

The Meeting will be live-streamed on YouTube. To view a livestream of the Meeting, click:
<https://www.youtube.com/channel/UC4-grlgMPJy50hXISJ01lkQ>.

The following matters have been submitted to the secretary of the BOARD OF
CONTROL for action at the meeting on Wednesday, October 1, 2025.

Page 1 of 2

DEPARTMENT	Rec. No.	Res. No.	SUBJECT
FINANCE	1		Authorizing first modification to City Contract No. CT1511 PS2023*0177 with Berry, Dunn, McNeil & Parker, LLC for the Human Capital Management system project oversight and increasing the contract amount – not to exceed \$2,467,639.00.
PUBLIC UTILITIES	141-25		Approving standard purchase contract to S-T Acquisition Company, LLC dba Service-Tech Corporation for air duct cleaning -- \$98,950.00.
	144-25		Approving requirement contract to Norwalk Concrete Industries for Precast Concrete Manholes and Accessory Items, for Cleveland Public Power, for one year with 1 one-year renewal option -- \$1,488,718.00.
	145-25		Approving requirement contract to Stella-Jones Corporation for Wood Poles, for Cleveland Public Power, for two years -- \$847,390.72.
	146-25		Approving standard purchase contract to Wilson Electronic Displays, LLC for LED Video Display Boards, for Cleveland Public Power -- \$74,450.00.
	147-25		Approving requirement contract to Ingevity Corporation for powdered activated carbon, for two years -- \$3,034,800.00.
CAPITAL PROJECTS	142-25		Approving public improvement contract to Gilbane Building Company, for public improvement of the Rockefeller Greenhouse Administration Building & Garage renovation, for Architecture and Site Development, -- \$3,708,007.60.

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Page 2 of 2

DEPARTMENT	Rec. No.	Res. No.	SUBJECT
COMMUNITY DEVELOPMENT	2		Amending Res. 341-25, adopted July 23, 2025, authorizing sale and development of P.P. Nos. 127-19-039, -040, -041, -044, -045 to Destined For Greatness Entertainment LLC by substituting "\$1,000.00" for "15,456.00" where appearing.
			Authorizing the Commissioner of Purchases and Supplies, when directed by the Director of Community Development, and requesting the Mayor, to execute official deeds, per Land Reutilization Program, selling the listed parcels to the following purchasers:
	3		Hough Senior Independent Living L.P. P.P. Nos. 119-09-015, -017, -018, -024 -- \$800.00
	4		Paul E. Jones, P.P. Nos. 130-06-024, -068 -- \$6,953.80
	5		Bernard Link and Yolanda R. Link, P.P. No. 117-05-027 -- \$4,000.50.
	6		Robin D. Williams, P.P. No. 132-06-075 -- \$231.25.
AGING	143-25		Approving requirement contract to Speed Exterminating Company for 2025-2026 extermination services, for one year with 2 one-year renewal options -- \$56,000.00.

RESOLUTION No.

By Director Barrett

Secretary

WHEREAS, under the authority of Ordinance No. 411-2021, passed by the Council of the City of Cleveland on June 7, 2021, and Board of Control Resolution No. 225-23, adopted May 19, 2023, the City of Cleveland, through the Director of Finance ("Director") entered into City Contract No. CT 1511 PS2023*0177 ("Agreement") with Berry, Dunn, McNeil & Parker, LLC, for a term of 1 year with 2 one-year options to renew, to supplement the regularly employed staff of the Division of Information Technology & Services to obtain professional services necessary to develop an RFP, evaluate RFP responses and provide project management oversight of the implementation of a modern Human Capital Management system, for an amount not exceeding \$1,558,699.00 for the term of the agreement; and

WHEREAS, the City requires additional project management oversight in the amount of \$908,940.00 for existing Human Capital Management system project for the second year of the Agreement, which amount increases the total compensation payable for the second year of the Agreement to an amount not to exceed \$2,467,693.00; now, therefore,

BE IT RESOLVED that the Director of Finance is authorized to enter into a first modification to City Contract No. CT-1511-PS2023*0177 with Berry, Dunn, McNeil & Parker, LLC for the aforementioned additional project management oversight in the amount of \$908,940.00, increasing the total amount payable for the second year of the Agreement to not to exceed \$2,467,639.00, which modification shall contain such additional provisions as the Director of Law deems necessary to protect and benefit the public interest.

