

CLEVELAND PUBLIC LIBRARY

Finance Committee

October 19, 2021

RESOLUTION AUTHORIZING AMENDMENT TO AGREEMENT WITH BOSTWICK DESIGN PARTNERSHIP, INC. AND UBIQUITOUS DESIGN LTD FOR DESIGN SERVICES FOR THE WOODLAND BRANCH AND DISTRIBUTION FACILITY

WHEREAS, On September 26, 2019, the Board of Trustees of the Cleveland Public Library authorized the Executive Director to enter into an agreement with Bostwick Design Partnership, Inc. (in partnership with Ubiquitous Design LTD) (“Bostwick”) in an amount not-to-exceed \$363,310 for the design of the renovation of the Woodland branch and \$586,700 for the design of the Central Distribution Facility; and

WHEREAS, Due to design and other changes requested by the Library, this Board authorized four amendments to the agreement with Bostwick, resulting in architect fees totaling \$1,311,439 for both the new Woodland branch and the Central Distribution facility; and

WHEREAS, The Library Administration has determined that it is necessary to further amend the agreement to add a redesigned storm water management system to Bostwick’s scope of work for the Woodland branch and to add structural assessment and architectural services to Bostwick’s scope for the Central Distribution Facility, which were necessitated by the July 21, 2021 incident where a vehicle crashed into the building; and

WHEREAS, Bostwick has proposed fees of \$20,714 for the work related to the Woodland branch and \$4,600 for the work related to the Central Distribution Facility, for a total additional fee not-to-exceed \$25,314, which amount will bring Bostwick’s architect fees to a total amount not-to-exceed \$1,336,753; and

WHEREAS, This Board finds that the increase in the fees 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 Bostwick upon such terms and conditions as are approved by the Library’s Director of Legal Affairs, increasing the architect fee by \$25,314 for a total contract amount not-to-exceed \$1,336,753 being charged to the Construction – Tax-Exempt fund account 40241105/40279905-55300 (Construction/Improvements).

2 October 2021

Kathleen Sonnhalter, LEED AP BD+C
Capital Projects Manager
Cleveland Public Library
325 Superior Avenue
Cleveland OH 44114

RE: Woodland Branch and Central Distribution Facility
Bostwick Design Partnership Project No: 19047
Additional Services Request #07: Stormwater Management System Redesign

Dear Kath:

Please accept this letter as formal request to amend our fees for additional services related to engineering services and accelerated technology bid package for the Woodland Branch and Central Distribution Facility (CDF). Details are outlined below:

ASR 07.1 Stormwater Management Redesign **\$20,714.00**

As discussed in our 13 September 2021 videoconference, and per documentation forwarded prior to our meeting the stormwater management system was redesigned multiple times due to conflicting and changing information received over time from the Authorities Having Jurisdiction. A summary timeline is below for reference.

November 2020: the project civil engineer Mannik & Smith Group (MSG) conducted an initial review with representatives from the collective Authorities Having Jurisdiction (AHJ) for stormwater - Cleveland Water Pollution Control (CWPC) and Northeast Ohio Regional Sewer District (NEORS). This review determined that stormwater quality would need to be addressed, but stormwater volume detention would not be required, given that the design is reducing impervious surfaces.

April-June 2021: The design team proceeded to coordinate with AHJ and prepared Construction Documents accordingly, connecting stormwater to E 61st Street to the east and Griswold Ave. to the south. Upon final AHJ review, they revised their earlier direction, now requiring stormwater detention in addition to addressing quality.

July-August 2021: MSG prepared 2 sketches, one showing underground detention and one showing a surface basin for detention. After initial direction to prepare documents showing underground detention as a preference, a cost analysis demonstrated a significant cost increase,



requiring the change to surface detention as the preferred direction. The connection to E 61st Street and Griswold Ave. remained as per previous coordination with the AHJ.

September 2021: MSG initiated design on the 4tyh revision to the original direction. CWPC called MSG indicating that their investigation of the combined sewer under Griswold Ave. found several areas of collapse, and the project could no longer connect stormwater to the south as previously directed. MSG initiated revisions 5 and 6 to share options for final direction.

The bulletin documenting these final revisions has been prepared and is being processed and submitted for AHJ approvals and final cost with Gilbane.

Grand Total for ASR 07 **\$20,714.00**

This request exceeds our current project fee contingency and will require an amendment to our current Purchase Order and contract. We recognize this request and corresponding fee amendment will therefore require board approval. We look forward to working with you to expedite approval in any way we can.

Note the attached Project Cost Attachment A for ASR 07 includes highlighted line items that identify the new fees associated with ASR 07, and all affected subtotals are highlighted in red text for ease of reference.

If you have any questions on the above, please do not hesitate to call me.

Sincerely,

BOSTWICK DESIGN PARTNERSHIP

AGREED and ACCEPTED

Rick Ortmeier AIA, LEED AP
Principal

Kath Sonnhalter Date
Cleveland Public Library

Attachments: Design Services Fees and Project Cost Attachment A – 10/2/2021 ASR 07

CC: John Lang, CPL
Dan Bickerstaff, UD
Megan Dibner-Dunlap, Bostwick
Dave Miano, Bostwick
Jeff Kessler, Bostwick

5 October 2021

Kathleen Sonnhalter, LEED AP BD+C
Capital Projects Manager
Cleveland Public Library
325 Superior Avenue
Cleveland OH 44114

RE: Woodland Branch and Central Distribution Facility
Bostwick Design Partnership Project No: 19047
Additional Services Request #08: Vehicle Accident Insurance Claim

Dear Kath:

Please accept this letter as formal request to amend our fees for additional services related to engineering services and accelerated technology bid package for the Woodland Branch and Central Distribution Facility (CDF). Details are outlined below:

ASR 08.1 Design Services related to repairs from vehicle accident

On August 3 2021, a vehicle on Woodland Avenue entered the site and crashed into the main entrance to the existing Woodland Branch Library, to be renovated as the future CDF.

Design services included architectural and structural engineering assessment and recommendations to repair damage to existing exterior architectural masonry, structural bearing walls and steel framing.

Summary by discipline:

• Structural Assessment and services	\$ 1,500.00
• Architectural Services Ubiquitous	\$ 1,000.00
• Architectural Services Bostwick	\$ 2,100.00
Grand Total for ASR 08	\$ 4,600.00

This request exceeds our current project fee contingency, and will require an amendment to our current Purchase Order and contract. We recognize this request and corresponding fee amendment will therefore require board approval. We look forward to working with you to expedite approval in any way we can.

Kath Sonnhalter
CPL Woodland Branch + CDF – Additional Services Request #08
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Note the attached Project Cost Attachment A for ASR 08 includes highlighted line items that identify the new fees associated with ASR 08, and all affected subtotals are highlighted in red text for ease of reference.

If you have any questions on the above, please do not hesitate to call me.

Sincerely,

BOSTWICK DESIGN PARTNERSHIP

AGREED and ACCEPTED

A handwritten signature in blue ink, appearing to be 'Rick Ortmeier', written over a horizontal line.

Rick Ortmeier AIA, LEED AP
Principal

Kath Sonnhalter Date
Cleveland Public Library

Attachments: Design Services Fees and Project Cost Attachment A – 10/5/2021 ASR 08

CC: John Lang, CPL
Dan Bickerstaff, UD
Megan Dibner-Dunlap, Bostwick
Dave Miano, Bostwick
Jeff Kessler, Bostwick