CITY OF CLEVELAND

Cleveland, Ohio

MARCH 2026 UPDATES
THE FOLLOWING NOTES IN BOXED FUSCIA, BASED ON CURRENT CITY & DEPARTMENTAL NEEDS, ARE SCOPE UPDATES TO THE 2023 CITY HALL MODERNIZATION PLAN. THESE UPDATES WILL BE MADE BY THE ARCHITECT IN THE 2026 CITY HALL MODERNIZATION DESIGN PROJECT.

SPACE ASSESSMENT REPORT

SEPTEMBER 2023

A Cleveland City Hall, 601 Lakeside Avenue E, Cleveland, Ohio 44114
B 205 W St Clair Ave, Cleveland, OH 44113
C Cleveland Public Auditorium, 500 Lakeside Ave E, Cleveland, OH 44114
D 55, 65, 75 Erieview Plaza, Cleveland, OH 44114
E 2001 Payne Avenue, Cleveland, Ohio 44114

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0.1 Project Overview

The City of Cleveland (The City), Mayor's Office of Capital Projects saught a consultant team to complete a Facility Usage Assessment outlining a strategy for the optimal utilization and efficiency of the City's primary customer service spaces and work environments. This study assesses the physical condition of City-owned properties (City Hall, Public Auditorium/Music Hall, 205 St. Clair Building) as well as leased space (The Fives at Erieview) to understand conditions and possible efficiency and modernization improvements.

The study explores the following:

- Enhancing workflow of City's downtown operations through the study of space standards and department adjacencies.
- Improving citizen access to government services through the study of ease of access, visibility, and services provided.
- Improving the quality of employees' work environments. Improvements may include: access to daylight, ergonomics, integration of technology, and access to meeting and collaboration space.
- Exploring trends in work environments to support attraction and retention of the best and brightest talent.
- Designing for the future with flexible and resilient solutions.
- Setting forth a road map for a series of improvement projects to be undertaken over time.

In the city of Cleveland's organizational structure, they employ a system of 'clusters' and 'departments' to effectively manage their various sections. Clusters serve as the primary divisions within the organization, each encompassing a distinct area of focus. Within these clusters, there are further subdivisions known as 'departments', which are responsible for specific tasks or functions related to their respective clusters. This hierarchical arrangement allows for efficient management and coordination of different aspects of the city's operations. Clusters represent the broader branches, while departments represent the more specialized subsections, ensuring a well-organized and streamlined approach to city administration. Refer to Appendix for The City's Organizational Chart

The process engaged +/- 35 departments currently housed in four downtown properties to assess overall program needs, critical adjacencies, as well as departmental service and support functions such as meeting space, customer service facilities, and amenities. The quantitative program information gathered from each department was used to develop alternative blocking and restack options, and to make recommendations on improvements/reconfiguration within affected properties. An order of magnitude cost estimate, and an associated phasing schedule was developed, as well.

0.3 Areas of Study

0.3 Areas of Study

A. City Hall

Cleveland City Hall, located in Downtown Cleveland, Ohio, serves as the government headquarters for the city. Designed by architect J. Milton Dyer and opened in 1916, it was the first major U.S. city hall of its kind and features a Neoclassical design in line with Daniel Burnham's Group Plan. Over the years, City Hall has gained historical significance and is recognized as a landmark by the Cleveland Landmarks Commission. Its Grand Hall has hosted various events, including weddings and speeches, and also served as a public space for viewing the late U.S. Representative Louis Stokes. The building has five levels, with a sub-basement that houses storage and also connects to Public Auditorium, and features an attic.

B. 205 W St. Clair

205 W St. Clair Avenue is located in the Civic Center area of Downtown Cleveland, Ohio, and serves as a government building where a variety of divisions are housed, specifically the Emergency Operations Center. The building has five levels and a basement. The total square footage is approximately 131,532 SF.

0.3 Areas of Study

C. Public Auditorium

The Public Auditorium, also known as Public Hall, is a versatile and historic venue located in downtown Cleveland, Ohio. It offers a range of meeting rooms and facilities, making it a popular choice for various events, including fundraisers, conventions, and weddings. With its grand neoclassical design, column-free main arena, and impressive pipe organ, the Public Auditorium stands as a significant civic landmark and has had a lasting architectural influence. Its central location surrounded by hotels, restaurants, and entertainment options adds to its appeal and convenience. Most of the office spaces within Pubic Auditorium are located in windowless areas of the building, thus making it less-desirable office space.

D. The Fives at Erieview

The Fives at Erieview is not owned by the City of Cleveland and all spaces within are leased. It is a modern office space located in Downtown Cleveland with 275,000 square feet of space. The recently renovated lobby features a full-service cafe and a rooftop patio with views of the lake and city. The building has five levels, along with a basement for storage.

E. 2001 Payne Ave.

2001 Payne Avenue, which is currently Public Safety Central, serves as a police facility accommodating specialized units. Although the building was not part of the Investigation Phase, The City presented this building as an option during the Assessment Phase for potential utilization. The building has four levels, along with a basement.

SECTION 2
ASSESSMENT

SECTION 2: ASSESSMENT

About

The Assessment section of this report presents a new planning approach for the utilization of city-owned spaces. It assesses the current organization of security, evaluates adherence to building codes and accessibility standards, identifies opportunities for environmental improvements, and suggests opportunities for the city's mechanical, electrical, and plumbing systems.

One of the report's significant outcomes is the reduction of the city's operational infrastructure from five buildings to two primary locations: City Hall and 2001 Payne Avenue. This strategic consolidation not only streamlines operations but also enhances resource allocation and operational efficiency.

Likewise, the study seamlessly integrates City Hall into the city's broader City Lakefront Master plan. By aligning City Hall with this comprehensive plan, the report exemplifies an innovative approach to urban planning that harmonizes civic infrastructure with the city's aesthetic and functional aspirations. This integration serves as a prime example of Cleveland's commitment to forward-thinking and holistic development strategies.

With this integration, City Hall transforms into more than just an administrative hub. It is reimagined as a public amenity, designed to encourage engagement and community interaction.

In contrast, 2001 Payne Avenue takes on a new role in this reconfiguration. It becomes a dedicated space for public service and contractor-related activities, catering to specialized functions that contribute to the efficient functioning of the city. This strategic allocation of roles ensures that each building is optimized to serve its unique purpose, thus enhancing overall operational efficiency.

The report's assessment also encompasses the city's adherence to building codes and accessibility standards, ensuring that its spaces are compliant with the latest regulations, promoting safety and inclusivity.

In addition, the study suggests improvements to the city's mechanical, electrical, and plumbing systems with the aim to add efficiency to the overall network of infrastructure.

Lastly, the report realizes through the introduction of the 'kit of parts' approach, a strategic framework designed to optimize space utilization. This innovative approach offers a dynamic strategy for effectively allocating space resources. It supports the report's overall goal of informing Cleveland's future spatial planning, serving as a strong foundation for recommending informed strategies that align with the city's evolving needs and aspirations.

Section 2.1 Big Ideas

"Cleveland is a lakefront city, yet for too long we have turned our back on this incredible resource. Our waterfronts have symbolized division instead of shared assets for all Clevelanders"

- Mayor Justin Bibb

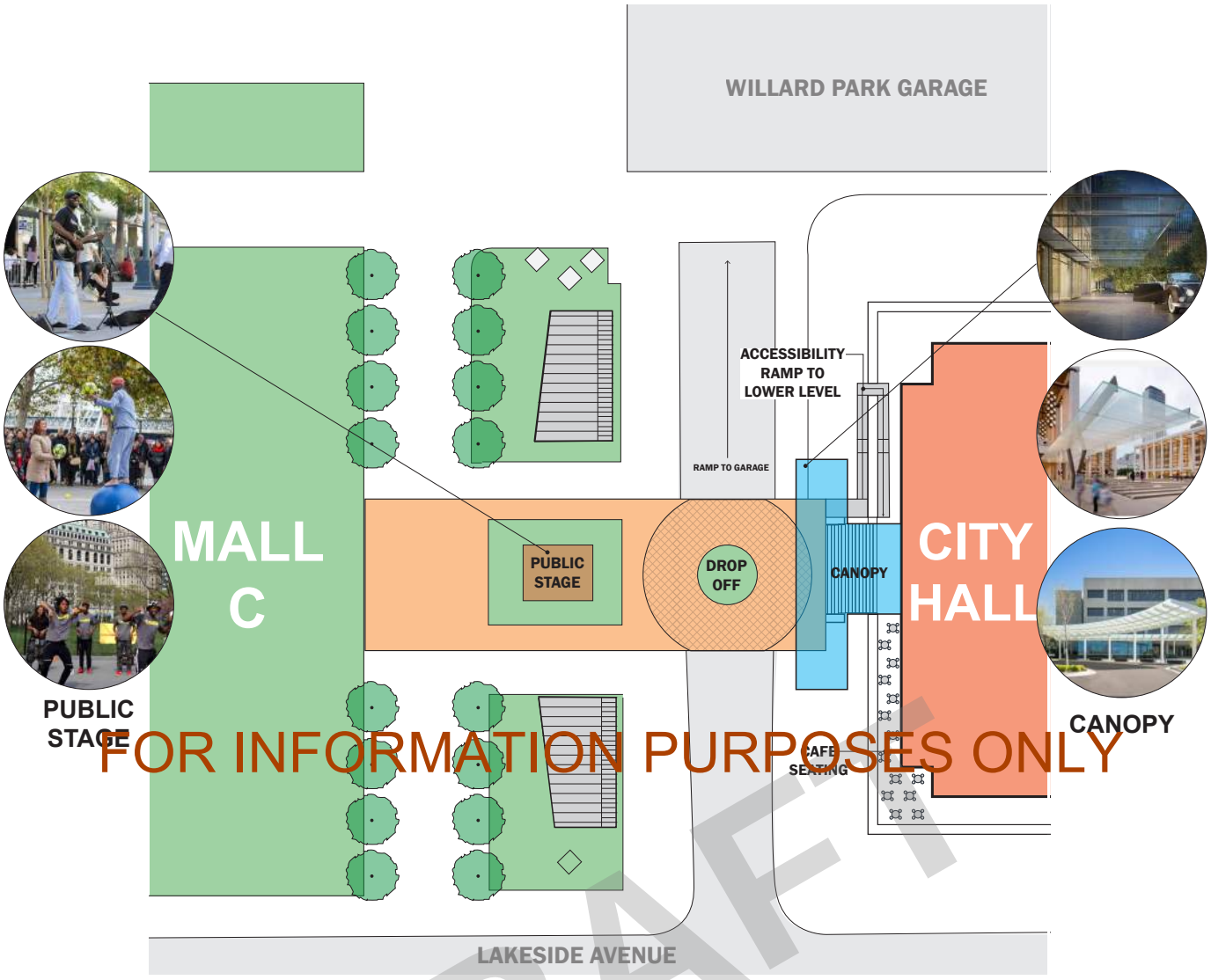
FOCUSING ON THE BIG PICTURE

City Hall is proposed to undergo a remarkable transformation, becoming a vibrant amenity and central hub for the citizens of Cleveland. The city's vision revolves around revitalizing the link between downtown Cleveland and its invaluable resource, the lakefront, with the ultimate goal of enriching the lives of its residents.

To achieve this ambitious plan, it is crucial that City Hall integrates seamlessly into the broader vision for the city. Currently, the main entrances from the northern parking lot and the southern side may feel unwelcoming and isolated. To address this, a new connection will be established on the western facade of City Hall, leading to Mall C. This thoughtful addition not only aligns City Hall with the grand scheme of connecting to the lakefront but also provides a warm and inviting entry point for citizens. By making these transformative design changes, City Hall will become an even more integral and vibrant part of Cleveland's urban landscape.

Lake Erie

Downtown Cleveland



CONNECTING CITY HALL TO MALL C

Enhancing City Hall's connection to Mall C could be achieved by establishing a new entrance on its western facade. This design would foster a pedestrian-friendly link between the two spaces, encouraging more foot traffic and interaction in these prominent areas of the city.

City Hall's exterior could be transformed to include a dynamic public stage, welcoming informal performances and providing a seamless flow of employees and visitors to the green spaces of Mall C. This redesign would breathe new life into the city, making City Hall an integral part of the vibrant community.

To further elevate the experience, a drop-off canopy could be added, serving as a formal and inviting entryway. Visitors and staff alike would be drawn to this architectural feature.

Moreover, the existing moat around City Hall could be ingeniously repurposed to incorporate a new ADA ramp and outdoor cafe seating, ensuring accessibility without compromising the building's historic charm while also activating a presently underutilized space.

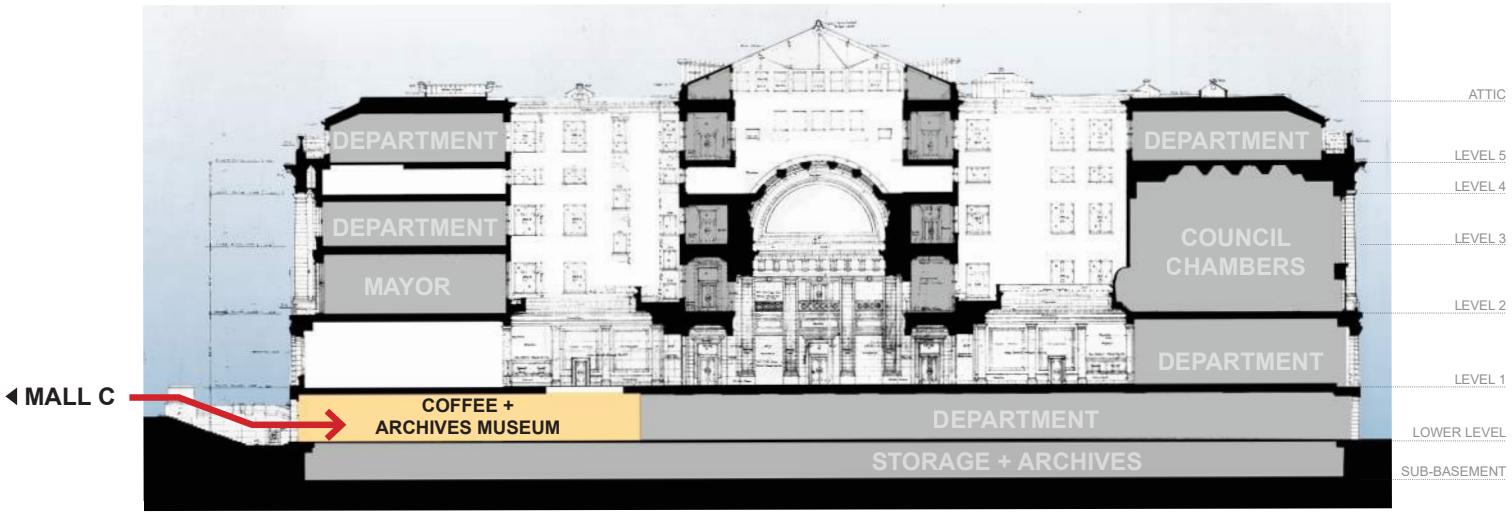
These visionary changes will strengthen the bond between City Hall and Mall C, creating a vibrant and inclusive hub for the community.

FOR INFORMATION PURPOSES ONLY

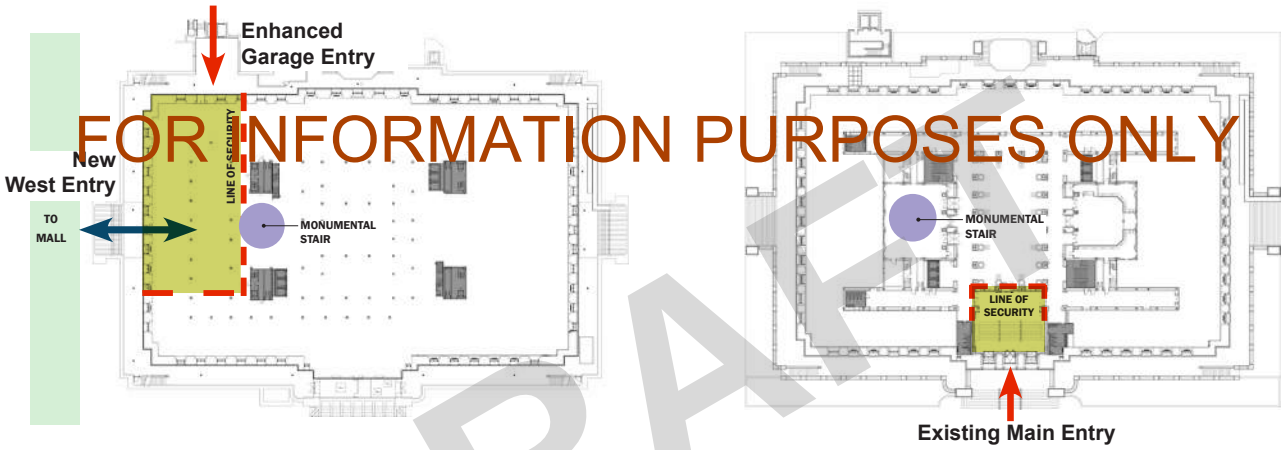
EXISTING CITY HALL, WEST FACADE

CONCEPTUAL CITY HALL, WEST ENTRY

COFFEE SHOP + MUSEUM CONCEPT IMAGERY



BUILDING SECTION | CITY HALL - WEST ENTRY

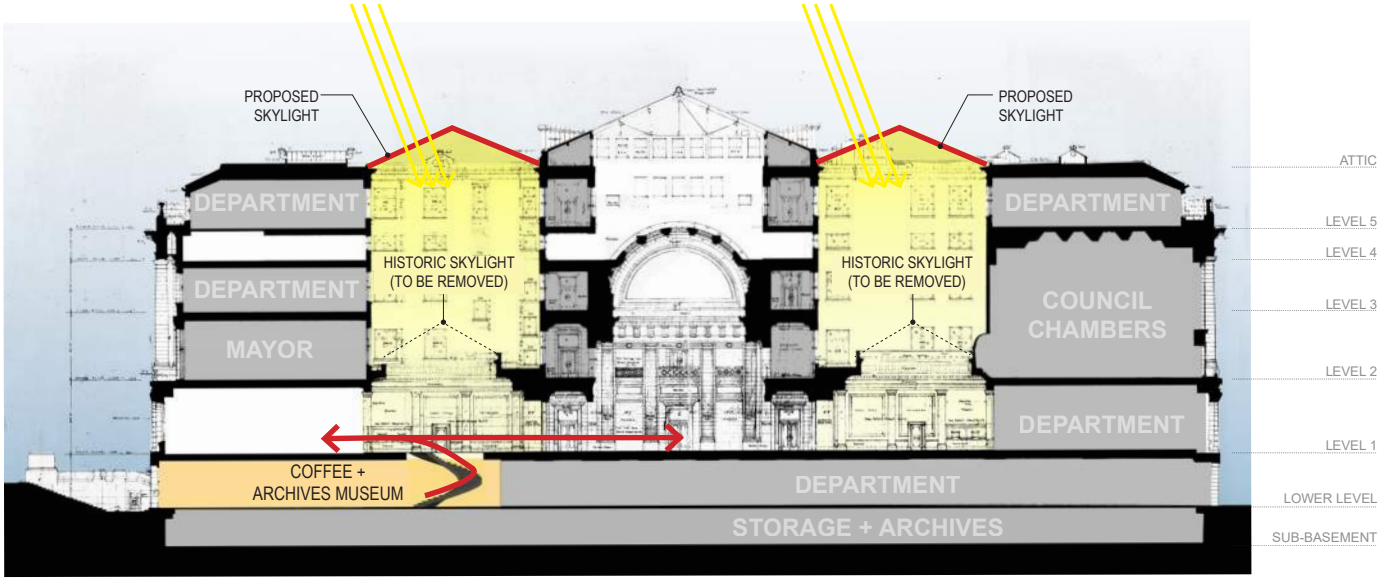


ELEVATING PUBLIC AMENITIES WITH UNCOMPROMISED SECURITY

The redesign at the proposed basement entrance of the West Entry presents an opportunity to enhance public amenities. A coffee shop and a museum gallery are suggested to be added, where the gallery would exhibit City Hall's historic archives. This space not only invites citizens to engage with the city's rich history but also provides a place for community gathering and relaxation. The addition of these amenities aligns City Hall more closely with the public, enriching the sense of community and connection.

