

TIME TO EXPLORE

Cleveland Metroparks

Ohio & Erie Canal Consolidated Operations Center

June 11, 2019



Current Ohio & Erie Canal Management Center



- 1997 – Cleveland Metroparks entered into a lease with the Northeast Ohio Regional Sewer District (NEORS D)
- 2002 – Lease was amended to include additional property, including the Ohio & Erie Canal Management Center
- NEORS D has the right to terminate the lease with 180 days' notice to Cleveland Metroparks
- Has served as the base of operations for Ohio and Erie Canal Reservation for 17 years
- Mobile Outreach currently parks their large vehicles at the current Ohio & Erie Canal Management Center
- NEORS D is electing to terminate the lease as they will be expanding their facilities in this location



Existing Conditions - *Trails Building*

- No sanitary line to facility, sewage goes to holding tank, which has groundwater infiltration.
- Roof leaking in multiple locations.
- Structural and siding wood rot in multiple locations.
- Only one single stall restroom and no locker room for division of upwards of 15 employees.
- Single office space for up to 4 office employees.
- Failing parking lot pavement.
- Inadequate exterior equipment/vehicle storage area.



Existing Conditions – *Visual Communications Building*

- Roof leaking in multiple locations during heavy downpours.
- Complicated roof replacement due to extensive rooftop HVAC systems.
- Design and management staff working out of upper level apartment, non-ADA compliant.
- Building flooded during water main break in early 2018.
- Inadequate ventilation systems for periodic work with certain materials.

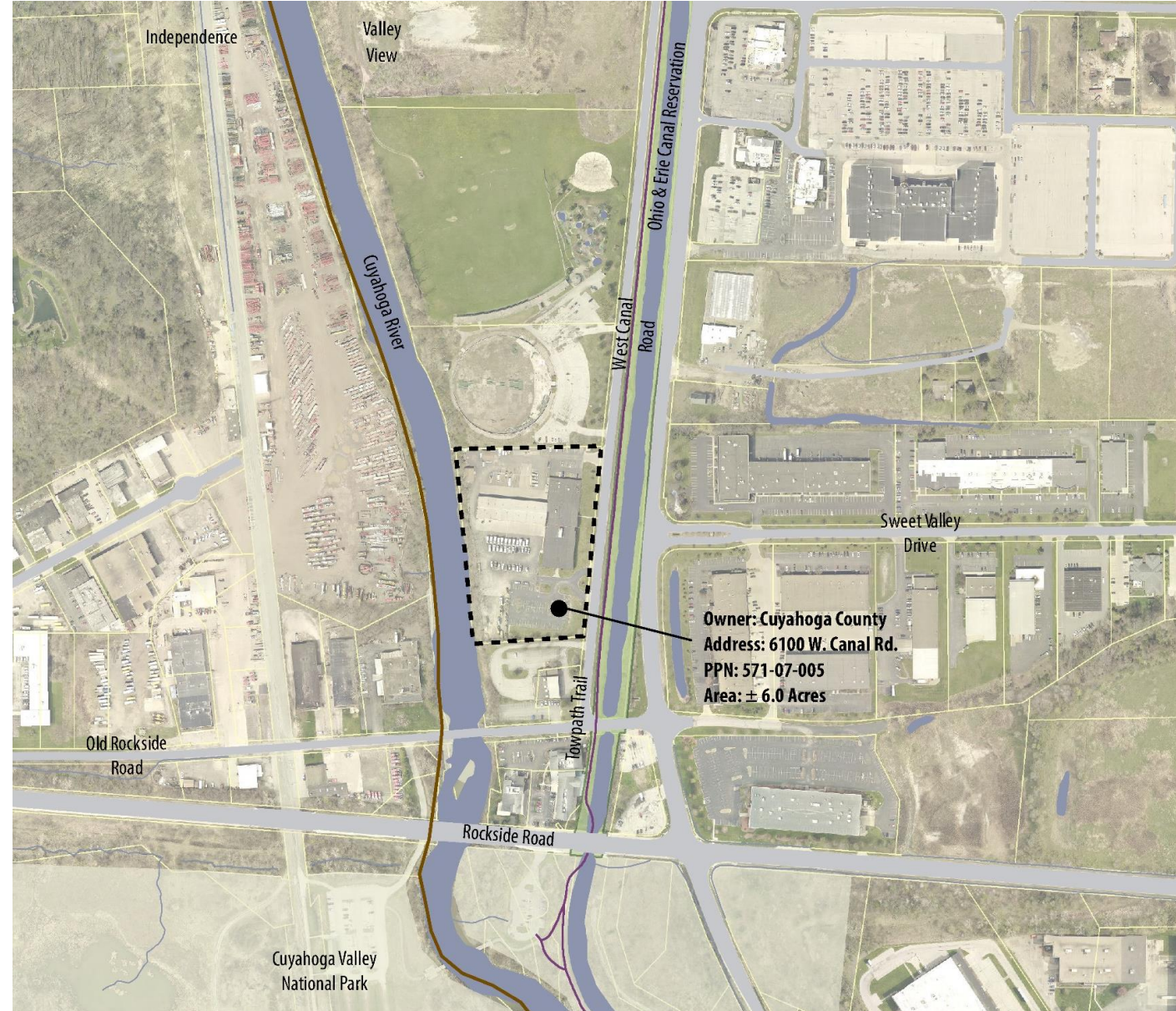
Cost to Replace Facilities

- OEC Management Center: \$1,500,000 (Includes bay for NatureTracks, no cost for real estate)
- Trails Facility: \$800,000 (3,200 s.f.)
- VisCom Facility: \$4,000,000 (11,400 s.f. with upgraded HVAC, paint booth, equipment)
- **Total Replacement Cost: \$6,300,000 (approximately)**

