

CLEVELAND PUBLIC LIBRARY

Board Meeting

February 16, 2017

RESOLUTION APPROVING BUDGET FOR SOUTH REHABILITATION PROJECT

WHEREAS, On April 19, 2016, and September 15, 2016, the Board of Trustees of the Cleveland Public Library approved an agreement and subsequent amendment with HBM Architects (“HBM”), to provide design services for the South Rehabilitation Project, in the amount of \$317,500.00. HBM’s fee was based upon a project budget of \$3.3 million dollars, and the agreement provides that in the event the total project budget is increased above \$3.3 million dollars, the *“total fixed fee for professional services would be adjusted accordingly”*; and

WHEREAS, On October 20, 2016 the Board of Trustees approved an agreement with A.M. Higley (“Higley”) to provide Construction Manager at Risk services, which services included construction cost estimating; and

WHEREAS, HBM has completed Design Development Drawings for the South Branch Rehabilitation Project, and Higley has estimated the total cost of construction. Based upon this estimate, HBM has currently estimated the total project cost of the South Rehabilitation Project to be **\$3,459,963**, comprised of \$2,707,343 in construction costs, \$317,500 for design fees, \$134,000 for cabinetry, furniture, and shelving, \$87,368 for technology and equipment, \$208,752 for construction contingencies, and \$5,000 for other project costs; and

WHEREAS, This Board desires to authorize the Library to move forward with the South Rehabilitation Project, and to allocate funds from the Building and Repair Fund in order to accomplish this Project; now therefore be it

RESOLVED, That the Board of Library Trustees authorizes the Executive Director, CEO, or his designees, to move forward in taking the steps necessary to complete design and to construct the South Rehabilitation Project, and to execute such instruments or documents as may be necessary or appropriate to effectuate the terms of this Resolution, subject to the approval of the Chief Legal Officer; and be it further

RESOLVED, That the Board of Library Trustees approves a total Project budget for the South Rehabilitation Project of \$3.5 million dollars, which includes a current estimated Project budget of **\$3,459,963**, comprised of \$2,707,343 in construction costs, \$317,500 for design fees, \$134,000 for cabinetry, furniture, and shelving, \$87,368 for technology and equipment, \$208,752 for construction contingencies, and \$5,000 for other project costs. The Administration requests a total budget \$3.5 million dollars to cover unexpected costs that are not presently anticipated or costs which have not yet been estimated. Expenditures shall be charged to Building & Repair Fund Account 40178305-55300-10783; and be it further

RESOLVED, That once Higley has completed the bidding process and determined the actual cost of construction and the Guaranteed Maximum Price, and once the total Project cost has been determined to within a reasonable degree of certainty, if the total Project cost exceeds \$3.3 million dollars, HBM's fee may be increased, in accordance with the HBM agreement, by an amount not-to-exceed 9.4% of the amount over \$3.3 million, the exact amount of fee increase to be negotiated and based upon additional services and excess staff hours HBM has provided, and design complexities resulting from the increased project cost; *provided that* in no event shall the total Project budget, including the increase in the HBM fee, exceed \$3.5 million dollars.

		SF	13,448
1.0	Building Construction sf cost \$201.32	2,707,343	
	Hazardous Materials Removal <i>(in AMH Estimate)</i>	0	
	Technology <i>(In AMH Estimate)</i>	0	
		<hr/>	2,707,343
2.0	Library Interiors		
	Shelving	0	
	Cabinetry <i>(\$141,265 moved to AMH Estimate - and \$25,428 Delivery and Install fee removed from FF+E budget entirely)</i>		
	Furniture	134,000	
	Subtotal		134,000
3.0	Design Contingency <i>(In AMH Estimate)</i>		
	Subtotal		0
Cost of the Work Construction, Cabinetry, Shelving and Furniture			2,841,343
4.0	Technology & Equipment		
	Audio / Visual		
	Computers, printers, software		
	Self-checks, receipt printers, barcode scanners, people counter, etc.	Budget	
	Server(s)		
	Internet, Telephone, Network		
		<hr/>	87,368
	Subtotal		87,368
5.0	Professional Fees		
	A/E Fee	310,000	
	A/E Reimbursable Expenses	7,500	
	Subtotal	<hr/>	317,500
6.0	Additional Miscellaneous Expenses & Services (Owner to advise if additional cost are req. to be reconciled with this PCA)		
	Misc fees (placeholder for permits) <i>(In AMH Estimate)</i>	0	
	Construction Manager Fee <i>(In AMH Estimate)</i>	0	
	Testing and Inspections	5,000	
	Subtotal	<hr/>	5,000
7.0	Owner / Architect Construction Contingency		
		<hr/>	208,752
	Subtotal		208,752
TOTAL PROJECT COST before ALTERNATES			3,459,963

Original Budget	3,300,000
Difference	159,963

<i>Of Note: Design/Estimating Contingency Remaining</i>	147,233
<i>Potential Construction Schedule Reduction</i>	50,000