

CLEVELAND PUBLIC LIBRARY

Finance Committee

September 14, 2021

**RESOLUTION AUTHORIZING AMENDED CONSTRUCTION AGENCY AGREEMENT,
AMENDED CONSTRUCTION MANAGER AT RISK AGREEMENT, AND
GUARANTEED MAXIMUM PRICE AMENDMENT FOR THE NEW MARTIN LUTHER
KING, JR. BRANCH**

WHEREAS, Pursuant to authority granted by this Board on August 29, 2016, the Library entered into a development agreement (“Development Agreement”) with UC City Center LLC (“UC3”) as of August 31, 2016 for the development and relocation of the Martin Luther King, Jr. (“MLK”) branch; and

WHEREAS, Under the Development Agreement, the Library and UC3 agreed that UC3, as the owner of the land on which the new MLK branch will be built, will hold the contract with the construction manager approved by the Library and that the parties would enter into a construction agency agreement (“CAA”), pursuant to which the Library will have the right to direct UC3’s and the construction manager’s performance and to oversee administration of the agreement for construction manager at risk (“CMR”) services. The Library and UC3 entered into the CAA as of January 1, 2020; and

WHEREAS, On February 21, 2019, this Board authorized the Library to enter into the CMR agreement with Panzica Construction Co. (“Panzica”) through UC3, as owner and limited construction agent for the Library. The Library, UC3, and Panzica entered into the CMR agreement as of January 1, 2020; and

WHEREAS, On September 17, 2020, this Board authorized the Library to enter into an agreement for preconstruction services directly with Panzica in order to allow Panzica to continue to provide services to the Library while UC3 determined its relationship to the legal entity that would own the land on which the new MLK branch will be built. The Library entered into the agreement for preconstruction services retroactively effective as of January 1, 2020; and

WHEREAS, A legal entity related to UC3, Library Lofts, LLC (“Lofts”), will own the land on which the new MLK branch will be built and will need to be made a party to both the CAA and the CMR agreement; and

WHEREAS, The CMR agreement will need to be further amended to reflect the work performed by Panzica under the preconstruction agreement; and

WHEREAS, UC3 and Lofts (collectively, “Developer”) and CPL have negotiated an Amendment to and Restatement of Certain Provisions of the Development Agreement (“Amendment”), which provides, among other things, that Developer shall perform certain work that benefits the Library under its separate construction agreements with Panzica, including construction of the substructure and superstructure of the new MLK branch, which also supports the residential tower that will be constructed in the airspace above the new MLK branch, and that the Library will perform certain work that benefits Developer and also construct the balance of the new MLK branch under its CMR agreement with Panzica, and the costs for such work shall be apportioned between the Library and the Developer, as provided in the Amendment; and

WHEREAS, Panzica has completed procurement of subcontractor construction bids for the Library’s work for the new MLK branch and, as contemplated by the CMR agreement, Panzica has prepared a Guaranteed Maximum Price Proposal setting forth a maximum construction budget for such work, a copy of which is attached to this Resolution; and

WHEREAS, The Guaranteed Maximum Price (“GMP”) for the new MLK branch is \$14,486,867 and does not include the costs of professional design services, permitting, and other purchases that the Library will make directly outside of the GMP; now therefore be it

RESOLVED, That the Board of Library Trustees hereby authorizes the Executive Director, CEO or his designee to enter into an amendment to the construction agency agreement with UC City Center LLC and Library Lofts, LLC as generally described in this Resolution, which agreement shall be subject to the approval of the Director of Legal Affairs; be it further

RESOLVED, That the Board of Library Trustees hereby authorizes the Executive Director, CEO or his designee to execute an amended construction manager at risk agreement with Panzica Construction Co., UC City Center LLC, and Library Lofts, LLC as generally described in this Resolution, which agreement shall be subject to the approval of the Director of Legal Affairs; be it further

RESOLVED, That the Board of Library Trustees authorizes the Executive Director, CEO or his designee to accept the Guaranteed Maximum Price proposal attached to this Resolution and to enter into an execute an amendment to the agreement between the Cleveland Public Library, UC City Center LLC, Library Lofts, LLC, and Panzica Construction Co. approving the subcontract packages and establishing the Guaranteed Maximum Price of \$14,486,867 for the project, which shall be charged to the Construction Tax Exempt fund account 40276705-55300 (Construction Improvements), in a form approved by the Director of Legal Affairs.



Cleveland Public Library

Martin Luther King, Jr. Branch Library

10601 Euclid Ave, Cleveland, Ohio 44106

Guaranteed Maximum Price Proposal

September 14, 2021



SO-IL



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Exhibit A GMP Amendment

Exhibit A

Form of GMP Amendment

AMENDMENT NO. 1 TO CONSTRUCTION MANAGEMENT AGREEMENT

Pursuant to the terms of the AIA A133-2009 Construction Management Agreement (the "Agreement") dated as of September 14, 2021, by and between **CLEVELAND PUBLIC LIBRARY** ("Owner") and **PANZICA CONSTRUCTION**. ("Construction Manager"), the Owner and the Construction Manager desire to enter into this Amendment to Construction Management Agreement (this "Amendment") to establish a GMP for the Work described in the Agreement. Therefore, the Owner and the Construction Manager agree as follows:

1. Construction Manager's guaranteed maximum price for the Work described in the Agreement (the "GMP"), including the Cost of the Work, Construction Manager's Fee, the Preconstruction Services Fee, the General Conditions Costs Compensation, and the Construction Contingency is fourteen million four hundred and eighty-six thousand eight hundred and sixty-seven Dollars (\$ 14,486,867.00).
2. Construction Manager's Fee shall be two hundred forty-nine thousand one hundred and sixty Dollars (\$ 249,160.00).
3. The Construction Manager as Adviser Fee (if applicable) shall be N/A Dollars (\$ N/A).
4. The Construction Contingency shall be two hundred seventy-nine thousand one hundred seventy Dollars (\$ 279,170.00).
5. The attached Exhibits are a part of the Agreement as if each were physically incorporated therein.

EXHIBIT 1 Schedule of Values, dated September 13, 2021, 3 pages.

EXHIBIT 2 Allowance items, dated September 13, 2021, 1 pages.

EXHIBIT 3 Drawings and Specifications upon which the GMP is based, dated August 16, 2021, Furniture Plan Manual, dated August 16, 2021, 14 pages .

EXHIBIT 4 Construction Schedule, dated September 7, 2021, 7 pages.

EXHIBIT 5 Unit Prices, dated August 21, 2021, 2 pages.

EXHIBIT 6 Assumptions and Clarifications, dated September 13, 2021, 5 pages.

EXHIBIT 7 Identified Claims, dated N/A, N/A pages.

EXHIBIT 8 Add Alternates Schedule, dated September 13, 2021, 10 pages.

6. Capitalized words and phrases herein shall have the same meanings as are ascribed to such words in the Agreement.

7. This Amendment may be executed by the parties in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.
8. Except as specifically amended herein, all of the provisions of the Agreement remain in full force and effect and all terms and conditions of the Agreement shall apply. In the event of an irreconcilable conflict between the terms of the Agreement and those of this Amendment, the terms of this Amendment shall control.
9. By execution of this Amendment, the Construction Manager acknowledges that, as of the date of this Amendment, the Construction Manager is not aware of, and has not reserved, any claim against the Owner except as otherwise identified on **EXHIBIT 7** (if any).

This Amendment is entered as of _____, 201_.

CLEVELAND PUBLIC LIBRARY

PANZICA CONSTRUCTION CO.

By: _____

By: _____

Name: _____

Name: _____

Its: _____

Its: _____



GMP Estimate Summary

September 14, 2021

GMP Estimate Summary

Bid Package		Amount	Subcontractor
BP-3A	Concrete	\$ 655,900	CCC
BP-3B	Polished Concrete Finishing	\$ 92,916	Creative Concepts
BP-4A	Masonry	\$ 82,221	LMR
BP-5A	Structural and Miscellaneous Steel	\$ 850,777	Nova
BP-6A	Carpentry	\$ 127,880	T Allen
BP-6B	Architectural Woodwork	\$ 582,013	Reserve Millwork
BP-7A	Roofing	\$ 291,667	Tycor
	Temporary Roofing, Flashing and Details	\$ 50,000	
BP-7B	Waterproofing	\$ 48,500	AKA Team
BP-7C	Caulking	\$ 12,976	Coon Rest
BP-7D	Metal Wall Panels	\$ 1,798,770	Mowhawk Metal
BP-7E	Fireproofing	\$ 45,000	Akron Fireproof
BP-8A	Glass, Glazing and Aluminum Curtain Wall	\$ 1,505,538	United Glass
	Glass Partition Systems	\$ 66,964	Infinium
BP-8B	Doors, Frames & Hardware	\$ 83,500	Functional
	Access Doors	\$ 700	Material Only
BP-8C	Skylight	\$ 83,944	United Glass
BP-9A	Gypsum Board Assemblies	\$ 1,380,289	JLJI
BP-9B	Acoustical / Expanded Metal Ceilings	\$ 538,716	JLJI
BP-9C	Stretch Fabric Ceiling	\$ 29,907	Frank Novak
BP-9D	Flooring	\$ 102,500	Flooring Spec
BP-9E	Painting	\$ 69,400	Perform Paint
BP-9F	Ceramic Tile	\$ 27,975	Mesina
BP-9G	Wood Flooring	\$ 77,945	
BP-9H	Acoustical Wall Panels	\$ 102,162	JLJI
BP-10B	Toilet Accessories and Lockers	\$ 7,841	Gratton Building
BP-10C	Fire Protection Specialties	\$ 1,275	
BP-12A	Curtains Drapes and Window Shades	\$ 327,750	Allowance
BP-12B	Custom Furniture	\$ 103,275	Alex Sutula
BP-14A	Traction Elevator	\$ 118,729	Kone
BP-21A	Fire Suppression	\$ 92,000	Fire Tech
BP-22A	Plumbing	\$ 257,750	JF Gallagher
BP-23A	HVAC	\$ 1,080,000	K Company
BP-26A	Electrical	\$ 1,375,422	Einheit Elec
BP-27A	Communications	\$ 272,933	Harrington
BP-28A	Electronic Safety and Security	w/comm	Harrington
BP-31A	Site Development	*	*
Misc. Pkg	Miscellaneous Trade Package	\$ 27,925	
	Landscaping and Gravel Mulch	\$ 3,400	
	Fencing East and West Property Lines	\$ 19,300	Petty Group
	Exterior Envelope Consultant Allowance	\$ 6,000	

