

Commissioners' Journal
February 20, 2020

The Geauga County Board of Commissioners met in session on February 20, 2020 at 9:00 a.m. in the Commissioners' Chambers located at 470 Center Street in Chardon, Ohio.

It is declared and determined that all formal actions of the Board of County Commissioners concerning and relating to the adoption of all resolutions that were adopted in this meeting, and that all deliberations of the Board of County Commissioners that resulted in such formal action were open to the public and were in compliance with all legal requirements, including section 121.22 of the Ohio Revised Code.

The President of the Board, Timothy C. Lennon opened the meeting at 9:07 a.m. by leading the Board and audience in reciting the Pledge of Allegiance.

MEETING MINUTES

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and execute the minutes for the meeting of February 4, 2020.

<i>Roll Call Vote:</i>	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Aye</i>

COMMISSIONERS OFFICE - COUNTY ADMINISTRATOR'S REPORT

County Administrator Gerard Morgan reported on the items approved by the County Administrator on February 13, 2020 that included for the Airport Authority to acknowledge and approve Reimbursement Request #2 and final closeout for ODOT Grant project #19-10 for the Obstruction Removal: Silo (Dust Collector Relocation) in the amount of \$13,700.00 (\$13,015.00 ODOT portion and \$685.00 local County match); for the Department of Development (Community & Economic) approved and executed the Ohio Department of Development Services Agency, Certification of Determination of Subsequent Exemption for a Categorical Exclusion Project in regards to the Projects under Grant #B-F-19-1AZ-1 that include the Geauga County Agricultural Society, DDC Clinic, Maple Leaf and Womensafe, Incorporated; for the Department of Water Resources approved and executed service Contract Agreements with Go Green Heating Air Conditioning d.b.a. Auburn Heating, Plumbing and Air Conditioning, the first to perform the HVAC preventative maintenance agreement on furnace, air conditioner and air cleaner at 12555A Ravenwood Drive within the Department for a period of three years in an amount not to exceed \$1,095.00 (\$355.00 – 2020, \$365.00 – 2021 and \$375.00 – 2022), the second to perform HVAC services as needed at various wastewater locations within the Department for a period of three years in an amount not to exceed \$15,000.00 (\$5,000.00 per year 2020, 2021 and 2022) and to perform HVAC services as needed at various water locations within the Department for a period of three years in an amount not to exceed \$15,000.00 (\$5,000.00 per year 2020, 2021 and 2022) and on February 19, 2020 for the Department on Aging to approve the promotion of Melissa Wheeler to the position of Full-time Recreation and Education Coordinator (#1004) to be effective February 24, 2020 at the rate of \$20.74 per hour with a 180 day probationary period; and concurred with Chester Township Trustees in not requesting the Hearing on the Liquor License being requested by KMA Sales, Incorporated d.b.a. Chesterland Floral located at 12650 W. Geauga Plaza Unit 2, Chesterland, Ohio (C TRFO 4423248); as authorized by Resolution #20-005 under the direction and supervision of the County Commissioners that was approved January 7, 2020 pursuant to O.R.C. 305.30.

APPROVE FINANCIALS

Budget and Finance Manager Adrian Gorton explained the financials for today as including Appropriation transfers to the Sheriff's Office for reimbursement of web checks and miscellaneous reimbursement checks that were deposited into the General fund; Supplemental Appropriations for the Sheriff's Office in the rotary fund to purchase Social Security vehicles; Supplemental Appropriations for partial General fund carryover distribution; Supplemental Appropriations from the Engineer's Office for various operating accounts; Cash transfer out of the General fund to Court Technology to fund the Courthouse replacement of various computers and peripherals; a Cash transfer out of the General fund to ADP to fund the replacement of obsolete phones, network switches and back-up systems; a Cash transfer out of the General fund to Airport Construction for the County match on their ODOT Grant #19-10 Obstruction Removal (final closeout); a Cash transfer out of the General fund to the Sheriff's Office to pay local match for VOCA Grant (October 2019 – September 2020); a Cash transfer out of the General fund to the Board of Elections Help America Vote fund for the 3rd and 4th Quarter 2019 interest transfer; a Contract Purchase order for the Commissioners' Office to the

Commissioners' Journal
February 20, 2020

Portage/Geauga Juvenile Detention Center; Then and Now encumbrances for Job and Family Services to Ohio Guidestone and the News-Herald; a Travel request for Job and Family Services; a payment for the Commissioners' Office to Destination Geauga for 4th Quarter 2019 Bed Tax Distribution in the amount of \$13,099.34, a payment for the Sheriff's Office to Liberty Ford for a used 2018 Ford Police Interceptor in the amount of \$25,265.00; and a Revenue Certification for Mental Health for additional specialized docket support funds in 2020.

