

CONSTRUCTION & SUPPLIER NETWORKING OPPORTUNITIES

Cleveland's Port: A valuable community Asset

PORT
CLEVELAND

Capital Project Opportunities

- Introduction to Port Authorities in Ohio
- Port of Cleveland Financing Capabilities
- Capital Project Opportunities
- Business Opportunity Program
- Q&A



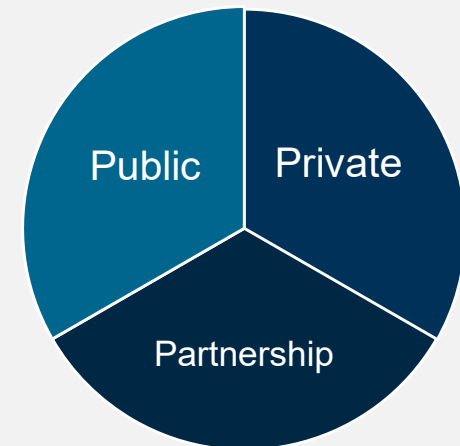
Introduction

U.S. PORTS EVOLUTION & STRUCTURE

U.S. Ports Evolution & Structure

What Distinguishes Ports?

- Public agencies designed to do business with the private sector
- Critical nodes in the global supply network
- **Broad powers:**
 - Real estate and asset ownership and development
 - Issue bonds and loan money
 - Eminent domain
 - Policing/security
 - Quasi-regulatory
 - Property taxation (in some cases)
- Most ports operate as landlords
 - Lease assets to private entities



Port Authorities in Ohio

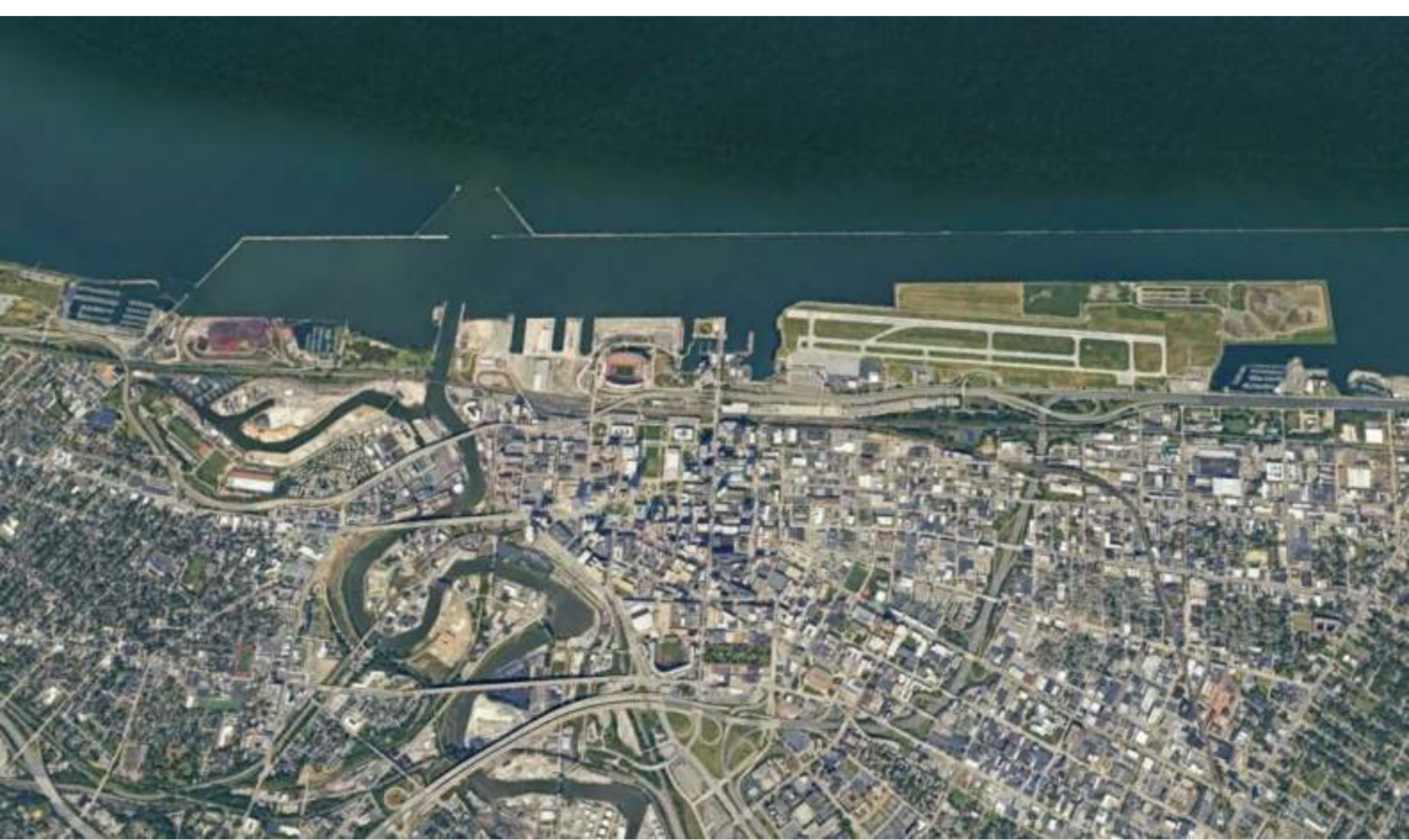
- Ohio Revised Code Section 4582 is the statute under which the Port Authority operates in the State of Ohio
- Over 60 Port Authorities operating under statute in the State of Ohio



Quick Facts about the Port of Cleveland

- Created in 1968
- 9 Board Members
 - 6 by Mayor of City of Cleveland
 - 3 by County Executive
 - Sets policy, votes on contracts
- 145 waterfront acres
- Landlord model
- Over 22,000 jobs
- \$4.7 billion in annual economic activity
- 13 million tons of cargo
- Operating revenue \$9-12 million
- Property tax \$3 million (\$3.50 for 100,000 home)
- 18 employees
- Climate Action Plan - Net-zero by 2050





Port of Cleveland Development Finance Capabilities



- Leading catalyst for economic development and job creation
- Public private partnerships to a broad range of organizations
- Since 1993, provided over **\$5 Billion to over 170 area projects**

The Development Finance Group offers creative solutions & customized lending for construction, land and building acquisition as well as facilities improvements.

