CLEVELAND PUBLIC LIBRARY

Board Meeting

September 13, 2022

RESOLUTION TO RATIFY GUARANTEED MAXIMUM PRICE AMENDMENT WITH REGENCY CONSTRUCTION SERVICES, INC. FOR THE NEW ROCKPORT BRANCH

- WHEREAS, On July 21, 2022, the Board of Library Trustees authorized the Library to accept the finalized Guaranteed Maximum Price ("GMP") proposal from Regency Construction Services, Inc. ("Regency") for the construction of the new Rockport branch and to present the same to this Board for ratification; and
- WHEREAS, Regency presented the Library with a formal GMP proposal on August 20, 2022 in the amount of \$6,873,387.78, and the Library and Regency entered into a GMP amendment for the construction of the new Rockport branch on September 1, 2022; and
- WHEREAS, The GMP accepted by the Library represents a savings of \$115,833.22 over the budgeted amount that this Board approved on July 21, 2022, and the Chief Operating Officer recommends that this Board authorize the Library to reallocate the \$115,833.22 in savings amongst the budgeted amounts for the Owner's Contingency Fund, furniture, fixtures, and equipment, and owner direct costs to cover additional expenses that may arise; now therefore be it
- RESOLVED, That the Board of Library Trustees ratifies and approves the Guaranteed Maximum Price amendment entered into with Regency Construction Services, Inc. for the Rockport branch on September 1, 2022 in the amount of \$6,873,387.78; and be it further
- RESOLVED, That the Board of Library Trustees authorizes the Chief Operating Officer to reallocate the savings between the total budget approved by this Board on July 21, 2022 and the total of the Guaranteed Maximum Price accepted by the Library on September 1, 2022 amongst the budgeted amounts for the Owner's Contingency Fund, furniture, fixtures, and equipment, and owner direct costs as needed.





Cleveland Public Library Phase 1B, Rockport Branch GMP Documents

August 20, 2022

5475 Engle Road I Brook Park, Ohio 44142 P 216-529-1188 I F 216-529-0777 I w regencycsi.com





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- 2. Exhibit B: Assumptions and Clarifications (7 pages)
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- 5. Exhibit E: Schedule (5 pages)
- 6. Exhibit F: MBE/FBE/SBE Summary To Be Submitted at a Later

Date with Update Bid Tab

Project:	CPL Rockport															
Architect:	CBLH															
Date:	August 20, 2022															
Prepared By:	Janelle Hinkle															
Project Duration:	1 Year + Demo/Site									Exhil	oit A: Bid Tal	oulatio	on / GMP Cost			
DESCRIPTION	SUB/SUPPLIER	MBE Subcontrac	ts FBE	E Subcontracts	SBE Su	bcontracts	LO	W SUB BID	BID #1		BID #2		BID #3	BID #4		BID #5
BP-1: Sitework	TBD	TBD	TBD)	TBD		\$	526,100.00	\$	526,100	Pulled their Numbe	er	\$ 568,700	\$-	\$	-
									Mr. Excavator		Chieftain		Platform	Precision Engineering	\$	-
BP-2: Building Demo	Baumann				 		\$	127,627.00	\$	127,627		164,000		1	÷	-
				40.000.00	¢	200 550 20	¢		Baumann	100 505	Mr. Excavator	206 556	B&B Wrecking	\$ -	÷	-
BP-3: Concrete	North Coast	\$ 71,000.	00 \$	16,000.00	\$	306,550.00	\$	306,550.00	\$ Platform	422,500		306,550		<u> </u>	÷	-
PD 4: Masann/	Carleen						¢	215,700.00	e e e e e e e e e e e e e e e e e e e	294,200	North Coast	215,700	VMI	ې - د	Ŷ	-
BP-4: Masonry	Carlson						φ	215,700.00	ې Metropolitan	294,200	ې Carlson	215,700	ې - د -	\$- \$-	÷	
BP-5: Automatic Sliding Door	Cleveland Door Control						¢	20,330.00	ć	20,330		26,692	- د	- ج -	Ŷ	-
BF-5. Automatic Silding Dool							ψ	20,330.00	S Cleveland Door Control	20,330	्र Trinity Door	20,092	ې - ۲	\$ -		-
BP-6: Steel	Columbia						\$	503,100.00	\$	503,100	· · · · · · · · · · · · · · · · · · ·	-	\$	\$ -	τ 	
							Ŷ	000,100.00	Columbia	505,100	\$	-	\$ -	\$ -	÷	-
BP-7: Carpentry	ТВD	TBD	TBD)	TBD		\$	429,037.00	Ś	429,037	Ś	-	\$ -	\$ -	Ś	-
				-			+	,	Budget	.20,007	\$	-	\$ -	\$ -	\$	-
BP-8: Waterproofing	Ram	\$ 20,000.	00				\$	70,000.00	\$	70,000	\$	-	\$ -	\$ -	\$	-
									Ram	· · · ·	\$	-	\$-	\$-	\$	-
BP-9: Roofing	Terik	\$ 51,234.	6\$	51,234.46			\$	394,111.25	\$	595,000	\$	394,111	\$ 726,725	\$-	\$	-
									Warren		Terik		ASTAR	\$-	\$	-
BP-10: Glass and Glazing	Allied Glass		\$	230,350.00	\$	230,350.00	\$	230,350.00	\$	230,350		231,954	\$-	\$-	\$	-
									Allied Glass		Pioneer		\$ -		\$	-
BP-11: Exterior Façade	TBD	TBD	TBD)	TBD		\$	914,360.00		914,360		925,210		1		-
				/			<u>^</u>		WRI/ ASTAR		WRI/ Artessa Build	-	OCP	Ş -	Ş	-
BP-12: Interiors	OCP		\$	32,450.00	\$	64,900.00	\$	324,500.00		339,500		406,575		1	+	-
			_				¢	44,000,00	CJI	60.200	Western Reserve	44,800	OCP	Ş -	÷	-
BP-13: Flooring	Owens		_				Þ	44,800.00	ې Northern Ohio	60,200	ې Owens	44,800	\$ 59,300 Messina	<u>۽</u> ج -	+	-
BP-14: Tile	Corcoran				\$	23,700.00	\$	23,700.00	¢	23,700		-	\$ 31,000	т	÷	-
			+		Ψ	20,100.00	Ť	20,700.00	Çorcoran	23,700	Northern Ohio		Owens S1,000	\$ -	Ś	
BP-15: Painting	Summit Painting		\$	59,800.00	\$	59,800.00	\$	59,800.00		61,250		59,800			-	
5									Dependable	,	Summit Painting	,	\$ -			
BP-16: Polished Concrete Flooring	Creative Concepts						\$	21,365.20	\$	21,365	\$	-	\$ -	\$ -	\$	-
									Creative Concepts		\$	-	\$ -	\$ -	\$	-
BP-17: Exterior Signage	Ellet Sign						\$	71,122.00		71,122	\$	-	\$ -	\$-	\$	-
									Ellet Sign		\$	-	\$ -	\$-	\$	-
BP-18: Window Shades	Designer Accents						\$	14,500.00		14,500		18,740	\$-	\$ -	\$	-
									Designer Accents		МАК		\$ -	\$-	\$	-
BP-19: Fire Protection	AFS		\$	47,794.00			\$	47,794.00		47,794		68,990	ć.	\$ -	+ +	-
			*	170.000.00	A	470.000.00	¢	470.000.00	AFS		Diversified	470.000	Ş -	Ş -	τ 1	-
BP-20: Plumbing	Synergy		\$	179,000.00	\$	179,000.00	φ	179,000.00	Ş Commerce	191,450		179,000	- ¢	۶ - د	Ş	-
BP-21 Mechanical	Supergy	\$ 150,000.	0 ¢	555,600.00	¢	555,600.00	¢	555,600.00	ć	699,700	Synergy ¢	569,000	\$ - \$ 676,000	\$ - 555,6	ې ۱۰ ¢	- 617,500
	Synergy	φ 150,000.	φ	555,600.00	φ	555,000.00	φ		۶ Castle	099,700	ې Imperial	309,000	S 676,000 Miles Mechanical	Synergy	JU Ş WT	
BP 22: Electrical	Einheit	\$ 67,125.	2 C	67,125.60	¢	67,125.60	\$	671,256.00		818 522		740 200				987,400
BP-22: Electrical	Einneit	\$ 67,125.	φ υ	07,125.60	¢	01,125.60	Φ	071,200.00	Ş	818,532	Ş	740,200	ə 6/1,256	\$ 737,4	ζ c	987,400

