

CLEVELAND PUBLIC LIBRARY

Finance Committee

April 13, 2021

**RESOLUTION AUTHORIZING PURCHASE OF STRUCTURAL STEEL FOR THE
NEW HOUGH BRANCH LIBRARY**

WHEREAS, On February 20, 2020, the Board of Library Trustees approved the selection of the Gilbane Building Company as construction manager at risk for Phase 1A of the Library's Facilities Master Plan and authorized Gilbane to proceed with pre-construction services; and

WHEREAS, As part of the pre-construction services, Gilbane sought bids for the structural steel needed for the construction of the new Hough branch library and received the following three bids: Rittman Inc. d/b/a Mull Iron (\$309,505); Forest City Erectors, Inc. (\$341,600); and Industrial First, Inc. (393,360); and

WHEREAS, Due to the long lead time associated with ordering structural steel and the current price volatility in today's steel market, Gilbane recommends that the Library authorize the purchase of steel at this time in order to hedge against likely price increases; and

WHEREAS, The total cost to the Library of purchasing the structural steel through Gilbane from the low bidder, including Gilbane's contingency, general conditions, and fee, will be \$339,380; and

WHEREAS, Gilbane's charges for contingency, general conditions, and fee are costs that would be included in the Guaranteed Maximum Price ("GMP") were the Library to purchase the steel after the GMP is set and will not be duplicated in the final GMP; now therefore be it

RESOLVED, That this Board authorizes the Executive Director, CEO or his designee, to negotiate and execute such agreements or instruments as are necessary to effectuate the purchase of structural steel for the new Hough branch library by Gilbane building company in the amount of \$339,380, to be charged to the Construction-Tax-Exempt fund account 40275205-55300 (Construction/Improvements), which agreements or instruments shall be subject to the approval of the Director of Legal Affairs.



12 April 2021

John Lang
Chief Operating Officer
Cleveland Public Library
325 Superior Avenue
Cleveland, OH 44114

**Re: Hough Library Branch Replacement
Recommendation to Award – Bid Package 05A: Structural Steel & Misc. Metals**

Mr. Lang:

Gilbane solicited proposals for Bid Package 05A Structural Steel for the Cleveland Public Library Hough Library Branch Replacement Project. Seventeen suppliers and contractors were solicited for bids; three firms submitted formal bids. Gilbane and the project team conducted thorough scope review meetings and received final proposals for the above-referenced bid package with the two (2) apparent low bidders. As a result of these scope review meetings, Gilbane recommends awarding **Rittman, Inc. dba Mull Iron** the BP05A work based on the following criteria:

- Lowest and responsible bidder
- Commitment to the Economic Inclusion Plan
- Safety metrics

Gilbane recommends a contract award to Rittman, Inc. dba Mull Iron in the amount of \$314,505.00 (Three Hundred Fourteen Thousand Five Hundred Five Dollars and No Cents), for Bid Package 05A: Structural Steel & Misc. Metals. Does not include markups. Refer to the markups below.

The award amount is based on the GMP Documents issued by Moody Nolan, dated 02/18/2021, Pre-Bid Supplements Nos. 1 & 2, Post Bid Supplement No. 1, and the following clarifications:

1. Due to the volatility in the market and associated lead time impacts related to steel joist and decking, a signed change order is required no later than 16APR2021 in order to release Mull Iron to initiate shop drawings/fabrication. Our project bid schedule indicated a steel erection start in late August 2021. Currently, the steel joist and deck lead time/delivery is mid October 2021. The noted lead time issue will impact the overall project schedule.
2. Includes 100% MBE Enterprise participation.
3. Commitment to achieve workforce participation goals.
4. Prevailing Wage is included.

The list above is not a full list of assumptions and clarifications. Complete assumptions and clarifications list and CM staffing cost will be included in the Guaranteed Maximum Price Proposal. The budget for the structural steel work established from our preconstruction estimate is \$334,150. The total award value including Gilbane markups (Construction Contingency, Insurance, and Fee) is **\$339,380 (Three Hundred Thirty-Nine Thousand Three Hundred Eighty Dollars and No Cents).**

Respectfully,

I Concur

Travis Okel
Purchasing Manager
Gilbane Building Company

John Lang
Cleveland Public Library

Date

Enclosures: Gilbane Bid Package #05A Bid Comparison & Trade Contractor Proposals