Commissioner Lennon inquired about the proposed upgrades to the Air Methods hangar at the airport. Commissioner Spidalieri stated that he had received a call from Chip Hess about a notification they received from University Hospitals (UH) that they will need to terminate the current agreement with Air Methods because UH will be partnering with Petroleum Helicopters International that handles the Cleveland Clinic. Mr. Spidalieri stated that from what they understand there will be no change of service that they will remain in Geauga and still continue to provide service. The Board will have a discussion with the new ownership group about a new contract and the repairs that were being planned. Mr. Spidalieri noted that the roof is in very bad shape and needs to be replaced. Commissioner Dvorak noted that they had been working with UH to try and find funds to do the repairs.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and execute Resolution #20-017 itemizing the financials for the meeting of February 20, 2020.

<i>Roll Call Vote:</i>	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Aye</i>

COMMISSIONERS OFFICE – RELEASE OF MORTGAGES – DANIAN PROPERTIES

Mr. Morgan explained that this is an older mortgage that has been paid off for a while, but due to a transfer of the property they needed to clear the mortgages from the title.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and authorize the President of the Board to execute a Release of Mortgages for Danian Properties for the Mortgage Deed dated May 15, 1984 and Supplemental Open-End Mortgage dated June 29, 1987 in regards to the Geauga Revolving Loan Fund and Community Development Block Grant loans in the amount of \$400,000.00 that they have been satisfied and hereby released effective February 11, 2020.

<i>Roll Call Vote:</i>	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Aye</i>

DEPARTMENT ON AGING – ADVERTISE – FULL-TIME RECREATION AND EDUCATION ASSISTANT (#1005)

Director Jessica Boalt explained that during the County Administrators report they approved a promotion internally and would like to advertise to fill the position.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to grant permission to advertise for the position of Full-time Recreation and Education Assistant (#1005) internally for a period of five days with applications being accepted from February 24, 2020 through 4:30 p.m. February 28, 2020, if no qualified candidate is found, then advertise the position externally until the position is filled.

<i>Roll Call Vote:</i>	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Aye</i>

MAINTENANCE – CHANGE ORDER #1 - INCREASE – SAM LANDSCAPING – ADDITIONAL SALT SPRING CLEANUP – 24 HOUR AREAS

Director Glen Vernick asked the Board to approve an increase for \$10,000.00 for additional salting at the 24 hour locations that include DES, Transit, Animal Shelter and County Home. Mr. Vernick explained that they hope to not use more than a few thousand, noting that what

Commissioners' Journal
February 20, 2020

seems to be hitting them hard is weekends and holidays when the regular staff is not there to keep up with the weather. This is the first year they combined the snowplowing and are doing the majority of the plowing with maintenance staff.

There was a brief discussion about the Patterson Center building.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and execute Change Order #1, increasing the Contract with SAM Landscaping for the 24-hour snowplowing, snow removal and salt services for the parking lots at Geauga County Offices, including Department of Emergency Services, Geauga Transit, Animal Shelter, Pleasant Hill County Home and Patterson Center in the amount of \$10,000.00, for additional salting and spring cleanup.

<i>Roll Call Vote:</i>	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Aye</i>

COMMISSIONERS' OFFICE – GIRL SCOUT SILVER AWARD

Clerk, Christine Blair briefly explained that the three Scout Troops are with the Kenston Service Unit and what they accomplished to earn their Silver and Bronze Awards. It was noted that their celebration was set to happen on Sunday.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and execute Resolution #20-018 Honoring Girl Scout Cadette Troop #70843 for Achieving the Silver Award, the Highest Honor for a Cadette Girl Scout.

