CLEVELAND PUBLIC LIBRARY

Board Meeting

October 18, 2018

Safe, Warm and Dry Construction Project

In accordance with the Board resolution adopted on December 21, 2017, a report to the Board of Trustees on direct expenditures for the materials and services as budgeted for the Project and not covered by the GMP and expenditures made from the Owner's Contingency Fund resulting from changes and additions to the Project that have already been made by the Library, and will be made in the future, and which are not included in the GMP. is hereby submitted:

For the Period Ending September 30, 2018					
	Safe, Warm and Dry Construction Initiative Budget				\$5,000,000.00
	·	Encumbe	<u>red</u>	Expended	
URS Corporation - Asbestos Survey and	Testing	\$ 14,22	1.79 \$	33,728.21	
Osborn Engineering Company - Professi	onal Architectual and Engineering Services	53,68	0.29	396,249.71	
Regency Construction Services, Inc Construction Manager at Risk		2,662,26	4.56	1,578,551.55	
Direct Expenditures paid from Contingency Fund			-	41,288.50	
		\$ 2,730,16	6.64 \$	2,049,817.97	
	Available Budget from Ov	wner's Contin	gency a	nd Permit Fund	\$220,015.39

			Owner's Contingency and Permit Fund			\$381,871.15
Direct Expendit	ures					
<u>Date</u>	<u>Vendor</u>	<u>PO</u>	<u>Decription</u>	<u>Encumb</u>	ered	Expended
11/3/2017	' City of Cleveland	171701	Building Plan Processing Fee	\$	-	\$ 3,280.00
			Permits for Glenville, Harvard			
1/22/2018	City of Cleveland	180314	Lee, Lorain and Rockport		-	 19,256.25
			Permits for Collinwood, Fulton,			
7/15/2018	City of Cleveland	181262	and Langston Hughes		-	 18,752.25
				\$	-	\$ 41,288.50

Executed Guaranteed Maximum Pri	ce (GMP) - Approved by the Board 12/21/18:		
<u>Change Orders</u> <u>Description</u>			<u>Amount</u>
	Credit for not performing the demo, rework and soil infill of the masonry		
PCO #2 02/21/18	planters at Rockport	\$	(17,122.53)
PCO #4 02/21/18	Change from wall-hung to floor-mounted water closets at Lorain		(1,191.80)
PCO #5 02/21/18	Lorain pump changes per the returned submittal		(460.56)
	Lorain additional work associated with the existing light ballasts located		
PCO #6 02/21/18	in the basement in lieu of light fixtures		2,865.81
PCO #7 02/21/18	Credit for hand dryers furnished by CPL in lieu of Regency		(3,535.00)
	Two additional precast concrete bumper blocks at Glenville per the		
PCO #8 02/21/18	returned submittal		252.50
PCO #9 02/28/18	Additional lighting control to create 4 lighting zones at Glenville		2,038.21
	Glenville Emergency Lighting: Furnish and install emergency lights that		
PCO #10 02/28/18	are required		1,078.14
PCO #11 02/28/18	Revisions to electrical panel work at Lorain		(774.67)
PCO #12 02/28/18	Credit for attaching to basement lights to existing circuit at Lorain		(356.53)
PCO #13 02/28/18	Complete installation of emergency exit lighting at Lorain		4,672.07
PCO #14 03/21/18	Replace 1" water valve at Lorain that failed and needed to be replaced Additional painting at Lorain behind existing removed light fixtures where		716.09
PCO #15 03/21/18	walls were not painted		1,187.76
PCO #16 03/21/18	Furnish and install materials to repair the Lorain ramp		6,077.71
PCO #17 03/21/18	Added occupancy indicators at Lor, Jeff, and Rock		169.42
PCO #18 03/21/18	Credit for Jefferson thermostats as requested by CPL		(1,864.46)
	Replace additional GFCI receptacle on the Glevnille roof that was in need		
PCO #19 03/21/18	of replacement		445.32
	Revisions for Harvard Lee dorrs/hardware per the returned HL doors,		
PCO #20 03/21/18	frames, hardware submittal		2,578.89

