

CLEVELAND MEDICAL MART & CONVENTION CENTER



Cuyahoga
COUNTY OF OHIO

Project Update September 27, 2011



Presented by
Jeffrey R. Appelbaum

Project Summary

▶ Project Scope

- Building Size -- 1,003,000 sf
- Site Area -- 14.6 Acres
- Development Budget--\$465M
- Construction Schedule
 - Construction Start Date- January 3, 2011
 - Substantial Completion Date - August 31, 2013

▶ Project Components

- Convention Center -
 - 767,000 sf under Malls B and C
 - 230,000 sf high quality exhibit hall space
 - 60,000 sf high tech, flexible meeting room space
 - 31,000 sf column free ballroom space
- Medical Mart
 - 235,000 sf at St. Clair and Ontario
 - 100,000 sf permanent show room space
 - 11,000 sf junior ballroom
 - 2,000 sf retail
- Mall B and C Hardscape and Softscape



Design Update

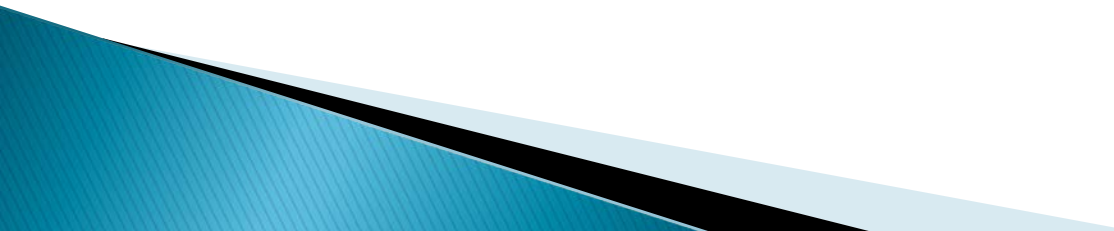
- ▶ **75% Construction Document Set Approved**
- ▶ **100% Construction Document Set – Prepared to Recommend for Conditional Approval**
 - **Certain elements in process of final refinement**

Design Review Team

- ▶ PMC
 - Lead--Steve Zannoni
- ▶ Conventional Wisdom
 - Contract Amendment #3; Services for Remainder of Project

Conventional Wisdom: Proposed Contract Amendment # 3

(Exemption from Competitive Bidding)

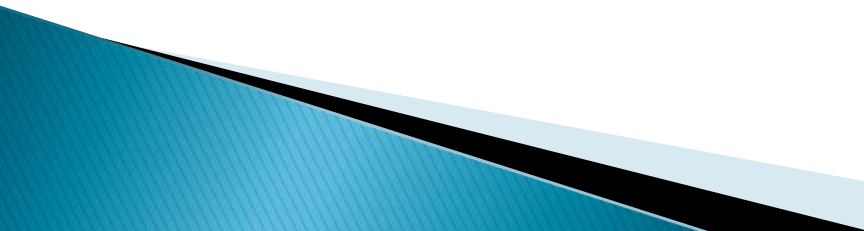
- ▶ Unique and proprietary convention center knowledge
 - ▶ Consulted with the County since 2008
 - ▶ Drafted the County Program Requirements
 - ▶ County's watchdog regarding operational and program requirements
 - ▶ Review and advice has assisted in causing developer to make major design modifications for benefit of County
- 

Conventional Wisdom: Proposed Contract Amendment # 3

(Exemption from Competitive Bidding)

- ▶ Current Contract through Design Development Phase (did not receive full services contract at outset of Project); Contract Amount to date is \$278,400
- ▶ Amendment # 3 is for \$270,000 (services for remainder of Project)
- ▶ Amendment #3 Scope of Services are through construction and commissioning including:
 - Program and Operational Milestone Reviews
 - Construction Document Reviews
 - Design revision Reviews
 - Operational Scope and Budget Reviews
 - Facility Commissioning

Construction Update

- ▶ **On schedule for August 31, 2013 Substantial Completion**
 - ▶ **To date, \$71.2M of construction in place (\$8.26M during month of August).**
 - ▶ **Project is 20 % complete based on billings to date for Work in Place and Stored Materials**
 - ▶ **45 of 54 Bid packages have been awarded**
 - ▶ **On schedule to receive LEED Silver Certification**
- 

Construction Highlights





08/26/2011 09:10

8/26/11 -- East Convention Center
Concourse (Formwork/Rebar
Placement)



9/10/11 - Pouring Final Caisson
(66 Caissons—All accepted!)