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GMP Estimate Summary

	Interior Signage Allowance	\$	15,000	
	Digital Informational Signage Allowance	\$	20,000	
	Neon Building Signage LED Strip Allowance	\$	35,000	
	Custom Bench Precast Allowance	Alt Add		
	Transformer Fence and Gate Allowance	\$	-	
	PCC General Requirements	\$	741,614	
	Design/Estimating Contingency	\$	-	0.00%
Total Direct Construction Cost		\$	13,213,374	
	Preconstruction Services Fee	\$	80,005	
	General Conditions	\$	47,600	
	Building Permit Fee	By Owner		Cleveland (New Construction)
	Project Management and Supervision	\$	463,910	
	General Liability Insurance	\$	72,670	0.55%
	Payment and Performance Bond	\$	80,978	
	Escalation	\$	-	
	Escalation Due to Schedule	\$	-	
	Construction Contingency	\$	279,170	2.00%
	CM Fee	\$	249,160	1.75%
Total Construction Cost		\$	14,486,867	
Alternates				
No. 1	Exterior Metal Mesh		Add	Open
No. 2	Type K Magnetic Strip Fixture		Add	Not Accepted
No. 3	Work Station Second Floor		Deduct	Open
No. 4	Event Furniture		Deduct	By Owner
No. 5	Snow Melt		Add	Not Accepted
No. 6	Concrete Sidewalk Finish		Deduct	Open
No. 7	Artistic Site Benches		Add	Not Accepted
No. 8	Interior Glass		Deduct	Not Accepted
No. 9	Exterior Glass		Add	Open
No. 10	Flooring at Second Floor		Add	Not Accepted
No. 11	Booths		Deduct	Under Review
No. 12	Exterior Lantern		Deduct	Open
No. 13	Fence at East Property Line		Deduct	Accepted see Cost Savings
No. 14	Circulation Desk		Deduct	Accepted see Cost Savings
No. 15	Early Leak Detection System		Deduct	Accepted see Cost Savings
No. 16	Enhanced Performance Lighting		Deduct	Accepted see Cost Savings
Potential Added HVAC Costs				

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GMP Estimate Summary

Potential added HVAC Costs to the relocations and engineering of the HVAC System and added equipment. This Potential Added cost will be priced and vetted with the Owner and Design Team as the engineering and document progress. Add	\$ 350,000
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Bid Package Variance Summary

September 13, 2021

Bid Package Variance Summary

Bid Package		03/22/21 DD Estimate	09/01/21 Apparent Low Bid	Cost Variance 3/22/21 vs. GMP
BP-3A	Concrete	\$ 426,818	\$ 655,900	\$ 229,082
BP-3B	Polished Concrete Finishing	\$ 138,390	\$ 92,916	\$ (45,475)
BP-4A	Masonry	\$ 73,550	\$ 82,221	\$ 8,671
BP-5A	Structural and Miscellaneous Steel	\$ 440,511	\$ 850,777	\$ 410,266
BP-6A	Carpentry	\$ 74,920	\$ 127,880	\$ 52,960
BP-6B	Architectural Woodwork	\$ 302,290	\$ 582,013	\$ 279,723
BP-7A	Roofing	\$ 358,560	\$ 291,667	\$ (66,893)
	Temporary Roofing, Flashing and Details		\$ 50,000	\$ 50,000
BP-7B	Waterproofing	\$ 11,870	\$ 48,500	\$ 36,630
BP-7C	Caulking	\$ 30,550	\$ 12,976	\$ (17,574)
BP-7D	Metal Wall Panels	\$ 1,040,547	\$ 1,798,770	\$ 758,223
BP-7E	Fireproofing	\$ -	\$ 45,000	\$ 45,000
BP-8A	Glass , Glazing and Aluminum Curtain Wall	\$ 1,425,102	\$ 1,505,538	\$ 80,436
	Glass Partition Systems	\$ 23,640	\$ 66,964	\$ 43,324
BP-8B	Doors, Frames & Hardware	\$ 40,200	\$ 83,500	\$ 43,300
	Access Doors	\$ -	\$ 700	\$ 700
BP-8C	Skylight	\$ 81,126	\$ 83,944	\$ 2,818
BP-9A	Gypsum Board Assemblies	\$ 892,379	\$ 1,380,289	\$ 487,910
BP-9B	Acoustical / Expanded Metal Ceilings	\$ 502,370	\$ 538,716	\$ 36,346
BP-9C	Stretch Fabric Ceiling	\$ 33,980	\$ 29,907	\$ (4,073)
BP-9D	Flooring	\$ 59,830	\$ 102,500	\$ 42,670
BP-9E	Painting	\$ 30,330	\$ 69,400	\$ 39,070
BP-9F	Ceramic Tile	\$ 40,090	\$ 27,975	\$ (12,115)
BP-9G	Wood Flooring	\$ 39,080	\$ 77,945	\$ 38,865
BP-9H	Acoustical Wall Panels	\$ 104,720	\$ 102,162	\$ (2,558)
BP-10B	Toilet Accessories and Lockers	\$ 7,830	\$ 7,841	\$ 11
BP-10C	Fire Protection Specialties	\$ 4,690	\$ 1,275	\$ (3,415)
BP-12A	Curtains Drapes and Window Shades	\$ 327,750	\$ 327,750	\$ -
BP-12B	Custom Furniture	\$ 75,000	\$ 103,275	\$ 28,275
BP-14A	Traction Elevator	\$ 110,100	\$ 118,729	\$ 8,629
BP-21A	Fire Suppression	\$ 183,860	\$ 92,000	\$ (91,860)
BP-22A	Plumbing	\$ 213,066	\$ 257,750	\$ 44,684
BP-23A	HVAC	\$ 1,306,000	\$ 1,080,000	\$ (226,000)
BP-26A	Electrical	\$ 1,441,990	\$ 1,375,422	\$ (66,568)
BP-27A	Communications	\$ 193,930	\$ 272,933	\$ 79,003
BP-28A	Electronic Safety and Security	\$ 115,740	w/Comm	\$ (115,740)
BP-31A	Site Development	\$ 332,591	\$ -	\$ (332,591)
Misc. Pkg	Miscellaneous Trade Package	\$ 26,130	\$ 27,925	\$ 1,795

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Bid Package Variance Summary

Landscaping and Gravel Mulch	\$ -	\$ 3,400	\$ 3,400
Fencing East and West Property Lines	\$ -	\$ 19,300	\$ 19,300
Exterior Envelope Consultant Allowance	\$ -	\$ 6,000	\$ 6,000
Interior Signage Allowance	\$ 15,000	\$ 15,000	\$ -
Digital Informational Signage Allowance	\$ 20,000	\$ 20,000	\$ -
Neon Building Signage LED Strip Allowance	\$ 35,000	\$ 35,000	\$ -
Custom Bench Precast Allowance	\$ -	\$ -	\$ -
Transformer Fence and Gate Allowance	\$ 25,000	\$ -	\$ (25,000)
PCC General Requirements	\$ 741,614	\$ 741,614	\$ -
Design/Estimating Contingency	\$ 530,227	\$ -	\$ (530,227)
Total Direct Construction Cost	\$ 11,876,371	\$ 13,213,374	\$ 1,337,003
Preconstruction Services Fee	\$ 80,005	\$ 80,005	\$ -
General Conditions	\$ 47,600	\$ 47,600	\$ -
Building Permit Fee	\$ 98,000	By Owner	\$ -
Project Management and Supervision	\$ 463,910	\$ 463,910	\$ -
General Liability Insurance	\$ 65,320	\$ 72,670	\$ 7,350
Payment and Performance Bond	\$ 80,170	\$ 80,978	\$ 808
Escalation	\$ 237,530	\$ -	\$ (237,530)
Escalation Due to Schedule	\$ 338,480	\$ -	\$ (338,480)
Construction Contingency	\$ 237,530	\$ 279,170	\$ 41,640
CM Fee	\$ 236,690	\$ 249,160	\$ 12,470
Total Construction Cost	\$ 13,761,606	\$ 14,486,867	\$ 725,261