Capital Projects

Capital Program Summary

- General Cargo Terminal (GCT)
- Cleveland Bulk Terminal (CBT)
- Sediment Processing & Management Facility (SPMF)
- CHEERS



General Cargo Terminal (GCT)

Electrification & Warehouse A Modernization

- Keystone project for Port decarbonization
- Increased electrical capacity from CPP
- Rehab of 140,000 sf warehouse
- About \$30M construction
- Under design (30%)
- CM at Risk, active RFQ



General Cargo Terminal (GCT)

Electrification & Warehouse A

Modernization

- Construction in 2025-2026
- Numerous construction opportunities - 2025
 - Demolition, excavation
 - Trucking
 - Roofing, siding, windows
 - Structural
 - Electrical
 - Paving (mostly concrete)
 - Painting
 - Plumbing



General Cargo Terminal (GCT)

Other GCT Projects (not currently funded)

- Warehouse 22 Fabric Re-Skinning (2025)
- Fiber connectivity upgrades (2025)
- Pavement Expansion – Dock 20 (2026+)
- Pavement Rehab – Dock 22 (2027+)
- Bulkhead Wall Replacement - Dock 22 (2027+)



Cleveland Bulk Terminal (CBT)

Iron Ore Conveyor Tunnel Modernization

- Under design
- Uncertain construction cost
- Construction 2025-2027
- 360 feet of repair/replacement of conveyor structure
- Opportunities
 - Structural
 - Mechanical
 - Electrical



Cleveland Bulk Terminal (CBT)

Other CBT Projects

- Site Entrance and Security Improvements
- Ore Loader Maintenance
- Waler and Fender Improvements



On-Call Contracts (2025+)

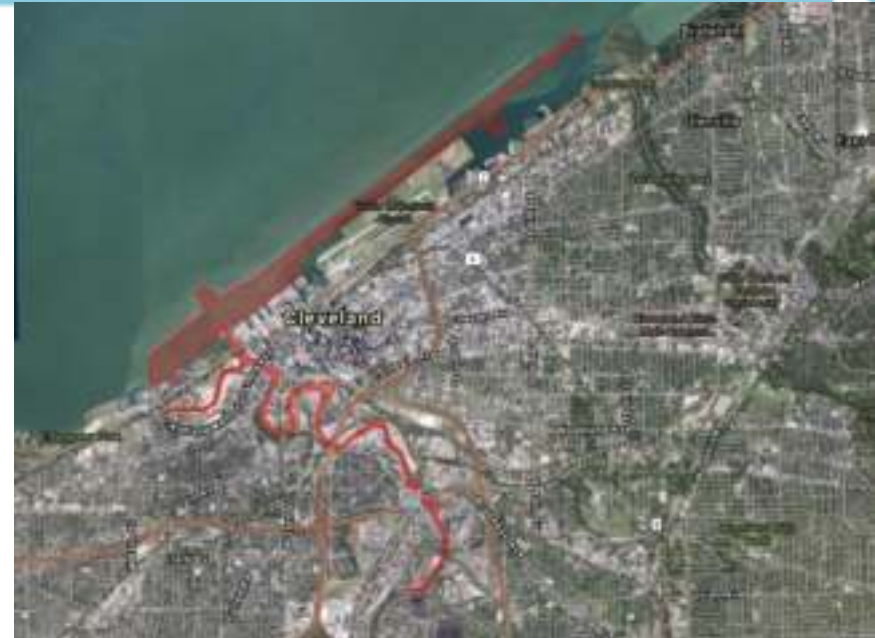
General Professional Services

- Variety/smaller task-orders
- Cost estimating
- Design of small projects
- Inspections
- Advisory services
- Surveys
- Pavement
- Bulkheads
- Bid packaging



Cleveland Harbor Dredge Material Management

- Congressionally authorized 6+ miles protected breakwater and 5.9-mile navigation channel
- 250,000 CY material dredged annually by USACE plus 20,000 CY from private docks and berths
 - Spring (~May/June) and Fall (~November)
- Historically, up to 80% of sediment deposited directly into Lake Erie and the remainder into Confined Disposal Facilities (CDFs)
 - Ohio Senate Bill 1 banned open-lake disposal in July 2020
- CDFs nearing capacity in Cleveland
- Costs of constructing a new CDF have been estimated at \$465M+



Dredge Material Management History

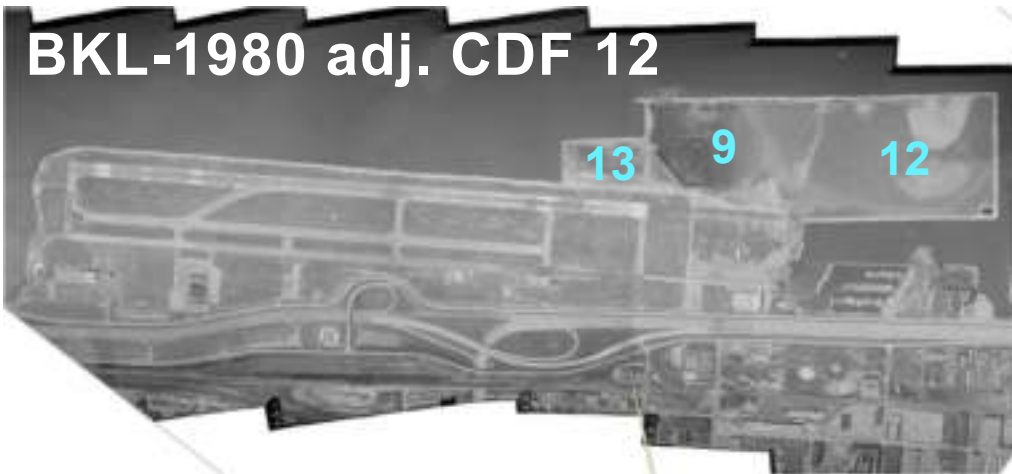
BKL-1968 adj. CDF 13 (Demonstration)