Board of County Commissioners, Geauga County, Ohio

Resolution: 20-018
Date: February 20, 2020

**RESOLUTION HONORING GIRL SCOUT CADETTE TROOP #70843
FOR ACHIEVING THE SILVER AWARD, THE HIGHEST HONOR FOR A CADETTE
GIRL SCOUT**

WHEREAS, the Girl Scouts are a nationally acclaimed organization known for training young women to build character, citizenship and leadership. The Girl Scout Silver Award is earned by Cadette Girl Scouts, who are in sixth, seventh or eighth grade (Ages 12-14). In order to achieve the Silver Award, the girls must complete a Cadette Journey along with their Silver Award project, which is done in a local community, as set forth from the National Girl Scouts of the United States of America organization to inspire leadership and contribution to the community; and

WHEREAS, the Silver Award was earned by Girl Scout Cadette Troop #70843, Kenston Service Unit, Geauga County, and has excelled in leadership, demonstrating strong organizational skills and a sense of community and commitment; and

WHEREAS, Cadette Scout Troop #70843 completed the Amaze Journey and earned their Silver Award by working together to raise funds through selling festive food items at a stand at Silver Bells, through the sale of fall products and Girl Scout cookies, along with having a car wash. Cadette Troop #70843 decided to help the Chagrin Falls Park Community Center who needed extra storage space for furniture and appliance donations. Cadette Troop #70843 built and painted a brand-new shed and repaired the original shed. Once complete they held a dedication ceremony and presented a security light for the new shed. Cadette Scout Troop #70843 award recipients are Madison Pastor, Lindsey Myshrall, Sophie Voudris, Ashley Slates, Sabrina Schultz, Samantha Sunderhaft, Emma Robertson, Charlotte Witmer-Rich and Lisa Markoff with Leaders Betsy Myshrall and Julie Voudris; and

NOW THEREFORE, BE IT RESOLVED, that the Geauga County Board of Commissioners honor and salute Cadette Scout Troop #70843 for service to its community and to the Girl Scouts of the United States of America.

Commissioners' Journal
February 20, 2020

BE IT FURTHER RESOLVED, that this Resolution become part of the permanent record of the Board of Commissioners of Geauga County, Ohio.

Roll Call Vote:	Commissioner Dvorak	Aye
	Commissioner Spidalieri	Aye
	Commissioner Lennon	Aye

COMMISSIONERS' OFFICE – GIRL SCOUT BRONZE AWARD

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and execute Resolution #20-019 Honoring Junior Girl Scout Troop #71522 for Achieving the Bronze Award, the Highest Honor for a Junior Girl Scout.

Board of County Commissioners, Geauga County, Ohio

Resolution: 20-019
Date: February 20, 2020

RESOLUTION HONORING JUNIOR GIRL SCOUT TROOP #71522 FOR ACHIEVING THE BRONZE AWARD, THE HIGHEST HONOR FOR A JUNIOR GIRL SCOUT

WHEREAS, the Girl Scouts are a nationally acclaimed organization known for training young women to build character, citizenship and leadership; and

WHEREAS, the Girl Scout Bronze Award is earned by Junior Girl Scouts, who are in fourth, fifth or sixth grade (Ages 8-12). In order to achieve the Bronze Award, the girls must complete a Junior Journey along with their Bronze Award project, which is done in a local community, as set forth from the National Girl Scouts of the United States of America organization to inspire leadership and contribution to the community; and

WHEREAS, the Girl Scout Bronze Award was earned by Kenston Junior Girl Scout Troop #71522; and

WHEREAS, Junior Girl Scout Troop #71522 earned their Bronze Award by working together to bring happiness to children that have to stay at the Akron Children's Hospital during a holiday. After meeting with staff and Winston, a hospital doggie brigade member, the troop decided on Easter Baskets filled with activities, crafts and more. Junior Girl Scout Troop #71522 used funds they raised from magazine and cookie sales to purchase new crayons, coloring books, puzzles, plush Easter bunnies, cups they could color that also encourage them to drink fluids, egg decorating kits and precut over 350 paper crafts and assembled kits for the baskets. Junior Girl Scout Troop #71522 personally delivered 50 Easter baskets to the patients along with blankets and toys. Junior Girl Scout Troop #71522 Award recipients are Brynn Adair Krahe, Moraya Piunno, Sophie Anderson, Brenna Zak, Brooke Bowdren and Payton Eikermann-Case with Leaders Shawn Krahe and Emily Piunno; and

NOW THEREFORE, BE IT RESOLVED, that the Geauga County Board of Commissioners honor and salute Junior Girl Scout Troop #71522 for service to their community and to the Girl Scouts of the United States of America.