\$ 4,425,831.31

Pumbing camera and investigation work for the sunitary lines completed on 36/01/8 as requested by CPL 1,483.69	Change Orders	<u>Description</u>	
PCO #25 04/10/18 Added flashing in the Lorain basement to help water infiltration issues 1,181.70 PCO #1 03/12/18 rec'd 5/14 Alternate #2 Carnegle West restroom configuration option budget pricing 17,546.21 PCO #22 03/28/18 rec'd 5/14 Added check valves at Lorain 755.48 PCO #23 Relocation of two exhaust drops at Glenville that conflicted with the toilet 03/28/18 rec'd 5/14 PCO #23 Relocation of two exhaust drops at Glenville that conflicted with the toilet 03/28/18 rec'd 5/14 PCO #23 Relocation of two exhaust drops at Glenville that conflicted with the toilet 03/28/18 rec'd 5/14 PCO #24 03/28/18 rec'd 5/14 Lorain concrete repairs at exterior storage closet door 3,415.28 PCO #3 03/28/18 rec'd 5/14 Lorain concrete repairs at exterior storage closet door 3,415.28 PCO #3 03/28/18 rec'd 5/18 Credit for signage manufacturer (858.50) Amendment No 2 05/23/18 Stora 8/28/18 105/23/18 Steel costs for infilling the unforeseen restroom hole 05/23/18 Steel Costs for infilling the unforeseen restroom hole 05/30/18 Inspection as required by the city inspector 05/30/18 Inspection as required by the city inspector 105/30/18 Carnegle West Branch 105/30/18 Carnegle West Branch 105/30/18 Carnegle West Branch 105/30/18 Carnegle West Branch 106/60/18 ductwork per direction of fici Herman 106/60/18 106/60/18 107/27/18 108/27/18 1	PCO #21 03/21/18	, .	1,483.69
PCO #1	PCO #25 04/10/18		805.84
Alternate #2 Carnegie West restroom configuration option budget pricing 17,546.21		Added flashing in the Lorain basement to help water infiltration issues	1,181.70
PCO #23 03/28/18 rec'd 5/14 partition layout	03/21/18 rec'd 5/14	Alternate #2 Carnegie West restroom configuration option budget pricing	17,546.21
03/28/18 rec'd 5/14 partition layout 855.19 PCC #24 03/28/18 rec'd 5/14 Lorain concrete repairs at exterior storage closed door 3,415.28 PCO #3 03/28/18 rec'd 5/14 Lorain concrete repairs at exterior storage closed door 3,415.28 PCO #3 03/21/18 rec'd 5/18 Credit for signage manufacturer (858.50) Amendment No 2 Eliminate the Rockport Branch from the project (added to Owner's 05/23/18-PCO #33 05/23/18-PCO #33 05/23/18-PCO #33 05/23/18-PCO #33 18 Steel costs for infilling the unforeseen restroom hole 7,184.13 PCO #39 18 Jefferson Boiler #1 and #2 cleaning/preventative maintenance and 05/30/18 18 Jefferson unit heater demo to accommodate updated restroom layout 680.74 PCO #40 05/30/18 18 Jefferson unit heater demo to accommodate updated restroom layout 680.74 PCO #42 Reimbursement for building permits needed for the Addison Branch and 05/30/18 Carnegie West Branch 16,000 05/30/18 Defferson Branch 17,000 05/30/18 Defferson Branch 17,000 05/30/18 Defferson Branch 18,000 05/30/18 Defferson Branch 19,000 05/30/18 Defferson 19,000 05/			755.48
PCO #3 OZ/21/18 rec'd 5/18 Credit for signage manufacturer (858.50) Amendment No 2 Eliminate the Rockport Branch from the project (added to Owner's O5/23/18-PCO #33 Contingency and Permit fund) (305,582.46) PCO #33 O5/23/18 Steel costs for infilling the unforeseen restroom hole 7,184.13 O5/23/18 Jefferson Boller #1 and #2 cleaning/preventative maintenance and 05/30/18 Inspection as required by the city inspector (580.74 PCO #40 O5/30/18 Jefferson unit heater demo to accommodate updated restroom layout (580.74 PCO #42 Reimbursement for building permits needed for the Addison Branch and 05/30/18 Carnegie West Branch PCO #43 Modify and reinstall shelving in the Harvard Lee closet that contains 06/06/18 ductwork per direction of fire Herman PCO #44 The removal of loose brick and patching of the chimney on the roof of the U5/20/18 Jefferson Branch Plumbing, drywall, and tile work associated with RFIs 20/22 to repair the Proce #27B PCO #27B Additional abatement/demo associated with RFIs 20/22 to repair the Proce #27B PCO #27B Remove and replace 2nd floor countertop and istall a new mirror. Install 04/25/18 Revised hardware at Lorain PCO #28 04/25/18 Revised hardware at Lorain PCO #29 PCO #30 Marvard Lee exit signs and emergency lights per RFI 42 1,324.69 PCO #30 O5/20/18 Jefferson emergency lights PCO #31 O5/20/18 Jefferson emergency lights PCO #32 PCO #33 O5/20/18 Glenville lintel repair as directed in the RFI response 339.94 PCO #31 O5/20/18 Fefferson emergency lights PCO #32 PCO #34 PCO #41a PCO #41a PCO #44 PCO #45 PCO #45 PCO #45 PCO #46 Furnish and install al new flue to on originally incorrect schedule of values PCO #45 PCO #46 Furnish and install al new flue though the roof for the existing hot water			855.19
