

CLEVELAND MEDICAL MART & CONVENTION CENTER



Cuyahoga
COUNTY OF OHIO

Project Update January 24, 2012



Presented by
Jeffrey R. Appelbaum

Project Summary

▶ Project Scope

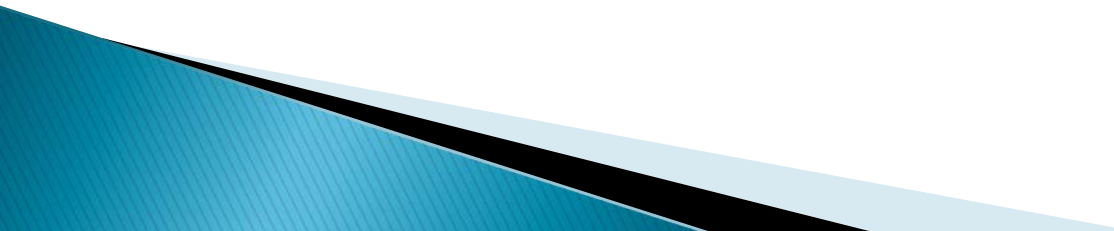
- Building Size -- 1,003,000 sf
- Site Area -- 14.6 Acres
- Development Budget--\$465M
- Construction Schedule
 - Construction Start Date- January 3, 2011
 - Substantial Completion Date - August 31, 2013

▶ 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

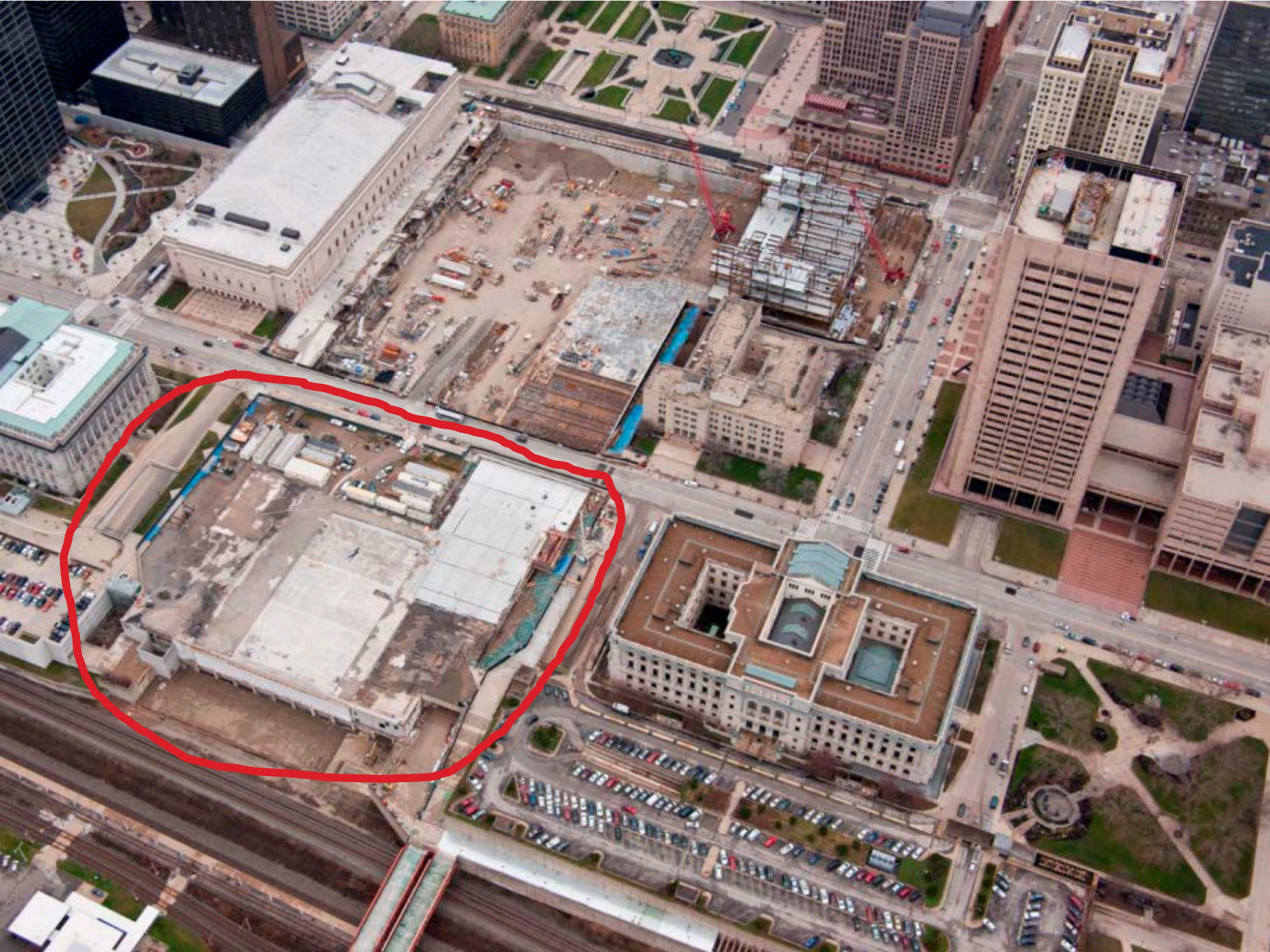
- ▶ **Final General Building Permit issued by City on October 27, 2011**
 - ▶ **Final design approvals granted by Landmarks, City Planning and Design Review—Only outstanding approval required is for exterior signage.**
 - ▶ **MMPI is finalizing lighting and interior alternates**
- 

