INDUSTRY FORUM

Your lake. Your bridge. Your City.

October 28, 2026

Cleveland's North Coast CONNECTOR

Our Goal for Today

To provide industry with the opportunity to:

Explore project contracting and business opportunities.

Connect with prime contractors, industry partners, and small businesses.

Learn about the project scope, schedule, and delivery approach.

Share feedback with the City on procurement and strategies.

Agenda

- Welcome
- Opening Remarks
- Community Impact Plan
- NCWDC Overview
- NCC Project Overview
- Procurement Approach
- Closing Remarks

We welcome you to join us for refreshments and networking following the presentation

Opening Remarks

Jessica Trivisonno

City of Cleveland

Deputy Chief of Staff and
Chief Strategy Officer

North Coast Connector Goals

Provide Equitable Access to the Waterfront

Support Economic Development & Lakefront Revitalization

Reconnect Downtown

Cleveland's NorthCoast CONNECTOR

Community Impact

Tyson Mitchell

City of Cleveland

Office of Equal Opportunity Director

Community Impact

Our Mission

The mission of the OEO is to advance equal economic benefit for all Clevelanders by ensuring compliance with contractor goals and requirements, by providing development and support activity, and through overall advocacy, with a commitment to excellent public service.

https://www.clevelandohio.gov/city-hall/departments/law/divisions/office-equal-opportunity

Community Impact

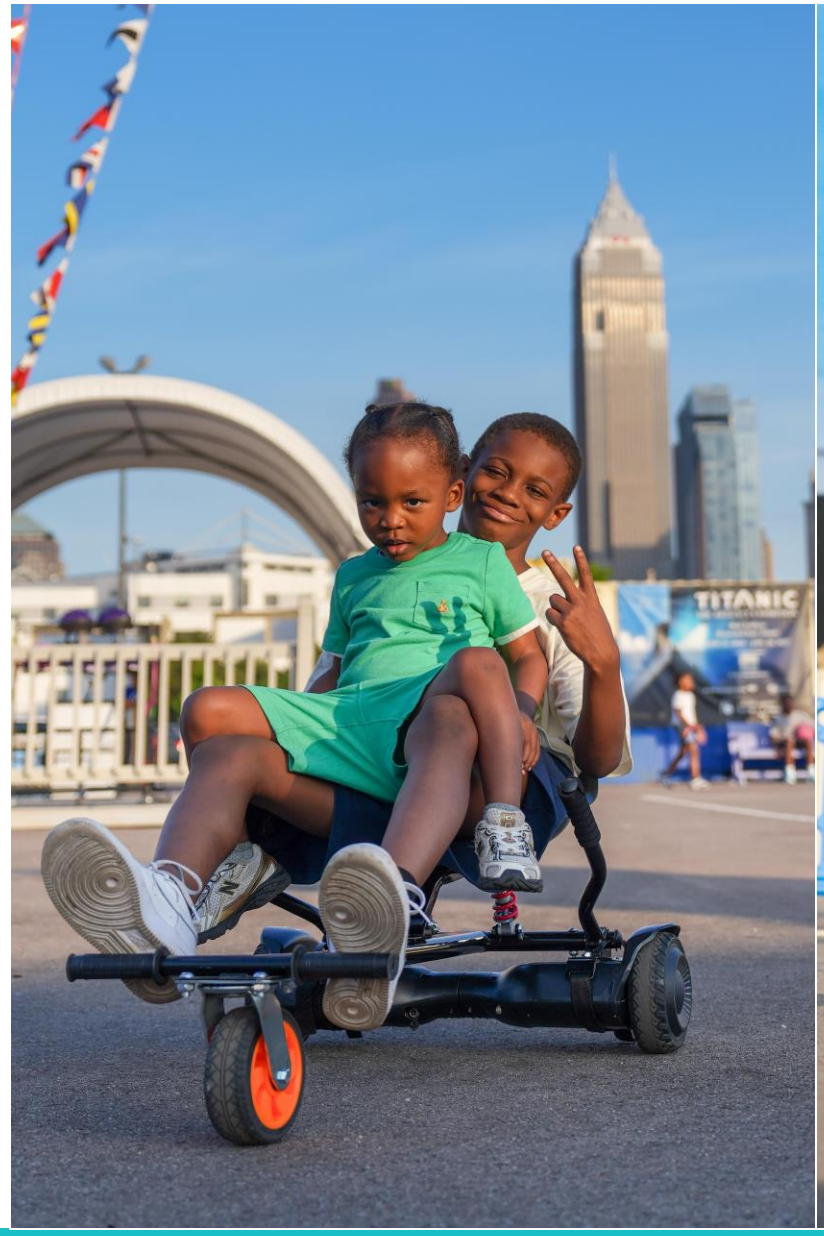
- Cleveland is committed to ensuring that everyone is given an opportunity to benefit from this transformative project.
- Proposals will require a Community Impact Plan to demonstrate your commitment and creativity in engaging with the Cleveland community on the project.
- Project will include a Project Labor Agreement subject to FHWA approval

