

**CLEVELAND PUBLIC LIBRARY**

**Finance Committee**  
October 14, 2008

**RESOLUTION FOR BIDS FOR THE WOODLAND BRANCH  
IMPROVEMENTS AND CONSTRUCTION OF MOBILE SERVICES OFFICE**

WHEREAS, Sealed bids were received on October 1, 2008 for the construction of the Woodland Branch improvement and Mobile Services office by 12:00 Noon (Local Time) as follows: four (4) for general trades, one (1) site/civil engineering, none (0) mechanical and plumbing and none (0) for electrical and technology; and

WHEREAS, Moody-Nolan, Inc. has evaluated the bids as to technical compliance with the specifications as written, and has found references of the low bidders for general trades to be favorable; and

WHEREAS, Based on this information, Moody-Nolan, Inc. recommends that Cleveland Public Library award a contract to the lowest and responsible contractor for general trades; and

WHEREAS, Only one sealed bid was received for site/civil engineering and no bids were received for mechanical and plumbing and electrical and technology, Moody-Nolan recommends that the Library re-advertise for these trades; therefore be it

RESOLVED, That Cleveland Public Library award a contract for the general trades for the improvements to Woodland Branch and the construction of the Mobile Services office to:

<b>Contractor</b>	<b>Base Bid</b>	<b>Alt. 3</b>	<b>Alt 4</b>
Lakeland Management Systems	\$657,000	\$25,000	\$17,500

With the aggregate expenditure of \$699,500 being charged to Building and Repair Fund Account # 40179905-55300-1079; and be it further

RESOLVED, That Cleveland Public Library re-bid the mechanical and plumbing, electrical and technology and site/civil engineering bid items as soon as practical.

October 10, 2008

Ms. Holly Carroll, Director  
Cleveland Public Library  
325 Superior Avenue  
Cleveland, Ohio 44114

Re: **Letter of Recommendation for Construction**

Dear Mrs. Carroll,

On October 1, 2008 at 12:00pm The Cleveland Public Library received and opened the bids for the Bookmobile Garage Addition and Renovation of Woodland Branch Library.

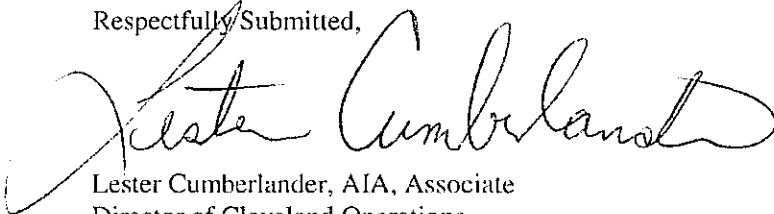
Bids from four Contractors were received for the "General Trades" base bid package and zero bids for the "Mechanical / Plumbing", "Electrical / Technology" and the "Site / Civil Engineering" base bid packages. After careful evaluation of the bid forms the apparent low bidder for General Trade's was **Lakeland Management Systems, Inc.**

On October 9, 2008 at 10:30am Lakeland Management Systems, Inc. was interviewed by Lester Cumberland of Moody•Nolan and Myron Scruggs of Cleveland Public Library. The interview was to determine if Lakeland Management Systems, Inc. is the lowest responsible bidder, after previous investigation by Moody•Nolan and questions during the interview it was determined that Lakeland Management Systems, Inc. is the lowest responsible Bidder. Moody•Nolan, Inc. recommends that The Cleveland Public Library accept the submitted Bid Forms from **Lakeland Management Systems, Inc.** and proceed with the contract for the construction of the Bookmobile Garage Addition and Renovation of Woodland Branch Library.

It is my professional opinion that this is a small project and the other base bid packages did not receive bids because of the size of the individual bid packages for this project. Due to the current local economic atmosphere the smaller construction companies are experiencing difficulty in obtaining the bonding for construction projects and the larger construction companies are not interested in pursuing projects with small individual bid packages.

Please review the attached bid tabulation sheet. Should you have any questions please do not hesitate to call me. Thank you.

Respectfully Submitted,



Lester Cumberland, AIA, Associate  
Director of Cleveland Operations

LC/ch

**Cleveland Public Library  
Bookmobile Garage Addition and Renovation  
Woodland Branch Library  
BID TABULATIONS**

Bid Opening: October 1, 2008 @ 12:00 p.m.

Bidder	Location	# Addendum	# Addendum	# Addendum	Mechanical and Plumbing - Book Mobile Base Bid	Alternate No. 1 New HVAC System for the Existing Woodland Branch Library Building.	Alternate No. 3 New ADA accessible Rest Rooms for the Existing Woodland Branch Library Building.	General Trades - Book Mobile Base Bid	Alternate No. 3 New ADA accessible Rest Rooms for the Existing Woodland Branch Library Building.	Alternate No. 4 New ADA accessible Front Entrance Doors for the Existing Woodland Branch Library Building.	Electrical and Technology - Book Mobile Base Bid	Alternate No. 2 New Lights in the Reading Area of the Existing Woodland Branch Library Building.	Alternate No. 4 New ADA accessible Front Entrance Doors for the Existing Woodland Branch Library Building.	Site / Civil Engineering- Book Mobile Base Bid	Notes
<b>Design Development Project Estimate</b>															
					\$159,887.50	\$150,000.00	\$45,400.00	\$834,430.00	\$51,400.00	\$25,000.00	\$117,075.00	\$88,000.00	\$12,000.00	\$228,661.39	Project Total \$1,634,854.00
Regency Construction Services	Lakewood, Ohio 44107	X	X	X	No Bid	No Bid	No Bid	\$1,013,000.00	\$25,000.00	\$25,000.00	No Bid	No Bid	No Bid	No Bid	
<u>APPARENT LOWEST BIDDER</u> Lakeland Management Systems, Inc.	Painesville Twp. Ohio 44077	X	X	X	No Bid	No Bid	No Bid	\$657,000.00	\$25,000.00	\$17,500.00	No Bid	No Bid	No Bid	\$25,000.00	
Hummel Construction	Reverna, Ohio 44266	X	X	X	No Bid	No Bid	No Bid	\$738,000.00	\$52,000.00	\$28,000.00	No Bid	No Bid	No Bid	No Bid	
Whitehouse Construction Co.	Bedford Hts. Ohio 44128	X	X	X	No Bid	No Bid	No Bid	\$834,500.00	\$39,500.00	\$19,300.00	No Bid	No Bid	No Bid	No Bid	