



Financial & Scoring Analysis For City Council – Safety Committee | June 6, 2018

City of Cleveland Police Headquarters & Storage/Garage

Department of Public Safety – Cleveland, Ohio



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Real Estate Criteria – Request for Proposal Dated May 25, 2017

Pursuant to ordinance no. 247-17, the City of Cleveland's Department of Public Safety will sell its Cleveland Police Headquarters located at 1300 Ontario Street at the Justice Center to Cuyahoga County. Operations at the Cleveland Police Headquarters will be displaced due to the sale, which will require the City of Cleveland to:

- (1) Relocate its Cleveland Police Headquarters operations; and
- (2) Obtain a storage, garage, and office facility for use by Cleveland Division of Police

Headquarters

- Minimum of 180,000 contiguous square feet in one or multiple floors laid out appropriately for headquarters office staff and law enforcement needs such as private offices, public spaces, cubical workspaces, interview rooms, classrooms, exercise room, conference rooms, locker rooms, cadet training, etc.
- All lease/ownership options will be considered, including purchase, lease, new construction, and/or new construction & lease back
- Located in the City of Cleveland between Cuyahoga River to the E. 55th Street area and Lake Erie to the I-490 area
- Indoor and outdoor garage parking for approximately 400 vehicles

Storage

- Minimum of 60,000 sq. ft. for staff/garage/storage.
- Located anywhere within the City of Cleveland with good highway access. The Garage/Storage is preferred to be adjacent to the Cleveland Police Headquarters
- Secure facility for Cleveland Police use only
- Outdoor employee and free visitor parking for approximately 80-100 cars