Subject to change

North Coast Waterfront Development Corporation

Jason Russell

Vice President
Planning and Development



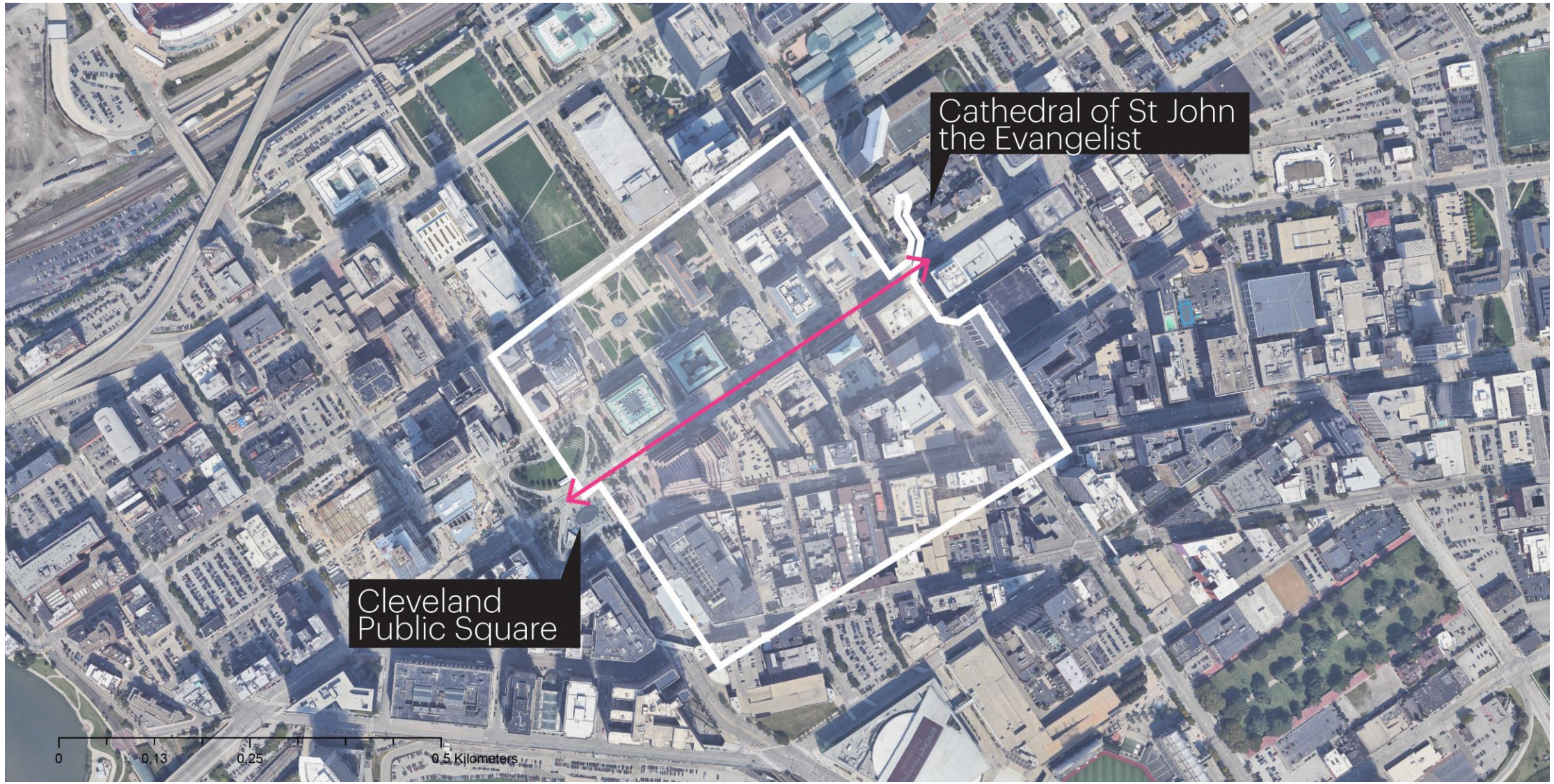
The Opportunity

Cleveland's North Coast CONNECTOR

Scale Comparison

Size Reference

Cleveland's North Coast CONNECTOR



Lake Erie Plaza

Cleveland's NorthCoast CONNECTOR

Project Overview

Matt Wahl
HNTB

Vickie Wildeman
Osborn Engineering

Program Phasing

**Future Development is independent of the North Coast Connector Project. Alignments shown are conceptual and subject to further refinements.*

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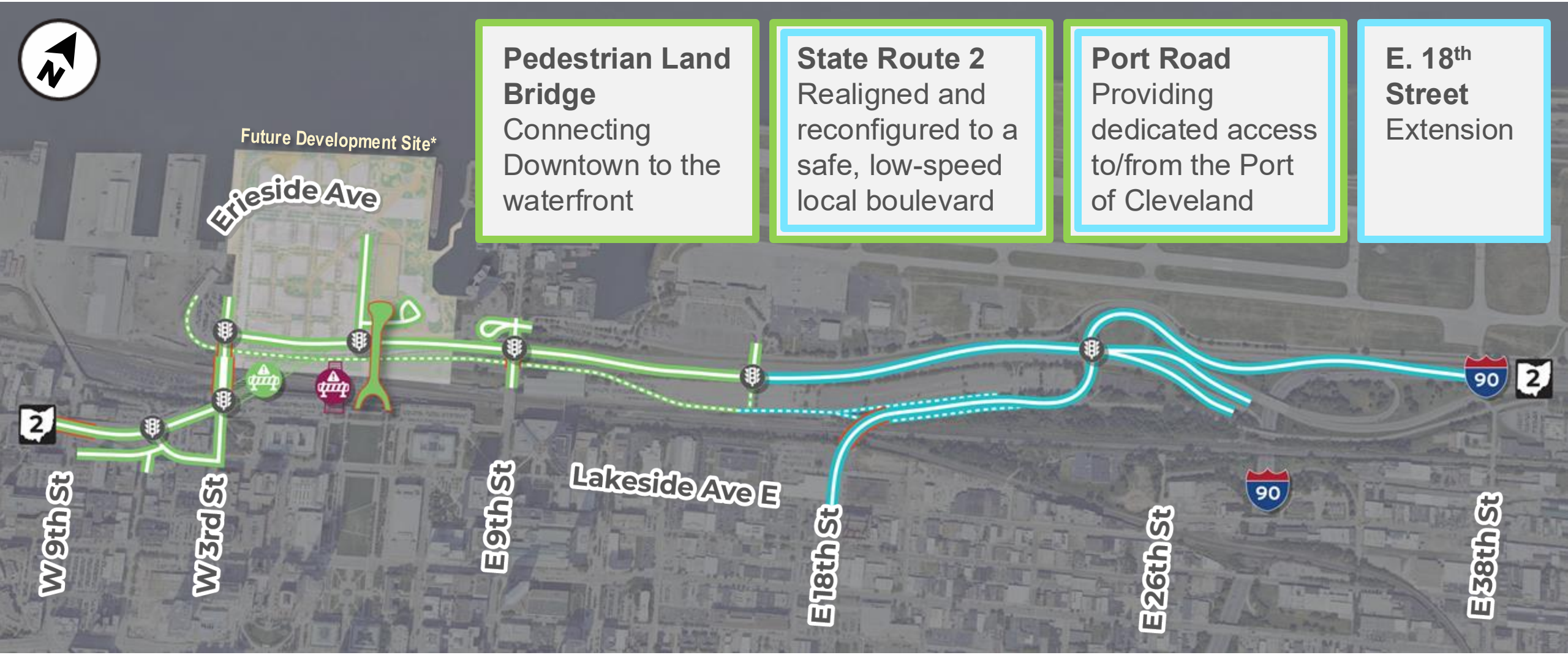

Pedestrian Land Bridge
Connecting Downtown to the waterfront

State Route 2
Realigned and reconfigured to a safe, low-speed local boulevard

Port Road
Providing dedicated access to/from the Port of Cleveland

E. 18th Street
Extension

**Future Development is independent of the North Coast Connector Project. Alignments shown are conceptual and subject to further refinements.*