Construction Update

- ▶ **On schedule for August 31, 2013 Substantial Completion**
 - **Why is this remarkable?**
 - **Wettest Year on Record prior to 2011 --53.83 inches of rain**
 - **Rainfall in 2011- 65.32 inches—21% greater than the prior record!!!**

Construction Update

- ▶ **Through 12/31/2011, total pay applications from MMPI = \$145.7M**
 - Includes \$123.5M of construction in place (\$13.6M during month of December)
- ▶ **Project is 35% complete based on billings to date for Work in Place and Stored Materials**
- ▶ **53 of 54 Bid packages have been submitted for approval**
- ▶ **On schedule to receive LEED Silver Certification**





Convention Center North of Lakeside

- Structural Steel is complete.
- Concrete slab on metal pan deck is complete.
- Water-proofing installation started over the Ballroom.
- The Loading Dock concrete apron walls continue – 60% complete.
- MEP rough-in continues at the Ballroom level.
- Water-proofing continues at the exterior foundation walls, weather permitting.
- Block (masonry) work continues in the Ballroom and Meetings rooms areas.
- Backfilling continues at the West wall on both the North and South sides of Lakeside.



BALLROOM

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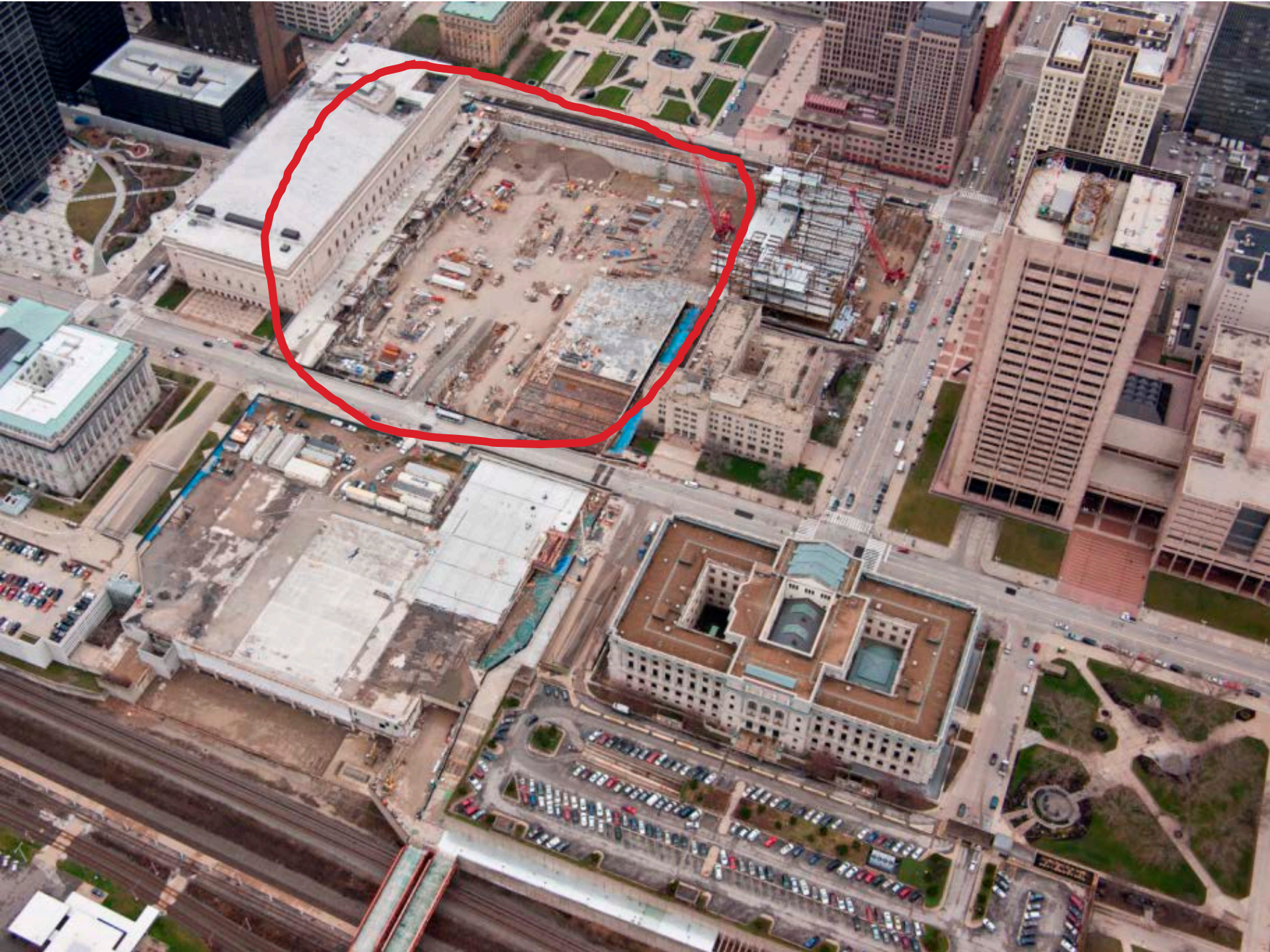
MEETING ROOMS BALLROOM LEVEL



BALLROOM BACK OF HOUSE



LOADING DOCK APRON





Convention Center South of Lakeside

- Water proofing at the East Mall Drive is over 95% complete, the concrete is curing a few areas.
- Ductwork installation is approximately 60% complete on the East Concourse level.
- The main & branch sprinkler lines at the East Concourse are approximately 75% complete.
- Steel erection continues at the West Course level, they are currently working on two sequences the final sequence will be starting this week.
- Metal pan Stair No. 14 for sector K (north end of the East Concourse) will be starting this week.
- The first sequences of Exhibit Hall structural steel is scheduled to arrive this week – including tree columns.
- Site-work for East Mall Drive is scheduled to start on next week.



WEST CONCOURSE



LOADING DOCK



A MONUMENT CONCEIVED AS A TRIBUTE TO THE IDEALS OF CLEVELAND—BUILT BY THE CITIZENS AND BEYOND

FIFTH THIRD BANK

EAST CONCOURSE

Note: Drive to be completed and turned over to City in March 2012!!



