

Temporary Tenant Structure

Cleveland Hopkins International Airport

July 15, 2024

Agenda

- 1. Scope of Work Presentation [Walter Hunt]**
- 2. Office of Equal Opportunity [Jenn Wiman]**
- 3. Prevailing Wage [Rosita Turner]**
- 4. Deadline/Addendum & Submittal Dates [Sharri Muia]**
- 5. Questions***
- 6. Site Visit [DPC & Prospective Bidders]**

** All questions in meeting will be recorded by DPC and responded to at a future date to be shared with all prospective bidders.*

Proposed Site

Map View



Estimated Dimensions: 180' x 115'
Estimated Square Footage: 20,700 sf

Proposed Site

Perspective View



East of IX Center – Existing Paved Lot

Estimated Dimensions: 180' x 115'
Estimated Square Footage: 20,700 sf

Tenant Requirements

Temporary Tenant Structure

- **Tenants are required to bring their own restroom trailer.**
- **Tenants to bring their own portable office trailer.**
- **Other requirements are tool storage and locker storage with cages.**
- **Space should accommodate maintenance of the following vehicles:**
 - 17 Full-Size Service Trucks
 - 2 Pick-Up Trucks
 - 2 Vans

Exterior Items

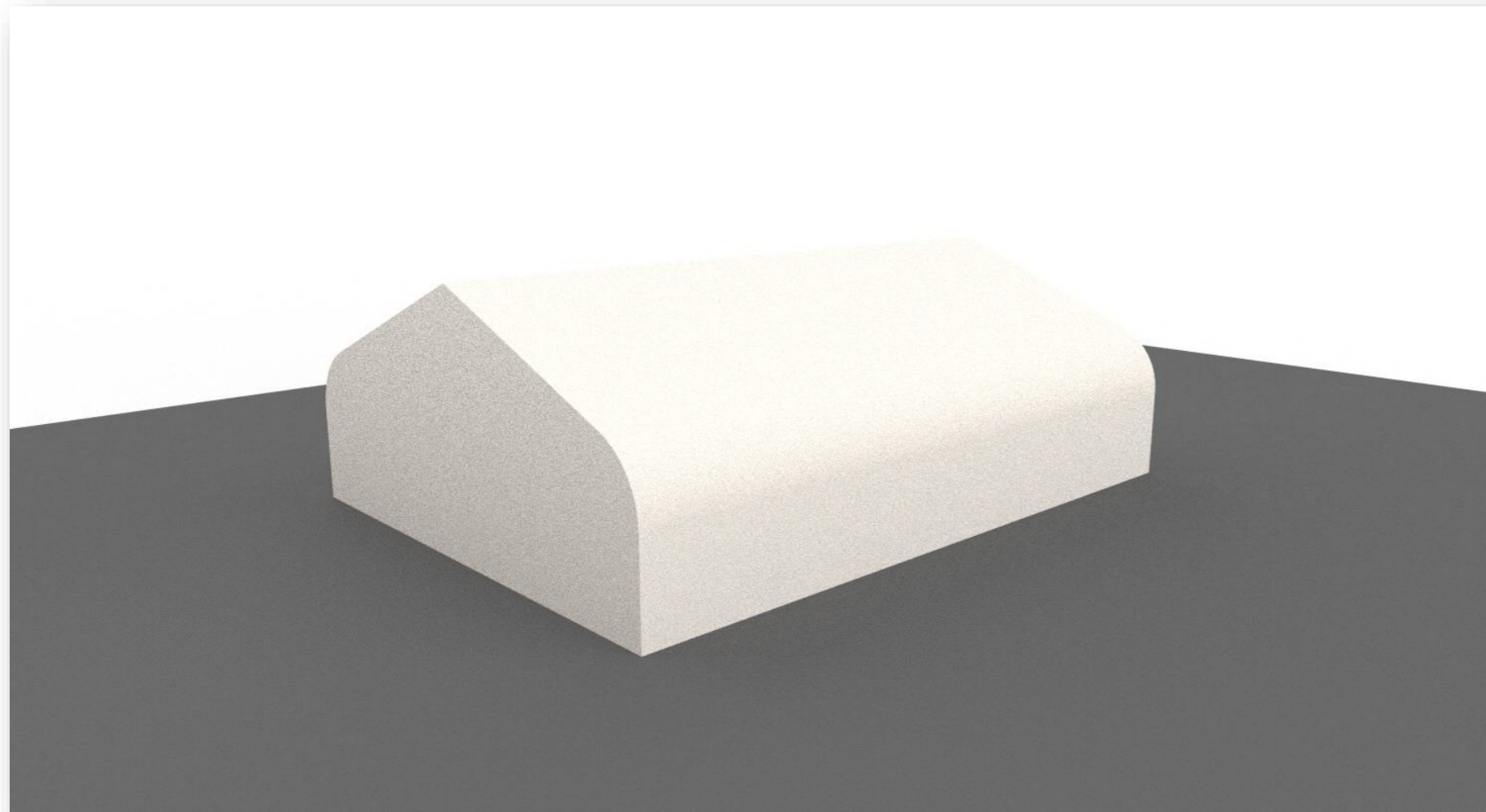
Temporary Tenant Structure

- **Flat-end, pre-fabricated aluminum structure.**
- **A tension-fabric architectural membrane, engineered with a climate control layer.**
- **Standard baseplate style concrete anchor with epoxy bolts.**
- **14' high motorized vehicle doors (1 on each corresponding side for drive through access)**
- **2 secured man-doors.**
- **No windows are required.**
- **Minimal site work may be required.**

Massing

Temporary Tenant Structure

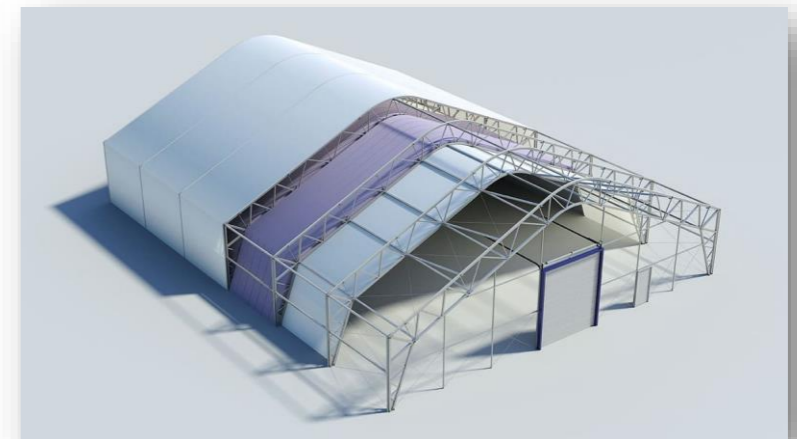
Massing Model Example of Temporary Tenant Structure.



Precedent Studies

Temporary Tenant Structure

Precedent Examples of Temporary Tenant Structure.



Building System

Temporary Tenant Structure

- **Infrared heating units are required.**
- **Back-up generator required to provide a temporary electrical service to the building, estimated to be a 120/240v-1ph-3w electrical service.**
