

CLEVELAND PUBLIC LIBRARY

Board Meeting
December 21, 2023

**RESOLUTION ESTABLISHING PROJECT BUDGET AND APPROVING
GUARANTEED MAXIMUM PRICE AMENDMENT WITH R.L. HILL MANAGEMENT,
INC. FOR THE GLENVILLE BRANCH**

WHEREAS, On March 16, 2023, the Board of Trustees of the Cleveland Public Library authorized the Library to enter into a construction manager at risk agreement with R.L. Hill Management, Inc. (“R.L. Hill”) for the renovation and expansion of the Glenville branch and authorized R.L. Hill to commence preconstruction services in an amount not-to-exceed \$65,691. The Library and R.L. Hill executed the agreement on March 28, 2023 (“Agreement”); and

WHEREAS, R.L. Hill has completed procurement of subcontractor construction bids for the work at the Glenville branch and, as contemplated by the Agreement, R.L. Hill has prepared a Guaranteed Maximum Price Proposal, which sets forth a maximum construction budget for the project; and

WHEREAS, The Guaranteed Maximum Price (“GMP”) for the Glenville branch is \$6,440,024 and does not include the costs of professional design services, permitting, and other purchases that the Library will make directly and outside of the GMP; and

WHEREAS, The Library, in consultation with R.L. Hill, prepared a budget for the Glenville branch project, which consists of: 1) the GMP; 2) an Owner’s Contingency Fund to cover additional costs outside of the GMP that arise during construction; 3) estimated costs for furniture, fixtures, and equipment; 4) the architect fees approved by this Board; and 5) Owner Direct costs, all of which are set forth in Exhibit “A” to this Resolution; now therefore be it

RESOLVED, That the Board of Library Trustees authorizes the Executive Director, CEO or his designee to accept the Guaranteed Maximum Price proposal and enter into and execute an amendment to the agreement between the Cleveland Public Library and R.L. Hill Management, Inc. approving the subcontract packages and establishing the Guaranteed Maximum Price for

the Glenville branch in the amount of \$6,440,024 which shall be charged to the Building and Repair fund account 40174805-55300-11748 (Construction/Improvements); and be it further

RESOLVED, That the Executive Director, CEO or his designee, is authorized to establish an Owner's Contingency Fund for the Glenville branch project in the amount set forth in Exhibit "A" to this Resolution and to make expenditures and enter into contracts in excess of \$75,000 to pay the costs resulting from changes and additions to the Project which may be made in the future by the Library, and which are not included in the GMP. The Library shall report monthly to the Board on expenditures from the Owner's Contingency Fund; and be it further

RESOLVED, That the Board of Library Trustees approves the total project budget for the Glenville branch project as set forth in Exhibit "A" to this resolution, which expenditures shall be charged to the Building and Repair fund account 40174805-55300-11748 (Construction/Improvements), and authorizes the Executive Director, CEO, or his designee to move forward in taking the steps necessary to complete the Glenville branch project and to execute such instruments or documents as may be necessary or appropriate to effectuate the terms of this Resolution, including those in excess of \$75,000 and which are payable from the project budget established herein; and be it further

RESOLVED, That the Board of Library Trustees authorizes the Chief Operating Officer to reallocate the budgeted amounts set forth in Exhibit "A" for the Owner's Contingency Funds, Furniture, Fixtures & Equipment, and Owner Direct Costs as needed, provided that such reallocations do not increase the overall budget approved for each individual project.

EXHIBIT "A"

Glenville Branch	
Guaranteed Maximum Price¹	\$6,440,024
Owner's Construction Contingency	\$459,360
Furniture, Fixtures, and Equipment	\$407,100
Architect Fees²	\$582,865
Owner Direct Costs³	\$300,000
TOTAL PROJECT BUDGET	\$8,189,349

¹ Guaranteed Maximum Price includes R.L Hill's Pre-Construction fee of \$65,691 as approved by this Board on March 16, 2023.

² Architectural fees with Bialosky Partners, Architects, LLC were separately approved by this Board on November 17, 2022.

³ Owner Direct Costs include, but are not limited to, such project-related costs as surveys, environmental assessments, legal fees, property acquisition, and permits. Engineering support services such as surveying, geotechnical, environmental, and materials testing services from Professional Service Industries, Inc. were authorized by this Board on February 16, 2023 in the amount of \$71,000.

Project Cost Breakdown

CONSTRUCTION COST				
<i>Task</i>	<i>WORK PACKAGES</i>		<i>RECOMMENDED BIDDERS</i>	
<i>Items</i>				<i>Totals</i>
BP 01A	Surveyor			\$ 2,500
BP 01K	Final Clean		CCS	\$ 12,983
BP 02A	Demo		Precision Environmental	\$ 179,250
BP 02B	Temp Enclosure		Precision Environmental	\$ 30,350
BP 03A	Concrete & Sitework		Platform	\$ 251,100
BP 04A	Masonry			\$ 237,140
BP 05A	Structural Steel & Misc. Metals		Columbia	\$ 219,500
BP 06A	Millwork		Wood Concepts	\$ 163,423
BP 07A	Roofing		Industrial First	\$ 303,500
BP 08A	Glazing & Panels		RC Glass	\$ 1,397,217
BP 09A	Carpentry		Oppenheim	\$ 740,000
BP 09B	Flooring & Tile		Flooring Specialties	\$ 168,000
BP 09D	Terrazo Substitution			Owner Allowance
BP 09E	Painting		Frank Novak & Sons	\$ 33,505
BP 10A	Signage		Takeform	\$ 27,669
BP 22A	Plumbing		Commerce	\$ 243,230
BP 23A	HVAC		Miles	\$ 763,700
BP 26A	Electrical		Zenith	\$ 601,929
BP 27A	Teledata		Zenith	\$ 102,762
BP 28A	Security		IPS	\$ 110,954
BP 32A	Asphalt			\$ 30,000
BP 32B	Landscape & Site Improvements		Zscape	\$ 152,759
BP 32C	Fencing		Great Northern	\$ 56,810
	Unclaimed Scope Allowance			\$ 5,000
	SUBCONTRACTOR COST SUBTOTAL			\$ 5,833,281
<i>Task</i>	<i>APPROVED ALTERNATES</i>			
<i>Items</i>				<i>Totals</i>
1	Remove Raised Access Floor (based on preliminary sketch)			\$ (75,086)
2	Remove new plantings from Annex parking area			\$ (7,500)
3	BP08A - Provide ACMP in lieu of plate panels in lower areas only			\$ (35,000)
4	BP08A - Provide ACMP in lieu of plate panels upper area only			\$ (25,000)
5	BP09A - Eliminate blocking at exterior walls for Z-girts			\$ (5,800)
6	BB22A - Replace (5) instahots with hot water piping			\$ (1,070)
7	BP23A - Insulate unlined supply ductwork with 1-1/2" .75 FSK ductwrap instead of ductboard			\$ (59,000)
8	BP23A - Insulate equipment with 1-1/2" thick fiberglass instead of removable insulation			\$ (3,000)
9	BP32B - Remove Boomerang Benches from Scope			\$ (17,820)
	ALTERNATE SUBTOTAL			\$ (229,276)

<i>Task</i>	OWNER ALLOWANCES				
<i>Items</i>					Totals
1	Arborist				\$ 10,000
2	Tuckpointing/Masonry Repair				\$ 5,000
4	Alternate Terrazzo Material				\$ 10,000
5	Design Development				\$ 10,000
6	Seimens Fire Alarm System Reconciliation				\$ 5,000
7	Salvage of Demountable Glazing				\$ 5,000
8	Raised Access Floor Floorboxes/Electrical Accessories (\$6,000 in BP 09B)				\$ -
9	Bench Allowance				\$ 8,000
10	Additional Floor Box and HDMI/USB Budget				\$ 15,000
11	Demo, Building and Sidewalk Closure Permits				\$ 70,000
	OWNER ALLOWANCE SUBTOTAL				\$ 138,000
<i>Task</i>	CONSTRUCTION MANAGEMENT				
<i>Items</i>					Totals
1	Construction Stage Personnel				\$ 253,860
2	CM General Conditions				\$ 74,142
3	CMR Contingency	2%			\$ 114,840
4	CMR Fee	2%			\$ 114,840
5	General Liability Insurance	0.3%			\$ 17,226
6	Contractor's P&P Bonds	1%			\$ 57,420
	CONSTRUCTION MANAGEMENT SUBTOTAL				\$ 632,328
	CONSTRUCTION COST OF WORK TOTAL (GMP)				\$ 6,374,333
	PRECONSTRUCTION COST TOTAL				\$ 65,691
	TOTAL PROJECT CONSTRUCTION COST				\$ 6,440,024

