



# CITY OF SOUTH BEND

## REDEVELOPMENT COMMISSION

### Redevelopment Commission Agenda Item

DATE: 03/28/2024

FROM: Patrick Sherman: Public Works

SUBJECT: MLK Dream Center Building Cladding

\_\_\_\_\_ Pres/V-Pres

ATTEST: \_\_\_\_\_ Secretary

Date: March 28, 2024

APPROVED  Not Approved

*SOUTH BEND REDEVELOPMENT COMMISSION*

Which TIF? (circle one) River West; River East; South Side; Douglas Road; West Washington

**PURPOSE OF REQUEST:** Venues Parks and Art and Public Works are requesting \$140,000.00 from RWDA to enable us to use a “Random Plank” building cladding to maintain the original design intent of the architect.

**SPECIFICS:** The original bid included metal cladding panels, but unfortunately, the architect failed to specify the cladding as intended by the design and as seen in the building renderings. A large portion of the building will be covered in metal building cladding that is installed as planks. The included cladding meets the functional requirements, but it lacks the desired aesthetic impact due to its monolithic appearance.

Given the building's longevity (lasting 50 years or more), we believe it's important to invest in its visual appeal. Upgrading to a Random Plank cladding design, which was the initial intent, will significantly enhance the overall aesthetic of the Dream Center. This design choice aligns with the original vision and creates a more visually engaging exterior.

This cost increase reflects the difference between the originally envisioned "Random Plank" design and the currently included more basic cladding. If the architect had included the correct specification for the Random Plank cladding, we believe that the additional cost would have been reflected in the original bid, and we would have had a bid that was \$140,000 more than what we received. We understand this represents an additional cost, but we believe it's a worthwhile investment in the building's long-term value and positive community impact.

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