

LEGISLATIVE REQUEST
DEPARTMENT OF COMMUNITY DEVELOPMENT

INTRODUCTION ONLY

PASSAGE UNDER SUSPENSION

ORD. # _____

RES. # _____

DATE: 11-20-20 INITIATOR: James Greene COUNCIL APPROVAL: _____

DIVISION: Neighborhood Dev PROJECT # 4115 Bridge Avenue Award

PHONE: 216 664-4003

FUNDING SOURCE: _____ CDBG YEAR: 14-040 OTHER _____

AMOUNT REQUESTED: \$425,000

FUND NUMBER: 14 SUB-FUND 040 RL N/A

THIS IS A REQUEST FROM THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT TO authorize the Director of Community Development to award \$425,000 and to enter into contract, on property located at 4115 Bridge Avenue, with Near West Side Multi-Service Center (dba May Dugan Center) for the purpose of providing maintenance and repairs to masonry restoration, roofing, openings, and finishing on the City owned building.

ORIGINAL AMOUNT	\$0 <u>425,000</u>	ORD. # _____	PASSAGE DATE _____
1 ST AMENDMENT	_____	_____	_____
2 ND AMENDMENT	_____	_____	_____
3 RD AMENDMENT	_____	_____	_____
4 TH AMENDMENT	_____	_____	_____
TOTAL CONTRACT	\$0 <u>425,000</u>		

COMPREHENSIVE PROJECT SUMMARY: May Dugan Center has previously received a lease extension to 40 years, to enable the Center to initiate a \$5.5 million dollar capital campaign to raise funds for needed maintenance, repairs, and improvements to the building. The purpose of the request, and goal of the organization demonstrates a commitment the May Dugan Center operations have had and intend to have into the future to its location and the community it serves. Although the building is completely leased through sublet agreements, the scale of repairs, maintenance, and improvements proposed are not achievable through normal sublet income.

MANAGER _____ DATE _____
James C. Greene 11-20-20
 COMMISSIONER _____ DATE _____
Mattie King 11-20-20
 LEGISLATIVE COORDINATOR _____ DATE _____
Mattie King 11-20-20
 FISCAL OFFICER _____ DATE _____
 Revised 8/8/05

[Signature] 11/20/2020
 DIRECTOR OF COMMUNITY DEVELOPMENT DATE _____
 EEO OFFICER _____ DATE _____
 ENVIRONMENTAL OFFICER _____ DATE _____
 DIRECTOR OF _____ DATE _____

ORDINANCE NO.
Near West Side Multi-Service Center Award and Contract
Executive Summary

Ordinance Amount: \$425,000.00

Legislative Request:

To authorize the Director of Community Development to award \$425,000, and to enter into contract with Near West Side Multi-Service Center (dba May Dugan Center) located at 4115 Bridge Avenue, for the purpose of providing maintenance, repairs, and improvements to the facility.

Purpose:

The May Dugan Center located at 4115 Bridge Avenue is a City owned building under the jurisdiction of the Department of Community Development, and has been leased to the Near West Side Multi-Service Corporation since the building opened in 1975. The Near West Side Multi-Service Corporation has used this location to provide a range of social services during this time.

The current lease between the City and the Near West Side Multi-Service Corporation will expire on June 21, 2035, and has a twenty year option to renew that will take the expiration date to June 21, 2055. The purpose of the previously extended lease to the current term, demonstrates a commitment the May Dugan Center operations have had and intend to have into the future to its location and the community it serves. The longer term lease allowed the Center to initiate a capital campaign to raise funds for necessary building improvements that, although the building is completely leased through sublet agreements, are not achievable through normal sublet income.

An analysis of the structure was completed by the building committee and board member Frank Morel, an architect employed by Turner Construction, which identified at minimum \$3 million dollars' worth of needed improvements. The extended lease allows the Center to engage the foundations and philanthropic community for support in their goal to raise \$5.5 million dollars for needed improvements and expansion.

The City, as building owner, seeks to support the May Dugan Center capital campaign by awarding the proposed sum of \$425,000 to invest in needed repairs to the structure. The proposed award and request to enter into contract are for the purpose of financing repairs and replacement that include masonry restoration, roofing, openings and finishing.

Total SF 32,000

BUDGETED COSTS

CSI	Description	Amounts
Base	Base Project	-
04 00 00	Masonry Restoration	78,155
07 00 00	Roofing	131,375
08 00 00	Openings	262,750
09 00 00	Finishes (Drywall Allowance for Jambs)	10,000

Subtotal	482,280
Project Staffing (Includes Field Supervision)	7,370
Project General Requirements	5,400
Building Permit	-
Pre-Construction Services	-
General Liability Insurance & CAT	4,950
Builders Risk Insurance	-
General Contractor Contingency	
Subtotal	500,000
Contractor Fee	25,000
Total	525,000



5/8/2018

Turner

**May Dugan Center
Capital Campaign
SD Estimate Renovation + Addition**

	Building Area	
	GSF	
	MDC + Addition	
	32,408 GSF	
	Cost	Cost/GSF
Construction Cost Considerations		
Building System		
Demolition	\$146,100	\$4.51
Sitework	\$73,600	\$2.27
Excavation & Foundations	\$36,300	\$1.12
Structural Frame	\$113,600	\$3.51
Roofing & Waterproofing	\$373,300	\$11.52
Exterior Wall	\$552,600	\$17.05
Interior Construction	\$587,300	\$18.12
Special Requirements	\$64,800	\$2.00
Vertical Transportation	\$178,300	\$5.50
Plumbing	\$122,900	\$3.79
Fire Protection	\$0	\$0.00
HVAC	\$782,400	\$24.14
Electrical	\$350,700	\$10.82
Technology	\$171,100	\$5.28
General Requirements	\$142,200	\$4.39
Building Permit	\$58,600	\$1.81
Contingencies		
Design / Estimating Contingency (6.00%)	\$225,200	\$6.95
Construction Contingency (3.00%)	\$119,400	\$3.68
Escalation (0.00%)	\$0	\$0.00
Premium for Phasing (1.00%)	\$33,000	\$1.02
Insurances & Taxes		
Subcontractor Default Insurance	\$26,800	\$0.83
Payment and Performance Bond	\$32,400	\$1.00
Commercial Activity Tax	\$10,900	\$0.34
General Liability Insurance	\$28,800	\$0.89
CM Preconstruction Services	\$7,000	\$0.22
CM Construction Staff & Reimbursables	\$193,000	\$5.96
CM Fee	\$144,000	\$4.44
Subtotal Estimated Construction Costs	\$4,574,300	\$141.15
Soft Cost Considerations		
Furniture	\$200,000	\$6.17
Audio Visual	\$38,000	\$1.17
LEED Consultant	\$30,000	\$0.93
Architecture, MEP Engineering, & Furniture Coordination	\$274,458	\$8.47
MDC Staff & Reimbursables	\$120,000	\$3.70
Owner Contingency (5.0%)	\$255,800	\$7.89
Subtotal Estimated Soft Costs	\$918,258	\$28.33
Total Estimated Cost		
Total Estimated Project Cost	\$5,492,558	\$169.48