Sub- Consultant
Paragon TEC, LLC

CSB/MBE/FBE
CSB

Amount
\$85,044.00

Percent
9.4%

Form "A"
PURCHASE OF SUPPLIES OR COMMODITIES

C of C 84-100a

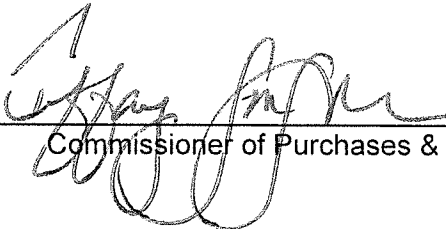
Recommendation No. 141-25 File No. 116-25 Date September 24, 2025
Director's Signature _____ Department of Public Utilities
Board of Control Resolution No. _____, adopted _____

TO: The Honorable Mayor and Board of Control:

Under the authority of **Section 181.101** of the Codified Ordinances of Cleveland, Ohio 1976; sealed bids were opened and read by the Division of Purchases & Supplies on **September 11, 2025** for **Labor and Materials for Air Duct Cleaning**, for the **Department of Public Utilities**.

We recommend an award by standard contract to: **S-T Acquisition Company, LLC dba Service-Tech Corporation** located at 7589 First Place, Oakwood Village, Ohio 44146, as the lowest and best bidder,
for all items,

in the approximate sum of \$98,950.00 (2% 30 Days).



Commissioner of Purchases & Supplies

6 invitations were mailed to prospective bidders. 3 prospective bidders attended the non-mandatory Pre-bid conference and 3 bids were received.

<u>Second Bid:</u>	515 HVAC and Industrial Cleaning, LLC*	\$ 94,000.00
<u>Third Bid:</u>	Delta Industrial Services, Inc.	\$123,300.00

The Office of Equal Opportunity Report:

The subcontracting goal for this project is 20% Contractor made a good faith effort to meet the subcontracting goals for this project.

Remarks:

*Bidder submitted unacceptable terms and conditions and the bid was deemed non-responsive.

Form "A"
PURCHASE OF SUPPLIES OR COMMODITIES

C of C 84-100a

Recommendation No. 144-25 File No. 98-25 Date September 24, 2025

Director's Signature _____ Department of Public Utilities

Board of Control Resolution No. _____, adopted _____

TO: The Honorable Mayor and Board of Control:

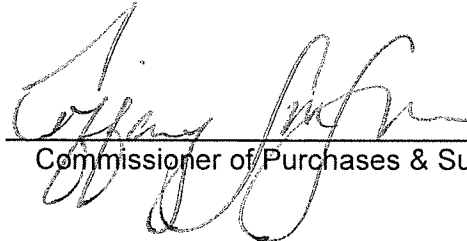
Under the authority of **Section 129.26** of the Codified Ordinances of Cleveland, Ohio, 1976; sealed bids were opened and read by the Division of Purchases & Supplies on **August 14, 2025** for the purchase of an estimated quantity of: **Precast Concrete Manhole and Accessory Items**, for the **Division of Cleveland Public Power**.

We recommend award by requirement contract to: **Norwalk Concrete Industries, Inc.** located at 80 Commerce Drive, Norwalk, Ohio 44857, as the lowest and best bidder,

for all items.

for a period of one year starting upon the later of execution of a contract or the day following expiration of the currently effective contract for the goods or services, with one, one-year option to renew,

in the approximate sum of \$1,488,718.00.



Commissioner of Purchases & Supplies

7 invitations were mailed to prospective bidders. 1 prospective bidder attended the non-mandatory Pre-bid conference and 1 bid was received.

The Office of Equal Opportunity Report:

OEO has waived the subcontractor participation goal for this contract determining that reasonable and necessary requirements of the contract precluded subcontracting.

Form "A"
PURCHASE OF SUPPLIES OR COMMODITIES

C of C 84-100a

Recommendation No. 145-25 File No. 107-25 Date September 24, 2025

Director's Signature _____ Department of Public Utilities

Board of Control Resolution No. _____, adopted _____

TO: The Honorable Mayor and Board of Control:

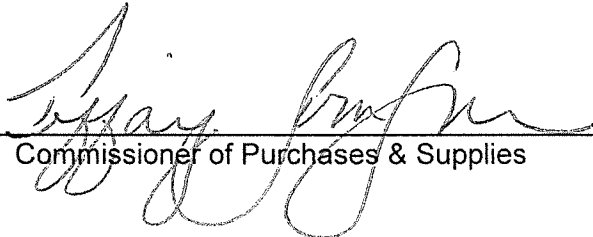
Under the authority of **Section 129.26** of the Codified Ordinances of Cleveland, Ohio, 1976; sealed bids were opened and read by the Division of Purchases & Supplies on **August 28, 2025** for the **Purchase of Wood Poles 2025**, for the **Division of Cleveland Public Power**.