Diversity Participation

CONSTRUCTION COST				DIVERSE PARTICIPATION									
		Recommended Trade Contractor	Totals	Bidder has Certification	MBE		WBE		SBE		VOB		Projected Spend Total
					%	Spend	%	Spend	%	Spend	%	Spend	
BP 01A	Surveyor		\$ 2,500										
BP 01K	Final Clean	CCS	\$ 12,983										
BP 02A	Demo	Precision Environmental	\$ 179,250		15%	\$26,888	10%	\$17,925	10%	\$17,925			\$206,138
BP 02B	Temp Enclosure	Precision Environmental	\$ 30,350		15%	\$4,553	10%	\$3,035	10%	\$3,035			\$34,903
BP 03A	Concrete & Sitework	Platform	\$ 251,100		10%	\$25,110	5%	\$12,555					\$276,210
BP 04A	Masonry		\$ 237,140										
BP 05A	Structural Steel & Misc. Metals	Columbia	\$ 219,500										
BP 06A	Millwork	Wood Concepts	\$ 163,423										
BP 07A	Roofing	Industrial First	\$ 303,500										
BP 08A	Glazing & Panels	RC Glass	\$ 1,397,217		5%	\$69,861	5%	\$69,861	5%	\$69,861			\$69,861
BP 09A	Carpentry	Oppenheim	\$ 740,000										
BP 09B	Flooring & Tile	Flooring Specialties	\$ 168,000	Yes			100%	\$168,000	100%	\$168,000			\$168,000
BP 09D	Terrazo Substitution	Owner Allowance											
BP 09E	Painting	Frank Novak & Sons	\$ 33,505	Yes			100%	\$33,505	100%	\$33,505			\$33,505
BP 10A	Signage	Takeform	\$ 27,669										
BP 22A	Plumbing	Commerce	\$ 243,230										
BP 23A	HVAC	Miles Mechanical	\$ 763,700	Yes	100%	\$763,700	100%	\$763,700	100%	\$763,700			\$763,700
BP 26A	Electrical	Zenith	\$ 601,929	Yes							100%	\$601,929	\$601,929
BP 27A	Teledata	Zenith	\$ 102,762	Yes							100%	\$102,762	\$102,762
BP 28A	Security	IPS	\$ 110,954										
BP 32A	Asphalt		\$ 30,000										
BP 32B	Landscape & Site Improvements	Zscape	\$ 152,759	Yes	100%	\$152,759	100%	\$152,759	100%	\$152,759			\$152,759
BP 32C	Fencing	Great Northern	\$ 56,810										
	Unclaimed Scope Allowance		\$ 5,000										
		Trade Cost Subtotal	\$ 5,833,281		18%	\$1,042,870	21%	\$1,221,340	21%	\$1,208,785	12%	\$704,691	\$2,409,766
		<i>Does not reflect deduct alternate values</i>											41%
CM	Construction Manager	RL Hill Management, Inc	\$ 632,328	Yes	100%	\$632,328			100%	\$632,328			\$632,328
		Project Goal			20%	MBE	9%	WBE	15%	SBE	0%	VOB	47%
		Project Total Participation			26%	Exceeds by 6%	19%	Exceeds by 10%	28%	Exceeds by 13%	11%	Exceeds by 11%	

Allowances

Owner Allowances		Cost
1	Arborist (consultation, trimming, root pruning, fertilization, insect treatment)	\$ 10,000
2	Tuckpointing/Masonry Repair (currently undefined)	\$ 5,000
3	Alternate Terrazzo Material	\$ 10,000
4	Misc Additional Scope Items (Crosswalk paint, below grade waterproofing, adding ADA operators, etc)	\$ 10,000
5	Seimens Fire Alarm System Reconciliation (delegated design will request more than CDs)	\$ 5,000
6	Salvage of Demountable Glazing	\$ 5,000
7	Raised Access Floor Floorboxes/Electrical Accessories (\$6,000 in BP 09B)	n/a
8	Bench Allowance	\$ 8,000
9	Additional Floor Box and HDMI/USB Budget	\$ 15,000
10	Demo, Building and Sidewalk Closure Permits	\$ 70,000
	Owner Allowance Total	\$ 138,000
CM Allowances		Cost
1	BP2A 160 Labor hours Anticipated for comeback work, labor to move roof protection as work progresses, chainlink fence removal, additional or replacement protection material, unplanned phased work, reconfiguration of temp partitions once high bay needs enclosed, bridge protection	
2	BP2A Unforeseen abatement or demolition Items not identified on asbestos report or concealed	\$ 2,500
3	BP03A (8) Street Sweeping	
4	BP04A Masonry - CM allowance Intermittant weater protection, out of sequence work, premium time	\$ 5,000
5	BP05A Struct & Misc Metals - CM Allowance Unscheduled lintels needed after MEP coordination, galvanizing, acceleration for enclosure	\$ 10,000
6	BP05A Struct & Misc Metals -Shoring Allowance 2 months shoring rental	\$ 30,000

7	BP06A Millwork - CM Allowance Field labor post installation	\$ 1,000
8	BP07A Roofing - 80 labor hours Additional weather protection, spot repairs, unforeseen elevation corrections between façade systems	
9	BP08A Glazing and Metal Panels - 80 labor hours AVB repairs, additional weather protection, out of sequence work	
10	BP09A Carpentry - Removal, reinstall and finishing of existing wallboard for in-wall roughin by others	\$ 5,000
11	BP09A Carpentry - 160 labor hours General CM labor requests, out of sequence work, additional blocking, address wall repairs prior to final paint	
12	BP09B Flooring - CM Allowance Additional floor prep at UG trenches, additional infill and protection of installed materials	\$ 4,000
13	BP09E Painting - CM Allowance Address wall repairs prior to final paint, unforeseen detailing required at transitions to existing structure, prep for concealed lintels or structure	\$ 5,000
14	BP22A Plumbing - 80 labor hours Additional temp water needs, revising temp roof drains, additional mechanical room coordination, out of sequence work	
15	BP23A HVAC - 80 labor hours Additional temp heat needs, additional mechanical room coordination, protection for VAVs during roof replacement	
16	BP23A HVAC - Temporary Heat	\$ 11,700
17	BP26A Electrical - 80 labor hours Relocation of exterior temp lighting and power for temp security, additional hookups for temp equipment, additional mechanical room coordination, additional mechanical connection points	
18	BP26A Electrical - Concrete base or quaside box for future car charger	\$ 2,500
19	BP27A Technology - 40 Labor Hours Additional mechanical connection points, mechanical room coordination, temporary startup	
20	BP27A Technology - Installation and removal of temp security cameras	\$ 3,000
21	BP32B - CM Allowance Out of sequence work, extra labor requests	\$ 3,000
22	CM - Unclaimed scope allowance Bike racks, bike station, grass and snow maintenance	\$ 5,000
	CM Allowance Total	\$ 87,700