							AJ Goulder	Legacy Electric	Einheit	Scharton	North Electi	ric
BP-23: Landscaping	Royal		\$ 98,970.00	\$ 98,970	.00 \$	98,970.00	\$ 98,970		\$-	\$-	\$	-
							Royal	Down To Earth	\$ -	\$-	\$	-
BP-24: Asphalt	Cunningham				\$	69,127.00		\$-	\$-	\$-	\$	-
							Cunningham	\$-	\$-	\$-	\$	-
Technology (previously bid through Erate)					\$	109,406.69						
Technology Changes since Erate					\$	2,964.31						
Staffing /GCs for Phase 2		\$ 24,912.00	\$ 64,319.00	\$ 64,319	.00 \$	64,319.00						
Temporary Heat Allowance					\$	25,000.00						
Interior Signage Allowance					\$	25,000.00						
Plant Wall - Live Wall					\$	5 7,600.00						
Plant Wall - Install Allowance					\$	25,000.00						
Dedication Plaque Allowance					\$	2,500.00						
Back Lit Pin Mounted Sign Fixture					\$	2,500.00						
Roof Winch Allowance					\$	2,500.00						
Children Garden/Exterior EM Light Allowance					\$	5,000.00						
Fence/Gate Allowance					\$	40,000.00						
SUBTOTAL		\$ 384,272.06										
CONSTRUCTION STAGE PERSONNEL		\$ 98,580.00				-	Budget Comparison	\$ 5,639,793.00				
ORIGINAL GENERAL CONDITIONS			\$ 42,410.00	\$ 42,410	.00 \$			\$ 1,233,594.78				
CONTINGENCY				_	\$	109,035.32						
FEE			\$ 109,035.32			-						
BOND AND INSURANCE			\$ 54,550.70									
GMP # 1		\$ 482,852.06				6,873,387.78						
		7.02%	28.17%	31.7	78%							

Client: Cleveland Public Library

Job Name: Rockport Branch

What: Exhibit B - Assumptions & Clarifications

Date: August 20, 2022

The following are assumptions and clarifications regarding the scope of work included with the Guaranteed Maximum Price (GMP) proposal.

General Comments

- This GMP is based on the project schedule dated August 11, 2022 included and that the GMP will be executed by August 29, 2022. The schedule is based on normal 40-hour work weeks (Monday – Friday, 7:00am – 3:30pm). Premiums for off hour work, weekends, overtime, etc. are not included unless noted.
 - a. Any Owner furnished, contractor installed technology and soap dispensers must be provided no later than September 1, 2023.
- 2. Bid Tab Exhibit A includes all bid package pricing and pricing summary and represents the known scope to be provided as outlined in Exhibit C Basis Document.
- 3. General Conditions are included at a fixed amount to be billed equally each month.
- 4. Includes an additional 2 months of staffing and general conditions for the existing building demolition and phase 2 site work that was not included originally in the RFP information.
- 5. The following scope items are included:
 - a. Temp Toilets
 - b. Payment & performance bond
 - c. General Liability Insurance
 - d. Construction contingency –It is anticipated that the CMR contingency can be used to cover missed scope that was unclear on the CD documents or not purchased, general conditions and staffing extension due to unforeseen material volatility or weather conditions, and material price increases for scope including millwork, glazing materials, roofing materials, metal studs, mechanical equipment, and electrical materials which had material quotes that could not be held for the time frame required to approve them GMP and release material orders.
 - e. Obtaining the Building Permit paid for by the Cleveland Public Library. Plumbing, mechanical, electrical, and fire alarm permits are included. Permit must be obtained no later than October 26, 2022 to start construction.
 - f. Warranty period per the CMR Agreement is included in the GMP. Additional warranties described in this Exhibit B are in addition to those set forth in the CMR Agreement.
 - g. Tax exempt
 - h. Onsite Trailer
 - i. LEED Silver
- 6. The following scope items are Excluded:
 - a. Builders' Risk Insurance
 - b. Design contingency



