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Cleveland Board of Control

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Agency: [Cleveland Board of Control](#)

Date: Jan. 8, 2025

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Summary

- The Board of Control unanimously approved the selection of Perk Co., located at 3740 Carnegie Ave., as the winning bidder for a contract to construct, install and replace existing sewers for about \$5.9 million, including a 10% contingency allowance.
- Transfer of [parcel](#) 029-38-012 on Old Grayton Road from the City of Cleveland to NASA Park LLC was authorized for the fair market value of \$110,000.
- Transfer of Cleveland Land Bank parcels 009-24-094 on South Meadow Lane, 011-03-036, 011-03-038, and 011-10-001 on Tampa Avenue, 011-03-173 on Natchez Avenue, and 011-04-066 on Ruby Avenue, was authorized at the price of 35 cents per square foot to the Old Brooklyn Community Development Corp. to facilitate the eventual construction of single-family infill homes.

Follow-Up Questions

- What is the quantity of tree stumps in the public right-of-way that need to be removed? Of those, what proportion will be removed with the \$1,170,285 allocated to Great Lakes Tree Service and VanCuren Services?
- Great Lakes Tree Service is located in New York. Why wasn't a local company selected?

Notes

The Board of Control meeting on Wednesday, Jan. 8, 2025, took place in the Red Room of Cleveland City Hall and commenced promptly as scheduled at 3 p.m. and ended at 3:06 p.m. Mayor Justin M. Bibb called the meeting to order, and the secretary completed the roll call. Roughly 16 individuals were in attendance, including the following:

Alexandria Nichols, director of Parks & Recreation

Alyssa L. Hernandez, director of Community Development
Dr. David M. Margolius, director of Public Health
Dennis D. Kramer, assistant director of Port Control
Dornat A. Drummond, director of Public Safety
Jennifer Kipp, Urban Forestry Manager
Justin M. Bibb, mayor
Martin J. Keane, director of Public Utilities
Mary E. McNamara, director of Aging
Matthew J. Cole, director of Human Resources
Paul C. Barrett, chief finance officer
Sally A. Martin O'Toole, director of Building and Housing
Thomas S. McNair, director of Economic Development

The meeting followed the published [agenda](#) precisely, as outlined below.

Recommendation 193-24, made on behalf of the Department of Public Utilities, was unanimously accepted by the board. It awards Universal Oil, located in the Tremont neighborhood at 265 Jefferson Ave., a contract for \$88,200 over two years for the purchase of lubricants. This bid was \$38,960 less than the second and only other bidder, Rowley Brothers Inc.

Next, recommendation 194-24, also made on behalf of the Department of Public Utilities, was unanimously accepted by the board. It awards Perk Co., located in the Central neighborhood at 3740 Carnegie Ave., a contract for \$5,917,802 for the construction, installation, repair, rehabilitation, and/or replacement of existing sewers citywide, for the division of Water Pollution Control, with a term of two years and 10% contingency allowance.

The bid made by Perk was \$691,487.50 lower than the second bidder, Terrance Construction Co., at \$6,609,289.50. Furthermore, Perk's bid demonstrated a subcontracting commitment to the Office of Equal Opportunity goal of 30% CSB/FBE (Cleveland Area Small Business and Female Business Enterprise, respectively). This concluded the recommendations for the Department of Public Utilities.

Recommendation 1, made on behalf of the Department of Port Control, approved the transfer of parcel 029-38-012 from the City of Cleveland to NASA Park LLC for the sum of \$110,000. The property, located on Old Grayton Road near Cleveland Hopkins International Airport, adjoins other parcels owned by NASA Park LLC and the airport's employee parking lot. Parcel 029-38-012 totals 2.456 acres and contains an access road

to the recently redeveloped building at 21000 Brookpark Road in neighboring Fairview Park known as [The Centaur](#).

The property transfer is part of a larger development in that area, according to Kramer. The development is planned by NASA Park LLC, an affiliate of LaPine Development LLC, which includes the adjacent boutique [Orbit Hotel](#). Further mixed-use [development](#) is planned, including an event facility, data center and riverwalk. The recommendation was unanimously accepted by the board.

Next on the agenda were several recommendations made on behalf of the Department of Public Works. Recommendations 189-24 and 192-24 awarded two contracts costing a cumulative total of \$273,450 to Great Lakes Tree Services of Frewsburg, New York, for stump and tree removal and site restoration, for the Division of Park Maintenance and Properties with a term of one year with an option to renew.

Recommendations 190-24 and 191-24 awarded two contracts costing a cumulative total of \$896,835 to VanCuren Services of Newbury Township, Ohio, for stump removal for the Division of Park Maintenance and Properties. Each contract is for a term of one year with an option to renew.

All four recommendations were unanimously accepted by the board. Both Great Lakes Tree Services and VanCuren Services bids demonstrated a good faith effort to meet the goals of the Office of Equal Opportunity for 20% CSB. Since all bidders did not bid on all items, I couldn't compare the costs of proposed bids.

Last on the agenda was recommendation 2 on behalf of the Department of Community Development. It lets the city accept a request for qualifications ([RFQ](#)) submitted by Old Brooklyn Community Development Corp. (OBCDC) as a Cleveland Land Bank Infill Development Preferred Partner. OBCDC will acquire six scattered parcels for infill single-family housing development. The parcels are 009-24-094, 011-03-036, 011-03-038, 011-03-173, 011-04-066, and 011-10-001. The price is set at \$0.35 per square foot, which equates to roughly \$10,500 for all six parcels. The recommendation was unanimously accepted by the board, with one member abstaining due to conflict of interest.

Each of today's recommendations, with the exception of the NASA Park LLC transfers and the OBCDC Land Bank transfers, were authorized by Tiffany White Johnson, commissioner of the Division of Purchases and Supplies.

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