On the security front, a thoughtful redesign is proposed to ensure safety while maintaining an inviting atmosphere. The line of security at the basement level is suggested to be moved deeper into the building. This adjustment allows for a more welcoming entrance experience without immediate security restriction. Furthermore, at the new basement entrances, it's recommended to install unobtrusive, low-level security monitors, similar to those used in Cleveland's featured theaters at Playhouse Square. These monitors would trigger a warning if any disruptive objects are detected. Beyond this initial layer, citizens and employees will pass through a 'line of security' that adheres to modern City Hall security standards. This strategic grouping of security measures ensures a secure yet welcoming environment within City Hall.

THE MONUMENTAL STAIR IS NOT PART OF THE SCOPE



◀ MALL C

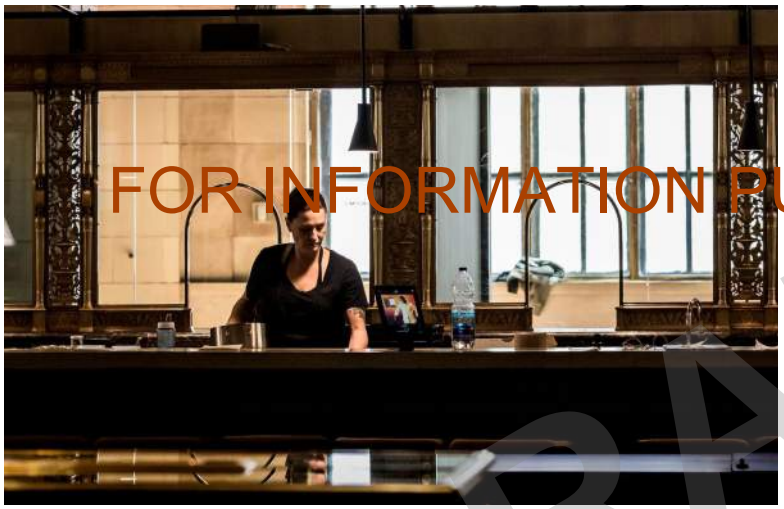
BUILDING SECTION | CITY HALL - GRAND STAIR + SKYLIGHTS

SKYLIGHT CONCEPT IMAGERY

The City Hall renovation also includes a proposal for a new monumental stair that would allow light to penetrate from the upper levels of City Hall down to the Lower Level. This striking architectural feature would create a sense of openness and connectivity throughout the building, while creating a new path of circulation from the Lower Level to the First Floor.

It is envisioned that this monumental stair would be incorporated within the present-day library, adding a dramatic element without disrupting its historic character. This new stair would provide a dynamic entryway into City Hall, linking the Lower Level with the rest of the building in a visually captivating manner.

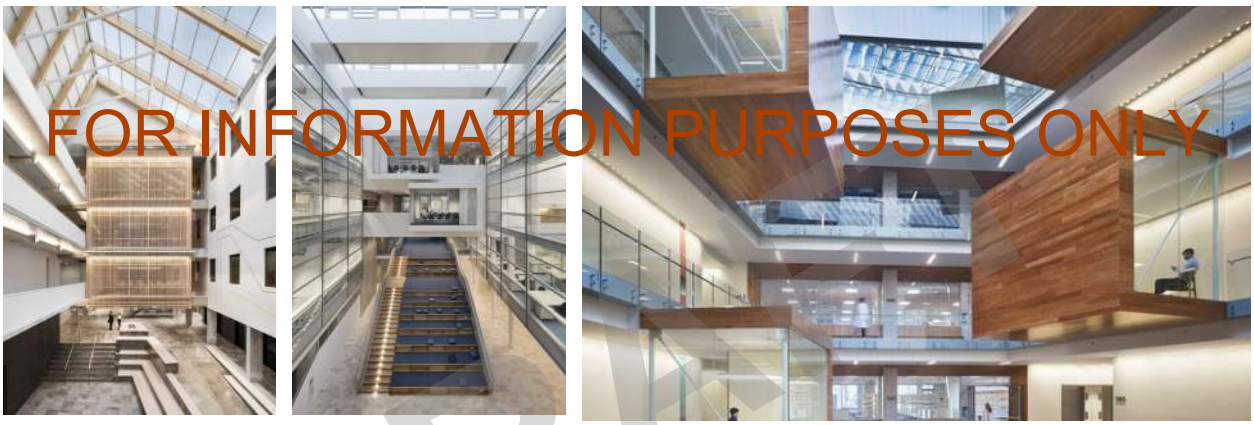
To enhance natural lighting, the proposal suggests restoring daylight access to the former skylights above the library and the Citizens Center. However, to improve the building's thermal performance and limit rainwater intrusion, the new skylights would be placed at the roof level of City Hall, rather than in the former skylight openings. This design solution considers both aesthetic and practical needs, enhancing the building's efficiency and visitor experience.



CAFE IN HISTORIC SPACE - CONCEPT IMAGERY

◀ MALL C

BUILDING SECTION | CITY HALL - CAFE



FOR INFORMATION PURPOSES ONLY

LIGHT WELL INTERVENTION CONCEPT IMAGERY

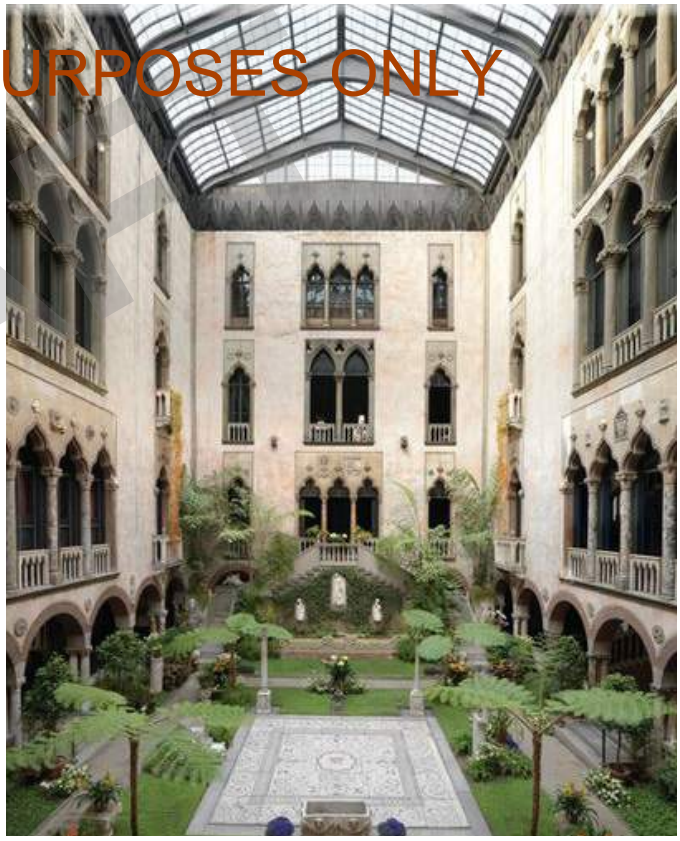
The redesign also proposes to dedicate the west side of the first floor to a new café space. This café will enhance the employee experience and warmly welcome public use, serving as a shared space for relaxation and social interaction.

Strategically situated, the new café space will offer views of the greenery of Mall C, just above the new West City Hall entry. This thoughtful placement connects indoor and outdoor spaces, creating a serene environment for employees and visitors alike.

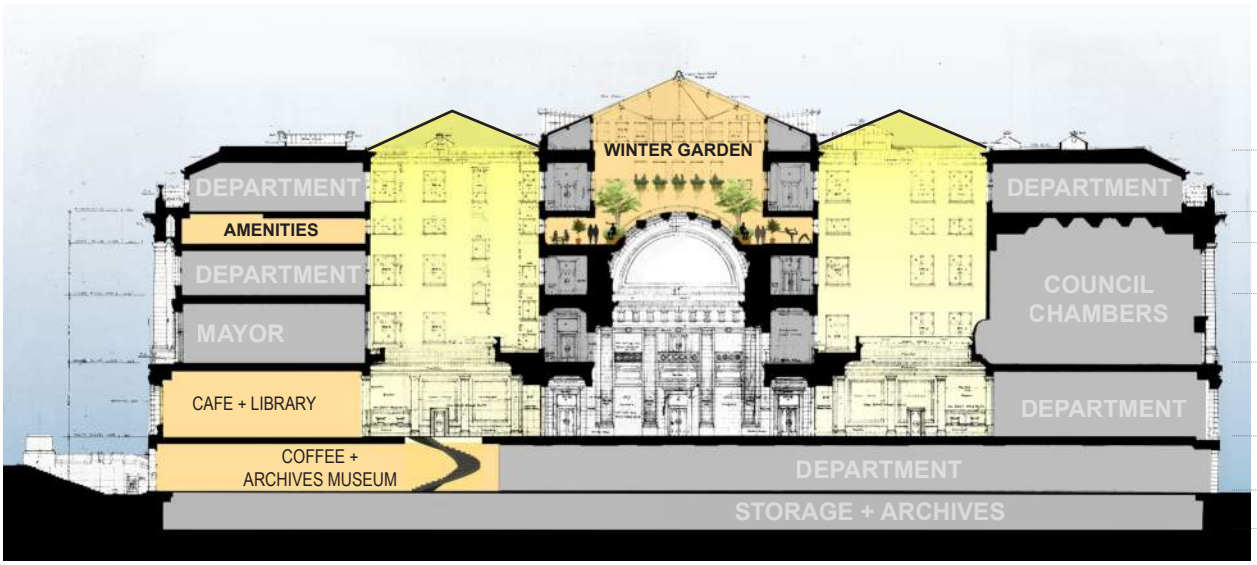
Contemporary furnishings can be integrated within the historic character of City Hall, marrying the past with the present and ensuring a comfortable and aesthetically pleasing environment.

In conjunction with the new rooftop skylights, the light wells now become functional space. These light wells can be enhanced with features such as balconies, conference rooms, or other intriguing elements, further activating the building's interior. Not only will these light wells add aesthetic appeal, but they will also functionally connect the various elements of City Hall, promoting a sense of unity and cohesion throughout the building.

THE MONUMENTAL STAIR IS NOT PART OF THE SCOPE. THE 1ST FLOOR CAFE IS PART OF THE GAREN LEVEL.



WINTER GARDEN CONCEPT IMAGES



BUILDING SECTION | CITY HALL - WINTER GARDEN

EXISTING

WINTER GARDEN CONCEPT RENDERING

The fourth floor, which currently serves as a mechanical and storage area, is proposed to be transformed into an employee wellness space. This revitalized area will support the wellbeing of the staff, fostering a healthy work environment.

Adjacent to the Grand Hall's Barrel Vault, a walking track is proposed. This track provides a dedicated space for employees to engage in physical activity during their breaks, promoting fitness and relaxation within the workplace.

City Hall's central skylight, currently underutilized, is planned to become a vibrant winter garden. This transformation will enhance wellness and provide year-round biophilia for the employees. By transforming this space, City Hall not only fosters a healthier work environment but also introduces elements of nature, creating a calming and restorative ambiance.

THE MONUMENTAL STAIR IS NOT PART OF THE SCOPE. THE 1ST FLOOR CAFE IS PART OF THE GARDEN LEVEL.




INFORMAL GATHERING AREAS - CONCEPT IMAGERY

Lastly, the existing corridors and historic spaces throughout City Hall are envisioned to be furnished with contemporary, yet complimentary furniture. These furnishings will facilitate informal collaboration, provide moments of pause for visitors and employees, and create spaces for individual work away from workstations. By seamlessly integrating these modern elements within the historic context, City Hall's environment will be enhanced, promoting productivity, collaboration, and comfort for all who frequent the building.

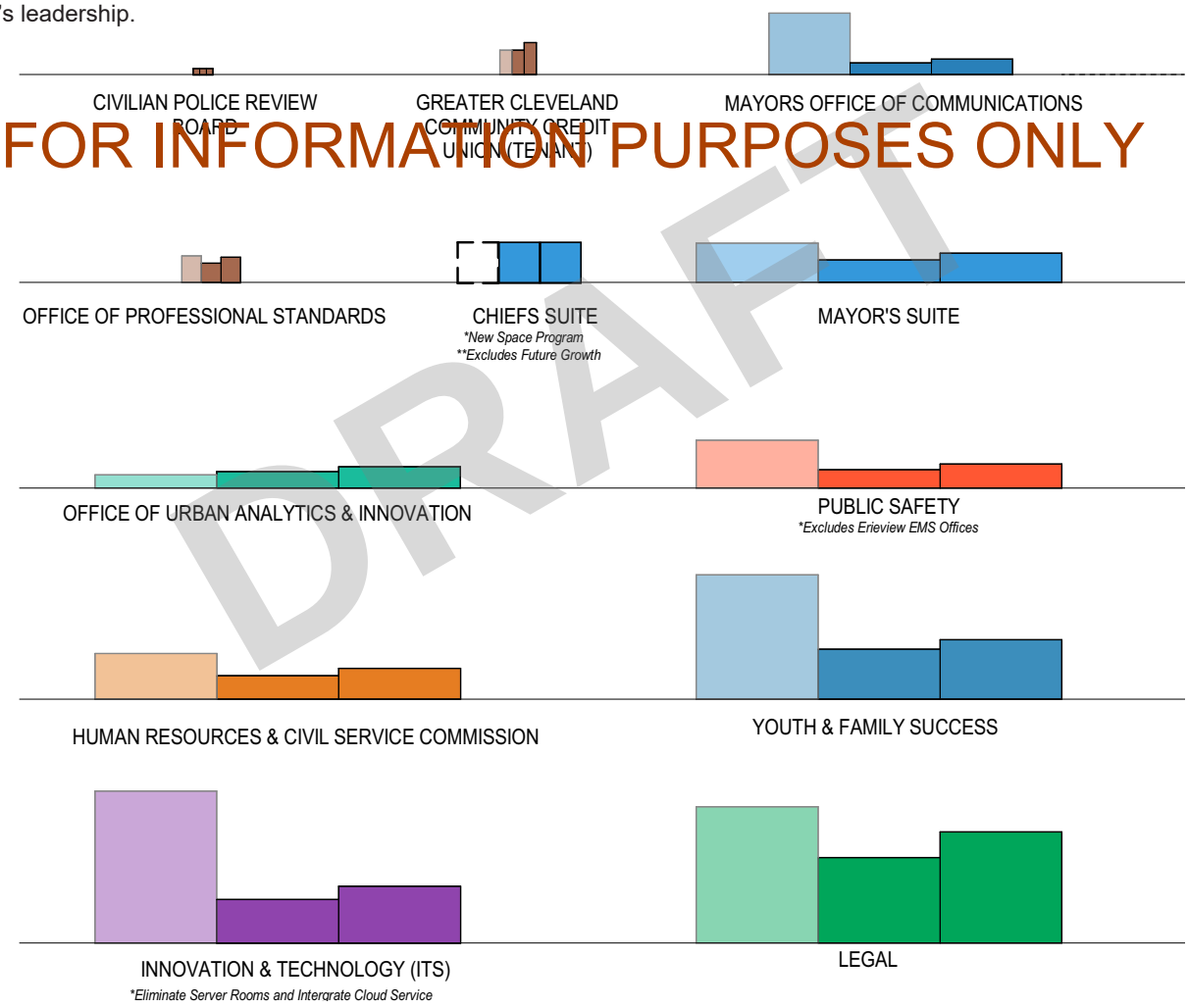
Section 2.2 OPERATIONS AND ADJACENCIES

REEVALUATING SQUARE FOOTAGE

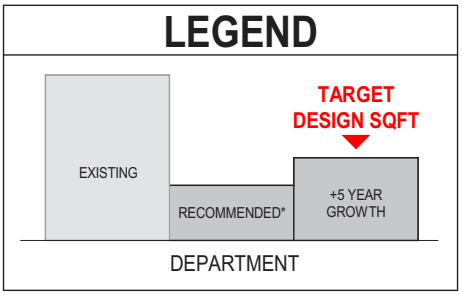
To effectively implement the City Hall's 'Big Ideas,' a comprehensive review of the City's operations and the relationships between different clusters and departments was conducted. The primary objective was to optimize the utilization of space in all City facilities.

Currently, the square footage allocated throughout the organization exceeds modern workplace standards. Historically, workplaces consisted of spacious cubicles and private offices. However, modern workspaces have embraced a more efficient approach, employing a standardized 'kit of parts.' This kit includes smaller workstations, individual focus rooms, various meeting spaces, and fewer private offices. By applying this kit to the existing workforce, the overall square footage is significantly reduced*. Additionally, potential organizational growth over the next five years was factored in based on survey data. The five-year growth estimate was chosen as the foundation for the design, striking a balance between expected growth and practical implementation. According to the survey data received, each cluster anticipates varying levels of employee growth. For the purposes of this study, the overall anticipated 30% organizational growth will be equally distributed among all clusters. Furthermore, the square footage calculation from the kit includes a 35% increase for circulation to enhance workspace flexibility and efficiency. The objective is to create adaptable workspaces that cater to both current needs and future expansion requirements.

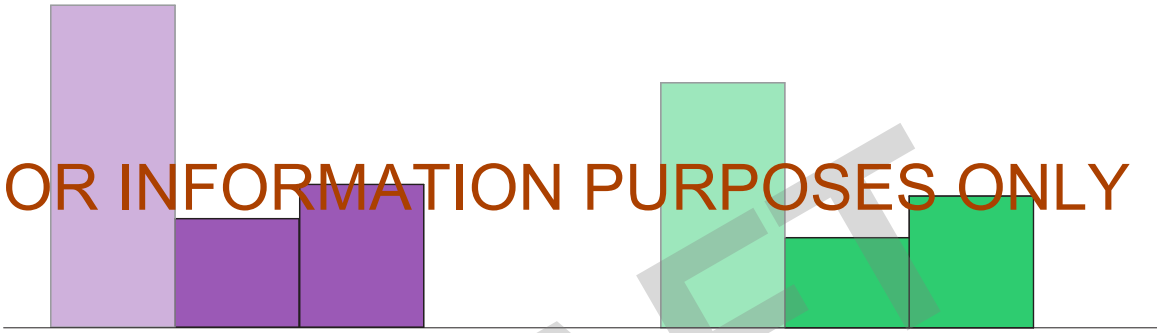
During the study, it became evident that certain cluster chiefs should be located near the Mayor's office. To address this, a new sector called the 'Chief's Suite' was designed, which will house the Chiefs of Operations, Integrated Development, Government Affairs, Youth and Family Success, and Finance. Each of these chiefs will have a standard office situated adjacent to the Mayor's Suite. As for the other cluster chiefs, they were strategically placed within their respective clusters. This layout aims to foster communication, collaboration, and efficiency among the city's leadership.

