

RESOLUTION NO. 2025-066

SPONSOR Executive Shapiro

DATE March 3, 2025 COMMITTEE Planning

A Resolution confirming the awards by the Board of Control of construction contacts with various contractors for the Ohio Building HVAC and Finishes Upgrade Project, located in the City of Akron, in Council District 5, for an estimated total cost not to exceed \$11,143,539.00, for the Executive's Department of Administrative Services-Physical Plants, and declaring an emergency.

WHEREAS, the Ohio Building was last renovated in 1977 at which time the HVAC units were installed, and the entire building had flooring, ceilings and walls upgraded; and

WHEREAS, the Ohio Building HVAC and Finishes Upgrade Project (the "Project") will replace the main air handlers, temperature controls and all of the VAV boxes in the Ohio Building. The finishes portion of the Project includes remodeling all of the bathrooms, and stairwells in the Ohio Building as well as replacing all of the flooring, ceilings and wall paint; and

WHEREAS, this Council previously adopted Resolution No. 2021-379, which approved the design contract with GPD Group for the Project; and

WHEREAS, this Council subsequently adopted Resolution No. 2023-127, which approved the construction manager contract with Apostolos Group dba Thomasios for the Project; and

WHEREAS, this Council subsequently adopted Resolution No. 2024-107, which authorized the Executive to advertise for bids for the Project, located in the City of Akron, in Council District 5, for an estimated total cost not to exceed \$12,500,000.00; and

WHEREAS, this bids for the Project were separated into four packages; General Trades, Plumbing and Mechanical, Temperature Control, and Electrical; and

WHEREAS, it is expected that the costs of the Project will be reimbursed through the issuance of general obligation bonds at a future date; and

WHEREAS, after sending out twenty bid packets and receiving two bids, the Executive selected Cavanaugh Building Corporation, as the lowest responsive and responsible bidder, for the General Trades Package for the Project; and

WHEREAS, the Board of Control, at its meeting held on February 19, 2025, awarded a construction contract with Cavanaugh Building Corporation, as the lowest responsive and responsible bidder, for the General Trades Package for the Project, in an amount not to exceed \$5,650,000.00, subject to confirmation by this Council; and

WHEREAS, after sending out sixteen bid packets and receiving three bids, the Executive selected The K Company, as the lowest responsive and responsible bidder, for the Plumbing and Mechanical Package for the Project; and

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4 WHEREAS, the Board of Control, at its meeting held on February 19, 2025, awarded a
5 construction contract with The K Company, as the lowest responsive and responsible bidder, for
6 the Plumbing and Mechanical Package for the Project, in an amount not to exceed
7 \$3,583,200.00, subject to confirmation by this Council; and

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9 WHEREAS, the Executive selected Control Concepts of Ohio, at Public Cooperative
10 Purchasing Association Pricing pursuant to Section 177.07(a)(11) of the Codified Ordinances of
11 the County of Summit, for the Temperature Control Package for the Project; and

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13 WHEREAS, the Board of Control, at its meeting held on February 19, 2025, awarded a
14 construction contract with Control Concepts of Ohio, at Public Cooperative Purchasing
15 Association Pricing, for the Temperature Control Package for the Project, in an amount not to
16 exceed \$1,006,204.00, subject to confirmation by this Council; and

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18 WHEREAS, after sending out fourteen bid packets and receiving two bids, the Executive
19 selected Lake Erie Electric, Inc., as the lowest responsive and responsible bidder, for the
20 Electrical Package for the Project; and

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22 WHEREAS, the Board of Control, at its meeting held on February 19, 2025, awarded a
23 construction contract with Lake Erie Electric, Inc., as the lowest responsive and responsible
24 bidder, for the Electrical Package for the Project, in an amount not to exceed \$904,135.00,
25 subject to confirmation by this Council; and

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27 WHEREAS, the total cost of the aforementioned construction contracts will be a total of
28 \$11,143,539.00; and

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30 WHEREAS, this Council finds and determines, after reviewing all pertinent information,
31 that the aforementioned construction contracts for the Project are necessary and in the best
32 interest of the County of Summit;

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

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37 SECTION 1

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39 The award by the Board of Control of a construction contract with Cavanaugh Building
40 Corporation, as the lowest responsive and responsible bidder, for the General Trades Package for
41 the Ohio Building HVAC and Finishes Upgrade Project (the "Project"), located in the City of
42 Akron, in Council District 5, in an amount not to exceed \$5,650,000.00, is hereby confirmed and
43 the Executive is hereby authorized to execute said construction contract and any other necessary
44 related documents.

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46 SECTION 2

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48 The award by the Board of Control of a construction contract with The K Company, as
49 the lowest responsive and responsible bidder, for the Plumbing and Mechanical Package for the
50 Project, located in the City of Akron, in Council District 5, in an amount not to exceed
51 \$3,583,200.00, is hereby confirmed and the Executive is hereby authorized to execute said
52 construction contract and any other necessary related documents.

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SECTION 3

The award by the Board of Control of a construction contract with Control Concepts of Ohio, at Public Cooperative Purchasing Association Pricing, for the Temperature Control Package for the Project, located in the City of Akron, in Council District 5, in an amount not to exceed \$1,006,204.00, is hereby confirmed and the Executive is hereby authorized to execute said construction contract and any other necessary related documents.

SECTION 4

The award by the Board of Control of a construction contract with Lake Erie Electric, Inc., as the lowest responsive and responsible bidder, for the Electrical Package for the Project, located in the City of Akron, in Council District 5, in an amount not to exceed \$904,135.00, is hereby confirmed and the Executive is hereby authorized to execute said construction contract and any other necessary related documents.

SECTION 5

This Council hereby makes the following declaration of official intent under United States Treasury Regulations for purposes of Sections 103 and 141 to 150 of the Internal Revenue Code of 1986 (the "Internal Revenue Code"). This Council declares, on behalf of the County, that it reasonably expects the expenditures related to the design, construction management and construction work along with the associated costs, supplies and any other expenses related to the Project will be reimbursed with the proceeds of the bonds (as defined in Section 150 of the Internal Revenue Code). The maximum principal amount of bonds expected to be issued for the purpose described in this Section 2 is not to exceed \$12,500,000.00.

SECTION 6

This Resolution is declared an emergency in the interest of the health, safety, and welfare of the residents of the County of Summit, and for the further reason that it authorizes the Executive to provide for necessary upgrades for the Project at the Ohio Building.

SECTION 7

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

SECTION 8

It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and 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.

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5 INTRODUCED March 3, 2025

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7 ADOPTED March 24, 2025

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9 Signed by:
10 Monique Willis

11 CLERK OF COUNCIL

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13 APPROVED March 24, 2025

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15 Signed by:
16 Gene Shapiro

17 EXECUTIVE

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19 ENACTED EFFECTIVE March 25, 2025

DocuSigned by:

Rita S. Darrow

PRESIDENT OF COUNCIL

Voice Vote – YES: 10 – 0: Darrow, Dickinson,
Donofrio, Higham, Kacyon, Licate, McKenney,
Schmidt, Walters, Wilhite
Absent: Ford