Amendment No 2 Eliminate the Rockport Branch from the project (added to Owner's Contingency and Permit fund) (305,582.46) PCC #38 Steel costs for infilling the unforeseen restroom hole		Lorain concrete repairs at exterior storage closet door	3,415.28
PCC #38 05/23/18 Steel costs for infilling the unforeseen restroom hole 05/30/18 Inspection as required by the city inspector 05/30/18 Iefferson unit heater demo to accommodate updated restroom layout 05/30/18 Iefferson unit heater demo to accommodate updated restroom layout 05/30/18 Iefferson unit heater demo to accommodate updated restroom layout 05/30/18 Carnegie West Branch 05/30/18 Carnegie West Branch 16,649.55 PCO #42 Reimbursement for building permits needed for the Addison Branch and 05/30/18 Carnegie West Branch 16,649.55 PCO #43 Modify and reinstall shelving in the Harvard Lee closet that contains 06/06/18 06/06/18 06/06/18 06/20/18			(858.50)
PCÖ #39 05/30/18 Jefferson Boiler #1 and #2 cleaning/preventative maintenance and inspection as required by the city inspector 680.74 PCO #40 05/30/18 Jefferson unit heater demo to accommodate updated restroom layout 680.74 PCO #42 Reimbursement for building permits needed for the Addison Branch and 25/30/18 Carnegie West Branch 16,649.55 PCO #43 Modify and reinstall shelving in the Harvard Lee closet that contains 06/06/18 ductwork per direction of Eric Herman 398.92 PCO #44 The removal of loose brick and patching of the chimney on the roof of the Jefferson Branch PCD #27aR Plumbing, drywall, and tile work associated with RFIs 20/22 to repair the broken torain sanitary pipe. Remaining work will be submitted under 04/25/18 rec'd 7/13 PCO #27aR Additional abatement/demo associated with additional LR sanitary work. Remove and replace 2nd floor countertop and istall a new mirror. Install 04/25/18 Revised hardware at Lorain PCO #28 04/25/18 Revised hardware at Lorain PCO #29 04/25/18 Harvard Lee exit signs and emergency lights per RFI 42 1,324.69 PCO #30 Harvard Lee exit signs and emergency lights per RFI 42 1,324.69 PCO #31 05/01/18 Jefferson emergency lights 2,878.50 PCO #41 07/11/18 Credit for the elimination of the HL handrails (1,050.40) PCO #41 07/11/18 Credit for the elimination of the HL handrails Credit for the elimination of the HL handrails PCO #45 Fabrication and install ation of aluminum jacketing to insulate two duct enclosures and make these ducts weathertight per RFI 69 8,733.47 PCO #46 Furnish and install a new flue though the roof for the existing hot water		Contingency and Permit fund)	(305,582.46)
05/30/18 inspection as required by the city inspector 680.74 PCO #40 DS/30/18 Jefferson unit heater demo to accommodate updated restroom layout 680.74 PCO #42 Reimbursement for building permits needed for the Addison Branch and 05/30/18 Carnegie West Branch 16,649.55 PCO #43 Modify and reinstall shelving in the Harvard Lee closet that contains ductwork per direction of Eric Herman 398.92 PCO #44 The removal of loose brick and patching of the chimney on the roof of the 06/20/18 Jefferson Branch 757.50 PCO #27aR Definition of Plumbing, drywall, and tile work associated with RFIs 20/22 to repair the broken Lorain sanitary pipe. Remaining work will be submitted under PCO 27b. Additional abatement/demo associated with RFIs 20/22 to repair the Definition of PCO 27b. Remove and replace 2nd floor countertop and Istall a new mirror. Install 04/25/18 two cleanouts as requested by CPI 4,922.71 PCO #28 04/25/18 Revised hardware at Lorain 742.35 PCO #29 04/25/18 Harvard Lee exit signs and emergency lights per RFI 42 1,324.69 PCO #30 Harvard Lee additional lighting zones per RFI 31 and approved zoning 05/01/18 suggestion 3,439.45 PCO #31 05/01/18 Jefferson emergency lights 2,878.50 PCO #32 05/01/18 Glenville lintel repair as directed in the RFI response 339.94 PCO #41a 07/11/18 Credit for the elimination of the HL handrails (1,050.40) PCO #44b Reconciliation for the Rockport handrail credit due to an originally 07/11/18 incorrect schedule of values 7,857.80 PCO #45 Fabrication and install ation of aluminum jacketing to insulate two duct enclosures and make these ducts weathertight per RFI 69 8,733.47 PCO #466	, -, -	-	7,184.13