BE IT FURTHER RESOLVED, that this Resolution becomes part of the permanent record of the Board of Commissioners of Geauga County, Ohio.

Roll Call Vote:	Commissioner Dvorak	Aye
	Commissioner Spidalieri	Aye
	Commissioner Lennon	Aye

Commissioners' Journal
February 20, 2020

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and execute Resolution #20-020 Honoring Junior Girl Scout Troop #71279 for Achieving the Bronze Award, the Highest Honor for a Junior Girl Scout.

Board of County Commissioners, Geauga County, Ohio

Resolution: 20-020

Date: February 20, 2020

**RESOLUTION HONORING JUNIOR GIRL SCOUT TROOP #71279 FOR ACHIEVING
THE BRONZE AWARD, THE HIGHEST HONOR FOR A JUNIOR GIRL SCOUT**

WHEREAS, the Girl Scouts are a nationally acclaimed organization known for training young women to build character, citizenship and leadership; and

WHEREAS, the Girl Scout Bronze Award is earned by Junior Girl Scouts, who are in fourth, fifth or sixth grade (Ages 8-12). In order to achieve the Bronze Award, the girls must complete a Junior Journey along with their Bronze Award project, which is done in a local community, as set forth from the National Girl Scouts of the United States of America organization to inspire leadership and contribution to the community; and

WHEREAS, the Girl Scout Bronze Award was earned by Kenston Junior Girl Scout Troop #71279; and

WHEREAS, Junior Girl Scout Troop #71279 earned their Bronze Award by working together to beautify two Auburn Township cemeteries. Junior Girl Scout Troop #71279 visited several cemeteries in Cleveland, Auburn and Bainbridge Townships and found that two cemeteries in Auburn Township had rain barrels that were overgrown with plants and weeds, so they met with the Trustees for approval of their project to clean up and beautify the area. Junior Girls Scout Troop #71279 visited a greenhouse and learned about the plants to use in their project. Junior Girl Scout Troop #71279 then weeded, edged, planted new flowers and mulched around the rain barrels. The troop placed shepherds hooks and watering cans next to the barrels and painted rocks with inspirational words as an added touch. Junior Girl Scout Troop #71279 Award recipients are Brooklyn Jane Alexander, Margot Fassett, Dani L. Pierce, Quinn Robertson, Payton Renee Timmons, Reagan Jane VanFossen, Grace Elizabeth Voudris and Emily Williams with Leader Julie Voudris; and

NOW THEREFORE, BE IT RESOLVED, that the Geauga County Board of Commissioners honor and salute Junior Girl Scout Troop #71279 for service to their community and to the Girl Scouts of the United States of America.

BE IT FURTHER RESOLVED, that this Resolution becomes part of the permanent record of the Board of Commissioners of Geauga County, Ohio.

<i>Roll Call Vote:</i>	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Aye</i>

COMMISSIONERS' OFFICE – APPOINT ALTERNATE FOR MARCH NOACA BOARD OF DIRECTORS MEETING

Ms. Blair noted that the County Engineer's Office has a meeting scheduled to discuss the Subdivision Regulations and are asking for an alternate for the NOACA meeting that day, so that Mr. Cattell can be at the meeting.

Commissioners’ Journal
February 20, 2020

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to appoint Andrew Haupt as Alternate for Ralph Spidalieri for the NOACA Board of Directors meeting on Friday, March 13, 2020.

Roll Call Vote: Commissioner Dvorak Aye
Commissioner Spidalieri Aye
Commissioner Lennon Aye

WORK SESSION – INTERVIEWS – OWNERS REPRESENTATIVE SERVICES

The Board will hold a Work Session beginning around 10:00 a.m. to conduct Interviews for the Owners Representative Services with Cold Harbor Construction, NV5, RFC Contracting and CBRE.

