

CLEVELAND PUBLIC LIBRARY

Finance Committee

October 19, 2021

**RESOLUTION APPROVING AMENDED PROJECT BUDGETS FOR THE
WOODLAND BRANCH AND CENTRAL DISTRIBUTION FACILITY PROJECTS**

WHEREAS, On July 6, 2021, the Board of Library Trustees approved total project budgets for the new Woodland branch and Central Distribution Facilities as shown in Exhibit "A" to this Resolution; and

WHEREAS, As work began on the new Woodland branch, the Library and its construction manager, Gilbane, encountered unforeseen site conditions including below-ground obstructions and the need for further environmental remediation and enhanced storm water retention and outfall systems; and

WHEREAS, Gilbane estimates that the cost of the additional work necessitated by the below-ground obstructions, additional environmental remediation, and storm water retention and outfall systems will cost \$260,000; and

WHEREAS, The Chief Operating Officer further recommends that this Board authorize the Library to increase the Owner's Contingency Fund by \$260,000 and the architect fees budget by \$20,714 for the corresponding additional architectural services authorized by this Board on October 21, 2021, bringing the total project budget for the new Woodland branch to \$7,808,306; and

WHEREAS, The Chief Operating Officer further recommends that this Board authorize the Library to amend the project budget for the Central Distribution Facility by reallocating \$4,600 from owner direct costs to architect fees to cover the additional architect fees authorized by this Board on October 21, 2021 without increasing the total project budget; now therefore be it

RESOLVED, That the Board of Library Trustees approves the amended total project budgets for the Woodland branch and Central Distribution Facility projects as set forth in Exhibit "A" to this resolution.

Exhibit "A"

Woodland Branch Budget	July 6, 2021 Project Budget	Reallocations/ Increase*	Amended Project Budget
Pre-Construction	\$38,343		\$38,343
Guaranteed Maximum Price	\$6,088,653		\$6,088,653
Owner's Construction Contingency	\$270,617	(\$39,973) \$260,000	\$490,644
Furniture, Fixtures, and Equipment	\$250,000		\$250,000
Architect Fees	\$575,279	\$20,714	\$595,993
Owner Direct Costs	\$304,700	\$39,973	\$344,673
TOTAL PROJECT BUDGET	\$7,527,592		\$7,808,306

* Figures in **BOLD** represent increases to the budget. Non-bolded figures are reallocations.

Central Distribution Facility Budget	July 6, 2021 Project Budget	Amended Project Budget
Pre-Construction	\$42,530	\$42,530
Guaranteed Maximum Price	\$5,003,163	\$5,003,163
Owner's Construction Contingency	\$217,313	\$217,313
Furniture, Fixtures, and Equipment	\$750,000	\$750,000
Architect Fees	\$736,160	\$740,760
Owner Direct Costs	\$187,900	\$183,300
TOTAL PROJECT BUDGET	\$6,937,066	\$6,937,066