

Department of Port Control

Ordinance No.: 938-2020

Executive Summary

Authorizing the Director of Port Control to enter into an agreement with the Greater Cleveland Sports Commission to implement and manage the demolition and removal of Docks 30 and 32 warehouses and for demolition-related remediation to the site which is needed to stage the 2021 NFL Draft at North Coast Harbor; and to amend Section 2 of Ordinance No. 1028-28, passed January 11, 2019, relating to major events to add the Department of Port Control to the list of departments that may apply for and accept gifts and grants and enter into agreements relative to an event being held on their property.

Background/Purpose:

The Dock 30 and 32 warehouses are located north of FirstEnergy Stadium and are currently used to store material and equipment used by the City and Cleveland Browns. Combined, the warehouse total approximately 118,000 square feet. Roughly 90 percent of the space was designed for warehousing functions, with the remainder earmarked for offices. Both properties are currently in considerable disrepair, and their removal is necessary to stage the 2021 NFL Draft. Once the properties are raised, various improvements to the site are needed to ensure proper drainage, maintain existing utility infrastructure, and to repair/regrade pavement.

The demolition of the warehouses and these modifications must be completed by February 28, 2021, to ensure there is sufficient time for the NFL to erect staging, beautify the area, and secure the site before event day. The requested legislation is necessary to enter into an agreement with the Greater Cleveland Sports Commission to expedite this work's completion and provide the Department with authority to accept funds and execute contracts should the need arise for additional site prep or services to host the draft.

Scope:

The selected firm will be asked to meet the following general contractual objectives:

- The demolition, removal, remediation and proper disposal of structures and concrete foundation;
- Obtain all certifications and permits necessary for the completion of the project from the appropriate regulatory agencies;
- Make sure all utility infrastructure is disconnected from the buildings and the site's electrical capacity is restored to functionality;
- Backfill all excavated areas with suitable material, and grade the area; and
- Implement drainage improvements as necessary to ensure proper drainage of the site.

Justification/Urgency:

Entering into a contract with the Greater Cleveland Sports Commission is advisable for several reasons, including the following:

- The organization's familiarity with the site plans and the draft's physical needs, coupled with their ability to access the contractors and technical experts immediately, make them ideally situated to deliver the project under an expedited timeframe;
- The property occupied by the buildings needs to be cleared to create the ideal environment for staging and hosting the 2021 NFL Draft;
- Raising the building will create additional parking spaces, which in the interim will generate additional revenue for the Harbors Division to fund the implementation of the North Coast Harbor improvement plan; and
- The Sports Commission will be obligated to competitively bid the project.

Anticipated Cost:

The City expects the cost of the contract will not exceed \$1 million.

Term:

The term of the contract shall begin upon execution and, unless extended by the City or unless sooner canceled, shall terminate upon the Port Control's acceptance of completion of all required services, whichever shall occur earlier.