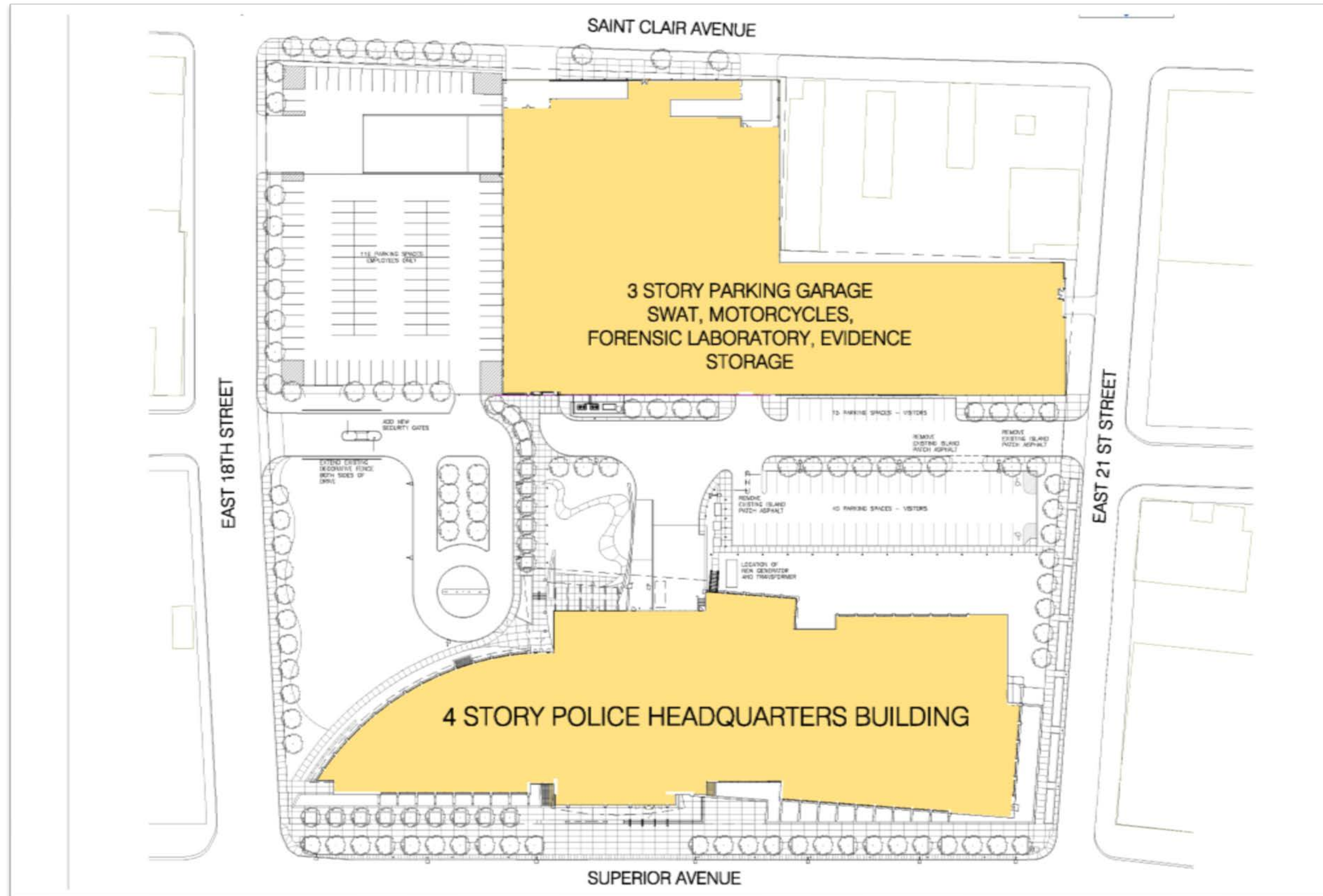
Property Specifications

- Office 236,160 square feet
- Total onsite parking 631 spaces
- Storage area 80,000 square feet
- Lot size 8.1 acres
- Accessibility from Superior Ave, E. 18th St., East 21st St., and St. Clair Ave.

1801 Superior Avenue

- Lowest total project cost, which was further reduced from approximately \$73M to within the \$60M budget.
- Consistently in first place after all rounds of scoring, as outlined in the following slides.
- Shortest move-in time, being an existing building.
- Can provide 100,000 SF by 12/31/18, to vacate space at Justice Center.
- Able to accommodate both headquarter and storage requirements with additional area for future growth and expansion
- Garage will be completely restored to “like new” condition and has approximately 200 additional parking above the requirement.
- High-quality original building construction and has been very well maintained with IT and power upgrades currently in-place
- Experienced development team lead by Fred Geis.
- Economic development benefit.

1801 Superior Avenue – Site Plan



Consolidation of Cleveland Police Department Operations



Headquarters Building

Office of Chief of Police	Police Chiefs Conference Room	Field Operations Office
Bureau of Homeland Service	Intelligence Unit	Office of Support Services
Admin Operations Office	Budget Office, Grants	Internal Affairs
Bureau of Compliance	HL/Special Operations Office	Bureau of Special Investigations
Homicide Office-Cold Case	Ceremonial Unit Storage	Sex Crimes Office-Special Victims
Domestic Violence Office	NICE Unit	Environmental Crimes
Financial Crimes	Fusion Center	Real Time Crime Center
Crime Data Analysis Unit	Motorcycle Unit/Traffic Unit	Community Relations/DARE-Community Resources
Crisis Intervention Unit	Department of Justice	SWAT Offices, Lieutenant's, and Sergeant's Offices, Storage Room
IT Computer Core Room	Timekeeping Office	Technology Data Collection Office
Computer Training Rooms (2)	Stress Consultant/Chaplin	Academy Office-Classrooms (4), Academy Break Area Instruction Supplies
Public Records	Hit Skip Accident	Records Section-Statement Central Charging, Gun Registration
Medical Office	Personnel	Employee Assistance
Human Resources	Gymnasium Office	Mat Room/Training Room
Cardio/Workout Room	Locker Rooms	Community Relations Storage
IT Storage Room	Ballistic Vest Storage	Narcotics Gang Impact: Special Enforcement and Fugitive
Yoga Room		

