

**MINUTES OF THE COMMITTEE OF THE WHOLE**  
**October 28, 2019**  
**Auditorium**

**Present:** Councilmembers Anderson, Bullock, George, Litten, O’Leary, O’Malley & Rader

**Also Present:** Mayor Summers, Urban Designer Allison Hennie, Human Services Director Gelsomino, Assistant Law Director Swallow, Deputy Clerk Lascu, Clerk Bach taking minutes, 2 members of the public

**Call to Order:** 7:08 p.m.

Motion by President O’Leary, seconded by Vice President Anderson to approve the minutes of the September 30<sup>th</sup> Committee of the Whole. All members voted in favor. Motion passed.

**RESOLUTION 9097-19** - A RESOLUTION to take effect immediately provided it receives the vote of at least two thirds of the members of Council, or otherwise to take effect at the earliest period allowed by law, authorizing the Mayor (Director of Public Safety), the Director of Public Works, the Director of Law, the Director of Finance, and /or the Purchasing Manager to establish procedures for and engage in the process of letting of one or more contracts with one or more qualified entities for design and construction for the repurposing of Cove Church without the necessity of competitive bidding; and exempting the City from certain provisions within the Ohio Revised Code related to design-build contracting for the purposes of this project.

President O’Leary summarized previous discussions regarding Cove Church. In May Council voted to purchase the property. At the most recent Committee of the Whole, the administration updated Council on the potential next steps and was still deciding between new construction and adaptive reuse. For adaptive reuse, it was deciding between a traditional design-bid-build or a design-build approach. Since that time, the administration decided to move forward and propose an adaptive reuse and design-build approach. A draft RFQ has been proposed and is before the Committee for consideration.

Mayor Summers asked for Council to approve the release of the RFQ on Monday November 4<sup>th</sup>. He stated that releasing the RFQ is the beginning of a collaborative approach between the City and prospective developers.

The administration displayed a slide with a proposed timeline, which they stated was flexible.

- November & December 2019 - identify interested parties and receive submissions.
- Use a selection panel to narrow down the submissions to a few finalists.
- Ask finalists to submit an RFP with details and costs.
- Late Jan. 2020 – selection of developer

The administration compared aspects of the process to that of OneLakewood Place, noting that this one is more straightforward because the City will not give up ownership of Cove Church.

Ms. Hennie remarked that there are three simultaneous conversations going on:

- Internal conversations regarding the selection panel

- Administration's conversation with Council
- Director Gelsomino's ongoing conversations with citizens

The Committee discussed the nature of the Resolution and its request from Council. Ms. Swallow explained that the Council must approve the release of this RFQ because it forgoes competitive bidding in favor of the design-build approach. She explained that this approach is allowed under Ohio Revised Code but not specifically permitted in the Lakewood Codified Ordinances. She described design-build as a newer way of entering into public improvement contracts that gives the City more control and saves money.

The Committee discussed the formation of the selection panel. The administration stated that it would be comprised of representatives from Human Services, Planning, Council and 3-4 citizens. Mayor Summers noted that individuals with specific industry insight would be sought. He noted that the selection panel will make its recommendation on a developer but that Council will ultimately decide.

Ms. Hennie remarked that in response to Council's comments at the previous meeting, the RFQ has been updated to require that the developer actively engage with the community. Councilmember O'Malley offered Council's help in identifying neighborhood leaders for focus groups and other engagement activities. President O'Leary reiterated from the first meeting that current senior center users should be engaged as well as potential and future users.

The Committee discussed environmental abatement at the site. Council had previously approved funds for abatement. The administration postponed abatement work until it received further clarity about if the project was to be new construction or adaptive reuse.

President O'Leary asked detailed questions regarding the RFQ. In response, it was agreed that Ms. Hennie would serve as the project architect. If she needed outside help, the City would make that available.

Ms. Hennie pointed to the list of criteria in the RFQ that contractors must follow. It was agreed that applicants will submit a litigation history.

Ms. Hennie explained that because the RFQ was published on the docket that an organization took it off the docket and sent it out to contractors. Contractors have already started responding, even though the RFQ has not officially been released. From this initial response, it's clear there will be a robust response. A walk-through of the site will be mandatory for all applicants. The building is currently empty aside from long pews.

The Committee discussed potential uses of the Human Services' current buildings. The administration thinks the best use would be to sell. It will begin looking at the real estate market once the timeline on vacating becomes clearer.

Motion by President O'Leary, seconded by Vice President Anderson to recommend adoption of Resolution 9097-19 to Council.

All members voted in favor. Motion passed.

Committee of the Whole adjourned at 7:51 p.m.