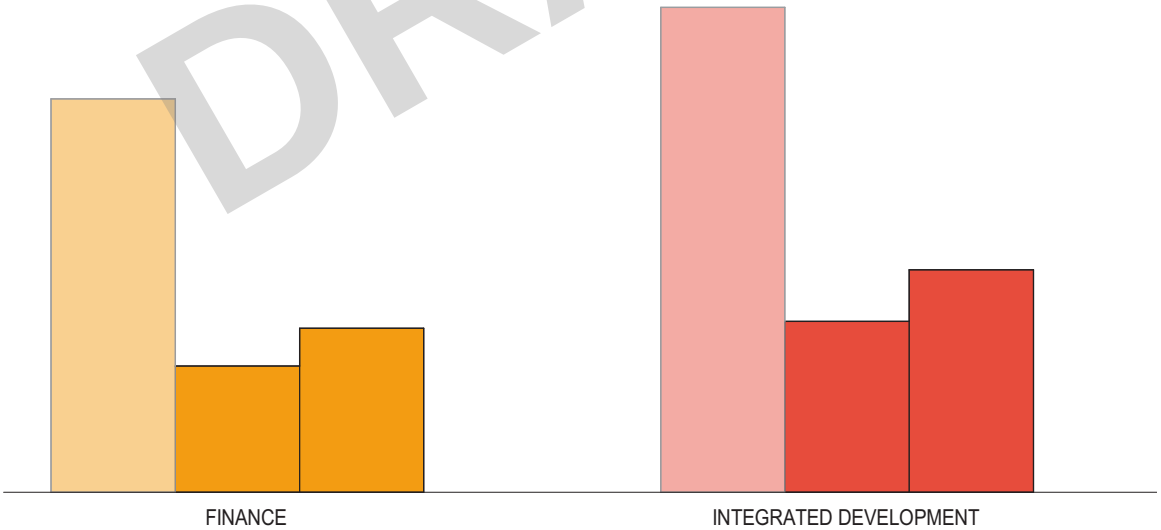


** See Section 3: 'Kit of Parts' and Appendix for detailed workplace standards and application to clusters*



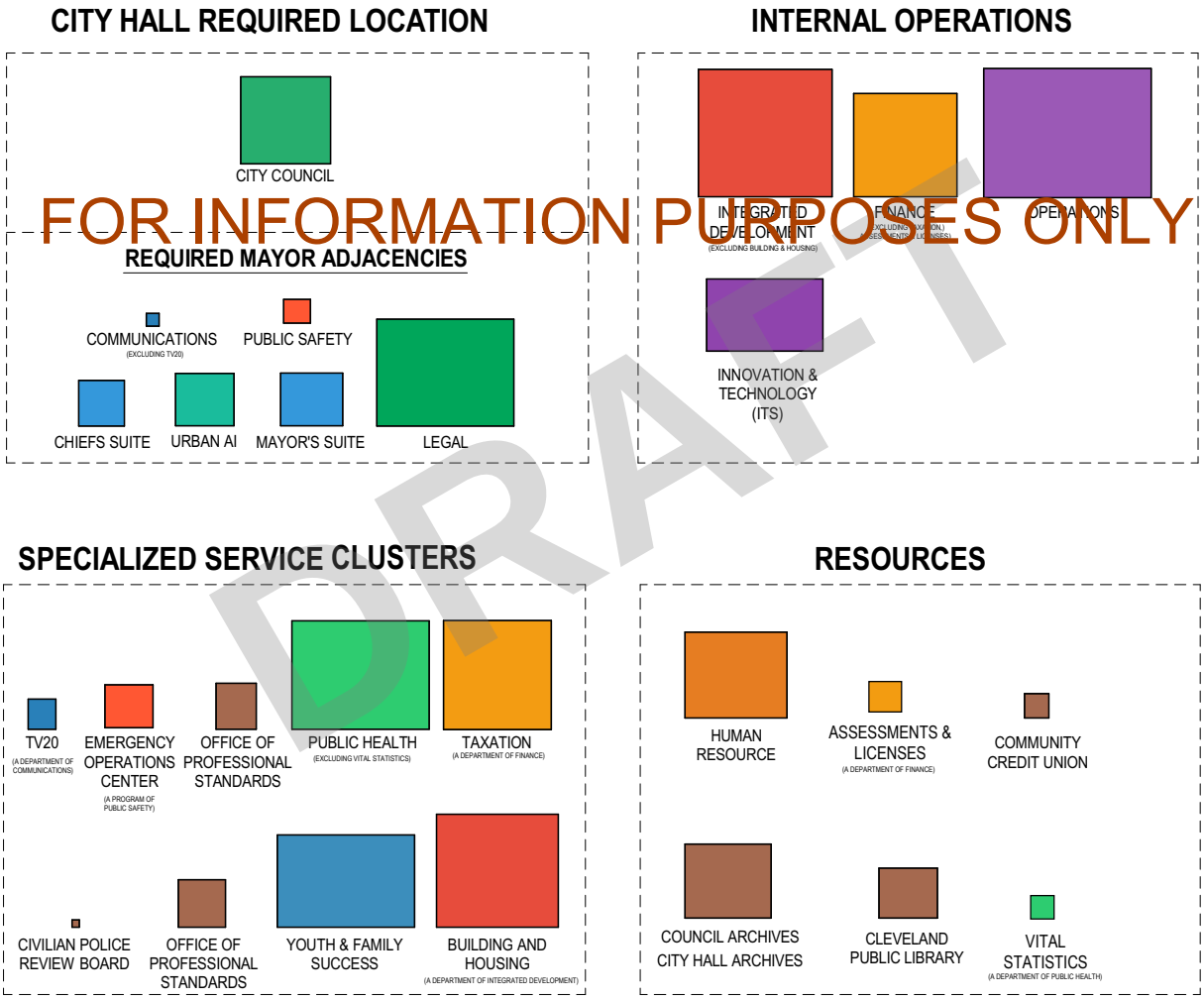
** Recommended SQFT is based on the current employee and utilization requirements with the application of a recommended 'kit-of-parts' standardization*





SERVICES, LOCATION REQUIREMENTS & GROUPINGS

After sizing the clusters to meet the target square footage, a detailed examination of their operations and adjacencies was conducted to determine the most effective placement across the buildings. This vital information, drawn from the initial surveys and a deep understanding of the organization's functioning, helped categorize each cluster. Criteria for this categorization included Required Location within City Hall, Internal Operations, Specialized Service Services Clusters and Resources. This systematic approach optimizes operational efficiency and inter-cluster interaction.



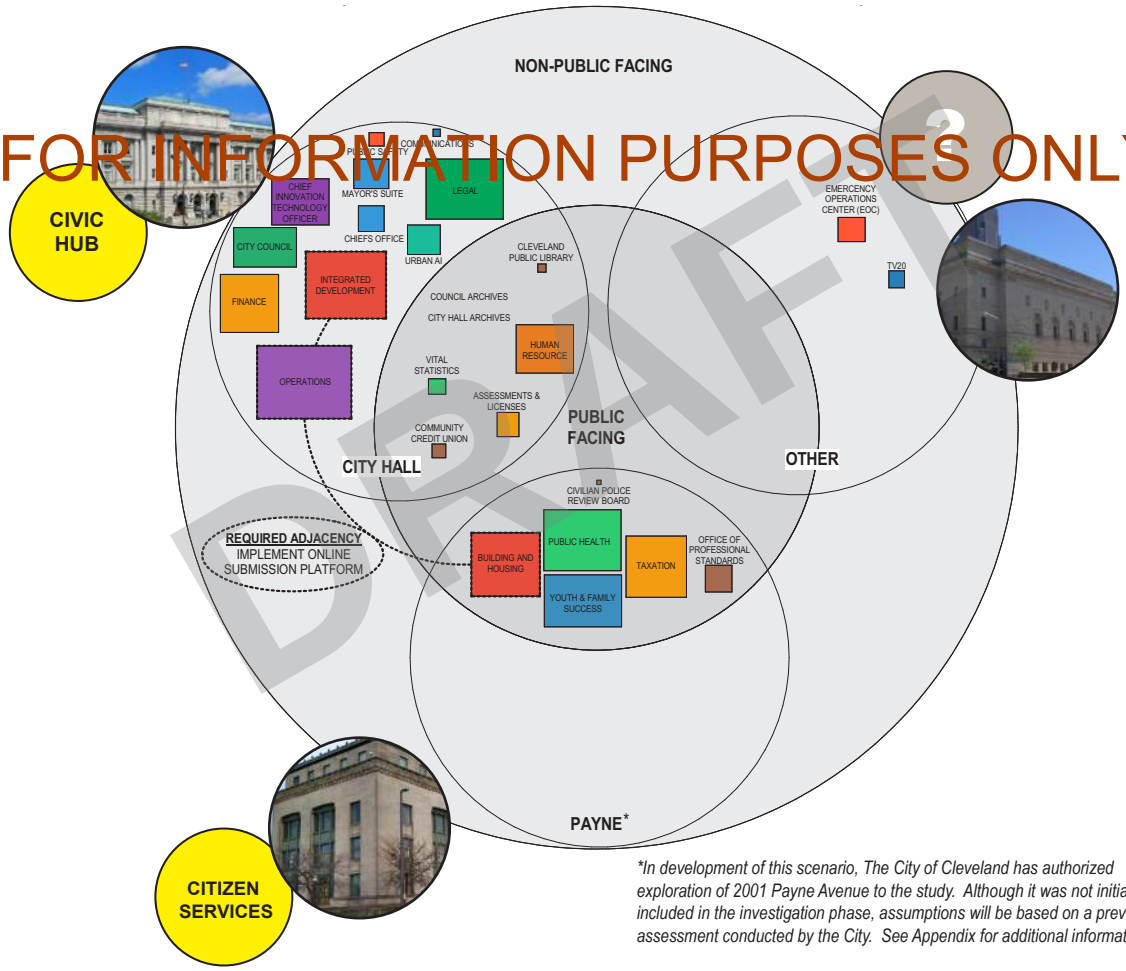
PROGRAM DISTRIBUTION

Multiple scenarios were studied to determine the best program distribution among the City's portfolio of properties. Besides the buildings initially analyzed, the City also plans to utilize 2001 Payne Avenue* as an ADA-accessible and programmable space for the organization's space assessment.

Throughout the assessment, it was found that 205 St. Clair would be better suited for an alternative program type rather than City office space due to its location and limited accessibility. As a result, it will be positioned for future sale. Additionally, employees will vacate Public Auditorium (except for the TV20 studios) due to the limited natural daylight in existing offices. Similarly, Erieview will be vacated as the City aims to eliminate any leased space.

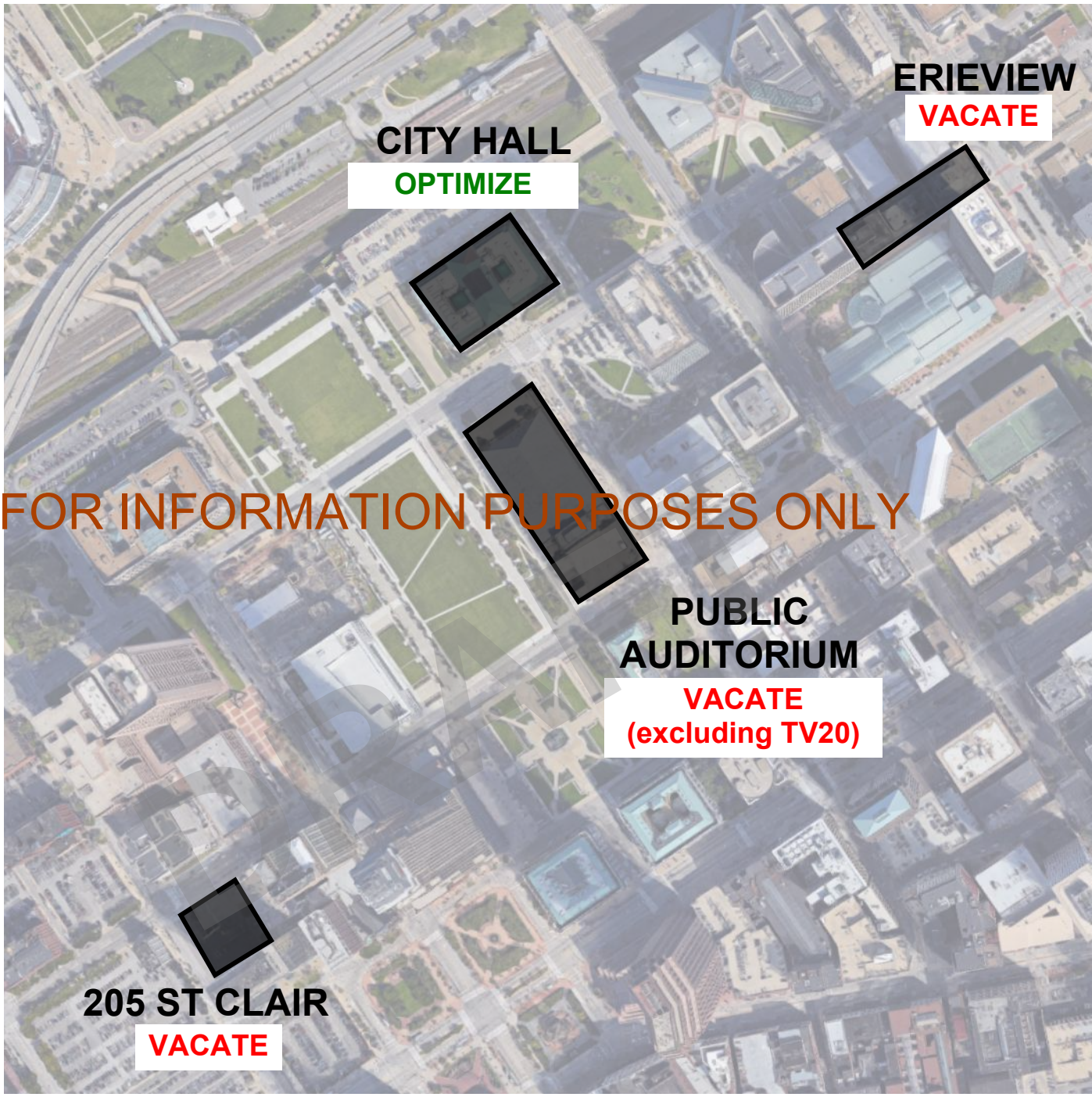
This leaves only City Hall and 2001 Payne Avenue as the remaining buildings. City Hall will be transformed into a Civic Hub for the citizens of Cleveland, providing space for amenities, resources, and other public services, making it a vibrant hub for the community. Furthermore, 2001 Payne Avenue will be dedicated to Citizen Services, with the Taxation Department and Building & Housing relocating from the other departments within their cluster of Finance and Integrated Development. They will join Public Health and Youth & Family Success.

To make this plan a reality, the existing Emergency Operations Center (EOC) will need to be moved from 205 St. Clair to a new, Level 4 Seismic construction location. The MOCAP Engineering Department (Operations) will also establish a digital platform for public permitting to maintain crucial adjacency with Building & Housing. By adopting this approach, the scenario offers a unique, community-focused solution to the city's spatial needs.



In development of this scenario, The City of Cleveland has authorized exploration of 2001 Payne Avenue to the study. Although it was not initially included in the investigation phase, assumptions will be based on a previous assessment conducted by the City. See Appendix for additional information.

PUBLIC AUDITORIUM IS NOT INTENDED TO BE VACATED. ALL EXACT PROGRAMMING FOR PUBLIC AUDITORIUM AND PAYNE AVE IS UNDER REVIEW



PUBLIC AUDITORIUM IS NOT INTENDED TO BE VACATED AND SHALL BE OPTIMIZED SIMILAR TO CITY HALL


2001 PAYNE
OPTIMIZE
FOR INFORMATION PURPOSES ONLY
Google

Section 2.3 Kit of Parts

Introduced in Section 2.2, the ‘kit-of-parts’ approach is a strategic method for space utilization, involving the creation of standardized components that can be assembled in various ways to meet specific needs. It’s a modular approach to design that enables flexibility, efficiency, and adaptability of space.

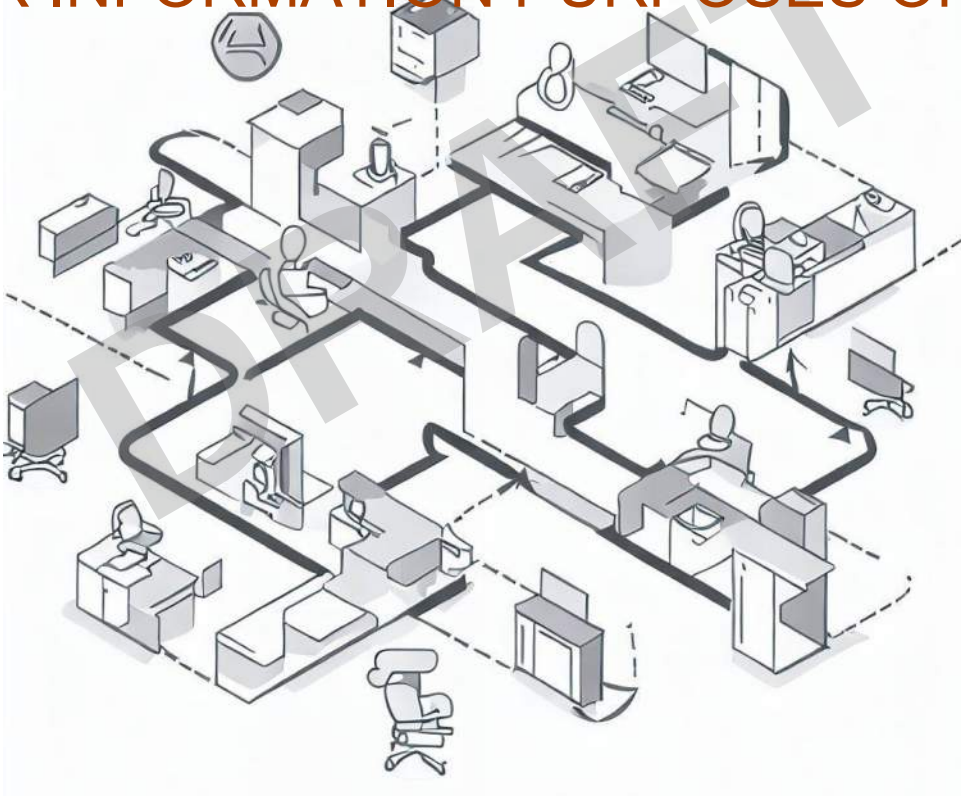
Within the context of this report, the ‘kit-of-parts’ introduces three distinct office types - A, B, and C. Each of these office types are designed to be versatile, capable of being transformed into a conference room, huddle space, or a focus room depending on the need at a given time.

Office Type A could serve as a spacious conference room for larger meetings and presentations, while Type B, being more compact, could effectively function as a huddle room for small group discussions. Type C, the smallest among the three, can provide a quiet, private space for focused work, or for one-on-one meetings.

Furthermore, this approach extends to other spaces within the office environment, ensuring a uniform yet flexible workspace. Workstations are standardized to promote a harmonious and organized work environment, whilst ensuring individual needs are catered to. Collaboration spaces are designed to foster interaction and innovation among employees, and can be adapted based on the nature of the collaborative work.

Resource spaces, such as libraries, print stations, or storage rooms, are also part of the ‘kit-of-parts’ approach. These spaces are set up to be multi-functional and can be altered to best serve the needs of the staff and the tasks at hand.

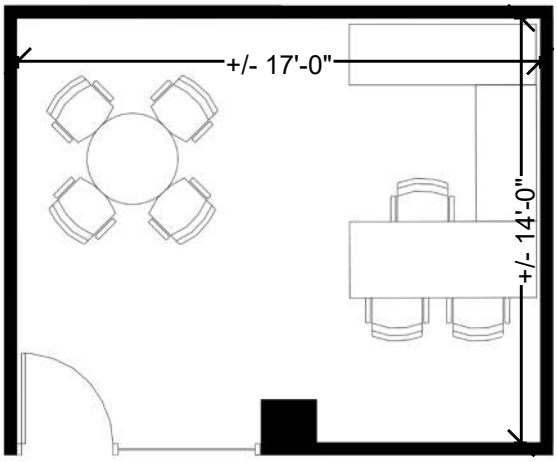
The ‘kit-of-parts’ approach thus provides a means to balance standardized design with flexible functionality, fostering an environment that supports productivity and adaptability within the City of Cleveland’s office spaces.



