

1 RESOLUTION NO. 2011-431

2
3 SPONSOR Mr. Pry

4
5 DATE October 24, 2011

COMMITTEE Human Services

6
7 **An amended Resolution confirming the award by the Board of Control of a fourth**
8 **amendment to the lease with Summit Workforce Solutions dated August 9, 2006, whereby**
9 **the County leases certain space at 1040 East Tallmadge Avenue in the City of Akron, in**
10 **Council District 2, to include additional square footage for the Department of Job and**
11 **Family Services' workforce participation/workforce development activities, and to extend**
12 **the term of the lease for certain other space, for a total additional cost not to exceed**
13 **~~\$84,379.31~~ \$82,910.01, for the Executive's Department of Job and Family Services, and**
14 **declaring an emergency.**

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16 WHEREAS, County Council previously approved Substitute Resolution No. 2005-354,
17 which authorized the County Executive, subject to the approval of the Board of Control, to enter
18 into a two-year lease with the Summit County Workforce Policy Board, now Summit Workforce
19 Solutions, for approximately 10,500 square feet of space in Unit 1 of the condominium unit
20 located at 1040 East Tallmadge Avenue in the City of Akron, Council District 2 (the "Lease") ,
21 for the use of the for the Executive's Department of Job and Family Services ("DJFS"), from
22 7/1/06 through 6/30/08; and

23
24 WHEREAS, Council subsequently approved Resolution No. 2008-306, which approved
25 the award by the Board of Control for the renewal of the Lease for an additional two-year term
26 (1st of 4) for a two year term, from 7/1/08 through 6/30/10; and

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28 WHEREAS, Council subsequently adopted Resolution No. 2010-325, which confirmed
29 the award of the renewal (2nd of 4) of the Lease for a two-year term, from 7/1/10 through
30 6/30/12;

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32 WHEREAS, Council subsequently adopted Resolution No. 2010-451, which confirmed
33 the award by the Board of Control to Summit Workforce Solutions of the second amendment to
34 the Lease to include an additional 1,213.16 square feet of space in the Lease, for a rent for the
35 new total of approximately 11,713.16 square feet of space of: \$309,758.00 annually for the
36 period July 1, 2010 through June 30, 2011, payable in monthly installments of \$23,967.14 from
37 7/1/10 through 10/31/10 and payable in monthly installments of \$26,736.18 from 11/1/10
38 through 6/30/10; and \$330,459.00 annually for the period 7/1/11 through 6/30/12, payable in
39 monthly installments of \$27,538.25, for a total amount of rent of \$640,217.00, for the two-year
40 term of the Lease; and

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42 WHEREAS, Council subsequently approved Resolution No. 2011-122, authorized the
43 County Executive to execute a third amendment to the Lease to include an additional
44 approximately 3,600 square feet of unfinished space for a term from 12/1/10 through 6/30/11,
45 and an additional approximately 498 square feet of space consisting of 8 cubicles, for a term
46 from 1/15/11 through 12/31/11, for total additional rent and utilities not to exceed \$32,248.12;

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48 WHEREAS, DJFS wishes to execute a fourth amendment to the Lease to extend the lease
49 of an additional approximately 3,600 square feet of unfinished space in the lease for SCOPE
50 client work participation by one month, from July 1, 2011 through July 31, 2011, to include,
51 from August 1, 2011 through June 30, 2012, an additional approximately 7,360 square feet of
52 unfinished space for SCOPE client work participation, for a total of approximately 10,960 square

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4 feet, to include, from August 1, 2011 through June 30, 2012, an additional approximately 321.86
5 square feet of office space for work participation/workforce development program management
6 and to extend for a period of six months, from January 1, 2012 through June 30, 2012, the lease
7 of approximately 498 square feet of space consisting of 8 cubicles for use by for use by SCOPE
8 staff or a contracted vendor for assessments of clients, for a total additional cost for all the
9 additional space not to exceed ~~\$84,379.31~~ \$82,910.01; and

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11 WHEREAS, at its September 28, 2011 meeting, the Board of Control awarded the
12 aforementioned fourth amendment to the Lease with Summit Workforce Solutions; and

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14 WHEREAS, this Council has determined by reviewing all pertinent information that it is
15 necessary and in the best interest of the County of Summit to confirm the award of the
16 aforementioned fourth amendment to the Lease with Summit Workforce Solutions;

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18 NOW, THEREFORE, BE IT RESOLVED by the Council of the County of Summit, State
19 of Ohio, that:

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21 SECTION 1

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23 The fourth amendment to the lease with Summit Workforce Solutions dated August 9,
24 2006, whereby the County leases certain space at 1040 East Tallmadge Avenue in the City of
25 Akron, in Council District 2, to extend the lease of an additional approximately 3,600 square feet
26 of unfinished space in the lease for SCOPE client work participation by one month, from July 1,
27 2011 through July 31, 2011, to include, from August 1, 2011 through June 30, 2012, an
28 additional approximately 7,360 square feet of unfinished space for SCOPE client work
29 participation, for a total of approximately 10,960 square feet, to include, from August 1, 2011
30 through June 30, 2012, an additional approximately 321.86 square feet of office space for work
31 participation/workforce development program management and to extend for a period of six
32 months, from January 1, 2012 through June 30, 2012, the lease of approximately 498 square feet
33 of space consisting of 8 cubicles for use by for use by SCOPE staff or a contracted vendor for
34 assessments of clients, for a total additional cost for all the additional space not to exceed
35 ~~\$84,379.31~~ \$82,910.01, is hereby confirmed and the County Executive is authorized to execute
36 the same.