Alternates

Number	Description	Cost	Provided By	Owner Acceptance	Cost Adjustment
Alt 1	Roof Replacement on East and West Wings	\$ 217,880	Total	No	\$0
	BP05A - Provide 5% metal decking replacement associated with new roof assembly for east and	\$ 5,500	Columbia		
	BP07A - New Roof assembly for east and west wings	\$ 198,200	Industrial First		
	BP22A - (4) New Roof drains for east and west wings	\$ 19,680	Commerce		
	BP04A - Anticipated masonry work associated with east and west wing roof replacement.	in GMP	OA		
Alt 2	Provide shrubs, perennials, and ornamental grasses in a planting bed along the east side.	\$ 6,600	Total	No	\$0
	BP32B - Shrubs, perennials, and ornamental grasses in a planting bed along east side	\$ 6,600	Zscape		
Alt 3	Operable Partition	\$ 42,500	Total	No	\$0
	BP05A - Provide structural components related to the operable partition system.	\$ 9,000	Columbia		
	BP09A - Provide operable partition	\$ 33,500	Oppenheim		
Alt 4	Electrical wiring and provide 1 electric car charging station	\$ 14,695	Total	No	\$0
	BP-26A Provide electrical wire and Levington Charge Point charging station. No data cable is	\$ 14,695	Zenith		
Alt 5	Nordic Brass in lieu of aluminum plate	No bid		No	\$0
Alt 6	Exterior Overhead Door in Lieu of SF-6	\$ 47,800	Total	No	\$0
	09A - Overhead Accordion Door	\$ 44,000	Oppenheim		
	08A - Eliminate SF-6 in lieu of hinged automatic door by others	\$ (5,000)	RC Glass		
	23A - Revised HVAC system with installation of overheard door in lieu of fixed glazing.	\$ 7,800	Miles Mechanical		
	26A - Provide power to operable overhead door and CUH3	\$ 1,000	Zenith		
	27A - no work indicated	n/a			
Alt 7	Freestanding 20' x 16' open-air pergola	No bid		No	\$0
	26A - Provide power to structure	\$ 1,560	Zenith		
	27A - no work indicated	n/a			
	32B - Pergola Structure	The specified freestanding pergola manufacturer/ installer have been unresponsive. Cost for the pergola are not included in the GMP. CPL has the option to set a budget alternate value now or to include as a change order at a later date.			
Alt 8	VS1 Aluminum Blade Mullion Curtain Wall System	No bid		No	\$0
Alt 9	Remove and salvage 10% of existing custom curved face brick veneer	No bid		No	\$0
Vol Alt A	Remove Raised Access Floor (based on preliminary sketch)	-\$75,086	Total	Accept	-\$75,086
	02A - Reduce Demo of Existing Concrete Slab	-\$3,100	Precision Env.		
	02B - Additional Water Protection at Temp Partitions	\$2,100	Precision Env.		
	02A - Additional sf of flooring removal	\$8,700	Precision Env.		
	03A - Reduce New Slab Excavation and Installation	-\$13,000	Platform		
	09B - Eliminate Raised Access Floor	-\$72,100	Flooring Specialties		
	OA - Eliminate Raised Access Floor Electrical Accessory Allowance	-\$6,000	Owner's Allowance		
	BP26A/27A Added in slab work	\$8,314	Zenith		
Vol Alt B	Added Floorboxes and USB/HMDIs per E201 sketch dated 11/16/23	\$31,632	Total	No. Converted to OA to hold budget	\$0
	BP26A/27A - Additional cable, components, etc	\$31,632	Zenith		
	OA - Raised Access Floor Electrical Accessory Allowance	In base GMP	Owner's Allowance		
Vol Alt C	Remove new plantings from Annex parking area	-\$7,500	Total	Accept	-\$7,500
	BP32B - Remove plantings	-\$3,000	Zscape		
	BP03A - Remove stripping topsoil	-\$4,500	Platform		

Vol Alt D	BP02A - Demo wallboard in Flex Meeting Room to studs	\$4,500	Precision Env.	Hold	Hold
Vol Alt E	BP07A - Eliminate Coverboard from base bid roofing system Specification 075419 1.9 calls for warranty to cover natural causes and wind damage up to 75 mph. Without the cover board hail damage will not be covered. The coverboard is recommended with wind speeds greater than 80 mph or when there is a significant amount of foot traffic.	-\$13,000	Industrial First	No	\$0
Vol Alt F	BP08A - Provide ACMP in lieu of plate panels in lower areas only	-\$35,000	RC Glass	Accept	-\$35,000
Vol Alt G	BP08A - Provide ACMP in lieu of plate panels upper area only	-\$25,000	RC Glass	Accept	-\$25,000
Vol Alt H	BP08A - Provide Sawtooth panels in standard AAMA-2604 (25 yr warranty)	-\$30,000	RC Glass	No	\$0
Vol Alt I	BP09A - New drywall in reading room 110 and Corridor 112 Alcoves	\$8,000	Oppenheim	Hold	Hold
Vol Alt J	BP09A - Eliminate blocking at exterior walls for Z-girts	-\$5,800	Oppenheim	Accept	-\$5,800
Vol Alt K	Eliminate stretched fabric ceiling	-\$84,308	Total	Hold	Hold
	BP09A - Eliminate stretched fabric ceiling. Maintain folded gypsum ceiling with Level 4 finish.	-\$90,000	Oppenheim		
	BP08A - Paint folded gyp board ceiling.	\$5,692	Frank Novak		
Vol Alt L	BP22A - Eliminate Water Meter	-\$650	Commerce	Hold	Hold
Vol Alt M	BP22A - Standard concrete patch in lieu of detail on S301	-\$9,500	Commerce	Hold	Hold
Vol Alt N	BP22A - Revise the (4) Frost proof wall hydrants to a non-recessed box type	-\$700	Commerce	Hold	Hold
Vol Alt O	BP22A - Delete the (5) instant hot water heaters and run new domestic hot water piping off the existing overhead mains. A credit from the electrical contractor may also be available	-\$1,070	Commerce	Accept	-\$1,070
Vol Alt P.1 or	BP22A - Relocate the KS-1 sink in the Steam Classroom from the North wall to the South wall. Also delete the domestic hot water and rec-hot water line and provide (1) instant hot water heater.	-\$10,750	Commerce	No	No
Vol Alt P.2	BP22A - In lieu of KS-1 relocation above, the HW and HWR line to the KS-1 and supply an instant HWT heater	-\$2,900	Commerce	No	No
Vol Alt R	BP23A - Insulate unlined supply ductwork with 1-1/2" .75 FSK ductwrap instead of ductboard	-\$59,000	Miles Mechanical	Accept	-\$59,000
Vol Alt S	BP23A - Insulate equipment with 1-1/2" thick fiberglass instead of removable insulation	-\$3,000	Miles Mechanical	Accept	-\$3,000
Vol Alt T	BP32B - Remove Boomerang Benches from Scope	-\$17,820	Zscape	Accept	-\$17,820
Vol Alt U	BP08A - Eliminate sawtooth panel from west elevation above building structure below (approximately south of CL1)			Pending	\$0
Vol Alt V	Reduce exterior hardscape			Pending	\$0

Accepted -\$229,276



CPL Glenville Branch

12/18/2023

Assumptions and Clarifications

General	
1	This GMP is based on receiving a Notice to Proceed by 12/22.
2	A Building Permit will be available prior to 2/1/2024.
3	The GMP is not guaranteed by total amount rather than by bid package or budget line item. With the exception of Owner Allowances, line items will reconcile to Contingency.
4	Acceptance of the GMP constitutes acceptance of the recommended bidders listed. Rejection of a bid of a trade contractor listed within the GMP by the Owner will require an adjustment to the GMP value to accommodate the next responsible bidder.
5	This GMP does not currently incorporate all alternates shown in the Alternates section. Approved alternates will be added or deducted to the GMP total.
6	The alternates listed include pricing by the current most responsive bidder. If this bidder is ultimately not recommended or selected by the Owner, the alternate pricing shall be adjusted to the Owner's preferred bidder's pricing.
7	This GMP assumes normal working hours of 7:00 AM - 4:00 PM.
8	Construction hours are assumed to be 1st shift other than occasional off-hours work to accommodate tis-ins or shut downs / connections of major systems.
9	Schedule is of the essence and critical items requiring compressed review timeframes by the Owner and Architect will be identified and discussed during project team meetings. These may include submittals, Requests for Information Change Order Pricing and other deliverables that may have schedule implications.
10	Design or Owner changes shall not be communicated via submittal comments or markups. Any revisions shall be incorporated into the contract documents via Bulletin or RFI.
11	The GMP is based upon temporary use of some of the building permanent systems such as: heating and cooling equipment and systems, building controls systems, electrical systems, plumbing fixtures and systems, etc. Warranties for the equipment/systems as described above shall commence on the date of Substantial Completion or Owner Occupancy, whichever occurs first.
12	R.L. Hill reserves the right to optimize the sequence of construction at any time. This may include rearranging construction activities, adjustment of activity durations and any other changes which will not affect the final delivery date.