We recommend an award by requirement contract to: **Stella-Jones Corporation**, located at 1640 Marc Avenue, Tacoma, Washington 98421, as the lowest and best bidder,

for all items,

for a period of two years starting upon the later of execution of a contract or the day following expiration of the currently effective contract for the goods or services,

in the approximate sum of \$847,390.72.



Commissioner of Purchases & Supplies

12 invitations were mailed to prospective bidders. 1 prospective bidder attended the non-mandatory Pre-bid conference and 4 bids were received.

<u>Second Bid:</u>	Huxford Pole & Timber Company, Inc.*	\$731,296.00
<u>Third Bid:</u>	Wesco Anixter*	\$742,498.67
<u>Fourth Bid:</u>	Echo Electric, LLC**	\$797,772.00

The Office of Equal Opportunity Report:

OEO has waived the subcontractor participation goal for this contract determining that reasonable and necessary requirements of the contract precluded subcontracting.

Remarks:

*Bidders did not include requisite documentation and the bids were deemed non-responsive.

**Bidder did not comply with the specifications and the bid was deemed non-responsive.

Form "A"
PURCHASE OF SUPPLIES OR COMMODITIES

C of C 84-100a

Recommendation No. 146-25 File No. 73-25 Date September 24, 2025

Director's Signature _____ Department of Public Utilities

Board of Control Resolution No. _____, adopted _____

TO: The Honorable Mayor and Board of Control:

Under the authority of **Ordinance No. 373-2024**, passed **May 6, 2024**; sealed bids were opened and read by the Division of Purchases & Supplies on **June 18, 2025** for the **Purchase of LED Video Display Boards, Re-bid**, for the **Division of Cleveland Public Power**.

We recommend an award by standard contract to: **Wilson Electronic Displays, LLC** located at 2623 Dayton Germantown Pike, Germantown, Ohio 45327, as the lowest and best bidder,

for all items,

in the approximate sum of \$74,450.00.



Commissioner of Purchases & Supplies

12 invitations were mailed to prospective bidders. 6 prospective bidders attended the non-mandatory Pre-bid conference and 7 bids were received.

<u>Second Bid:</u>	Ace Signs of Arkansas, LLC*	\$ 57,570.00
<u>Third Bid:</u>	Ruff Neon & Lighting Maintenance, Inc.	\$103,022.90
<u>Fourth Bid:</u>	Mega Sign, Inc., d/b/a Mega LED Technology	\$103,152.00
<u>Fifth Bid:</u>	Complete Signs, LLC	\$104,775.00
<u>Sixth Bid:</u>	Blink Marketing, Inc.	\$114,257.90
<u>Seventh Bid:</u>	Toledo Sign Company	\$117,912.07

The Office of Equal Opportunity Report:

OEO has waived the subcontractor participation goal for this contract determining that reasonable and necessary requirements of the contract precluded subcontracting.

Remarks:

*Bidder did not comply with the bid specifications and the bid was deemed non-responsive.

Form "A"
PURCHASE OF SUPPLIES OR COMMODITIES

C of C 84-100a

Recommendation No. 147-25 File No. 97-25 Date September 24, 2025

Director's Signature _____ Department of Public Utilities

Board of Control Resolution No. _____, adopted _____

TO: The Honorable Mayor and Board of Control:

Under the authority of **Section 129.24** of the Codified Ordinances of Cleveland, Ohio, 1976; sealed bids were opened and read by the Division of Purchases & Supplies on **August 14, 2025** for an estimated quantity of **Powdered Activated Carbon**, for the **Division of Water**.

We recommend award by requirement contract to: **Ingevity Corporation**, located at 4920 O'Hear Avenue, Suite 400, North Charleston, South Carolina 29405, as the lowest and best bidder,

for all items.

for a period of two years starting upon the later of the execution of a contract or the day following the expiration of the currently effective contract for the goods or services.

in the approximate sum of \$3,034,800.00* (2% Net 30 Days).