Garage/Storage Building

SWAT-Vehicle Storage, SWAT Locker Rooms	Bicycle Storage (128 bikes)-Bicycle Storage Area
Motorcycle Parking Area (45 spaces)	Mobile Support Unit-Mobile Support Office, Mobile Support Work Area
Photo Unit Offices	Evidence and Property-Evidence Office, Forfeiture Office, Forfeiture Evidence Storage
Forensics and Crime Laboratory	

1801 Superior Avenue – Photos



1801 Superior Avenue – Photos



August 2017: Scoring Summary of Original Properties Toured and Considered



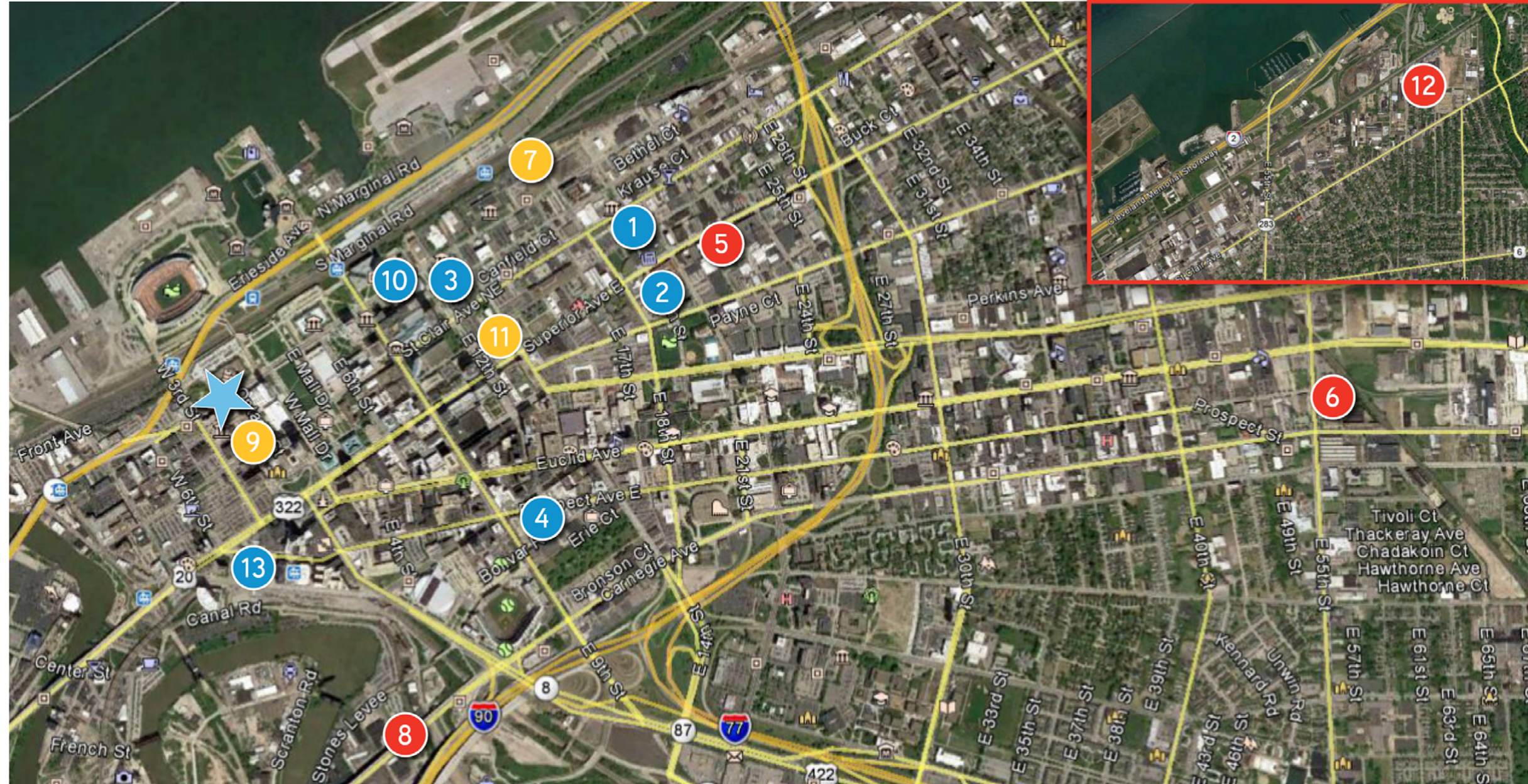
Number	Property Name	Tour Feedback Scores		TOTAL OF
		Points:	30	
1	1801 Superior (HQ & Storage)	27.5	30	156.5
2	2001 Payne (HQ)	27.5	30	152.5
3	E. 12th & St. Clair (HQ)	25.7	30	144.7
4	E. 9th & Bolivar (HQ)	23	30	143
5	2160 Superior (Storage)	26	30	143
6	5601 Carnegie (Storage)	19.1	30	140.1
7	1701 Lakeside (HQ)	20.7	30	135.7
8	Flats South - W. 3rd (Storage)	20.1	30	135.1
9	55 Public Square (HQ)	20	30	118
10	45 E. 9th (HQ)	24.9	30	115.9
11	1215 Superior (HQ)	20.9	30	115.9
12	Shoreway Commerce Park (Storage)	16.9	30	109.9
13	Post Office Plaza (HQ)	21.3	30	100.3