GMP Estimate Detail

Cleveland Public Library
 Martin Luther King Library
 Cleveland, Ohio



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GMP Estimate Detail

CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
010000	PCC General Requirements	\$ 741,614	
012020	Progress Meetings	w/gen req	
012300	Alternates	w/alts	see alternate sheet
014339	Mock-Up Requirements	w/gen req	
015000	Temporary Facilities and Controls	w/gen req	
015700	Traffic Regulations	w/gen req	
018000	Building Enclosure Contractor Perform Require	\$ 6,000	Allowance for Intertek Envelope Review
018113	Sustainable Design Requirements - LEECD V4	w/sections	
018601	General Acoustic Requirements	w/sections	
019100	Commissioning	\$ -	By Owner
033000	Cast-in-Place Concrete	\$ 655,900	CCC
033510	Polish Concrete Finishing	\$ 92,916	Creative Concepts
042200	Concrete Unit Masonry	\$ 82,221	LMR
051000	Structural Metal Framing	\$ 850,777	Nova
053100	Steel Decking	w/struct stl	
055000	Metal Fabrications	w/struct stl	
055100	Metal Stairs	w/struct stl	
057000	Decorative Metal	w/struct stl	
057100	Decorative Metal Stairs	w/struct stl	
061000	Rough Carpentry	\$ 127,880	T Allen
061719	Cross-Laminated Timber	w/fin carp	
062000	Finish Carpentry	\$ 582,013	Reserve Millwork
064023	Interior Architectural Woodwork	w/fin carp	
071326	Self-Adhering Sheet Waterproofing	\$ 48,500	AKA Team
072100	Thermal Insulation	w/sections	
072700.23	Air Barriers	w/gyp board	
074213	Metal Wall Panels	\$ 1,798,770	Mowhawk Metal
075419	Polyvinyl-Chloride Roofing	\$ 291,667	Tycor
	Temporary Roofing	\$ 50,000	
076200	Sheet Metal Flashing and Trim	w/ sections	
077100	Roof Specialties	w/roofing	
078123	Intumescent Fireproofing	w/painting	

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GMP Estimate Detail

CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
078413	Penetration Firestopping	\$ 45,000	Akron Fireproof
079200	Joint Sealants	\$ 12,976	Coon Rest
079219	Acoustical Joint Sealants	w/sections	
080671	Door Hardware Schedule	w/sections	
081113	Hollow Metal Doors and Frames	\$ 83,500	Functional
081416	Flush Wood Doors	w/hm	
083113	Access Doors and Frames	\$ 700	
084126	All- Glass Entrances	w/alum	
084233	Revolving Door Entrances	w/glaz façade	
084523	Geodesic Skylight System	\$ 83,944	United Glass
085113	Glazed Facade	\$ 1,505,538	United Glass
087100	Door Hardware	w/sections	
087200	Saddles	w/hm	
088000	Glass and Glazing	w/glaz façade	
092246	Resilient Supports for Gyp Board Assemblies	w/gyp board	
092500	Seamless Absorptive Plaster	w/gyp board	
092900	Gypsum Board	\$ 1,380,289	JLJI
093000	Tiling	\$ 27,975	Mesina
095113	Acoustical Panel Ceilings	\$ 538,716	JLJI
095133	Metal Ceilings	w/act ceilings	
095443	Stretched-Fabric Ceiling Systems	\$ 29,907	Frank Novak
096400	Wood Flooring	\$ 77,945	PCC
096510	Linoleum Sheet Flooring	\$ 102,500	Flooring Spec
096536	Static-Control Resilient Flooring	w/linoleum	
096813	Tile Carpeting	w/linoleum	
097213	Tackable Wall Surfacing	w/sound panls	
098316	Sprayed Applied Acoustic Finish	w/gyp board	
098413	Fixed Sound-Absorptive Panels	\$ 102,162	JLJI
099000	Painting and Coating	\$ 69,400	Perform Paint
099623	Graffiti-Resistant Coatings	w/mtl panels	
101400	Signage	allow	
102201	Glass Partition System	\$ 66,964	Infinium

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GMP Estimate Detail

CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
102800	Toilet, Bath, and Laundry Accessories	\$ 7,841	Gratton Building
104416	Fire Extinguishers	\$ 1,275	*
113100	Appliances	by owner	
116133	Rigging Systems and Controls	\$ 327,750	Allowance
116143	Stage Curtains	w/rigging	
122200	Curtains and Drapes	w/rigging	
123671	Paper-Composite Countertops	w/fin carp	
124823	Entrance Floor Grids	w/flooring	
	Custom Furniture	\$ 103,275	Alex Sutula
129300	Site Furnishings	\$ 27,925	
	Pre-cast concrete seating	alternate	
	Site Fencing	fencing	
	Trench Drain Grate	w/concrete	
129313	Bicycle Racks	w/misc	
	Bike Repair Station	w/misc	
142100	Electric Traction Elevators	\$ 118,729	Kone
210400	Firestopping	w/fire	
210500	Common Work Results for Fire Suppression	\$ 92,000	Fire Tech
210523	General-Duty Valves for Water-Based Fire-Suppression Piping	w/fire	
210533	Identification for Fire Suppression Piping and Equipment	w/fire	
211100	Facility Fire-Suppression Water-Service Piping	w/fire	
211300	Fire-Suppression Sprinkler Systems	w/fire	
220400	Firestopping	w/plumbing	
220513	Common Motor Requirements for Plumbing Equipment	w/plumbing	
220517	Sleeves and Sleeve Seals for Plumbing Piping	w/plumbing	
220519	Meters and Gages for Plumbing Piping	w/plumbing	
220523	General-Duty Valves for Plumbing Piping	w/plumbing	
220529	Hangers and Supports for Plumbing Piping and Equipment	w/plumbing	
220548	Vibration and Seismic Controls for Plumbing Piping and Equipment	w/plumbing	
220553	Identification for Plumbing Piping and Equipment	w/plumbing	
220716	Plumbing Equipment Insulation	w/plumbing	
220719	Plumbing Piping Insulation	w/plumbing	

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CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
220719.11	Under Lavatory Pipe and Supply Covers	w/plumbing	
220800	Commissioning of Plumbing	w/plumbing	
221005	Plumbing Piping	w/plumbing	
221006	Plumbing Piping Specialties	w/plumbing	
223000	Plumbing Equipment	\$ 257,750	JF Gallagher
224400	Plumbing Fixtures	w/plumbing	
230400	Firestopping	w/hvac	
230513	Common Motor Requirements for HVAC Equipment	w/hvac	
230516	Expansion Fittings and Loops for HVAC Piping	w/hvac	
230517	Sleeves and Sleeve Seals for HVAC Piping	w/hvac	
230519	Meters and Gages for HVAC Piping	w/hvac	
230523	General-Duty Valves for HVAC Piping	w/hvac	
230529	Hangers and Supports for HVAC Piping and Equipment	w/hvac	
230548	Vibration and Seismic Controls for HVAC	w/hvac	
230549	Sound Pressure Sound Power Level Limits	w/hvac	
230553	Identification for HVAC Piping and Equipment	w/hvac	
230593	Testing, Adjusting, and Balancing for HVAC	w/hvac	
230713	Duct Insulation	w/hvac	
230716	HVAC Equipment Insulation	w/hvac	
230719	HVAC Piping Insulation	w/hvac	
230800	Commissioning of HVAC	w/hvac	
230901	Bi-Polar Ionization Aire Purification Systems	w/hvac	
230913	Instrumentation and Control Devices for HVAC	\$ 1,080,000	K Company
230914	Variable Frequency Drives	w/hvac	
230923	Direct-Digital Control System for HVAC	w/hvac	
230993	Sequence of Operations for HVAC Controls	w/hvac	
231123	Facility Natural-Gas Piping	w/hvac	
232113	Hydronic Piping	w/hvac	
232114	Hydronic Specialties	w/hvac	
232123	Hydronic Pumps	w/hvac	
232300	Refrigerant Piping	w/hvac	
232500	HVAC Water Treatment	w/hvac	

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GMP Estimate Detail

CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
233100	HVAC Ducts and Casings	w/hvac	
233300	Air Duct Accessories	w/hvac	
233305	Thermally Insulated Control Dampers Noise	w/hvac	
233319	Control for Ductwork	w/hvac	
233413	Axial HVAC Fans	w/hvac	
233423	HVAC Power Ventilators	w/hvac	
233600	Air Terminal Units	w/hvac	
233700	Air Outlets and Inlets	w/hvac	
235100	Breechings, Chimneys, and Stacks	w/hvac	
235216	Condensing Boilers	w/hvac	
236313	Air-Cooled Refrigerant Condensers	w/hvac	
237401	Outdoor Air handling Units Small-Capacity	w/hvac	
238126.13	Small-Capacity Split-System Air-Conditioners	w/hvac	
238200	Convection Heating and Cooling Units	w/hvac	
260500	Common Work Results for Electrical	w/elec	
260501	Fire Stopping	w/elec	
260519	Low-Voltage Electrical Power Conductors and Cables	w/elec	
260526	Grounding and Bonding for Electrical Systems	w/elec	
260529	Hangers and Supports for Electrical Systems	w/elec	
260533	Raceway and Boxes for Electrical Systems	w/elec	
260534	Cabinets and Enclosure for Electrical System	w/elec	
260548	Vibration and Seismic Controls for Electrical Systems	w/elec	
260553	Identification for Electrical Systems	w/elec	
262416	Panelboards	\$ 1,375,422	Einheit Elec
262499	Power System Studies	w/elec	
262613	Fuses	w/elec	
262726	Wiring Devices	w/elec	
262816	Enclosed Switches and Circuit Breakers	w/elec	
262913	Enclosed Controllers	w/elec	
262914	Enclosed Contractors	w/elec	
263216	Steam-Turbine Generators	w/elec	
264313	Surge Protective Devices for Low-Voltage Electrical Power Circuits	w/elec	