13	It is assumed the GMP Basis documents issued by the Design Team were prepared in a manner that put forth reasonable and professional care to comply with all applicable laws, codes and regulations of various governmental entities having jurisdiction over this project. City, State or other Authorities having Jurisdiction (AHJ) contemplated or pending Code revisions, not indicated in the GMP Basis Documents are excluded from this GMP.
14	This GMP includes the drawings and specifications included in the Basis Document Log included in Section 7. It is not atypical, whether on this project or others, for there to be discrepancies between the drawings and specifications. Every effort has been made to review these documents with Bialosky in conjunction with the Trade Contractors to ensure complete systems are being provided that meet the intent of the design. In general, it is assumed the drawings indicate component locations and quantities, while the specifications provide the corresponding material and quality requirements.
15	All extended Trade Contractor and manufacturer warranties are provided as 'pass-through' warranties from the appropriate party; extended warranties by RL Hill are not included in the GMP.
16	Excludes all cost and schedule impacts resulting from Federal Government proclamations or imposed tariffs enacted after GMP approval.
17	Where CPL requests the project use Procore, LCP Tracker or other software platforms; they shall be provided free of charge.
18	Upon submission of a monthly payment application, any Trade Contractor requesting funds shall be current with Certified Payroll through the previous payment request. RL Hill shall not provide certified payroll for their construction management staff.
19	Due to the coordination and administration required for all changes in work, CM Fee shall not be returned on deduct changes.
20	Due to the speed of construction and design, select Change Orders will need to be executed on estimated values in order to allow for payment to Trade Contractors for expedited work. These Change Orders will be reconciled upon the acceptance of the final value of the Changes.
21	The GMP is based on the Site Logistics plan included.
22	The GMP assumes sidewalk closure will be approved per logistics plan layout. Provisions beyond sidewalk closure signs (i.e. barricades for pedestrian walkway on St Clair) have not been included.
23	No protection for or work related to the bus stop is included. Per project team discussion, it is assumed that the bus stop will be temporarily relocated by RTA.
24	The GMP includes fencing around the project perimeter and will have monitored security cameras on the exterior as noted on the Site Logistics plan. No additional security provisions have been included. RL Hill is receptive to additional options to secure the site; however, our ultimate goal is to ensure CPL's concerns are addressed while still maximizing construction funds going toward programming.
25	Per project team discussion, BIM coordination is not included in the GMP. The design team confirmed their layout is coordinated with the existing structure. RL Hill will provide 2D Coordination Drawings for the MEP systems that allow for verification of access to maintenance zones.
26	Access to design models will be available at no cost.
27	LEED Certification has not been requested for this project and associated requirements are not included in this GMP.
28	Professional video recording of Owner training is excluded. This was previously confirmed with CPL.

29	Builder's Risk insurance shall be provided by the Owner. A copy shall be provided to R.L. Hill for review. If the policy does not adequately protect R.L. Hill and the trades under contract, R.L. Hill reserves the right to require additional coverage, purchase a difference in Conditions policy as a Cost of Work. If the insurance requires deductables, R.L. Hill.
	A133-2019 Clarifications
30	3.2.4 The GMP includes a Construction Manager's Contingency for the Construction Manager's exclusive use. Supporting documentation shall be provided in Accordance with Article 11.
31	3.2.8 - Revised Conformed documents are anticipated that incorporate these GMP assumptions. It is assumed any revisions from previously published documents will be highlighted in way that makes them easily identifiable for review. RL Hill will review and notify CPL of any inconsistencies; however, RL Hill will not be responsible for locating and reviewing unmarked revisions in the construction documents.
32	7.6.3 & 7.6.4 - Per discussion with CPL, an Owner's allowance is included for anticipated Demolition, Building and Sidewalk Closure Permits. An allowance for 3rd party inspection services and laboratory testing is not included as CPL intends to contract directly for these services.
33	7.9.1.1 - RL Hill will provide consistent project management and supervision for the project site. Due to global work place changes made during the pandemic, staff may intermittently work remotely but will still be reimbursable to the project.
34	11.8.1 - Due to the different nature and size of various bid packages, RL Hill may request an early release of retainage on behalf of select trade contractors where there are no incomplete work or final inspection concerns.
35	11.1.8.1 - This GMP assumes no retainage shall be held on R.L. Hill fee, staffing, general conditions or insurance. This is consistent with previous CPL projects.
36	11.1.10 - Multiple trade contractor proposals have indicated that specified manufacturers require a deposit to secure material. In these conditions, RL Hill will review the requests with CPL and confirm approval to include these costs in progress billings. Lack of approval may impact the project schedule.
	Specification Clarifications
37	General - In lieu of paper, electronic document control will be utilized on the project for the processing and turnover of all project documents. This includes closeout and training documentation.
38	Procure shall be utilized for processing of Submittals, RFIs, etc. While specification 013000 indicates Submittal and RFI turnaround times of 15 and 7 days respectively, the project schedule will often require a faster response time. Requested response dates shall be indicated when an item is submitted. RL Hill will work cooperatively with the Design team to prioritize open items in coordination with the work.
39	017000 Execution and Closeout Requirements - Where areas will become virtually inaccessible once specific equipment demobilizes or other components are installed, RL Hill may request inspection or punchlist of specific items prior to final completion.
40	017419 Construction Waste Management - Waste management will be conducted in compliance with applicable regulations related to the materials being removed. Other than regulatory manifests, waste management logs and records shall not be provided.

41	General Survey Notes: Asbuilts shall be provided with dimensions or grades where necessary. These measurements shall be field measurements and not performed by a licenced surveyor. A post construction topographical survey is not included.
42	General - An exterior wall mockup is not included. This is noted in the specifications but sizing and details were not provided. In lieu of the mock-up, samples will be provided for finish selection, and quality details will be reviewed at preinstallation meetings and with a series of 1st installation inspections. This is includes, but is not limited to, fluid applied membrane air barrier, glazing systems, metal panel systems, sheet metal flashings and their corresponding supporting structure.
By Owner	
1	Removal of existing loose shelving and material
2	3rd Party Testing Agent
3	Preexisting photo documentation
4	Builder's Risk Insurance
5	Soap Dispensers
6	Residential Appliances (OF/OI)
7	Library Equipment (OF/OI)
8	As indicated on Responsibility Matrix dated 10/23/2023. Paging system eliminated per direction of CPL.
9	Cellular Backup Antenna (OF/OI)
10	Projectors and Mounts (OF/OI)
11	Monitors and Brackets (OF/OI)
12	Phones (OF/OI)
13	Artwork (OF/OI)
14	Library Shelving, canopy tops, or endcaps (OF/OI)
15	AED (none currently indicated on documents)
16	Fire Extinguishers (OF/OI)
17	FF&E (OF/OI)
18	Ionization Unit (OF/CI)
19	Library Shelving, canopy tops, or endcaps (OF/OI)
20	Coordination, communication and approvals with 3rd party vendors (i.e. PSI, Clevnet, Takeform, City) to enable construction work to proceed without delay
21	Service applications, work orders, all fees and consuption costs related to utility service
22	Owner's vendors, contractors and consultants will be responsible for cleanup of their debris and depositing of the debris into their own onsite dumpsters.

<p><i>The clarifications below are organized by bid package for clarity; however, the clarifications are not limited to the work of one bid package or trade contractor.</i></p>	
<p>BPO2A Demolition</p>	
1	Existing below grade structure will only be removed to a depth required for installation of new systems. For example, mezzanine column foundations will not be fully removed. This matches the extent of work shown on the demolition plans.
2	The existing flooring and housekeeping pads are not shown to be removed from the Mechanical room and are not included in the GMP.
3	Salvage of demountable glass is included as an Owner's Allowance. RLH will coordinate this work.
4	Flooring adhesives and thinsets will be removed with the existing flooring. No topping slabs or fillers are included. These are not anticipated based on project documents.
5	The art niche will be protected by an enclosure at the corridor face during construction. RL Hill will take care and provide due diligence for protection of the art niche contents; however, due to the duration of construction, exposure to unconditioned space and roofing replacement above, RL Hill recommends CPL remove and store the contents of the niche offsite. RL Hill will not restore or replace any items within the art niche.
6	The documents indicate the wallboard shall remain in the door and water fountain niches along the south corridor, and in the Multipurpose Room. Removal of wall finishes only are included. Removal of wall finishes may damage the existing wall board beyond acceptable level of repair. Additionally, these walls and ceilings may require patching due to new in-wall rough-in or removal of existing devices. This work is included by allowance only.
7	Abatement of lead paint is not anticipated or included. RL Hill will request the Owner's test agent test for lead when steel is exposed.
8	Removal of remaining asbestos containing and regulated materials is included as noted in the Owner provided Asbestos and Regulated Materials Survey dated 8/20/2015.
9	Per project team discussion with the local utility, supplemental protection for the sewer main is not indicated to be needed for construction and is not included in the GMP.
10	No scanning of existing structure or underground is included.