Definition of the properties o	05/30/18	<u> </u>	680.74
PCO #42 05/30/18 Carnegie West Branch 16,649.55 PCO #43 06/06/18 Modify and reinstall shelving in the Harvard Lee closet that contains ductwork per direction of Eric Herman 398.92 PCO #44 The removal of loose brick and patching of the chimney on the roof of the Jefferson Branch PCO #27aR PCO #27aR Plumbing, drywall, and tile work associated with RFis 20/22 to repair the broken Lorain sanitary pipe. Remaining work will be submitted under PCO 27b. Additional abatement/demo associated with additional LR sanitary work. Remove and replace 2nd floor countertop and istall a new mirror. Install two cleanouts as requested by CPI PCO #28 04/25/18 Revised hardware at Lorain PCO #30 Harvard Lee exit signs and emergency lights per RFi 42 1,324.69 PCO #30 PCO #31 05/01/18 Jefferson emergency lights Glenville lintel repair as directed in the RFI response 339.94 PCO #41a 07/11/18 Credit for the elimination of the HL handrails Credit for the elimination of aluminum jacketing to insulate two duct enclosures and make these ducts weathertight per RFi 69 8,733.47 PCO #46 Furnish and install a new flue though the roof for the existing hot water		Jefferson unit heater demo to accommodate updated restroom layout	680.74
Modely and telescase treatments and telescase treatments and the constraints of the const	PCO #42 05/30/18	Reimbursement for building permits needed for the Addison Branch and	·
Deferson Branch Plumbing, drywall, and tile work associated with RFIs 20/22 to repair the broken Lorain sanitary pipe. Remaining work will be submitted under PCO 27b. Deferson Branch PCO 27b. Additional abatement/demo associated with additional LR sanitary work. Remove and replace 2nd floor countertop and istall a new mirror. Install two cleanouts as requested by CPI PCO #28 04/25/18 Revised hardware at Lorain PCO #29 04/25/18 Harvard Lee exit signs and emergency lights per RFI 42 1,324.69 PCO #30 Harvard Lee additional lighting zones per RFI 31 and approved zoning suggestion S/01/18 Jefferson emergency lights PCO #32 05/01/18 Jefferson emergency lights Deferson emergency lights Defers	06/06/18		398.92
PCO #27aR 04/25/18 rec'd 7/13 PCO 27b. 14,714.10 Additional abatement/demo associated with additional LR sanitary work. Remove and replace 2nd floor countertop and istall a new mirror. Install two cleanouts as requested by CPI PCO #28 04/25/18 Revised hardware at Lorain PCO #29 04/25/18 Harvard Lee exit signs and emergency lights per RFI 42 1,324.69 PCO #30 Harvard Lee additional lighting zones per RFI 31 and approved zoning suggestion 95/01/18 Defferson emergency lights PCO #32 05/01/18 Defferson emergency lights Credit for the elimination of the HL handrails PCO #41a 07/11/18 Credit for the elimination of the HL handrails PCO #41b Reconciliation for the Rockport handrail credit due to an originally incorrect schedule of values PCO #45 Fabrication and install a new flue though the roof for the existing hot water		Jefferson Branch	757.50
Additional abatement/demo associated with additional LR sanitary work. Remove and replace 2nd floor countertop and istall a new mirror. Install two cleanouts as requested by CPI 4,922.71 PCO #28 04/25/18 Revised hardware at Lorain 742.35 PCO #29 04/25/18 Harvard Lee exit signs and emergency lights per RFI 42 1,324.69 PCO #30 Harvard Lee additional lighting zones per RFI 31 and approved zoning 05/01/18 suggestion 3,439.45 PCO #31 05/01/18 Jefferson emergency lights 2,878.50 PCO #32 05/01/18 Glenville lintel repair as directed in the RFI response 339.94 PCO #41a 07/11/18 Credit for the elimination of the HL handrails (1,050.40) PCO #41b Reconciliation for the Rockport handrail credit due to an originally 07/11/18 incorrect schedule of values 7,857.80 PCO #45 Fabrication and installation of aluminum jacketing to insulate two duct 8/8/18 enclosures and make these ducts weathertight per RFI 69 8,733.47 PCO #46 Furnish and install a new flue though the roof for the existing hot water		broken Lorain sanitary pipe. Remaining work will be submitted under	14,714.10