Diversity and Inclusion

September 13, 2021

Diversity and Inclusion

Bid Package and Description	Subcontractor	MBE %	FBE %	SBE %	GMP Value	Participation
BP-3A Concrete	Cleveland Cement	\$314,832.00			\$ 655,900.00	48%
BP-3B Polished Concrete Finishing	Creative Concepts				\$ 92,916.00	0%
BP-4A Masonry	LMR		\$82,221.00		\$ 82,221.00	100%
BP-5A Struct Misc. Steel	Nova	\$269,000.00		\$850,777.00	\$ 850,777.00	100%
BP-6A Carpentry	T. Allen			\$127,880.00	\$ 127,880.00	100%
BP-6B Arch Woodwork	Reserve Millwork	\$50,000.00		\$582,013.00	\$ 582,013.00	100%
BP-7A Roofing	Tycor	\$89,150.00			\$ 297,167.00	30%
BP-7B Waterproofing	AKA	\$48,500.00			\$ 48,500.00	100%
BP-7C Caulking	Coon Rest			\$12,976.00	\$ 12,976.00	100%
BP-7D MTL Wall Panels	Mohawk Metal	\$263,000.00			\$ 1,798,770.00	15%
BP -7E Fireproofing	Akron Fire Proofing				\$ 45,000.00	0%
BP-8A Glass and Alum	United Glass	\$265,000.00	\$124,000.00		\$ 1,505,538.00	26%
BP-8B Doors/ frames/ hardware	Functional			\$83,500.00	\$ 83,500.00	100%
BP-8C Skylight	United Glass	\$15,109.00			\$ 83,944.00	18%
BP-9A Gypsum Board	JLJI	\$248,452.00			\$ 1,380,289.00	18%
BP-9B Acoustical Ceilings	JLJI	\$96,969.00			\$ 538,716.00	18%
BP-9C Fabric Ceiling	Frank Novak		\$29,907.00		\$ 29,907.00	100%
BP-9D Flooring	Floor Spec		\$102,500.00		\$ 102,500.00	100%
BP-9E Painting	Performance		\$69,400.00		\$ 69,400.00	100%
BP-9F Cermaic Tile	Messina Flooring				\$ 27,975.00	0%
BP-9G Wood Flooring	PCC				\$ 77,945.00	0%
BP-9H Acoustical Panels	JLJI	\$18,389.00			\$ 102,162.00	18%
BP-10 Glass Partitions	Infinium			\$66,964.00	\$ 66,964.00	100%
BP-10B Toilet Accessories	Gratton		\$7,841.00		\$ 7,841.00	100%
BP-10C Fire Protection Specialties	PCC				\$ 1,275.00	0%
BP-12B Custom Furniture	Alex Sutula				\$ 103,275.00	0%
BP-14A Traction Elevator	Kone				\$118,729	0%
BP-21A Fire Suppression	Fire Tech			\$92,000.00	\$ 92,000.00	100%
BP-22A Plumbing	JF Gallagher	\$46,395.00		\$276,200.00	\$ 257,750.00	107%
BP-23A HVAC	K Company	\$194,400.00	\$1,080,000.00		\$ 1,080,000.00	100%
BP-26A Electrical	Einheit Elec	\$256,025.00		\$1,375,422.00	\$ 1,375,422.00	100%
BP-27A Communications	Harrington	\$9,130.00			\$ 272,933.00	3%
Misc Trades	Vendors				\$ 27,925.00	0%
Landscaping	DTE		\$3,400.00		\$ 3,400.00	100%
Fencing	Petty Group	\$19,300.00			\$ 19,300.00	100%
	Diversity Value:	\$2,203,651.00	\$1,499,269.00	\$3,467,732.00		
	Participation %	18%	12%	29%		
	CPL Goals:	18%	9%	15%		



Project Alternates

September 13, 2021

Project Alternates

CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
Alternate 1:			
Add exterior metal mesh panel and structure			
	Structural and Misc Metals		
	Metal Mesh Panels		
	Subtotal	\$ -	
	General Conditions	\$ -	
	General Liability Insurance	\$ -	
	Construction Contingency	\$ -	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ -	2%
	Total Add	\$ -	\$ -
Alternate 2:			
Add Type K Magnetic Strip Light Fixture			
	Electrical	\$ (5,000)	
	Subtotal	\$ (5,000)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (28)	
	Construction Contingency	\$ (100)	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ (90)	2%
	Total Add	\$ (5,218)	\$ -
Alternate 3:			
Deduct second floor work station			
	Carpentry	\$ (3,500)	
	Architectural Finish Carpentry	\$ (40,947)	
	Subtotal	\$ (44,447)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (244)	
	Construction Contingency	\$ (889)	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ (798)	2%

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Project Alternates

CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
	Total Deduct	\$ (46,379)	\$ -

Alternate 4:

Deduct Event Furniture

	Owner Furniture	By Owner	
	Subtotal	\$ -	
	General Conditions	\$ -	
	General Liability Insurance	\$ -	
	Construction Contingency	\$ -	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ -	2%
	Total Deduct	\$ -	\$ -

Alternate 5:

Add Snow Melt System

	HVAC		
	Electrical	\$ 37,500	
	Subtotal	\$ 37,500	
	General Conditions	\$ -	
	General Liability Insurance	\$ 206	
	Construction Contingency	\$ 750	
	Performance and Payment Bond	\$ 302	
	CM Fee	\$ 679	2%
	Total Add	\$ 39,437	\$ 39,437

Alternate 6:

Deduct Concrete Sidewalk Finish

	Cast In Place Concrete	\$ (46,500)	
	Subtotal	\$ (46,500)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (256)	
	Construction Contingency	\$ (930)	
	Performance and Payment Bond	\$ -	

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Project Alternates

CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
	CM Fee	\$ (835)	2%
Total Deduct		\$ (48,521)	\$ -

Alternate 7:

Add: Artistic Site Benches

	Precast Artistic Site Benches	\$ 58,500	
Subtotal		\$ 58,500	
	General Conditions	\$ -	
	General Liability Insurance	\$ 322	
	Construction Contingency	\$ 1,170	
	Performance and Payment Bond	\$ 471	
	CM Fee	\$ 1,059	2%
Total Add		\$ 61,522	\$ 61,522

Alternate 8:

Change Interior glass partition to gypsum board partition 8' at Tech Learning Center

	Glass Demountable Partitions	\$ (5,875)	
	Gyp Board Partitions	\$ 512	
	Painting	\$ 96	
Subtotal		\$ (5,267)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (29)	
	Construction Contingency	\$ (105)	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ (95)	2%
Total Deduct		\$ (5,496)	\$ -

Alternate 9:

Change aluminum curtainwall and glass to full height 24' glass

	Aluminum Curtainwall	\$ 1,357,500	
Subtotal		\$ 1,357,500	
	General Conditions	\$ -	

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Project Alternates

CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
	General Liability Insurance	\$ 7,466	
	Construction Contingency	\$ 27,150	
	Performance and Payment Bond	\$ 10,599	
	CM Fee	\$ 24,548	2%
	Total Add	\$ 1,427,263	\$ 1,427,263

Alternate 10:

Change mezzanine flooring from FI-2 to FI-1

	wood flooring		
	linoleum flooring		
	Subtotal	\$ -	
	General Conditions	\$ -	
	General Liability Insurance	\$ -	
	Construction Contingency	\$ -	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ -	2%
	Total Add	\$ -	\$ -

Alternate 11:

Deduct Booths

	Structural and Misc Metals	\$ (7,200)	
	Carpentry	\$ -	
	Architectural Finish Carpentry	\$ -	
	Gypsum Board Assemblies	\$ -	
	Mesh Ceilings	\$ (17,226)	
	Painting	\$ -	
	Acoustical Panels	\$ -	
	Custom Furniture	\$ -	
	lighting	\$ (7,460)	
	Subtotal	\$ (31,886)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (175)	
	Construction Contingency	\$ (638)	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ (573)	2%
	Total Deduct	\$ (33,272)	\$ -

September 13, 2021

Project Alternates

CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
	General Liability Insurance	\$ 7,466	
	Construction Contingency	\$ 27,150	
	Performance and Payment Bond	\$ 10,599	
	CM Fee	\$ 24,548	2%
	Total Add	\$ 1,427,263	\$ 1,427,263

Alternate 10:

Change mezzanine flooring from FI-2 to FI-1

	wood flooring		
	linoleum flooring		
	Subtotal	\$ -	
	General Conditions	\$ -	
	General Liability Insurance	\$ -	
	Construction Contingency	\$ -	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ -	2%
	Total Add	\$ -	\$ -

Alternate 11:

Deduct Booths

	Structural and Misc Metals	\$ (7,200)	
	Carpentry	\$ -	
	Architectural Finish Carpentry	\$ -	
	Gypsum Board Assemblies	\$ -	
	Mesh Ceilings	\$ (17,226)	
	Painting	\$ -	
	Acoustical Panels	\$ -	
	Custom Furniture	\$ -	
	lighting	\$ (7,460)	
	Subtotal	\$ (31,886)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (175)	
	Construction Contingency	\$ (638)	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ (573)	2%
	Total Deduct	\$ (33,272)	\$ -

