

LEGISLATIVE SUMMARY
Mayor's Office of Capital Projects

Authorizing the Director of the Mayor's Office of Capital Projects to solicit proposals and enter into contracts for Design-Build services for mechanical improvements and façade improvements to City Hall.

Ordinance Number:	293-2023
Description:	Authorizing the Director of the Mayor's Office of Capital Projects to solicit proposals and enter into contracts for Design-Build services for mechanical improvements and façade improvements to City Hall.
Project Summary:	<p>This Legislation authorizes the use of Design-Build project delivery method for two separate improvement projects for City Hall:</p> <p>Facades: Repair and restoration of exterior facades of City Hall. Scope to include masonry repair, tuckpointing, and cleaning; caulk, flashing, and other weathertightness detailing; historic front entrance restoration; investigation of all exterior doors and windows for possible replacement; lightwell masonry repairs; moat retaining walls repairs; other repairs as deemed necessary during design phase.</p> <p>Mechanical: Repair and improvement of various mechanical systems within City Hall, including steam, condensate, and chilled water piping; isolation valving; controls; and interior rainwater piping. Exact scope to be determined by investigation in the design phase.</p>
Estimated Cost:	Facades: \$10 million MEP \$4 million
Ward:	Ward 3 – Councilmember Kerry McCormack
Attachments:	Design Build Summary



City of Cleveland

Justin M. Bibb, Mayor

Mayor's Office of Capital Projects

Division of Architecture and Site Development
601 Lakeside Avenue, Room 517A
Cleveland, Ohio 44114-1015
216/664-2374

City Hall Facades Improvements

Design-Build Summary

February 3, 2023

Project Description:

- This project includes repair and restoration of exterior facades of City Hall. Scope to include masonry repair, tuckpointing, and cleaning; caulk, flashing, and other weathertightness detailing; historic front entrance restoration; investigation of all exterior doors and windows for possible replacement; lightwell masonry repairs; moat retaining walls repairs; other repairs as deemed necessary during design phase.
- Estimated cost is \$10,000,000.00

Reasons for Design-Build for the Project:

- There is a firm concept and established goals for the project.
- Design of repairs to the facade will require extensive field investigation, which is best done by a specialized contractor such as a qualified mason or building envelope specialist, not just an architect, and it would be particularly valuable if the contractor doing the investigation is the same one to perform the work.
- Due to the sensitive nature of the work on City Hall as our primary historic landmark, the qualifications and experience of the construction team is extremely important to the success of the project, rather than simply using the lowest bidder as in a design-bid-build scenario.
- The process of issuing a design RFP, then completing design with an architect/engineer, then issuing the project for bid, would add several months to the schedule.
- Having a Design-Build team working on the project would allow long lead-time items such as door and window units and hardware, thus avoiding construction delays due to lead times.
- There are several high-quality local masonry and building restoration contractors who would be qualified to perform the project as Design-Build.
- DASD has not yet identified a project manager within the division but will assign the project to someone experienced in mechanical projects.

Proposed Process:

- RE Warner Architects, along with David Finley Consulting Group, a building envelope forensics specialist, are already under contract with DASD for On-Call



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Professional Services (OCPS) and have experience with this type of work. DASD would ask this team to produce criteria documents and assist in drafting the Design-Build RFP

- RE Warner/David Finley could begin criteria documents immediately upon approval.



City of Cleveland **Memorandum**
Justin M. Bibb, Mayor

Date: February 8, 2023

To: Mark Griffin, Director
Department of Law

From: James DeRosa, Director
Mayor's Office of Capital Projects

Subject: Authorizing the Director of the Mayor's Office of Capital Projects to solicit proposals and enter into contracts for Design-Build services for mechanical improvements and façade improvements to City Hall.

Please prepare legislation authorizing the Director of the Mayor's Office of Capital Projects to solicit proposals and enter into contracts for Design-Build services for mechanical improvements and façade improvements to City Hall.

Thank you.

JD/sd

Encl.

cc: Ryan Puente, Deputy Chief of Staff + Chief Government Affairs Officer
Bradford J. Davy, Chief of Staff
Bonita G. Teeuwen, Chief Operating Officer
Susanne DeGennaro, Commissioner, Division of Real Estate
Meredith Carey, Legislative Liaison, MOCAP
Nancy Lanzola, Legislative Liaison, Department of Law
Beverly Gray, Legislative Liaison, Department of Law