14	Rockefeller Building (HQ)	Previously Removed from Consideration
15	May Co. Building (HQ)	Previously Removed from Consideration
16	Huntington Building (HQ)	Previously Removed from Consideration
17	Tower at Erieview (HQ)	Previously Removed from Consideration
18	PNC Center (HQ)	Previously Removed from Consideration
19	AECOM Building (HQ)	Previously Removed from Consideration
20	Halle Building (HQ)	Previously Removed from Consideration
21	Higbee Building (HQ)	Previously Removed from Consideration
22	Harbor View (HQ)	Previously Removed from Consideration
23	Lincoln Building (HQ)	Previously Removed from Consideration
24	1455 E. 185th St. (Storage)	Previously Removed from Consideration

Scoring Criteria Point System

- Building Overview – Up to 20
- Close Proximity to EOC & Courts – 0 or 5
- Parking – Up to 20
- RTA Access & Traffic Counts – Up to 15
- Cost – Up to 25
- Multi vs. Single Tenant – 0 or 15
- New vs. Existing Construction – 0 or 10
- Own vs. Lease – Up to 15
- City-owned site – 0 or 5
- Proposing Owner/Landlord – Up to 15
- Tour Feedback Scores – Up to 30
- Does Not Require Relocation of Existing City Employees – 0 or 10
- Move In By October 2018 – 0 or 10

August 2017: Map Overview of Properties Toured



- | | |
|--|---|
| <p> = Police Headquarters Sites</p> <p> = Sites accommodate both requirements</p> <p> = Storage/Garage Facility Sites</p> | <p> 11 1215 Superior Avenue</p> <p> 12 799 E. 73rd Street</p> <p> 13 1500 W. 3rd St. - Post Office Plaza</p> |
| <p> 1 1801 Superior Ave E - Plain Dealer</p> <p> 2 2001 Payne Avenue - partial new construction</p> <p> 3 E. 12th & St. Clair - Build to suit</p> <p> 4 E. 9th & Bolivar Ave - Build to suit</p> <p> 5 2160 Superior Avenue</p> | <p> 6 5601 Carnegie Avenue</p> <p> 7 1701 Lakeside Avenue - Build to suit</p> <p> 8 1968, 1978 & 1986 W. 3rd St.; Flats South</p> <p> 9 55 Public Square</p> <p> 10 45 E. 9th St. - Erieview Plaza</p> |
| <p> = Justice Center Location
1200 Ontario St, Cleveland, OH 44113</p> | |