BKL-1973 adj. CDF 9



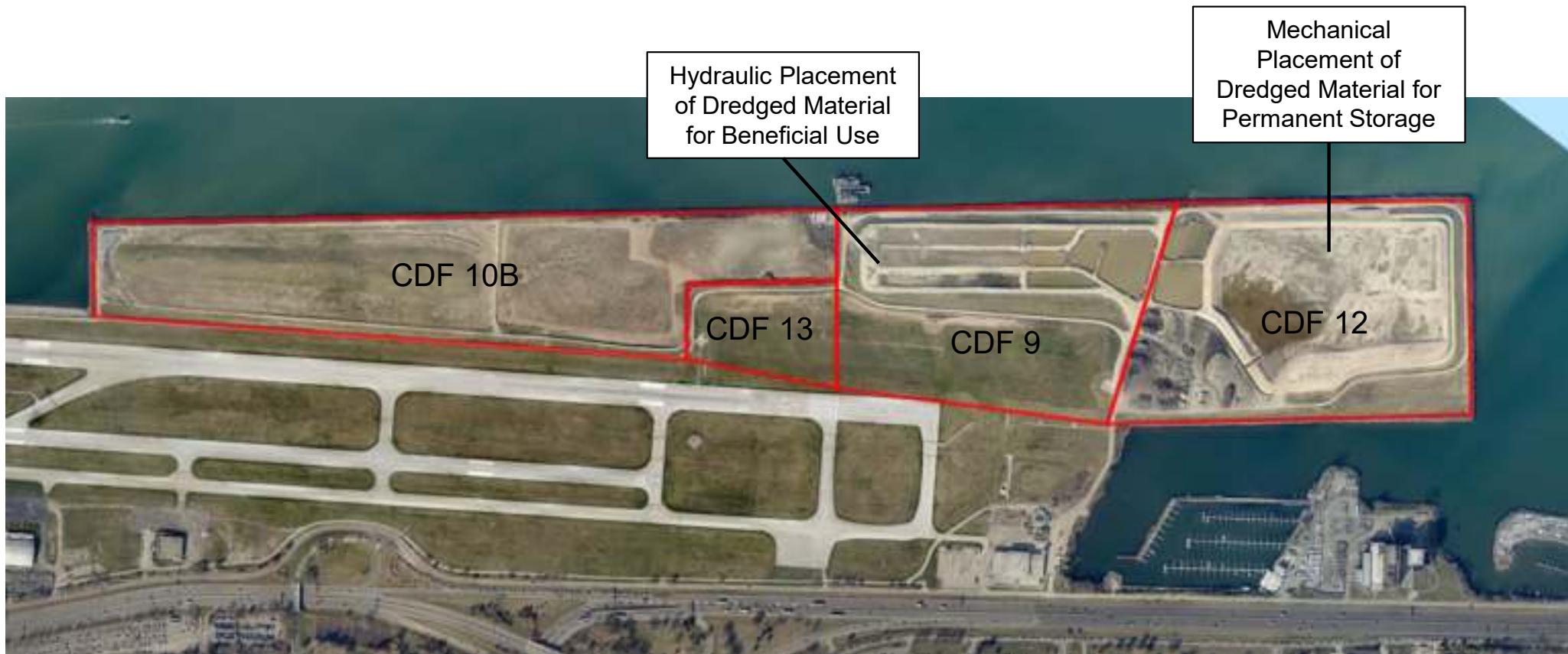
BKL-1980 adj. CDF 12



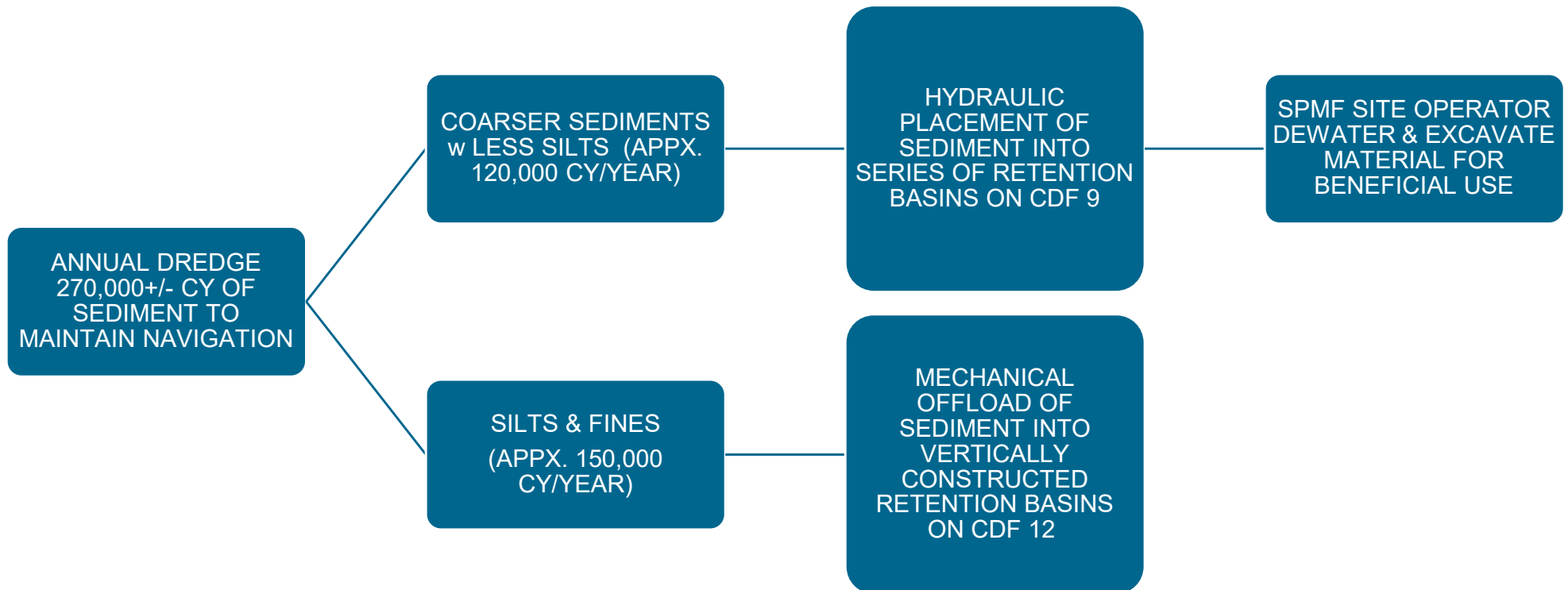