See Appendix for sample pricing and furniture configurations provide by National Office Furniture

Office A

240 sq/ft
1-4 Occupants



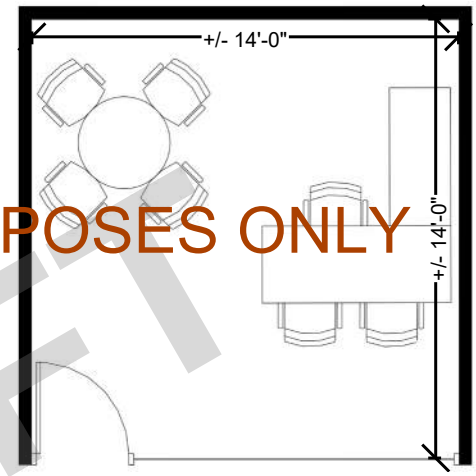
Type A are enclosed offices assigned to chiefs and similar roles. Hosts private focus work with space for individual discussion and small group collaboration.

Furnishings:
- Sit-to-stand desk
- Task chair
- Box/file storage
- Freestanding shelves
- Meeting table
- 6 guests chairs

Assignments: Chiefs

Office B

200 sq/ft
1-3 Occupants



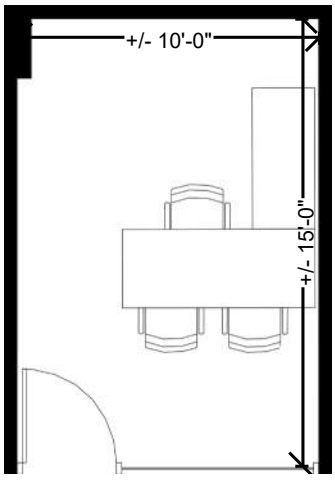
Type B are enclosed offices assigned to directors, attorney leadership, and similar roles. Hosts private focus work with space for individual discussions.

Furnishings:
- Sit-to-stand desk
- Task chair
- Box/file storage
- Meeting Table
- 6 guest chairs

Assignments: Chief Assistant Law Director, Chief Counsel, Directors, Assistant Directors

Office C

125 sq/ft
1-3 Occupants



Type C are enclosed offices assigned to lawyers, commissioners and similar roles. Hosts private focus work with guest chairs at desk for individual discussions.

Furnishings:
- Sit-to-stand desk
- Task chair
- Box/file storage
- 2 guest chairs

Assignments: Lawyers, Commissioner, Deputy Assistant Comm., Managers, Claims Examiner

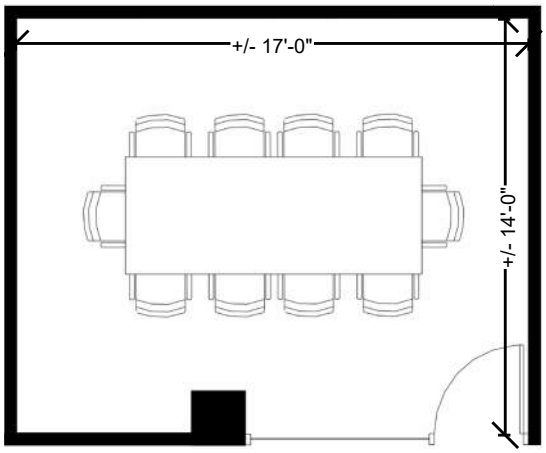
Conference A

240 sq/ft
8-10 Occupants

Conference rooms are formal gathering spaces for large meetings.

(1) Conference room A is assigned per 100 occupants

Furnishings:
- 42” x 120” meeting table
- 8-10 conference chairs
- Display screens



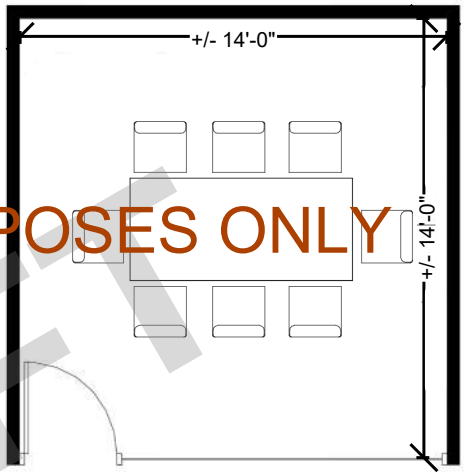
Conference B

200 sq/ft
6-8 Occupants

Conference rooms are formal gathering spaces for medium meetings.

(1) Conference room B is assigned per 30 occupants

Furnishings:
- 42” x 96” meeting table
- 6-8 conference chairs
- Display screens



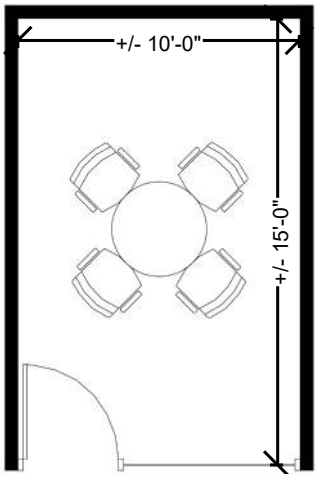
Huddle

125 sq/ft
4-5 Occupants

Types B are formal gathering spaces for small groups.

(1) Huddle room is assigned per 30 occupants

Furnishings:
- 42” meeting table
- 4 conference chairs
- Display screen



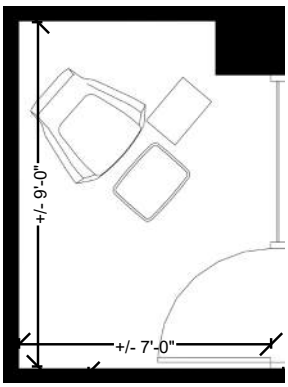
Focus

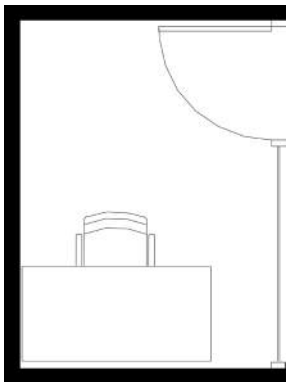
60 sq/ft
1 Occupant

Focus rooms are shared enclosed spaces for individual work and privacy.

(1) Focus room is assigned per 30 occupants

Furnishings:
- Lounge chair, Side table
- Sit-to-stand desk, Task chair





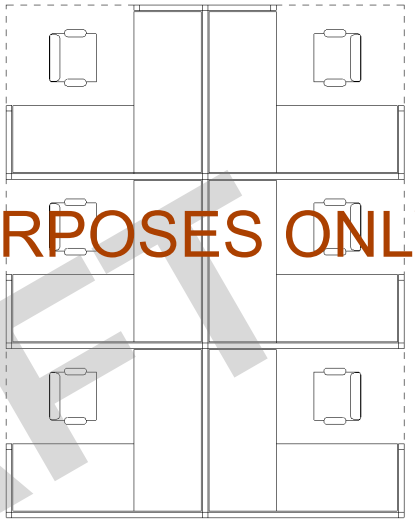
Workstations

Single: 42 sq/ft
*Planning Departments to receive an additional 30” x 42” workstation (54 sq/ft)

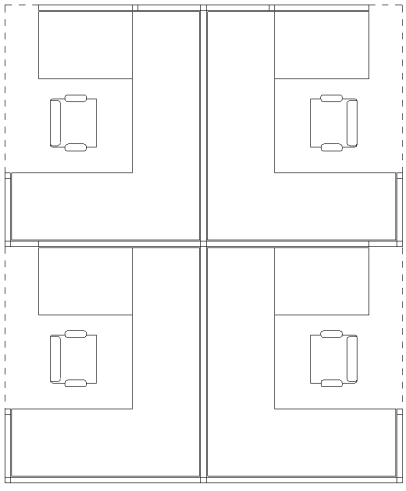
1 Occupant / station

Workstations are space for individual work within a group setting.

Furnishings:
- Sit-to-stand desk
- Task chair
- Box/file storage
- Display board



TYPICAL WORKSTATIONS



PLANNING WORKSTATIONS

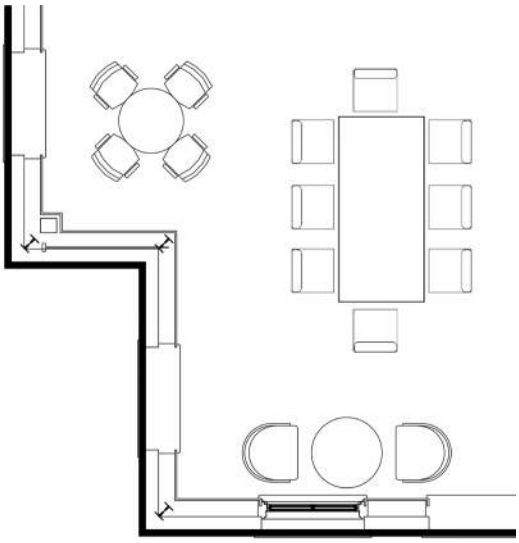
Collaboration

50 - 150 sq/ft
4+ Occupants

Type A collaboration spaces are open areas for immediate and informal collaboration and meetings.

(1) Collaboration area is assigned per 50 occupants

Furnishings:
- 42” meeting table
- Conference chairs
- Soft Furnishings
- Coffee table
- Lounge chairs



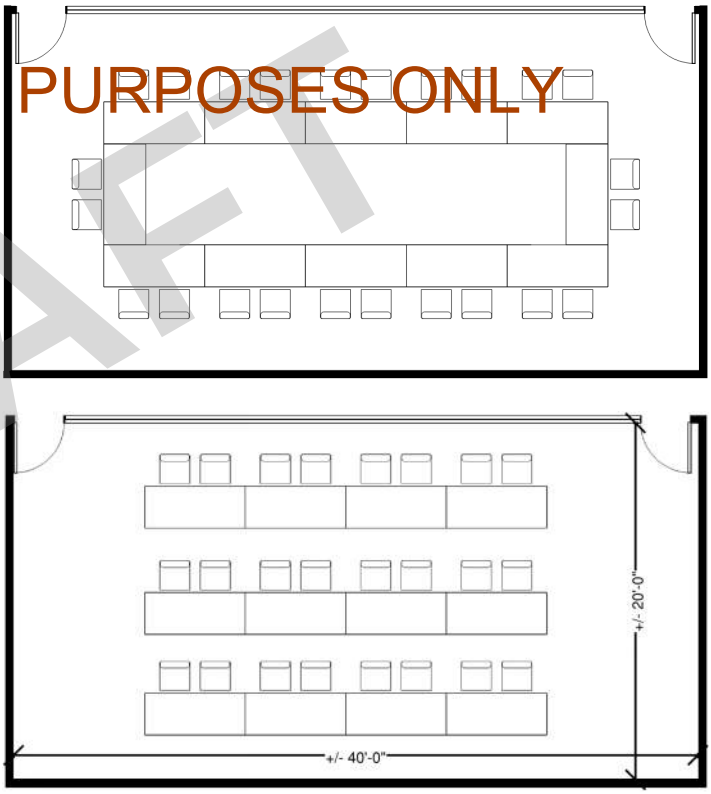
Classroom / Training Rooms

+/- 900 sq/ft
24 Occupants

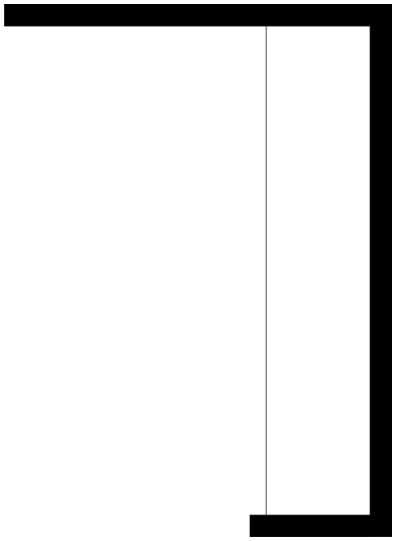
Classroom and Training Rooms are formal gathering spaces for large meetings and training

(1) Training Room is assigned per 500 occupants

Furnishings:
- (12) 30” x 72” meeting tables on casters
- 24 Conference Chairs
- Display Screens and/or Projectors



Coffee Bar

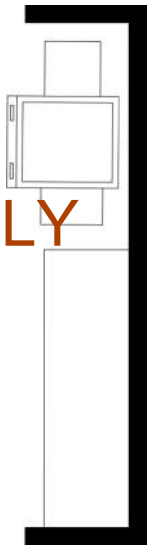


25 sq/ft
1 Occupant

A shared station for employees to make and store beverages and snacks.

Furnishings:
- 2’-0” x 6’-0” counter top
- Overhead storage cabinets
- Coffee machine

Copy Area



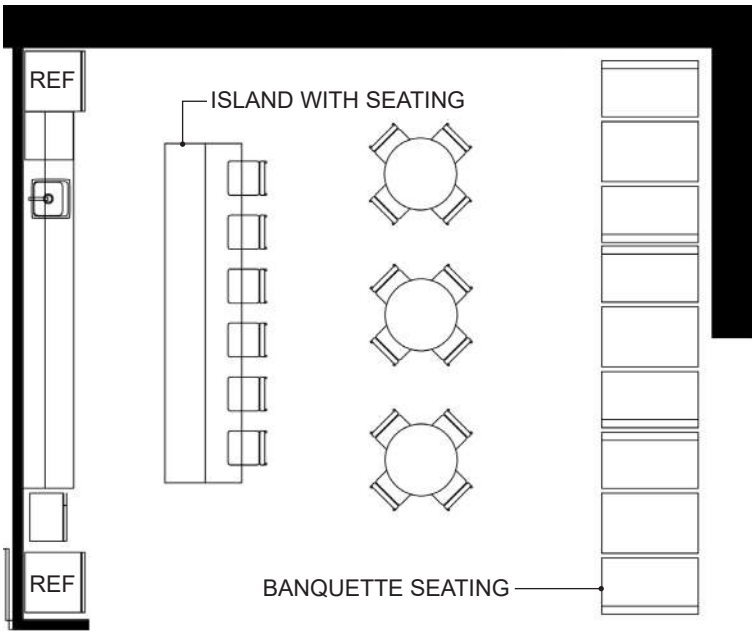
1 Occupant

Copy areas provide a shared space for printing and copying equipment.

Furnishings:
- 2’-0” x 6’-0” counter top
- Overhead storage cabinets
- Copy / Print machine
- Recycle bin
- Paper shredder

Social Hub

A social hub in a workplace setting is a space intentionally designed to foster interaction, collaboration, and engagement among employees. It's often equipped with comfortable seating, tables, a kitchenette and sometimes amenities like coffee machines, snacks, or games. The goal of a social hub is to provide a casual, relaxed environment where staff members can take a break from their usual workspaces, have impromptu meetings, brainstorm, have meals or simply socialize with their colleagues. It's a space that breaks down hierarchical barriers and encourages open communication, fostering a strong sense of community and boosting overall morale. The location of social hubs should be distributed throughout facilities in central and accessible locations for all employees. Although there is no defined seating count for Hubs, they should be sized appropriately based on the total number of hubs throughout a facility, available square footage, and number of employees it is intended to serve. As a general recommendation, no hub should support less than 30 employees.

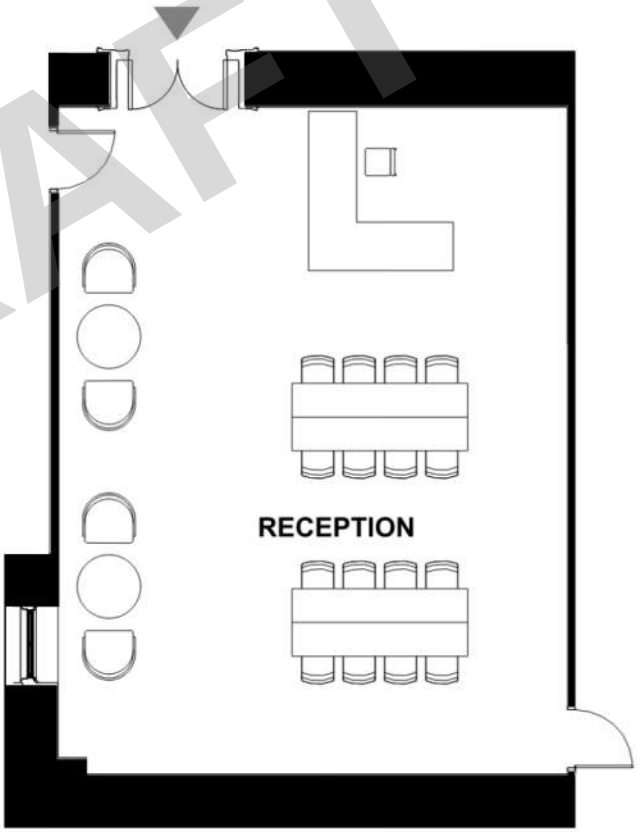


Reception

Receptions are typically placed in central locations within the facility. They should ideally support multiple departments for efficiency and provide space sitting and working for both employees and visitors.

Sizing of reception areas are flexible, will contain at least (1) reception desk, lounge chairs and coffee tables for visitors and casual meeting tables for both impromptu meetings and/or visitor working.

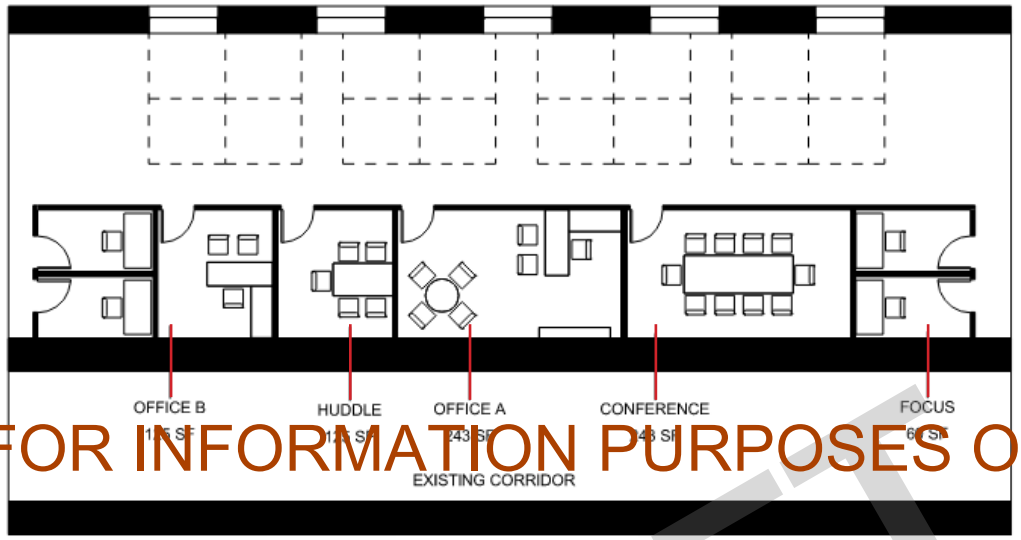
Reception areas are best paired adjacent to Hubs, Large Conference Rooms and / or Training Rooms.



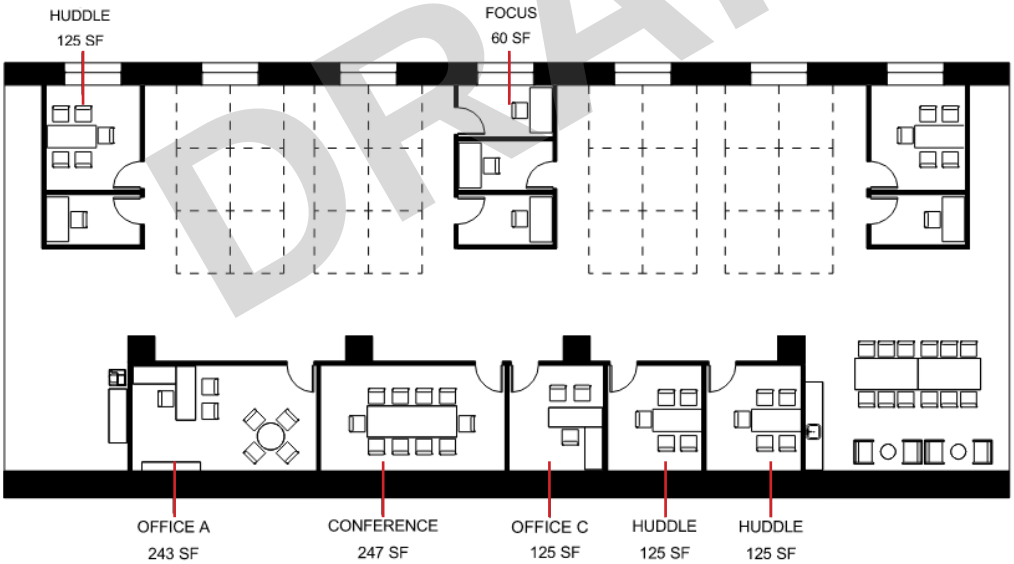
Section 2.4 Application

HISTORIC CORRIDOR STUDIES

To incorporate the 'kit of parts' in City Hall, a verification process was conducted to ensure its compatibility with the existing historic structure. The presence of historic corridors imposes limitations on the depth of workstation and office layouts in relation to exterior walls to facilitate access to natural daylight. Two implementation methods were considered: 1 - Preservation of the Historic Corridor, and 2 - Modification/Occupation of the Historic Corridor. For the purpose of this study, it is assumed that all historic corridors will be retained, with this method being the most restrictive for planning purposes.