Commissioner of Purchases & Supplies

16 invitations were mailed to prospective bidders. 2 prospective bidders attended the non- mandatory Pre-bid conference and 8 bids were received.

<u>Second Bid:</u>	Bonded Chemicals, Inc.**	\$3,864,400.00
<u>Third Bid:</u>	ARQ Purification, LLC	\$4,008,693.00
<u>Fourth Bid:</u>	Calgon Carbon Corporation***	\$4,038,720.00
<u>Fifth Bid:</u>	Carbon Activated Corporation***	\$5,473,120.00
<u>Sixth Bid:</u>	Carbon Activated Corporation***	\$5,959,760.00
<u>Seventh Bid:</u>	Calgon Carbon Corporation***	\$8,728,320.00
<u>Eighth Bid:</u>	Norit Americas, Inc.****	\$8,904,667.00

The Office of Equal Opportunity Report:

OEO has waived the subcontracting participation goal for this contract as the reasonable and necessary requirements of this contract preclude subcontracting.

Remarks:

*Bid amounts for purposes of an award were determined by applying performance factors to the bid prices.

**Bidder submitted unacceptable terms and conditions and the bid was deemed non-responsive.

***Calgon Carbon Corporation and Carbon Activated Corporation submitted primary and alternate items bids.

****Bidder did not complete requisite documentation and the bid was deemed non-responsive.

C of C 84-100B

Form "B"
PUBLIC IMPROVEMENT

Recommendation No. 142-25 File # 50-25 Date September 24, 2025

Directors' Signature _____ Director of Mayor's Office of Capital Projects

Board of Control Resolution No. _____ Date: _____

TO: The Honorable Mayor and Board of Control:

Under the authority of Ordinance No. 643-2024 passed July 10, 2024, sealed bids were opened and read by the Division of Purchases & Supplies on May 29, 2025 for the public improvement of: Rockefeller Greenhouse Administration Building and Garage Renovation, Base Bid Items A-I and Contingency Allowances 1-4, for the Division of Architecture and Site Development

We recommend that a public improvement be awarded upon a gross price to: Gilbane Building Company, located at 950 Main Avenue, Suite 1200, Cleveland, Ohio 44113, as the lowest responsible bidder, in the aggregate amount of: \$3,708,007.60.



Commissioner of Purchases & Supplies

6 prospective bidders received plans and specifications. 3 prospective bidder attended the optional pre-bid conference. 4 bids were received.

<u>Second Bid:</u>	Feghali Brothers, LLC* (N/A)	\$3,541,450.00
<u>Third Bid:</u>	Town Center Construction, LLC (LPE)	\$4,175,050.00
<u>Fourth Bid:</u>	Rycon Construction, Inc.(N/A)	\$4,405,775.00

Office of Equal Opportunity Report:

This is a Vertical Construction Project. The OEO goal is 15% MBE, 7% FBE and 8% CSB. Contractor's bid documents do not demonstrate subcontracting commitments sufficient to meet the established goals for this project.

Remarks:

*Bidder utilized an incorrect bid form and the bid was deemed non-responsive.

BOARD OF CONTROL

Received

Approved.....

Adopted

RESOLUTION No.

Secretary

By: Director Hernandez

WHEREAS, Board of Control Resolution No. 341-25, adopted July 23, 2025, authorized the sale and development of Permanent Parcel Nos. 127-19-039, 127-19-040, 127-19-041, 127-19-044 and 127-19-045 to Destined For Greatness Entertainment LLC for new residential development, as part of the City Land Reutilization Program established under Ordinance No. 2076-76, passed by the Cleveland City Council on October 25, 1976; and

WHEREAS, Resolution No. 341-25 incorrectly identified the considered sale of the parcels to be \$15,456.00; now, therefore,

BE IT RESOLVED by the BOARD OF CONTROL of the CITY OF CLEVELAND that Resolution No. 341-25, adopted by this Board July 23, 2025, authorizing the sale and development of Permanent Parcel Nos. 127-19-039, 127-19-040, 127-19-041, 127-19-044 and 127-19-045 to Destined For Greatness Entertainment LLC for new residential development, is amended by substituting "\$1,000.00", where "\$15,456.00" appears in the resolution.

BE IT FURTHER RESOLVED that all other provisions of Resolution No. 19-25 not expressly amended above shall remain unchanged and in full force and effect.