Phase 1

Cleveland's North Coast CONNECTOR

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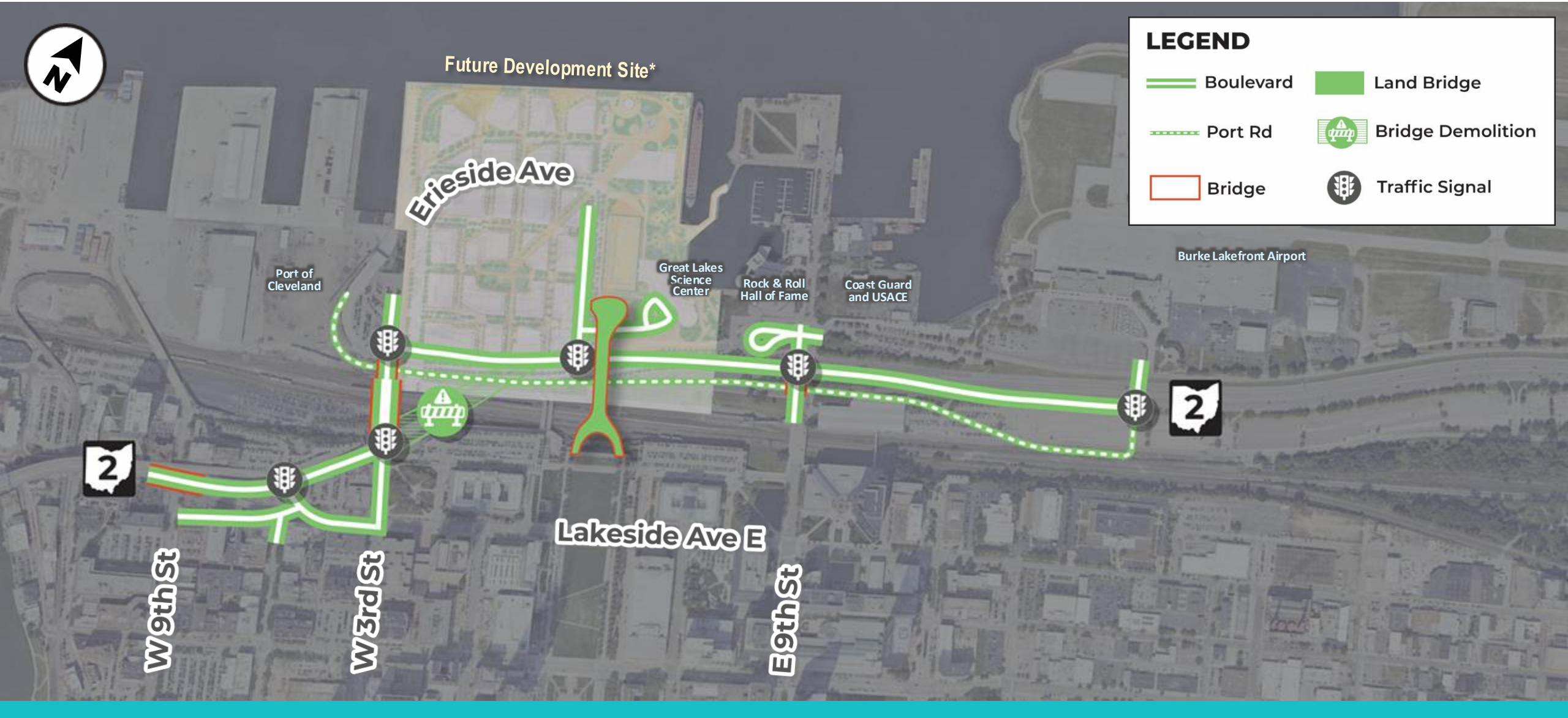
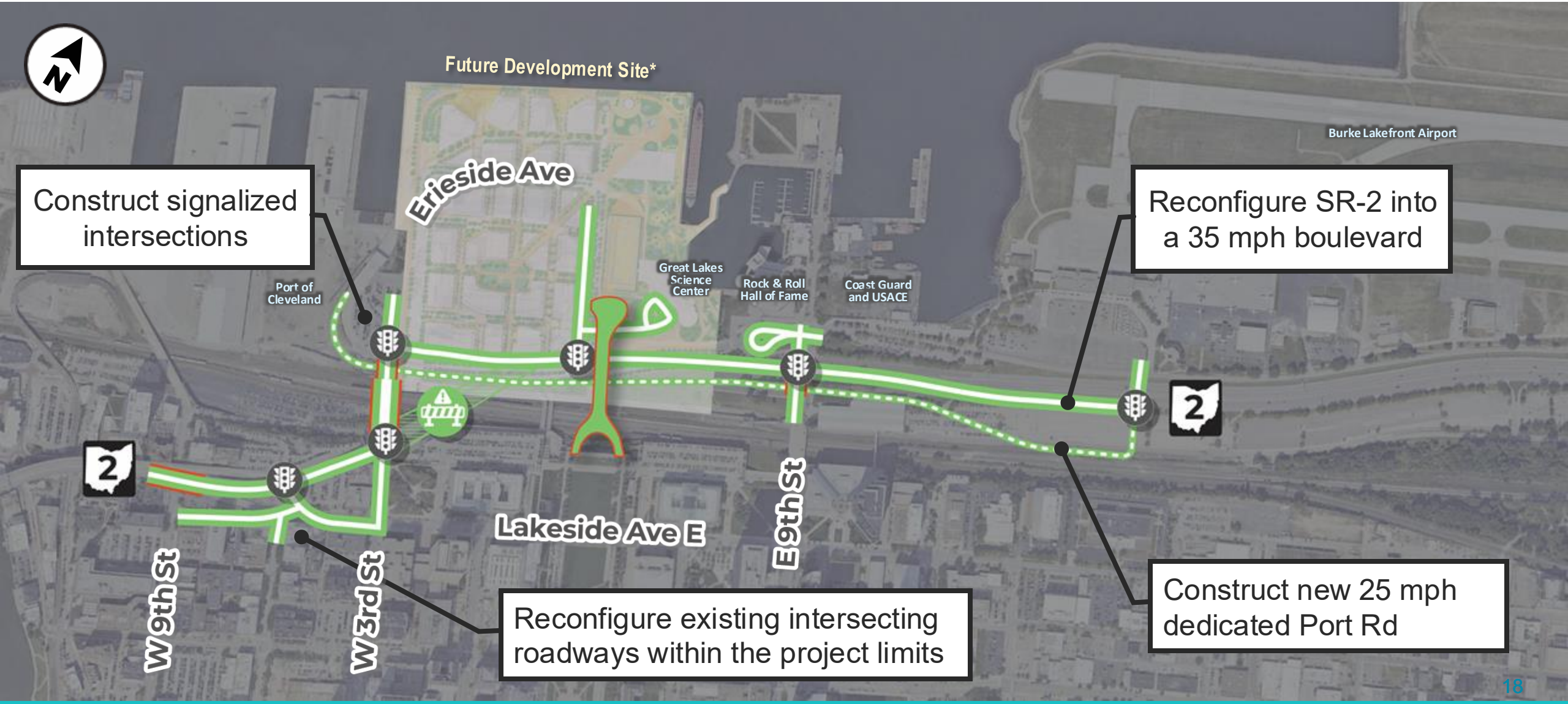
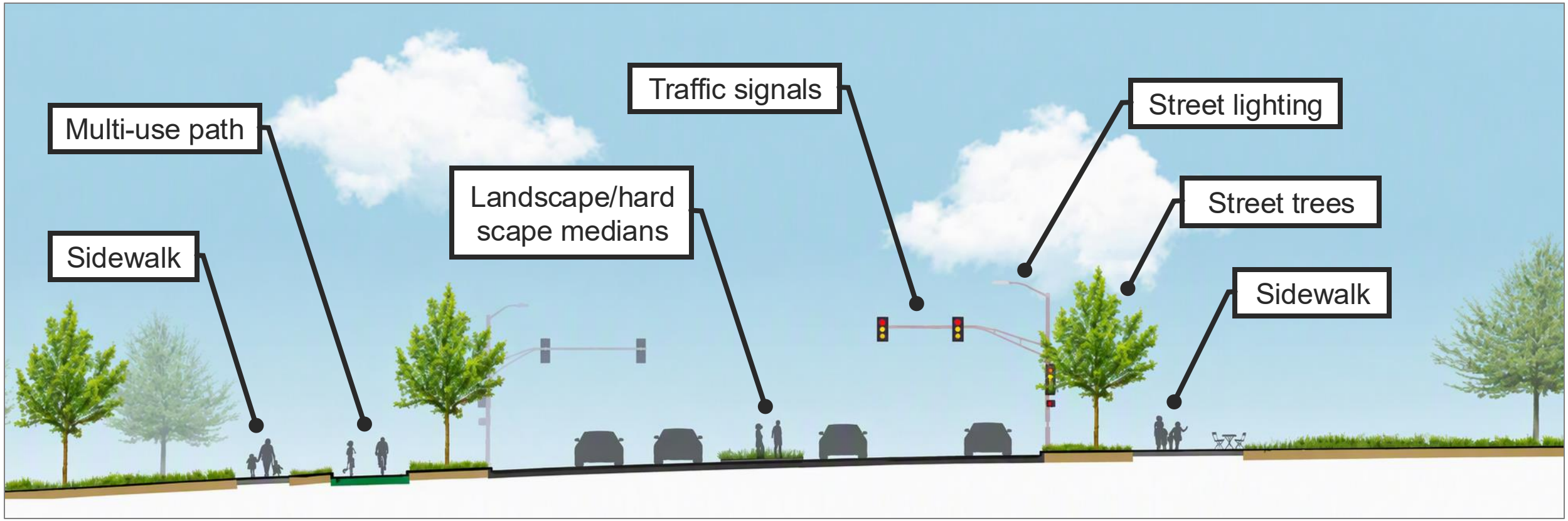