09/19/2011 05:54

Pouring One of Three Mat Slabs



216-579-1855
CLEVELAND, OH
412-257-1800
PITTSBURGH, PA.

09/19/2011 06:21



09/20/2011 13:22

9/20/2011 --Erecting Steel; Ballroom Pre-Function Area



09/21/2011 15:16

On-Site Ballroom Truss Assembly (120 ft -- 1st of 30 trusses)



09/21/2011 15:16

Crane positioning for Truss pick

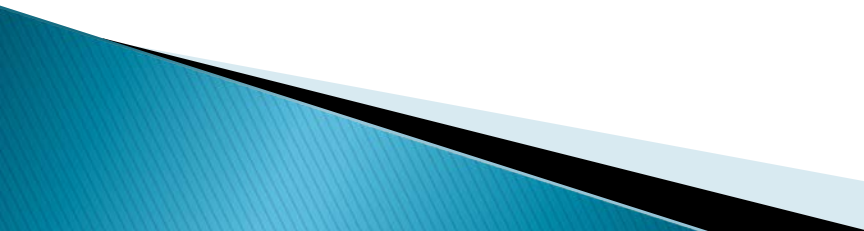


Today—First Truss lifted in Place!

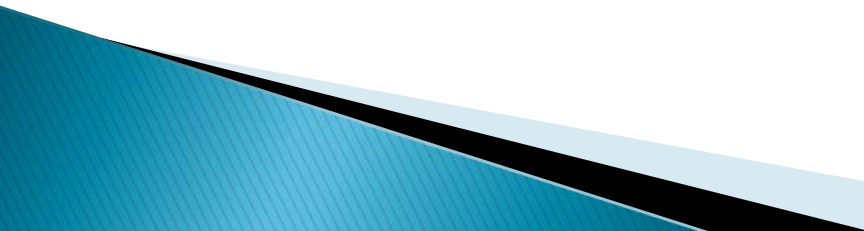
Risk Management List

- ▶ St. Clair Crack
 - ▶ Methane Collection
 - ▶ West 3d Street Elevated Roadway
- 

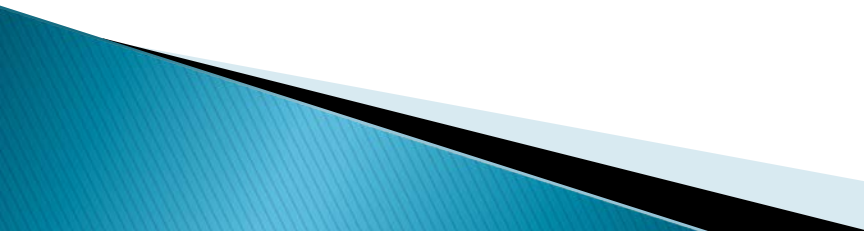
The St. Clair Avenue Crack

- ▶ Data Collection has been completed
 - Soil borings, inclinometers, tilt meters, crack meters, Ground Penetrating Radar, video of existing sewer
 - ▶ No Material Impact to Project Construction/Schedule
 - ▶ Design/Builder Consultant's Recommendations
 - St.Clair can be temporarily patched and reopened immediately
 - Long term resurfacing at conclusion of project
 - ▶ City has requested additional data- all data has been provided
 - ▶ Meeting scheduled to discuss reopening
 - ▶ Responsibility for costs
- 

