Cover Sheet *				PS	#080824-JHN, Expires 11/01/2028, GM
Cover - Master contracts only				N/A	N/A
Contract Evaluation – if required provide most recent CM history on contract history table (see pg 2)				PS	GM
TAC/CTO Approval or IT Standards (if required attach and identify relevant page #s or meeting approval number)					2025-TAC-099 Dated 07/04/2025 GM
Checklist Verification				PS	

*If State Contract or Cooperative purchase, must have the contract number and expiration date listed
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	PS, Needs Signature of the Vendor
Matrix Law Screen shot	PS Documents are attached, GM
COI	PS Documents are attached, GM
Workers' Compensation Insurance	PS Documents are attached, GM

Department of Purchasing – Required Documents Checklist

CONTRACT SPENDING PLAN

Time Period	Accounting Unit	Account Number	Activity Code	Account Category or Subaccount	Dollar Amount
11/1/2025 – 12/31/2025	PW750100	55220			\$63,898.00
1/1/2026 – 12/31/2026	PW750100	55220			\$844,332.00
1/1/2027 – 12/31/2027	PW750100	55220			\$875,105.00
1/1/208 – 10/31/2028	PW750100	55220			\$835,232.00
			TOTAL		\$2,618,567.00

CONTRACT HISTORY (see Contract Evaluation, if applicable/ to be completed by Department)

CE/AG# (if applicable)					
Infor/Lawson PO# and PO Code (if applicable)					
Lawson RQ# (if applicable)					
CM Contract#		CM2712			
	Original Amount	Amendment Amount (if applicable)	Original Time Period/Amended End Date	BOC/ Resolution Approval Date	BOC/ Resolution Approval #
Original Amount	\$2,363,227.00		11/1/2022 – 10/31/2025	10/27/2022	R2022-0370
Prior Amendment Amounts (list separately) (A-#)		\$			
		\$			
		\$			
Pending Amendment		\$			
Total Amendments		\$			
Total Contract Amount		\$			

PURCHASING USE ONLY

Prior Resolutions:	R2022-0370 dated 10/27/2022
CM#:	5627
Vendor Name:	Johnson Controls, Inc.
Time Period:	11/01/2025 - 12/31/2028
Amount:	\$2,618,567.00
History/CE:	CM2712
EL:	Okay
Purchasing Notes:	The Department of Public Works is requesting approval of CM5627 with Johnson Controls for Preventative Maintenance and Services for HVAC, Fire Alarm and Security Systems, for building systems in various County buildings for a period of three years (11/01/2025 - 12/31/2028) with amount not to exceed \$2,618,567.00. Funding, General Fund
Purchasing Agents Initials and date of approval	GM 09/08/2025

CONTRACT EVALUATION FORM

Contractor	Johnson Controls				
Current Contract History: CE/AG# (if applicable) Infor/Lawson PO#:	CM2712				
RQ#	N/A				
Time Period of Original Contract	11/1/2022 – 10/31/2025				
Background Statement	Preventative Maintenance Services for Building Systems in Various County Buildings				
Service Description	HVAC and Fire Alarm/Security Systems Preventive Maintenance at various County Building locations.				
Performance Indicators	1) Timeliness 2) Quality of Products 3) Workmanship				
Actual Performance versus performance indicators (include statistics):	1) Vendor has been reliable and services the needs of Cuyahoga County in a timely manner. 2) HVAC & Fire Alarm/Security Systems Prevention Maintenance are regularly monitored and maintained. 3) Workmanship is professional and exceeds expectations.				
Rating of Overall Performance of Contractor	Superior	Above Average	Average	Below Average	Poor
Select One (X)		X			
Justification of Rating	Johnson Controls has continually displayed a high level of service and provides routine and emergency service as needed in a professional manner.				
Department Contact	Pam Swindell				
User Department	Public Works				
Date	8/22/2025				