

CLEVELAND PUBLIC LIBRARY

Finance Committee

March 16, 2021

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

WHEREAS, On November 9, 2020 and November 23, 2020, the Library placed an ad in the Cleveland Plain Dealer requesting statements of qualifications for construction manager at risk services in connection with phase 1B of the Facilities Master Plan consisting of six branches estimated to cost approximately \$20.4 million dollars. On December 14, 2020 statements of qualification were submitted to the Library from the following construction manager firms: The Albert M. Higley Co., LLC; Turner Construction Company; Regency Construction Services, Inc.; Panzica Construction Co.; Cold Harbor Building 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 4, 2021 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: **Gilbane; Regency; and Turner;** and

WHEREAS, On January 6, 2021, 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 27, 2020; and

WHEREAS, Proposals were timely received, and on February 4th, the evaluation committee interviewed all three short-listed firms. The evaluation committee then met on February 9, 2021 and March 10, 2021 to evaluate and score the technical qualifications. Pricing proposals were evaluated separately and then combined with consideration given to the technical proposals to determine which firm presented the best value; 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) Regency Construction Services, Inc.	\$2,494,729
2) Gilbane Building Company	\$2,394,565
3) Turner	\$2,831,422

and

WHEREAS, The above price proposals include the estimated cost of work to be performed at the Memorial-Nottingham branch, for which funding is not currently available. Given the likelihood that work on the Memorial-Nottingham branch will not proceed under phase 1B, the overall prices proposed by the three firms can be significantly reduced in the range of approximately \$575,000 - \$755,000 by removing this branch from the estimated project cost, and the result is that Regency's proposed cost is approximately 2% higher than that of Gilbane; 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 Regency Construction Services, Inc. as the firm presenting the pricing and technical proposal which represents the best value; and be it further

RESOLVED, That Regency Construction Services, Inc., a Female Business Enterprise, has demonstrated a robust commitment to diversity and inclusion, especially at a local level, by assembling a diverse team including a partnership with AKA Construction Management Team, a Female Business Enterprise and Minority Business Enterprise with strong community ties; and be it further

RESOLVED, That the Board authorizes the Executive Director, CEO or his designees to enter into negotiations with Regency Construction Services, Inc. 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 Regency, 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 Regency Construction Services for preconstruction services for all branches except Memorial-Nottingham in an amount not to exceed \$116,461, 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 Director of Legal Affairs.