BP02B Temporary Protection	
1	Protection zones for established trees will be provided; however, the construction documents call for work to occur in close proximity to many existing trees. This includes regrading, removal of existing topsoil, new limestone screenings and hardscape, new stone block seats, lighpole bases, and pathway trenching. RL Hill cannot guarantee this work will not impact the existing trees. An Owner allowance has been included for arborists services for the project. As needed; this may include, assesment and recommendation reports, trimming for maintenance or branch repair due to construction activity, root pruning, fertilization or insect treatment.
2	Per discussion with Bialosky, a SWPPP permit is not required for the project. The project shall maintain standard water pollution control measures where required; however, a SWPPP permit and the associated requirements are not included in the GMP.
BP03A Concrete & Site Utilities	
1	The exposed aggregate concrete does not include a premium aggregate or dye. This was confirmed with the design team during scope review but is noted here due to the deviation from the specifications. One mockup is included.
2	Barrier One our similar products are not included. This was confirmed with the design team during scope review but is noted here due to the deviation from the specifications
3	The documents call out a FF/FL requirement for new interior concrete. The FF/FL levels of the existing concrete slab is unknown. Given how the project's new concrete is interspersed with existing, RL Hill recommends suspending the FF/FL requirement in lieu of new concrete being installed to transition to existing concrete. There is potentially an inherent conflict between the FF/FL requirements for the specified RAF and the existitng concrete. Additional funds to grind or fill the existing slab adjacent to the new RAF can not be determined at this time and have not been included.
4	Casual dewatering only is included. The need for more substantial dewatering is not indicated or anticipated.
5	Unsuitable soils have not been indicated in the project documents and are not included.
6	No provisions are included to address the existing underground fuel storage tank and any posible remediation of soils on the existing project site.
7	Per discussion with Bialosky, the work on the construction documents is not anticipated to encounter any underground remains from structures located on the property prior to construction of the 1980 Library. No removal of these legacy underground structures is included.
8	Unforseen conditions such as unidentified utilties are not included.
9	Repair of existing utilites and structures is not indicated on the documents and is not included. Upon excavation, existing conditions or the AHJ may require utility work beyond what is shown on the documents. Per discussion with Bialosky, the existing storm structure on the south side of the project is in poor condition. Prebid RFI-29 confirmed the scope of work includes adjusting this structure to grade only in lieu of replacement.

10	The current grading plans do not include sufficient detail for installation of the work. Additional information will be required from the design team. Updated grading shall not significantly revise the intent, details or material quantities currently on the construction documents. The design team is responsible for providing grading that is in compliance with all applicable accessibility codes and needed clearances.
11	Per discussion with Bialosky, a first installation inspection will be provided in lieu of a mockup for the vapor barrier.
BP04A Masonry	
1	The extent of potential tuckpointing and repair of existing masonry is undefined on the documents. Any Owner's Allowance has been included to address repair requests.
2	RL Hill will work with local vendors to supply a reasonable matching masonry mix and mortar for infill of existing walls. Premium masonry units or staining is not included.
3	A final clean of the exterior masonry is included. Due to masonry being adjacent to metal panels, roofing, etc; RL Hill reserves the right to use a non-acid cleaning agent in lieu of product specified.
4	Infill and cleaning of existing interior masonry is not indicated on the documents. This work is included in the GMP; however, not all areas may appear to be in a 'like new' condition due to existing adhesives, cut ins and patches.
5	Control joints are not indicated on the documents. They shall be provided at industry recommended intervals.
BP05A Structural Steel and Misc Metals	
1	Infill of existing roof deck does not include additional work that may be required if the existing and new roof profiles do not match. Per discussion with Bialosky, this is not anticipated.
2	An engineered shoring system is included with a 2 month rental allowance. This system will be utilized to support existing beams that are intended to remain while they are being modified. RL Hill has not included additional engineering for the project as a whole. It is assumed the structural design engineer has verified that the structure will be stable during and after the demolition of the bay between column lines B-E and 1-5.
BP06A Millwork	
1	The color selected for SSM-1 , Alabaster, is discontinued. The GMP includes an alternate selection in the manufacturer's same color grade.
2	A 20% deposit is required to secure materials.

BP07A Roofing	
1	100LF of walkway pads are included. There are none shown on the bid documents.
2	A fall protection system is not included. There is none shown on the bid documents.
3	An independent mockup is not included. Samples for finish and bend profile can be provided.
4	The roof insulation system shall be a R25 system. This has been confirmed with the design team but is clarified here due to conflicting notations in the documents.
BP08A Glazing and Metal Panels	
1	No exterior glazing film is included. This has been confirmed with Bialosky; however, it is noted here because of the variance from the drawings. Interior glazing film is included.
2	As confirmed during scope review, the specified hardware requires a wide stile door. These are included in the GMP.
3	A mockup is not included. This is noted in the specifications but sizing and details were not provided. In lieu of the mock-up, samples will be provided for finish selection; CW and panel details will be collaboratively reviewed with the design team; and quality details will be reviewed at a preinstallation meeting and with a series of 1st installation inspections.
4	Attic stock is not included.
5	Support for 3rd party testing is not indicated in the documents and is not included in the GMP.
6	Final clean of the interior and exterior glass is included. The high bay glazing will be final cleaned prior to installation of the sawtooth panels and interior ceiling due to the overlapping nature of these systems.
7	Heat soak to mitigate spontaneous breakage concerns has not been included in the GMP due to the increased cost and material lead time involved. Standard material warranties apply.

BP09A Carpentry	
1	Impact or Abuse board is not indicated on the drawings and is not included in the GMP.
2	Access panels are not indicated on the drawings and are not included in the GMP.
3	Additional wallboard to provide a thermal barrier at spray foam locations is not included. This was clarified with the design team during scope review and they do not anticipate it being needed.
4	Interior walls will be constructed per the wall type details included on A001 but does not include additional measures to ensure the STC rated noted applies to the entire room. No accoustical testing is indicated or included in the GMP.
5	Automatic door openers and associated push buttons are not shown on the documents and are not included the the GMP. The slider doors shall include openers.
6	Room layout and accessory installation shall be provided as indicated on the construction documents. While any concerns will be brought to the design team's attention, RL Hill is not responsible to ensure the documents are code compliant. This includes all grades and clearances associated with accessibility.
7	Control joints are not indicated on the documents. They shall be provided at industry recommended intervals.
8	Level 5 finish is included at the locations noted on the drawings only.
BP09B Flooring, Tile and Raised Access Floor	
1	Please note the profile of the raised access floor may telegraph through the carpet tile. The flooring contractor noted the flooring appeared 'bumpy' in previous installations.
2	No striping, waxing or sealing is included as they are not required by the flooring or tile manufacturers.
3	Preparation of the existing slab for new flooring is included as discing and 1/8" skim of small areas to create a smooth surface and transition between rooms. Significant imperfections or unlevelness of the existing slab requiring more extensive floor preparation have not been included based on visual observations.
4	A tile mockup is not included. It is mentioned in the specifications but there is no corresponding detail on the drawings.
5	A raised access floor mockup is not included. It shall be provided per approved component through the submittal process.

BP09D Terrazzo	
1	No terrazzo installers have been willing to propose on this project, likely due to market conditions and the small quantity for this project. In consultation with the design team, \$4/sf is suggested for material cost until an alternate material is determined. A \$10,000 owner allowance has been included for the bathroom floor material and installation.
BP09E Painting	
1	Intumescent paint is not indicated on the documents and is not included in the GMP. MEP Backboards shall receive a standard finish paint if needed.
2	New paint for the ceiling of the Mechanical Room is not indicated on the drawings and is not included.
3	Paint is not included for the wallboard behind the stretched fabric ceiling or any structure above. Paint is not indicated on the documents for these surfaces.
4	Concrete floor sealer is not included. While sealer is indicated on the finish plan, the existing flooring in the Mechanical Room is not shown to be removed.
BP10A Signage	
1	RL Hill shall execute a contract and coordinate with Takeform at CPL's request. No scope or design for signage has been provided. The value included in the GMP reflects the signage vendor's proposal dated 11/17/2023 and must be verified for correctness by CPL.
2	RL Hill has not verified if the signage vendor has accounted for prevailing wage or providing certified payroll as CPL's expectations for this package are not clear.
3	Taxes are shown on the vendor's proposal but have been removed from the GMP line item value.
4	No inwall blocking has been included for interior signage. None is indicated on the documents.
5	Inserts shall be designed and provided by others

BP22A Plumbing	
1	Interior trenching for new underground piping is based on 4" existing slab thickness or less. This matches what is show on the original building construction documents but is noted here in case existing conditions do not match.
2	A roof hydrant is included per SK-3.
3	There is no fabric encasement of perimeter pipe at the west bump out as none is indicated on the documents.
4	Gas line and meter relocation is assumed to be by Dominion. The owner shall apply for the relocation request. The GMP does not include any Dominion work order costs or utility consumption. The GMP does not include repairs if Dominion replaces the exisiting gas line back to the street rather than tie-in to the existing line close to the building as shown on C100 and C301.
5	A full restroom mockup or samples of every restroom component are not required and will not be provided. This was confirmed with the design team during scope review but is noted here due to the deviation from the specifications.
BP23A HVAC	
1	Duct cleaning is not included due to new system installation
BP26A Electrical	
1	No work related to the existing incoming electrical service is indicated or included in the GMP.