EAST MALL DRIVE



EAST CONCOURSE

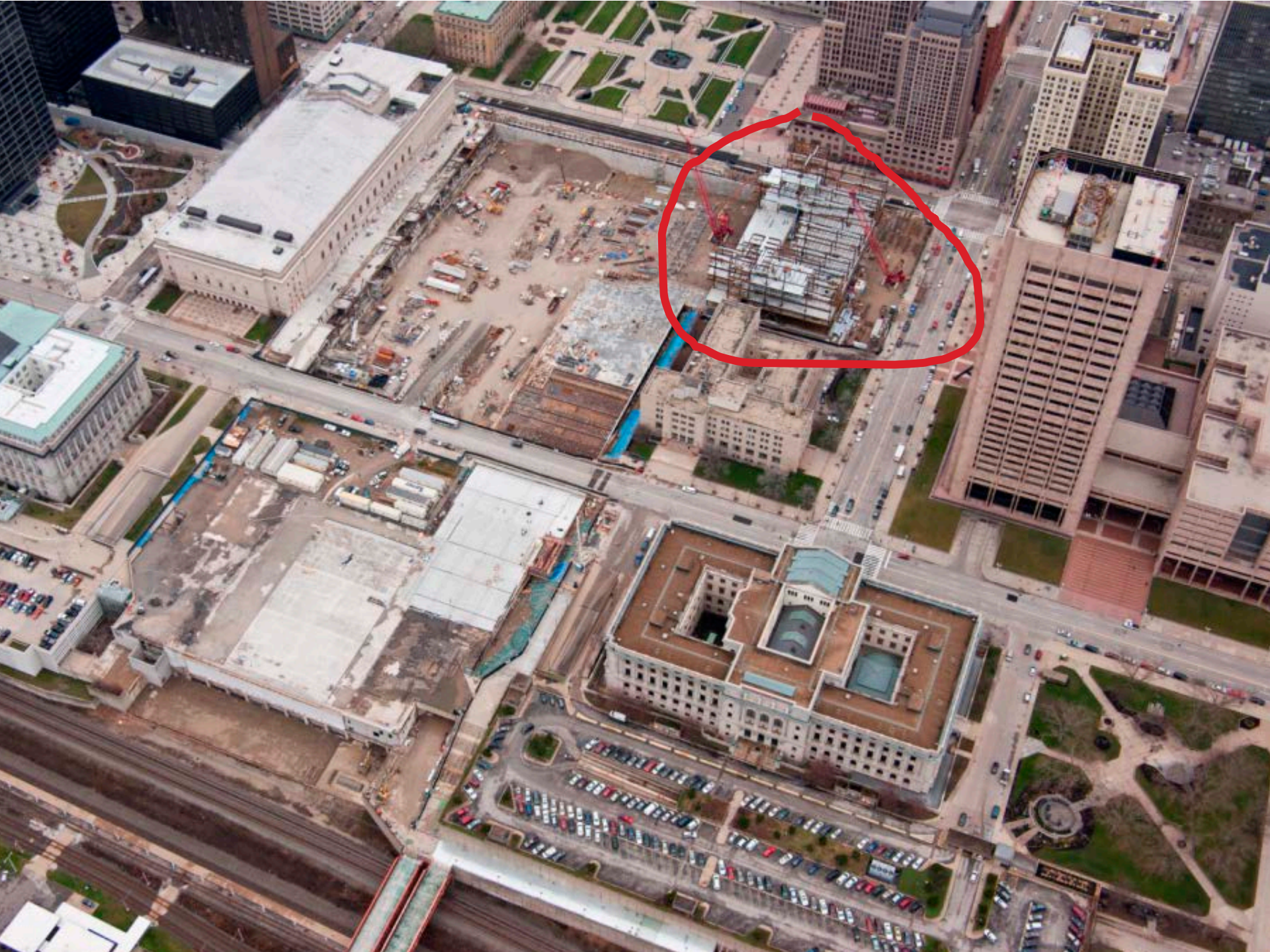
Tree Column Fabrication



01/18/2012



01/18/2012



Medical Mart (West Block)

