

Department of Port Control

Ordinance No: 1080-17

Division of Planning and Engineering

Executive Summary

The Department of Port Control requests authority to make alterations and modifications in Contract No.: PI 2015-022 with Cleveland Construction, Inc. for improvements to the terminal façade and ticket lobby construction project at Cleveland Hopkins International Airport.

Background/Purpose:

This project calls for the rejuvenation of the entrance to the airport. The façade project included the enplaning and deplaning portions of the Terminal. The project encompassed the first and last impressions that the majority of the travelling public receive of Cleveland Hopkins International Airport (CLE).

The CLE façade and ticket lobby was constructed in the middle 1970's. With the exception of lighting, ceiling, and floor tile replacements in the early 2000's, the public enplaning and deplaning areas of CLE have remained the same. This need for a major upgrade, along with the Republican National Committee (RNC) visit in July of 2016 necessitated that this remodel of the "front door" of the Airport. The façade and ticket lobby areas appeared dated in both finishes and lighting. In addition, the existing sliding door mechanisms on the enplaning level have been upgraded allowing for better passenger throughput. Lastly, recent advances in window and door thermal efficiencies allow for energy savings in the long term.

Upon notification of the impending RNC convention, DPC set to work on securing a design contract for both the Terminal Façade and Ticket Lobby designs. The design progressed at an accelerated pace to allow for procurement of construction services. All related Departments of the city assisted DPC with procurement of both the design and construction phases allowing the Notices to Proceed for both projects to be delivered ahead of schedule.

Although the assistance indicated above allowed DPC to avoid some costs of acceleration, not all costs could be identified. Both the design and construction projects utilized aggressive schedules to allow for completion and commissioning prior to the convention. Many of the costs in this Subsidiary Request are a direct result of the accelerated schedules.

Scope of Work/Commodities/Services:

The Proposed Subsidiary Agreement includes the following items:

- **Owner Mandated Changes:** These include changes as directed by various CLE Departments. These changes account for the majority of the costs associated with this subsidiary agreement. The largest cost associated with this item dealt with revisions to the Rental Car pickup area which was added after the commencement of the project. The total amount of these changes is \$313, 255.89.

- Design Issues: These costs are related to the accelerated pace of the design and the compression of review durations. Total cost of this item is \$58,343.39.
- Construction Issues: These costs are associated with code compliance review and conditions encountered during construction. Two of the larger cost items include: the early removal of the temporary walkway at United to improve the processing of passengers and costs associated with extra scaffolding to accelerate the completion of the project. The total cost of these items is \$62,494.75.

This subsidiary is necessary to make an amendment in the amount of \$434,094.03 to the base contract.

Justification/Urgency:

Subsidiary Agreement #1 for the Terminal Façade and Ticket Lobby Construction project is needed to compensate the construction contractor for the items indicated above. The items contained in Subsidiary Agreement were encountered during the construction phase and there were additions and deletions being enacted until the completion of construction. DPC has recently completed the exhaustive review and negotiation of the costs and the detailed backup is included in Attachment #1.

Anticipated Cost and Funding Source:

Original Contract.....\$22,613,700.00

The anticipated net cost for the Subsidiary Agreement is \$434,094.03.

Total Contract Amount.....\$23,047,794.03

Funding Source: Airport Improvement Program Grants and Bonds

Schedule or Term of Contract:

The contract was substantially complete on July 20, 2016.

Current Vendors/Contracts

Vendor Name	Vendor Address	City Contract No.
Cleveland Construction, Inc.	8620 Tyler Boulevard, Mentor OH 44060	PI 2015*022