

RESOLUTION ACCEPTING BEST-VALUE RECOMMENDATION AND AUTHORIZING NEGOTIATION OF CONSTRUCTION MANAGER AT RISK AGREEMENT

WHEREAS, the Board of Commissioners of Ashtabula County, Ohio (the "Board") is undertaking the Ashtabula County Public Safety Center Project (the "Project") and determined that it is in the best interest of the County to use the Construction Manager at Risk (CMR) delivery model for the Project which will require the services of a CMR to provide preconstruction services during the design phases as well as be responsible for construction of the Project; and

WHEREAS, the Board previously approved DLZ Architecture, Inc. for design professional services for the Project; and

WHEREAS, pursuant to the statutory process required to procure a CMR, the County Administrator formed an Evaluation Committee and served as the Selection Coordinator per Ohio Administrative Code 153:1-6-03 and working with construction legal counsel, consistent with the criteria set forth in Ohio Administrative Code 153:1-6-01, advertised and issued a Request for Qualifications for the Project, reviewed the statements of qualifications received, shortlisted the three most-qualified CMR firms, and issued a Request for Proposals ("RFP") to the shortlisted firms; and

WHEREAS, pursuant to the RFP, the Evaluation Committee evaluated the three technical/performance and pricing proposals, interviewed the firms that submitted proposals, ranked the short-listed firms to determine the best value CMR firm based upon criteria consistent with Ohio Administrative Code 153:1-6-01, and recommends to the Board that Granger is the best value CMR firm with Ruhlin and Marous Brothers/PJ Dick ranked second and third, respectively; and

WHEREAS, the best value CMR firm's proposed fee for the preconstruction services is \$197,162.00 and a guaranteed maximum price (GMP) for construction, consistent with the best value firm's price proposal, is anticipated to be negotiated and added to the agreement by GMP amendment at the time the construction documents and the preconstruction services are sufficiently complete, subject to Board approval; and

WHEREAS, the Evaluation Committee recommends approval of the construction manager at risk agreement in substantially the form attached to the County's RFP dated January 26, 2026, subject to negotiation by the County Administrator with assistance from construction legal counsel and in accordance with Ohio Revised Code Section 9.334, and if negotiations fail, after informing Granger in writing of the termination of negotiations, authorization to enter into negotiations with the next-ranked firm per Ohio Revised Code Section 9.334; and

WHEREAS, the Board wishes to approve the CMR procurement, best-value ranking and recommendation of the Evaluation Committee and authorize the County Administrator to negotiate the CMR agreement in substantially the form attached to the County's RFP, for execution by the Commissioners, with the understanding that a guaranteed maximum price for construction of the Project is anticipated to be negotiated, authorized by a future resolution by the Board, and added to the CMR agreement by amendment.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Ashtabula County, Ohio as follows:

1. The Board accepts the CMR ranking and recommendation of the Evaluation Committee and Granger as the CMR firm determined to be the best value for the Project.

2. The Board authorizes the County Administrator to negotiate the CMR agreement (with the County's construction legal counsel) per Ohio Revised Code Section 9.334 with Granger for the Commissioners and Auditor to execute along with any related documents. Such CMR agreement will be in substantially the form as was attached to the County's Request for Proposals dated January 26, 2026 and will include preconstruction services in the amount of \$197,162.00. It is understood that a guaranteed maximum price for the Project, consistent with the selected firm's price proposal, is anticipated to be negotiated, authorized by a separate resolution by the Board, and added to the CMR agreement by amendment.
3. That if the County Administrator determines that negotiations with the top-ranked firm have failed, the Board authorizes the County Administrator (with the County's construction legal counsel) to inform the top-ranked firm in writing of the termination of negotiations and to enter into negotiations with the next-ranked firm.
4. The Board authorizes the services to proceed immediately upon execution of the CMR agreement.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2026-141

March 10, 2026

**RESOLUTION ACCEPTING BEST-VALUE RECOMMENDATION AND
AUTHORIZING NEGOTIATION OF CONSTRUCTION MANAGER AT RISK
AGREEMENT**


Upon the motion of Kathryn L. Whittington, seconded by J.P. Ducro IV.

VOTE:

Casey R. Kozlowski	Aye
Kathryn L. Whittington	Aye
J.P. Ducro IV	Aye

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.


Crystal Sturgill, Clerk of the Board, *Acting*
Board of County Commissioners
Ashtabula County, Ohio

forms, the Construction Manager's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

- Exhibit A GMP Amendment
- Exhibit B Payment and Performance Bond Form as prescribed by OAC 153:1-4-02
- Exhibit C Itemized General Conditions
- Exhibit D Notice of Claim Form
- Exhibit E CMAR Affidavit with List of Subcontractors and Suppliers with Amounts Withheld
- Exhibit F CMAR Progress Payment Waiver and Release Affidavit
- Exhibit G Subcontractors & Suppliers Progress Payment Waiver and Release Affidavit
- Exhibit H Construction Tax Exemption Certificate
- Exhibit I Final Lien Waiver and Release Affidavit
- Exhibit J Subcontractor Final Lien Waiver and Release Affidavit
- Exhibit K Prevailing Wage Rates
- Exhibit L Additional Contract Terms pursuant to Local Jail Capital Project Grant Agreement

This Agreement is entered into as of the date of execution by the Owner.

**BOARD OF COMMISSIONERS OF
ASHTABULA COUNTY, OHIO**

GRANGER CONSTRUCTION COMPANY

COMMISSIONER (Signature)

CONSTRUCTION MANAGER (Signature)

(Printed name and title)

(Printed name and title)

(Date)

President

COMMISSIONER (Signature)

(Printed name and title)

(Date)

COMMISSIONER (Signature)

(Printed name and title)

(Date)

Init.

APPROVED AS TO FORM:



Ashtabula County Prosecutor

CERTIFICATE OF FUNDS
(ORC 5705.41)

The undersigned Fiscal Officer of Owner hereby certifies in connection with the Agreement to which this Certificate is attached that the amount required to meet the obligations under the contract, obligation, or expenditure for the services described in the attached agreement, has been lawfully appropriated for the purpose, and is in the treasury or in process of collection to the credit of an appropriate fund, free from any outstanding obligation or encumbrance.

Dated: 5/6/2026



Fiscal Officer

Int.

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User Notes:

(1484224818)

Signature Page

**AGREEMENT TITLE: Standard Form of Agreement Between Owner and Construction Manager
as Constructor**

APPROVED as to Legal Form Only.

Approved by: _____



April R. Grabman
Ashtabula County Prosecutor

Dated: _____

5/16/26

Reviewed by Earl F. Stoll, Assistant Prosecutor