- c. Cost for the building permit building permit will be paid for by the Cleveland Public Library and picked up/obtained by Regency Construction Services, Inc.
- d. Preconstruction fees included previously in the initial agreement.
- e. Construction/materials testing & inspections all third party testing to be provided by the Cleveland Public Library
- f. Security 24 hour security or onsite security staff is not included.
- g. Fire watch
- h. Utilities usage/consumption (water, electric, gas during construction)
- i. Temporary HVAC
- j. Owner provided items including:
 - Book drop (Owner Furnished Contractor Installed, OFCI)
 - Knox Box (OFCI)
 - Shelving, all FFE items, kitchen equipment (Owner Furnished, Owner Installed, OFOI)
 - AV/Security Licenses (OFOI)
 - Network Switches (OFOI)
 - Patch Cords (CFOI)
 - WAPs (OFCI)
 - TVs (OFOI), Brackets (OFCI)
 - GOBO Projector (OFCI)
 - Soap Dispensers (OFCI)
- k. Final site or utility survey by a licensed surveyor.
- 7. Covid-19 / Pandemic and supply chain disruptions have greatly affected material availability and pricing. Pricing for some materials including but not limited to roofing materials is not able to be locked in until production and/or shipment. Unforeseen changes in material pricing or lead times will be evaluated on a case by case basis with the project team.
- 8. No Covid 19 PPE or tracking requirements are anticipated as the project site will be closed and not impacted by any Cleveland Public Library Covid 19 policies.
- 9. GMP Exhibits Included
 - a. Ex A Project Cost and Bid Tab
 - b. Ex B Assumptions and Clarifications
 - c. Ex C Basis Documents
 - d. Ex D Allowances
 - e. Ex E Construction Schedule
 - f. Ex F MBE/FBE/SBE Contracting Summary

Divisions:

Division 2 – Existing Conditions

a. The Cleveland Public Library will be responsible for removing all loose items and shelving from the existing branch prior to building demolition. 8 weeks have been allocated for the Cleveland Public Library to move to the new building and remove items from the existing building. Any time over that may result in additional project costs.

- b. Existing building foundation removal is included as shallow spread foundations. Removal of any unforeseen caissons, deep foundations, unforeseen existing conditions, etc. are not included.
- c. Abatement of non-friable asbestos containing material is not included. Abatement of friable asbestos containing material is included. All materials will be handled as regulated by the EPA and taken to appropriate landfills as regulations require.

Division 3 – Concrete

- a. An allowance of \$2,250 is included to remove foundations assumed to be standard shallow spread foundations at the perimeter of the old school foundation where the new foundation is shown to cross the old school perimeter. No additional removal of concrete or debris is anticipated.
- b. Trenching concrete foundations to 8' down to the bottom of the old school foundation and backfilling with LSM to the bottom of the new foundations is included. No additional remediation work at the foundations is included.
- c. It is assumed that soils are suitable for foundations to be neat trenched and poured.
 Foundation waterproofing will stop at the top of the foundation and will not be turned down the face of the foundation.
- d. Saw-cutting at the plazas is included per plan but joints will need to be lined up with the corners of the building.
- e. Replacement of the west sidewalk along the side of the building is included. It is anticipated that the RTA stop will be removed approximately ~30' to the north of it's current location to avoid conflicts with the building construction. RTA has indicated they will move this at no cost.
- f. A stand-alone mock up for polished concrete is not included.
- g. Using a laser screen to ensure floor flatness is not included. Care will be taken to use manual means to establish floor flatness levels but required levels cannot be guaranteed without using a laser screen. Floor flatness level will meet at least the following: Overall FF25 FL20 minimum FF17 FL 15.

Division 4 – Masonry

- a. Graffiti coat for the brick is included as Prosoco Blok-Guard & Graffiti Control WB 15.
- b. Setting one course of brick back 1" with a flashing detail at the head is included in lieu of an ACM band where an ACM band was indicated.
- c. No bullnose masonry units at exposed corners are included nor anticipated required per the architect.
- d. Masonry joints are included as weathered in lieu of raked.
- Division 5 Metals
 - a. A \$2,500 allowance for the roof winch system similar to Cranky Portable Winch System is included.
 - b. Steel to steel thermal isolation breaks are included per the Barber and Hoffman sketch dated July 22, 2022.
 - c. Roof deck is included as 3NLA-32.
 - d. The children's garden gate and access control has not been finalized. An allowance of \$40,000 has been included for this item.

