

LEGISLATIVE SUMMARY
Mayor's Office of Capital Projects

Appropriating funds and authorizing the Director of Capital Projects to solicit proposals and enter contracts for capital improvements to West Side Market.

Ordinance Number:	532-2023
Description:	Appropriating funds and authorizing the Director of Capital Projects to solicit proposals and enter contracts for capital improvements to West Side Market.
Project Summary:	<p>This Legislation appropriates funds and authorizes the Director of Capital Projects to solicit proposals and enter into contracts for capital improvements to West Side Market to ensure West Side Market meets modern building standards and for the efficient operation of West Side Market.</p> <p>The City of Cleveland will fund capital improvements required for the safe and functional operation of West Side Market, the City's only remaining historic public market, including: renovating the building basement which is used for food preparation and food storage; installation of a new HVAC system; repairs to the roof and building envelope; and updates to the electrical system to meet the demands of modern food businesses.</p>
Estimated Cost:	\$15,000,000.00
Ward:	Ward 3 – Councilmember Kerry McCormack
Attachments:	Project 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

West Side Market Capital Improvements

Summary
April 5, 2023

Project Description and Purpose:

- This legislation allocates and authorizes the Director of Capital Projects to solicit proposals and enter contracts for capital improvements to West Side Market.
 - This project includes renovation of the walk-in basement refrigeration system at West Side Market; repair to the building's roof and envelope to preserve the integrity of the structure; repairs within the building, including installation of an HVAC system and electrical updates; and other capital repairs.
 - These projects will be within the scope of a Construction Manager at Risk to be hired by the Mayor's Office of Capital Projects to implement these complicated and inter-related construction projects at West Side Market.
 - Estimated cost is \$15,000,000.00 for projects described below:
1. **Basement Renovation:** The market basement is mainly filled with coolers, storage, and other back-of-house support spaces. This scope of work would reconfigure and replace all the coolers and storage with modern, more efficient, and safer units, including new refrigeration systems. This scope would also provide new food preparation areas such as meat cutting and one or more kitchens in the current basement space. Vendors at West Side Market use walk-in coolers to store and prepare product. The current configuration is not functionally or thermally efficient to support the needs of the independent businesses operating in West Side Market. Further, additional revenue can be generated with a more space efficient system. Work includes changing the refrigeration system from R404A refrigerant, which the EPA has indicated it will ban starting as early as 2026, to a more environmentally-friendly refrigerant. Refrigeration system replacement will also dramatically reduce the amount of potable water used by West Side Market for coolant each year.
 2. **Roof and Envelope:** Repair and restoration of the Market Hall roof and completing repairs to the exterior facades of West Side Market will preserve the integrity of the historic structure while improving building performance and improvements within the building.
 3. **HVAC:** Heating, ventilation, and air conditioning improvements will add cooling and modern heating to the building, improving comfort and safety as well as the operations of other building systems and providing a more appealing



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

shopping and working experience. Currently, there is no cooling system in place at West Side Market. Heat is provided by boiler steam heat which is a costly system.

4. **Electrical:** The electrical system is single-phase and cannot support most modern equipment which can be a safety hazard and can prevent new businesses from opening at West Side Market because equipment needed to prepare goods cannot be accommodated at the Market. Electrical upgrades would address safety hazards and accommodate modern equipment to improve the functionality of leasable spaces.

Revitalizing Legacy Assets – West Side Market Background

- The estimated capital needs of West Side Market is \$40,000,000.00
- There is a developed concept and established goals for West Side Market capital improvements, which have been prepared by leading public market experts and vetted by the West Side Market advisory committee (a committee comprised of merchant, City officials, and stakeholders) to maximize functionality and revenue-generation potential.
- The City of Cleveland intends to transfer operation of West Side Market to a non-profit entity, Cleveland Public Market Corporation, by September 2023. Before making that transition, the City must fund a capital improvement plan to address major capital deficiencies in the property. The City of Cleveland will continue to be the owner of the property.
- Absent significant capital improvements to the basic building systems at West Side Market, it's unlikely that philanthropic or corporate donors will agree to help fund the additional capital improvements needed at West Side Market.
- Due to the sensitive nature of the work on West Side Market as an important 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. In addition, the complex and inter-related nature of the various construction scopes can only be effectively managed through a competent construction manager.



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

Date: April 4, 2023

To: Mark Griffin, Director
Department of Law

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

Subject: Appropriating funds and authorizing the Director of Capital Projects to solicit proposals and enter contracts for capital improvements to West Side Market.

Please prepare legislation appropriating funds and authorizing the Director of Capital Projects to solicit proposals and enter contracts for capital improvements to West Side Market.

Thank you.

JD/jt

Encl.

cc: Ryan Puente, Deputy Chief of Staff + Chief Government Affairs Officer
Bradford J. Davy, Chief of Staff
Bonita G. Teeuwen, Chief Operating Officer
Jessica Trivisonno, Senior Strategist, West Side Market
Frank Williams, Director, Public Works
Carter Edman, Manager, Division of Architecture and Site Development
Meredith Carey, Legislative Liaison, MOCAP
Nancy Lanzola, Legislative Liaison, Department of Law
Beverly Gray, Legislative Liaison, Department of Law