- Steel erection and detailing continues on multiple levels, the final section of the middle Atrium truss was set last Friday.
- Concrete slab pour prep continues, the balance of the 2nd floor was poured last Friday. The next pour on the 3rd floor is scheduled for this week.
- Fire-proofing structural steel started on the 1st floor.
- Metal pan Stair No. 29 for the Northwest corner erection started last week.





MEDICAL MART



MEDICAL MART EAST TRUSS

An aerial photograph of a city center. A large, multi-story white building with a flat roof is circled in red. The building is surrounded by other urban structures, including a parking lot with several cars and a street with traffic. The overall scene is a dense urban environment.

Public Auditorium

- Separation Work as follows:
 - The 3rd connector HVAC work is complete
 - The separation punch-list is complete.
- Restoration Work as follows:
 - Interior door prep continues at the North & South entrances. The marble tile and granite has been approved and the order has been placed. The stone is scheduled to arrive next week.
 - Granite in-fill work and interior plaster restoration is scheduled to start in the next few weeks.

An aerial photograph of a construction site. A large area of the site is outlined in red. The site shows various construction materials, equipment, and structures in progress. The surrounding area includes parking lots, streets, and other buildings.

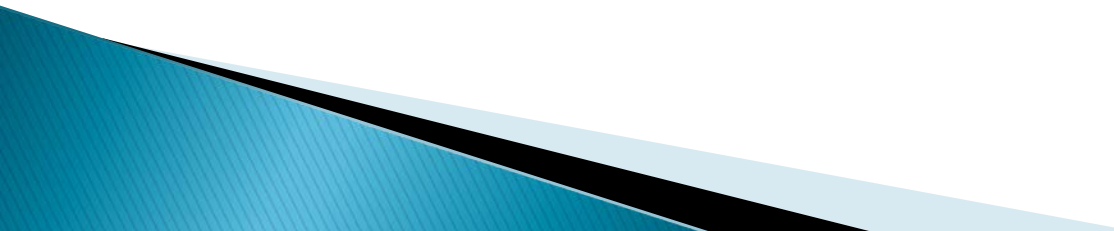
West Third Bridge Construction

- Wall restoration work continues, the final pour was completed last week Friday.
- Sidewalks pours are scheduled for later this week, weather permitting.
- The goal is to open the drive by the end of February.

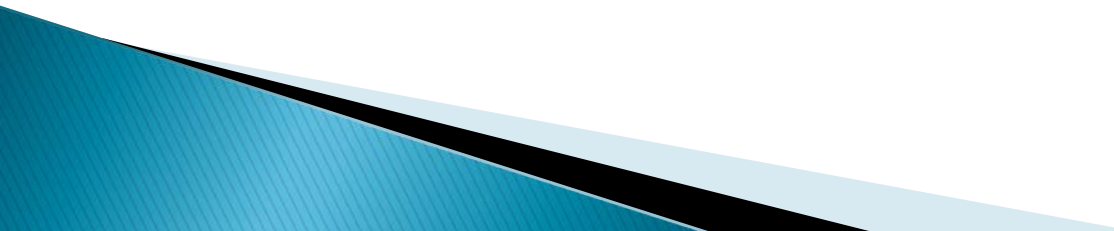
Risk Management List

- ▶ St. Clair Crack
 - ▶ West 3d Street Elevated Roadway
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The St. Clair Avenue Crack

- ▶ Temporary repairs completed on November 11, 2011
 - ▶ St. Clair reopened
 - ▶ Turner and City are discussing scope of final repair
 - ▶ No cost to County
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Driveway Replacement between West 3d Street and Loading Dock