September 13, 2021

Project Alternates

CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
Alternate 12:			
Deduct Mesh Lattern			
	Structural and Misc Metals	\$ (26,053)	
	Gypsum Board Assemblies	\$ (583)	
	Mesh Ceilings	\$ (6,415)	
	Painting	\$ (2,800)	
	Electrical lighting	\$ (7,460)	
	Subtotal	\$ (43,311)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (238)	
	Construction Contingency	\$ (866)	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ (778)	2%
	Total Deduct	\$ (45,193)	\$ -

Alternate 13:			
Deduct East Fencing			
	Fencing	\$ (22,400)	
	Subtotal	\$ (22,400)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (123)	
	Construction Contingency	\$ (448)	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ (402)	2%
	Total Deduct	\$ (23,373)	\$ -

Alternate 14:			
Deduct Custom Circulation Desk			
	Custom Furniture	\$ (96,220)	
	Carpentry Labor	\$ (3,050)	
	Subtotal	\$ (99,270)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (546)	
	Construction Contingency	\$ (1,985)	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ (1,782)	2%

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Project Alternates

CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
	Total Deduct	\$ (103,583)	\$ -

Alternate 15:

Deduct Early Leak Detection System Roof

	PVC Roofing	\$ (5,500)	
	Subtotal	\$ (5,500)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (30)	
	Construction Contingency	\$ (110)	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ (99)	2%
	Total Deduct	\$ (5,739)	\$ -

Alternate 16:

Deduct Enhanced Performance Lighting

	Electrical	\$ (46,940)	
	Subtotal	\$ (46,940)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (258)	
	Construction Contingency	\$ (939)	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ (843)	2%
	Total Deduct	\$ (48,980)	\$ -

September 13, 2021

Project Alternates

CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
Alternate 12:			
Deduct Mesh Lattern			
	Structural and Misc Metals	\$ (26,053)	
	Gypsum Board Assemblies	\$ (583)	
	Mesh Ceilings	\$ (6,415)	
	Painting	\$ (2,800)	
	Electrical lighting	\$ (7,460)	
	Subtotal	\$ (43,311)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (238)	
	Construction Contingency	\$ (866)	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ (778)	2%
	Total Deduct	\$ (45,193)	\$ -

Alternate 13:			
Deduct East Fencing			
	Fencing	\$ (22,400)	
	Subtotal	\$ (22,400)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (123)	
	Construction Contingency	\$ (448)	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ (402)	2%
	Total Deduct	\$ (23,373)	\$ -

Alternate 14:			
Deduct Custom Circulation Desk			
	Custom Furniture	\$ (96,220)	
	Carpentry Labor	\$ (3,050)	
	Subtotal	\$ (99,270)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (546)	
	Construction Contingency	\$ (1,985)	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ (1,782)	2%

September 13, 2021

Project Alternates

CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
	Total Deduct	\$ (103,583)	\$ -

Alternate 15:

Deduct Early Leak Detection System Roof

	PVC Roofing	\$ (5,500)	
	Subtotal	\$ (5,500)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (30)	
	Construction Contingency	\$ (110)	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ (99)	2%
	Total Deduct	\$ (5,739)	\$ -

Alternate 16:

Deduct Enhanced Performance Lighting

	Electrical	\$ (46,940)	
	Subtotal	\$ (46,940)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (258)	
	Construction Contingency	\$ (939)	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ (843)	2%
	Total Deduct	\$ (48,980)	\$ -



Qualifications and Clarifications

September 13, 2021



CLEVELAND PUBLIC LIBRARY

**MLK Branch Library
Qualifications & Clarifications**

General Project Clarifications	
1.	The GMP estimate is based on the following documents: So-II / J Kurtz Architects GMP Project Drawing dated 8/16/21 So-II / J Kurtz Architects GMP Specifications dated 8/16/21 So-II / J Kurtz Architects Furniture GMP manual dated 8/16/21 Addendum One dated 8/24/2021
2.	CPL MLK Library Gross Square Footage 30,551 sqft. Net Square Footage of the Library Proper is 29,083 sqft.
3.	The GMP estimate is based on the Library portion of the project starting on or during February 2022. Material cost escalation could be incurred if the project is delayed by the developer.
4.	The GMP estimate is based on the assumption that all materials incorporated into the project will be exempt from State of Ohio and local sales tax.
5.	The following Allowances are included in the CPL MLK Library GMP Estimate Building Enclosure Contractor Perform Requirements Allowance \$6,000.00 Interior Signage Allowance \$15,000.00 Digital Information Signage Allowance \$20,000.00 Neon Building Signage and LED Strips Allowance \$35,000.00 Screening for Transformer and Generator Allowance \$25,000.00 Alternate Add for Custom Precast Benches Allowance (Material and Labor \$58,500.00) Metal base as noted in finish schedule is figured as a material allowance of \$10.00 per lineal foot (358 Inft. of metal base) An Allowance of \$25,000 is included in the Custom Furniture for furniture Items A2 Podium and A6 Nesting Tables (No manufacturer was provided for the acrylic and the furniture manufactures would not quote An Allowance of \$327,500.00 is provided for the curtains and curtain rigging. The Design Team and PCC will work to complete this section of work within the Allowance.
6.	Structural isolation of the fitness rooms (Lofts) concrete slab are not included in this estimate. The costs for this structural isolation are included in the costs for the Lofts.
7.	The GMP estimate is based on full use of Reserve Court through out the entirety of the project.
8.	The GMP estimate is based on good faith efforts to create opportunities for disadvantaged business and workers in the City of Cleveland.
9.	The roofing insulation manufactures are basing the material cost based on time of delivery. Any cost increase will be submitted and reviewed with the Owner and Design team.
10.	Renderings provided in the project documents are for presentation purposes and are not construction documents that note or indicate materials or construction on the project.
11.	Panzica Construction will utilize our Standard Subcontract form for this project.
12.	The VE Cost Savings Items will be reviewed with the CPL, Design Team and PCC for acceptance of the VE Cost Savings Items.
13.	Some cost analysis continues and will continue. Cost will be adjusted but not exceed the GMP amount stated in the GMP summary

Estimate Qualifications	
Division '010000 - General Requirements	
014300-01	Inspection and Testing Services are By Owner .
018000-01	Delegated Design process as noted in specification sections 018000 is excluded from the GMP. Design Assist will be based off of the design noted in the project documents and specifications
018000-02	The specifications of this section shall apply only to Section 084201 - Glass Entrances, 085113 - Aluminum Window System and 08000 - Exterior Glazing. All other specification sections referenced in Specification 018000 Building Enclosures Contract Performance Requirements materials and material performances have been selected by the Architect of Record and are not subject to this specification section

September 13, 2021



CLEVELAND PUBLIC LIBRARY

**MLK Branch Library
Qualifications & Clarifications**

General Project Clarifications	
018000-03	Specification Section 070001 - Rainscreen System referenced in this section has not been provided in these project specification, therefore any reference to this section of work is considered void.
018113-01	No LEED score sheet has been provided for the project. Panzica Construction will provide the information as noted in the individual specifications sections. When a LEED score sheet is provided it will be reviewed and priced for compliance against the documents.
018113-02	All requirements of Flush-Out and Air Quality Testing are the responsibility of the The Owner and no cost have been included in the GMP.
018601-01	All materials, products and building systems specified in the Project Specifications are presumed to have been vetted to meet the General Acoustical Requirements by the Architect of Record and therefore will not be subject to any General Acoustical Requirements or Noise Requirement testing.
019100-01	All Building Commissioning Fundamental or Enhanced are the responsibility of the Owner.
Division 020000 · Existing Conditions	
Division 030000 · Concrete	
033000-01	All exposed interior first and second floor concrete surfaces will be cast using the specified forming materials and all imperfection. Imperfections will be patched and smoothed, including building columns
Division 050000 · Metals	
Division 060000 · Wood and Plastics	
062000-01	CLT is priced as architectural grade, utilizing 1.5-2" panels. The manufacturers declined to price rough structural wall material for millwork as drawn. Because of the properties of CLT, all canting and radiusing of vertical CLT is excluded. This namely impacts the following items: <ul style="list-style-type: none"> The guardrail worksurface was priced as a horizontal counter, not canted. The monumental stairs were priced as horizontal layers of CLT, not vertical, to allow for the radiused. The long café bench back was priced as veneered mdf to match the CLT with a CLT top cap.
062000-02	LEED requirements were also excluded since the spec was ambiguous and most of the materials were priced from outside the sourcing radius.
Division 070000 · Thermal and Moisture Protection	
Division 080000 · Openings	
085113-01	Glazed Façade is based on United Architectural Metals (UAM0 275-1150 unitized aluminum curtain wall system.
085113-02	Entrance mat at revolving door is being supplied under BP-9D Flooring
085113-03	A horizontal mullion is required to support all loads incurred by the wind loads and gravity loads from the glazing above, this is in reference to Detail 1 A602.
Division 090000 · Finishes	
092500-01	Seamless Absorptive Plaster is figured using USG Ensemble System In Lieu of BASWA Phon. The Certified BASWA Phon installer did not quote the project.
096400-01	Wood flooring is figured using Olde Wood Beech and Hickory.
Division 100000 · Specialties	
Division 110000 · Equipment	
113100-01	Appliances are furnished By Owner and Installed by Contractor
116133-01	Performance Hoist Rigging System is not included in the GMP Estimate, No Specifications provided.

