

CLEVELAND PUBLIC LIBRARY

Finance Committee

June 13, 2017

RESOLUTION AUTHORIZING AGREEMENT WITH CONSTRUCTION RESOURCES, INC. FOR DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES, APPROVING BUDGET, AND AUTHORIZING COMPETITIVE BIDDING FOR LAKESHORE FACILITY ROOF

- WHEREAS, The Cleveland Public Library's Lakeshore Facility houses the Memorial-Nottingham branch, the Ohio Library for the Blind and Physically Disabled, and the Library's Technical Services Department. The Lakeshore facility was constructed in 1971 and was remodeled by the Library in 1993; and
- WHEREAS, The Cleveland Public Library retained the services of Construction Resources, Inc. ("CRI") in April 2016 to perform a roof and skylight study of the Lakeshore Facility's roof for the purpose of identifying needed repairs, and CRI concluded that the roof and structures above the roofline are in need of extensive repairs; and
- WHEREAS, CRI estimates that the cost of replacing all roof areas at the Lakeshore Facility, excluding the cost of design services, will amount to \$2,600,000; and
- WHEREAS, Due to the size and complexity of the Lakeshore Facility's roof, the Cleveland Public Library desires to make the needed repairs to the roof in phases in order to spread the cost over time. The Library estimates that as many as five phases may be needed to complete the roof replacement; and
- WHEREAS, The Library is satisfied with the service previously received from CRI and requested that CRI submit a proposal for: (1) the preparation of detailed drawings and construction documents for the replacement of the southwest corner of the Lakeshore Facility roof and to turn the skylight located in that corner into a conventional roof, and as an alternate bid, to turn the large skylight over the administrative offices into a conventional roof; and (2) the performance of construction administrative services for the roof replacement project; and
- WHEREAS, CRI proposed to prepare a draft package of full specifications and drawings with the assistance of Harper Engineering Inc., a professional design firm, for a total cost of \$36,700 and to perform construction administration services for a total cost of \$13,200; and

EXHIBIT 9

WHEREAS, The Library is requesting that the Board approve a project budget of \$1,000,000 to cover the cost of design, construction, and all anticipated additional costs; and

WHEREAS, The Library is bound by Ohio Revised Code Section 3375.41 which requires that competitive bidding be used to select a contractor for all construction projects costing over \$50,000; now therefore be it

RESOLVED, That this Board authorizes the Executive Director, CEO or his designee, to negotiate and execute an agreement with Construction Resources, Inc. and Harper Engineering Inc., subject to the approval of the Chief Legal Officer, for the design and construction administration services described in CRI's proposals, for a total contract price not-to-exceed \$49,900.00, to be charged to the Building and Repair fund Account No. 40141105-55300-10411; and be it further

RESOLVED That the Board of Trustees of the Cleveland Public Library approves the total project budget of \$1,000,000 for the design and replacement of the southwest corner of the Lakeshore Facility roof, including replacing the skylight in that corner with a conventional roof and, budget permitting, replacing the large skylight over the administration offices with a conventional roof, and to charge such funds to Building Repair Fund Account 40141105-55300-10411; and be it further

RESOLVED That the Executive Director, CEO or his designee is authorized to proceed with the soliciting of competitive bids for the roof replacement and construction once the drawings, construction documents, and bid packages have been prepared.