Division 6 – Wood, Plastics & Composites

- a. A 5,000 allowance is included to furnish and install window shade blocking, banner bracket blocking, and other blocking not currently shown.
- b. A piece of blocking is included at the top of the parapet to act as a stop for the spray foam insulation.
- Division 7 Thermal & Moisture Protection
 - a. One mock up is included to show a window sill, jamb, and head detail, masonry wall including brick set back, transition to ACM soffit, and exterior façade transition from brick and window, aluminum battens, and roof/parapet transitions. Mock up will be freestanding. Mock up will not include any interior finishes.
 - The drainage coarse will be used as the protection board as approved by CBLH on July 20, 2022.
 - c. A one year labor warranties for metal panels and aluminum batten are included. Standard material warranties are included.
 - d. A one year labor warranty on joint sealants is included.
 - e. It is assumed that 2 days of above 32 degrees and rising will occur for when foundation waterproofing is scheduled to be installed.
 - f. Thirty Four (34) Banner bracket supports are included. These will be installed through the metal panels to blocking.
 - g. Flashings are included at ACM panel details at the sill and heads to allow for the system to weep.
 - h. It is assumed that where ACM panels are included at the window sill only that they do not return up the jambs of the openings.
 - i. Standard 15 year warranty from Longboard for the aluminum battens is included. A 25 year warranty is not available.
- Division 8 Openings
 - a. Final keying per Cleveland Public Library standards is included by Midland Hardware.
 - b. No material warranty is included on spontaneous breakage of tempered glazing.
 - c. Low E Coating on glass is included as SN68 Guardian.
 - d. Three water tests are included for exterior storefront.
 - e. A one year labor warranty is included for aluminum storefront and sliding doors. Standard manufacturers materials warranties are included.
- Division 9 Finishes
 - c. An allowance of \$5,000 is included for solid surface window sills in locations not called out on the drawings.
 - d. 30mm interior studs are included.
 - e. It is assumed that the concrete slab will be of acceptable moisture content for flooring installation. No work is included to address any slab moisture issues.
 - f. Ceiling tile is included as all 2x4 per CBLH on June 28, 2022.
 - g. Walk off carpet is included in lieu of a recessed floor grate at vestibules.
 - h. A \$5,000 allowance is included for level 5 finish in areas identified by CBLH.
 - i. Forbo premium EX-ON 100 is included to minimize any issues curing concrete may have interacting with flooring adhesive.

Division 10 – Specialties

- An allowance of \$25,000 is included for all interior building signage material and labor.
 Signage standards and design must be completed to allow for sufficient procurement and installation time prior to October 1, 2023.
- b. Includes (1 set) 6'0"H fabricated aluminum channel painted "LIBRARY" letters with trimless design. It is assumed that there is a constructable way to install the aluminum battens after the signage has been installed.
- c. Laser cutting the Cleveland Public Library logo into the blackened steel façade panel as referenced on elevation 1 on A20-03 is included.
- d. Fire extinguishers will be furnished to Regency for installation by the Cleveland Public Library

Division 11 – Equipment

a. No work is included in this division. All equipment is to be furnished and installed by the Cleveland Public Library.

Division 12 – Furnishings

- a. All shelving (freestanding and wall anchored) is assumed to be furnished and installed by the Cleveland Public Library.
- b. Bike repair station is included as Fixit Bike Repair Air Kit Prime.
- c. Installation of one (1) building surface mounted Knox Box is included that will be furnished by the Cleveland Public Library.
- d. Window shades are included per the CBLH Roller Shade sketch dated July 11, 2022.
- e. All metal lockers and book lockers are furnished and installed by the Cleveland Public Library.
- f. A \$35,000 allowance is included for acoustical wall panels as sizes are not specified.
- Division 13 Special Construction
 - a. No work is included in this division.
- Division 14 Conveying Systems
 - a. No work is included in this division.
- Division 21 Fire Suppression Systems
 - a. No Clarifications
- Division 22 Plumbing
 - a. Foundations drains are not included per CBLH on July 12, 2022.
- Division 23 HVAC
 - a. HVAC controls work is included per Siemens quote dated August 5, 2022. A standard 1 year warranty is included for construction; it is anticipated that work after that will fall within the library's ongoing maintenance agreement with Siemens.
 - b. Conduit installation for HVAC control wiring outside of the mechanical room is not included. Open black cable out to all the VAVs and field devices is included as accepted by Eric Herman.
 - c. No double wall ductwork is included. Ductwork insulation is included per July 22, 2022 email from Karpinski.
 - d. No IAQ testing is included. A building flush out is included for IAQ purposes. Any testing is assumed to be provided by the Cleveland Public Library.

Division 26 – Electrical

- a. It is anticipated that all electrical equipment is sized correctly, and an arc fault study does not need to be completed prior to submitting and ordering equipment.
- b. Conduit is included for the Cleveland Public Library one GOBO projector. Projectors will be furnished, wired, and installed by the Cleveland Public Library at a later date
- c. Any fees and coordination required for a new building electrical service will be paid for and handled by the Cleveland Public Library.
- d. A \$5,000 allowance for city fire alarm revisions, emergency light, and exit signage is included. A separate \$5,000 for emergency lighting and exit signage is not included.

Division 27 – Communications

- a. A one year labor warranty on technology components is included. Standard manufacturer warranties are included.
- b. Wireless Access Point System and Propagation Study is into included and to be completed by the Cleveland Public Library if necessary.
- c. An addition 10, 100' drops, 7 camera drops, and 1 AP technology drop are included in addition to what is indicated on the documents.
- d. Patch cords are included as contractor furnished and owner installed.
- Division 28 Electronic Safety & Security
 - e. It is assumed that the access control cabling will be brought back to the main network switches provided by CPL. CPL will connect and manage through their main system.
 - f. No UPS or battery back up or calculations are included.
 - g. An AV system is not included.
 - h. The people counter will be furnished and installed by the Cleveland Public Library.
 - i. An NVR Server is not included and is assumed to be furnished and installed by the Cleveland Public Library if required.
 - j. Signo card reader lead times are not available. Card readers and main panel will be ordered and obtained based on supplier availability. This may be after the completion of the project and would result in temporary keying needing to be provided by the Cleveland Public Library.
- Division 31 Earthwork
 - a. Undercutting the building pad area 18" at the location of the existing building footprint is included. Backfill is included as recycled 304 or engineered fill. Limestone is not included.
 - b. Orange snow fencing is included around existing to remain trees. Metal chain link fencing is not included around trees.
 - c. GPRS of the existing site to identify existing site utilities where possible is included.
- Division 32 Exterior Improvements
 - b. Foundations drains are not included per CBLH on July 12, 2022.
 - c. Headwall HW-1 is included in lieu of HW1.1 with wings per CBLH on July 12, 2022.
 - d. Salvaging, storing, and replanting two existing trees is included. These will be stored at the landscaper's nursery. The third tree has been previously removed. An additional new tree is included to replace the one that had been removed. All efforts will be made to preserve the trees. New trees are not included if the health of the existing trees does not allow for replanting.