BOARD OF CONTROL

Received _____
Approved _____
Adopted _____
Secretary _____

RESOLUTION No.

BY: Director Hernandez

WHEREAS, under Ordinance No. 2076-76 passed October 25, 1976, the City is conducting a Land Reutilization Program ("Program") according to the provisions of Chapter 5722 of the Ohio Revised Code; and

WHEREAS, under the Program, the City has acquired Permanent Parcel Nos. 119-09-015, 119-09-017, 119-09-018 and 119-09-024 located in Ward 7; and

WHEREAS, Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976 authorizes the Commissioner of Purchases and Supplies, when directed by the Director of Community Development and when certain specified conditions have been met, to sell Land Reutilization Program parcels; and

WHEREAS, Hough Senior Independent Living L.P. (designee of CHN Housing Partners) has proposed to the City to purchase and develop the parcels for multi-family senior housing project; and

WHEREAS, the following conditions exist:

1. The member of Council from Ward 7 has either approved the proposed sale or has not disapproved or requested a hold of the proposed sale within 45 days of notification of it;
2. The proposed purchaser of the parcels is neither tax delinquent nor in violation of the Building and Housing Code; now, therefore,

BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND that under Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, the Commissioner of Purchases and Supplies is authorized, when directed by the Director of Community Development, and the Mayor is requested, to execute an Official Deed for and on behalf of the City of Cleveland, with Hough Senior Independent Living L.P. (designee of CHN Housing Partners), for the sale and development of Permanent Parcel Nos. 119-09-015, 119-09-017, 119-09-018 and 119-09-024 located in Ward 7, according to the Land Reutilization Program in such manner as best carries out the intent of the program.

BE IT FURTHER RESOLVED THAT the consideration for the sale of the parcels shall be \$800.00, which amount is determined to be not less than the fair market value of the parcels for uses according to the Program.

BOARD OF CONTROL

Received _____
Approved _____
Adopted _____
Secretary _____

RESOLUTION No.

BY: Director Hernandez

WHEREAS, under Ordinance No. 2076-76 passed October 25, 1976, the City is conducting a Land Reutilization Program ("Program") according to the provisions of Chapter 5722 of the Ohio Revised Code; and

WHEREAS, under the Program, the City has acquired Permanent Parcel Nos., 130-06-024 and 130-06-068 located at 12609 Kinsman Road and 3389 East 126th Street; and

WHEREAS, Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976 authorizes the Commissioner of Purchases and Supplies, when directed by the Director of Community Development and when certain specified conditions have been met, to sell Land Reutilization Program parcels; and

WHEREAS, Paul E. Jones has proposed to the City to purchase and develop the parcels for yard expansion; and

WHEREAS, the following conditions exist:

1. The member of Council from Ward 4 has either approved the proposed sale or has not disapproved or requested a hold of the proposed sale within 45 days of notification of it;
2. The proposed purchaser of the parcels is neither tax delinquent nor in violation of the Building and Housing Code; now, therefore,

BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND that under Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, the Commissioner of Purchases and Supplies is authorized, when directed by the Director of Community Development, and the Mayor is requested, to execute an Official Deed for and on behalf of the City of Cleveland, with Paul E. Jones, for the sale and development of Permanent Parcel Nos. 130-06-024 and 130-06-068 located at 12609 Kinsman Road and 3389 East 126th Street, according to the Land Reutilization Program in such manner as best carries out the intent of the program.

BE IT FURTHER RESOLVED THAT the consideration for the sale of the parcels shall be \$6,953.80, which amount is determined to be not less than the fair market value of the parcels for uses according to the Program.

BOARD OF CONTROL

Received _____
Approved _____
Adopted _____
Secretary _____

RESOLUTION No.

BY: Director Hernandez

WHEREAS, under Ordinance No. 2076-76 passed October 25, 1976, the City is conducting a Land Reutilization Program ("Program") according to the provisions of Chapter 5722 of the Ohio Revised Code; and

WHEREAS, under the Program, the City has acquired Permanent Parcel No. 117-05-027 located at 1762 Arabella Road; and

WHEREAS, Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976 authorizes the Commissioner of Purchases and Supplies, when directed by the Director of Community Development and when certain specified conditions have been met, to sell Land Reutilization Program parcels; and

WHEREAS, Bernard Link and Yolanda R. Link have proposed to the City to purchase and develop the parcel for yard expansion; and

WHEREAS, the following conditions exist:

1. The member of Council from Ward 10 has either approved the proposed sale or has not disapproved or requested a hold of the proposed sale within 45 days of notification of it;
2. The proposed purchasers of the parcel are neither tax delinquent nor in violation of the Building and Housing Code; now, therefore,

BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND that under Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, the Commissioner of Purchases and Supplies is authorized, when directed by the Director of Community Development, and the Mayor is requested, to execute an Official Deed for and on behalf of the City of Cleveland, with Bernard Link and Yolanda R. Link, for the sale and development of Permanent Parcel No. 117-05-027 located at 1762 Arabella Road, according to the Land Reutilization Program in such manner as best carries out the intent of the program.