Methane Gas Collection

- ▶ After installation of caissons and micropiles, low levels of methane gas continued to be observed
 - ▶ Design Builder engaged SCS Engineers to investigate; result is design and implementation of conventional gas collection and venting system
 - ▶ Cost-- \$200k (to be covered by Developer's Contingency)
- 

Driveway between West 3d Street and Loading Dock

- ▶ Engineers have discovered severe deterioration of underside of existing elevated road structure
 - ▶ The “bridge deck” needs to be replaced
 - ▶ The new road must be operational by 3/1/11 in order to avoid cost and schedule impacts to the project GMP
 - ▶ Must start the new deck replacement design by no later than 10/7/11
 - ▶ Probable Cost -- \$1.6M
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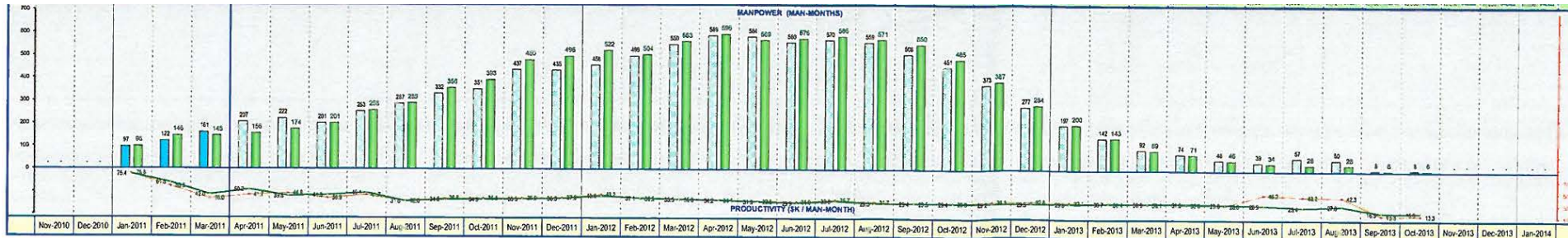
Contracting and Staffing

June 2011 234 MM
Aug 2011 234 MM

May 2011 185 MM

Summer 2012 580MM +Fitout

March 2011 145 MM



Manpower Loading

Safety

- ▶ To date...only 1 accident resulting in lost time.

Economic Inclusion

	Contract Goal	Actual to Date
SBE	25%	32%*
County Residency	40%	47%
City Residency	20%	22%

*42 SBE subcontractors have been hired by their respective prime contractors for the first time.

For period concluding 8/21/2011

Breakdown of SBE Data

- ▶ We have agreed to identify all SBE contractors and post on County Website

Breakdown of Cumulative Work Hours by Jurisdiction, Race and Gender

- ▶ We have agreed to post breakout hours expended by prime contractor, according to:
 - Jurisdiction (City or County)
 - Minority
 - Female

Cumulative Workforce Statistics for Construction Work

Contractor	Total Workforce	Minority		Female		City of Cleveland		Cuyahoga County	
	Hours	Hours	%	Hours	%	Hours	%	Hours	%
Independence Excavating Total	91,035.44	20,616.00	23%	4,962.25	5%	25,643.00	28%	50,735.50	56%
Precision Environmental Total	21,529.00	5,244.50	24%	554.50	3%	6,279.00	29%	13,392.00	62%
The Petty Group Total	1,280.50	4.00	0%	-	0%	18.00	1%	132.00	10%
Michael Benza Association Total	2,310.75	-	0%	756.25	33%	-	0%	1,034.00	45%
Zenith Total	13,445.50	2,498.00	19%	208.00	2%	2,099.50	16%	6,237.50	46%
JWT & A LLC Total	689.50	547.50	79%	-	0%	283.50	41%	463.50	67%
TMG Services Total	3,127.75	3,099.75	99%	811.50	26%	2,061.00	66%	3,127.75	100%
Goettle Total	16,279.50	1,694.00	10%	253.00	2%	3,140.25	19%	5,121.25	31%
Coleman Spohn Total	3,780.50	1,293.00	34%	-	0%	1,042.50	28%	3,416.50	90%
Gorman Lavelle Total	1,909.50	99.50	5%	-	0%	132.00	7%	803.50	42%
Nicholson Total	32,721.25	923.00	3%	1,560.00	5%	3,414.55	10%	8,153.50	25%
SA Comunale Total	1,121.00	232.50	21%	50.00	4%	262.50	23%	720.50	64%
Turner SPD Total	1,561.00	300.50	19%	-	0%	90.50	6%	458.50	29%
Donley Total	21,626.25	4,490.50	21%	436.50	2%	2,861.00	13%	6,478.00	30%
North Coast Concrete Total	2,370.00	990.50	42%	432.00	18%	503.00	21%	1,309.00	55%
Schuff Steel Total	232.00	48.00	21%	-	0%	48.00	21%	136.00	59%
Grand Total Workforce	215,251.44	42,129.25	20%	10,024.00	5%	47,926.30	22%	101,855.00	47%

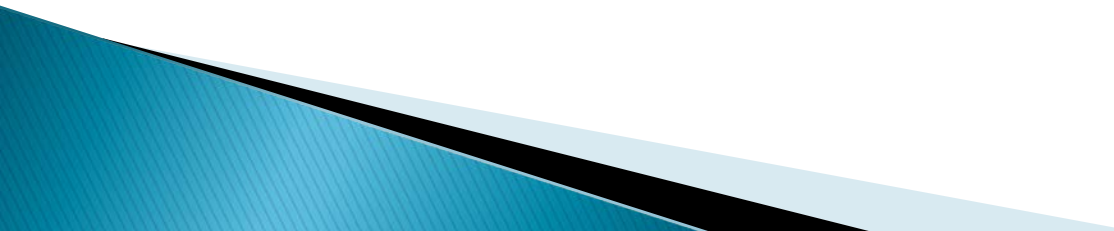
JWT & A - No reports submitted for week ending 8/21/2011.

S. A. Comunale - No report submitted for week ending 8/21/2011.

Ohio TestBar - No report submitted for week ending 8/21/2011.

Akron Erectors - No report submitted for week ending 8/21/2011.

Group Plan --Issue

- ▶ Current project includes “Baseline” Mall Improvements
 - ▶ Group Plan Commission seeks enhancements; but certain design elements must be incorporated now to avoid foreclosing future opportunities
 - ▶ Design must also be sufficiently advanced to demonstrate possible enhancements
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Group Plan Proposal

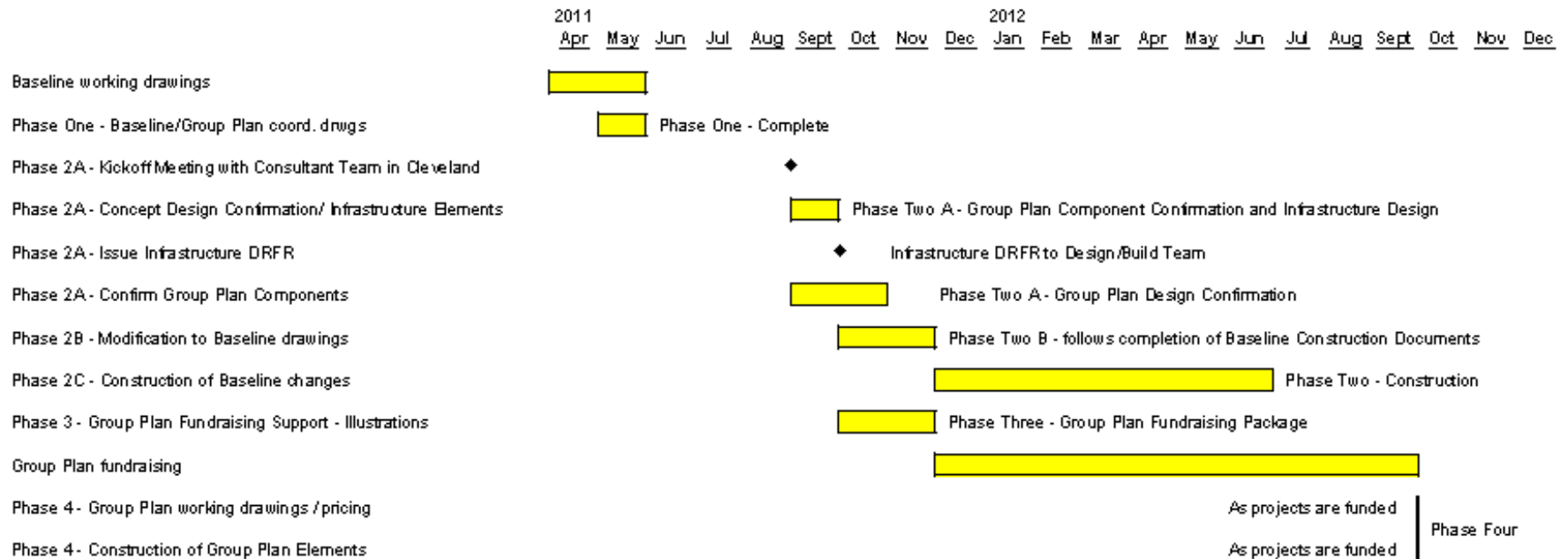
- ▶ Phase One – Masterplan / CMMCC Baseline Update
- ▶ Phase Two – Group Plan Component Confirmation and Infrastructure Incorporation in CMMCC Baseline Documents
 - Incorporate the necessary utilities and infrastructure layout, connections, access, and routing path to allow the Group Plan Masterplan enhancements to be realized in subsequent phases.
 - (Phase 2A)--Conceptual Work
 - (Phase 2B)-- CD Revisions
- ▶ Phase Three – Fund Raising Materials.

Group Plan Proposal

Cleveland Group Plan & Mall Baseline Work

LMN/GGN

8-Sep-11



Group Plan Proposal

LMN/GGN

Group Plan Implementation

9/8/2011

Phase Leadership Duration	Phase One	Phase Two		Phase Three	Phase Four	Scope Notes
	Baseline Coord. LMN One month	2A Concept LMN/GGN One month	2B Baseline Mods. URS/D-B Team Two Months	Schematic Design Parkworks/GGN Two Months	Construction Docs. TBD TBD	
GGN	\$ 5,000	\$ 95,000	\$ 5,000	\$ 10,000		Total Phase 2 (A+B) not to exceed \$100,000
Osborn Civil		\$ -	\$ 35,000			
Osborn Structural		\$ 15,800	\$ 22,200			
MKA		\$ -	\$ 10,000			
Karpinski (MEP)		\$ -	\$ 38,000			Includes WIFI Infrastructure (\$4,000)
McKnight		\$ -	\$ 15,000			Confirm
LMN	\$ -	\$ 48,500	\$ 5,000			Total Phase 2 (A+B) not to exceed \$53,500
CMS (Fountains)		\$ 8,000	\$ 4,000			Confirm
Illustrator		\$ -	\$ -	\$ 100,000		Allowance - \$10-12,000 per rendering
URS		\$ 5,000	\$ 60,000			
Subtotal	\$ 5,000	\$ 172,300	\$ 194,200	\$ 110,000		
LMN markup (10%)	\$ -	\$ 12,380	\$ -			
URS markup (10%)		\$ -	\$ 13,420			
Phase Totals	\$ 5,000	\$ 184,680	\$ 207,620	\$ 110,000		
Phase 2 Total			\$ 392,300	Hourly - not to exceed		
Phase 2 and 3 Total				\$ 502,300	Hourly - not to exceed	

Phase One is updating the Masterplan to reflect the current Baseline design.

Phase Two is divided into two parts:

Phase 2A is Concept Development of Infrastructure Components and Confirmation of Group Plan Components

Phase 2B is the incorporation of the necessary infrastructure in the Baseline Construction Documents.

Phase Three is the rendering package for fund raising.

Phase Four is the Implementation of the Selected Group Plan Elements.

Questions?