BKL-2002 adj. CDF 10B



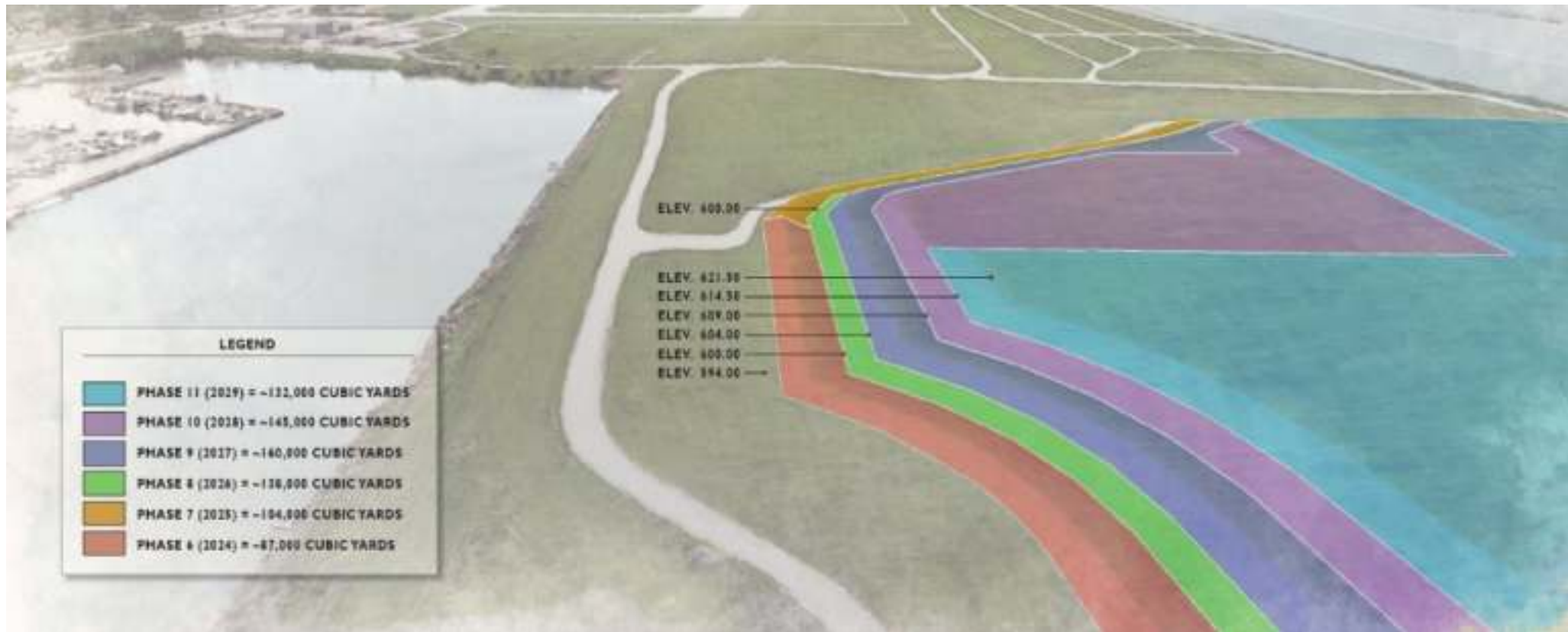
Sediment Processing & Management Facility (SPMF)



