

CLEVELAND PUBLIC LIBRARY

Special Board Meeting

July 6, 2021

RESOLUTION APPROVING BUDGETS FOR THE HOUGH, JEFFERSON, WEST PARK, WOODLAND, AND CENTRAL DISTRIBUTION FACILITY PROJECTS OF THE FACILITIES MASTER PLAN

WHEREAS, On June 17, 2021, the Board of Library Trustees accepted the Guaranteed Maximum Price (“GMP”) proposals for the Jefferson, West Park, and Central Distribution Facility projects prepared by the Gilbane Building Company (“Gilbane”), the construction manager at risk for the Phase 1A projects of the Library’s Facilities Master Plan, and authorized the Library to establish Owner’s Contingency Funds for each of the three projects; and

WHEREAS, On July 6, 2021, the Board of Library Trustees accepted Gilbane’s GMP proposals for the Hough and Woodland branches and likewise authorized the Library to establish Owner’s Contingency Funds for each project; and

WHEREAS, The Library, in consultation with Gilbane, prepared project budgets for the Hough, Jefferson, West Park, Woodland, and Central Distribution Facility projects, which consist of: 1) fees for pre-construction services approved by this Board on February 20, 2020; 2) the GMPs and Owner’s Contingency Funds approved by this Board on June 17, 2021 and July 6, 2021; 3) estimated costs for furniture, fixtures, and equipment; 4) the architect fees approved by this Board; and 5) Owner Direct costs, all of which are set forth in Exhibit “A” to this Resolution; and

WHEREAS, In order to better manage the individual project budgets and to increase efficiency, the Chief Operating Officer recommends that this Board permit that the Library to reallocate the budgeted amounts for the Owner’s Contingency Funds, furniture, fixtures, and equipment, and owner direct costs among the various projects as needed provided such reallocations do not increase the total approved budgets for Owner’s Contingency Funds, furniture, fixtures, and equipment, and owner direct costs; and

WHEREAS, This Board desires to authorize the Library to move forward with the Hough, Jefferson, West Park, Woodland, and Central Distribution Facility projects and to allocate funds from the Construction – Tax-Exempt Fund 402 in order to accomplish these projects; now therefore be it

EXHIBIT 3

RESOLVED, That the Board of Library Trustees approves the total project budgets for the Hough, Jefferson, West Park, Woodland, and Central Distribution Facility projects as set forth in Exhibit "A" to this resolution, and which expenditures shall be charged to the Construction Tax Exempt Fund 402 to the appropriate branch/department and object code; and be it further

RESOLVED, That the Board of Library Trustees authorizes the Chief Operating Officer to reallocate the budgeted amounts set forth in Exhibit "A" for the Owner's Contingency Funds, furniture, fixtures, and equipment, and owner direct costs among the various projects as needed, provided that such reallocations shall not increase the total approved budgets for Owner's Contingency Funds, furniture, fixtures, and equipment, and owner direct costs; and be it further

RESOLVED, That the Board of Library Trustees authorizes the Executive Director, CEO, or his designees, to move forward in taking the steps necessary to complete the Hough, Jefferson, West Park, Woodland, and Central Distribution Facility projects, and to execute such instruments or documents as may be necessary or appropriate to effectuate the terms of this Resolution, including those in excess of \$25,000 and which are payable from the project budgets established by this Resolution.

Exhibit “A”

Branch / Project	Pre-Construction¹	Guaranteed Maximum Price²	Owner’s Construction Contingency	Furniture, Fixtures, and Equipment	Architect Fees³	Owner Direct Costs⁴	Total Project Budget
Hough	\$38,343	\$4,589,863	\$200,252	\$200,000	\$457,490	\$268,100	\$5,754,048
Jefferson	\$37,633	\$1,767,563	\$70,314	\$168,816	\$174,791	\$132,850	\$2,351,967
West Park	\$37,633	\$4,014,826	\$175,025	\$296,000	\$402,395	\$213,900	\$5,139,779
Woodland	\$38,343	\$6,088,653	\$270,617	\$250,000	\$575,279	\$304,700	\$7,527,592
Central Distribution Facility	\$42,530	\$5,003,163	\$217,313	\$750,000	\$736,160	\$187,900	\$6,937,066
TOTAL	\$194,482	\$21,464,068	\$933,521	\$1,664,816	\$2,346,115	\$1,107,450	\$27,710,452

¹Gilbane’s fee for pre-construction services was approved by this Board on February 20, 2020.

²Guaranteed Maximum Prices for the Jefferson, West Park, and Central Distribution Facility projects were approved on June 17, 2021, and Guaranteed Maximum Prices for the Hough and Woodland projects were approved on July 6, 2021.

³Architectural fees were separately approved by this Board on September 26, 2019 (all branches/projects). This Board also approved amendments to architectural fees for the Woodland and Central Distribution Facility on February 20, 2020, November 19, 2020, March 18, 2021, and June 17, 2021.

⁴Owner Direct Costs include, but are not limited to, such project-related costs as surveys, environmental assessments, legal fees, property acquisition, and permits.