- **Manual transfer switch and connections for a portable 240v roll-up generator.**
- **LED Lighting with integral occupancy sensors and convenience receptacles.**

Project Scope

Temporary Tenant Structure

- **Erection of temporary pre-fabricated tenant structure, including water, electric, HVAC, fire suppression, and drainage (in compliance with OEPA, NEORSD, FAA, City, County, and other applicable regulatory agencies.**
- **Conduct visual inspection of the site before proposal submission.**
- **Drawing submittals are at 60%, 90%, and 100% completion stages**
- **Prepare conceptual design, construction cost estimates.**

Project Scope [continued]

Temporary Tenant Structure

- **Project and construction management.**
- **Integrated schedule for design and construction.**
- **Cost control.**
- **Material and equipment acquisition and construction.**
- **Quality assurance/quality Control.**
- **Value engineering.**
- **Revit (“as-built”) drawings.**

City's Role

Temporary Tenant Structure

- **Monitor design and construction during the project implementation for contractual compliance.**
- **Establish execution requirements (e.g., schedule, operations, and any constraints on Design/Builder's work, submittals, and permits).**

Exhibit “E”

Fee Table

The City of Cleveland is considering 3 different size structures for the proposed site. Bids are required for each item listed below:

ITEM 1. 15,000 sf Structure

\$ _____(number)

The lump sum price plus 5.0% Owners Contingency _____

The lump sum price plus 10.0% Owners Contingency _____

ITEM 2. 20,000 sf Structure

\$ _____(number)

The lump sum price plus 5.0% Owners Contingency _____

The lump sum price plus 10.0% Owners Contingency _____

ITEM 3. 25,000 sf Structure

\$ _____(number)

The lump sum price plus 5.0% Owners Contingency _____

The lump sum price plus 10.0% Owners Contingency _____

THANK YOU!

Walter L. Hunt III, Assoc. AIA

Architectural Engineering Staff Augmentation

City of Cleveland Department of Port Control

[Request for Qualifications/Proposal | City of Cleveland Ohio](#)