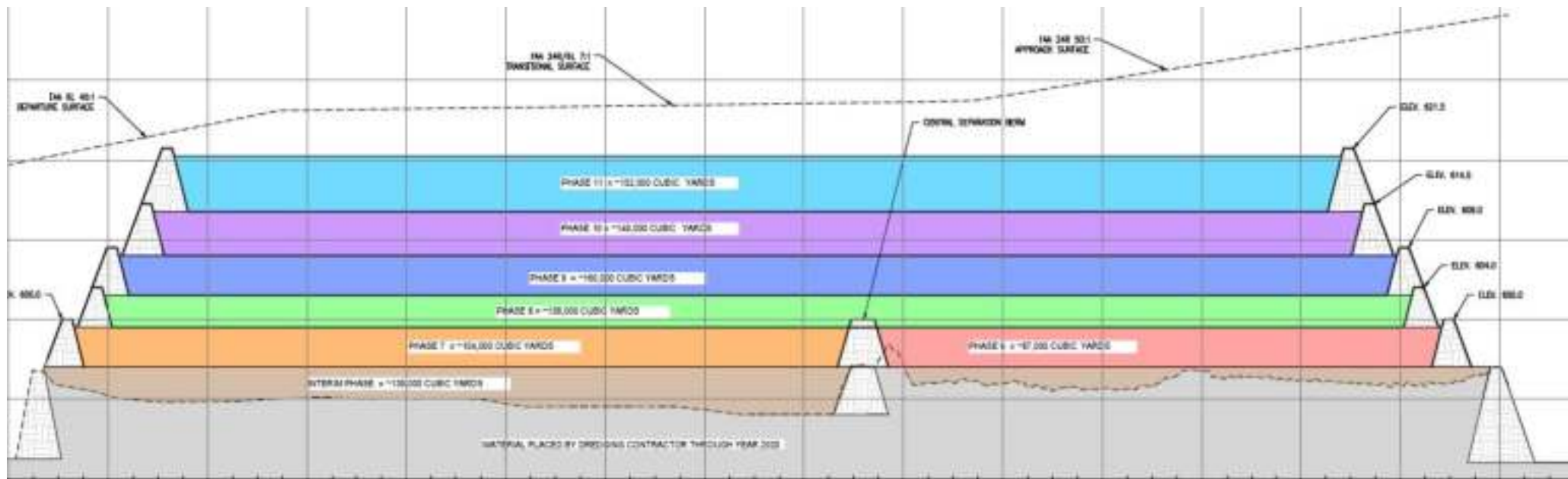
SPMF Operating Model



SPMF Mechanical Delivery and Permanent Storage



SPMF Mechanical Delivery and Permanent Storage



SPMF Upcoming Opportunities

Scheduled

- **Mechanical Cell Berm Raisings**
 - Design, Construction, Inspection
 - Annual 2025-2028
- **Haul Road and General Site Maintenance**
 - Design, Construction Inspection
 - 3-Year Cycle: 2025, 2028, etc.
- **Vegetation Management**
 - Brush-Cutting, Mowing, Hand Work
 - Monthly May-October

As-Needed

- Surveying and Real Estate
- Airport/FAA Guidance
- Weir Structure Cleaning
- Permitting Assistance





CHEERS

Cleveland Harbor Eastern Embayment Resilience Strategy



Project Need

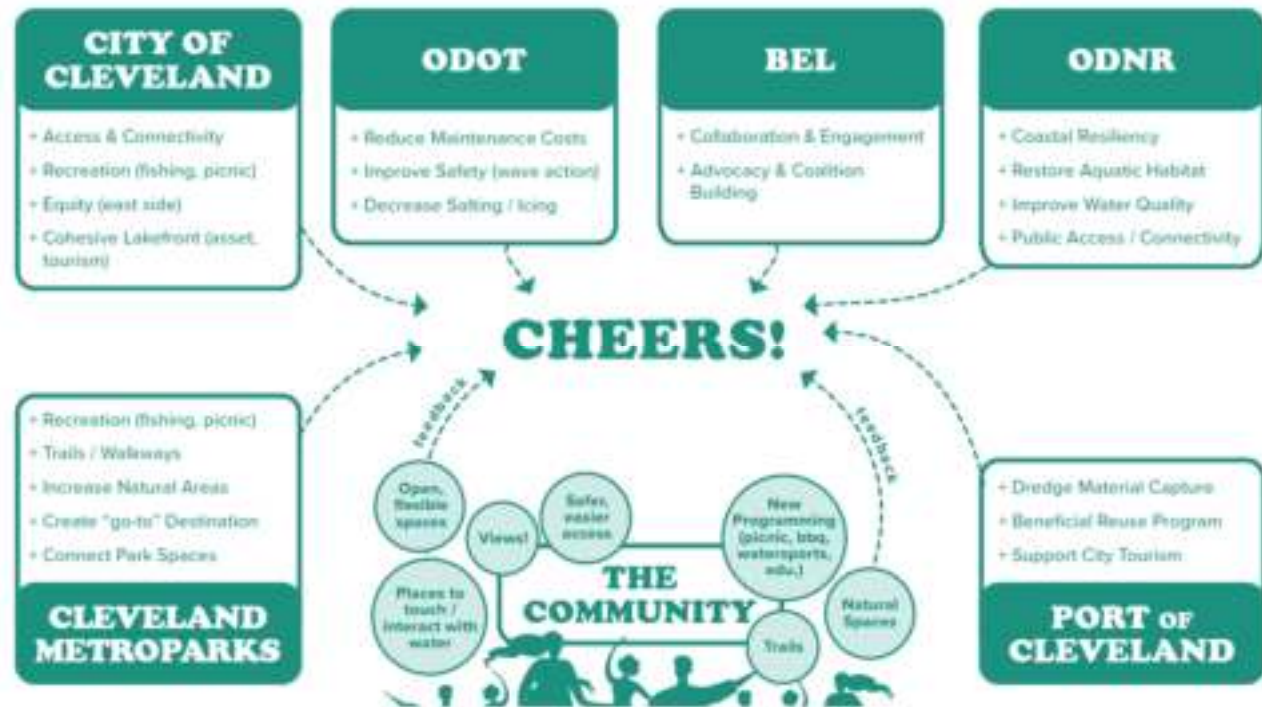
Vision Management



CHEERS objectives

Vision Management

- Finding long term beneficial uses for dredge material
- Restoring & Creating Habitat
- Resiliency
- Improve Access
- Equitable development



BUILDING STRONG PARTNERSHIPS.

NBS projects work best when different partners and organizations rally around common goals. Communities will benefit most by establishing partnerships early and fostering them through the life of a project.

Multidisciplinary Partnership

ARUP



KS
KS ASSOCIATES

DAVEY 
Resource Group

ASC
GROUP, INC.

TTL
associates inc
Environmental, Geotechnical
Engineering & Testing


GPD GROUP

 **OSBORN**
ENGINEERING



BUILDING STRONG PARTNERSHIPS.

NBS projects work best when different partners and organizations rally around common goals. Communities will benefit most by establishing partnerships early and fostering them through the life of a project.

The new park plans to have about 20 years of dredge capacity, that is over 4 million cubic yards of material!