Division 33 – Utilities

- a. An \$5,000 allowance is included for water department fees. The exact amount will be determined after building permit approval.
- b. 6" storm is included per CBLH on July 12, 2022.
- c. A water meter and backflow is included.
- d. Trenching and backfilling with sand for the gas line is included. It is assumed that Dominion will furnish and install the gas line from the existing main to the new meter.

Cleveland Public Library Project Name : Rockport Branch - Cleveland Public Library Project Number: B21-18 **Basis Documents** August 20, 2022



ROCKPORT BRANCH

Drawing	Description	
G00-01	COVER & DRAWING INDEX	GMP - 6/17/22
G01-01	LIFE SAFETY PLAN	GMP - 6/17/22
C1-00	GENERAL NOTES	GMP - 6/17/22
C1-01	DEMOLITION PLAN	GMP - 6/17/22
C1-02	SITE PLAN	GMP - 6/17/22
C1-03	SITE GRADING AND UTILITIES PLAN	GMP - 6/17/22
C1-04	STORM PROFILES	GMP - 6/17/22
C1-05	DETAILS	GMP - 6/17/22
C1-06	SITE SWPPP	GMP - 6/17/22
C1-07	SITE SWPPP NOTES	GMP - 6/17/22
C1-08	SITE SWPPP DETAILS	GMP - 6/17/22
L1-01	PLANTING PLAN	GMP - 6/17/22
S0-01	GENERAL NOTES	GMP - 6/17/22
S0-02	SPECIAL INSPECTION	GMP - 6/17/22
S1-01	FOUNDATION PLAN	GMP - 6/17/22
S1-02	ROOF FRAMING PLAN	GMP - 6/17/22
S2-01	SECTIONS	GMP - 6/17/22
S2-02	SECTIONS	GMP - 6/17/22
S3-01	FOUNDATION TYPICAL DETAILS	GMP - 6/17/22
S3-02	STEEL TYPICAL DETAILS	GMP - 6/17/22
S4-01	X-BRACE TYPICAL DETAILS AND COLUMN SCHEDULE	GMP - 6/17/22
A00-01	GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS	GMP - 6/17/22
A00-02	PENETRATION FIRE STOPPING DETAILS	GMP - 6/17/22
A00-03	PENETRATION FIRE STOPPING DETAILS	GMP - 6/17/22
A00-04	PENETRATION FIRE STOPPING DETAILS	GMP - 6/17/22
A00-05	PENETRATION FIRE STOPPING DETAILS	GMP - 6/17/22
A01-01	ARCHITECTURAL SITE PLAN	GMP - 6/17/22
A11-01	FLOOR PLAN	Addendum 1 TBD
A11-02	CLERESTORY PLAN	Addendum 1 TBD
A11-03	ROOF PLAN	GMP - 6/17/22
A12-01	REFLECTED CEILING PLAN	GMP - 6/17/22
A13-01	FINISH PLAN, SCHEDULE AND DETAILS	GMP - 6/17/22
A14-01	MILLWORK PLAN	GMP - 6/17/22
A15-01	FF&E PLAN (FOR REFERENCE ONLY)	GMP - 6/17/22
A20-01	EXTERIOR ELEVATIONS	Addendum 1 TBD
A20-02	EXTERIOR ELEVATIONS	GMP - 6/17/22
A20-03	EXTERIOR SIGNAGE AND MOCKUPS	GMP - 6/17/22
A21-01	BUILDING SECTIONS	GMP - 6/17/22
A31-01	WALL SECTIONS	GMP - 6/17/22
A31-02	WALL SECTIONS	GMP - 6/17/22
A31-03	WALL SECTIONS	GMP - 6/17/22
A31-04	WALL SECTIONS	GMP - 6/17/22
A31-05	WALL SECTIONS	GMP - 6/17/22
A32-00	EXTERIOR ASSEMBLIES	GMP - 6/17/22
A32-01	SECTION DETAILS - EXTERIOR	GMP - 6/17/22
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A32-11	PLAN DETAILS - EXTERIOR	GMP - 6/17/22
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A42-11	PLAN DETAILS - INTERIOR	Addendum 1 TBD
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Packaged Rooftop Air Conditioning Units

HVAC Water Treatment

Air Distribution

Air Terminal Units

Condensing Boilers

Air Door Units

Fans

(Not Used)

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(Not Used)

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EEDC-1

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CBLH - June 17, 2022 AECOM August 7, 2015 PSI September 16, 2021 CBLH June 30, 2022 CLBH July 21, 2022 CBLH July 11, 2022 B&H July 22, 2022

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CBLH - June 17, 2022

CLEVELAND PUBLIC LIBRARY

Rockport Branch



EXHIBIT D: SCHEDULE OF ALLOWANCES

	The falles to a llaw				- 014D
	The following allowa	ances	have been i		
	<u>Scope</u>	Ar	<u>nount</u>	Base Bid?	<u>Description</u>
1	Main GMP	\$	2,500.00	yes	Roof Winch
2	Main GMP	\$	2,500.00	no	Dedication Plaque
3	Main GMP	\$	25,000.00	no	Temporary Heat
4	Main GMP	\$	25,000.00	yes	Interior Signage
5	Main GMP	\$	15,000.00	yes	Plant Wall Installation - Carpentry, Plumbing, Electrical, Waterproofing
6	Main GMP	\$	2,500.00	yes	Back Lit Pin Mounted Sign Fixture
7	Main GMP	\$	5,000.00	no	Children Garden / Exterior Emergency Lights
8	Main GMP	\$	40,000.00	yes	Permanent Fence and Gate
9	Concrete	\$	2,250.00	yes	Remove Concrete at Three Existing Foundation Locations
10	Carpentry	\$	5,000.00	yes	Misc. Blocking
11	Carpentry	\$	5,000.00	yes	Solid Surface Window Sill
12	Interiors	\$	35,000.00	yes	Acoustical Wall Panels
13	Electrical	\$	5,000.00	yes	Fire Alarm, Emergency Light City Revisions
14	Site	\$	5,000.00	yes	Utility Tapping Fees
15	Interiors	\$	5,000.00	yes	Level 5 Finish
16	Exterior Signage	\$	56,505.00	yes	LIBRARY Exterior Sign

