

CLEVELAND PUBLIC LIBRARY

Finance Committee
September 17, 2024

**RESOLUTION TO AUTHORIZE AGREEMENT FOR RENOVATIONS TO
TECHCENTRAL AND TO AUTHORIZE PROJECT BUDGET**

WHEREAS, The Library published a notice to bidders in *The Plain Dealer* on August 5, 2024 and August 12, 2024 seeking bids from contractors to renovate TechCentral in the Louis Stokes Wing with improvements such as new carpet, paint, ceiling acoustical treatments, electrical and technology updates, and updated LED lighting (the “TechCentral Renovation Project”); and

WHEREAS, Pursuant to Ohio public construction laws, the Library is required to provide all prospective bidders with an estimate of the total cost of the work for which bids are sought, and the value of the contract awarded to the lowest responsible bidder by the Library may not exceed 120% of such estimated cost; and

WHEREAS, The Library estimates the total cost for the TechCentral renovations, including alternate bid items, to be \$755,000.00, and therefore, the maximum value of a contract that the Library may award to a bidder for this project is \$906,000.00; and

WHEREAS, The Library received the following five sealed bids for the TechCentral Renovation Project from prospective bidders at 12:00 noon on Tuesday, September 3, 2024:

<u>Contractor</u>	<u>Total Bid with Alternate</u>
Sterling Professional Group	\$575,795
Feghali Brothers, LLC	\$616,900
Millstone Management Group, Inc.	\$655,100
Perk Company	\$697,653
RL Hill Management, Inc.	\$720,688

WHEREAS, In accordance with Ohio Revised Code Section 3375.41, the Library Administration reviewed and evaluated the bids and determined that Sterling Professional Group submitted the lowest responsible bid in the amount of \$575,795.00 for the TechCentral Renovation Project; and

WHEREAS, The Library’s Chief Operating Officer recommends that this Board adopt the Library Administration’s determination that Sterling Professional Group’s

EXHIBIT 7

bid represents the lowest responsible bid received for the TechCentral Renovation Project and that this Board establish the project budget as set forth in Exhibit "A" to this Resolution; now therefore be it

RESOLVED, That the Board of Library Trustees hereby adopts the determination of the Library Administration that the bid submitted by Sterling Professional Group is the lowest responsible bid from among the five bids received and authorizes the Executive Director, CEO or his designee to enter into an agreement with Sterling Professional Group, subject to the approval of the Director of Legal Affairs, for the TechCentral Renovation Project for a total cost of \$575,795.00; and be it further

RESOLVED, That the Board of Library Trustees approves the total project budget for the TechCentral Renovation Project as set forth in Exhibit "A" to this Resolution, which expenditures of \$129,725.80 shall be charged to the Founders Fund Account 20396205-55300-11962 using the gift from the Jean Z. Piety Trust, and the remaining expenditures of \$578,769.20 shall be charged to the Building and Repair Fund 401, and hereby authorizes the Executive Director, CEO or his designee to move forward in taking the steps necessary to complete the TechCentral Renovation 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 budget amounts set forth in Exhibit "A" for the Owner's Contingency and Technology and Equipment as needed, provided that such reallocations shall not increase the overall project budget for the TechCentral Renovation Project. The Library shall report monthly to the Board on expenditures from the Owner's Contingency Fund.

Exhibit “A”

TechCentral Renovation Project Budget	September 19, 2024 Project Budget
Construction	\$575,795
Owner’s Construction Contingency¹	\$46,000
Technology and Equipment	\$25,000
Architect Fees²	\$61,700
TOTAL PROJECT BUDGET	\$708,495

¹ The Owner’s Construction Contingency is approximately 8% of the total cost of construction.

² Architectural fees were separately approved by this Board on April 18, 2024 through an amendment to the design services agreement with Bostwick Design Partnership for the Main Library Consolidation Project.

13 September 2024

Mr. Eric Herman
Capital Project Manager
325 Superior Avenue NE
Cleveland, OH 44114

RE: Cleveland Public Library – TechCentral Renovation
525 Superior Avenue NE
Cleveland, OH 44114
Bidder Scope Review and Recommendation
Bostwick Design Partnership Project No: 24005

Dear Eric,

The intent of this letter is to summarize the virtual meeting between Eric Herman of Cleveland Public Library, Carolyn Mysza of Sterling Professional Group, Steve Bohn of Tec Inc. Engineering & Design, and Rebecca Sperhac of Bostwick Design Partnership to review the project scope and their understanding of the project. We reviewed the project scope going methodically through all disciplines. We confirmed that Sterling’s base bid included all specified allowances and advised Carolyn that Cleveland Public Library intends to accept the scopes of work identified as the Base Bid and Alternate #1. The contract will be based on the following amounts:

Base Bid Including allowances.....	\$505,840.00
Alternate #1.....	\$69,955.00
Total Contract	\$575,795.00

Carolyn understands the project schedule milestones after date of commencement, as well as the specific work restrictions associated with TechCentral Location. They understand the potential start of construction on site, November 4, 2024 and substantial completion no later than February 21, 2025. We also discussed Sterling Professional Group experience and qualifications, especially their experience on TechCentral which they have previously worked on in 2012.

After review of the bid tabulation, the project requirements and the bidder’s qualifications, we recommend proceeding with Sterling Professional Group for the Cleveland Public Library – TechCentral Renovation Project. Please contact us if you any questions.

Sincerely,
BOSTWICK DESIGN PARTNERSHIP



Richard Ortmeier, AIA, Partner