Mr. Morgan explained that Cold Harbor was unable to attend today due to a death in the family of the owner, and that they would like to reschedule for next Tuesday, so we will schedule a work session at the end of the meeting next week. We have a decision slated for the first week of March.

The Board moved to recess at 9:33 a.m.

The Board reconvened and moved into a Work Session at 10:33 a.m.

Commissioner Lennon noted that this was to conduct interviews and that there would be no public comments or questions.

Schedule at 10:30 a.m. was NV5.
They presented the following information:

Geauga County Admin Building Owner's Representative
February 20, 2020

NV5

Relevant Project Experience

CUYAHOGA COUNTY HEADQUARTERS
Cuyahoga County, OH

TRI-C WEST CAMPUS
Cuyahoga County, OH

SOUTHWEST GENERAL MSA PROJECTS
Cuyahoga County, OH

TOWN HALL RENOVATION/POLICE STATION/MUNICIPAL COURT BUILDING
Erie, CO

WESTIN HOTEL
Cuyahoga County, OH

CUYAHOGA COUNTY CONVENTION CENTER HOTEL
Cuyahoga County, OH

OWNER'S REPRESENTATIVE SERVICES FOR GEAUGA COUNTY ADMIN BUILDING PROJECT

Project Initiation/Pre-Design	Pre-Construction/Design Management	Construction	Project Close-Out
<ul style="list-style-type: none">Program ValidationProject RequirementsSite evaluationProject BudgetProject Master ScheduleRisk Management StrategyProcurement Services & Management	<ul style="list-style-type: none">Team SelectionConsultant Team CoordinationConstructability ReviewsOn-site/Off-site Scope CoordinationPermittingSustainabilityProject Cost AccountingBIM ManagementCost EstimatingBidding & Awarding	<ul style="list-style-type: none">Project ControlsContract AdministrationProcurementChange Order ValidationProject Cost AccountingSchedule ManagementQA/QC OversightSubmittal & RFI CoordinationFF&E ManagementStatus ReportsMedia Relations	<ul style="list-style-type: none">TrainingTransition PlanningEnd User Move-InAccounting Close-OutPunch List OversightWarranty ManagementDispute Resolution

NV5 Key Differentiators

A. Proven Team Expertise

- Combine Local and National Project Perspectives
- Success delivering complex large-scale public projects
- Depth of bench internally to quickly address technical support
- Track record of building high performance teams
- DO IT RIGHT THE FIRST TIME ATTITUDE

B. Highly Collaborative Project Approach

- Proven leader of Highly Complex Project Teams
- We Listen and promote a culture of continuous improvement
- Project Delivery Experience including multiple delivery methods
- Collaborative lean project delivery mindset
- Expertise with Project Communication/Document Shared Platform

C. Program Validation Proficiency

- Program validation and best practices tasks by industry experts
- Drive Innovation with in-depth cutting edge experience
- Explore efficiencies with standardization of spaces
- Expertise with technical equipment options and costs
- Challenge team to explore best options for the Owner

D. Delivering Projects On-Time and On-Budget

- Master Budget and Schedule Development Experts
- Advanced Budget and Scheduling Monitoring & Reporting
- Proven ability to identify and manage cost and schedule risks
- Thorough and collaborative cost estimating review processes

Representative Projects – Owner's Representative Services

Project	Public Sector Project	Healthcare (Generalist/Owner Shared)	Local/Regional (General/Overlaid)	University/Corporate (Specialty/Design/Build)
Cuyahoga County Convention Center Hotel				
Cuyahoga County Headquarters				
Cleveland Clinic/CWRU Health Education Campus				
Town Hall Renovation/Police Station/Municipal Court Building Project				
City of Brighton City Hall Renovations				
City of Aspen Office Tenant Improvement Project				
Tri-C Infrastructure Maintenance				
Tri-C ATTC				
Tri-C West Campus				
Southwest General MSA Projects				
Westin Cleveland Hotel				
Fuchs Mizrahi School				