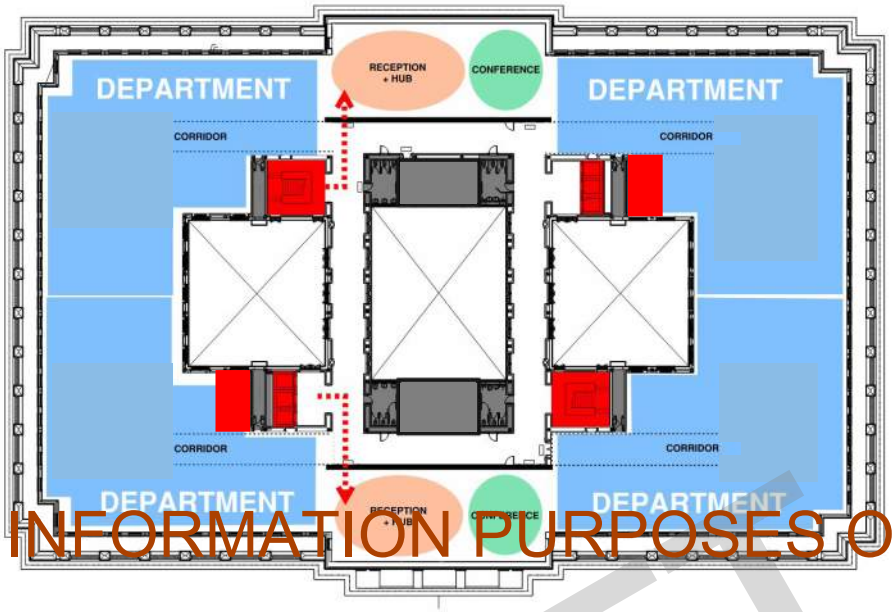
HISTORIC CORRIDOR REMAINS



HISTORIC CORRIDOR MODIFIED

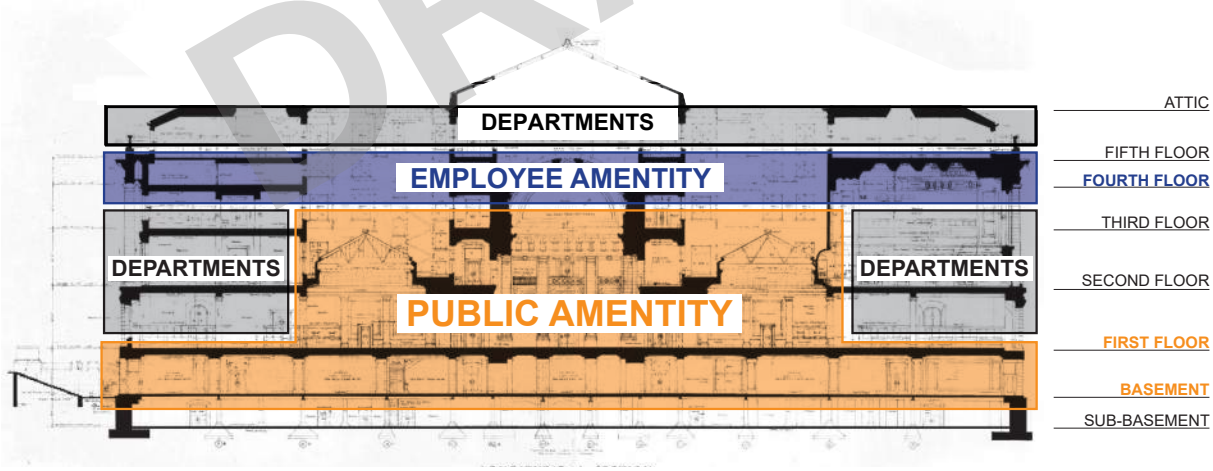
DEPARTMENTS & SHARED SPACES

For planning purposes, the layout of each floor at City Hall generally involves dedicating one department to each quadrant. Additionally, a reception and conferencing area, known as a “hub,” will be positioned at the points of connection in the north and south. Notably, these reception areas will be intentionally located on the western side of the hub. This strategic placement serves two purposes: to create a sense of directionality and asymmetry within the floor plan, which is typically symmetrical and potentially disorienting, and to provide shared amenities that encourage collaboration among the departments.



PUBLIC & EMPLOYEE AMENITIES

Introduced in Section 2.1, Big Ideas, the Lower Level and First Floor will be reserved for public amenities. Additionally, in consideration of employee well-being, the fourth floor, currently serving as a mechanical and storage floor, will be repurposed to provide dedicated amenities for employees. All remaining spaces within the building will be allocated for the organization’s operational needs.



Section 2.4.1 Application | City Hall

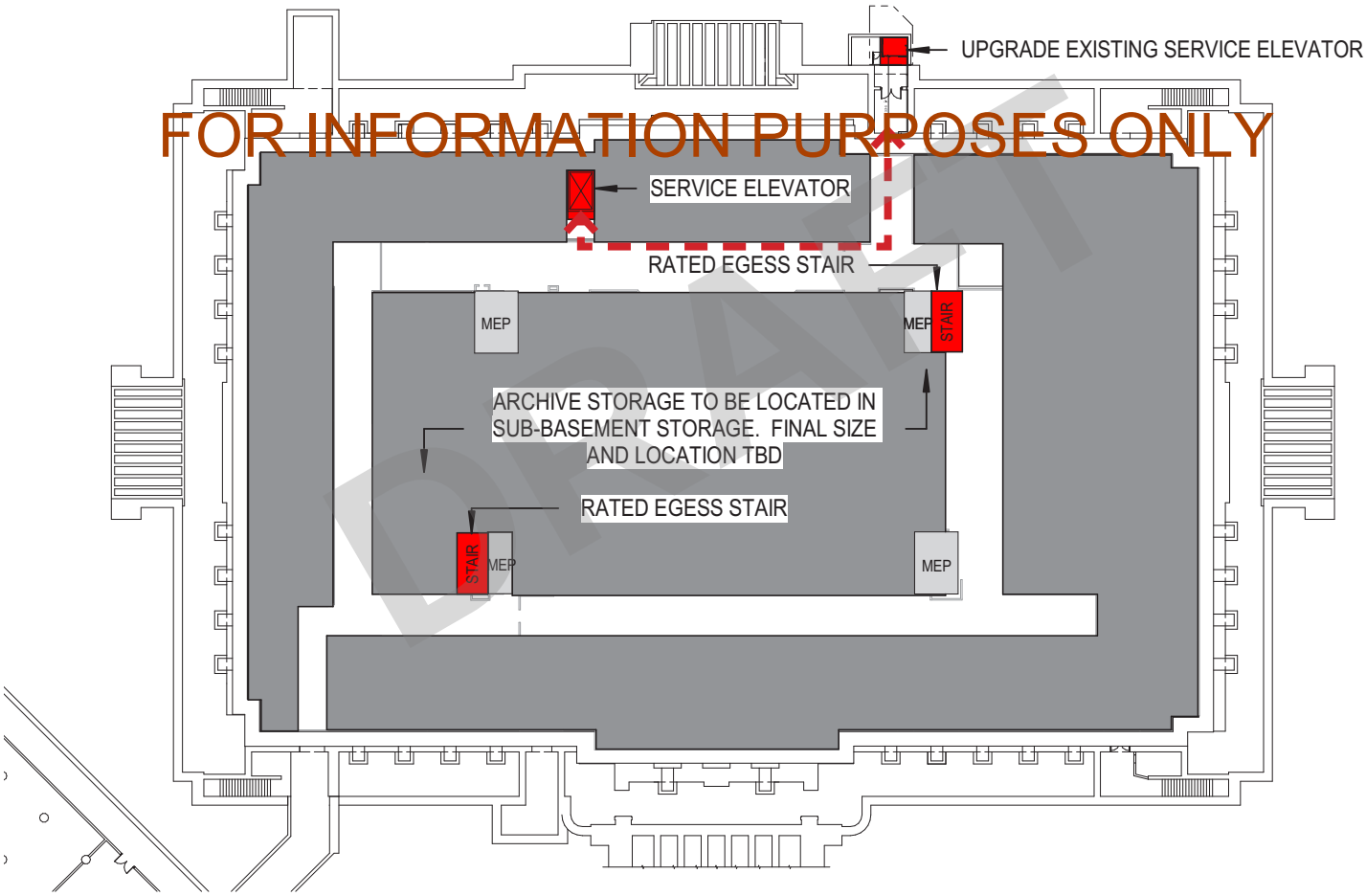
SUB BASEMENT

The sub-basement will maintain its role as a service and storage area. However, as part of City Hall's modernization, it is expected that the city will undertake a thorough evaluation of existing storage and future needs. This process should integrate technology as a means to minimize required storage space and purge unnecessary items, thus maximizing efficiency.

City Hall and City Council Archives will be relocated to the sub-basement, ensuring their preservation and easy access. In addition to its archival function, the sub-basement will also serve as a hub for essential mechanical equipment, taking full advantage of the existing vertical shafts that run through the building. This strategic placement will optimize space utilization and maintenance accessibility.

To improve service access throughout City Hall, a new service elevator will be introduced. This elevator will be accessible via the sub-basement level from the existing loading dock elevator, which is slated for upgrades and waterproofing.

Additionally, to ensure City Hall adheres to code and promotes safety, two new rated egress stairs will be added to the building's cores. This crucial upgrade will enhance the safety and navigation within the building, ensuring that City Hall remains a secure and efficient municipal hub.



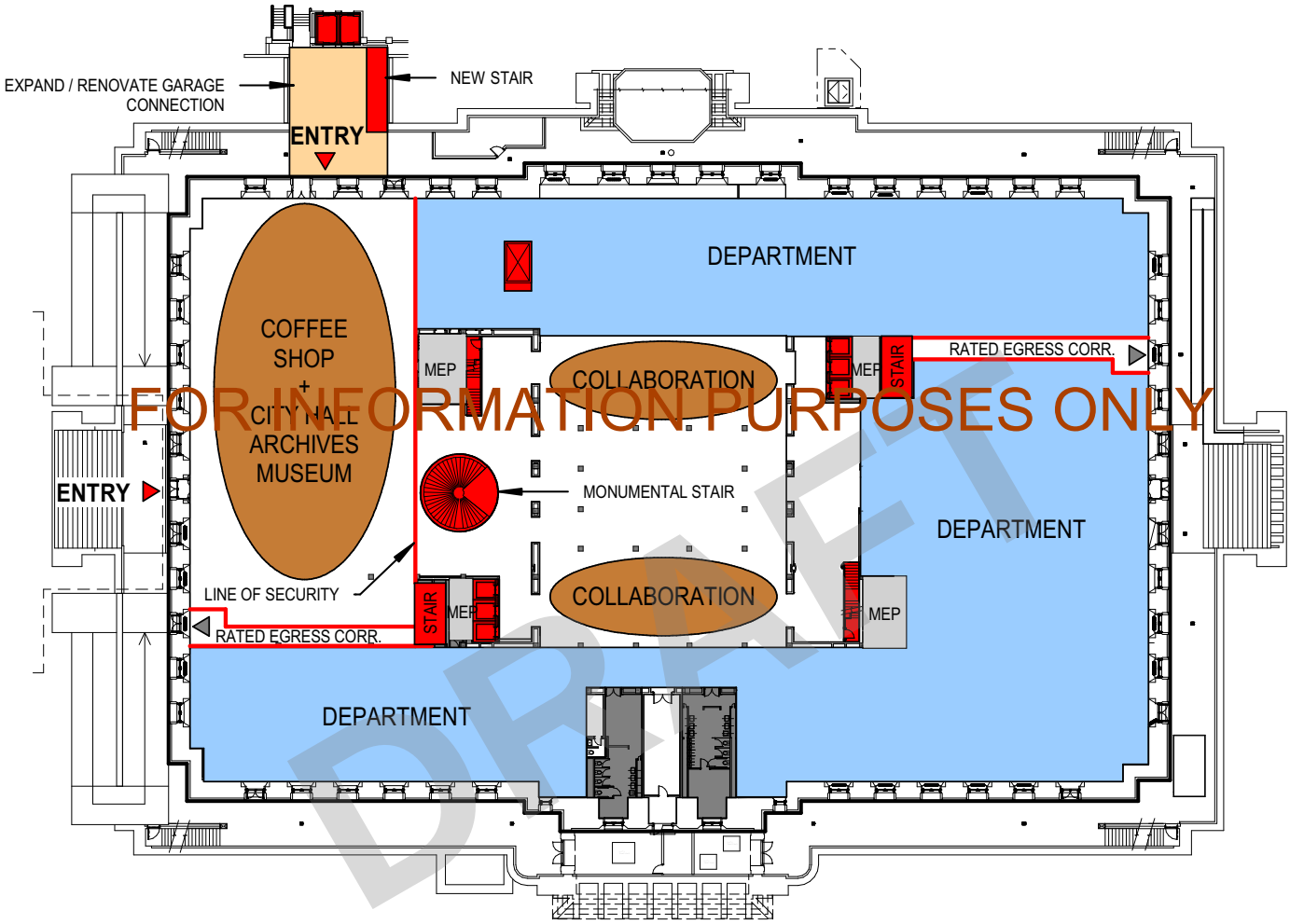
SUB BASEMENT

- NO NEW EXIT STAIRS ARE INTENDED.
- INTERIOR SERVICE ELEVATOR LOCATION IS TBD

LOWER LEVEL

The Lower Level is to become a vibrant public entry point and community amenity for Cleveland, featuring a coffee shop and the City Hall Archives Museum. To improve the user experience, the existing security entrance from the garage will be revamped, and easy access will be facilitated by new ramps from the new west entrance.

Departments which serve the general public, are suggested to be positioned at this basement level, ensuring efficient public service. Enhancements in safety and compliance will be seen with the introduction of rated egress corridors. Lastly, a new monumental stair will be implemented, extending daylight from the first floor into the basement, enriching the ambiance of the space.

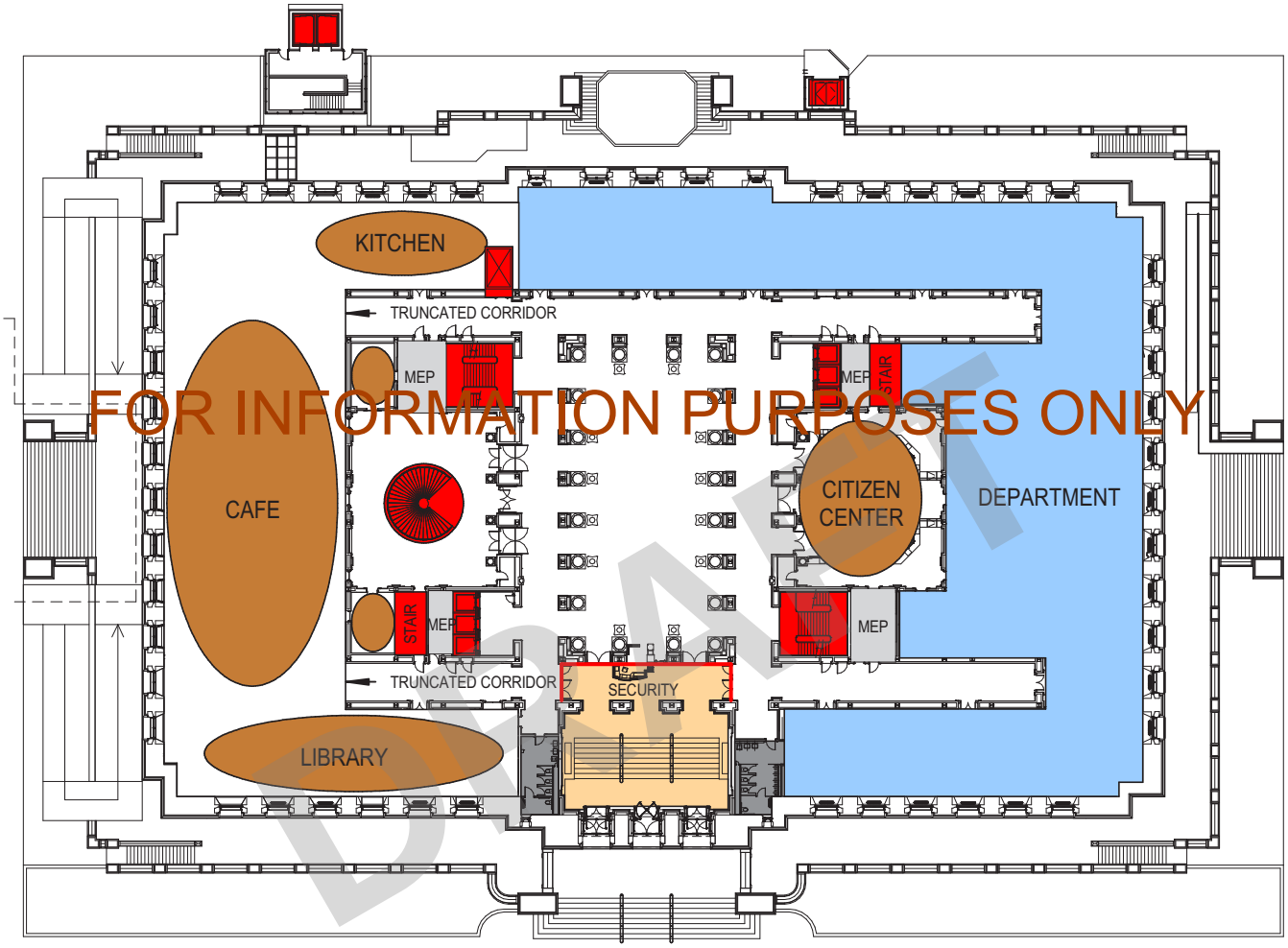


BASEMENT

- THE MONUMENTAL STAIR IS NOT PART OF THE SCOPE.
- THE CAFETERIA IS TO REMAIN CENTRAL ON THE GARDEN LEVEL.
- THE GARAGE CONNECTOR WILL NOT BE EXPANDED.
- NO NEW EXIT STAIRS ARE INTENDED.
- DEPARTMENTS ARE SHOWN AS GENERAL AREAS.

FIRST FLOOR

City Hall's first floor is envisioned to undergo a transformative redesign, welcoming a fresh café and library into its western half. These new spaces will benefit from overlooking Mall C. In this setup, the Citizens Center is proposed to retain its existing position, continuing its vital role as a comprehensive service hub for both public and staff.

