

CLEVELAND PUBLIC LIBRARY

Finance Committee

January 19, 2021

RESOLUTION AUTHORIZING AMENDMENT TO AGREEMENT WITH HBM ARCHITECTS, INC. FOR DESIGN SERVICES FOR THE LORAIN BRANCH OF THE CLEVELAND PUBLIC LIBRARY

WHEREAS, On September 17, 2020, the Board of Trustees of the Cleveland Public Library authorized the Executive Director to enter into an agreement with HBM Architects, Inc. (“HBM”) in an amount not-to-exceed \$331,847 for the design of the renovation of the Lorain branch; and

WHEREAS, During the pre-design process, HBM and the Library met and determined that the current architectural drawings of the Lorain branch—known as “as-built” drawings—are not accurate and do not depict the current configuration of the building’s HVAC system; and

WHEREAS, As-built drawings are not included in the Library’s agreement with HBM as the Library had not anticipated needing this service; and

WHEREAS, HBM has proposed to prepare a set of up-to-date as-built drawings for the Lorain branch for an additional fee of \$15,000, thus increasing their total compensation to an amount not-to-exceed \$346,847, and the Property Management Department recommends accepting HBM’s proposal; and

WHEREAS, This Board finds that HBM’s fee for preparing as-built drawings of the Lorain branch is fair and reasonable; now therefore be it

RESOLVED, That the Board of Trustees authorizes the Executive Director, CEO or his designee, to negotiate and execute an amendment to the agreement with HBM Architects, Inc. for the provision of as-built drawings for an additional fee of \$15,000, thus increasing the architect’s total fee to an amount not-to-exceed \$346,847, which amount shall be charged to the Construction – Tax-Exempt fund account 40276405-55300 (Construction/Improvements), and which amendment shall be subject to the approval of the Library’s Director of Legal Affairs.


<p>OWNER/PROJECT: Cleveland Public Library Lorain Branch</p>	<p>HBM Architects, LLC Principal: Peter J. Bolek, A.I.A. Project Manager: Kevin Kennedy</p>
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Scope of Work:

Documentation and creation of drawings of the existing building systems including mechanical, electrical and plumbing utilities.

Fee Basis:

Percentage of Construction Cost _____ % estimated Construction Cost \$ _____
 Lump Sum \$15,000
 Hourly Fee Est: \$ _____
 Hourly not to exceed \$ _____

<p>HBM ARCHITECTS, LLC</p> <p>Peter J. Bolek, A.I.A.</p> <hr/> <p>BY President</p> <hr/> <p>TITLE</p> <p></p> <hr/> <p>SIGNATURE</p> <p>01-08-2021</p> <hr/> <p>DATE OF SIGNATURE</p>	<p>OWNER (AUTHORIZED REPRESENTATIVE)</p> <hr/> <p>BY</p> <hr/> <p>TITLE</p> <hr/> <p>SIGNATURE</p> <hr/> <p>DATE OF SIGNATURE</p>
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Work to be performed under the Conditions of:

Existing Agreement AIA B133 dated: September 28, 2020.
 Other _____