

**CLEVELAND PUBLIC LIBRARY**

**Finance Committee**

February 18, 2020

**RESOLUTION ANNOUNCING CONSTRUCTION MANAGER AT RISK FOR PHASE  
1A OF THE FACILITIES MASTER PLAN DETERMINED TO BE BEST VALUE AND  
AUTHORIZING AGREEMENTS**

WHEREAS, On November 11, 2019 and November 25, 2019, the Library placed an ad in the Cleveland Plain Dealer requesting statements of qualifications for construction manager at risk services in connection with phase 1A of the Facilities Master Plan consisting of five branches and a central distribution facility estimated to cost approximately 23 Million Dollars. On December 16, 2019 statements of qualification were submitted to the Library from the following construction manager firms: The Albert M. Higley Co., LLC; Turner Construction Company; Donley's, Inc.; Regency Construction/Ozanne Construction Company, Inc.; Panzica Construction Co.; Whiting Turner Contracting Company; and Gilbane Building Company; and

WHEREAS, The Cleveland Public Library established an evaluation committee and authorized the evaluation committee to evaluate the statements of qualifications and to select no fewer than three firms which it considered most qualified. The evaluation committee met on January 3, 2020 and, utilizing evaluation criteria and a scoring method established prior to the announcement of the requests for qualifications, selected the following three construction manager firms as the most qualified for its short list: **Donley's; Regency/Ozanne; and Gilbane;** and

WHEREAS, On January 10, 2020, the Library issued a Request for Pricing and Technical Proposal to the three short-listed firms, requiring that proposals be submitted to the Library by January 24, 2020; and

WHEREAS, Proposals were timely received and on February 6<sup>th</sup> and 7<sup>th</sup>, the evaluation committee interviewed all three short-listed firms. The evaluation committee then met on February 10, 2020 to evaluate and score the technical qualifications. Pricing proposals were evaluated separately with the Chief Financial Officer and then combined with the technical proposal to

determine the best value based on a weighted comparison of the technical proposal to price; and

WHEREAS, Based upon the ratings obtained from combining qualifications and pricing scores, the evaluation committee has ranked the short-listed firms in the following order, and included the total proposed price for each:

1) Gilbane	\$2,611,530
2) Regency/Ozanne	\$2,859,807
3) Donley	\$4,426,187

Now therefore be it

RESOLVED, That the Board of Library Trustees hereby accepts the recommendation of the evaluation committee, and announces the selection of the construction manager firm of **Gilbane Building Company** as the firm presenting the pricing and technical proposal which represents the best value; and be it further

RESOLVED, That Gilbane Building Company demonstrated a commitment to diversity and inclusion by assembling a diverse team including partnering with McTech Corporation (MBE), KBJ, Inc. (MBE), Colman Spohn Corporation (MBE), and Adrian Maldonado & Associates (MBE); and be it further

RESOLVED, That the Board authorizes the Executive Director, CEO or his designees to enter into negotiations with Gilbane Building Company for a construction management at risk master agreement and preconstruction phase work authorization agreements in accordance with the requirements of Ohio Revised Code Section 9.334. If the Library fails to negotiate a construction management contract with the Gilbane, then it shall proceed to negotiate a contract with the second highest ranked firm in accordance with Ohio Revised Code Section 9.334; be it further

RESOLVED, That upon completion of negotiations, the Executive Director is authorized to execute the master agreement and preconstruction phase work authorizations with Gilbane Building Company for preconstruction services in an amount not to exceed \$242,611 for all six projects, which shall be paid from the Construction-Tax-Exempt fund account 402xxx05-55300 (Construction/Improvements), where xxx = branch/department, which agreements are subject to approval of the Chief Legal Officer.