BP27A Technology/AV	
1	Switches and paging system have been removed from scope per CPL's direction.
2	An Emergency Response System is not included in the GMP.
3	Cellular backup antenna will be installed by Guardian through CPL. RL Hill will coordinate with CPL and Guardian; however, no cost to furnish or install the antenna, dunnage, cabling or accessories are included in the GMP.
4	The following items are not included and not anticipated per scope review discussion with BCL; fiber and copper backbone, radius server, KVM and wireless controller
5	No work related to the existing data service is indicated or included in the GMP. The existing infrastructure shall be relocated to the new technology closet location; however, it is assumed the feasibility of this location has been coordinated by the design team and the existing fiber can reach this new location.
BP28A Security	
1	RL Hill shall execute a contract and coordinate with IPS at CPL's request. The value included in the GMP reflects the security vendor's proposal dated 10/26/2023 and must be verified for correctness by CPL.
2	RL Hill has not verified if the security vendor has accounted for prevailing wage or providing certified payroll as CPLs expectations for this package are not clear.
BP32A Asphalt	
1	n/a

BP32B Landscaping / Site Improvements	
1	Drain tile is not included at the stone step seats. Per previous clarification with Bialosky, there is no additional storm line on the south side of the building.
2	Eco-Permeable pavers are included as called out on L101. They are available in two colors and one size. Due to weathering and manufacturing differences over time, the currently available pavers may not match the existing pavers. Verification samples will be provided for selection; however, cost for additional products have not been included.
3	The work called out at the story tree is in conflict with the tree protection details shown on L101. While care will be taken, installation of the work shown on the contract documents will impact the root zone of this tree and may impact its overall health. No warranty or replacement cost are included in the GMP.
4	Installation of limestone adjacent to the storytree may impact the soil PH and the tree itself. RL Hill recommends alternate material be installed at this location such as small pea gravel, crushed gravel or 304 size stone. No to minimal cost difference would apply.
5	The Boomerang Benches are included in the GMP with the manufacturer's standard concrete and wood color selection only.
6	The specified freestanding pergola manufacturer/installer have been unresponsive. Cost for the pergola are not included in the GMP. CPL has the option to set a budget alternate value now or to include as a change order at a later date.
BP32C Fencing / Ornamental Railings	
1	Detail 1/A604 calls out a decorative gravel strip at the west bump out. Per clarification with Bialosky, this detail is not intended for the project and it is not included in the GMP.
2	No work is indicated for the existing exterior retaining wall beyond repainting the pipe rail.
3	No hardware or security has been indicated for the ornamental fencing gates. A latch only shall be provided.
4	Removal of the existing fence and installation of the new fence will impact fencing, lawns and plantings on the adjoining property. RL Hill requests CPL reach out to the neighbors to update them on forthcoming work. RL Hill will coordinate with trade contractor's as needed. Recommend leaving existing posts in place to minimize distrubance to neighbors' yards.

Basis Document Log

Number	Drawing Title	Date
TS100	Title Sheet	10/26/2023
V101	Existing Conditions Survey	10/6/2023
C100	Site Demolition Plan	10/6/2023
C200	Site Layout Plan	10/6/2023
C300	Grading Plan	10/18/2023
C301	Proposed Site Utility	10/6/2023
C400	Miscellaneous Details	10/18/2023
C410	City of Cleveland Standard Drawings	10/6/2023
L100	Landscape Plan	10/18/2023
L101	Furnishings and Hardscape	10/18/2023
D101	Demolition Plans	10/20/2023
D102	Demolition Roof Plan	10/18/2023
D301	Demolition RCP	10/18/2023
D401	Exterior Demolition Elevations	10/18/2023
D501	Demolition N/S Building Sections	10/20/2023
A001	Typical Wall Types & Details	10/18/2023
A101	Floor Plans	10/20/2023
A102	Dimension Control Plans	10/20/2023
A103	Roof Plan	10/6/2023
A104	Roof Details	10/18/2023
A201	Enlarged Plans & Details	10/20/2023
SK-1	Sketch 1 Plan Detail SE Corner	11/2/2023
SK-2	Sketch 2 Plan Detail SW Corner	11/2/2023
A202	Enlarged Plans & Details	10/6/2023
A203	Enlarged Plan Details	10/20/2023
A301	First Floor RCP	10/26/2023
A302	First Floor Ceiling Details	10/6/2023
A401	Exterior Elevations	10/26/2023
A402	Exterior Elevations	10/26/2023
A403	Partial Exterior Elevations	10/26/2023
A501	Building Sections	10/20/2023
A600	Perforated Metal Panel Details	10/18/2023
A601	Wall Sections	10/20/2023
A602	Wall Sections	10/20/2023
A603	Wall Sections	10/6/2023
A604	Wall Sections	10/18/2023
A610	Enlarged Section Details	10/20/2023
A611	Enlarged Section Details	10/20/2023
A612	Enlarged Section Details	10/20/2023
A800	Enlarged Restroom Plans & Elevations	10/6/2023
A801	Interior Elevations	10/18/2023
A802	Interior Elevations	10/20/2023
A811	Millwork Plan	10/20/2023

A812	Enlarged Millwork Plans & Details	10/18/2023
A813	Enlarged Millwork Plans & Details	10/6/2023
A814	Enlarged Millwork Plans & Details	10/20/2023
A815	Millwork Details	10/6/2023
A816	Millwork Details	10/6/2023
A901	Door Schedule & Details	10/20/2023
A902	Curtain Wall Schedule & Details	10/18/2023
A903	Storefront Schedule	10/6/2023
A910	Finish Selections & Details	10/20/2023
A911	First Floor Finish Plan	10/20/2023
A921	First Floor Furniture Plan	10/6/2023
AS101	Architectural Site Plan	10/6/2023
AS110	Site Details	10/6/2023
LS101	First Floor Life Safety Plan	10/6/2023
S001	General Notes	10/6/2023
S002	Special Inspections	10/6/2023
S101	Foundation Plan	10/18/2023
S102	Roof Framing Plans	10/26/2023
S201	Sections	10/20/2023
S202	Sections	10/6/2023
S203	Sections	10/26/2023
S301	Typical Details	10/6/2023
S302	Typical Details	10/6/2023
M001	Mechanical Legends & General Notes	10/6/2023
M101	First Floor Mechanical Ductwork Plan	10/18/2023
M103	Roof Mechanical Plan	10/18/2023
M201	First Floor Mechanical Piping Plan	10/18/2023
M401	Enlarged Mechanical Room Plans	10/6/2023
M501	Mechanical Details	10/6/2023
M502	Mechanical Details	10/6/2023
M503	Mechanical Diagrams	10/6/2023
M504	Mechanical Diagrams	10/6/2023
M601	Mechanical Schedules	10/18/2023
MD101	First Floor Mech. Ductwork Demo Plan	10/6/2023
MD103	Roof Mechanical Ductwork Demo Plan	10/6/2023
MD201	First Floor Mech. Piping Demo Plan	10/6/2023
P001	Plumbing Legends & General Notes	10/6/2023
P100	Underground Plumbing Plan	10/18/2023
P101	First Floor Plumbing Plan	10/18/2023
P103	Roof Plumbing Plan	10/18/2023
P501	Plumbing Stack Diagram	10/6/2023
P502	Plumbing Details	10/6/2023
P601	Plumbing Schedules	10/6/2023
PD100	Under Ground Plumbing Demo Plan	10/6/2023
PD101	First Floor Plumbing Demo Plan	10/18/2023
PD103	Roof Plumbing Demo Plan	10/18/2023
E001	Electrical Legends & General Notes	10/6/2023
E101	Electrical Lighting Plan	10/6/2023
E201	Electrical Power Plan	10/20/2023
E203	Roof Electrical Power Plan	10/6/2023
E301	Electrical Technology Plan	10/6/2023
E501	Electrical One-Line Diagram	10/6/2023
E502	Electrical Details	10/6/2023
E601	Electrical Panel Schedules	10/20/2023
E602	Electrical Schedules	10/6/2023