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CLEVELAND PUBLIC LIBRARY

**MLK Branch Library
Qualifications & Clarifications**

General Project Clarifications	
Division 120000 · Furnishings	
	Items A2 and A6 are quoted as an allowance, as they do not have a specified material.
Division 140000 · Conveying Equipment	
Division 210000 · Fire Suppression	
210000-01	Fire Suppression System is figured as the Mesh Ceiling system being 76% open and the sprinkler heads are not figured as penetrating the mesh ceiling, as per the project documents. This is subject to final review by Building and Fire Code Officials.
Division 220000 · Plumbing	
220000-01	The plumbing to the HVAC System has been priced per the project documents. No cost or allowance are included at this time for any redesign of the HVAC System to accommodate the air handler and chiller/cooling tower not being place on the third floor roof between the Library Loft's North and South Wings.
Division 230000 · HVAC	
230000-01	The HVAC is priced per the project documents. No cost or allowance are included at this time for any redesign of the HVAC System to accommodate the air handler and chiller/cooling tower not being place on the third floor roof between the Library Loft's North and South Wings.
Division 260000 · Electrical	
260000-01	The electrical to the HVAC System has been priced per the project documents. No cost or allowance are included at this time for any redesign of the HVAC System to accommodate the air handler and chiller/cooling tower not being place on the third floor roof between the Library Loft's North and South Wings.
Division 270000 · Communications	
270000-01	
Division 310000 - Earthwork	
310000-01	
Division 320000 · Exterior Improvements	
320000-01	
Division 330000 · Utilities	
330000-01	The utilities and infrastructure are being priced by the Library Lofts and a Shared Developer Costs will be provided for the Electrical, Water, Sanitary Sewer, Storm Sewer and Storm Detention System.
330000-02	New utility infrastructure and service is assumed to be the responsibility of the associated utility companies, and the associated cost(s) are assumed to be paid directly by the Owner.
Exclusions	
Costs related to the following items are not included in the GMP estimate; however, the items may be required as part of the overall project development cost:	
1.	Architectural/engineering fee(s)
2.	Plan review fee(s)
3.	Independent testing and inspection

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CLEVELAND PUBLIC LIBRARY

**MLK Branch Library
 Qualifications & Clarifications**

General Project Clarifications	
4.	Independent commissioning
5.	Utility company connection charges/fees
6.	Utility company removal/relocation fees
7.	Remediation of contaminated soil
8.	Window washing equipment
9.	Furniture, fixtures and equipment (FF&E) as noted in the clarifications above.
10.	Natural gas service
11.	Vapor mitigation system
12.	Concrete and structural steel building frame
13.	Caissons and grade beams
14.	Builder's risk insurance (including deductibles)
15.	Final site survey
16.	Handling or remediation of hazardous materials
17.	Rock excavation
18.	Temporary library parking for patrons or staff.
19.	BIM
20.	Moisture mitigation concrete add mixtures
21.	IT trunk line
22.	IT Equipment, Audio and Visual equipment and Security Systems.
23.	Fundamental and Enhanced Commissioning
24.	Open storage shelving, library shelving, library equipment, etc.
25.	Shelf checkout lockers
26.	Large lift projector screen and table work station.



Allowances

Cleveland Public Library
 MLK Branch
 Cleveland, Ohio



September 13, 2021



Allowances

No.	Description	Value
1.	Building Enclosure Contractor Perform Requirements Allowance	\$6,000.00
2.	Interior Signage Allowance	\$15,000.00
3.	Digital Information Signage Allowance	\$20,000.00
4.	Neon Building Signage and LED Strips Allowance	\$35,000.00
5.	Screening for Transformer and Generator Allowance	\$25,000.00
6.	Alternate Add for Custom Precast Benches Allowance (Material and Labor)	\$58,000.00
7.	Metal base as noted in finish schedule is figured as a material allowance of \$10.00 per lineal foot (358 lnft. of metal base)	\$10.00 per lineal foot
8.	An Allowance is included in the Custom Furniture for furniture Items A2 Podium and A6 Nesting Tables (No manufacturer was provided for the acrylic and the furniture manufactures would not quote	\$25,000.00
9.	An Allowance is provided for the curtains and curtain rigging. The Design Team and PCC will work to complete this section of work within the Allowance.	\$327,500.00



Basis Documents



Drawings:

- G001 COVER SHEET**
- G002 SCOPE PLANS**
- G100 CODE SUMMARY**
- G101 FIRST FLOOR LIFE SAFETY PLAN**
- G102 SECOND FLOOR LIFE SAFETY PLAN**
- L101 SITE LAYOUT PLAN**
- L102 SITE PAVING PLAN**
- L103 SITE GRADING PLAN**
- L104 SITE DETAILS**
- AS101 ARCHITECTURAL SITE PLAN**
- A001 TYPICAL MOUNTING HEIGHTS**
- A002 ADA INFORMATION AND ACCESSIBILITY DATA**
- A003 DOOR SCHEDULE AND DETAILS**
- A004 DOOR DETAILS**
- A101 GROUND FLOOR PLAN**
- A101A GROUND FLOOR SLAB LAYOUT PLAN**
- A102 SECOND FLOOR PLAN**
- A103 THIRD FLOOR / ROOF & CANOPY PLAN**
- A121 GROUND FLOOR REFLECTED CEILING PLAN**
- A122 SECOND FLOOR REFLECTED CEILING PLAN**
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- RFI #1 dated 08/19/21
- RFI #2 dated 08/27/21
- RFI #3 dated 08/27/21
- RFI #4 dated 08/30/21

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General Conditions and Project Administration Detail

General Conditions and Project Administration Detail

Description of Work		Quantity	Unit	Unit Cost	Extended Total
Project Administration					
001	project executive	1,340	hour	\$ -	\$ -
002	project manager	2,000	hour	\$ 62.00	\$ 124,000
003	superintendent	2,918	hour	\$ 65.00	\$ 189,670
004	project engineer	2,844	hour	\$ 48.00	\$ 136,512
005	safety manager	264	hour	\$ 52.00	\$ 13,728
006	schedule engineer	200	hour	\$ -	\$ -
007	project accountant	204	hour	\$ -	\$ -
Total Project Administration					\$ 463,910
General Conditions					
<u>Field Office & Office Supplies</u>					
001	computer support, hardware & software	1	lpsm	\$ 12,000.00	\$ 12,000
002	mileage, subsistence, and travel expenses	1	lpsm	\$ 2,000.00	\$ 2,000
003	job and cell phones	18	month	\$ 200.00	\$ 3,600
004	shipping & mailing	18	month	\$ 250.00	\$ 4,500
005	first aid equipment	1	lpsm	\$ 2,500.00	\$ 2,500
006	field office and sheds	14	month	\$ 1,000.00	\$ 14,000
007	field office supplies and equipment	18	month	\$ 500.00	\$ 9,000
008	project close-out	1	lpsm	\$ -	\$ -
General Conditions Total					\$ 47,600



Potential GMP Cost Savings



Potential GMP Cost Savings Updated 9/10/2021 Based on Kurtz and SO-IL Option B

Description of Work		Shared Developer costs	Potential Costs Savings	Accepted Cost Savings	Notes
	Alternate Deduct per Alternate Schedule Drawing a900				
	Items of work pricing pending				
	Potential Cost Saving Accepted				
	Cost Savings Rejected				
	Costs accounted for in GMP				
1	Increase sidewalk thickness from 6" TO 4"	\$ -	\$ (34,646)	\$ (34,646)	Note 9/8/21 Design Team Note: Accepted pending Geotechnical Approval/Suitability of Substrate, MDP Consultant
5	Trap rock aggregate increase	\$ -	\$ (35,394)	\$ (35,394)	Note 9/8/21 Design Team Note: Accepted pending Geotechnical Approval/Suitability of Substrate, MDP Consultant
8	CLT wood stairs stringers, treads, risers and framing (Div. 6 Woods)	\$ -	\$ (32,000)	\$ (32,000)	Allowance for material costs (\$32,000.00) order of magnitude cost savings
9	Canopy lantern structural steel framing and mesh	\$ -	\$ (35,851)		Design Team Note 8/9/21: Lantern is desired if we do not have mesh alternate.
11	Entrance soffit framing	\$ (7,500)	\$ -		
12	Site fence east property line	\$ -	\$ -	\$ -	Accepted Alternate #13 Accounted for In GMP Summary
14	Stainless steel metal panels at exterior façade 1,000 sqft		\$ (168,898)	\$ (152,008)	Change metal panels from stainless steel to aluminum
17	Change aluminum metal panels back to expanded metal mesh at canopy (DD Estimate the canopy was expanded metal mesh)	\$ -	\$ (350,000)	\$ (281,375)	Increase in material and labor for the installation and attachment of the metal plate aluminum panels at the redesigned soffit.
21	Alternate Deduct Booth and Booth Ceilings	\$ -	\$ (76,815)	\$ (31,886)	Alternate No. 11 Design Team Note 9/8/21: Deduct for mesh ceiling panels, structural framing, lighting, hangers. This maintains the booth walls and architectural millwork at the walls.
24	Metal framed acoustical mesh pivoting ground security gate	\$ -	\$ (33,600)	\$ (15,000)	Order of Magnitude getting confirmation from Supplier. Design of the gate to still be settled. Allowance amount that need to be vetted.
31	Lighting fixtures package and installation	\$ -	\$ (55,200)	\$ (55,200)	The 100% CD Documents are a redesign of the lighting layout. This Cost Savings will still need to be vetted through the Design Team
36	Early Leak detection system	\$ -	\$ -	\$ -	Accepted Alternate #15 Accounted for In GMP Summary



