

**ALCOHOL, DRUG ADDICTION AND MENTAL HEALTH SERVICES
BOARD OF CUYAHOGA COUNTY**

RESOLUTION NO. 09-07-13

**APPROVAL OF SITE SELECTIONS AND RANKING OF RESPONDERS TO THE RFP
FOR ADAMHS BOARD ADMINISTRATIVE OFFICE SPACE AND PARKING**

WHEREAS, on November 3, 2008, the Alcohol and Drug Addiction Services Board of Cuyahoga County (ADASBCC) and the Cuyahoga County Community Mental Health Board (CCCMHB) issued a Request for Proposals (RFP) for parking and office space to house the new the Alcohol, Drug Addiction Services Board of Cuyahoga County (ADAMHS Board); and,

WHEREAS, pursuant to the process delineated in the RFP, a Pre-Proposal Conference was held on November 14, 2008, and 19 proposals were received on or before the RFP deadline of December 5, 2008;

WHEREAS, pursuant to Step One of the process specified on page 8 of the RFP, the nineteen (19) proposals were judged using the evaluation form contained on Page 9 of the RFP, and thirteen (13) properties were selected to advance to the next step of the process for further consideration; and,

WHEREAS, pursuant to Step Two of the RFP, the thirteen (13) proposals that were selected for further consideration signed Exhibit "A" of the RFP which was an agreement to compensate City Architecture \$.10 per square foot for Fit Plans to be produced to assist in the analysis of whether the proposed sites would be able to meet the ADAMHS Board's program and operational needs and to achieve a more precise measure of the exact square footage that would be required in each of the sites; and,

WHEREAS, pursuant to Steps Three through Six of the RFP, the proposals were evaluated based upon the fit plans, counterproposals were made to the thirteen (13) properties, and property tours were conducted;

WHEREAS, also pursuant to Step Six, a counterproposal was issued to the three short listed properties; and,

WHEREAS, pursuant to Step Seven, based upon the ADAMHS Board CEO/staff/consultant's analysis, and the ADAMHS Board Site Committee's evaluation of the final proposals, the ADAMHS Board Site Committee recommends that the ADAMHS Board of Directors make the final determination of the properties for the ADAMHS Board office space and parking to include the following sites in the rank order:

1. United Bank Building (MRN Limited Properties) (*with qualifications to be satisfied within seven days)
2. Tyler Village (Graystone Properties)
3. Graybar Electric (Michael Downing Realty)

*By Wednesday, July 29, 2009, MRN Limited Properties must agree, in writing, to the following conditions:

- o Lease occupancy date of February 1, 2010; and,
- o Prevailing wage on all work for ADAMHS Board offices; and,
- o Safety of parking addressed

If the MRN Limited Properties does not agree to the above referenced conditions by July 29, 2009, the ADAMHS CEO is authorized to eliminate MRN Limited Properties from further consideration and to commence lease negotiations with Graystone Properties.

NOW, THEREFORE, BE IT RESOLVED, THAT:

A. The ADAMHS Board of Directors hereby makes the final determination of the properties for the ADAMHS Board office space and parking to include the following sites in the rank order:

1. United Bank Building (MRN Limited Properties) (*with qualifications to be satisfied within seven days)
2. Tyler Village (Graystone Properties)
3. Graybar Electric (Michael Downing Realty)

*By Wednesday, July 29, 2009, MRN Limited Properties must agree, in writing, to the following conditions:

- o Lease occupancy date of February 1, 2010; and,
- o Prevailing wage on all work for ADAMHS Board offices; and,
- o Safety of parking addressed

B. If the MRN Limited Properties does not agree to the above referenced conditions by July 29, 2009, the ADAMHS CEO is authorized, in his sole discretion, to eliminate MRN Limited Properties from further consideration and shall commence lease negotiations with Graystone Properties. If lease negotiations with Graystone Properties fail, the CEO may then enter into negotiations with Michael Downing Realty for the Graybar Electric site.

On the motion of Robert Fowler, seconded by Cynthia Miller, the foregoing resolution was adopted.

AYES: E. Cash, R. Fowler, J. Hnanicek, R. Kemm, C. Miller, C. Still Noble, L. Thomas

NAYS: R. Blue, B. Gohlstin, H. Snider

ABSTENTIONS: A. Leopard, A. Williams

DATE ADOPTED: July 22, 2009