CHEERS PHASING + IMPLEMENTATION
07.2023

Partners:

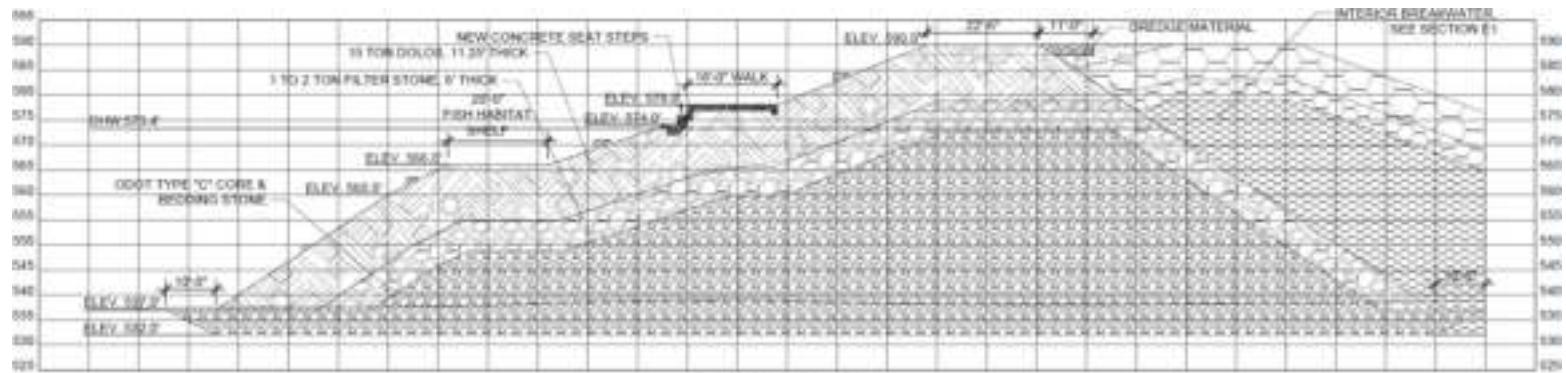
- Cleveland Metroparks
- U.S. Army Corps of Engineers
- PORT CLEVELAND
- U.S. Army Corps of Engineers
- PAUL ROSENTHAL FOUNDATION
- U.S. Army Corps of Engineers
- InterCity Yacht Club

Phase	New Park Area(AC)	Existing Area(AC)	Dredge Capacity (CY + Years)
The View	17.4	2.4	750,000 (4 yrs)
The Launch & Bay	15	6.1	800,000 (4.5 yrs)
The Isle	15.3	-	900,000 (5 yrs)
Habitat Loop	15	2.1	550,000 (3 yrs)
Gordon Hills	9	9.7	220,000 (1.5 yrs)
The Cove	-	-	950,000 (4.5 yrs)

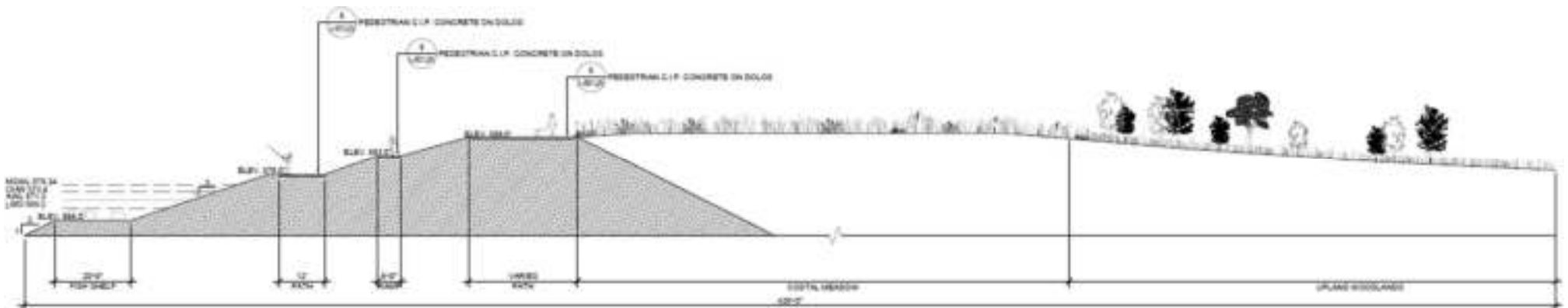
SECTION

S

- Armor stone replaced with concrete dolos



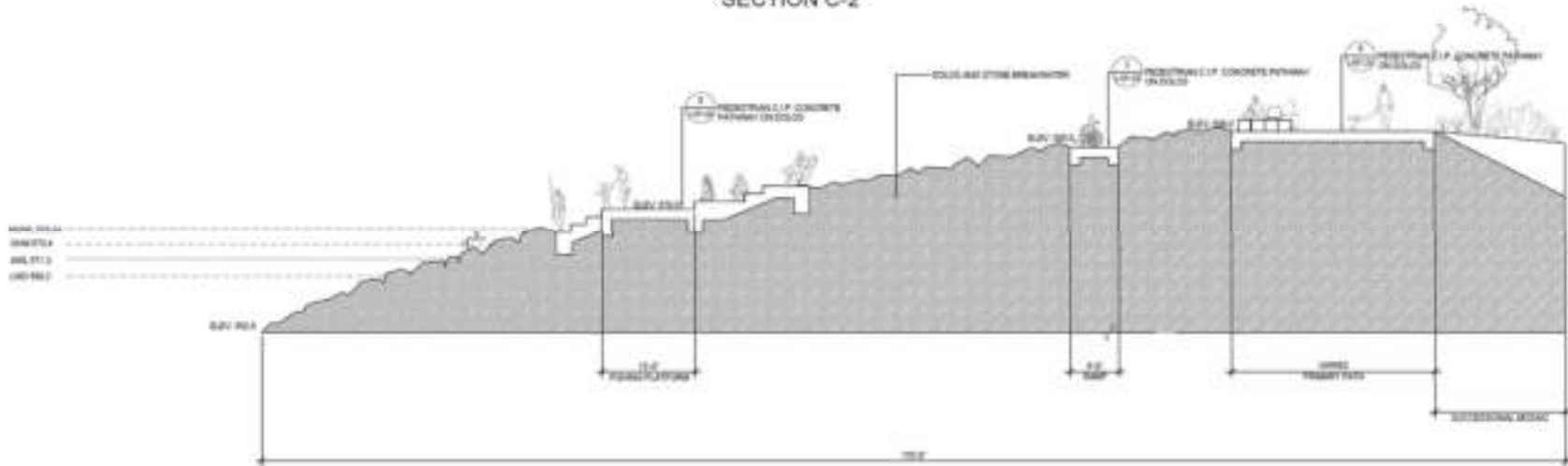
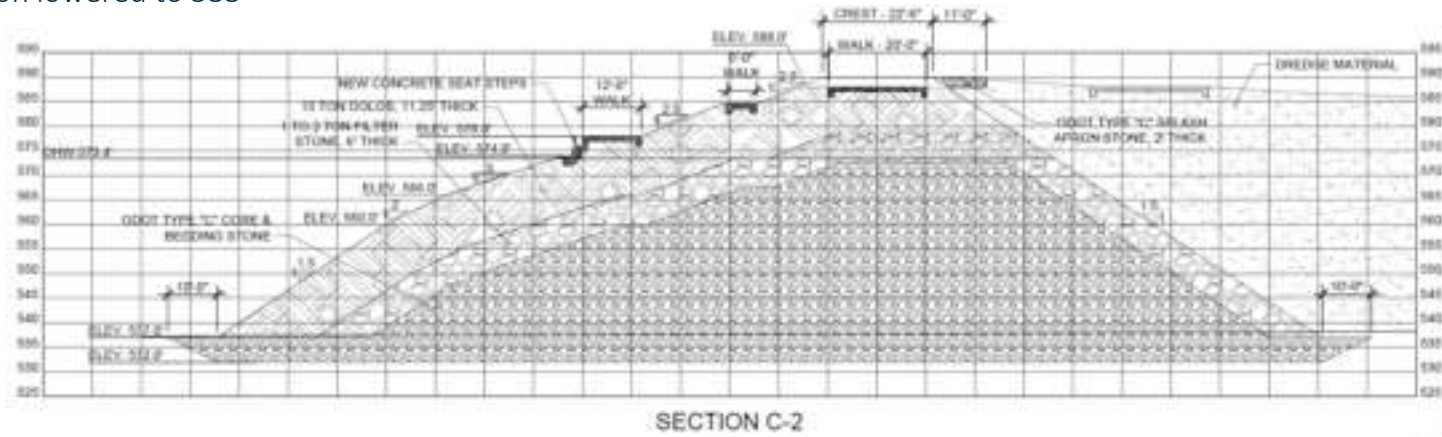
SECTION C-3



