

CLEVELAND MEDICAL MART & CONVENTION CENTER



Cuyahoga
COUNTY OF OHIO

Project Update November 9, 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

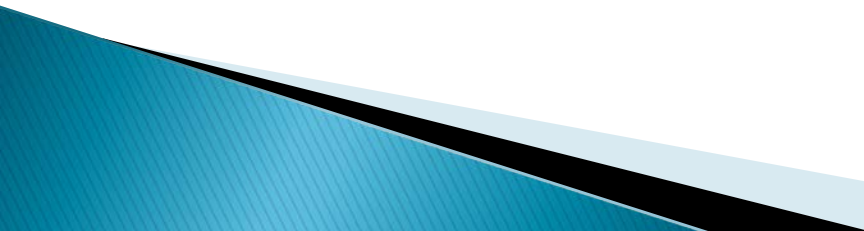
- Convention Center -
 - 767,000 sf under Malls B and C
 - 230,000 sf high quality exhibit hall space
 - 60,000 sf high tech, flexible meeting room space
 - 31,000 sf column free ballroom space
- Medical Mart
 - 235,000 sf at St. Clair and Ontario
 - 100,000 sf permanent show room space
 - 11,000 sf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



Design Update

- ▶ **100% Construction Document Set**
 - **Conditional approval issued**
 - **Final interior alternates to be incorporated**

Construction Update

- ▶ On schedule for August 31, 2013 Substantial Completion
 - ▶ Through 10/31/2011, \$94.6 M of construction in place (\$11.9 M during month of October)
 - ▶ Project is 27% 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 Update

▶ Medical Mart

- Foundations are complete
- Structural steel has been erected on the north side of the Medical Mart up to the 2nd Floor level
- Structural steel is currently being erected over the future junior ballroom.
- Metal floor decking installation has commenced











11/01/2011 18:00

Construction Update

▶ South of Lakeside

- Structural steel at the east concourse is complete
- East Mall Drive metal decking has been installed
- The first of three concrete pours for East Mall Drive is scheduled for Friday
- MEP rough-in continues in support areas such as restrooms, mechanical rooms, and storage
- Final section of foundation wall along St. Clair was poured Tuesday
- Shear walls have started in the loading dock
- Formwork for the concourse level above the loading dock is underway





11/02/2011 16:42



11/04/2011 11:02

Construction Update

▶ North of Lakeside

- Ballroom & pre-function trusses are complete
- Metal decking is nearly complete over the ballroom & pre-function space
- Construction of masonry stairwells is underway





11/01/2011 10:15

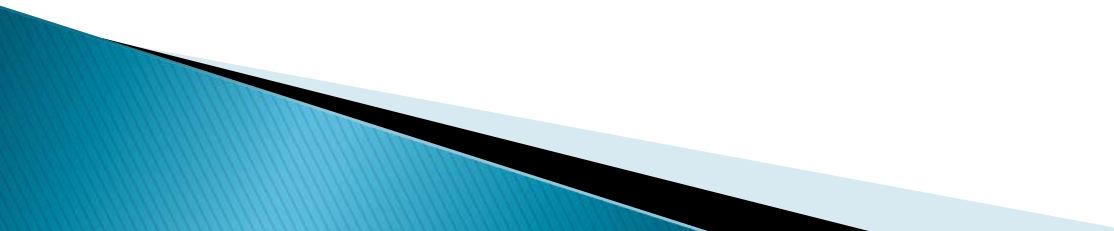


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Risk Management List

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

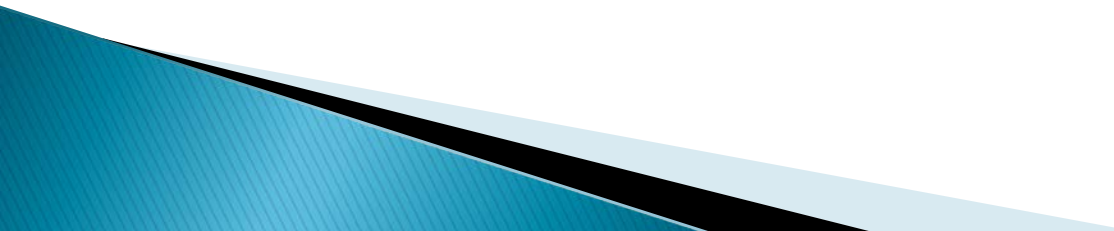
The St. Clair Avenue Crack

- ▶ Temporary Repairs
 - Agreement reached with City as to Scope
 - Resurfacing begins today; complete by end of week (weather permitting)
 - ▶ Final Repairs in 2013
 - ▶ No cost to County
- 

Methane Gas Collection

- ▶ Investigation of Collection System Design Underway
- ▶ Cost to be covered by Developer's Contingency

Driveway between West 3d Street and Loading Dock

- ▶ Deck replacement commences this week
 - ▶ Probable Cost -- \$1.6 M
 - ▶ MMPI to fund out of its contingency; MMPI has withdrawn request for County funding subject to reservation of rights
 - ▶ County position: This is an MMPI responsibility
- 

Tree Species

- ▶ The original design intent for the promenade trees on Mall B & C envisioned the use of the American Elm. In late July, a local American Elm tree was positively identified with Dutch Elm Disease. Previously, American Elm was believed to be disease resistant to Dutch Elm Disease.
- The landscape architects have selected the London Planetree as a substitute to the American Elm. The London Planetree is very similar in height and canopy and is commonly used in urban applications.