ED101	Electrical Lighting Demo Plan	10/6/2023
ED201	Electrical Power & Systems Demo Plan	10/6/2023
ES101	Electrical Site Plan	10/6/2023
T001	Technology Legends	10/18/2023
T002	Technology Notes	10/18/2023
T011	First Floor Cable Pathway Plan	10/18/2023
T101	Technology And Security First Floor Plan	10/18/2023
T301	Technology Rooms and Elevations	10/18/2023
T501	Technology Details (Face Plates)	10/18/2023
T502	Technology Details (Doors)	10/18/2023
T503	Technology Details (Cameras)	10/18/2023
T601	Technology Security Schedules	10/18/2023

Number	Specification Title	Date
00 0001	Spec Cover	10/31/2023
00 0100	Table of Contents	10/31/2023
00 2600	Procurement Substitution Procedures	10/6/2023
00 2601	Substitution Request Form (During Procurement)	10/6/2023
00 3119	Existing Condition Information	10/6/2023
00 3126	Existing Hazardous Material Information	10/6/2023
00 3132	Geotechnical Data	10/6/2023
00 6000	Project Forms	10/6/2023
00 9111	ADDENDUM #1 Coversheet	10/18/2023
00 9112	ADDEDNUM #2 Coversheet	10/20/2023
00 9113	ADDENDUM #3 Coversheet	10/26/2023
00 9114	ADDENDUM #4 Coversheet	10/31/2023
000110	Table of Contents	10/6/2023
01 1000	Summary	10/6/2023
01 2100	Allowances	10/6/2023
01 2200	Unit Prices	10/6/2023
01 2300	Alternates	10/6/2023
01 2500	Substitution Procedures	10/6/2023
01 2501	Substitution Request Form (During Construction)	10/6/2023
01 2600	Contract Modification Procedures	10/6/2023
01 2601	Proposal Request Form	10/6/2023
01 2900	PAYMENT PROCEDURES	10/6/2023
01 3000	Administrative Requirements	10/6/2023
01 3001	REQUEST FOR INFORMATION (RFI) FORM	10/6/2023
01 3113	Project Coordination	10/6/2023
01 4000	Quality Requirements	10/6/2023
01 4216	Definitions	10/6/2023
01 4533	Code-Required Special Inspections and Procedures	10/6/2023
01 5000	Temporary Facilities and Controls	10/6/2023
01 5526	Traffic Control	10/6/2023
01 5723	Temporary Storm Water Pollution Control	10/6/2023
01 6000	Product Requirements	10/6/2023
01 7000	Execution and Closeout Requirements	10/6/2023
01 7419	Construction Waste Management and Disposal	10/6/2023
01 7800	Closeout Submittals	10/6/2023
01 7900	Demonstration and Training	10/6/2023
01 9100	COMMISSIONING OF BUILDING SYSTEMS	10/6/2023
02 4119	Selective Demolition	10/6/2023
03 0516	Underslab Vapor Retarders	10/6/2023
03 1516	Concrete Construction Joint Fillers	10/6/2023

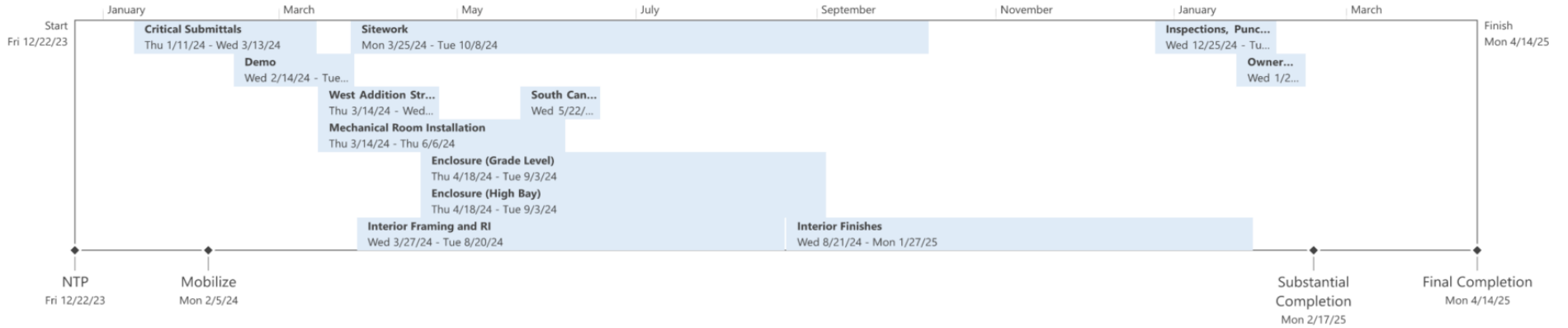
03 3000	Cast-in-Place Concrete	10/6/2023
03 3511	Concrete Floor Finishes	10/6/2023
03 5416	Hydraulic Cement Underlayment	10/6/2023
04 0100	Maintenance of Masonry	10/6/2023
04 2000	Unit Masonry	10/6/2023
05 1200	Structural Steel Framing	10/6/2023
05 3100	Structural Steel Decking	10/6/2023
05 4000	Cold-Formed Metal Framing	10/6/2023
05 5000	Metal Fabrications	10/6/2023
055133	Metal Ladders	10/6/2023
06 1053	Miscellaneous Rough Carpentry	10/6/2023
06 4000	Architectural Woodwork	10/20/2023
06 8316	Fiberglass Reinforced Paneling	10/6/2023
07 0150.19	PREPARATION FOR RE-ROOFING	10/6/2023
07 2100	Thermal Insulation	10/6/2023
07 2119	Foamed-In-Place Insulation	10/6/2023
07 2726	Fluid-Applied Membrane Air Barriers	10/6/2023
07 4213.11	SAWTOOTH METAL PLATE WALL PANELS	10/6/2023
07 4213.16	Flat Metal Plate Wall Panels	10/6/2023
07 5419	PVC THERMOPLASTIC MEMBRANE ROOFING	10/6/2023
07 6200	Sheet Metal Flashing and Trim	10/6/2023
07 9200	Joint Sealants	10/6/2023
08 0671	Door Hardware Schedule	10/6/2023
08 1113	Hollow Metal Doors and Frames	10/6/2023
08 1416	Flush Wood Doors	10/6/2023
08 3100	Access Doors and Panels	10/6/2023
08 4113	Aluminum-Framed Entrances and Storefronts	10/6/2023
08 4229	Automatic Entrances	10/6/2023
08 4413	Glazed Aluminum Curtain Walls	10/6/2023
08 7100	Door Hardware	10/18/2023
08 8000	Glazing	10/6/2023
09 0561	Common Work Results for Flooring Preparation	10/6/2023
09 2116	Gypsum Board Assemblies	10/6/2023
09 3000	Tiling	10/6/2023
09 5113	Acoustical Panel Ceilings	10/6/2023
09 5421	Metal Pan Ceilings	10/6/2023
09 5443	Stretched-Fabric Ceiling Systems	10/6/2023
09 6500	Resilient Flooring	10/6/2023
09 6623	Resinous Matrix Terrazzo Flooring	10/6/2023
09 6813	Tile Carpeting	10/6/2023
09 6933	Low-Profile Fixed Height Access Flooring	10/6/2023
09 7200	Wall Coverings	10/6/2023
09 9113	Exterior Painting	10/6/2023
09 9123	Interior Painting	10/6/2023
10.06.20	Schedules for Interior Specialties	10/31/2023
10 1100	Visual Display Units	10/20/2023
10 1416	Plaques	10/6/2023
10 1419	Dimensional Letter Signage	10/6/2023
10 1423	Panel Signage	10/6/2023
10 2239	Folding Panel Partitions	10/6/2023
10 2600	Wall and Door Protection	10/6/2023
10 2800	Toilet, Bath, and Laundry Accessories	10/6/2023
10 4400	Fire Protection Specialties	10/6/2023
11 5100	Library Equipment	10/6/2023
113013	Residential Appliances	10/6/2023