\$ 236,255.00

Total Total Stat Luburk/100 Description Description AV30 Overall Controling Protein (Controls Day) 605 23,Aug2 44,Aug4 0 AV30 Overand Controling Protein (Controls Day) 605 605 23,Aug2 44,Aug4 1005 AV30 Operandic 00 0 44,Aug4 1005 AV30 Operandic 00 0 44,Aug4 1005 AV80 Operandic 00 0 44,Aug4 1005 AV80 Operandic 0 0 44,Aug4 1005 AV80 Operandic 0 0 24,Aug4 1005 AV80 OPErandic 0<	
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	S2630	Submit Electric Distribution Equipment	20	20	13-Sep-22	10-Oct-22	0%	Submit E
	S2640	Submit Data Comm Racks / Equipment / Cabling / Devices	20	20	13-Sep-22	10-Oct-22	0%	Submit [
	S1420	Submit Specialty Lighting Fixtures	15	15	13-Sep-22	03-Oct-22	0%	🔲 Submit Sp
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Procurement

Review & Approve Storm Pipe & Structures

Review & Approve Acoustic Ceiling system

Review & Approve Ceramic Tile & Flooring

Review & Approve Specialty Lighting Fixtures

Review & Approve Security Shutter & Folding Partition

Review & Approve Blackened Plate Steel Panel Wall

Review & Approve Electric Distribution Equipment

Review & Approve Formed Metal Exterior Wall Panels

Review & Approve Aluminum Batten Screen Wall & Supports

Review & Approve HVAC Equipment

Review & Approve Structural Steel

Review & Approve Storefront Systems

Review & Approve Metal Deck

Review & Approve Metal Studs

Procure Foundation Reinforcing Steel

Procure Water Line & Water Line Accessories

Procure Div 10 Equipment Marker Boards & Tack Boards

Procure Natural Gas Line & Accessories

Procure Storm Pipe & Structures

Procure Acoustic Ceiling system

Procure Ceramic Tile & Flooring

Procure Storefront Systems

Procure HVAC Equipment

Procure Electrical Conduit

Procure Concrete

Procure Masonry

Procure Roofing

Procure Lighting

Procure Metal Deck

Review & Approve Water Line & Water Line Accessories

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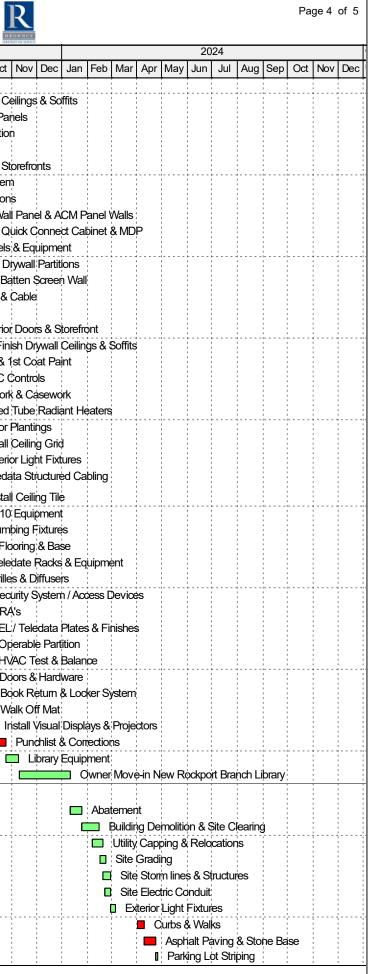
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	P2640	Procure Data Comm Racks / Equipment / Cabling / Devices	35	35	25-Oct-22	14-Dec-22	0%	$\blacksquare_{\mathbf{i}} \land \ \ \ \ \ \ \ \ \ \ \ \ \$
	P1422	Procure Specialty Lighting Fixtures	45	45	25-Oct-22	29-Dec-22	0%	
	P1432	Procure Security Shutter & Folding Partition	15	15	25-Oct-22	14-Nov-22	0%	
	P1462	Procure Blackened Plate Steel Panel Wall	35	35	25-Oct-22	14-Dec-22	0%	
	P2070	Procure Structural Steel	50	50	01-Nov-22	13-Jan-23	0%	
	P2630	Procure Electric Distribution Equipment	165	165	01-Nov-22	26-Jun-23	0%	
	P1452	Procure Formed Metal Exterior Wall Panels	35	35	08-Nov-22	29-Dec-22	0%	
	P1473	Procure Aluminum Batten Screen Wall & Supports	50	50	08-Nov-22	20-Jan-23	0%	
	P2600	Procure Structural Studs	25	25	02-Jan-23	03-Feb-23	0%	Procure Structural Studs
C	onstruction		0	0				