Roadway

**Future Development is independent of the North Coast Connector Project. Alignments shown are conceptual and subject to further refinements.*



Roadway – Boulevard Features



Features shown are conceptual and subject to further refinements.

Urban Design / Aesthetics

- Focus on bike and pedestrian safety
- Quality public spaces - hardscape, landscape, street furniture
- Aesthetic bridge and retaining wall elements, lighting elements

Bridges

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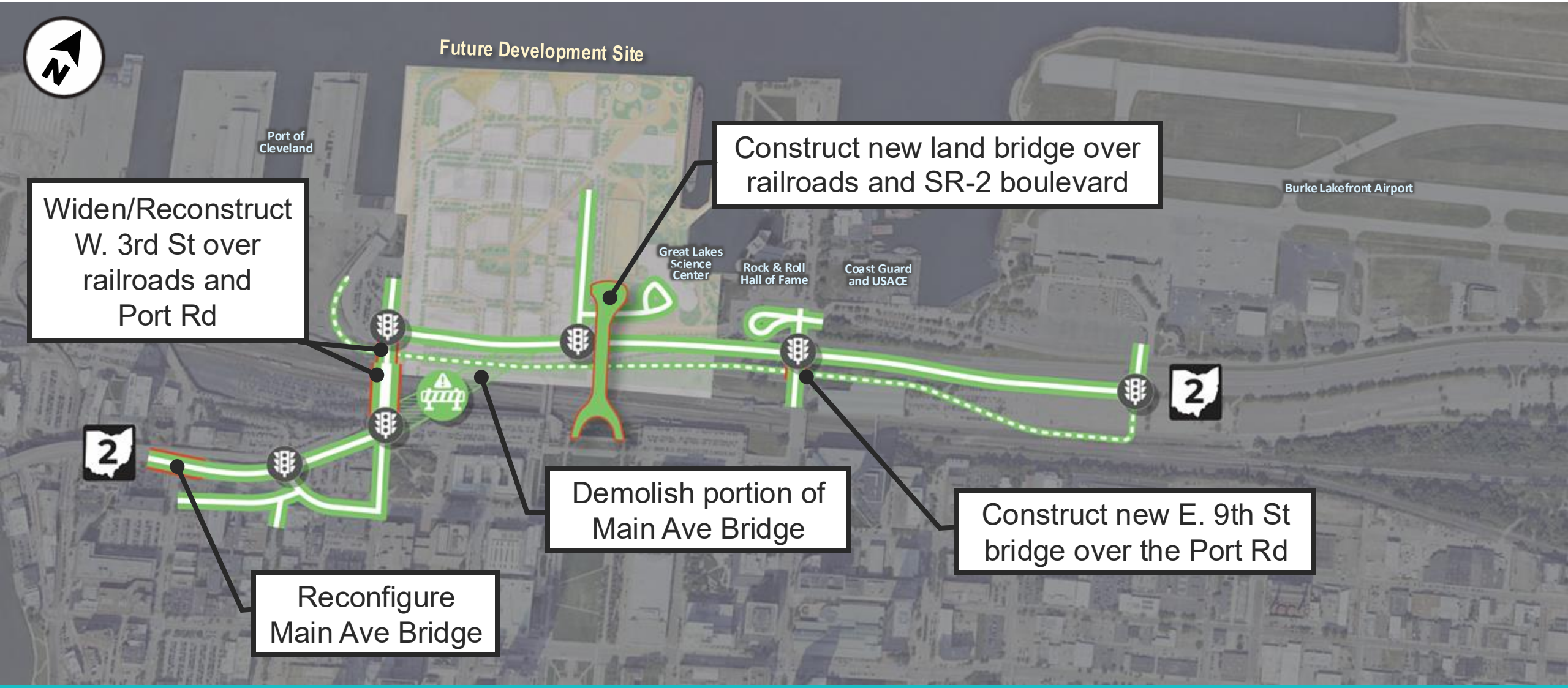