04/25/18 two cleanouts as requested by CPI 4,922.71 PCO #28 04/25/18 Revised hardware at Lorain 742.35 PCO #29 04/25/18 Harvard Lee exit signs and emergency lights per RFI 42 1,324.69 PCO #30 Harvard Lee additional lighting zones per RFI 31 and approved zoning suggestion 3,439.45 PCO #31 05/01/18 Jefferson emergency lights 2,2878.50 PCO #32 05/01/18 Glenville lintel repair as directed in the RFI response 339.94 PCO #41a 07/11/18 Credit for the elimination of the HL handrails (1,050.40) PCO #41b Reconciliation for the Rockport handrail credit due to an originally incorrect schedule of values 7,857.80 PCO #45 Fabrication and installation of aluminum jacketing to insulate two duct enclosures and make these ducts weathertight per RFI 69 8,733.47 PCO #46		·	
PCO #29 04/25/18 Harvard Lee exit signs and emergency lights per RFI 42 1,324.69 PCO #30 05/01/18 Harvard Lee additional lighting zones per RFI 31 and approved zoning suggestion 3,439.45 PCO #31 05/01/18 Jefferson emergency lights PCO #32 05/01/18 Glenville lintel repair as directed in the RFI response 339.94 PCO #41a 07/11/18 Credit for the elimination of the HL handrails (1,050.40) PCO #41b 07/11/18 Reconciliation for the Rockport handrail credit due to an originally incorrect schedule of values PCO #45 8/8/18 Fabrication and installation of aluminum jacketing to insulate two duct enclosures and make these ducts weathertight per RFI 69 8,733.47 PCO #46 Furnish and install a new flue though the roof for the existing hot water			4,922.71
04/25/18Harvard Lee exit signs and emergency lights per RFI 421,324.69PCO #30Harvard Lee additional lighting zones per RFI 31 and approved zoning suggestion3,439.45PCO #313,439.4505/01/18Jefferson emergency lights2,878.50PCO #3239.9405/01/18Glenville lintel repair as directed in the RFI response339.94PCO #41a7/11/18Credit for the elimination of the HL handrails(1,050.40)PCO #41bReconciliation for the Rockport handrail credit due to an originally incorrect schedule of values7,857.80PCO #45Fabrication and installation of aluminum jacketing to insulate two duct enclosures and make these ducts weathertight per RFI 698,733.47PCO #46Furnish and install a new flue though the roof for the existing hot water		Revised hardware at Lorain	742.35
05/01/18 suggestion 3,439.45 PCO #31 05/01/18 Jefferson emergency lights 2,878.50 PCO #32 05/01/18 Glenville lintel repair as directed in the RFI response 339.94 PCO #41a 07/11/18 Credit for the elimination of the HL handrails (1,050.40) PCO #41b Reconciliation for the Rockport handrail credit due to an originally 07/11/18 incorrect schedule of values 7,857.80 PCO #45 8/8/18 enclosures and make these ducts weathertight per RFI 69 8,733.47 PCO #46 Furnish and install a new flue though the roof for the existing hot water		Harvard Lee exit signs and emergency lights per RFI 42	1,324.69
05/01/18Jefferson emergency lights2,878.50PCO #32 05/01/18Glenville lintel repair as directed in the RFI response339.94PCO #41a 07/11/18Credit for the elimination of the HL handrails(1,050.40)PCO #41b 07/11/18Reconciliation for the Rockport handrail credit due to an originally 			3,439.45
O5/01/18 Glenville lintel repair as directed in the RFI response 339.94 PCO #41a 07/11/18 Credit for the elimination of the HL handrails (1,050.40) PCO #41b Reconciliation for the Rockport handrail credit due to an originally 07/11/18 incorrect schedule of values 7,857.80 PCO #45 Fabrication and installation of aluminum jacketing to insulate two duct enclosures and make these ducts weathertight per RFI 69 8,733.47 PCO #46 Furnish and install a new flue though the roof for the existing hot water		Jefferson emergency lights	2,878.50
07/11/18Credit for the elimination of the HL handrails(1,050.40)PCO #41bReconciliation for the Rockport handrail credit due to an originally incorrect schedule of values7,857.80PCO #45Fabrication and installation of aluminum jacketing to insulate two duct enclosures and make these ducts weathertight per RFI 698,733.47PCO #46Furnish and install a new flue though the roof for the existing hot water		Glenville lintel repair as directed in the RFI response	339.94
07/11/18 incorrect schedule of values 7,857.80 PCO #45 8/8/18 PCO #46 Fabrication and installation of aluminum jacketing to insulate two duct enclosures and make these ducts weathertight per RFI 69 Furnish and install a new flue though the roof for the existing hot water		Credit for the elimination of the HL handrails	(1,050.40)
8/8/18 enclosures and make these ducts weathertight per RFI 69 8,733.47 PCO #46 Furnish and install a new flue though the roof for the existing hot water			7,857.80
rumsh and install a new flac though the root for the existing flot water		, ,	8,733.47
			678.69