Si	itework		219	219	27-Oct-22	07-Sep-23		
	11330	Mobilization & Layout	5	5	27-Oct-22	02-Nov-22	0%	Mobilization & Layout
	11170	Demo Existing Walks & Paving	8	8	03-Nov-22	14-Nov-22	0%	Demo Existing Walks & Paving
	11280	Silt Fence	1	1	03-Nov-22	03-Nov-22	0%	
	11270	Remove Existing Curbs	3	3	04-Nov-22	08-Nov-22	0%	
	11130	Temporary Drive, Laydown & Staging Area	10	10	15-Nov-22	30-Nov-22	0%	
	11600	Remove & Relocate Utilities at Building Pad	10	10	15-Nov-22	30-Nov-22	0%	
	11590	-		30	17-Nov-22	03-Jan-23	0%	
		Cut & Fill / Building Pad	30					
	11140	Sanitary Line Install / Relocation	8	8	28-Dec-22	09-Jan-23	0%	
	11150	Storm Line & Structures Installation & Relocations	19	19	05-Jan-23	31-Jan-23	0%	
	11300	Fire Main & Domestic Waterline	9	9	01-Feb-23	13-Feb-23	0%	
	11160	Natural Gas Line Install	4	4	27-Mar-23	30-Mar-23	0%	
	11230	Site Electric Conduit	6	6	11-May-23	18-May-23	0%	
	12400	Site Grading	10	10	19-May-23	02-Jun-23	0%	
	12350	Curbs & Walks	12	12	10-Aug-23*	25-Aug-23	0%	
	12410	Landscaping - Planting / Seeding & Mulching	20	20	10-Aug-23	07-Sep-23	0%	Landscaping - Planting / Seeding & Mulching
	12330	Concrete Paving	5	5	21-Aug-23	25-Aug-23	0%	Concrete Paving
	12320	Asphalt Paving & Stone Base	10	10	22-Aug-23	05-Sep-23	0%	📥 Asphalt Paving & Stone Base
	12040	Exterior Signage	4	4	22-Aug-23	25-Aug-23	0%	I Exterior Signage
	12280	Exterior Light Fixtures	4	4	22-Aug-23	25-Aug-23	0%	Exterior Light Fixtures
	12340	Concrete Pavers	4	4	30-Aug-23	05-Sep-23	0%	Concrete Pavers
	12370	Parking Lot Striping	2	2	01-Sep-23	05-Sep-23	0%	
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	11180	Below Grade CMU Foundation Walls	10	10	10-Jan-23	23-Jan-23	0%	
	12420	UG Plumbing	8	8	20-Jan-23	31-Jan-23	0%	
	11730	Structural Steel Columns, Beams & Joists	10	10	24-Jan-23	06-Feb-23	0%	
	12240	UG Electrical	5	5	24-Jan-23	30-Jan-23	0%	
	11570	Form & Pour Slab on Grade	9	9	07-Feb-23	17-Feb-23	0%	
	11620	Exterior CF Metal Stud Framing	25	25	20-Feb-23	24-Mar-23	0%	
	11740	Metal Roof Decking	7	7	20-Feb-23	28-Feb-23	0%	
	11750	Roof Blocking	10	10	01-Mar-23	14-Mar-23	0%	Roof Blocking
	11830	HM Door Frames	2	2	23-Mar-23	24-Mar-23	0%	I HM Door Frames
	11650	Exterior Sheathing	10	10	24-Mar-23	06-Apr-23	0%	📫 Exterior Sheathing
	12250	Interior Metal Stud Framing	13	13	27-Mar-23	12-Apr-23	0%	Interior Metal Stud Framing
	11640	Masonry Veneer	30	30	07-Apr-23	18-May-23	0%	
	11840	Interior HM Door Frames	5	5	13-Apr-23	19-Apr-23	0%	
	12080	Plumbing Rough-in & Insulation	15	15	13-Apr-23	03-May-23	0%	
	12000	Feeder Conduit	10	10	13-Apr-23	26-Apr-23	0%	
	12170	Electric Rough-in	10	18	13-Apr-23	08-May-23	0%	
		-			•	-		
	11800	Roof System	12	12	17-Apr-23	02-May-23	0%	
	12100	HVAC Equipment	15	15	03-May-23	23-May-23	0%	
	12060	Plumbing Equipment	7	7	04-May-23	12-May-23	0%	
	12110	Ductwork & Insulation	18	18	05-May-23	31-May-23	0%	Ductwork & Insulation