Project Reporting Tools

ENR #45
Top 500
DESIGN FIRMS
2019

ENR #44
Top 500
GENERAL BUILDING
CONTRACTORS
2019

ENR #25
Top 500
MECHANICAL
ELECTRICAL
PLUMBING
CONTRACTORS
2019

ENR #1
Top 500
GENERAL BUILDING
CONTRACTORS
2019

ENR #1
Top 500
MECHANICAL
ELECTRICAL
PLUMBING
CONTRACTORS
2019

ENR #1
Top 500
GENERAL BUILDING
CONTRACTORS
2019

Mark Seifried, PE, is the Managing Director of the Cleveland Office, introduced himself, presented information about his background, talked about the company, their fit into the project, their experience, and their approach on the proposed project. Mr. Seifried briefly discussed some projects they have worked on, including working with Donley’s and TDA.

Zachary Turner, AIA, RA is the Senior Project Manager, introduced himself, explaining his background and project experience. Mr. Turner talked about the company’s employees that would be the team assigned to the project if selected, their project approach, goals, and progression on the project and involvement.


Brian Stewart, Project Director introduced himself, explaining his background and that his primary role is scheduling on the project. Mr. Stewart stated that he is a resident of Geauga

Commissioners' Journal
February 20, 2020


County and is on the Auburn Township Zoning Board of Appeals. Mr. Stewart talked about a few projects they completed that were similar to the project that the Commissioners are working on.

Geauga County Admin Building Owner's Representative

February 20, 2020

 Geauga County, Ohio

N|V5



MARK SEIFRIED, PE

Project Executive

ZACHARY TURNER, AIA, RA


Senior Project Manager

BRIAN STEWART

Scheduling

Why NV5?

- We combine our exceptional local experts with NV5's national experience to leverage our knowledge along with modern technology to anticipate potential obstacles and provide solutions to minimize risk.
- Proven expertise in developing a collaborative project culture that facilitates innovation and accountability of project stakeholders to meet project goals.
- Our customized solutions are tailored around the unique needs of each client. We have a proven track record of aligning each client's project scope, budget and goals to exceed expectations and deliver real bottom-line results.



JOHN BILLS, LEED® AP
Principal in Charge

MARK SEIFRIED, PE
Project Executive
Primary Point of Contact

ZACHARY TURNER, AIA, RA
Senior Project Manager

BRIAN STEWART
Scheduling


DAN SEXTON, LEED® AP
Cost Estimating

JORDAN WEISS
Budgeting

ORLI PEREZ, FF&E

ADDITIONAL NV5 RESOURCES
AS NEEDED (2/8/2020)

Our Approach



Geauga County Administration Building RFP PROJECT SCHEDULE COMPARISON

2019												2020												2021												2022											
APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC			
<div style="display: flex; justify-content: space-between;"> <div> <p>Schematic Design 4/1/19 - 4/30/19</p> <p>Design Development 5/1/19 - 5/31/19</p> <p>Construction Documents 6/1/19 - 6/30/19</p> <p>BlM/Award Site Contract 7/1/19 - 7/31/19</p> <p>BlM/Award Remaining Trades 8/1/19 - 8/31/19</p> <p>Initial Permit 9/1/19 - 9/30/19</p> <p>Site / Civil Construction 10/1/19 - 10/31/19</p> <p>General Construction 11/1/19 - 11/30/19</p> <p>Construction Complete 12/1/19 - 12/31/19</p> </div> <div> <p>Legend</p> <ul style="list-style-type: none"> 11/1/19 Proposed Design & Construction Schedule (RFP) 10/1/19 Proposed Early Completion Schedule </div> </div>																																															
<p>Early Completion Opportunity 10/1/19 - 10/31/19</p>																																															

2/12/2020

Mr. Stewart explained that in looking at the project and complexity, they feel the project can be completed in a shorter time, estimating construction of 18 months start to finish. Mr. Stewart noted that a one phase turnover would be better than phases. Mr. Stewart stressed that the finishes make it what they consider 'construction fast'.

Mr. Seifried briefly expressed their reasoning for choosing them for the project.


There was a brief discussion regarding project priority, work history with architect and construction manager and risk firm, and services pricing on project.