- ▶ Work commenced in November
 - ▶ Completion scheduled for 2/28/2012
 - ▶ Probable Cost -- \$1.6 M
 - ▶ MMPI to fund out of its contingency; MMPI has withdrawn request for County funding subject to reservation of right
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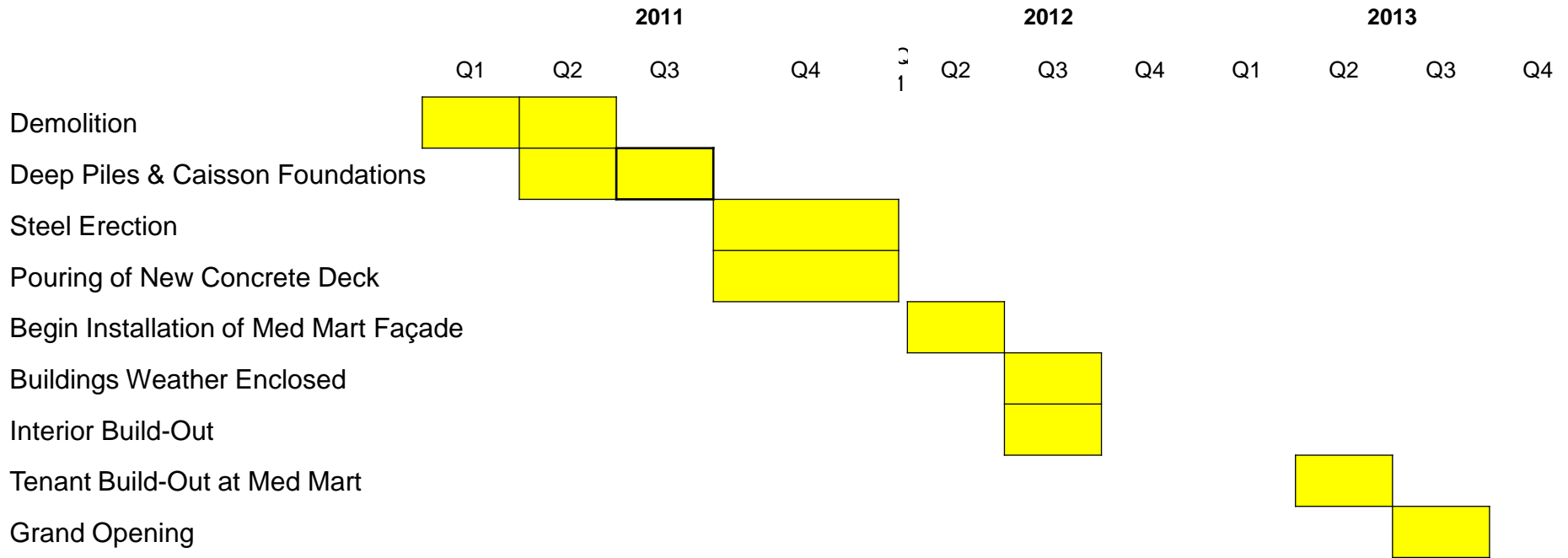
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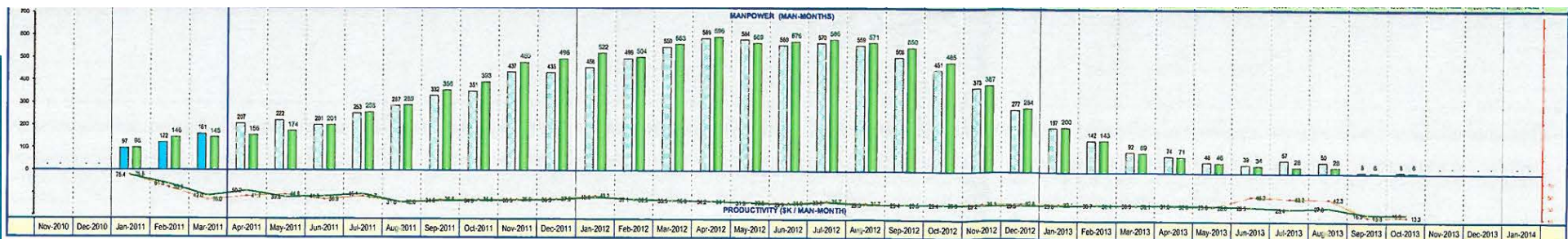
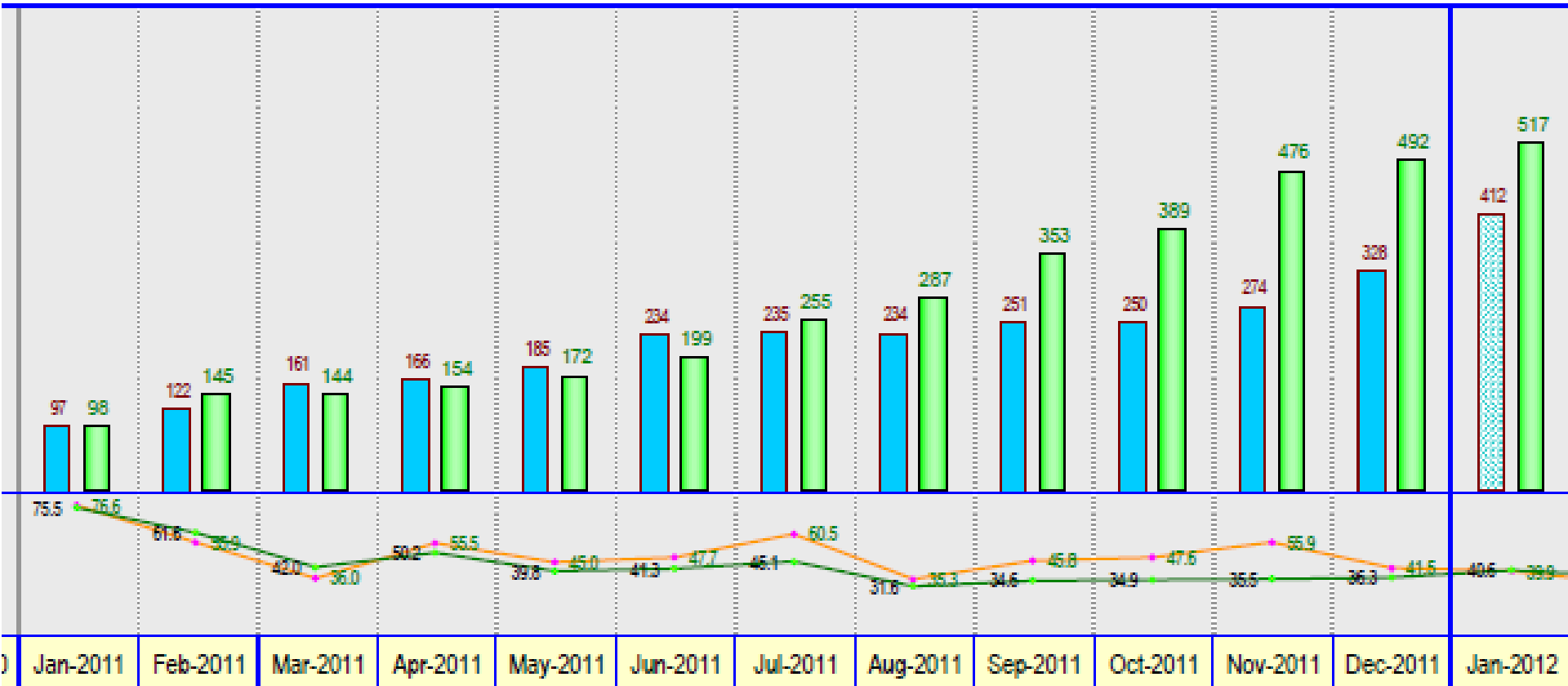
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Contracting and Staffing