BE IT FURTHER RESOLVED THAT the consideration for the sale of the parcel shall be \$4,000.50, which amount is determined to be not less than the fair market value of the parcel for uses according to the Program.

BOARD OF CONTROL

Received _____

Approved _____

Adopted _____

Secretary _____

RESOLUTION No.

BY: Director Hernandez

WHEREAS, under Ordinance No. 2076-76 passed October 25, 1976, the City is conducting a Land Reutilization Program ("Program") according to the provisions of Chapter 5722 of the Ohio Revised Code; and

WHEREAS, under the Program, the City has acquired Permanent Parcel No. 132-06-075 located at 6718 Chambers Avenue; and

WHEREAS, Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976 authorizes the Commissioner of Purchases and Supplies, when directed by the Director of Community Development and when certain specified conditions have been met, to sell Land Reutilization Program parcels; and

WHEREAS, Robin D. Williams has proposed to the City to purchase and develop the parcel for yard expansion and a new garage; and

WHEREAS, the following conditions exist:

1. The member of Council from Ward 12 has either approved the proposed sale or has not disapproved or requested a hold of the proposed sale within 45 days of notification of it;
2. The proposed purchaser of the parcel is neither tax delinquent nor in violation of the Building and Housing Code; now, therefore,

BE IT RESOLVED BY THE BOARD OF CONTROL OF THE CITY OF CLEVELAND that under Section 183.021 of the Codified Ordinances of Cleveland, Ohio, 1976, the Commissioner of Purchases and Supplies is authorized, when directed by the Director of Community Development, and the Mayor is requested, to execute an Official Deed for and on behalf of the City of Cleveland with Robin D. Williams, for the sale and development of Permanent Parcel No. 132-06-075 located at 6718 Chambers Avenue, according to the Land Reutilization Program in such manner as best carries out the intent of the program.

BE IT FURTHER RESOLVED THAT the consideration for the sale of the parcel shall be \$231.25, which amount is determined to be not less than the fair market value of the parcel for uses according to the Program.

Form "A"
PURCHASE OF SUPPLIES OR COMMODITIES

C of C 84-100a

Recommendation No. 143-25 File No. 112-25 Date September 22, 2025

Director's Signature _____ Department of Aging

Board of Control Resolution No. _____, adopted _____

TO: The Honorable Mayor and Board of Control:

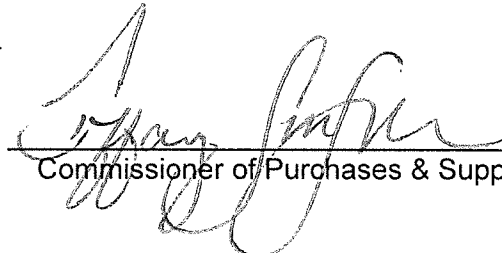
Under the authority of **Section 181.101** of the Codified Ordinances of Cleveland, Ohio, 1976; sealed bids were opened and read by the Division of Purchases & Supplies on **August 28, 2025** for the purchase of: **2025 Exterminating Services for the Bed Bug Assistance Program**, for the **Department of Aging**.

We recommend an award by requirement contract to: **Speed Exterminating Company (CSB/LPE)**, located at 4141 Pearl Road, Cleveland, Ohio 44109, as the lowest and best bidder,

For items 1 and 2,

for a period of one year, with two, one-year options to renew,

in the approximate sum of \$56,000.00 (0% Net 30).



Commissioner of Purchases & Supplies

3 invitations were mailed to prospective bidders. 0 prospective bidders attended the non- mandatory Pre-bid conference and 1 bid was received.

Office of Equal Opportunity Report:

The OEO goal for this project is 20% CSB. Bidder did not make a good faith effort to meet the subcontracting goals for this project.