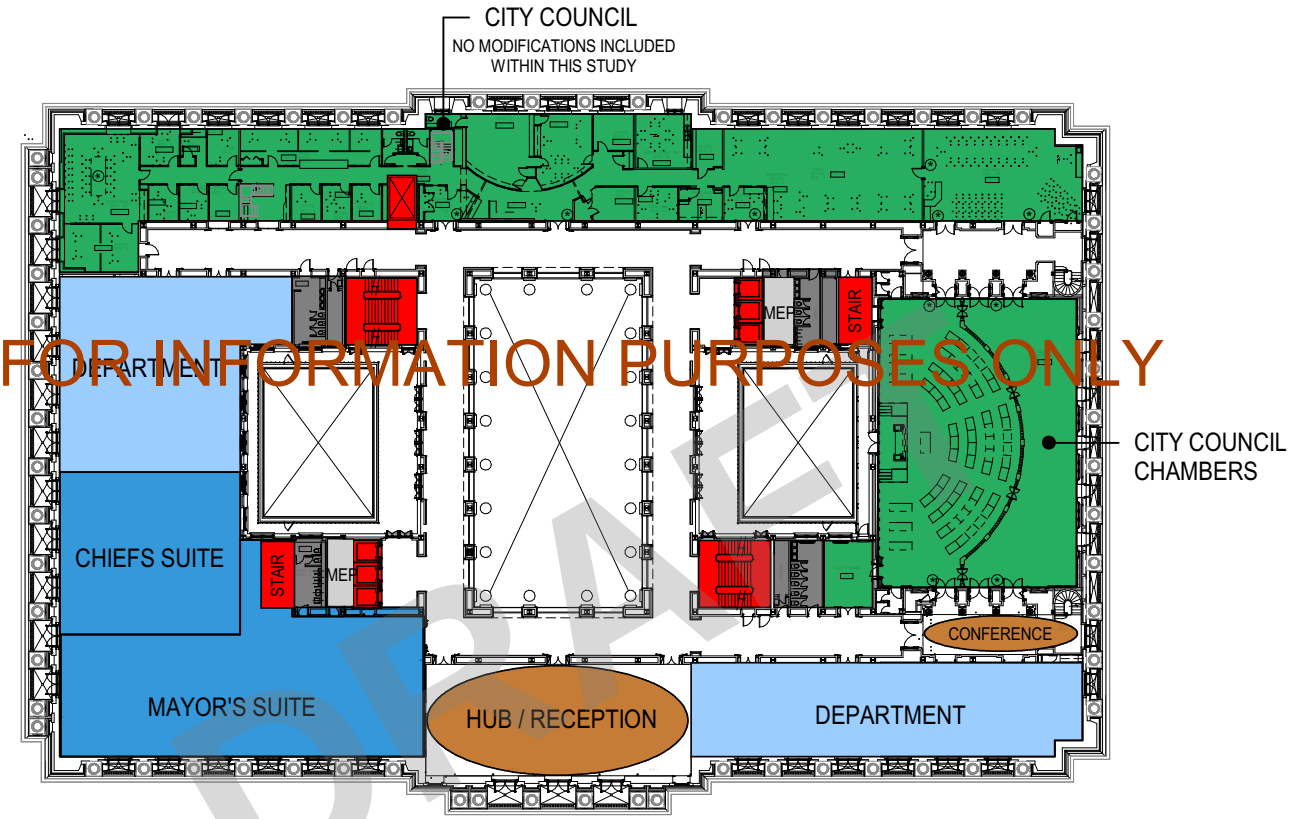


FIRST FLOOR

- THE MONUMENTAL STAIR IS NOT PART OF THE SCOPE.
- THE CAFE AND KITCHEN WILL BE PART OF THE GARDEN LEVEL, WITH NO CHANGE TO THE DEPARTMENTAL SPACES.
- NO NEW EXIT STAIRS ARE INTENDED.
- DEPARTMENTS ARE SHOWN AS GENERAL AREAS.

SECOND FLOOR

On the second floor, the Mayor's suite is suggested to remain untouched, preserving the rich historical character it embodies. It is recommended that the Mayor's core team be located in close proximity to the suite for enhanced collaboration. To add to a more formal and welcoming experience for visitors, a new central reception is proposed adjacent to the Mayor's office. This reception area will encompass diverse amenities including conferencing facilities. City Council and City Council Chambers will continue in their existing capacity, with improvements made only to accommodate the addition of a service elevator.

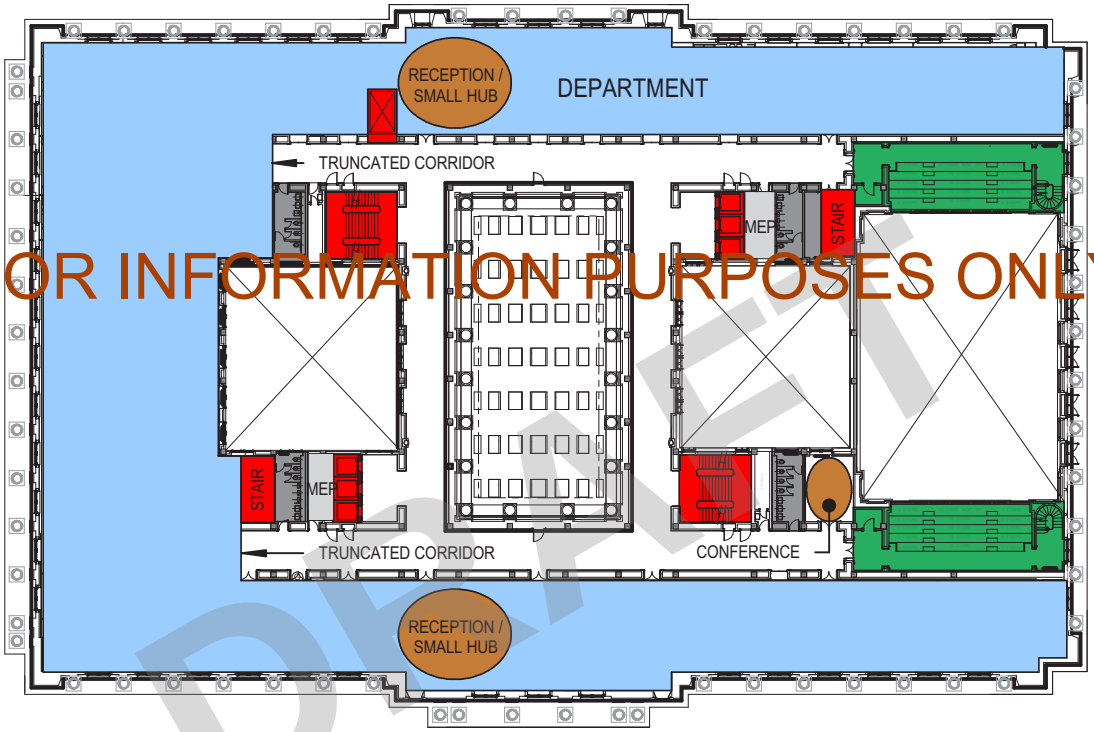


SECOND FLOOR

- NO NEW EXIT STAIRS ARE INTENDED.
- HUB WILL REMAIN DEPARTMENTS.
- INTERIOR SERVICE ELEVATOR LOCATION IS TBD
- DEPARTMENTS ARE SHOWN AS GENERAL AREAS.

THIRD FLOOR

For the third floor, it is suggested to house internal operations departments. This placement strategy ensures optimal proximity to the Mayor's office, fostering efficient communication and operational cohesion.

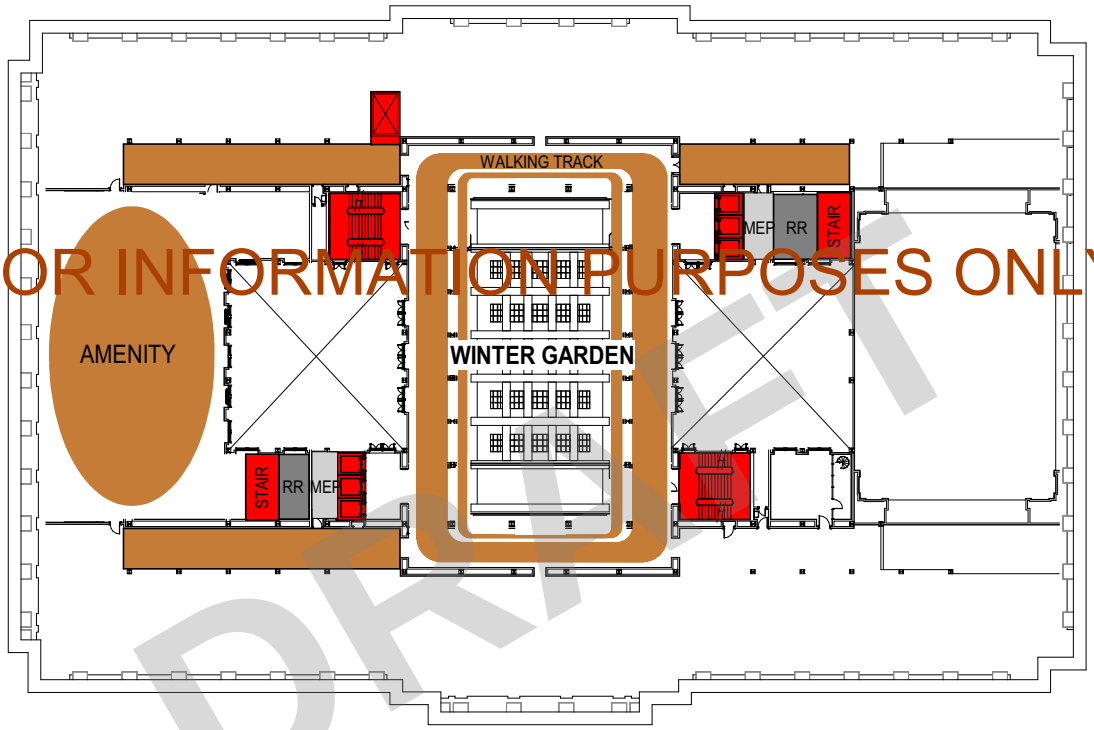


THIRD FLOOR

- NO NEW EXIT STAIRS ARE INTENDED.
- INTERIOR SERVICE ELEVATOR LOCATION IS TBD.
- DEPARTMENTS ARE SHOWN AS GENERAL AREAS.

FOURTH FLOOR

The fourth floor is envisioned as a dedicated amenity space for employees. This level will boast new restrooms, a winter garden, and a walking track for recreational use. In addition, wellness spaces such as mothers' rooms will be made available, catering to the diverse needs of the workforce. The floor also holds potential for a range of other amenities to foster employee well-being and productivity. These could include meditation rooms, yoga studios, and alternative work areas, among others, transforming the space into a multi-functional and rejuvenating environment.

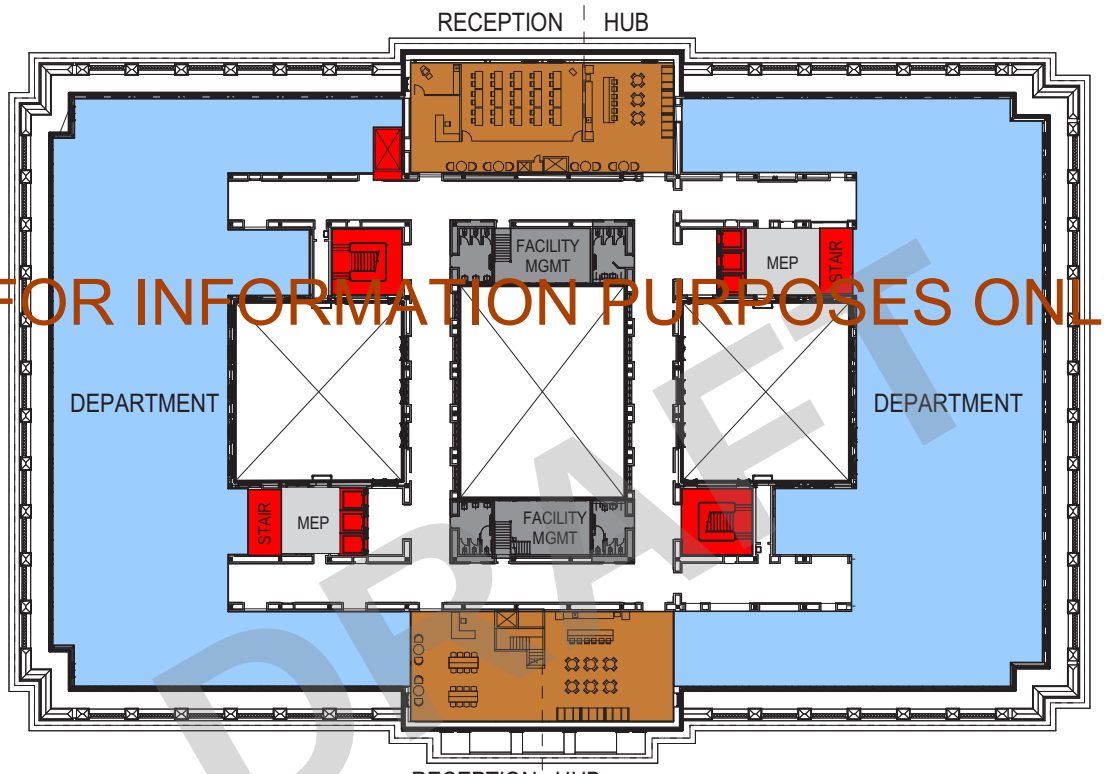


FOURTH FLOOR

- NO NEW EXIT STAIRS ARE INTENDED.
- INTERIOR SERVICE ELEVATOR LOCATION IS TBD.

FIFTH FLOOR

The fifth floor offers an ideal location to house large clusters due to its extensive, uninterrupted layout. At the center of the floor plan, amenity hubs are strategically placed, serving as shared spaces for all of City Hall. This floor is full of natural light and provides views overlooking the new interior light wells and the fourth-floor winter garden. This blend of function and aesthetics creates a dynamic, uplifting work environment.



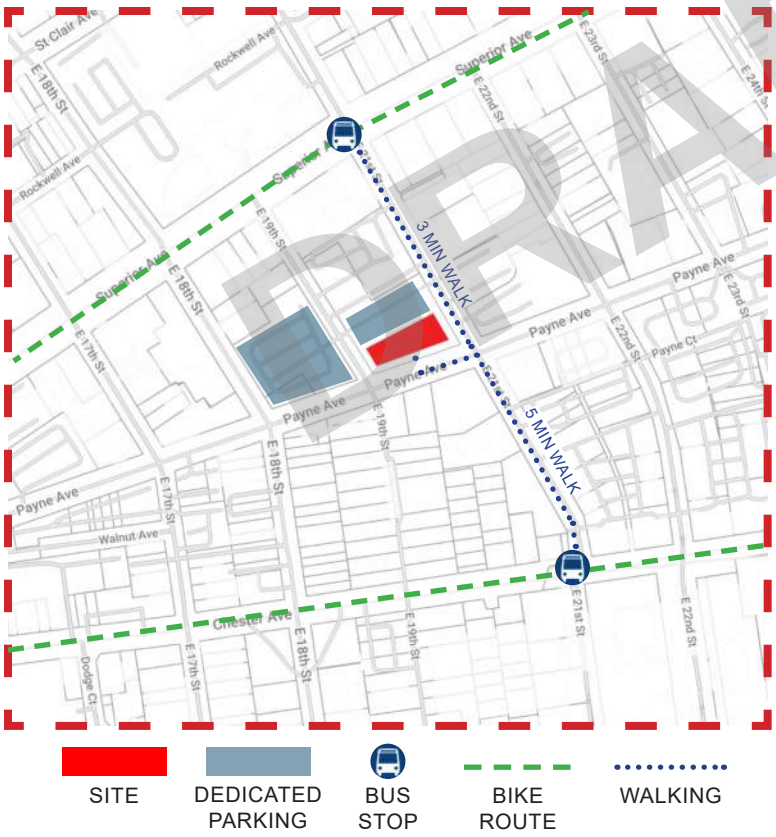
FIFTH FLOOR

- NO NEW EXIT STAIRS ARE INTENDED.
- INTERIOR SERVICE ELEVATOR LOCATION IS TBD.
- HUBS TO REMAIN DEPARTMENTS.
- DEPARTMENTS ARE SHOWN AS GENERAL AREAS.

Section 2.4.2 Application | Payne Ave

15 MINUTE WALKING RADIUS

EXISTING TRANSIT OPTIONS



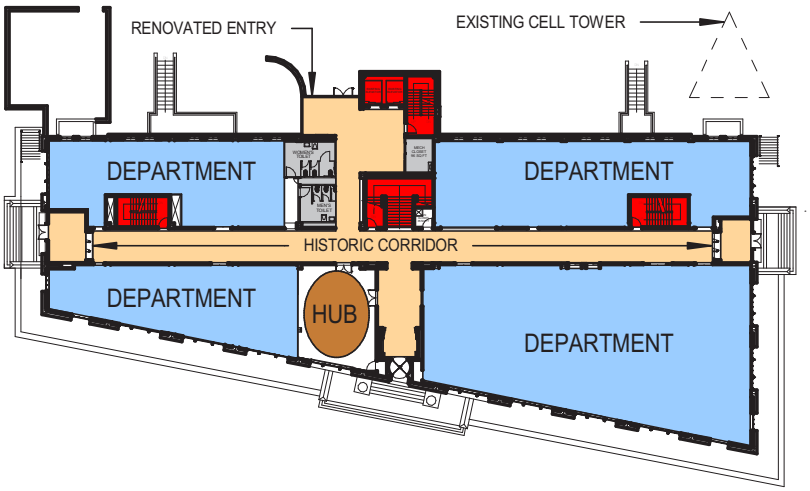
THE 15 MINUTE CITY

Cleveland is taking significant steps towards realizing a “15-minute city” concept, where residents’ essential needs are conveniently accessible within a short walk, bike ride, or transit trip. Mayor Justin M. Bibb’s administration is championing this vision, aiming to enhance the city’s appeal, safety, and livability. The strategy includes exempting new developments in areas with frequent public transit from mandatory off-street parking requirements, encouraging denser development and alternative transportation options.

The Transportation Demand Management (TDM) legislation proposes that new projects near high-frequency transit stops develop TDM plans in place of off-street parking mandates. These plans encompass various transport alternatives and sustainable initiatives. This move aligns with Cleveland’s pursuit of a Citywide Mobility Plan, ensuring non-car travel is safer, more accessible, and enjoyable.

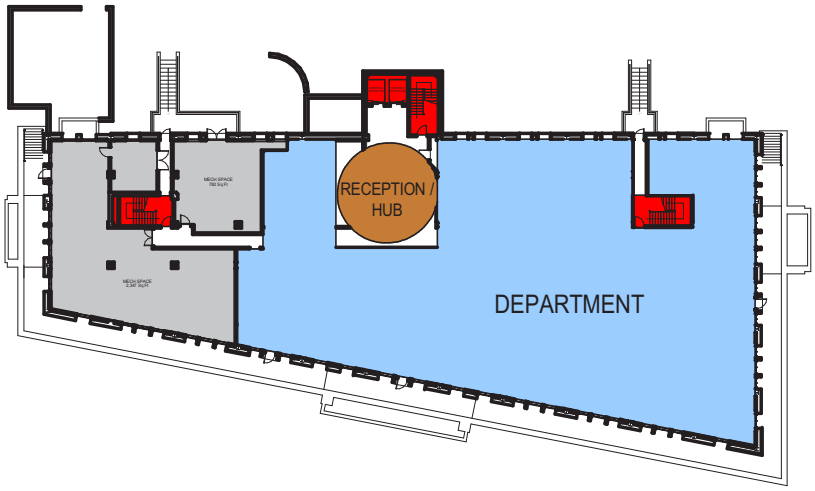
2001 Payne Avenue is currently equipped with two parking lots, providing over 250 parking spots. As part of the effort to accommodate an increased number of employees at this location, a strategic shift is being pursued. This shift involves leveraging the existing transit infrastructure within a 15-minute walking radius, which includes the convenience of nearby bus stops, dedicated bike paths, and pedestrian-friendly districts.

This approach not only aligns with the city’s overarching ambition to foster a 15-minute neighborhood but also presents additional avenues to enhance accessibility to 2001 Payne Avenue. By capitalizing on the diverse transportation options available within this radius, the initiative aims to provide a seamless experience for employees and visitors alike. Moreover, this strategy resonates with the broader goals of promoting sustainable urban development, reducing reliance on personal vehicles, and contributing to a more vibrant and connected community.



