

CLEVELAND PUBLIC LIBRARY

Board Meeting

April 19, 2022

**RESOLUTION AMENDING PROJECT BUDGETS FOR THE WOODLAND BRANCH
AND CENTRAL DISTRIBUTION FACILITY**

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

WHEREAS On October 21, 2021, the Board of Library Trustees approved amendments to the budgets for both projects as shown in Exhibit "A;" and

WHEREAS, As work progressed on the Central Distribution Facility, the Library and its construction manager, Gilbane, encountered numerous unforeseen issues and differing site conditions including the need for floor leveling in order to accommodate the new automated materials handling system, additional building envelope insulation as recommended by the building commissioning authority, the redesign and relocation of rooftop HVAC equipment, and the installation of new natural gas service to the building; and

WHEREAS, Gilbane estimates that the additional work required for the new Central Distribution Facility will cost \$300,000; and

WHEREAS, As a result of the unforeseen site and building conditions and supply chain delays, the construction schedule for both the new Woodland branch and Central Distribution Facility have been extended by two months, necessitating an additional \$21,700 in architect fees for both projects; and

WHEREAS, The Chief Operating Officer recommends that this Board authorize the Library to increase the Owner's Contingency Fund for the Central Distribution Facility by \$300,000 and to increase both projects' budgets for architect fees by \$10,850 as shown in Exhibit "A" to this Resolution to cover the additional costs described herein; 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	October 21, 2021 Project Budget	Increase*	Amended Project Budget
Pre-Construction	\$38,343	\$38,343		\$38,343
Guaranteed Maximum Price	\$6,088,653	\$6,088,653		\$6,088,653
Owner's Construction Contingency	\$270,617	\$490,644		\$490,644
Furniture, Fixtures, and Equipment	\$250,000	\$250,000		\$250,000
Architect Fees	\$575,279	\$595,993	\$10,850	\$606,843
Owner Direct Costs	\$304,700	\$344,673		\$344,673
TOTAL PROJECT BUDGET	\$7,527,592	\$7,808,306		\$7,819,156

Central Distribution Facility Project Budget	July 6, 2021 Project Budget	October 21, 2021 Project Budget	Increase*	Amended Project Budget
Pre-Construction	\$42,530	\$42,530		\$42,530
Guaranteed Maximum Price	\$5,003,163	\$5,003,163		\$5,003,163
Owner's Construction Contingency	\$217,313	\$217,313	\$300,000	\$517,313
Furniture, Fixtures, and Equipment	\$750,000	\$750,000		\$750,000
Architect Fees	\$736,160	\$740,760	\$10,850	\$751,610
Owner Direct Costs	\$187,900	\$183,300		\$183,300
TOTAL PROJECT BUDGET	\$6,937,066	\$6,937,066		\$7,247,916

* Figures in **BOLD** represent increases to the budget.