Potential GMP Cost Savings Updated 9/10/2021 Based on Kurtz and SO-IL Option B

41	Added bike repair station	\$ (925)	\$ -		
45	Change revolving door manufacturer from ASSA Abloy to Dorma Kaba with glass ceiling.	\$ -	\$ (4,025)	\$ (4,025)	
46	Concentrical metal grate walk off mat at revolving door		\$ (12,000)	\$ (12,000)	Quoted Deduct
71	Change Elevator cab from GL-7 walls and ceilings to brushed stainless walls and ceilings.	\$ -	\$ (35,000)	\$ (35,000)	Quoted Deduct
75	Change trench drain from load class "c" to load class "b".	\$ -	\$ (3,865)	\$ (3,865)	Order of Magnitude
89	Deduct south and west second floor work stations	\$ -	\$ (44,447)		Alternate No. 3 Deduct, Design Team Note 9/8/21: Consider maybe not wide enough for furniture
90	Change the concrete sidewalk finish from sandblasted and washed finish to standard finish		\$ (46,500)	\$ (23,000)	Alternte #6
92	Change custom furniture circulation desk to a manufactured system provided by CPL under a separate contract	\$ -	\$ -	\$ -	Accepted Alternate #14 Accounted for In GMP Summary
93	West property line fencing and landscaping	\$ -	\$ (19,300)	\$ (19,300)	Quote Provided for Fencing
96	Theatrical Lighting, Audio and Visual Enhancement	\$ -	\$ -	\$ -	Accepted Alternate #16 Accounted for In GMP Summary
97	Remove Marmoleum in BOH for polished concrete	\$ -	\$ (5,319)	\$ (5,319)	
99	Eliminate canopy at North Façade only	\$ -	\$ (176,668)	\$ -	Design Team Note 9/8/21: Possible Modification, savings not taken in this version. Number will need to be re-evaluated since Item 17 above have been accepted.
102	Deduct waterproofing under the perimeter grade beam	\$ -	\$ (21,000)		
103	Masonry Changes	\$ (8,671)			Shared developer costs Order of Magnitude savings
	Subtotal Cost Increases	\$ (66,596)	\$ (1,190,528)	\$ (740,018)	
	General Liability Insurance 0.55%	\$ (366)	\$ (6,548)	\$ (4,070)	
	Payment and Performance Bond 0.60%	\$ (400)	\$ (7,143)	\$ (4,440)	
	Construction Contingency 2.00%	\$ (1,332)	\$ (23,811)	\$ (14,800)	
	CM Fee 1.75%	\$ (1,165)	\$ (20,834)	\$ (12,950)	
	Total Cost Savings	\$ (69,859)	\$ (1,248,864)	\$ (776,279)	



Project Schedule

Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	2021												2022												2023											
						Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Circle Square - October 2021 Start						646 532 09/22/2020 A 08/11/2023																																			
A2470	Library Temporary Parking Lot, Crossing, Signalization Complete	31	31	09/20/2021*	11/01/2021	Library Temporary Parking Lot, Crossing, Signalization Complete																																			
A2530	Removal of CEI Poles Along Reserve Court	5	5	09/27/2021	10/01/2021*	Removal of CEI Poles Along Reserve Court																																			
A2520	Temporary Water Service	0	0	10/01/2021*		Temporary Water Service																																			
A2540	Temporary Power Brought to Site	0	0	10/01/2021*		Temporary Power Brought to Site																																			
A2490	Use of CPL-2 Property	0	0	11/01/2021*		Use of CPL-2 Property																																			
A2480	Laydown Area Available for Library and Library Lofts Use	62	62	11/01/2021	01/31/2022	Laydown Area Available for Library and Library Lofts Use																																			
A2460	Temporary Gas Service Available at Site	0	0		11/05/2021	Temporary Gas Service Available at Site																																			
A2500	Transfer CPL-2 Property	0	0	02/02/2022*		Transfer CPL-2 Property																																			
A2430	Parking Garage Construction (By Power Construction)	317	317	02/10/2022*	05/08/2023	Parking Garage																																			
A2450	Reserve Court Construction by Others (Access to Site to be Maintained for Duration)	106	106	03/15/2023*	08/11/2023	Reserve Court Construction by Others (Access to Site to be Maintained for Duration)																																			
Library Lofts - Pre Construction & Design						182 68 01/04/2021 A 10/15/2021																																			
A1680	Library Lofts SD re-engagement	20	0	01/04/2021 A	02/04/2021 A	Library Lofts SD re-engagement																																			
A1730	Library Lofts Design Development Documents	65	0	02/01/2021 A	05/03/2021 A	Library Lofts Design Development Documents																																			
A1770	Developer to Furnish Evidence of Financing	0	0		03/25/2021 A	Developer to Furnish Evidence of Financing																																			
A2080	Design to Rendering Service	0	0	04/23/2021 A		Design to Rendering Service																																			
A1780	Award Design Assist Cold Formed Metal Framing Vendor	0	0	04/26/2021 A		Award Design Assist Cold Formed Metal Framing Vendor																																			
A1760	Design Development Documents Issued	0	0		05/03/2021 A	Design Development Documents Issued																																			
A1880	Design Development Estimate	20	0	05/03/2021 A	05/31/2021 A	Design Development Estimate																																			
A2090	Design Submittal to City Planning Commission and Euclid Corridor	0	0	05/13/2021 A		Design Submittal to City Planning Commission and Euclid Corridor																																			
A2100	Planning Commission/ Euclid Corridor Design Review	2	0	05/20/2021 A	05/21/2021 A	Planning Commission/ Euclid Corridor Design Review																																			
A1790	Design Development Estimate Reconciliation	9	0	06/01/2021 A	06/11/2021 A	Design Development Estimate Reconciliation																																			
A2200	Issue Early Site/Foundation/Podium Permit Documents	0	0		06/02/2021 A	Issue Early Site/Foundation/Podium Permit Documents																																			
A1750	Early Site/Foundation/Podium Bid Phase	9	0	06/02/2021 A	06/14/2021 A	Early Site/Foundation/Podium Bid Phase																																			
A1940	Library Lofts Shell and Interiors CD's	87	37	06/14/2021 A	09/01/2021	Library Lofts Shell and Interiors CD's, Library Lofts Shell and Interiors CD's																																			
A1990	Complete Review of Early Site/Foundations/Podium Package	0	0		06/21/2021 A	Complete Review of Early Site/Foundations/Podium Package																																			
A1860	CPL/Developer Amended and Restated Development Agreement	0	0		07/13/2021*	CPL/Developer Amended and Restated Development Agreement																																			
A1870	Library Lofts 75% CDs issued for Coordination	0	0		07/15/2021*	Library Lofts 75% CDs issued for Coordination																																			
A2040	Library Lofts 100% CD/Permit Drawings Issued	0	0		09/01/2021*	Library Lofts 100% CD/Permit Drawings Issued																																			
A2060	Library Lofts Early Package draft GMP	0	0		09/01/2021	Library Lofts Early Package draft GMP																																			
A2110	Library Lofts Tower draft GMP	0	0		09/01/2021	Library Lofts Tower draft GMP																																			
A2550	Permits/Planning Approval	32	32	09/01/2021*	10/15/2021	Permits/Planning Approval																																			
A1820	Bid/Award/Approve GMP Contracts	21	21	09/01/2021	10/01/2021	Bid/Award/Approve GMP Contracts																																			
A1920	Finalize GMP	0	0		09/30/2021	Finalize GMP																																			
A2070	Library and Developer Decision to Proceed	0	0		10/01/2021	Library and Developer Decision to Proceed																																			
A1850	Release Early Site Package Shop Drawings, Engineering, Materials	0	0	10/01/2021		Release Early Site Package Shop Drawings, Engineering, Materials																																			
Library Lofts - Construction						407 407 10/01/2021 05/08/2023																																			
A1490	Temporary controls (Fencing, signage, etc.)	5	5	10/01/2021*	10/08/2021	Temporary controls (Fencing, signage, etc.)																																			
A1690	Temporary Library Parking and Traffic Control (By Power Construction)	0	0	11/01/2021*		Temporary Library Parking and Traffic Control (By Power Construction)																																			
A1220	Site Development and Utility Infrastructure	40	40	11/05/2021	01/05/2022	Site Development and Utility Infrastructure																																			
A2410	Parking Garage Start (By Power Construction)	0	0	02/10/2022*		Parking Garage Start (By Power Construction)																																			
A2010	Stair Systems	162	162	03/07/2022	10/24/2022	Stair Systems																																			
A1700	Buckhoist Installation (Access from Ground to 6th Floor)	5	5	07/13/2022	07/20/2022	Buckhoist Installation (Access from Ground to 6th Floor)																																			
A1710	Buckhoist Jump (to 11th Floor)	2	2	10/24/2022	10/26/2022	Buckhoist Jump (to 11th Floor)																																			
A1890	Complete Elevator Shafts, Elevator Control Rooms	30	30	10/28/2022	12/12/2022	Complete Elevator Shafts, Elevator Control Rooms																																			
A1740	Elevator Installation	60	60	12/12/2022	03/08/2023	Elevator Installation																																			
A1670	Parking Garage Completion (By Power Construction)	0	0	02/01/2023*		Parking Garage Completion (By Power Construction)																																			
A1720	Buckhoist Removal	5	5	03/08/2023	03/15/2023	Buckhoist Removal																																			
A2420	Building Department, MEP, and Life Safety Final Inspections	15	15	04/17/2023	05/08/2023	Building Department, MEP, and Life Safety Final Inspections																																			