Drainage

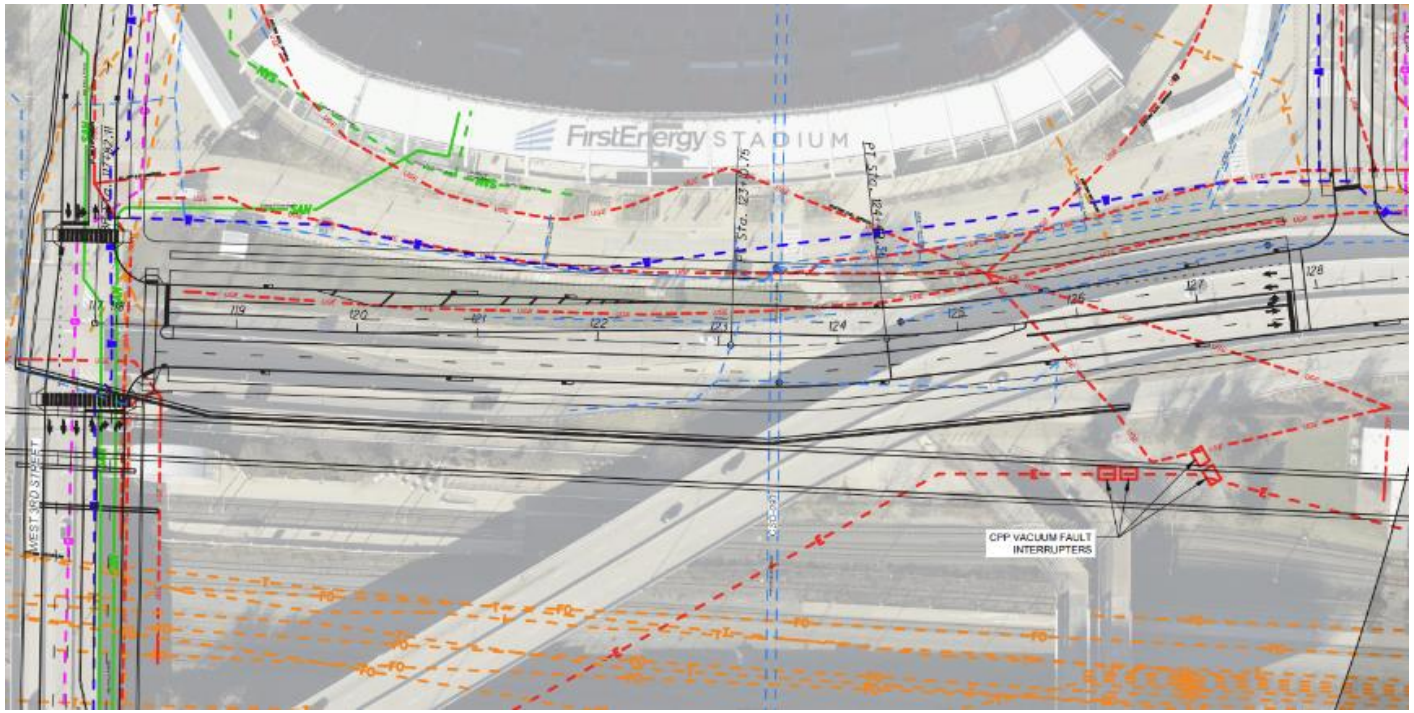
DBT to:

- Perform drainage surveys to validate existing features
- Design and construct new and modify existing drainage systems along SR-2, Port Road and other impacted roadways within project limits
- Design and construct stormwater best management practices for storm-only outfalls

Maintenance of Traffic

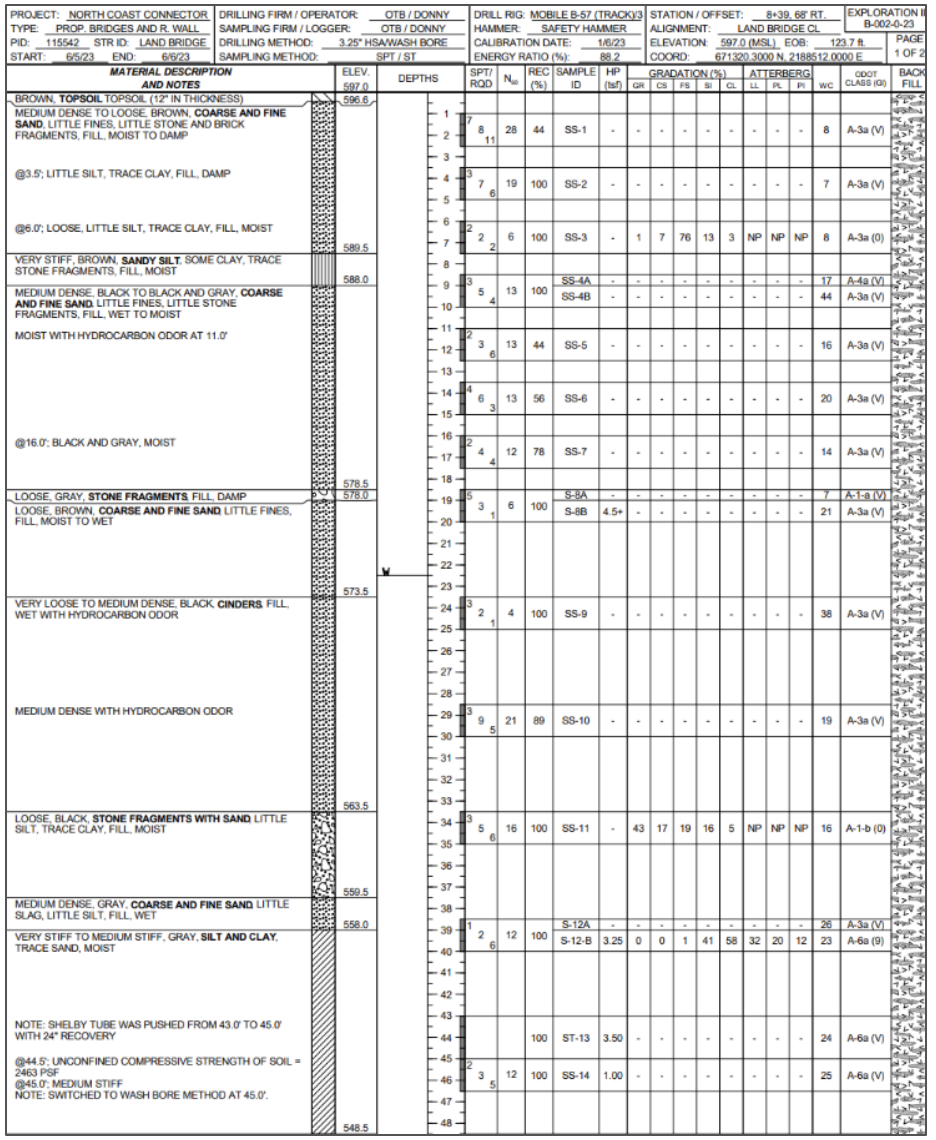
Utilities

- City has obtained utility records and limited SUL data
- DBT to Design and Construct Public Utilities (CPP, CWD, WPC)
  - Existing impacted facilities
  - New facilities for future development
- DBT to Coordinate and Accommodate
  - Existing and proposed private utilities



Geotechnical

- Preliminary geotechnical explorations and report being developed by City
- DBT to obtain additional geotechnical data to support their design