12 2400	Window Shades	10/6/2023
12 4813	Entrance Floor Mats and Frames	10/6/2023
21 0000	Fire Protection Narrative	10/6/2023
22 0516	Expansion Fittings and Loops for Plumbing Piping	10/6/2023
22 0517	SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING	10/6/2023
22 0519	Meters and Gauges for Plumbing Piping	10/6/2023
22 0523	General-Duty Valves for Plumbing Piping	10/6/2023
22 0529	Hangers and Supports for Plumbing Piping and Equipment	10/6/2023
22 0553	Identification for Plumbing Piping and Equipment	10/6/2023
22 0716	Plumbing Equipment Insulation	10/6/2023
22 0719	Plumbing Piping Insulation	10/6/2023
22 1005	PLUMBING PIPING	10/6/2023
22 1006	PLUMBING PIPING SPECIALTIES	10/6/2023
22 3000	Plumbing Equipment	10/6/2023
22 4000	Plumbing Fixtures	10/6/2023
23 0130.51	HVAC AIR-DISTRIBUTION SYSTEM CLEANING	10/6/2023
23 0513	Common Motor Requirements for HVAC Equipment	10/6/2023
23 0516	Expansion Fittings and Loops for HVAC Piping	10/6/2023
23 0517	SLEEVES AND SLEEVE SEALS FOR HVAC PIPING	10/6/2023
23 0519	Meters and Gages for HVAC Piping	10/6/2023
23 0523	General-Duty Valves for HVAC Piping	10/6/2023
23 0548	Vibration and Seismic Controls for HVAC	10/6/2023
23 0553	Identification for HVAC Piping and Equipment	10/6/2023
23 0593	Testing, Adjusting, and Balancing for HVAC	10/6/2023
23 0713	Duct Insulation	10/6/2023
23 0716	HVAC Equipment Insulation	10/6/2023
23 0719	HVAC Piping Insulation	10/6/2023
23 0800	Commissioning of HVAC	10/6/2023
23 0900	BUILDING AUTOMATION SYSTEM	10/6/2023
23 1123	Facility Natural-Gas Piping	10/6/2023
23 2113	Hydronic Piping	10/6/2023
23 2114	HYDRONIC SPECIALTIES	10/6/2023
23 2123	Hydronic Pumps	10/6/2023
23 2300	Refrigerant Piping	10/6/2023
23 2500	HVAC Water Treatment	10/6/2023
23 3100	HVAC Ducts and Casings	10/6/2023
23 3300	Air Duct Accessories	10/6/2023
23 3416	Centrifugal HVAC Fans	10/6/2023
23 3600	Air Terminal Units	10/6/2023
23 3700	Air Outlets and Inlets	10/6/2023
23 4000	HVAC Air Cleaning Devices	10/6/2023
23 5216	Condensing Boilers	10/6/2023
23 7413	Packaged Outdoor Central-Station Air-Handling Units	10/6/2023
23 8200	CONVECTION HEATING AND COOLING UNITS	11/3/2023
23 8300	RADIANT HEATING AND COOLING UNITS	10/6/2023
26 0505	Selective Demolition for Electrical	10/6/2023
26 0519	Low-Voltage Electrical Power Conductors and Cables	10/6/2023
26 0526	Grounding and Bonding for Electrical Systems	10/6/2023
26 0529	Hangers and Supports for Electrical Systems	10/6/2023
26 0533.13	Conduit For Electrical Systems	10/6/2023
26 0533.16	BOXES FOR ELECTRICAL SYSTEMS	10/6/2023
26 0539	Underfloor Raceways for Electrical Systems	10/6/2023
26 0553	Identification for Electrical Systems	10/6/2023
26 0583	Wiring Connections	10/6/2023
26 0923	Lighting Control Devices	10/6/2023

26 0924	LIGHTING CONTROLS	10/6/2023
26 2100	Low-Voltage Electrical Service Entrance	10/6/2023
26 2416	Panelboards	10/6/2023
26 2726	Wiring Devices	10/6/2023
26 2813	Fuses	10/6/2023
26 2816.13	ENCLOSED CIRCUIT BREAKERS	10/6/2023
26 2816.16	ENCLOSED SWITCHES	10/6/2023
26 2924	VARIABLE-FREQUENCY MOTOR CONTROLLERS	10/6/2023
26 3600	Transfer Switches	10/6/2023
26 4300	Surge Protective Devices	10/6/2023
26 5100	Interior Lighting	10/6/2023
26 5600	Exterior Lighting	10/6/2023
27 0500	Common Work Results for Communications	10/6/2023
27 0526	Grounding and Bonding for Communications Systems	10/6/2023
27 0528	Pathways for Communications Systems	10/6/2023
27 0553	Identification for Communications Systems	10/6/2023
27 1000	Structured Cabling	10/6/2023
27 2100	Data Communications Network Equipment	10/6/2023
27 4143	Integrated A-V Systems and Equipment	10/6/2023
27 5116	PUBLIC ADDRESS AND MASS NOTIFICATION SYSTEMS	10/6/2023
27 7000	Wireless Services	10/6/2023
28 4600	Fire Detection and Alarm	10/31/2023
31 0000	Site Clearing	10/6/2023
31 2010	SURVEY LAYOUT	10/6/2023
31 2200	Earth Moving	10/6/2023
31 2300	Excavation and Fill	10/6/2023
32 1216	Asphalt Paving	10/6/2023
32 1313	Concrete Paving, Curbs, and Walks	10/6/2023
32 1313.13	EXPOSED AGGREGATE CONCRETE PAVING	10/18/2023
32 1413.19	PERMEABLE PAVERS	10/6/2023
32 1540	LIMESTONE SCREENINGS PERMEABLE WALKS	10/6/2023
32 3300	Site Furnishings	10/6/2023
32 3313	Site Bicycle Racks	10/6/2023
32 9200	Turf and Grasses	10/6/2023
32 9300	PLANTING	10/6/2023
33 1000	Water Utilities	10/6/2023
33 3000	Sanitary Sewerage Utilities	10/6/2023
33 4000	Stormwater Utilities	10/6/2023
33 4100	Subdrainage	10/6/2023
APDX 01	Subsurface Exploration Report dated 3/28/2023	10/6/2023
APDX 02	Asbestos and Regulated Materials Survey dated 8/15/2023	10/6/2023

Number	Other Reference Documents	Date
	CPL Glenville Responsibility Matrix	10/23/2023
SK-1 & SK-2	PB-24 Response - Revised 1/A201 Plan Detail - SE Corner	11/2/2023
SK-3	Plumbing Sketch Roof Hose Bibb/Hydrant	11/16/2023
	Heat Trace+Snowment Markup Clarification	11/15/2023
PB01	Substitution Request - AV System	
PB02	Technology - Misc	
PB03	Telephony Enviroment	
PB04	ADA Push Panels/Door Operators	
PB05	Makerspace room 129 In-wall brackets	
PB06	CFMF Walls on Existing Masonry	
PB07	FF/FL Requirements	
PB08	Fire Alarm Specs	
PB09	Window Sills	
PB10	Backsplash	
PB11	Backsplash A802	
PB12	Masonry Toothback Preparation	
PB13	Alternate to demo and salvage masonry	
PB14	Mechanical Openings in Masonry Walls	
PB15	Masonry openings on Mechanical Drawings	
PB16	Through Wall Flashing	
PB17	Electric Snow Melt and Heat Trace	
PB18	Roof Level Kicker	
PB19	Frost Slab Locations	
PB20	Countertops	
PB21	In-wall Rough in Multipurpose Room	
PB22	Interior Wall Type for Storefront Headers	
PB23	Access Floor System Substitution Request	
PB24	Roof Level Existing Masonry Walls to Remain	
PB25	South Vestibule Masonry Opening	
PB26	Firestop	
PB27	IMAR/Intek Metal Panel Substitution Request	
PB28	Staff Room 115 Countertop	
PB29	Catch Basin Clarification	
PB30	Fin Tube Radiators and Unit Heaters	
PB31	AS-1 Remarks Confirmation	
PB32	Div 23 Substitution Requests	

Milestone Schedule



Site Logistics