		CLEVELAND PUBLIC LIBRARY		. .		- Rockport Branch Schedule		
		Activity Name	Orig Dur	Rem Dur	Start	Finish	% Compl	Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct
	12090	Natural Gas Piping	6	6	15-May-23	22-May-23	0%	□ Natural Gas Piping
	12260	Metal Stud Framing for Ceilings & Soffits	10	10	17-May-23	31-May-23	0%	🔲 Metal Stud Framing for C
	11660	Formed Metal Wall Panels	20	20	19-May-23	16-Jun-23	0%	Formed Metal Wall Pa
	12120	HVAC Piping & Insulation	12	12	19-May-23	06-Jun-23	0%	🔲 HVAC Piping & Insulation
	12180	Branch Conduit	14	14	22-May-23	09-Jun-23	0%	📛 Branch Conduit
	11870	Exterior Aluminum Storefronts	25	25	23-May-23	27-Jun-23	0%	Exterior Aluminum S
	12190	Fire Suppression System	12	12	23-May-23	08-Jun-23	0%	🔲 Fire Suppression Syste
	11810	MEP Rough Inspections	3	3	12-Jun-23	14-Jun-23	0%	I MEP Rough Inspectio
	12070	Blackened Steel Wall Panel & ACM Panel Walls	7	7	19-Jun-23	27-Jun-23	0%	Blackened Steel Wa
	11720	Install Generator Quick Connect Cabinet & MDP	6	6	27-Jun-23	05-Jul-23	0%	🔲 Install Generator C
	12160	Electrical Panels & Equipment	18	18	27-Jun-23	21-Jul-23	0%	Electrical Panel
	11790	Hang & Finish Drywall Partitions	14	14	28-Jun-23	18-Jul-23	0%	Hang & Finish [
	12300	Aluminum Batten Screen Wall	30	30	28-Jun-23	09-Aug-23	0%	Aluminum E
	12200	Electric Wire & Cable	16	16	06-Jul-23	27-Jul-23	0%	Electric Wire 8
	11930	Ceramic Tile	5	5	19-Jul-23	25-Jul-23	0%	
	11860	Install Interior Doors & Storefront	10	10	26-Jul-23	08-Aug-23	0%	
							0%	Hang & Fi
	12310	Hang & Finish Drywall Ceilings & Soffits	11	11	01-Aug-23	15-Aug-23		
	11940	Prime & 1st Coat Paint	15	15	08-Aug-23	28-Aug-23	0%	
	12140	HVAC Controls	15	15	17-Aug-23	07-Sep-23	0%	
	11770	Millwork & Casework	15	15	18-Aug-23	08-Sep-23	0%	Milwo
	12560	Finned Tube Radiant Heaters	8	8	29-Aug-23	08-Sep-23	0%	
_	12570	Interior Plantings	7	7	29-Aug-23	07-Sep-23	0%	□ Interio
	11980	Install Ceiling Grid	9	9	01-Sep-23	14-Sep-23	0%	🗖 Instal
	12270	Interior Light Fixtures	12	12	01-Sep-23	19-Sep-23	0%	
	12210	Teledata Structured Cabling	8	8	05-Sep-23	14-Sep-23	0%	Telec
	11990	Install Ceiling Tile	8	8	11-Sep-23	20-Sep-23	0%	🗖 Insta
	12000	Div 10 Equipment	2	2	11-Sep-23	12-Sep-23	0%	Div 1
	12050	Plumbing Fixtures	8	8	11-Sep-23	20-Sep-23	0%	🗖 Plur
	11920	Flooring & Base	15	15	13-Sep-23	03-Oct-23	0%	F
	11850	Teledate Racks & Equipment	7	7	15-Sep-23	25-Sep-23	0%	
	12130	Grilles & Diffusers	6	6	15-Sep-23	22-Sep-23	0%	
	12220	Security System / Access Devices	8	8	15-Sep-23	26-Sep-23	0%	Se
_	11970	TRA's	5	5	21-Sep-23	27-Sep-23	0%	
	12290	EL / Teledata Plates & Finishes	6	6	27-Sep-23	04-Oct-23	0%	
_	11890		4	4	28-Sep-23	03-Oct-23	0%	
_	12150	Operable Partition HVAC Test & Balance		4	28-Sep-23 28-Sep-23	03-0d-23 04-0ct-23	0%	
		HVAC Test & Balance Doors & Hardware	5		•		0%	
_	12380		6	6	28-Sep-23	05-Oct-23		
	12390	Book Return & Locker System	4	4	03-Oct-23	06-Oct-23	0%	
	12360	Walk Off Mat	3	3	04-Oct-23	06-Oct-23	0%	
	11960	Install Visual Displays & Projectors	4	4	05-Oct-23	10-Oct-23	0%	
	11950	Punchlist & Corrections	10	10	11-Oct-23	24-Oct-23	0%	
	12010	Library Equipment	12	12	25-Oct-23	09-Nov-23	0%	
	12020	Owner Move-in New Rockport Branch Library	40	40	10-Nov-23	10-Jan-24	0%	
P	hase 2 Sitework		89	89	11-Jan-24	14-May-24		
	12550	Abatement	10	10	11-Jan-24	24-Jan-24	0%	
	12520	Building Demolition & Site Clearing	15	15	25-Jan-24	14-Feb-24	0%	
	12530	Utility Capping & Relocations	9	9	07-Feb-24	19-Feb-24	0%	
	12430	Site Grading	6	6	16-Feb-24	23-Feb-24	0%	
	12540	Site Storm lines & Structures	8	8	20-Feb-24	29-Feb-24	0%	
	12440	Site Electric Conduit	5	5	22-Feb-24	28-Feb-24	0%	
	12480	Exterior Light Fixtures	4	4	29-Feb-24	05-Mar-24	0%	
	12450	Curbs & Walks	7	7	01-Apr-24*	09-Apr-24	0%	
	12460	Asphalt Paving & Stone Base	10	10	10-Apr-24*	23-Apr-24	0%	
	12470	Parking Lot Striping	3	3	24-Apr-24	26-Apr-24	0%	

Cleveland Public Library - Rockport Branch

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	*	CLEVELAND PUBLIC LIBRARY	Cleveland Public Library - Rockport Branch Project GMP Schedule												R										Page 5 of 5
Activity ID		Activity Name	Orig Dur	Rem Dur	Start	Finish	%							2023						2024				1	
			Dur	Dur			Comp	Aug Se	p O	ct No	ov Dec	Jan Feb	Mar	· Apr May Jun J	Jul A	ug Sep	Oct N	ov Dec	: Jan F	Feb Mar	Apr M	ay Jun 、	Jul Aur	g Sep (Oct Nov Dec
	12500	Exterior Signage	2	2	24-Apr-24	25-Apr-24	0%														0 E	xterior Sigr	nage		
	12510	Landscaping - Planting / Seeding & Mulching	15	15	24-Apr-24	14-May-24	0%		-	÷			-								i 📻	Landsca	iping - P	lanting /	Seeding & Mulc
	Closeout		34	34	09-Oct-23	27-Nov-23			-				-												
	A2560	Owner Training	5	5	09-Oct-23	13-Oct-23	0%		÷	÷			-				🛛 Øw	ner Trai	ning						
	A2550	Final Project Inspection	5	5	18-Oct-23	24-Oct-23	0%		-				-				🛛 F	inal Pro	ject Insp	ection					
	A2610	New Building Life Safety Inspection	1	1	24-Oct-23	24-Oct-23	0%			÷							IN	ew Buil	ding Life	e Safety li	nspectior	1			
	A2540	Closeout Documentation	22	22	25-Oct-23	27-Nov-23	0%	-					-						oseout D	ocument	ation				