SECTION

S

- Armor stone replaced with concrete dolos
- Crest elevation lowered to 588'



CHEERS

CLEVELAND HARBOR EASTERN EMBAYMENT RESILIENCE STRATEGY
100% SCHEMATIC DESIGN



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Dorsey Resistant Group, Inc.

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www.dorsey.com

APR FOR CONSTRUCTION

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CHEERS
Cleveland Harbor
Eastern Embayment
Resilience Strategy

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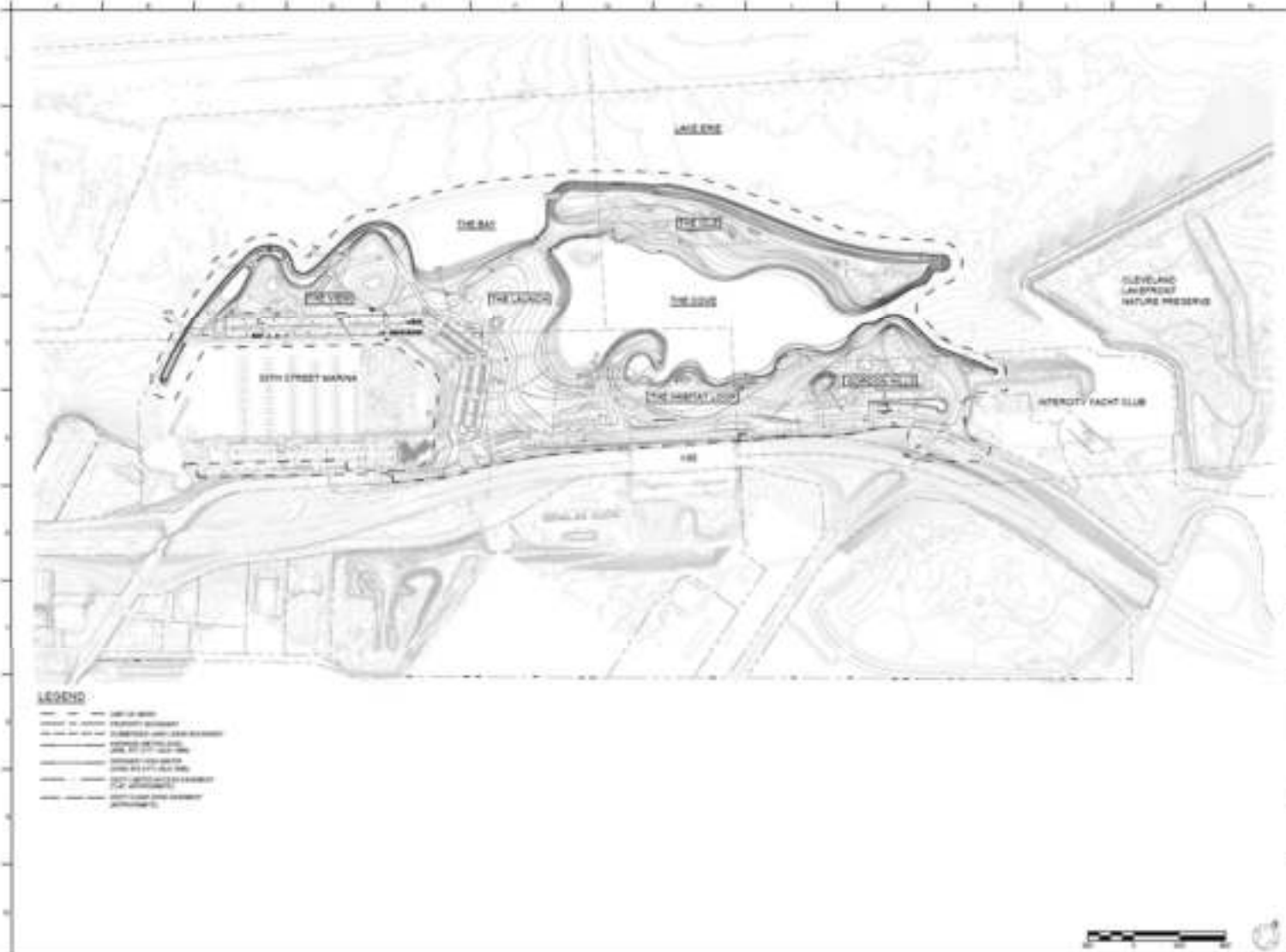
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G-001.00