Scheduled at 11:00 a.m. was RFC Contracting.

The presented the following information:

Geauga County Administration
Building

Owner's Representative Services
Presentation

 RFC
CONTRACTING

RFC Contracting

- RFC Contracting was started in 1994
- Began as a general contractor
- Evolved into a full service:
 - General Contractor
 - Construction Manager
 - Owner's Rep
 - Design-Build



Roger Riachi, owner and President explained that they started RFC in 1994 and incorporated in 1995, started as general contractor, evolving over the years, and with the State of Ohio construction reform, which allows the public entities to use this type of process. They have done the different types of delivery methods but have focused mainly on owners' representative services for the last nine years. Mr. Riachi briefly explained his background and explained that their Field Super, Dave Braetlen, who wasn't with them today, has been with them for ten plus years, and that he has a lot of experience with construction.

Ryan Naymik, Project Manager explained his background and that since graduation in 2011 has been with the company and worked closely with Mr. Riachi on Owners Representative projects.

The RFC Team

- Roger Riachi
 - President and Project Executive
 - Point of Contact
- Ryan Naymik
 - Project Manager



Owner's Rep Services

- Owner's Rep is RFCs niche
- Provided services to both public and private entities
 - Public entities include
 - City / Municipality / Townships
 - City of Strongsville
 - Montville Township
 - City of Port Clinton
 - Cuyahoga County
 - School Districts
 - Strongsville City Schools
 - Vermilion Schools
 - Constellation Schools
 - Public Library Systems
 - Cuyahoga County Public Library
 - Elyria Public Library
 - Shaker Heights Public Library
 - Lorain Public Library



Why RFC?

- As your Owner's Rep...
 - We are an extension of the County and the Commissioners
 - We will provide recommendations to the County
 - We keep the best interests in mind throughout all phases of the project
 - We execute your decisions



Mr. Riachi explained that the timing is good and in speaking with Donley's about the schedule there is a chance to scale back and improve on the schedule by about four months. Mr. Riachi expressed that he wanted the Board to think of them as an extension of the office in working together on the schedule, review and reports.

Why RFC?

- We will save you money!!
 - Strongsville City Schools
 - Saved \$1.8 million
 - CCPL Master Plan
 - Saved \$15 million
 - Montville Township
 - Saved \$250,000
 - Elyria Public Library
 - Saved \$300,000 to date



Mr. Riachi briefly explained how they feel they can work to help the County save money on the project.

Why RFC?

- Working relationships with Architect and CMR
 - We are currently working with ThenDesign at Rocky River City Schools
 - We have worked with Donley's in similar roles
- We believe we can reduce the overall construction duration




Mr. Riachi mentioned working through punch lists throughout the project instead of waiting until the end, because it is easier to work through items when the contractors and trades are onsite. They briefly talked about furniture purchase and finishing. Mr. Riachi explained how they develop their fee, noting that there is no base fee, but rather based on hours and looking over the project and figuring out what is going to be needed.

There were a few questions from the Board regarding number of days on site, performance reviews and product installations.

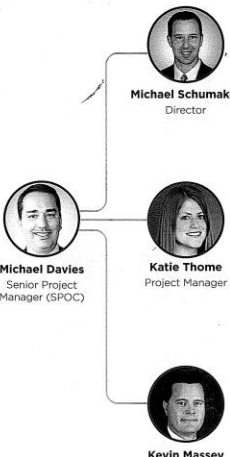
Commissioners' Journal
February 20, 2020

CBRE was scheduled at 11:30 a.m.
They presented the following information:

 CBRE

CBRE BEST PRACTICES/KEYS TO SUCCESS FOR GEAUGA COUNTY

The Project Team



Michael Schumaker
Director

Michael Davies
Senior Project Manager (SPOC)

Katie Thome
Project Manager

Kevin Massey
Managing Director

1. Concise Drawing Review at Each Phase

- Ensure drawings reflect what is needed, not what isn't
- Verify pricing with subcontractors and suppliers, no changes later
- Identify opportunities for cost savings & schedule advancement
- Upfront coordination creates partnership & understanding
- Engage CBRE global "FUSION" partners for preferred pricing & terms

2. Technology Coordination


- Detailed planning and coordination of cabling, security, wi-fi & displays
- Concise bidding and management of these vendors
- Coordination with power, pathways and blocking/supports
- CBRE project managers are experienced in technology integration and ensure your project isn't out of date as soon as you move in
- Upfront planning avoids construction changes & work delays


An often overlooked detail that can make or break your project. CBRE engages experienced technology experts early to ensure it's incorporated effectively, without adding cost to the project


3. Pre-Occupancy Planning

- Identify gaps between construction and actual occupancy
- CBRE handles the details and eliminates surprises
- Planning begins months in advance
- Detailed coordination with technology, furniture, signage, & employee communications

No other Owner's Representative firm coordinates as many relocations as CBRE

1. 

2. 

3. 

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Michael Schumaker, Director introduced himself and the team present today and their roles in the company, including Senior Project Manager Michael Davies, Project Manager Katie Thome, and Managing Director Kevin Massey. Mr. Schumaker asked the Board to review the case studies and projects that they have worked on, noting a bid project they worked on with Cedar Fair on the Sports Complex. This team just performs Owners' Representative Services. Mr. Davies talked about the process of an internal drawings review and a comparison with the architect, along with scope packages for bidding. Mr. Massey talked about Fusion, which is a national preferred pricing, which is an option to purchase products direct and then just have labor from the subcontractors which can bring savings to the project. Ms. Thome talked about their platform they use to upload project reports, documents, photos, budgets and schedules so that you can log in and pull live reports anytime. There was discussion about technology, security, designing server rooms, other services they offer including furniture advisory and move management / corporate relocation. Mr. Massey talked about inventory and utilizing pieces that may not be that old that you would want to keep and put in the new building, along with the locations you are moving out of and the decommissioning of those buildings. Mr. Schumaker added that they are not a general contractor, that they just do owners representative services and the role they fulfill for their clients. Discussion took place regarding the priority of this project compared to current workload, the team they would be working with, the schedule for the project and that they feel the project is doable and that they could reduce the timeline from May to January 2022. Mr. Schumaker noted that they had started looking at this project about 2.5 years ago when Bowen was working on the Feasibility Study, they have a good working relationship with the Real Estate side of the company and can assist in the end with what the Board decides to do with the buildings once the project is complete.

The Board moved out of their work session at 12:33 p.m.

ACKNOWLEDGEMENTS

- A weekly report filed by the County Dog Warden of all dogs seized, impounded, redeemed or destroyed for the week ending February 5, 2020 as required by O.R.C. 955.12.
- A monthly report filed by the Geauga County Sheriff's Office of an account of expenses for the inmate meals for the month ending January 2020.

Commissioners' Journal
February 20, 2020

- c) *The Monthly Inventory Report, Consolidated Investment Portfolio and Obligations and Securities monthly reports filed by the Treasurer's Office for Geauga County for the Month of January 2020, pursuant to ORC 135.35(L).*

OTHER

The Board reviewed upcoming events.

MEETINGS

- Fri., 2/21 Leadership Geauga Government Day, Luncheon 11:30 a.m. at St. Mary's*
- Mon., 2/24 Board of Revision, 9:00 a.m. Auditor's Office*
- Mon., 2/24 Family First Council, 1:30 p.m. at the Mental Health Offices*
- Tue., 2/25 The Commissioners will hold regular session at 9:00 a.m.*
- Tue., 2/25 Pre-Audit Meeting with State Auditor's Office, 10:00 a.m. (following session)*
- Tue., 3/3 The Commissioners will hold regular session at 9:00 a.m.*
- Tue., 3/10 Planning Commission meeting at 7:30 a.m. in the Planning Commission meeting room, Bldg. #8, 470 Center Street, Chardon*
- Tue., 3/10 The Commissioners will hold regular session at 9:30 a.m.*
- Fri., 3/13 NOACA Board of Directors, 9:00 a.m. Cleveland*

BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to adjourn the meeting at 12:35 p.m.

Geauga County Board of Commissioners

Timothy C. Lennon

Ralph Spidalieri

James W. Dvorak

Christine Blair, Commissioners' Clerk

Commissioners' Journal
February 20, 2020

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