Change Orders	<u>Description</u>	<u>Amount</u>
PCO #47	Light fixtures called out in RFI 79. Lighting not originally called out for the	
8/7/18	ceiling area in the toilet rooms.	2,011.73
PCO #48		
	Remove and replace caulk and backer rod at the northeast walkway at	225.40
8/7/18	the Jefferson Branch	235.40
	Exploration, excavation and subsequent corrective work at and adjacent	
PCO #49	to the frost slab at the Jefferson Branch due to an unforeseen pipe. Leech	
8/7/18	beds were added to the ends of the pipe that was uncovered per CPL	2 1 4 0 4 0
8/7/18	direction	2,140.40
PCO #50		
8/7/18	Credit for not completing the step crack repair at the Jefferson Branch	(2,020.00)
PCO #51		
8/7/18	Credit for not installing the book drop at the Jefferson Branch	(151.50)
PCO #52		
	Cost to add emergency signs and exit lights back into the Carnegie West	C 155 00
8/14/18	branch per RFI 90	6,155.99
PCO #55		
8/14/18	Cost to install Carnegie West restroom subfloor as directed in RFI 93	4,272.30
		.,
PCO #56	Concrete floor infill work and tile patching at the Jefferson Branch due to	
8/15/18	RFI 65	1,143.32
DCO #57	Addition of 6 vibration isolators for the rooftop AHU at Carnegie West per	
PCO #57	RFI 99. Purchase of vibration isolators was previously approved to avoid	
8/22/18	schedule delays.	3,753.16
PCO #59 (Allowance)	Dough and and installation of 2 additional units on bond, one out at the	
8/22/18	Purchase and installation of 2 additional privacy hardware sets at the	(0.00)
0/22/10	Carnegie West Branch per RFI 102	(0.00)
PCO #60		
8/22/18	Additional terracotta repair at the Carnegie West Branch per RFI 95	3,787.50
	Increasing tuckpointing from 50% to 100% at north and west turret	=, = ==
PCO #61	structure at the Langston Hughes Branch per RFI 88. Added sealant	
8/22/18	removal and replacement at the same location	6,344.82

(185,015.20)

Updated Guaranteed Maximum Price (GMP):

\$ 4,240,816.11