

**CLEVELAND PUBLIC LIBRARY**

**Finance Committee**

November 16, 2021

**RESOLUTION AUTHORIZING AMENDMENT TO AGREEMENT FOR DESIGN SERVICES FOR THE NEW MARTIN LUTHER KING, JR. BRANCH PROJECT**

WHEREAS, On June 18, 2019, the Board of Trustees of the Cleveland Public Library authorized an agreement with SO-IL Office Ltd and/or JKURTZ Architects Ltd in the amount of \$1,456,525 for architectural and engineering design services for the new Martin Luther King, Jr. Branch. The Library and JKURTZ Architects Ltd. entered into an agreement in the amount of \$1,435,210 on November 15, 2019; and

WHEREAS, On September 17, 2020, and October 21, 2021, this Board authorized the Library to amend the agreement with JKURTZ Architects Ltd. to revise the design of the new Martin Luther King, Jr. Branch to bring the project within budget and to address the redesign of certain elements of the library's exterior and interior features, increasing the total fee to \$1,975,370; and

WHEREAS, The Library Administration desires to amend the agreement with JKURTZ Architects Ltd. to include a mechanical redesign of the HVAC system including relocation of the roof-mounted chiller and air handler units necessary for coordination with the design for Library Lofts apartments; and

WHEREAS, The Library Administration further desires to amend the agreement with JKURTZ Architects Ltd. to include enhanced furniture coordination, drawings, and specifications to ensure project FF&E is coordinated with the Library's published furniture standards and with previously approved architectural design modifications, including programming for the event/performing space; and

WHEREAS, JKURTZ has submitted two proposals in the amount of \$39,500 for the mechanical redesign of the HVAC and \$20,750 for the enhanced future coordination, drawings, and specifications, which would increase JKURTZ's total fee by \$60,250; and

WHEREAS, This Board finds that the increase in the fees is fair and reasonable; now therefore be it

**EXHIBIT 15**

RESOLVED, That the Board of Trustees authorizes the Executive Director, CEO or his designee(s), to negotiate and execute an amendment to the agreement with JKURTZ Architects Ltd., in an amount not-to-exceed \$60,250, with the expenditure being charged to the Construction – Tax-Exempt fund account 40276705-55300 (Construction/Improvements), and increasing the agreement to a total cost of \$2,035,620, in such form as is approved by the Director of Legal Affairs.

John Lang, COO  
Cleveland Public Library  
325 Superior Avenue  
Cleveland, OH 44114

RE: Cleveland Public Library  
Martin Luther King Jr. Branch  
Additional Services Fee Request #5\_MLK HVAC Modifications

Dear John,

At the conclusion of our Construction Document phase in early August it was requested that we undertake several studies for relocating mechanical equipment including moving the chiller to the high roof, moving the AHU to various locations on the interior, exploring the possibility of the AHU being located on the mezzanine, and including a pump room and associated equipment on the third floor.

In response to these requests our team worked to identify several such options, layouts, equipment sizing and cut-sheets, along with acoustic and aesthetic implications of these scenarios. In October it was requested and resolved to locate the Air Handling unit on the low-roof of the facility and the chiller on the high roof, while reworking ductwork and clearances related to AHU location and chiller and equipment accommodations. We request an equitable accounting for the scope of all disciplines involved in these studies and related work as follows:

**1.0 Additional Services** Re-design the current construction / bid drawings and specifications to accommodate the following Owner requested revs:

- 1.1 Shift the air handling unit system to be centered on the roof. Coordinate location and sound requirements with design team.
- 1.2 Ductwork in the 2nd floor ceiling space of the library to be re-designed to accommodate the new location of the AHU. This includes high pressure and low-pressure ductwork as necessary.
- 1.3 Heating water system distribution piping to be re-designed to accommodate revised terminal box locations.
- 1.4 Revise the mechanical design to accommodate a chilled water system, associated pumps, expansion tank, glycol make-up system, air separator, etc.
- 1.5 Chiller to sit on top of loft tower roof with piping, power and controls routed through a shaft within the loft tower to the roof.
- 1.6 Revise the controls drawings to incorporate a chilled water-cooling system in lieu of a direct expansion cooling system.
- 1.7 Revise electrical design to accommodate the new chiller and associated chilled water pumps, temp controls etc.

- 1.8 Revise electrical design to accommodate the new AHU fans, interior lighting of AHU, new mechanical lighting, receptacles etc.
- 1.9 Revise plumbing design for make-up water connection for chilled water system.
- 1.10 Coordinate on new HVAC enclosure design
- 1.11 Additional meetings and coordination with all parties as required for coordination.

## **2.0 Additional Fee**

We propose to complete this additional scope of work based on a fixed fee. The additional fee inclusive of all sub-disciplines required to modify work will be **\$39,500** plus any applicable reimbursable expenses [none expected at present].

I thank you for your time and consideration. If you have any questions or if any of the services differ from your expectation, please contact me directly at 330.328.7347 or [jk@jkurtz.com](mailto:jk@jkurtz.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Jonathan Kurtz', with a long horizontal line extending to the right.

Jonathan Kurtz, Principal  
[jk@jkurtz.com](mailto:jk@jkurtz.com)

John Lang, COO  
Cleveland Public Library  
325 Superior Avenue  
Cleveland, OH 44114

RE: Cleveland Public Library  
Martin Luther King Jr. Branch  
Additional Services Fee Request #6\_MLK FF&E Revisions

Dear John,

Per our discussion there have been many changes to furniture layouts, requests, and subsequent standards and planning modifications which have resulted in several rounds of calibration of FF&E.

We request an Additional service for the scope of these services as follows:

**1.0 Additional Services** Additional revision of the Furniture, Fixtures and Equipment design. These services include:

- 1.1 Layout and fit studies of furniture to accommodate additional program/client requests, including
- 1.2 Revision of back of house spaces
- 1.3 Revision of CD Sheets A703, A704
- 1.4 Revision of CD MLK Furniture Plan Manual
- 1.5 Circulation desk design revision to meet CPL needs and established GMP budget through coordination with custom furniture millworker
- 1.6 Schedule adjustments, 4 weeks Drawings and Documentation

**2.0 Additional Fee**

We propose to complete this additional scope of work based on a fixed fee. The additional fee inclusive of all sub-disciplines required to modify work will be **\$20,750** plus any applicable reimbursable expenses [none expected at present].

I thank you for your time and consideration. If you have any questions or if any of the services differ from your expectation, please contact me directly at 330.328.7347 or [jk@jkurtz.com](mailto:jk@jkurtz.com).

Sincerely,



Jonathan Kurtz, Principal  
[jk@jkurtz.com](mailto:jk@jkurtz.com)