

RESOLUTION NO. 2024-76

AUTHORIZING CONTRACT NO. 2024-112 WITH SONA CONSTRUCTION, LLC FOR PROJECT NO. 19.60 – BROOKPARK MAINTENANCE FACILITY MODIFICATIONS IN AN AMOUNT NOT TO EXCEED \$1,281,000.00 (RTA DEVELOPMENT FUND, ENGINEERING & PROJECT DEVELOPMENT DEPARTMENT BUDGET)

WHEREAS, the Greater Cleveland Regional Transit Authority (“Authority”) deems it necessary to acquire construction services for Project 19.60 – Brookpark Maintenance Facility Modifications; and

WHEREAS, on August 28, 2024, SONA Construction, LLC, located at 7122 Harvard Avenue, Cleveland, Ohio 44105, submitted a Total Base Bid and Alternate #1 bid in a total amount not to exceed \$1,281,000.00; and

WHEREAS, the Authority’s General Manager, Chief Executive Officer deems the bid from SONA Construction, LLC 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 Total Base Bid and Alternate #1 bid from SONA Construction, LLC for Project No. 19.60 – Brookpark Maintenance Facility Modifications, 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 SONA Construction, LLC for Project No. 19.60 – Brookpark Maintenance Facility Modifications.

Section 3. That said contract shall be payable from the RTA Development Fund, Engineering & Project Development Department budget, including but not limited to Capital Grant OH-2023-042-307, in an amount not to exceed \$832,914.00 (\$666,331.20 in federal funds, which represents 80% of total cost), 100% local funds, pending grant revision for Capital Grant OH-2023-042-307, for a total amount not to exceed \$1,281,000.00.

Section 4. 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 5. That the Authority’s Board of Trustees expects that SONA Construction, LLC will attempt to exceed the 11% minimum DBE goal assigned to this procurement.

Section 6. That this resolution shall become effective immediately upon its adoption.

Adopted: October 29, 2024



President

Attest: 
Secretary-Treasurer



TITLE/DESCRIPTION: CONTRACT: PROJECT NO. 19.60 – BROOKPARK MAINTENANCE FACILITY MODIFICATIONS VENDOR: SONA CONSTRUCTION, LLC AMOUNT: \$1,281,000.00	Resolution No.: 2024-76
	Date: October 24, 2024
	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 action will allow the Greater Cleveland Regional Transit Authority (“Authority”) to enter into a contract to perform construction services for the Brookpark Maintenance Facility Modifications.
- 2.0 DESCRIPTION/JUSTIFICATION: The Authority has the need to complete extensive modifications to this facility to make the building suitable for use by both the Facilities Maintenance and Transit Police departments. This work includes, but is not limited to, modifications to the interior and exterior of the structure.
- 3.0 PROCUREMENT BACKGROUND: The Invitation for Bids (“IFB”) was posted on the Authority’s Procurement website and advertised in the local newspapers. Sixteen (16) interested parties, including potential subcontractors, downloaded the solicitation package. Six (6) bids were received and opened on August 28, 2024, as follows:

SONA Construction, LLC	Total Base Bid: \$1,260,000.00 Alternate #1: \$21,000.00
Millstone Management Group, Inc.	Total Base Bid: \$1,359,800.00 Alternate #1: \$24,800.00
Ozanne Construction Company, Inc.	Total Base Bid: \$1,370,000.00 Alternate #1: \$26,500.00
The Ruhlin Company	Total Base Bid: \$1,371,400.00 Alternate #1: \$20,000.00
Perk Company, Inc.	Total Base Bid: \$1,498,309.00 Alternate #1: \$25,717.00
RL Hill Management, Inc.	Total Base Bid: \$1,523,924.00 Alternate #1: \$26,164.00

The basis of award is the lowest responsive and responsible bid for the total base bid/ lump sum price. Alternate I was to be awarded based on the availability of funding. The total base bid price of \$1,260,000.00 from SONA Construction, LLC is 0.80% greater than the Engineer’s Estimate of \$1,250,000.00. Alternate I is in the amount of \$21,000.00. The total award is \$1,281,000.00. SONA Construction, LLC was determined to be a responsible bidder.

A price analysis has been performed, and the bid of SONA Construction, LLC 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. An 11% DBE goal was established for this procurement. SONA Construction, LLC has committed to achieving the DBE participation goal through the utilization of the following firms: East-West Construction Co, (Asian Pacific male-owned) in the amount of \$50,000.00, River City Building Solutions, LLC (Caucasian female-owned) in the amount \$60,000.00, and Western Reserve Interiors (Caucasian female-owned) in the amount \$43,000.00 for a total of \$153,000.00 or 12.14%.
- 5.0 POLICY IMPACT: Does not apply.
- 6.0 ECONOMIC IMPACT: This contract shall be payable from the RTA Development Fund, Engineering & Project Development department budget, including but not limited to Capital Grant OH-2023-042-307, in an amount not to exceed \$832,914.00 (\$666,331.20 in federal funds, which represents 80% of total cost), 100% local funds, pending grant revision for Capital Grant OH-2023-042-307, for a total amount not to exceed \$1,281,000.00.
- 7.0 ALTERNATIVES: Reject this bid. Rejection of this bid would result in a work location for Facilities Maintenance and Transit Police Departments that does not meet operational needs.
- 8.0 RECOMMENDATION: This procurement was discussed by the Board of Trustees at the October 15, 2024 Operational Planning and Infrastructure Committee meeting. It is recommended that the bid from SONA Construction LLC 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