

CLEVELAND PUBLIC LIBRARY

Board Meeting

May 22, 2018

**RESOLUTION ESTABLISHING OWNER'S CONTINGENCY FUND FOR
LAKESHORE FACILITY ROOF REPLACEMENT PROJECT**

WHEREAS, On June 13, 2017, the Board of Trustees of the Cleveland Public Library approved a total project budget of \$1,000,000 for the design and construction of the roof replacement project at the Lakeshore Facility; and

WHEREAS, On June 13, 2017, this Board also authorized the Executive Director, CEO, or his designee to enter into an agreement in the amount of \$49,900 with Construction Resources, Inc. and Harper Engineering Inc. for design and construction administration services in connection with the Lakeshore Facility roof replacement project; and

WHEREAS, On April 17, 2018, this Board authorized the Executive Director, CEO, or his designee to negotiate and execute a contract with Warren Roofing & Insulating Co. in the amount of \$645,500 to perform the roof replacement and construction at the Lakeshore Facility; and

WHEREAS, The combined cost of the design and construction administration services and the cost of the roof replacement and construction are well below the original \$1,000,000 estimated project estimate approved by this Board; and

WHEREAS, The Library requests authority to establish an Owner's Contingency Fund in the amount of \$64,550, representing 10% of the contract cost, to cover the cost of Owner-requested changes and unforeseeable conditions uncovered during the removal and replacement of the Lakeshore Facility roof, and if needed, to cover the costs of permitting and inspection fees; now therefore be it resolved that

RESOLVED, That the Chief Operating Officer or his designee is authorized to establish an Owner's Contingency Fund in the amount of \$64,550 and to issue change orders and to make expenditures therefrom, including expenditures in excess of \$25,000, to pay the costs resulting from Owner's changes and additions to the roof replacement project, which change orders shall be subject to the approval of the Chief Legal Officer. The Library shall report monthly to the Board on expenditures from the Owner's Contingency Fund.