CLEVELAND MEDICAL MART TIMELINE



Manpower Loading- 328 MM for December



Safety

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

Economic Inclusion

	Contract Goal	Actual to Date
SBE	25%	32%*
County Residency	40%	48%
City Residency	20%	21%

* Note: 138 SBE subcontractors of which 39 have been hired by their respective prime contractors for the first time.

For period concluding 12/11/2011

Cumulative Workforce Statistics for Construction Work

Contractor	Total Workforce Hours	Minority		Female		City of Cleveland		Cuyahoga County	
		Hours	%	Hours	%	Hours	%	Hours	%
Independence Excavating Total	105,747.00	23,071.00	22%	5,230.00	5%	29,070.00	27%	58,594.00	55%
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	1,513.00	4.00	0%	-	0%	18.00	1%	173.00	11%
Michael Benza Association Total	4,673.50	-	0%	888.00	19%	-	0%	1,665.00	36%
Zenith Total	21,980.00	4,216.00	19%	1,000.00	5%	3,360.00	15%	10,796.00	49%
JWT&A LLC Total	985.00	744.00	76%	-	0%	414.00	42%	751.00	76%
TMG Services Total	5,317.00	5,289.00	99%	1,524.00	29%	3,397.00	64%	5,317.00	100%
Goettle Total	17,365.00	1,729.00	10%	253.00	1%	3,249.00	19%	5,761.00	33%
Coleman Spohn Total	7,278.00	2,002.00	28%	-	0%	1,420.00	20%	5,841.00	80%
Gorman Lavelle Total	5,070.00	897.00	18%	-	0%	545.00	11%	2,342.00	46%
Nicholson Total	40,078.00	1,089.00	3%	1,984.00	5%	4,294.00	11%	10,442.00	26%
SA Comunale Total	1,333.00	281.00	21%	82.00	6%	327.00	25%	885.00	66%
Turner SPD Total	12,440.50	5,755.50	46%	1,379.00	11%	4,192.00	34%	9,477.00	76%
Donley Total	77,903.00	15,171.00	19%	2,119.00	3%	11,509.00	15%	28,434.00	36%
North Coast Concrete Total	13,418.00	3,717.00	28%	1,915.00	14%	3,874.00	29%	7,137.00	53%
Schuff Steel Total	27,393.00	5,975.00	22%	669.00	2%	4,348.00	16%	13,260.00	48%
RAM Construction Total	1,327.00	518.00	39%	-	0%	641.00	48%	1,190.00	90%
Foti Total	5,083.00	1,229.00	24%	139.00	3%	418.00	8%	1,353.50	27%
VIP Restoration Total	1,752.00	240.00	14%	-	0%	102.00	6%	497.00	28%
OCP Contractors Total	69.00	-	0%	-	0%	-	0%	2.50	4%
Grand Total Workforce	372,254.00	77,172.00	21%	17,736.50	5%	77,457.00	21%	177,310.00	48%

Business Update

- ▶ Conventions and Meetings
 - MMPI reports 35 letters of intent/contracts
 - Estimated impact-- \$82,450,000 according to Positively Cleveland
- ▶ Medical Mart
 - 35 leases placed in the hands of Phase 1 and 2 LOI holders. As of today, 8 leases signed, others in negotiation.
- ▶ Advisory Committee
 - First Meeting- December 16, 2011
 - Next Meeting- February 29, 2012

Group Plan Commision

- ▶ Proposal: 3 way split (County, City and MMPI) of initial costs to preserve Group Plan opportunities (not to exceed \$200k per party)
- ▶ Original Budget--\$507,300 Design Cost excluding \$82,400 of physical work (sleeves and conduit)
- ▶ Revised Budget--\$243,690 excluding physical work
- ▶ Proposed Funding Agreement has been prepared
- ▶ Sleeve and Conduit Work must be authorized by 3/1/2012

Questions?