- LEGEND**
- 1:50' GRADE
 - 2:1 SLOPE
 - EXISTING EROSION CONTROL
 - EXISTING AND PROPOSED
 - 10' TO 15' DRAINAGE
 - 15' TO 20' DRAINAGE
 - 20' TO 25' DRAINAGE
 - 25' TO 30' DRAINAGE
 - 30' TO 35' DRAINAGE
 - 35' TO 40' DRAINAGE
 - 40' TO 45' DRAINAGE
 - 45' TO 50' DRAINAGE

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 FAX: (216) 763-1001
 WWW.CLARYRESOURCEGROUP.COM

Scale: 1" = 100'

NOT FOR CONSTRUCTION

CHEERS
 Cleveland Harbor
 Eastern Embayment
 Resilience Strategy

Legend:
 - 10' to 15' DRAINAGE
 - 15' to 20' DRAINAGE
 - 20' to 25' DRAINAGE
 - 25' to 30' DRAINAGE
 - 30' to 35' DRAINAGE
 - 35' to 40' DRAINAGE
 - 40' to 45' DRAINAGE
 - 45' to 50' DRAINAGE

OVERALL GRADING PLAN

Scale: 1" = 100'

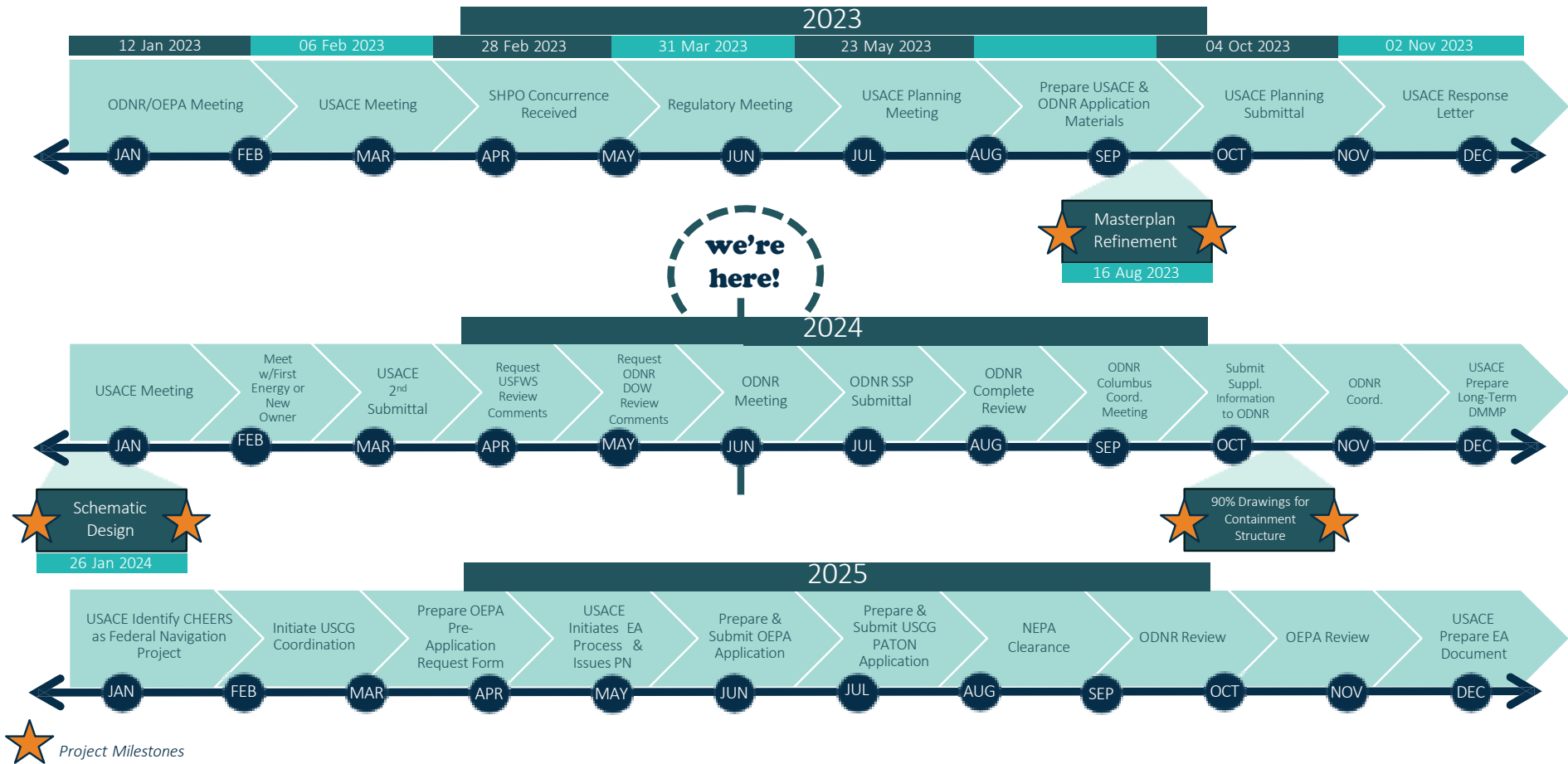
DATE: 10/20/10
 DRAWN: [Name]
 CHECKED: [Name]
 APPROVED: [Name]

Project: L-103.00

YEAR 00



Where are we in the process?



Business Opportunity Program

Port Authority MBE/FBE

- 30% goal for all projects
- Recognize other certifications
- No published program or staff

State/Federal Funding

- Use EDGE or DBE where applicable
- Goal is determined by state per project





Q&A

We're partners in community development - creating public spaces, protecting our waterways, and helping to reinvigorate our region.



Thank you for attending!

2024

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& SUPPLIER
NETWORKING
OPPORTUNITIES**

Cleveland's Port: A valuable community Asset

PORT
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FORTUNAGRACHT