Cuyahoga County Property – 6100 West Canal Road, Valley View



- December 2018, Cuyahoga County released a Request for Proposals
- Cleveland Metroparks submitted a proposal on March 18, 2019
- Proposals ranked on the following criteria:
 - Property and Proposing Parties
 - Economics and Financing
 - Terms and Conditions
 - Intended Use/Development Plan
- Cleveland Metroparks scored the highest amongst the other proposals



Distance to Administration Building:

Cuyahoga County Property

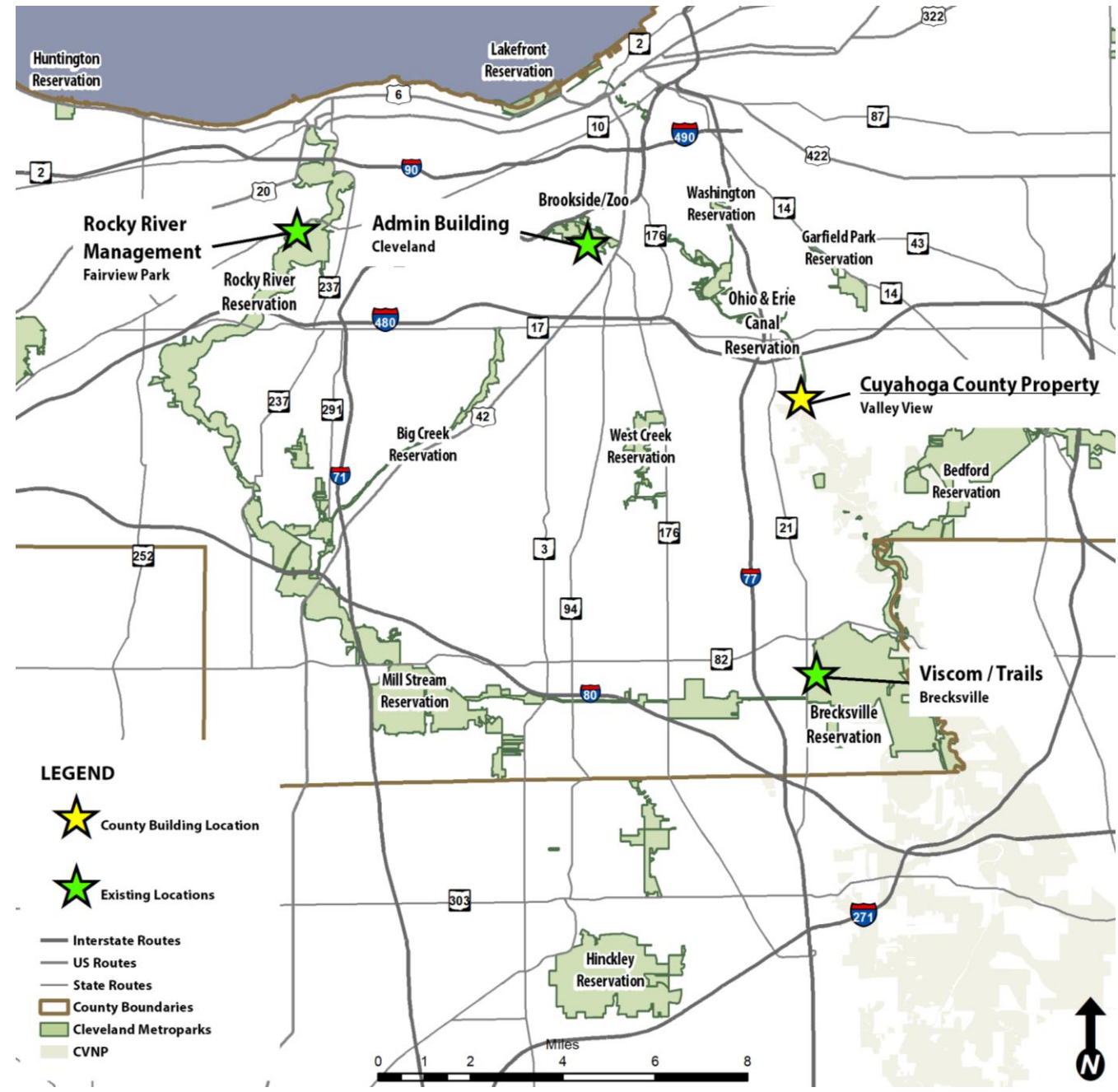
- 7.2 miles / 15-18 minutes

Brecksville Reservation (Viscom/Trails)

- 14.3 miles / 23-28 minutes

Rocky River Management Center

- 10.5 miles / 17-21 minutes





Ohio & Erie Canal Consolidated Operations Center

Rough Estimate of Proposed Use

- 44,922 sf building including
 - 29,382 sf office
 - 15,540 sf garage
- Built in 1973 and updated in 1994
- Contains 6.0 acres
- Central location in Valley View