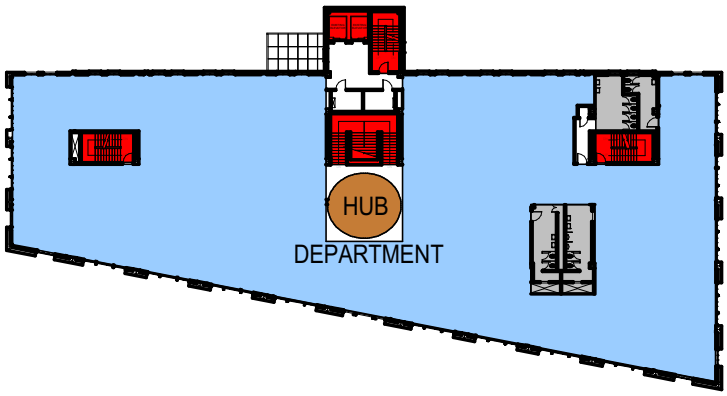
FIRST FLOOR

The building at 2001 Payne Avenue will host specialized public service clusters. In line with this focus, the first floor of this building will be designed to prominently feature these programs. Additionally, a centralized hub will be established here, serving as a welcoming and reception point for all visitors and users of the facility. This strategic placement ensures that these key services are both visible and easily accessible to the public.



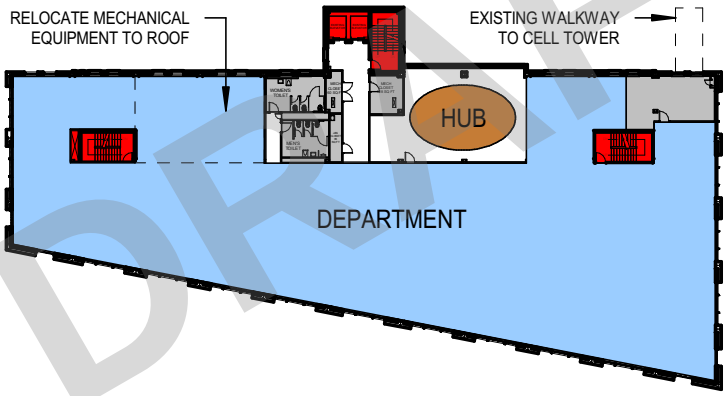
LOWER LEVEL

With the city's progressive steps toward realizing a 15-minute city, it becomes increasingly pertinent for establishments like 2001 Payne Avenue to align with this vision. In light of these new measures, it's advisable to incorporate design elements that support alternative transportation options and promote a healthier lifestyle for staff. Providing ample space for indoor bike storage, locker rooms, and showers at 2001 Payne Avenue can play a pivotal role in encouraging employees to adopt more sustainable commuting methods, reinforcing the broader goals of the city's urban development agenda.



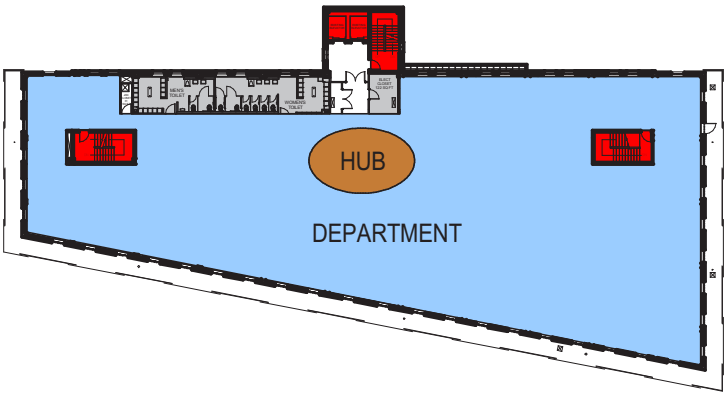
SECOND FLOOR

Two elevators, operating from the basement to the upper levels, provide complete service to the building. While there is no existing loading dock or service elevator at Payne, it is recommended that departments like Taxation enhance their processes through digital methods. This modern approach will not only boost efficiency among the workforce but also minimize the necessity for a loading dock.



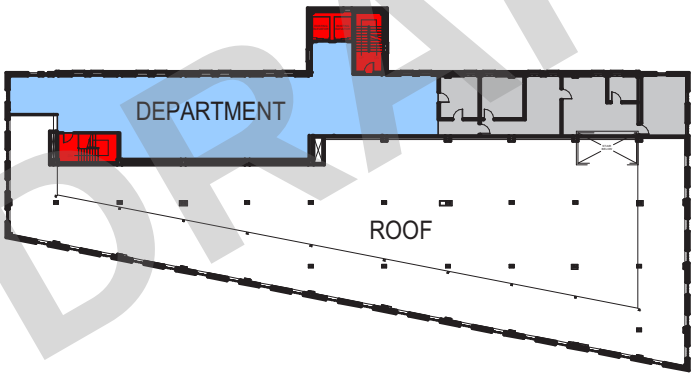
THIRD FLOOR

The architectural layout of Payne Avenue features departmental ‘hubs’ on each floor, similar to City Hall’s design, aimed at enhancing operational efficiency. These hubs cater to specific department needs, incorporating reception areas, functional kitchenettes, adaptable meeting spaces, and collaborative zones. This strategic arrangement fosters productivity and knowledge exchange, exemplifying modern workspace functionality.



FOURTH FLOOR

The fourth floor presents an ideal opportunity for accommodating a larger department, primarily due to the advantage of possessing a spacious, unobstructed floor plate. The availability of such a layout allows for a seamless arrangement of resources and personnel, fostering a cohesive and efficient working environment. Additionally, the generous ceiling heights that permeate the space further enhance the sense of openness, contributing to an ambiance of both functionality and aesthetic appeal.



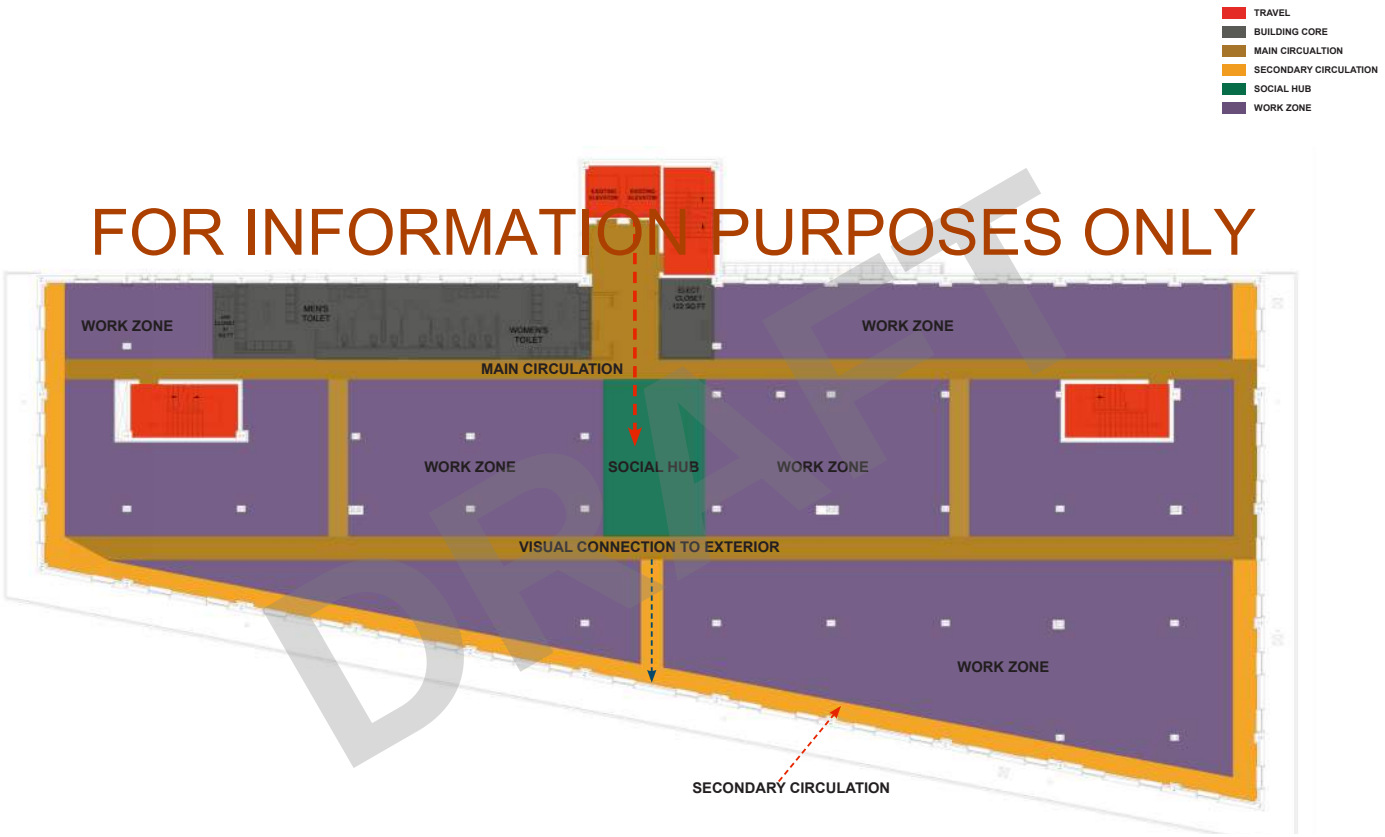
FIFTH FLOOR

The fifth floor of Payne Avenue is intended to be allocated to smaller, independent departments. These departments can benefit from a location removed from public access and can also serve as hosts for meeting spaces accommodating other departments within the building.

DIAGRAMATIC DEPARTMENT LAYOUT

The subsequent floor plan serves as a representative diagram for the departmental layout on a standard floor, using the Third floor as a design basis. To ensure optimal work conditions, circulation paths should be oriented to conclude in areas with exterior views and daylight.

By placing a social hub central in the floor plan, it permits all workstations to take advantage of exterior daylight and views, while allowing quick and easy access to all employees.



Section 2.5.1 Facility Systems - City Hall

ASSESSMENT

The general infrastructure upgrades (to be known as Phase I), primarily consist of making the existing building safe, upgrading electrical infrastructure, and enabling future work. As part of this work, the chilled water plant will be replaced, a new hydronic heating hot water plant will be added, one new dedicated outdoor air systems (DOAS) will be installed, the main electrical switchgear will be replaced, as well as any existing panelboards throughout the building which are beyond their end of life.

A future renovation and reorganization of the building is being planned, and Algebra's recommendations for this future work (to be known as Phase III) synergizes with the schematic layouts developed by DLR Group. As a part of this work a fire protection system will be installed throughout, bathroom groups will be fully renovated, new piping will be installed in new chases, new AHUs will be installed to serve discrete user groups, each quadrant of each occupied floor shall have an electrical room and a teledata room adjacent to the corresponding chase. Architectural lighting with modern lighting controls shall be provided as needed by the spaces indicated in the architectural assessment. An upgraded teledata infrastructure shall provide each space with all present and future data needs. Video surveillance and intrusion detection systems shall be provided as necessitated by the architectural layout. Additionally, access-controlled doors shall have proximity card readers. Certain spaces shall be provided with A/V infrastructure.

FIRE PROTECTION AND FIRE ALARM SYSTEMS

FIRE PROTECTION SYSTEM

- Install a dry type fire protection system throughout the building.
- Install a new fire pump, fire piping, and dry type sprinkler locations as well as fire alarm.
    - Install a new fire pump, jockey pump, and 8" fire line from the street.
    - Install fire lines from the fire pump to risers in the four quadrants of the building. Risers shall be within the new chase. Install new zone control assemblies within accessible areas which are served by the fire line within the chase. There shall be four fire protection zones on each floor which are the area of each quadrant on each floor plate. One new combination standpipe shall be installed in each quadrant. Install a standpipe connection through the roof.
    - Install a new drain riser in the chase.
    - Sprinkler heads shall be fully recessed with white covers.
    - Where indicated, install a pre-action wet sprinkler system or an inert gas sprinkler system.

FIRE ALARM SYSTEM

- Include a VESDA smoke detection system within the archives space. Seal all penetrations in this space very carefully to ensure no airflow enters this space other than the required outdoor air from the DOAS unit.
- The existing fire alarm system shall be upgraded to a voice evacuation system. All existing horn/strobe devices shall be replaced with speaker/strobes.
- Any smoke detectors older than 10 years shall be replaced with new addressable detectors.
- A new fire command center shall be provided, and annunciator panels shall have a local operator control for voice instruction.
- Fire alarm shall be delegated design performed by NICET-certified fire-alarm technician, Level III.
- Provide necessary detection and notification devices to achieve coverage required by NFPA. Layout of devices in accordance with NFPA and manufacturer specification
- The elevator modernization shall include upgrades to the fire alarm integration with the elevators. This includes the addition of addressable modules for primary recall, secondary recall, and fireman's hat illumination, as well as a fire alarm speaker within each cab interior.
- Further, integrate the fire alarm system with the following systems:
    - Fire suppression
    - Each smoke evacuation system
    - Smoke dampers and duct smoke detectors
    - Kitchen fire suppression system
    - Elevator recall and/or emergency egress elevator
    - Area of refuge

MECHANICAL

HEATING AND COOLING

Chilled Water

- A dry cooler shall be installed to meet code required waterside economizer requirements. Piping shall be ran from the drycoolers to a drycooler-heat exchanger (DC-HX-1). The drycooler shall be capable of 25% of the building's cooling load and its loop shall contain 30% glycol. The drycooler loop shall have 2 hydronic pumps.
- Demolish existing chilled water heat exchanger and two chilled water pumps and replaced with two heat exchangers (fully redundant, capacity of approximately 2,100 tons) and three chilled water pumps, each pump sized for 50% capacity. Discharge water temperature from the heat exchanger shall be sized for 46F to the building systems. The building system loop shall incorporate a bypass valve capable of recirculating water within the building if the building cooling load is low. HX shall be sized for 50 BTU / sf of the entire building for cost estimating purposes.
- Chilled water piping shall be installed throughout the building for the vertical air handling units and terminal boxes. Mains in the building shall be 8" in the sub-basement. There shall be four 6" chilled water risers, one for each quadrant of the building.

Steam / Heating

- Controls for steam radiators shall operate such that they are unable to be turned off 100% by visitors and workers. The radiators shall be set to 20% shutoff to ensure pipes do not freeze. Additionally, steam radiators in occupied areas shall additionally be set up on control valves and work in conjunction with the fan coil units and other small air handlers.
- Install a hydronic condensation prevention system within the skylights of the three atriums. The condensate prevention system piping from the ceilings to the sub-basement shall be 2". The loop shall be 30% glycol and connect to a heat exchanger which is heated by the new hydronic hot water heating loop. Install two pumps on the loop.
- A new hydronic hot water heat exchanger will be installed in the sub basement. Four new base mounted heating hot water pumps will be installed to pump heating hot water through the building.
- New heating supply and return hydronic piping risers shall be installed in each quadrant. Risers shall be 4" in diameter.
- Install a new steam vacuum pump capable of handling the building steam condensate load. The vacuum pump shall be duplex type.
- For the lightwell atria of the fourth floor, provide new steam radiators steam traps and digital control valves connected to BMS. Provide new condensation prevention system to skylights in both atria. Provide smoke evacuation system.
- Install new DDC two position steam control valves on the steam radiators. The steam valves shall be actuated by the BMS and the temperature sensors within the thermal zone the radiator is within. These actuators shall go on every steam radiator throughout the exterior walls of the building.

Energy Recovery

- An energy recovery coil shall be installed in the four exhaust ducts after the exhaust fans. Another coil shall be installed at the DOAS units to pre-treat the air entering the DOAS units. The piping from the heat recovery coil at the exhaust fan to the DOAS unit shall be routed in the new chase adjacent to the hydronic hot water and chilled water lines. The heat recovery piping shall be filled with 30% glycol and be 2" in diameter. Install two pumps on the heat recovery loop.

AIR HANDLING UNITS

- All old air handlers past their useful lives shall be demolished. The abandoned ductwork of demolished air handlers shall also be demolished.
- Cooling will be added to the building by installing small vertical VAV AHUs.
- The AHUs will be 3000 or 4500 CFM units throughout all office spaces and collaboration hubs.
    - The airflow capacity of the AHUs will be approximately 1 CFM per square foot of air.
- Sound attenuators will be installed on the intake and discharge of all vertical air handling units as well as fan powered boxes.

- All server rooms shall receive Liebert MiniMates. Each quadrant of server rooms shall be connected together to their own drycooler on the roof with 30% glycol.
- Four new DOAS systems shall be installed in the sub-basement. The units shall be custom units, full aluminum construction. Manufacturers shall be Air Enterprise, Engineered Air, or Nortek. See the selection from Engineered Air and DOAS schedule provided.

EXHAUST AIR

- New exhaust fans will be installed on the roof to balance the airflow to the building (as provided by the dedicated outdoor air systems).

DUCTWORK

- Abandoned ductwork shall be demolished.
- New horizontal supply and return ductwork will be provided which serves each space.
- Transfer ducts shall be installed throughout to accommodate return airflow as needed.
- New OA supply ductwork ductwork shall be installed throughout the building from the DOAS units in the sub-basement to the upper levels. The shafts for the ductwork shall be in each quadrant of the building.
- New exhaust fans shall be installed to balance the outdoor air to all rooms. There shall be a fan in each quadrant on the 6th floor to exhaust airflow from the building. All exhaust ducts and louvers shall face south.

AIR DISTRIBUTION & VENTILATION

- Airflow monitoring stations shall be installed at all outdoor air intake ducts, exhaust ducts, supply fans, return fans, and exhaust fans.
- The two vents at the top of the building shall be closed and sealed off to better regulate air distribution and temperature.

TERMINAL BOXES

- All terminal boxes downstream of the vertical AHUs shall be reheat VAV boxes which are at a minimum two row coils. Include access panels on VAV boxes, discharge temperature sensors, and airflow stations. The maximum size of a VAV box shall be 1500 CFM.

CONTROLS

- Install a new BMS system throughout. All engineering components shall be connected to the BMS system including but not limited to pumps, control valves, air handling units, DOAS units, fans, dampers, actuators. BMS system shall be an open system with an open distribution channel.

CONTROLS

- Include snow melt on the (2) new concrete ramps from grade level to new basement, west entrance.

PLUMBING

DOMESTIC WATER

- New cold, hot, and hot water return piping shall be installed from plant to vertical chases and throughout the building.
- Install two new triplex booster pumps which are 100% redundant. The basis of design is Grundfos. Connect booster pumps to BMS. BMS shall be capable of controlling discharge pressure. Install a cold water expansion tank on the system.
- Install two new steam hot water heat exchangers. Install new steam control valves and new plant valves and accessories. Install a new domestic hot water expansion tank.
- Install check valves and pressure reducing valves on cold, hot, and hot water return valves on each floor.

SANITARY AND DRAINAGE

- For the fourth floor winter garden space, install a new drainage system for planters and irrigation system for planters.

KITCHEN

- For first floor kitchen, provide new floor drains, floor sinks, and piping for new kitchen. Install new grease trap sized for commercial kitchen.