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Contracting and Staffing

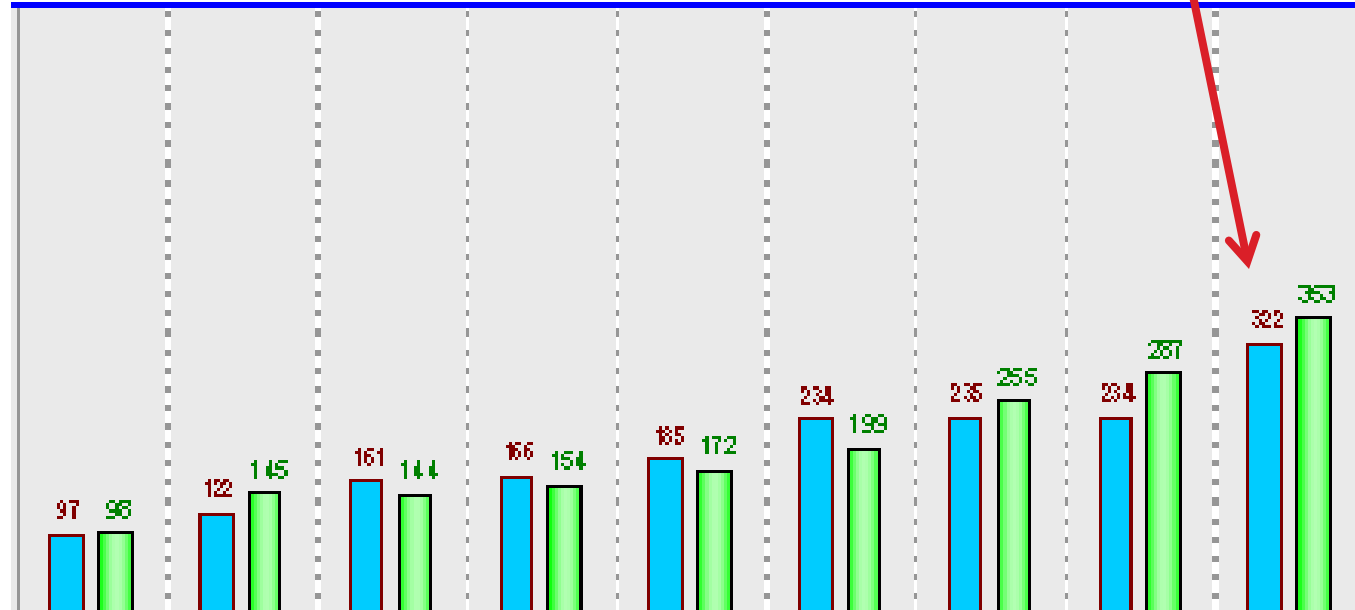
Aug 2011
234 MM

March 2011
145 MM

May 2011
185 MM

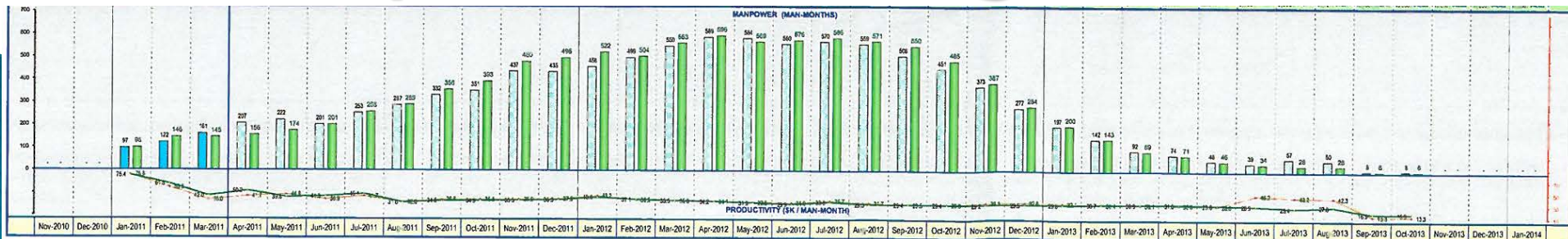
June 2011
234 MM

Sept 2011
322 MM



Manpower Loading

Summer 2012
580MM +Fitout



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 9/18/2011

Cumulative Workforce Statistics for Construction Work

Contractor	Total Workforce Hours	Minority		Female		City of Cleveland		Cuyahoga County	
		Hours	%	Hours	%	Hours	%	Hours	%
Independence Excavating	96,216.00	21,675.00	23%	5,050.00	5%	27,186.00	28%	53,722.00	56%
Precision Environmental	21,529.00	5,244.50	24%	554.50	3%	6,279.00	29%	13,392.00	62%
The Petty Group	1,333.00	4.00	0%	-	0%	18.00	1%	144.00	11%
Michael Benza Association	2,771.00	-	0%	888.00	32%	-	0%	1,142.00	41%
Zenith Systems	15,099.00	2,853.00	19%	360.00	2%	2,161.00	14%	7,079.00	47%
JWT & A LLC	758.00	584.00	77%	-	0%	316.00	42%	532.00	70%
TMG Services	3,664.00	3,636.00	99%	981.00	27%	2,437.00	67%	3,664.00	100%
Goettle, Inc.	16,571.00	1,694.00	10%	253.00	2%	3,140.00	19%	5,273.00	32%
Coleman Spohn	4,013.00	1,393.00	35%	-	0%	1,143.00	28%	3,664.00	91%
Gorman Lavelle	2,310.00	100.00	4%	-	0%	132.00	6%	948.00	41%
Nicholson Construction	38,647.00	1,089.00	3%	1,915.00	5%	4,294.00	11%	10,391.00	27%
SA Comunale	1,169.00	249.00	21%	50.00	4%	263.00	22%	737.00	63%
Tumer SPD	4,093.00	1,913.00	47%	311.00	8%	1,054.00	26%	2,483.00	61%
Donley, Inc.	36,188.00	7,038.00	19%	936.00	3%	4,853.00	13%	12,088.00	33%
North Coast Concrete	4,253.00	1,577.00	37%	635.00	15%	1,049.00	25%	2,376.00	56%
Schuff Steel	2,440.00	527.00	22%	-	0%	294.00	12%	1,161.00	48%
Grand Total Workforce	251,054.00	49,576.50	20%	11,933.50	5%	54,619.00	22%	118,773.00	47%

Project Budget

Master Project Budget
(in '000's)

Item	Budget
Subtotal Construction Costs	\$278,878,811
Turner Pre-Construction Fee	1,999,000
General Conditions	9,500,000
Corporate Guarantee	2,068,523
Insurance - CCIP	8,539,848
Subguard Insurance	3,207,106
Tax	848,490
Permits	2,382,217
Subtotal General Conditions / Requirements	28,545,184
Construction / Design Contingency	19,631,454
Subtotal Contingency / Escalation	19,631,454
Contractor Fee	8,285,900
Hard Cost Subtotal	335,341,354
Architectural and Engineering - CD / CA	13,480,000
Design / Build Total - Turner Contract Value	348,821,355
Feasibility Design	2,444,000
Finishing Kitchen	200,000
Bridging Design & Design-Build Oversight	13,733,998
Utility Connection Charges	989,756
Utility Consumption During Construction	3,184,000
FF&E	10,000,000
Environmental Abatement	3,624,000
Blueprinting	600,000
Builders Risk	775,000
Owner's Protective Professional Indemnity	750,000
Pollution / Environmental Insurance	216,000
Reimbursable Expenses	3,246,000
Legal Costs	1,000,000
Marketing / Sales Costs	1,500,000
Developer Fee	12,000,000
Developer Contingency	15,090,456
Developer Costs Total	69,353,210
County Contingency Fund (1% per DA)	3,485,435
County Expenses	5,000,000
Site Acquisition	38,340,000
County Costs Subtotal	46,825,435
Total Project Costs	\$465,000,000

Turner has released \$2M of Contingency back to project!

Money will be used to fund designated "add alternate" design upgrades

- Mezzanine Level for Offices
- Interior Upgrades
- Snow Melt system on Lakeside

County has expended \$0 contingency dollars within the Project Budget!

November 2011, "Overall" Budget Presentation

Aggregate Sources and Uses of Funds		
County Cash		
Cash On Hand (incl MMPI \$8.5m)	\$	143,000,000
Bond Proceeds		
Taxable		218,331,842
Infrastructure		19,830,000
RZFBs		116,838,158
Project Fund Investment Income		3,372,500
Aggregate Sources	\$	501,372,500
Minus County Stabilization Reserve		(15,000,000)
Aggregate Estimated Sources	\$	486,372,500
Aggregate Estimated Project Budget		(465,000,000)
County Contingency	\$	21,372,500

County has expended \$0 Contingency Dollars within the "Overall Budget", and Sales Tax Collections are Positive

→ Available Funds

→ Financing Contingency

→ Project Budget

→ County Contingency

Questions?