PROJECT: NORTH COAST CONNECTOR | DRILLING FIRM / OPERATOR: OTB / DONNY | DRILL RIG: MOBILE B-57 (TRACK)/3 | STATION / OFFSET: 8+39, 68' RT. | EXPLORATION ID: B-002-0-23
TYPE: PROP. BRIDGES AND R. WALL | SAMPLING FIRM / LOGGER: OTB / DONNY | HAMMER: SAFETY HAMMER | ALIGNMENT: LAND BRIDGE CL | PAGE: 1 OF 2
PID: 115542 STR ID: LAND BRIDGE | DRILLING METHOD: 3.25" HSA/WASH BORE | CALIBRATION DATE: 1/6/23 | ELEVATION: 597.0 (MSL) EOB: 123.7 ft.
START: 6/5/23 END: 6/6/23 | SAMPLING METHOD: SPT / ST | ENERGY RATIO (%): 88.2 | COORD: 671320.3000 N, 2188512.0000 E

MATERIAL DESCRIPTION AND NOTES	ELEV. 597.0	DEPTHS	SPT/ RQD	N_{60}	REC (%)	SAMPLE ID	HP (tsf)	GR	CS	FS	SI	CL	LL	PL	PI	WC	ODOT CLASS (GI)	BACK FILL
BROWN, **TOPSOIL** TOPSOIL (12" IN THICKNESS)	596.6																	
MEDIUM DENSE TO LOOSE, BROWN, **COARSE AND FINE SAND**, LITTLE FINES, LITTLE STONE AND BRICK FRAGMENTS, FILL, MOIST TO DAMP			8 11	28	44	SS-1	-	-	-	-	-	-	-	-	-	8	A-3a (V)	
@3.5'; LITTLE SILT, TRACE CLAY, FILL, DAMP			7 6	19	100	SS-2	-	-	-	-	-	-	-	-	-	7	A-3a (V)	
@6.0'; LOOSE, LITTLE SILT, TRACE CLAY, FILL, MOIST	589.5		2 2	6	100	SS-3	-	1	7	76	13	3	NP	NP	NP	8	A-3a (0)	
VERY STIFF, BROWN, **SANDY SILT**, SOME CLAY, TRACE STONE FRAGMENTS, FILL, MOIST	588.0					SS-4A	-	-	-	-	-	-	-	-	-	17	A-4a (V)	
MEDIUM DENSE, BLACK TO BLACK AND GRAY, **COARSE AND FINE SAND**, LITTLE FINES, LITTLE STONE FRAGMENTS, FILL, WET TO MOIST			5 4	13	100	SS-4B	-	-	-	-	-	-	-	-	-	44	A-3a (V)	
MOIST WITH HYDROCARBON ODOR AT 11.0'			3 6	13	44	SS-5	-	-	-	-	-	-	-	-	-	16	A-3a (V)	
@16.0'; BLACK AND GRAY, MOIST	578.5		6 3	13	56	SS-6	-	-	-	-	-	-	-	-	-	20	A-3a (V)	
			4 4	12	78	SS-7	-	-	-	-	-	-	-	-	-	14	A-3a (V)	
LOOSE, GRAY, **STONE FRAGMENTS**, FILL, DAMP	578.0					S-8A	-	-	-	-	-	-	-	-	-	7	A-1-a (V)	
LOOSE, BROWN, **COARSE AND FINE SAND**, LITTLE FINES, FILL, MOIST TO WET	573.5		3 1	6	100	S-8B	4.5+	-	-	-	-	-	-	-	-	21	A-3a (V)	
VERY LOOSE TO MEDIUM DENSE, BLACK, **CINDERS**, FILL, WET WITH HYDROCARBON ODOR			2 1	4	100	SS-9	-	-	-	-	-	-	-	-	-	38	A-3a (V)	
MEDIUM DENSE WITH HYDROCARBON ODOR	563.5		9 5	21	89	SS-10	-	-	-	-	-	-	-	-	-	19	A-3a (V)	
LOOSE, BLACK, **STONE FRAGMENTS WITH SAND**, LITTLE SILT, TRACE CLAY, FILL, MOIST	559.5		5 6	16	100	SS-11	-	43	17	19	16	5	NP	NP	NP	16	A-1-b (0)	
MEDIUM DENSE, GRAY, **COARSE AND FINE SAND**, LITTLE SLAG, LITTLE SILT, FILL, WET	558.0					S-12A	-	-	-	-	-	-	-	-	-	26	A-3a (V)	
VERY STIFF TO MEDIUM STIFF, GRAY, **SILT AND CLAY**, TRACE SAND, MOIST			2 6	12	100	S-12-B	3.25	0	0	1	41	58	32	20	12	23	A-6a (9)	
NOTE: SHELBY TUBE WAS PUSHED FROM 43.0' TO 45.0' WITH 24" RECOVERY					100	ST-13	3.50	-	-	-	-	-	-	-	-	24	A-6a (V)	
@44.5'; UNCONFINED COMPRESSIVE STRENGTH OF SOIL = 2463 PSF @45.0'; MEDIUM STIFF NOTE: SWITCHED TO WASH BORE METHOD AT 45.0'.	548.5		3 5	12	100	SS-14	1.00	-	-	-	-	-	-	-	-	25	A-6a (V)	

Right of Way

Approach:

- City will establish existing and proposed ROW
- City acquire temporary and permanent ROW and will provide ROW availability schedule to DBT

Railroads

- Freight & passenger operators are within corridor
- Railroad coordination required for:
  - Bridge demolition over rail lines
  - Bridge construction over rail lines
  - Temporary track crossings
  - Railroad flagging

Environmental

- City will complete NEPA process (program limits)
  - Completion anticipated in October 2027
- DBT to coordinate project impacts and ensure compliance with environmental commitments

Stakeholder Coordination

- City is currently establishing MOUs
- City will lead coordination
- Supported by DBT