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38 SECTION 2

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40 The Fourth Amendment to the Lease shall:

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42 (1) Extend the lease of approximately 3,600 square feet of unfinished space
43 for client work participation by one month, from July 1, 2011 through July 31, 2011, at
44 the same rent of \$7.12 per square foot and utilities not to exceed \$600.00 per month, for a
45 total additional rent amount not to exceed \$2,736.00, including utilities, for July 2011;
46 and

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48 (2) Effective August 1, 2011, include an additional approximately 7,360
49 square feet of unfinished space for SCOPE client work participation, for a total of
50 approximately 10,960 square feet, for rent of \$5.80 per square foot, or \$5,297.33 per
51 month and utility costs not to exceed \$600.00 per month, for a term of eleven months,
52 from August 1, 2011 through June 30, 2012, for a total additional rent amount not to

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5 SECTION 2 (2) (cont'd.)

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7 exceed \$64,870.63, including utilities, for the eleven-month term for the approximately
8 10,960 square feet of unfinished space; and
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10 (3) Effective August 1, 2011, include an additional approximately 321.86
11 square feet of office space for work participation/workforce development program
12 management for a term of eleven months at the following rent:
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14 (a) From August 1, 2011 through September 30, 2011, additional rent
15 of \$27.39 per square foot, or \$734.65 per month, for an additional rent amount not
16 to exceed \$1,469.30 for the two-month period; and
17

18 (b) From October 1, 2011 through June 30, 2012, additional rent of
19 \$28.21 per square foot, or \$756.64 per month, for an additional rent amount not to
20 exceed \$6,809.76 for the nine-month period, for a total not to exceed additional
21 rent amount of \$8,279.06 for the eleven-month terms for the approximately
22 321.86 square feet of office space.
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24 (4) Extend for a period of six months, from January 1, 2012 through June 30,
25 2012, the lease of approximately 498 square feet of space consisting of 8 cubicles for use
26 by for use by SCOPE staff or a contracted vendor for assessments of clients, at the same
27 additional rent of \$28.21 per square foot, or \$1,170.72 per month, for a total additional
28 rent amount not to exceed \$7,024.32, for the additional six-month term for the
29 approximately 498 square feet of space.
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31 SECTION 3

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33 This Resolution is hereby declared an emergency in the interest of the health, safety and
34 welfare of the citizens of the County of Summit and for the further purpose of immediately
35 confirming the award by the Board of Control of a fourth amendment to a lease with Summit
36 Workforce Solutions for the extension of the lease of necessary current space and the lease of
37 necessary additional space for the County Executive's Department of Job and Family Services at
38 1040 E. Tallmadge Ave in the City of Akron, in Council District 2.
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40 SECTION 4

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42 Provided this Resolution receives the affirmative vote of eight members, it shall take
43 effect immediately upon its adoption and approval by the Executive; otherwise, it shall take
44 effect and be in force at the earliest time provided by law.
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46 SECTION 5

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48 It is found and determined that all formal actions of this Council concerning and relating
49 to the adoption of this Resolution were adopted in an open meeting of this Council, and that all
50 deliberations of this Council and of any of its committees that resulted in such formal action,
51 were in meetings open to the public, in compliance with all legal requirements, including Section
52 121.22 of the Ohio Revised Code.
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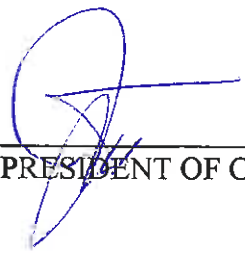
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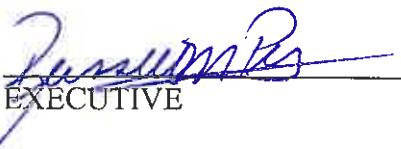
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5 INTRODUCED October 3, 2011

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7 ADOPTED October 24, 2011

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11 CLERK OF COUNCIL


PRESIDENT OF COUNCIL

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13 APPROVED October 24, 2011

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15 
16 EXECUTIVE

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18
19 ENACTED EFFECTIVE October 24, 2011

Voice Vote: 8-0 YES: Comunale, Feeman, Kostandaras, Lee, Kurt, Rodgers,
Roemer, Schmidt ABSENT: Crawford, Prentice, Shapiro