

RESOLUTION NO. 2024-36

AUTHORIZING CONTRACT NO. 2024-20 WITH JADCO CONSTRUCTION SERVICES, INC. FOR MAIN OFFICE BUILDING PARKING GARAGE REPAIRS, AS SPECIFIED, IN AN AMOUNT NOT TO EXCEED \$423,000.00 (RTA DEVELOPMENT FUND, ENGINEERING & PROJECT DEVELOPMENT DEPARTMENT BUDGET)

WHEREAS, the Greater Cleveland Regional Transit Authority ("Authority") deems it necessary to make repairs in the parking garage located at 701 W. Lakeside Ave., Cleveland, OH; and

WHEREAS, the Authority owns the basement level of the parking garage and the ramp from the first floor to the basement level, and it has an access easement over the first floor in order to access the ramp and basement level; and

WHEREAS, 701 Lakeside LLC owns the first and second floors of the parking garage; and

WHEREAS, clogged and broken drains on the first floor of the parking garage are deteriorating concrete between the first floor and the basement floor, causing concrete to fall from the ceiling of the basement level of the garage; and

WHEREAS, the Authority has determined that repairs to the drains on the first floor will alleviate further deterioration of the concrete between the first floor and the basement level of the garage; and

WHEREAS, the bid of JADCO Construction Services, Inc., located at 9901 York-Theta Drive, North Royalton, OH 44133, for those repairs was received on March 27, 2024 in an amount not to exceed \$423,000.00; and

WHEREAS, the General Manager, Chief Executive Officer deems the bid of JADCO Construction Services, Inc. to be the lowest responsive bid from a responsible bidder and recommends acceptance thereof by the Board of Trustees.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Greater Cleveland Regional Transit Authority, Cuyahoga County, Ohio:

Section 1. That the bid of JADCO Construction Services, Inc. for the Main Office Building Parking Garage Repairs, be and the same is hereby accepted.

Section 2. That the General Manager, Chief Executive Officer of the Authority be and she is hereby authorized to enter into a contract with JADCO Construction Services, Inc. for the repair of drains located on the first floor of the garage owned by 701 Lakeside LLC, as well as repairs to failed concrete on the basement ceiling and ramp leading from the first floor to the basement level of the parking garage.

Section 3. That \$24,050.00 of the total cost of the project will be for repair of drains on the first floor owned by 701 Lakeside LLC.

Section 4. This procurement shall be payable through the RTA Development Fund, Engineering & Project Development Department budget, including but not limited to, 100% local funds, for a total contract amount not to exceed \$423,000.00.

Section 5. That said contract shall be binding upon and an obligation of the Authority contingent upon compliance by the contractor to the specifications and addenda, if any; the Affirmative Action Plan adopted by the Board of Trustees; bonding and insurance requirements and all applicable laws relating to contractual obligations of the Authority.

Section 6. That the Greater Cleveland Regional Transit Authority's Board of Trustees expects that JADCO Constructions Services, Inc. will attempt to exceed the 11% minimum DBE goal assigned to this procurement.

Section 7. That this resolution shall become effective immediately upon its adoption.

Adopted: May 21, 2024

  
\_\_\_\_\_  
President

Attest:

  
\_\_\_\_\_  
Secretary-Treasurer



TITLE/DESCRIPTION: CONTRACT: MAIN OFFICE BUILDING PARKING GARAGE REPAIRS	Resolution No.: 2024-36
VENDOR: JADCO CONSTRUCTION SERVICES, INC.	Date: May 16, 2024
AMOUNT: \$423,000.00	Initiator: Engineering & Project Development Department
ACTION REQUEST: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Review/Comment <input type="checkbox"/> Information Only <input type="checkbox"/> Other _____	

1.0 PURPOSE/SCOPE: This resolution will allow the Greater Cleveland Regional Transit Authority (“Authority”) to enter into a contract to repair the ramp leading from the first floor to the basement level of the parking garage behind the Main Office Building and the ceiling of the basement level of the garage, as well as the drains on the first floor of the garage.

2.0 DESCRIPTION/JUSTIFICATION: The project is at the parking garage located at 701 W. Lakeside Ave., Cleveland, OH. The Authority owns and exclusively utilizes the basement level of the garage and the ramp from the first floor down to the basement floor. Water penetration from the first floor has caused concrete to deteriorate and fall onto cars parked in the basement level owned by the Authority. The work involves repairing drains located on the first floor which is owned by 701 Lakeside LLC as well as repairs to failed concrete on the basement ceiling and the ramp leading from the first floor to the basement level which are owned by the Authority. To accommodate parking of vehicles in the basement level and movement of cars on the first floor, it will be necessary to complete this work in phases and on weekends.

\$24,050.00 of the total price is for drain repairs on the first floor of the garage owned by 701 Lakeside LLC.

3.0 PROCUREMENT BACKGROUND: The Invitation for Bid (“IFB”) was posted on the Authority’s Procurement website and advertised in the local newspapers. Twenty-nine (29) interested parties, including potential subcontractors, downloaded the solicitation package. One (1) bid was received and opened on March 27, 2024, as follows:

Company Name	Total Base Bid
JADCO Construction Services, Inc.	\$423,000.00

The Basis of Award is the lowest responsive bid from a responsible bidder for the Total Base Bid price. JADCO Construction Services, Inc. was determined to be a responsible bidder. The Total Base Bid price of \$423,000.00 from JADCO Construction Services, Inc. is 0.84% below the project estimate of \$426,600.00.

A price analysis has been performed, and the bid of JADCO Construction Services, Inc. has been determined by the Procurement Department to be fair and reasonable to the Authority.



- 4.0 AFFIRMATIVE ACTION/ DBE BACKGROUND: All Affirmative Action requirements have been met. A 11% DBE goal was established for this procurement. JADCO Construction Services, Inc. has committed to achieving the DBE participation goal through the utilization of Artistic Rock (Caucasian female-owned) in the amount of \$10,000.00, Bush Striping (African American male-owned) in the amount of \$8,650.00, and All Contractors Supply (Caucasian female-owned) in the amount of \$27,973.00 (\$46,623.00 x 60%) for DBE participation of \$46,623.00 or 11%.
- 5.0 POLICY IMPACT: Does not apply.
- 6.0 ECONOMIC IMPACT: This procurement shall be payable through the RTA Development Fund, including but not limited to, 100% local funds, for a total contract amount not to exceed \$423,000.00.
- 7.0 ALTERNATIVES: Reject this bid. Rejection of this bid will impact the Authority's ability to safely park in the garage.
- 8.0 RECOMMENDATION: This procurement was discussed by the Board of Trustees at the May 7, 2024 Operational Planning & Infrastructure Committee meeting. It is recommended that the bid from JADCO Construction Services, Inc. be accepted and the resolution adopted authorizing the General Manager, Chief Executive Officer to enter into a contract.
- 9.0 ATTACHMENTS: None

Recommended and certified as appropriate to the availability of funds, legal form and conformance with the Procurement requirements.



---

General Manager, Chief Executive Officer