Federal Oversight

U.S. Department of Transportation Federal Highway Administration

State Partner

NCC Neighbors

Huntington Convention Center of Cleveland

GREAT LAKES Science Center

ROCK AND ROLL HALL OF FAME

PORT CLEVELAND

Utilities

Rail Operators

RTA

AMTRAK

NORFOLK SOUTHERN

CSX

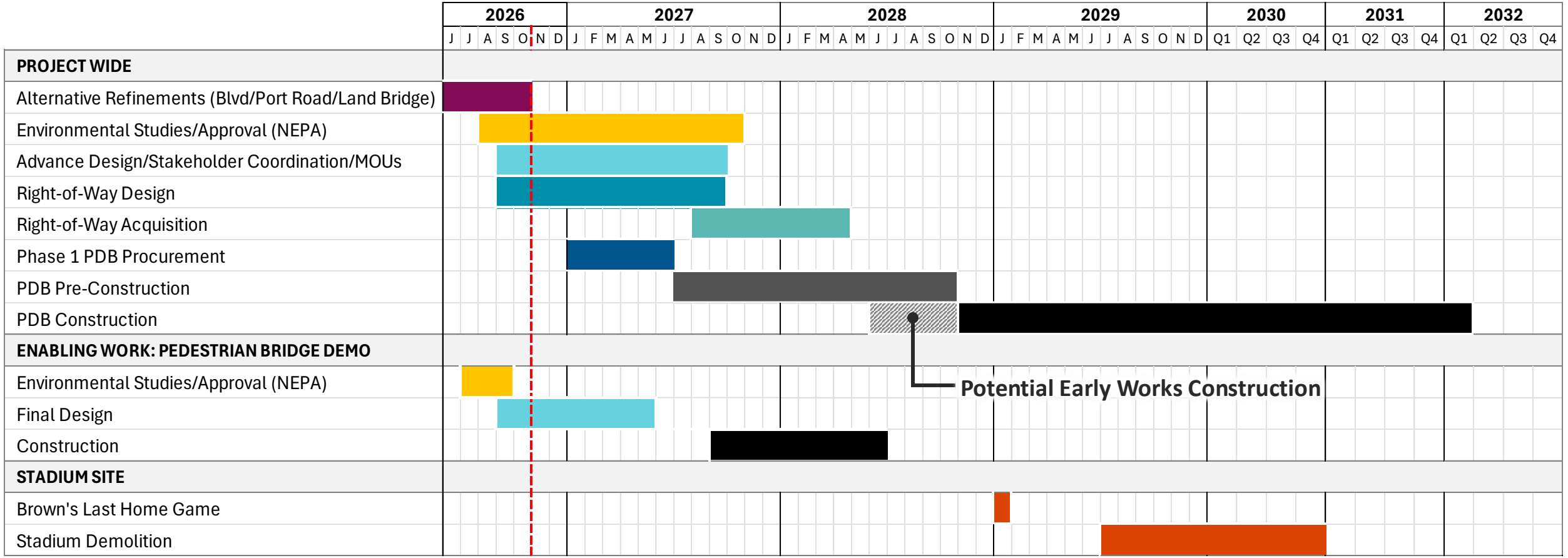
Stakeholder Coordination Goals

- Minimize impact on stakeholders and their operations throughout delivery
- Coordinate with the City on required FHWA reviews and approvals
- Maintain coordination with ODOT
- Coordinate proactively with NCWDC and other economic development stakeholders
- Sustain proactive, transparent and timely public and community engagement throughout the project

Funding

- Funding sources anticipated to include:
  - Federal Grants and Programs
  - State Grants
  - Local Funds

Schedule


2026
2027
2028
2029
2030
2031
2032
J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4
PROJECT WIDE
Alternative Refinements (Blvd/Port Road/Land Bridge)
Environmental Studies/Approval (NEPA)
Advance Design/Stakeholder Coordination/MOUs
Right-of-Way Design
Right-of-Way Acquisition
Phase 1 PDB Procurement
PDB Pre-Construction
PDB Construction
ENABLING WORK: PEDESTRIAN BRIDGE DEMO
Environmental Studies/Approval (NEPA)
Final Design
Construction
STADIUM SITE
Brown's Last Home Game
Stadium Demolition
Potential Early Works Construction

Cleveland's North Coast CONNECTOR

Procurement Approach

Sarah Brown
HNTB

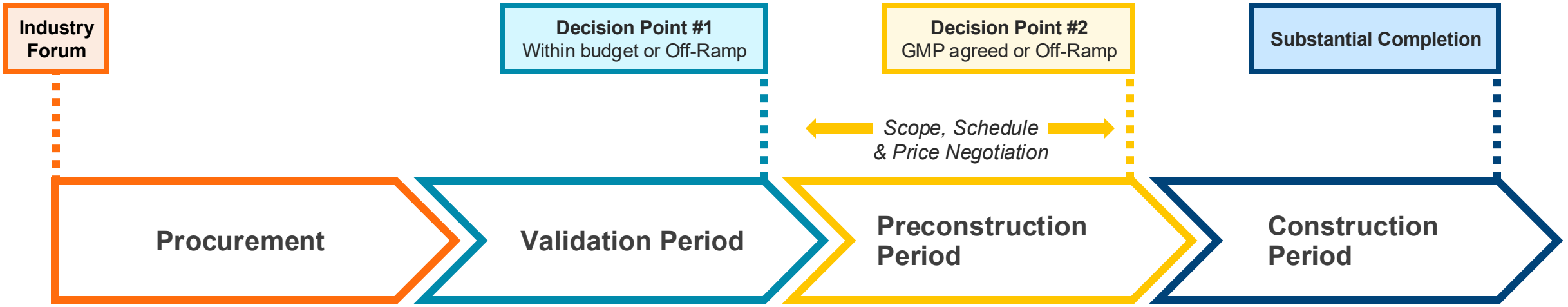
Delivery Goals

- Deliver core scope with **cost and schedule discipline**
- **Meet critical milestones** - project, funding, procurement and regulatory milestones (e.g., NEPA, FHWA grant requirements)
- Effective **risk management**
- Support engagement of **local businesses** and support **apprenticeship and job training** opportunities

Delivery Goals (continued)

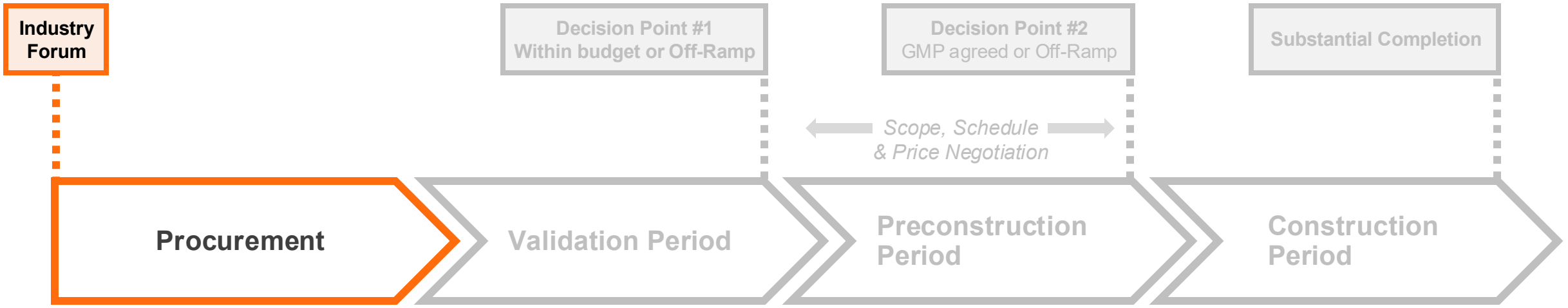
- Preserve opportunities for **future phase** economic development opportunities
- Effective **stakeholder engagement**
- **Minimize impact** on public and nearby businesses during delivery