November 2017: Scoring Summary of Short-Listed Properties



<u>Property Address</u>	<u>Presenting Team</u>	<u>Maximum Points*</u>	<u>Total Points Awarded</u>	<u>Percentage</u>
1801 Superior Ave.	GLP Superior LTD.; CRESCO; K2M Design; PMC ; Krill Construction	890	820	92.13%
2001 Payne Ave.	Ozanne Construction Company; Richard L. Bowen & Associates	815 [*]	642	78.77%
2001 Payne Ave.	Premier Development Partners	890	694	77.98%
2001 Payne Ave.	Geis Companies (Withdrew their bid)	890	0	0.00%
E. 12th St. & St. Clair	Optima Management Group; Kohrman Jackson & Krantz; Vocon; Marous Brothers Construction	815 [*]	619	75.95%
E. 9th St. & Bolivar	Geis Companies (Withdrew their bid)	890	0	0.00%

** The maximum points possible did vary due to a schedule conflict with one attendee.*

Scoring Criteria Point System

- Building Overview & Considerations – Up to 25
- Parking Availability & Public Transportation – Up to 10
- Qualifications of Development Team – Up to 10
- Convenience of Location / Ingress & Egress – Up to 10
- Timeline – Up to 10
- Visibility, Safety, & Economic Development – Up to 10

Financial Overview of Short-Listed Properties: March 29, 2018



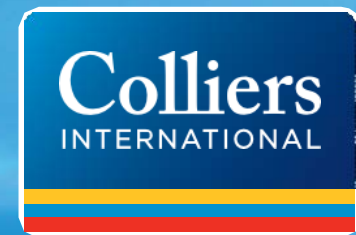
Location	HQ Square Feet	Storage Square Feet	Parking	Total Square Feet	Total Project Cost	Price Per Square Foot	Delivery Date *
1801 Superior Ave.	236,160	80,000	631 spaces	329,142	\$72,198,856	\$219.35	3/1/2019
2001 Payne Ave.							
Ozanne/Bowen	179,383	60,000	450 spaces	248,933	\$79,962,287	\$321.22	8/1/2019
Premier Development	198,310	60,000	496 spaces	275,310	\$93,356,772	\$339.10	12/1/2019
Geis Companies	197,100	60,000	450 spaces	257,100	\$117,265,492	\$456.11	12/1/2019
E 12 th & St. Clair Ave.	210,000	60,000	406 spaces	270,000	\$94,575,547	\$350.28	12/1/2019
					* Based on a start date of May 1, 2018		

Final Scoring Criteria: March 29, 2018



	Total Score Awarded	Project Cost	Design	Proposing Team	Cost to Operate	Timeline	Minimize CPD Staff Impact
Maximum Points	100	30	20	10	15	15	10
1801 Superior Ave.	76	19	13	9	13	12	10
2001 Payne Ave.							
Ozanne/Bowen	72	15	17	9	15	10	6
Premier Development	59	9	14	7	15	9	6
Geis Companies	51	1	15	7	15	9	4
E 12 th & St. Clair Ave.	59	8	8	9	15	9	10

- **Project Cost:** Consider total project cost as well as additional holdover rent at Justice Center and relocation expenses.
- **Design:** Proposals were scored by City's Division of Architecture and Site Development on ten design criteria. Design criteria were: plan-fit; plan-adjacencies, plan-overall, security, building performance-systems, building performance-envelope, urban presence, support areas, public interface, and campus.
- **Proposing Team:** Points were awarded for ability to deliver the project. Points were deducted for being less engaged and/or responsive during the selection process.
- **Cost to Operate:** Points were based upon age of mechanical systems and associated efficiencies with new versus existing equipment and building envelope.
- **Timeline:** Points awarded for developer's delivery date.
- **Minimize CPD Staff Impact:** Points awarded for minimal disruption to existing operations of CPD and avoiding the liability and disruption of operating in a construction zone. Double relocation is not preferred.



Accelerating success.

THANK YOU.

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