█ Remaining Level of Effort █ Critical Rem...
█ Actual Level of Effort ▾ Summary
◇ Milestone
█ Actual Work
█ Remaining Work



Date	Revision	Checked	Approved
09/07/2021	Preliminary Schedule		

Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	2021												2022												2023											
						Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
A2290	Apartment Substantial Completion	0	0		05/08/2023*	◇ Apartment Subs																																			
Podium																																									
A1210	Site Prep	10	10	10/08/2021	10/22/2021																																				
A1310	Building Pad	10	10	10/22/2021	11/05/2021																																				
A1240	CPL Found/Caissons	20	20	10/29/2021	11/29/2021																																				
A1450	Concrete Podium to 25' and Mezzanine	80	80	11/10/2021	03/07/2022																																				
A1500	SOG - Ground Level (By Library Contractor)	15	15	04/18/2022	05/09/2022																																				
Apartment Level Structure																																									
A1950	Level 3 Steel/CFMF	25	25	02/21/2022	03/28/2022																																				
A1980	Level 3 SOD	5	5	03/24/2022	03/31/2022																																				
A1970	CFMF - Level 4	15	15	03/31/2022	04/21/2022																																				
A1960	SOD - Level 4	5	5	04/19/2022	04/26/2022																																				
A2210	CFMF - Level 5	15	15	04/26/2022	05/17/2022																																				
A2340	SOD - Level 5	5	5	05/13/2022	05/20/2022																																				
A2230	CFMF - Level 6	15	15	05/20/2022	06/13/2022																																				
A2350	SOD - Level 6	5	5	06/09/2022	06/16/2022																																				
A2260	CFMF - Level 7	15	15	06/16/2022	07/08/2022																																				
A2360	SOD - Level 7	5	5	07/06/2022	07/13/2022																																				
A2300	CFMF - Level 8	15	15	07/13/2022	08/03/2022																																				
A2370	SOD - Level 8	5	5	08/01/2022	08/08/2022																																				
A2310	CFMF - Level 9	15	15	08/08/2022	08/29/2022																																				
A2380	SOD - Level 9	5	5	08/25/2022	09/01/2022																																				
A2320	CFMF - Level 10	15	15	09/01/2022	09/23/2022																																				
A2390	SOD - Level 10	5	5	09/21/2022	09/28/2022																																				
A2330	CFMF - Level 11	15	15	09/28/2022	10/19/2022																																				
A2400	SOD - Roof Level	5	5	10/17/2022	10/24/2022																																				
Exterior Skin																																									
A2280	Window Material Lead Time	120	120	11/11/2021	05/03/2022																																				
A1510	Temporary Roof for Podium (By Library Contractor)	15	15	03/28/2022	04/18/2022																																				
A2030	Exterior Wall System	145	145	04/04/2022	10/27/2022																																				
A2270	Windows and Ext Glass	124	124	05/03/2022	10/27/2022																																				
A2050	Temporary Roof - 6th Floor Dry In	5	5	07/13/2022	07/20/2022																																				
A2020	High Roof and Flashings	49	49	10/24/2022	01/04/2023																																				
Interiors																																									
Ground Floor																																									
I100	Layout and Install Interior Partitions	20	20	05/09/2022	06/07/2022																																				
I101	MEP Rough In	30	30	06/07/2022	07/20/2022																																				
I102	Hang Drywall	10	10	07/20/2022	08/03/2022																																				
I103	Finish and Sand Drywall	10	10	08/03/2022	08/17/2022																																				
I104	Prime and First Coat Paint	5	5	08/17/2022	08/24/2022																																				
I105	Flooring	15	15	08/24/2022	09/15/2022																																				
I106	Finish Paint	5	5	09/15/2022	09/22/2022																																				
3rd Floor																																									
I300	Layout and Install Interior Partitions	20	20	05/20/2022	06/20/2022																																				
I301	MEP Rough In	25	25	06/20/2022	07/26/2022																																				
I302	Hang Drywall	14	14	07/26/2022	08/15/2022																																				
I303	Finish and Sand Drywall	14	14	08/15/2022	09/02/2022																																				
I304	Prime and First Coat Paint	10	10	09/02/2022	09/19/2022																																				
I305	Install Interior Unit Doors, Frames, and Hardware	10	10	09/19/2022	10/03/2022																																				
I306	Install Kitchen Cabinets and Bathroom Vanities	10	10	09/19/2022	10/03/2022																																				

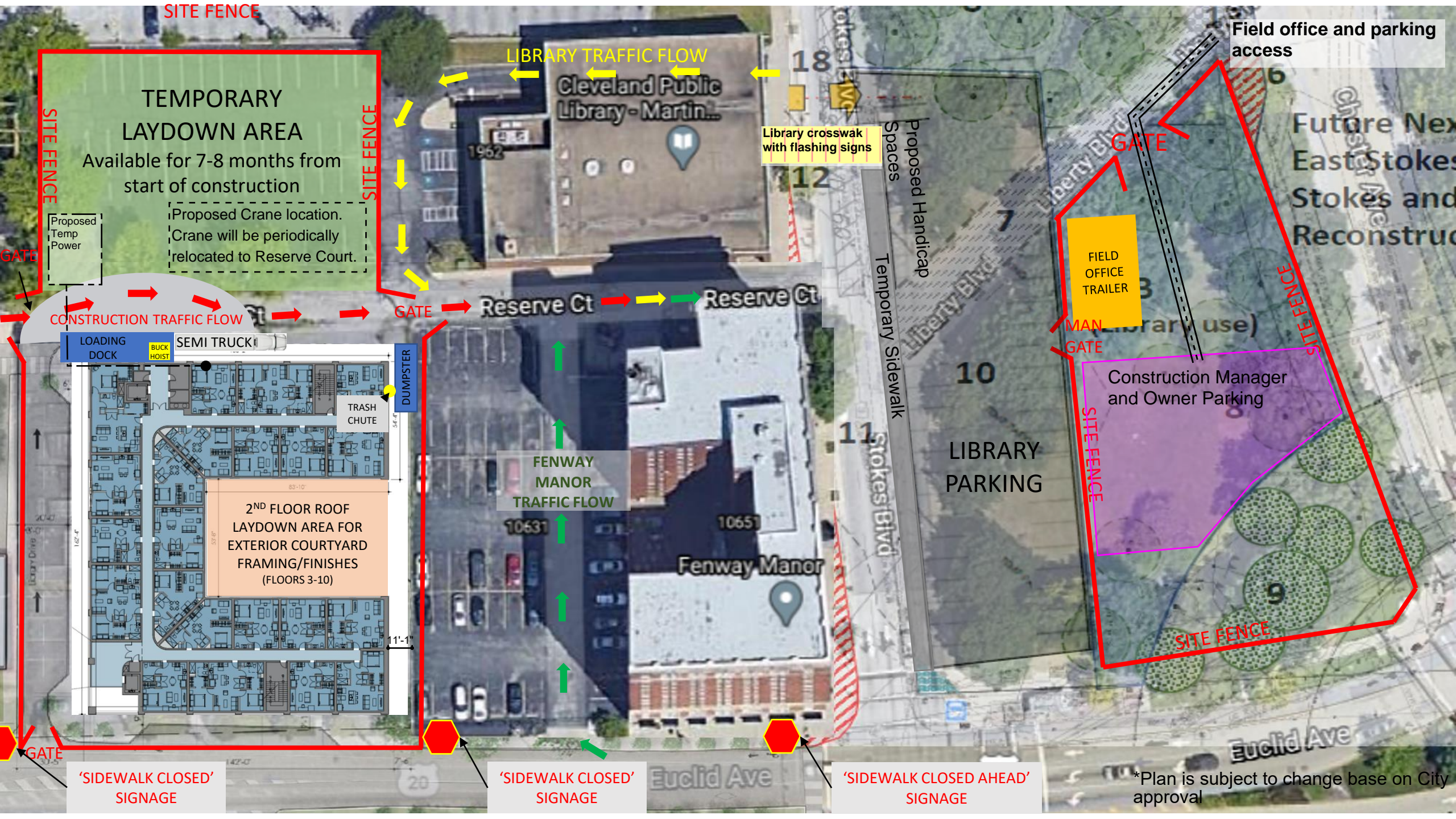
█ Remaining Level of Effort █ Critical Rem...
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Logistics Plan



SITE FENCE

TEMPORARY LAYDOWN AREA

Available for 7-8 months from start of construction

SITE FENCE

SITE FENCE

LIBRARY TRAFFIC FLOW

Cleveland Public Library - Martin...

Library crosswalk with flashing signs

Field office and parking access

Future Next East Stokes Stokes and Reconstruction

GATE

FIELD OFFICE TRAILER

MAN GATE

SITE FENCE

SITE FENCE

Construction Manager and Owner Parking

SITE FENCE

Proposed Temp Power

Proposed Crane location. Crane will be periodically relocated to Reserve Court.

GATE

CONSTRUCTION TRAFFIC FLOW

GATE

Reserve Ct

LOADING DOCK

SEMI TRUCK

DUMPSTER

TRASH CHUTE

FENWAY MANOR TRAFFIC FLOW

Fenway Manor

LIBRARY PARKING

2ND FLOOR ROOF LAYDOWN AREA FOR EXTERIOR COURTYARD FRAMING/FINISHES (FLOORS 3-10)

Library Drive

GATE

'SIDEWALK CLOSED' SIGNAGE

'SIDEWALK CLOSED' SIGNAGE

'SIDEWALK CLOSED AHEAD' SIGNAGE

*Plan is subject to change base on City approval