Progressive Design-Build Delivery Approach



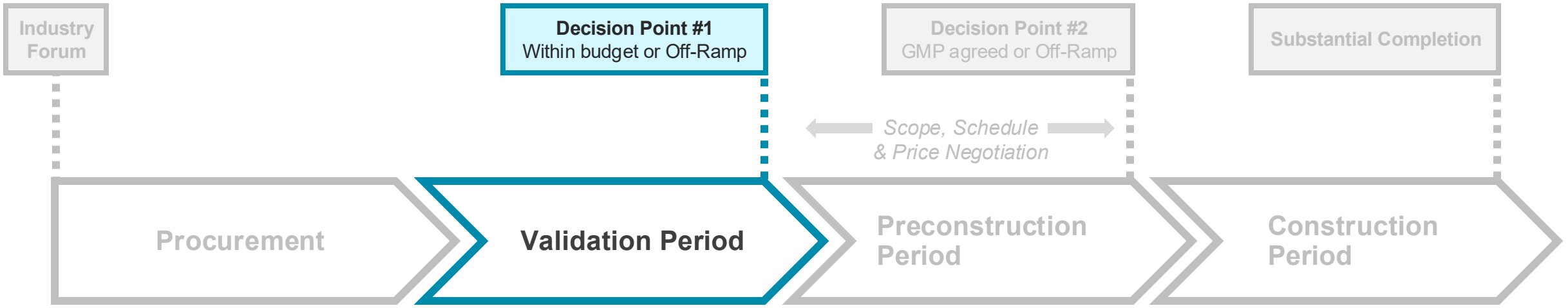
- Progressive Design-Build (PDB) is a variation of traditional design-build and based on the Design-Build Institute of America's published best-practices.
- Collaborative work between the city and the design-build team during the Validation and Preconstruction periods to develop and agree on the project design and construction scope, schedule, and fee for the project.

Progressive Design-Build Delivery Approach



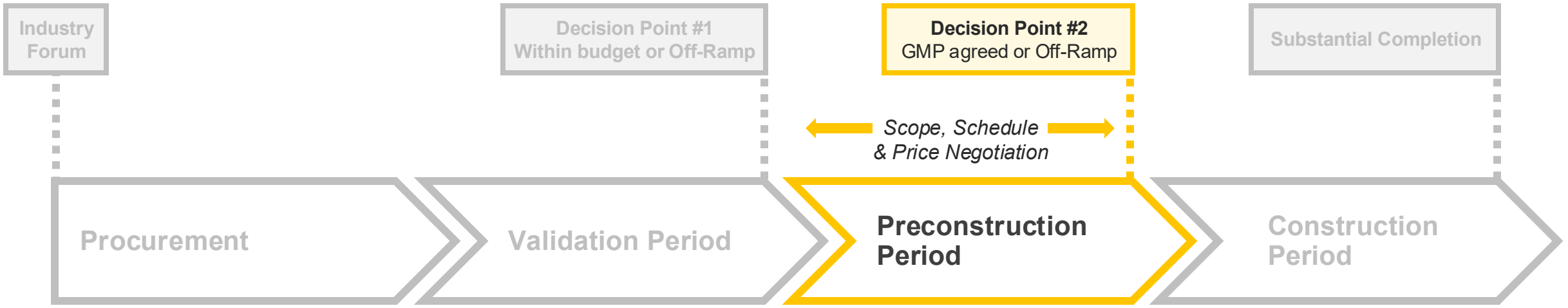
- Advertise Request for Qualifications
- Receive Statement of Qualifications
- Interviews
- Selection / Award

Progressive Design-Build Delivery Approach



- Design-Builder / City collaboration
- Validate Basis of Design
- Perform survey & geotech
- Develop joint risk register
- Develop schedule
- 1st Opinion of Probable Construction Cost (OPCC)

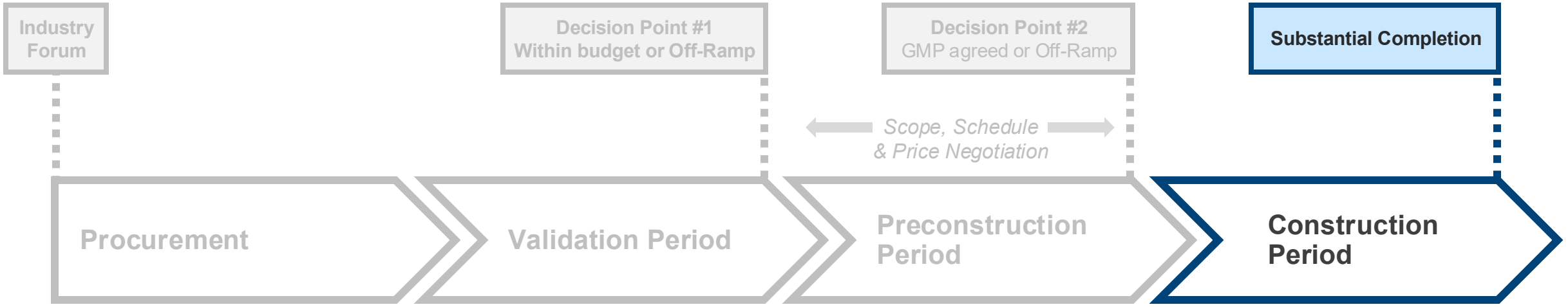
Progressive Design-Build Delivery Approach



- Advance design and schedule
- Subcontractor pricing
- Advance permitting
- Consider early work packages
- On-going risk management

- Determine risk pricing
- 2nd OPCC
- Negotiate scope, schedule, and Guaranteed Maximum Price
- Execute Construction Change Order

Progressive Design-Build Delivery Approach



- Execute final design and construction
- Similar to standard design-build project

Evaluation Criteria

- Minimum Prequalification
- Firm Experience
- Key Personnel
- Project Approach
- Community Impact Plan

Subject to change

Key Personnel

- Project Manager
- Construction Project Manager
- Scheduler
- Project Controls Manager
- Design Project Manager
- Structures Design Lead
- Roadway Design Lead
- Urban Design Lead/Landscape Architect

Subject to change

Project Approach

- Preconstruction Process / GMP
- Technical Approach
- Risk Management
- Cost Management
- Schedule Management
- Quality Management

Subject to change

Community Impact Plan

- Engage Small Business Enterprises
- Engage Workforce and Job Training
  - Contractor Engagement
  - Outreach
  - Mentor-Protégé Programs
  - Supports for Success
- Engage the Community
- Project Labor Agreement

Subject to change

Procurement Schedule

Milestone	Target Timing
Industry Forum	October 28, 2026
RFQ Release	January 2027
SOQ Responses Due	March 2027
Shortlist & Interviews	April 2027
Notice of Intent to Award	May 2027
Contract Execution	June 2027
Preconstruction Start	Q3 2027

Subject to change

Closing Remarks

Keshia Chambers
Interim Project Manager, NCC Project
Assistant Director, Mayor's Office of Capital Projects

KChambers3@clevelandohio.gov
216-664-2618

- **Project website:** clevelandnorthcoast.com/projects/north-coast-connector
- **Newsletter:** Sign up on the project website for update emails
- **OpenGov:** https://procurement.opengov.com/portal/clevelandoh/projects/310813
- **Office of Equal Opportunity:** www.clevelandohio.gov/city-hall/departments/law/divisions/office-equal-opportunity

Please join us for refreshments and networking