PLUMBING FIXTURES

- The bathroom groups shall be fully renovated with new piping and fixtures. Connect piping to new sanitary, vent, cold, hot, and hot water return risers in new shafts.
- Install new drinking fountains with bottle fillers at each bathroom group. Connect to new piping from new risers. Drinking fountains to have chillers.
- For the first floor café, install new floor drains and piping for potential ice machines and drink stations.
- For the fourth floor employee wellness space, install two drinking fountains which are similar to the ones near the bathroom (two bi-level drinking fountains with bottle fillers and a chiller).
- Install kitchenettes in each open work area as defined below each kitchenette shall include a dish washer, kitchen sink and faucet, garbage disposal, instant hot water spout (insta-hot), and an instant filtered cold water spout which utilizes a drinking fountain chiller, ice machine, coffee machine with backflow preventor.
    - First floor:
        - Finance: provide 2 kitchenettes.
        - Hub: provide 1 kitchenette.
    - Second floor:
        - City Council: provide 3 kitchenettes.
        - Strategy: provide 1 kitchenette.
        - Chiefs Office: provide 1 kitchenette.
        - Mayor's Suite: provide 1 kitchenette.
        - Reception: provide 1 kitchenette.
        - Chief Public Safety Office: provide 1 kitchenette.
    - Third floor:
        - North Hub, provide 1 kitchenette.
        - South Hub, provide 1 kitchenette.
        - ITS, provide 1 kitchenette.
        - Legal, provide 3 kitchenettes.
    - Fifth floor:
        - Operations: provide 4 kitchenettes.

SANITARY

- Provide and install new sanitary piping throughout the building.

NATURAL GAS

STORM

- Scuppers and down spouts to be provided within the new minimalist drop-off canopy.

ELECTRICAL

POWER

Enabling Work / Make-Safe

- For all enabling and/or make-safe work, provide new equipment and devices which are of appropriate specifications to be re-used during new work phase. Electrical equipment known to be incompatible with future design must be approved by Engineer before being furnished and installed.
- Provide temporary electrical distribution switchboard for the duration of Phase I, demolish temporary power and reconnect renovated distribution system at the conclusion of the phase. Coordinate all service interruptions with Owner.
- All existing electrical panelboards throughout the building which are beyond their end of life shall be replaced in-place, reconnecting existing feeders and circuits. These include:
    - All panelboards manufactured by the Federal Pacific Electric Company
    - Any panelboard for which new off-the-shelf breakers are not available

- Any rusted or corroded panelboards.
- Sub-Basement Electrical Room
  - Replace disconnect switches in-place, reconnecting existing feeds.
  - Replace existing switchgear and switchboards. Replace any sections containing Pringle switches with new sections using molded case circuit breakers instead.
- Electrical equipment feeding demolished mechanical equipment shall be demolished.
- Demolish all electrical equipment which is abandoned in-place.

Demolition

- Sub-basement Electrical room
  - Demolish all electrical equipment not replaced in previous phase.
- Sub-basement mechanical room
  - Electrical equipment feeding demolished mechanical equipment shall be demolished.
  - Electrical equipment feeding existing-to-remain mechanical equipment shall be relocated as necessary to accommodate new layout.
- Generator outside
  - Existing generator is sized appropriately to meet anticipated loads and shall be existing-to-remain.
- Transformer vault
  - There is no demolition scope anticipated within this space.
- Panelboards feeding mechanical equipment on the 4th floor shall be demolished.
- Equipment within corridor electrical closets located in every quadrant on Basement, 1st, 2nd, 3rd and 5th floors shall be demolished.
- Council Chamber lighting panel shall be kept intact and re-fed and/or relocated as necessitated by architectural layout and electrical design.
- Electrical distribution equipment in spaces not mentioned above shall be demolished.

Distribution

- Mechanical Equipment Loads
  - Provide distribution panelboards as necessary on Sub-Basement level to feed mechanical equipment.
  - Major equipment shall be assumed to require 480V 3-phase electrical power.
  - New equipment shall be assumed to require EC-provided fused disconnect. Size fuse according to NEC, manufacturer requirements.
  - Contractor may provide industrial-grade wall switch in lieu of disconnect switch for single-phase motor loads under ½ HP.
- Automatic transfer switches
  - Existing ATSs are sized appropriately to meet anticipated loads and shall be existing-to-remain.
- Electrical Rooms
  - Basement, 1st floor, 2nd floor, 3rd floor, and 5th floor shall each have four electrical rooms adjacent to chase in each quadrant.
  - Reference “Typical Electrical Room Layout” and “Typical Normal Power Riser Diagram”. Provide distribution and appliance panelboards accordingly.
- Uninterruptible Power Supply (UPS) Distribution
  - Reference “UPS Power Riser Schematic”.
  - Provide central UPS in basement. Provide two UPS-backed distribution panelboards, one of which shall feed basement loads (including Technology system head-ends), the other feeding TDR appliance UPS panelboards.
  - Central UPS shall be fed via ATS-2, see Emergency Power Distribution, below.
- Emergency Power Distribution
  - Reference “Emergency Power Riser Schematic”. Provide distribution equipment accordingly.
  - ATS-1 shall provide life-safety power for the following systems:
    - Emergency lighting
    - Smoke evacuation
  - ATS-2 shall provide critical power for the following systems:
    - Fire alarm
    - UPS

- Elevators

General

- For interior locations where quantity of receptacles is not otherwise indicated, provide duplex receptacles at 12' spacing following the NEC "Residential" algorithm.

Exterior Modifications and Improvements

- Landscaping and Connection to Mall C
  - All new loads shall be fed from City Hall. No major impact to distribution is anticipated.

Renovated Amenity Spaces

- Lightwell
  - Provide furniture with integral receptacles.
- Winter Garden
  - Provide furniture with integral receptacles.
- Library
  - Patron tables shall have integral receptacles fed by poke-through floorboxes.
- Kitchen
  - Provide three 225A 208Y/120V appliance panelboard for kitchen equipment.
  - All receptacles in this space shall be GFCI.
  - Kitchen appliances shall be provided hardwired electrical connection where possible. Fixed appliances requiring receptacle power shall be provided duplex receptacles on a dedicated circuit.
  - All convenience receptacles shall be 6" above counter height unless otherwise indicated.
  - Provide a junction box with voltage and phase necessary to power sink garbage disposal.
- Café
  - All receptacles in this space shall be GFCI.
  - Provide duplex receptacle powered by dedicated circuit for each appliance.
  - Provide duplex receptacles as necessary for point-of-sale devices. Coordinate location with architectural.
- Museum
  - Provide 225A 208Y/120V appliance panelboard for museum humidifier/dehumidifiers.
  - Provided power by receptacle or hardwired connection as necessary for museum displays. Coordinate quantity and location with architectural.

Renovated Storage Spaces

- Coordinate location of wall receptacles with furniture to maintain accessibility.

Renovated Restrooms

- Provide duplex GFCI receptacle for convenience.
- Provide junction box in wall with power for hand dryer.
- Provide junction box above ceiling with power for ADA door actuator. Additionally provide ADA paddle switches inside and outside restroom.

Renovated Work / Office Spaces

- Throughout work/office spaces, provide 50% of receptacles as controlled receptacles which shall turn OFF during non-business hours.
- Provide each copier and printer with duplex receptacle powered by dedicated circuit. Provide additional duplex receptacle on dedicated circuit for other office equipment.
- Open Work Areas
  - Provide two duplex receptacles for each workstation through surface raceway system.
  - Surface raceway system shall be fed by poke-through floorboxes.
- Collaboration Hubs
  - For each refrigerator, microwave, coffee machine or other appliance, provide a duplex GFCI receptacle powered by dedicated circuit. Coordinate location of receptacles with architectural. Provide an additional above counter duplex GFCI receptacle.
  - Duplex receptacles serving seating locations shall have USB charging capability with dual

USB Type A/Type C ports in addition to standard NEMA outlets.

- Private Offices
  - Furnish a double-duplex receptacle and install on wall adjacent to the desk. Coordinate location with furniture to feed desktop computer and other devices.
  - Furnish three additional duplex receptacles and install on non-desk walls.
- Conference Rooms
  - Provide four duplex convenience receptacles, one on each wall.
  - Provide a TV backbox equipped with power. Additionally provide conduit pathway with pull-string to above ceiling location for AV cabling.
  - Provide a poke-through power/data floorbox. Additionally provide conduit pathway with pull-string to above ceiling location for AV cabling.
- Huddle Rooms
  - Provide two duplex receptacles with USB charging capability with dual USB Type A/Type C ports in addition to standard NEMA outlets.

LIGHTING

General

- New fixtures shall be LED with CRI of 90+ and CCT of 4000K unless otherwise noted. Fixtures shall be capable of 0-10V dimming.
  - Budget 1.5W per square foot throughout all interior areas.
- Provide new lighting controls system with building-wide control module in basement.
  - Lighting control system shall be capable of scheduled ON/OFF for all corridors, public areas, open work areas and other zones as indicated by Owner or architectural.
  - Provide touch-screen lighting controls module in each electrical room capable of controlling fixtures powered by equipment in the same room.
  - Spaces not mentioned in the following Sections may be controlled through networked controls:
    - Exterior Modifications and Improvements
    - Renovated Amenity Spaces
    - Renovated Storage Spaces
    - Renovated Restrooms
    - Renovated Work / Office Spaces
    - Corridors
- Emergency lighting shall be powered by emergency power panels located in NW and SE electrical rooms. Provide UL924 transfer devices and other devices necessary to achieve specified emergency lighting coverage.
  - Under non-emergency conditions, lighting fixtures shall respond to local control unless indicated as always ON 'Nitelite' fixtures.
  - In spaces indicated to receive emergency lighting, a minimum of 10% of fixtures shall be capable of emergency lighting unless otherwise noted.

Exterior Modifications and Improvements

- Landscaping and Connection to Mall C
  - Provide pedestrian pole-top fixtures. Coordinate location with architectural.
  - Provide bollard lights along sidewalks. Coordinate location with architectural.
  - Provide wall packs at exterior doors unless indicated otherwise.
  - Provide landscape lighting as indicated by architectural.
  - Provide step and rail lights as indicated by architectural.
- Skylights
  - Provide photocells for daylight sensing. Nearby light fixture dimming shall be controlled by photocells.

Renovated Amenity Spaces

- New Monumental Stair from lower level to first level
  - Provide LED tape-light integral to handrails with remote drivers hidden from view as directed by architect.

        - Tape-light shall have full RGB capability.
- Lightwell
    - Provide architectural pendant luminaires with remote drivers. Provide junction box for remote driver and conceal junction box and conduit feed as indicated by architectural.
    - Provide photocell sensors for daylight harvesting. Nearby light fixture dimming shall be controlled by photocells.
- Winter Garden
    - Provide architectural pendant luminaires with remote drivers. Provide junction box for remote driver and conceal junction box and conduit feed as indicated by architectural.
    - Provide photocell sensors for daylight harvesting.
- Library
    - Provide cylindrical pendant direct/indirect fixtures.
    - Average illumination target for this space shall be 50 fc. Placement of luminaires shall be coordinated with furniture plans to ensure adequate illumination between stacks.
- Kitchen
    - Provide 2' by 4' flat panel fixtures.
- Café
    - Provide architectural pendant fixtures.
    - Provide accent lighting as indicated by architectural.
- Museum
    - Provide recessed downlight fixtures.
    - Provide additional track mounted heads as indicated by architectural.
    - Museum displays shall receive additional display lighting as indicated by architectural. Provide LED tape-light with remote driver.
    - Determine illumination levels based on light sensitivity of display objects.
- Employee Wellness Spaces
    - Provide direct/indirect pendant linear fixtures.

Renovated Storage Spaces

- Provide LED shop-light fixtures.
- Provide ceiling mounted occupancy/vacancy sensors. Coordinate location with furniture and large item storage to ensure adequate coverage.

Renovated Restrooms

- Provide LED flat panel fixtures. Dimming capability is not required.
- Provide ceiling mounted occupancy/vacancy sensor. Fixtures shall turn on to full brightness.
- Vanity lights

Renovated Work / Office Spaces

- Reference "Technology Test Fit" plan for approximate quantity and location of WAPs in work/office spaces.
- Open Work Areas
    - Provide ceiling mounted occupancy/vacancy sensor.
- Private Offices
    - Wall controls shall be dimming capable and contain integral occupancy/vacancy sensing.
- Conference Rooms
    - Lighting controls shall integrate with AV controls to provide seamless user experience.
    - Lighting controls shall include two switching zones such that lights near monitor may be shut off while lights in 'back' of room remain on.
    - Provide ceiling mounted occupancy/vacancy sensor.
    - Provide emergency lighting for conference rooms with occupancy of 50 or more.
- Huddle Rooms
    - Wall controls shall be dimming capable and contain integral occupancy/vacancy sensing.

Corridors

- Emergency lighting shall be provided by Nitelite fixtures.

TECHNOLOGY

ENABLING WORK / MAKE-SAFE

- Demolish all devices and equipment which are abandoned in-place.
- Relocate existing devices, racks or other equipment which obstruct access to other equipment or is within code or manufacturer required clearance of other equipment.

GENERAL

- Technology Distribution Rooms (TDR)
  - Each quadrant of Basement, 1st, 2nd, 3rd, and 5th floors shall contain a TDR.
  - Minimum size of TDR is 8 ft by 10 ft.
  - Provide one rack per TDR, unless noted otherwise.
  - NE and SW TDRs shall contain UPS panelboards.
- Cabling
  - Backbone cabling between racks shall be single-mode fiber-optic.
  - Horizontal cabling shall be Category 6A unless otherwise noted.
  - All cabling shall be plenum rated unless otherwise noted.
  - Data cabling shall home-run to nearest TDR unless otherwise noted.
  - Provide cable-tray throughout corridors with accessible ceilings.
    - Transitions between cable-tray and conduit shall be performed with non-metallic bushing.
  - Provide J-hooks to suspend cabling between room and corridors.
  - Provide conduit for non-accessible cabling.
    - Non-accessible includes, but is not limited to, in-wall, concealed above non-accessible ceiling, in masonry, etc.
- Wireless Access Points (WAP)
  - Data cabling shall home-run to nearest TDR unless otherwise noted.
  - Owner IT department shall be responsible for network setup. Refer to “Responsibility Matrix”.
- Access Control
  - Provide proximity card reader at each controlled door.
  - Provide the most appropriate of the following mechanisms for each controlled door. Coordinate with door type/hardware in architectural.
    - Electric strike in door jamb
    - Vertical electric strike
    - Electrified mortise
    - Electromagnetic lock
    - REQ device
      - Electrified push
      - Infrared
  - Furnish door contacts and install on each controlled door, entry/exit door and operable window.
  - Provide glass-break sensors for all windows.
  - Location and quantity of devices shall be as necessitated by architectural layout.
- Video Surveillance
  - Provide power-over-Ethernet (PoE) surveillance cameras unless otherwise noted.
  - Provide PoE network switch in IT racks to accommodate the quantity of cameras scheduled + 25% spare capacity. These switches shall be on a separate VLAN for surveillance cameras. Provide fiber backbone cabling to surveillance camera head-end in basement.
  - Cabling for cameras shall home-run to nearest TDR with surveillance camera PoE switch.
  - Provide surveillance cameras for all corridors, entry/exit doors, elevator landings and other auxiliary spaces as necessitated by architectural layout.
- Intrusion Detection System
  - Provide motion detectors at all entries, exits, windows, and auxiliary locations as necessitated by architectural layout.

- Provide analog FSX device with POTS all-in one solution for this system.
- Relocate existing intrusion detection head-end as necessitated by architectural plans and provide UPS-backed power.

- Audio/Visual Systems
  - Each A/V device shall be provided with a single corresponding outlet with a point-to-point connection between device and outlet, unless otherwise indicated.
    - Outlet may be located on wall, floorbox, integrated with furniture or in other location as necessitated by architectural design.
  - As requested by Owner or architect, provide the following:
    - Switcher/scaler device.
    - External speakers with integral amplifier.
    - Multiple projectors or displays.
  - Provide wireless microphone system for all presentation spaces.

EXTERIOR MODIFICATIONS AND IMPROVEMENTS

- Landscaping and Connection to Mall C
  - Provide external WAPs on poles.
    - Install within pole-mounted weatherproof enclosures.
    - Provide WAP with external, outdoor-rated antenna(s)

RENOVATED AMENITY SPACES

- Lightwell
  - Provide surveillance cameras in this space.
  - Provide PA system in this space.
- Winter Garden
  - Provide surveillance cameras in this space.
  - Provide PA system in this space.
- Library
  - Provide surveillance cameras in this space.
  - Provide PA system in this space.
- Kitchen
  - There are no anticipated data requirements within this space.
- Café
  - Provide data drops as necessary for point-of-sale devices. Coordinate location with architectural.
  - Provide surveillance cameras in this space.
  - Provide PA system in this space.
- Museum
  - Provide surveillance cameras in this space.
  - Provide PA system in this space.
- Employee Wellness Spaces
  - Provide surveillance cameras in this space.
  - Provide PA system in this space.

RENOVATED STORAGE SPACES

- Provide proximity card readers for access control on all corridor doors.

RENOVATED RESTROOMS

- There are no anticipated data requirements in restrooms.

RENOVATED WORK / OFFICE SPACES

- Provide a single-gang data faceplate with one Cat6A jack for each copier, printer or other office equipment.
- Open Work Areas
  - Provide single-gang data faceplate with two Cat6A jacks per workstation. Route cabling to power/data poke-through floorbox.
- Collaboration Hubs

- Provide surveillance cameras in these spaces.
- Provide PA system in these spaces.
- Provide assisted listening system as necessitated by space usage.

- Private Offices
  - Provide single-gang data faceplate with two Cat6A jack. Install on wall adjacent to desk. Coordinate location with furniture to feed desktop devices.
  - Provide additional single-gang data faceplate with one Cat6A jack for phone. Coordinate location with architectural.
- Conference Rooms
  - Where Conference Rooms contain exterior windows, AV controls shall be configured to also control automatic window shades.
- Huddle Rooms
  - There are no anticipated data requirements in these spaces.

CORRIDORS

- Provide surveillance cameras in these spaces.
- Provide PA system in corridor areas.

ELEVATOR

- Provide phone line to each elevator controller location for ADA and emergency.

TELEPHONE

- Phone service shall be VoIP for all phones.
- Phone system by Owner.

AREA OF REFUGE

- Provide area of refuge system in accordance with NFPA 72.
  - Provide area of refuge phone call button each stairway landing.
- Provide analog E80 device with POTS all-in-one solution for this system.

Section 2.5.2 Facility Systems - 205 St. Clair

ASSESSMENT

Algebra AEC has performed an investigation of the fire protection, mechanical, electrical, plumbing, technology, and fire alarm infrastructure of the 205 St. Clair building. This investigation catalogues the existing conditions of the building systems and is informed by multiple site visits as well as discussions with the City's engineering and facilities personnel.

FIRE PROTECTION

FIRE PROTECTION SYSTEM

- Install a new supervised double check backflow preventor. This is required to be code compliant.

MECHANICAL

EXHAUST AIR

- Conduct a study to assess the building's air balance. This would consist of a building air test to determine the amount of outdoor air capable of being brought into the building, determine what the existing exhaust fans serve, design and install new exhaust fans and dampers to correctly balance airflow into and out of building. Exhaust fans should be on

ELECTRICAL

POWER

Make-Safe

- Replace old electrical panels on a regular schedule. This work is not necessary to be done for code, however it is good practice.
- Replace cloth insulated wiring on a regular schedule. This work is not necessary to be done for code, however it is good practice.

Section 2.5.4 - Energy Consumption

An analysis of existing energy consumption versus post-renovation energy consumption for the City of Cleveland was performed by Algebra AEC in Aug-Sept 2023. The existing energy consumption is based on 2022 steam, electricity, and chilled water utility bills for the following buildings: City Hall, 205 St. Clair, and 2001 Payne Ave. The post-renovation energy consumption is based on the consolidation and modernization of the (3) buildings into just (2); that is, into just City Hall and 2001 Payne Ave. Energy models were created for City Hall and 2001 Payne Ave. to reflect post-renovation conditions, including improvements to glazing, wall, and floor insulation per ASHRAE 90.1-2019, modernization of HVAC systems, improvements in ventilation, and future expectations for occupancy and space use. Comparing existing (EX) energy consumption to post-renovation (PR) energy consumption, the analysis shows, on average, a 60% decrease in overall energy consumption per month. This percent decrease represents the approximate maximum percent decrease in energy consumption per month based on the existing and post-renovationconditions mentioned.

Existing (EX) versus Post-Renovation (PR) Energy Consumption in GBtu per Month: