

CLEVELAND PUBLIC LIBRARY  
Minutes of the Special Board Meeting  
July 6, 2021  
Learning Commons Louis Stokes Wing  
12:00 Noon

Present: Ms. Butts, Mr. Seifullah, Mr. Corrigan,  
Ms. Rodriguez, Mr. Hairston, Ms. Thomas,  
Mr. Parker

Absent: None

Ms. Rodriguez called the meeting to order at 12:08 p.m.

OATH OF OFFICE FOR REAPPOINTMENT OF TELEANGE' THOMAS

Bryan Szalewski, Director of Legal Affairs, administered the Oath of Office to Teleange' Thomas. On August 25, 2020, the Board of Education appointed Ms. Thomas to an unexpired term ending July 2, 2021. Ms. Thomas was reappointed by the Cleveland Board of Education on June 22, 2021 to a full seven-year term on the Library Board, commencing on July 2, 2021 expiring on July 2, 2028.

Ms. Thomas expressed her gratitude to the Board of Trustees and Library Administration for the opportunity to serve for another term.

Motion to Temporarily Suspend the Regulations

Ms. Rodriguez stated that because this is a Special Board Meeting, there was no Finance Committee Meeting previously scheduled and moved to temporarily suspend the Regulations of the Board of Trustees in Article IX and X requiring referral of resolutions to committees, to consider the following resolutions. Mr. Hairston seconded the motion, which passed unanimously by roll call vote.

Resolution to Accept Grant from the Cleveland Foundation

Mr. Seifullah moved approval of the following resolution. Mr. Hairston seconded the motion, which passed unanimously by roll call vote.

**OATH OF OFFICE  
FOR  
REAPPOINTMENT  
OF TELEANGE'  
THOMAS**

**MOTION TO  
TEMPORARILY  
SUSPEND THE  
REGULATIONS**  
Approved

**RESOLUTION TO  
ACCEPT GRANT  
FROM THE  
CLEVELAND  
FOUNDATION**  
Approved

WHEREAS, The Cleveland Foundation, established in 1914, has a mission to enhance the lives of all residents of Greater Cleveland, now and for generations to come, by working together to address community needs through grantmaking, and providing leadership on key community issues; and

WHEREAS, The Cleveland Public Library was invited to apply for a 'Digital Navigators' grant to educate underserved residents about affordable broadband options and offers tools and training necessary to reduce the digital divide; and

WHEREAS, The Cleveland Foundation has agreed to award the Library with a grant in the amount of \$187,200, over two years, in order to allow the Library to create one and one-half full time equivalent positions to serve as 'Digital Navigators' who will work in partnership with the Cuyahoga County Public Library and East Cleveland Public Library to achieve the program's goals of increasing residents' access to broadband; now therefore be it

RESOLVED, That the Board of Trustees of Cleveland Public Library, pursuant to the authority set forth in R.C. §3375.40(K), hereby accepts a grant from The Cleveland Foundation, in the amount of \$187,200, to be deposited into the Founders Fund Account 203046-46100-20301 (Restricted Gifts), for the grant period from July 1, 2021 through June 30, 2023; be it further

RESOLVED, That the Executive Director, CEO, or his designee, is authorized to enter into and execute such agreements and instruments as may be necessary or appropriate to effectuate the terms and conditions of this Resolution, including those for amounts in excess of \$25,000, which agreements and instruments shall be subject to the approval of the Library's Director of Legal Affairs.

Resolution Approving Guaranteed Maximum Price Amendments with Gilbane Construction Company for the Hough and Woodland Branches

(See pages 1203-1327)

Mr. Seifullah moved approval of the following resolution. Ms. Butts seconded the motion, which passed

**RESOLUTION  
APPROVING  
GUARANTEED  
MAXIMUM PRICE  
AMENDMENTS  
WITH GILBANE  
CONSTRUCTION  
COMPANY FOR  
THE HOUGH AND  
WOODLAND  
BRANCHES**  
Approved

unanimously by roll call vote.

WHEREAS, On February 20, 2020, the Board of Trustees of the Cleveland Public Library authorized the Library to enter into a construction manager at risk master agreement with Gilbane Building Company ("Gilbane") for the Phase 1A projects of the Library's Facilities Master Plan and authorized Gilbane to commence preconstruction services in an amount not-to-exceed \$242,611. The Library and Gilbane executed the master agreement on September 11, 2020 ("Agreement"); and

WHEREAS, Gilbane has completed procurement of subcontractor construction bids for the work the Hough and Woodland branches and, as contemplated by the Agreement, Gilbane has prepared Guaranteed Maximum Price Proposals, which set forth a maximum construction budget for each project; and

WHEREAS, The Guaranteed Maximum Price ("GMP") for each project is set forth in Exhibit "A" to this Resolution and includes the early E-Rate technology packages for both locations as authorized by this Board on March 18, 2021 as well as the early packages for the Hough branch that this Board authorized on April 15, 2021, May 20, 2021, and June 17, 2021 and the early package for the Woodland branch that this Board authorized on June 17, 2021; and

WHEREAS, The GMP does not include the costs of professional design services, permitting, and other purchases that the Library will make directly and outside of the GMP, including architecture and design services, permits, environmental assessment services; and

WHEREAS, The Library desires to establish an Owner's Contingency Fund as set forth in Exhibit "A" to cover additional costs outside of the GMP that arise during the course of construction; now therefore be it

RESOLVED, That the Board of Library Trustees authorizes the Executive Director, CEO or his designees to accept the Guaranteed Maximum Price proposals and enter into and execute an amendment to the agreement between the Cleveland Public Library and Gilbane Building Company approving the subcontract packages and establishing the Guaranteed Maximum Price for each project as set forth in Exhibit "A," which shall be charged to the Construction Tax Exempt fund accounts 40275205-55300 (Hough -Construction/Improvements) and 40279905-55300 (Woodland - Construction/Improvements); be it further

RESOLVED, That the Executive Director, CEO or his designees, is authorized to establish Owner's Contingency Funds for each project in the amounts set forth in Exhibit "A" to this Resolution and to make expenditures and enter into contracts in excess of \$25,000 to pay the costs resulting from changes and additions to the Project which may be made in the future by the Library, and which are not included in the GMP. The Library shall report monthly to the Board on expenditures from the Owner's Contingency Funds; be it further

RESOLVED, That this Board hereby ratifies the Early Construction Work Authorization Agreements entered into by the Library on May 18, 2021 for the Woodland branch and on May 21, 2021 for the Hough branch for E-Rate technology packages as authorized by this Board on March 18, 2021 in the amounts of \$80,796 (Woodland) and \$112,120 (Hough), which amounts shall be charged to the Construction Tax Exempt fund account 40279905-55300 (Woodland - Construction/Improvements) and 40275205-55300 (Hough -Construction/Improvements).

Resolution Approving Budgets for the Hough, Jefferson, West Park, Woodland, and Central Distribution Facility Projects of the Facilities Master Plan

(See page 1328)

Mr. Seifullah moved approval of the following resolution. Mr. Corrigan seconded the motion, which

**RESOLUTION  
APPROVING  
BUDGETS  
FOR THE  
HOUGH,  
JEFFERSON,  
WEST PARK,  
WOODLAND,  
AND  
CENTRAL  
DISTRIBUTIO  
N FACILITY  
PROJECTS OF  
THE  
FACILITIES  
MASTER  
PLAN  
Approved**



passed unanimously by roll call vote.

WHEREAS, On June 17, 2021, the Board of Library Trustees accepted the Guaranteed Maximum Price ("GMP") proposals for the Jefferson, West Park, and Central Distribution Facility projects prepared by the Gilbane Building Company ("Gilbane"), the construction manager at risk for the Phase 1A projects of the Library's Facilities Master Plan, and authorized the Library to establish Owner's Contingency Funds for each of the three projects; and

WHEREAS, On July 6, 2021, the Board of Library Trustees accepted Gilbane's GMP proposals for the Hough and Woodland branches and likewise authorized the Library to establish Owner's Contingency Funds for each project; and

WHEREAS, The Library, in consultation with Gilbane, prepared project budgets for the Hough, Jefferson, West Park, Woodland, and Central Distribution Facility projects, which consist of: 1) fees for pre-construction services approved by this Board on February 20, 2020; 2) the GMPs and Owner's Contingency Funds approved by this Board on June 17, 2021 and July 6, 2021; 3) estimated costs for furniture, fixtures, and equipment; 4) the architect fees approved by this Board; and 5) Owner Direct costs, all of which are set forth in Exhibit "A" to this Resolution; and

WHEREAS, In order to better manage the individual project budgets and to increase efficiency, the Chief Operating Officer recommends that this Board permit that the Library to reallocate the budgeted amounts for the Owner's Contingency Funds, furniture, fixtures, and equipment, and owner direct costs among the various projects as needed provided such reallocations do not increase the total approved budgets for Owner's Contingency Funds, furniture, fixtures, and equipment, and owner direct costs; and

WHEREAS, This Board desires to authorize the Library to move forward with the Hough, Jefferson, West Park, Woodland, and Central Distribution Facility projects and to allocate funds from the Construction - Tax-Exempt Fund 402 in order to accomplish these projects; now therefore be it

RESOLVED, That the Board of Library Trustees approves the total project budgets for the Hough, Jefferson, West Park, Woodland, and Central Distribution Facility projects as set forth in Exhibit "A" to this resolution, and which expenditures shall be charged to the Construction Tax Exempt Fund 402 to the appropriate branch/department and object code; and be it further

RESOLVED, That the Board of Library Trustees authorizes the Chief Operating Officer to reallocate the budgeted amounts set forth in Exhibit "A" for the Owner's Contingency Funds, furniture, fixtures, and equipment, and owner direct costs among the various projects as needed, provided that such reallocations shall not increase the total approved budgets for Owner's Contingency Funds, furniture, fixtures, and equipment, and owner direct costs; and be it further

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 the Hough, Jefferson, West Park, Woodland, and Central Distribution Facility projects, and to execute such instruments or documents as may be necessary or appropriate to effectuate the terms of this Resolution, including those in excess of \$25,000 and which are payable from the project budgets established by this Resolution.

Director Thomas asked John Lang, Chief Operations Officer, to update the Board on the economic inclusion breakdown on the Hough and Woodland projects.

Mr. Lang stated that diversity and economic inclusion breakdown for the projected contract for the Hough Branch can be found on page 15 of the Exhibit's attachment. Page 69 has the same information for the Woodland project.

Mr. Lang reminded the Board of the Library's economic inclusion enterprise goals for participation: MBE 20%; FBE 9%; and SBE 15%.

Mr. Lang stated that based on the subcontracting plan that was included in the Guaranteed Maximum Price Amendment that the Board recently reviewed, we exceeded

those goals for the Hough project as follows: MBE 26%; FBE 26%; and SBE 39% for a total inclusion of 63%. This indicates that 63% of the all of the construction contracting dollars has been spent on Hough would be in one of those inclusion categories.

Mr. Lang stated that economic inclusion enterprise goals for the Woodland project can be found on page 69 and highlighted that the Library's goals were exceeded: MBE 20%; FBE 26%; and SBE 51% for a total inclusion of 75%. This indicates that \$75 of every \$100 spent on the Woodland project would be in one of those inclusion categories.

In conclusion, Mr. Lang stated that as we move forward on these projects, the Board will be updated on current statistics.

Mr. Hairston thanked Mr. Lang for this update and stated that an ongoing report on this information would be appropriate.

Resolution Authorizing Agreement for Construction  
Photography and Documentation Services

Mr. Seifullah moved approval of the following resolution. Mr. Parker seconded the motion, which passed unanimously by roll call vote.

WHEREAS, The Library Administration has determined that it is necessary obtain construction photography and documentation services for the Group 1A projects of the Facility Master Plan; and

WHEREAS, Such services will provide a historical record of the construction, enhance construction phase quality-assurance, facilitate any potential claims preparation, and serve as a future resource for the Property Management team by documenting all in-ground and behind-wall infrastructure; and

WHEREAS, MVC Limited ("Multivista"), a Minority Business Enterprise, has previously provided the Library with construction photography and documentation services

**RESOLUTION  
AUTHORIZING  
AGREEMENT  
FOR  
CONSTRUCTION  
PHOTOGRAPHY  
AND  
DOCUMENTATIO  
N SERVICES**

Approved

for the Library's South branch and the Library was pleased with their work; and

WHEREAS, The Library sought and received a quote from Multivista to provide construction photography and documentation services for the Group 1A projects of the Facility Master Plan in an amount not-to-exceed \$34,850; and

WHEREAS, The Library Administration recommends that this Board authorize the Library to enter in to an agreement with Multivista to provide construction photography and documentation services; now therefore it be

RESOLVED, That the Board of Trustees authorizes the Executive Director, CEO or his designee, to enter into an agreement with Multivista to provide construction photography and documentation services for the Group 1A projects of the Facility Master Plan in an amount not-to-exceed \$34,850, with such amount being charged to the General Fund Account 12100053-53710 (Professional Services), and such agreement being subject to the approval of the Library's Director of Legal Affairs.

Resolution to Revise the Human Resources Manual

(See pages 1329-1331)

Mr. Seifullah moved approval of the following resolution. Ms. Thomas seconded the motion, which passed unanimously by roll call vote.

WHEREAS, Pursuant to Section 121.2 of the Human Resources Manual, the Board of Library Trustees must approve all changes to the Human Resources Manual; and

WHEREAS, The Library's Human Resources Department is in the process of conducting a comprehensive review and revision of the Human Resources Manual to reflect the prevailing practices in today's workplaces; and

WHEREAS, The Library Administration recommends that the Human Resources Manual be revised to include a rewritten Section 351, titled "Total Compensation" as set forth in Exhibit "A" to this Resolution and to rescind existing Sections 351, 352, and 353 of the Human Resources Manual; now therefore be it

**RESOLUTION  
TO REVISE THE  
HUMAN  
RESOURCES  
MANUAL**  
Approved

RESOLVED, That the Cleveland Public Library Board of Trustees hereby approves the proposed revisions to the Human Resources Manual as set forth in Exhibit "A" of this Resolution to update Section 351 and to rescind Sections 352 and 353, to become effective July 7, 2021, and instructs the Library's management to be responsible for implementation and execution of the provisions of these policies and their related procedures.

Lynn Sargi, Chief Talent Officer, stated that this item is to revise the Human Resources Manual to include updating Policy 351 Total Compensation that is consistent with the recent presentation given at the Joint Finance & Human Resources Committee Meeting in June regarding Updating CPL's Employee Compensation Program.

Ms. Sargi explained that Resolution Approving Non-Bargaining Unit Pay Structure (Exhibit 6) corresponds with that and requests that the Board adopt the pay structure along with updating the Library's non-bargaining compensation plan.

Ms. Sargi explained that Resolution Authorizing Wage Increases for Non-Bargaining Unit Staff (Exhibit 7) recommends that we award 2% increases to pages, substitutes and members of the Executive Leadership Team. Earlier in the year, when the Board approved 2% increases to other non-bargaining unit staff, we exempted these employees. Now that we have a greater sense of the budget, we are recommending that we award the 2% increases to pages, substitutes and members of the Executive Leadership Team.

Ms. Sargi continued and stated, to accompany that, Resolution Authorizing Amendment to Employment Agreement with the Director of the Cleveland Public Library (Exhibit 8) also suggests that Director Thomas' employment agreement be reinstated and the 5% be awarded.

Finally, Ms. Sargi stated that the increases for pages, substitutes, member of the Executive Leadership Team and Director Thomas would be effective the pay period beginning July 18, 2021.

Ms. Sargi was available to answer any questions the Board may have had.

**RESOLUTION  
APPROVING  
NON-  
BARGAINING  
UNIT PAY  
STRUCTURE**  
Approved

Resolution Approving Non-Bargaining Unit Pay Structure

(See page 1332)

Mr. Seifullah moved approval of the following resolution. Ms. Butts seconded the motion, which passed unanimously by roll call vote.

WHEREAS, The Cleveland Public Library is committed to maintaining compensation and benefits programs that will attract, motivate, develop, and reward highly qualified and effective individuals throughout the organization; and

WHEREAS, A comprehensive review and revision of the Library's pay scale for non-bargaining unit staff has not been conducted since February 15, 2007 when this Board adopted the classification and compensation schedule as recommended by the Hay Group for those staff not covered by a collective bargaining agreement; and

WHEREAS, In early 2020, the Human Resources Department embarked on a review of the Library's compensation program for non-bargaining unit staff with the exception of pages and substitutes; and

WHEREAS, The Library's review of its non-bargaining unit compensation program culminated with the revision of Section 351 of the Human Resource Manual, which was presented to this Board for approval on the date of this Resolution, and with the creation of the revised pay structure for the 2021-2022 period, which is attached to this Resolution as Exhibit "A"; and

WHEREAS, The revised pay structure consists of a series of pay grades and ranges that have been established based both on market data to reflect the relative value of positions internally and externally and on a formal position evaluation process to assure internal equity; and

WHEREAS, Pursuant to the revised Section 351 of the Human Resources Manual adopted by this Board as of this date, the Chief Talent Officer recommends that this Board approve the pay structure set forth in Exhibit "A"; now therefore be it

RESOLVED, That the Cleveland Public Library Board of Trustees hereby approves the proposed pay structure attached to this Resolution as Exhibit "A" to become effective July 7, 2021, and instructs the Library's Chief Talent Officer to be responsible for implementing and administering the new pay structure.

Resolution Authorizing Wage Increases for Non-Bargaining Unit Staff

Mr. Seifullah moved approval of the following resolution. Mr. Parker seconded the motion, which passed unanimously by roll call vote.

WHEREAS, On December 17, 2020, the Board of Library Trustees authorized wage increases in the amount of two percent (2%) to full- and part-time non-bargaining unit employees other than substitutes, pages, and members of the Executive Leadership Team; and

WHEREAS, In recognition of the hard work and service that they have invested in the Library over the past year and a half, the Library Administration would like to extend wage increases in the amount of two percent (2%) to all substitutes, pages, and members of the Executive Leadership team who are employed by the Cleveland Public Library as of the date of this Resolution, effective the beginning of the pay period that includes July 18, 2021; now therefore be it

RESOLVED, That the Executive Director, CEO, the Chief Financial Officer, and the Chief Talent Officer are authorized to implement the wage increases as set forth in this Resolution.

Resolution Authorizing Amendment to Employment Agreement with the Director of the Cleveland Public Library

(See pages 1333-1334)

Mr. Seifullah moved approval of the following resolution. Ms. Butts seconded the motion, which passed unanimously by roll call vote.

WHEREAS, On December 17, 2020, at the behest of the Executive Director, CEO, this Board authorized the President of the Board of Trustees to execute an amendment to the employment agreement with Felton

**RESOLUTION  
AUTHORIZING  
WAGE INCREASES  
FOR NON-  
BARGAINING UNIT  
STAFF**

Approved

**RESOLUTION  
AUTHORIZING  
AMENDMENT  
TO  
EMPLOYMENT  
AGREEMENT  
WITH THE  
DIRECTOR OF  
THE  
CLEVELAND  
PUBLIC  
LIBRARY**

Approved

Thomas, Jr. that was initially approved by this Board on December 20, 2018 to forego the Executive Director, CEO's Five Percent (5%) raise for calendar year 2021; and

WHEREAS, In recognition of the hard work, leadership, and service that the Executive Director, CEO has provided and continues to provide, this Board desires to reinstate Executive Director, CEO, Felton Thomas, Jr.'s Five Percent (5%) annual raise commencing at the beginning of the pay period that includes July 18, 2021; now therefore be it

RESOLVED, That the Board of Trustees of the Cleveland Public Library directs and authorizes the President of the Board of Trustees to execute an amendment to the employment with Felton Thomas, Jr. that was approved by this Board on December 20, 2018 to reinstate the Executive Director, CEO's Five Percent (5%) raise commencing at the beginning of the pay period that includes July 18, 2021 in substantially the same form as has been provided to the Board with this Resolution.

Resolution to Accept Pass-Through Grant from the Cleveland Public Library Foundation

Mr. Seifullah moved approval of the following resolution. Mr. Corrigan seconded the motion, which passed unanimously by roll call vote.

WHEREAS, The National Football League (NFL) Foundation and Cisco, an Official Technology Partner of the NFL, donated \$75,000 to the Cleveland Public Library Foundation during the lead up to the 2021 NFL Draft. The donation kicked off the season-long Inspire Change Huddle Legacy Grant project as part of the NFL's ongoing social justice work and commitment to addressing the digital divide. In addition, it's another step toward fulfilling Cisco's purpose to power an inclusive future, with equal access to technology; and

WHEREAS, The Cleveland Public Library Foundation is passing the funds through to the Library with the intent to create spaces for virtual services (such as sessions with attorneys and telehealth appointments) in partnership with the Legal Aid Society of Greater Cleveland and to support the children's services department with new technology. Therefore be it

**RESOLUTION  
TO ACCEPT  
PASS-  
THROUGH  
GRANT FROM  
THE  
CLEVELAND  
PUBLIC  
LIBRARY  
FOUNDATION**  
Approved



RESOLVED, That the Board of Trustees of Cleveland Public Library, pursuant to the authority set forth in R.C. §3375.40(K), hereby accepts this gift from the Cleveland Public Library Foundation in the amount of \$75,000, to be deposited into the Founders Fund Account 203046-46100-24801 (Restricted Gifts); be it further

RESOLVED, That the Executive Director, CEO, or his designee, is authorized to enter into and execute such agreements and instruments as may be necessary or appropriate to effectuate the terms and conditions of this Resolution, including those for amounts in excess of \$25,000, which agreements and instruments shall be subject to the approval of the Library's Director of Legal Affairs.

Seventh Amendment to the Year 2021 Appropriation

(See pages 1335-1340)

Mr. Seifullah moved approval of the following resolution. Mr. Parker seconded the motion, which passed unanimously by roll call vote.

WHEREAS, **Ohio Revised Code** Section 5705.40 provides for the amendment of an appropriation measure when necessary; and

WHEREAS, It is now deemed necessary to amend the Year 2021 Appropriation Measure, which complies with the Amended Official Certificate of Estimated Resources requested from the Cuyahoga County Budget Commission dated July 5, 2021; and

WHEREAS, The aggregate of all appropriation classifications does not exceed the total amount submitted to the Cuyahoga County Budget Commission; now therefore be it

RESOLVED, That the sums indicated on the attached Seventh Amendment to the Year 2021 Appropriation Schedule be approved.

Sadie M. Winlock, Chief Equity, Education, and Engagement Officer, gave an overview of a program that the Library did with The Soul of Philanthropy Cleveland and distributed a book entitled *Giving Back: A Tribute*

**SEVENTH  
AMENDMENT TO  
THE YEAR 2021  
APPROPRIATION**  
Approved

*to Generations of African American Philanthropists* to each Trustee.

Director Thomas stated that this book is available to us because of the work of Ms. Thomas and expressed his appreciation for being able to partner with The Soul of Philanthropy Cleveland on a very successful program.

After thanking Director Thomas for that acknowledgment, Ms. Thomas expressed her gratitude for being able to partner with the Library on a program for Juneteenth.

In response to Ms. Rodriguez' inquiry, Ms. Thomas gave background on the book's author Valaida Fullwood who is from Charlotte, North Carolina. Ms. Fullwood, who has visited Cleveland on several occasions, is an active and engaged partner with The Soul of Philanthropy Cleveland. The photographer with whom she partnered, Charles W. Thomas, Jr., is also from the south. They have partnered and done this exhibit across the country and Cleveland was fortunate to host it in 2019. This book was the initial basis for how this exhibit came to be.

After additional discussion about the exhibit, Ms. Rodriguez thanked Ms. Winlock for sharing this information.

In response to Mr. Hairston's inquiry, Director Thomas explained that Governor Mike DeWine has signed House Bill (HB) 110, the state's two-year budget bill and reported that the budget maintains the Public Library Fund (PLF) at 1.7% of the General Revenue Fund (GRF) for the next two years and will become effective July 1. (<https://governor.ohio.gov/wps/portal/gov/governor/media/news-and-media/governor-dewine-signs-2022-2023-operating+budget>)

Director Thomas thanked Shenise Johnson Thomas, Chief of External Relations & Development, for her hard work advocating for the Library. Ms. Johnson Thomas has traveled to various locations to speak with Ohio senators and representatives in support of Ohio libraries.

Director Thomas expressed appreciation to Senator Matt Dolan, who chairs the Senate Finance Committee, for his advocacy and leadership in the Senate.

Mr. Corrigan stated that since he has been on the Board, this is only the fourth time in seventeen bienniums that we received what we requested. Most of what matters in the Cleveland area and throughout the state, is that the voters still support us even though the state funding in all of those bienniums got cut, we have been able, because of our local tax payers, to stay alive and to grow despite what the state is doing.

After stating that this significant victory is a welcomed exception, Mr. Corrigan thanked Ms. Johnson Thomas and all of the Library's partners whose advocacy efforts throughout the year helped to make sure that this biennium happened correctly.

Ms. Rodriguez asked for information on the Rain Barrel Program.

Michael Young, Director, Digital Content, explained that the Library is in partnership with the Northeast Ohio Regional Sewer District and the City of Cleveland for the Rain Barrel Program. In an effort to help residents save money, reduce storm water runoff, and engage youth, the Rain Barrel Program will host several workshops across the City of Cleveland in selected Library branches, to educate and provide free rain barrel systems to homeowners.

Ms. Rodriguez adjourned the Special Board Meeting at 12:33 p.m.

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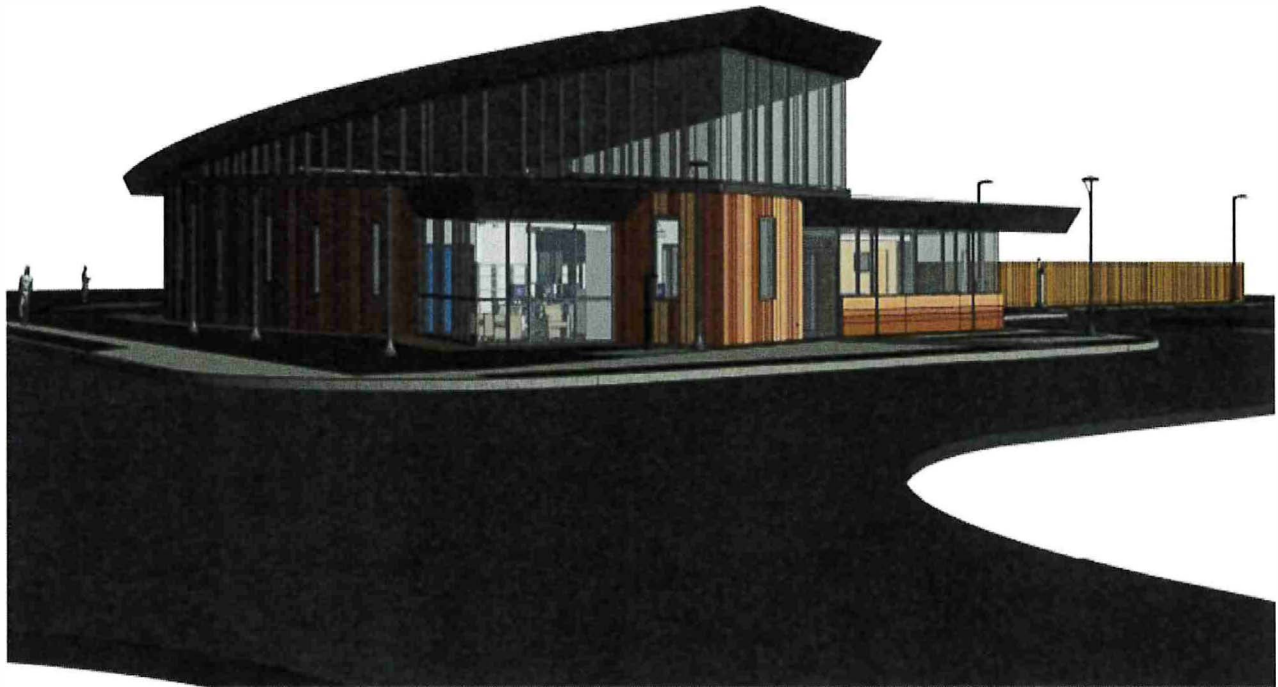
Maritza Rodriguez  
President

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Thomas D. Corrigan  
Secretary

**EXHIBIT "A"**

<b>Branch / Project</b>	<b>Guaranteed Maximum Price</b>	<b>Owner's Construction Contingency</b>
Hough Branch	\$4,589,863	\$200,252
Woodland Branch	\$6,088,653	\$270,617



# Guaranteed Maximum Price Proposal

**HOUGH BRANCH**  
Cleveland Public Library  
6530 Lexington Avenue  
Cleveland, Ohio 44103

June 30, 2021

950 Main Ave, Suite 1410, Cleveland, Ohio 44113





6/30/2021

Felton Thomas, Jr.  
Cleveland Public Library  
6530 Lexington Avenue  
Cleveland, Ohio 44103

Re: Hough Branch: Guaranteed Maximum Price Proposal

Dear Mr. Thomas,

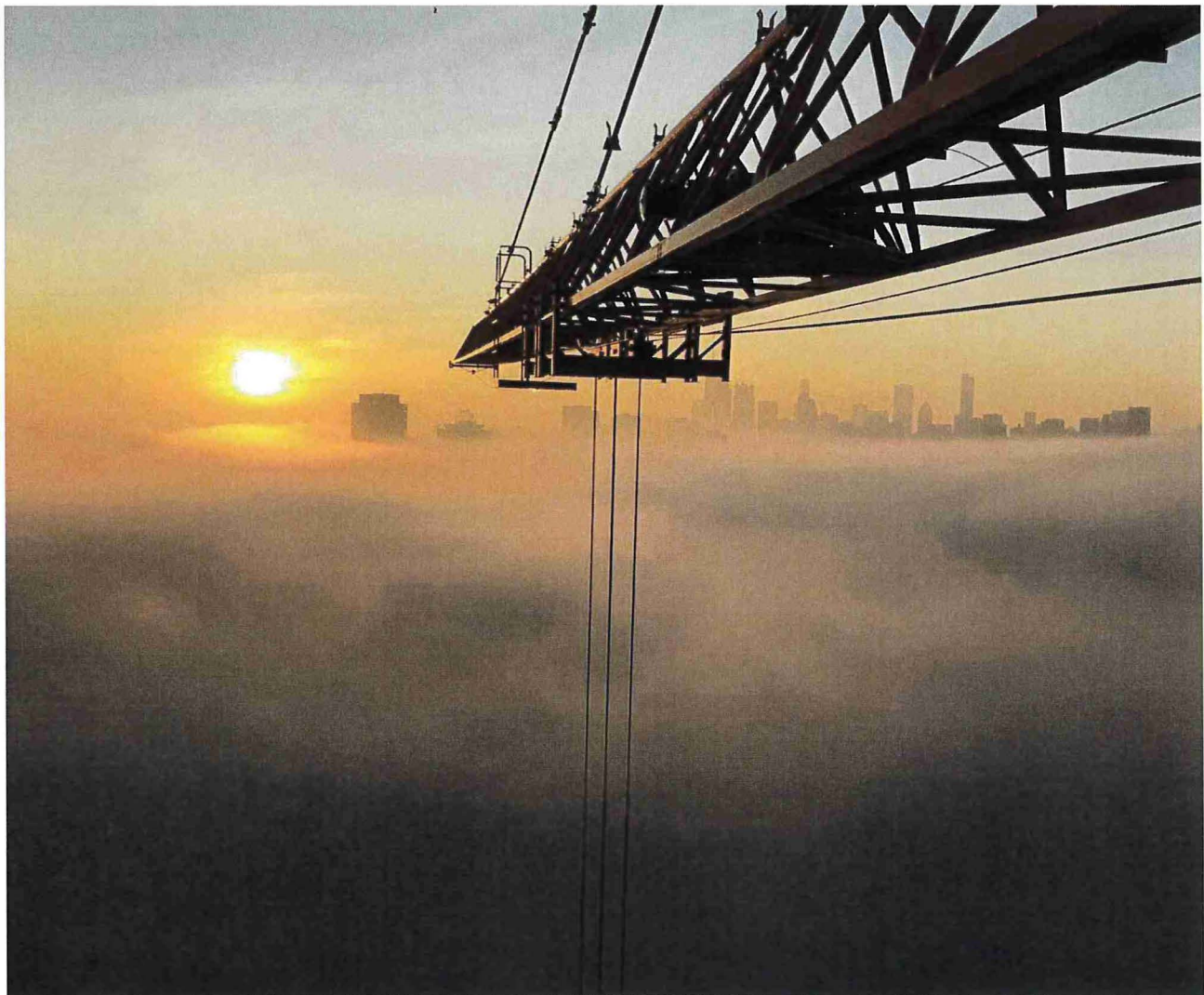
In accordance with the Agreement, please find attached the Guaranteed Maximum Price Amendment for the Hough Branch. Thank you for the opportunity to collaborate with the Cleveland Public Library and Moody Nolan in the development of the project. We look forward to building on this relationship as we construct your project. If you have any questions, please do not hesitate to contact us at any time.

Sincerely,

Ed Valentine  
Sr. Project Executive  
Gilbane Building Company

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Cleveland Public Library

Hough Branch

June 30, 2021

GMP SUBMISSION

## TAB 01 Exhibit A: GMP Amendment





CLEVELAND PUBLIC LIBRARY

**CONSTRUCTION PHASE  
WORK AUTHORIZATION AGREEMENT**

effective as of the \_\_\_\_\_ day of \_\_\_\_\_ in the year of 202\_.

**IN SUPPLEMENT TO THE MASTER AGREEMENT BETWEEN OWNER AND CONSTRUCTION MANAGER AT-RISK DATED \_\_\_\_\_ (“Master Agreement”).**

**BETWEEN** the Owner:

**Cleveland Public Library**  
325 Superior Avenue  
Cleveland, Ohio 44114

and the Construction Manager:

Gilbane Building Company  
950 Main Avenue, Suite 1410  
Cleveland, Ohio 44113

For the following Cleveland Public Library Branch Project (“Project”):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Owner and the Construction Manager agree as follows:

**ARTICLE 1 THE SCOPE OF THIS AGREEMENT**

§ 1.1 This Work Authorization Agreement together with the Master Agreement Between Owner and Construction Manager at-Risk and related documents incorporated by reference in Article 5 herein, hereby together constitute a separate, enforceable Agreement between the Owner and Construction Manager for this Project.

**ARTICLE 2 THE SCOPE OF CONSTRUCTION MANAGER’S SERVICES**

§ 2.1 **PROJECT DESCRIPTION.** The Project is generally described as follows:

[INSERT PROJECT DESCRIPTION]

§ 2.2 The Construction Manager’s Work and Services consist of those described in the Master Agreement, the Work Authorization Agreement for Preconstruction Services as supplemented or amended pursuant to this Work Authorization Agreement incorporating by reference the terms and conditions of the Master Agreement, and the following Work and

Services identified in this Work Authorization Agreement as part of Construction Manager’s Work and Services for the Project.

**ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**

§ 3.1 Construction Manager’s Work and Services shall be performed as expeditiously as is consistent with professional skill and care and the orderly progress of the Project. The Construction Manager shall attach to this Work Authorization Agreement, for the Owner’s approval, Construction Manager’s Construction Phase Schedule for the performance of the Construction Manager’s Work and Services which may be adjusted by the Owner as the Project proceeds in accordance with the terms and conditions of the Master Agreement Between Owner and Construction Manager at-Risk. This schedule shall include allowances for periods of time required for the Owner’s review and for approval of submissions by authorities having jurisdiction over the Project. The schedule shall include anticipated dates for the commencement of construction and for Substantial Completion of the Work. Time limits established by this schedule approved by the Owner shall not, except for reasonable cause as set forth in the Master Agreement Between Owner and Construction Manager at-Risk, be exceeded by the Construction Manager. The following considerations and Milestone Dates shall be incorporated into the schedule for the performance of the Construction Manager’s Work and Services pursuant to this Work Authorization Agreement for the Construction Phase of the Project:

Construction Phase Commencement Date: \_\_\_\_\_  
Interim Milestone A: [insert description] \_\_\_\_\_  
Interim Milestone B: [insert description] \_\_\_\_\_  
Substantial Completion Date: \_\_\_\_\_  
Final Completion Date: \_\_\_\_\_

§ 3.2 With respect to the obligations of both the Owner and the Construction Manager, time is of the essence of this Work Authorization Agreement.

§ 3.3 The Owner and Construction Manager agree that if and to the extent that the Completion of any portion of the Work is delayed beyond the relevant Milestone Dates (each, an “Interim Milestone”) or the Substantial Completion of the Work as a whole is delayed beyond the Required Date of Substantial Completion due to the failure of the Construction Manager to perform its obligations under the Contract Documents, the Owner would suffer damages that would be difficult to determine. Consequently, the Owner and Construction Manager hereby agree that if Construction Manager fails to complete the Work on or before the relevant Milestone Dates, or the date of Substantial Completion, as liquidated damages, and not as a penalty, the Construction Manager shall be liable for liquidated damages in the following diem amounts:

§ 3.3.1 The sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) per day for each day that the portion of the Work required to be delivered pursuant to any Interim Milestone is delayed beyond the Required Date of the Interim Milestone;

§ 3.3.2 The sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) per day for each day up to and including \_\_\_\_\_ (\_\_\_\_\_) days that the Work required to be delivered on or before Substantial Completion is delayed beyond the Required Date of Substantial Completion; and

§ 3.3.3 The sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) per day for each day after the \_\_\_\_\_ (\_\_\_\_\_) day that the Work required to be delivered on or before Substantial Completion is delayed beyond the Required Date of Substantial Completion.

**ARTICLE 4 GUARANTEED MAXIMUM PRICE**

§ 4.1 The Construction Manager’s Guaranteed Maximum Price is set forth in the Guaranteed Maximum Price Amendment dated \_\_\_\_\_, 202\_ which is attached hereto and incorporated herein as Exhibit “A.” The Guaranteed Maximum Price Amendment is summarized as follows:

§ 4.1.1 The Construction Manager’s Preconstruction Stage Compensation: \$ \_\_\_\_\_

§ 4.1.2 The Construction Manager’s Contingency: \$ \_\_\_\_\_  
 § 4.1.4 The Construction Manager’s Construction Phase General Conditions Costs: \$ \_\_\_\_\_  
 § 4.1.4.1 The Construction Manager’s Construction Stage Personnel: \$ \_\_\_\_\_  
 § 4.1.5 The Construction Manager’s Fee: \$ \_\_\_\_\_  
 § 4.1.6 The Owner’s Allowance Amount for Work Orders: \$ \_\_\_\_\_  
 § 4.1.7 The Cost of the Work \$ \_\_\_\_\_  
 § 4.1.8 The Cost of the Bond \$ \_\_\_\_\_

§ 4.2 The Total Guaranteed Maximum Price: \$ \_\_\_\_\_

§ 4.3 Construction Manager’s mark-up for approved Change Orders pursuant to the terms of the Master Agreement.

§ 4.3.1 For Work self-performed by Construction Manager’s own forces a \_\_\_\_\_ percent (\_\_\_\_\_% ) mark up for the Cost of the Work.

§ 4.3.2 For Work performed by Construction Manager’s Subcontractors at whatever tier a \_\_\_\_\_ percent (\_\_\_\_\_% ) mark up for the Cost of the Work.

§ 4.4 Construction Manager’s adjustment to its Fee for approved Change Orders pursuant to the terms of the Master Agreement.

§ 4.4.1 \_\_\_\_\_ percent (\_\_\_\_\_% ) of the Cost of the Work.

**ARTICLE 5 ENUMERATION OF WORK AUTHORIZATION AGREEMENT DOCUMENTS**

§ 5.1 The Work Authorization Agreement Documents, except for Modifications issued after execution of this Agreement, are enumerated as follows:

§ 5.1.1 The Master Agreement Between Owner and Construction Manager at-Risk, dated \_\_\_\_\_, 2020.

§ 5.1.2 The Work Authorization Agreement for Preconstruction Services between Owner and Construction Manager at-Risk dated \_\_\_\_\_, 2020;

§ 5.1.3 This executed Work Authorization Agreement for the Construction Phase for the Project;

§ 5.1.4 The Guaranteed Maximum Price Amendment, attached hereto and incorporated herein as Exhibit “A.”

§ 5.1.4 The following Modifications to the Master Agreement Between Owner and Construction Manager at-Risk, issued prior to the execution of this Work Authorization Agreement:

<b>Modification</b>	<b>Date</b>
---------------------	-------------

§ 5.1.5 Other Documents, if any, forming part of the Work Authorization Agreement Documents are as follows:

This **Work Authorization Agreement** is entered into as of the day and year first written above.

**OWNER:**  
**CLEVELAND PUBLIC LIBRARY**

**CONSTRUCTION MANAGER:**  
**Gilbane Building Company**

\_\_\_\_\_  
 (Signature)

\_\_\_\_\_  
 (Signature)

By: Director, Chief Executive Officer

Title:




**GUARANTEED MAXIMUM PRICE (GMP) BREAKDOWN**

BID PACKAGE NO. & DESCRIPTION	SUBCONTRACTOR	SBE / MBE / WBE		GMP VALUE
		% Participation	Certification	
01A General Conditions	Next Generation	100	MBE & SBE	\$ 110,857
	Temporary Partition & Weather Protection Unbought Scope			\$ 33,500
	Utility Consumption			\$ 48,000
01B Final Cleaning - Unbought Scope				\$ 10,548
01C Surveying - Unbought Scope				\$ 21,097
03A Building Concrete Foundations & Slabs	Platform Cement	44	MBE, FBE & SBE	\$ 154,500
05A Structural Steel & Misc Steel	Ritman, Inc.	100	MBE	\$ 314,505
06A Finish Carpentry, Cabinetry, Shelving, Specialties & Equip.	Next Generation	100	MBE & SBE	\$ 182,957
07A Roofing	Warren Roofing	60	MBE, FBE & SBE	\$ 200,100
08A Exterior Façade (Curtainwall & Storefront)	Allied Glass Services	100	SBE & FBE	\$ 188,200
08B Interior Glass/Glazing	Allied Glass Services	100	SBE & FBE	\$ 34,800
08C Exterior Façade (studs, insulation, wall panels)	Marous Brothers	44	MBE, FBE & SBE	\$ 573,760
09A Interiors (Int Studs, Drywall, Ceilings, Doors & Hardware)	RFC Contracting	44	MBE, FBE & SBE	\$ 235,000
09B Painting	Frank Novak & Sons	100	MBE, FBE & SBE	\$ 30,900
09C Flooring & Ceramic Tile	Floortiles, LLC	100	SBE	\$ 87,500
10A Signage - Allowance				\$ 33,881
22A Plumbing	The John F. Gallagher Company	44	MBE, FBE & SBE	\$ 97,500
23A HVAC/Controls	Diversified Piping & Mechanical, Inc.	8.4	SBE, FBE	\$ 374,660
26A Electrical	Legacy Electric	100	SBE, FBE	\$ 489,000
27A Tele/Data	Zenith System	40	SBE, FBE	\$ 103,902
31A Site Prep / Earthwork / SWPPP / Utilities	Platform Cement, Inc.	44	MBE, FBE & SBE	\$ 373,500
31B Rammed Aggregate Piers	CNC Foundation	0		\$ 44,700
32A Site Hardscape	Platform Cement, Inc.	44	MBE, FBE & SBE	\$ 107,800
32B Asphalt Paving	Cunninggham Paving	0		\$ 29,444
32C Landscaping	Down to Earth Landscaping, Inc.	24	SBE, FBE	\$ 38,920
<b>Subtotal: Cost of Work</b>				<b>\$ 3,919,531</b>
Subcontractor Risk Program (P&P Bonds or CDI):		1.20%		\$ 47,034
Owner Allowances				\$ 38,500
<b>Subcontractor Bid Subtotal</b>		<b>\$0</b>		<b>\$ 4,005,065</b>
General Conditions (CM Staffing and Reimbursables):				\$ 273,046
Coronavirus Impact Contingency:				\$ 35,000
Construction Contingency:		2.75%		\$ 110,139
Accepted Alternates (reference alternates tab):				\$ +
<b>Subtotal: Cost of Work</b>				<b>\$ 4,423,251</b>
General Liability Insurance:		1.00%		\$ 45,899
Builder's Risk Insurance: By CPL		0.00%		\$ +
Payment and Performance Bonds:		0.63%		\$ 28,916
CM Fee:		2.00%		\$ 91,797
<b>Total Guaranteed Maximum Price</b>				<b>\$ 4,589,863</b>



Cleveland Public Library

Hough Branch

June 30, 2021

GMP SUBMISSION

## TAB 03 Economic Inclusion Breakdown



ECONOMIC INCLUSION BREAKDOWN

BID PACKAGE NO. & DESCRIPTION	SUBCONTRACTOR	MBE%	MBE\$	FBE %	FBE \$	SBE%	SBE\$	GMP VALUE	MBE/FBE/SBE	
									% Participation	Diversity Value
01A General Conditions	Next Generation	100%	\$ 110,857	0%	\$ -	100%	\$ -	\$ 110,857	100%	\$ 110,857
01B Final Cleaning - Unbought Scope			\$ -		\$ -		\$ -			\$ -
01C Surveying - Unbought Scope			\$ -		\$ -		\$ -			\$ -
03A Building Concrete Foundations & Slabs	Platform Cement	20%	\$ 30,900	9%	\$ 13,905	15%	\$ 23,175	\$ 154,500	44%	\$ 67,980
05A Structural Steel & Misc Steel	Ritman, Inc.	100%	\$ 314,505	0%	\$ -	0%	\$ -	\$ 314,505	100%	\$ 314,505
06A Finish Carpentry, Cabinetry, Shelving, Specialties & Equip.	Next Generation	100%	\$ 182,957	0%	\$ -	100%	\$ -	\$ 182,957	100%	\$ 182,957
07A Roofing	Warren Roofing	20%	\$ 40,020	20%	\$ 40,020	20%	\$ 40,020	\$ 200,100	60%	\$ 120,060
08A Exterior Façade (Curtainwall & Storefront)	Allied Glass Services	0%	\$ -	100%	\$ 188,200	100%	\$ 188,200	\$ 188,200	100%	\$ 188,200
08B Interior Glass/Glazing	Allied Glass Services	0%	\$ -	100%	\$ 34,800	100%	\$ 34,800	\$ 34,800	100%	\$ 34,800
08C Exterior Façade (studs, insulation, wall panels)	Marous Brothers	20%	\$ 114,752	9%	\$ 51,638	15%	\$ 86,064	\$ 573,760	44%	\$ 252,454
09A Interiors (Int Studs, Drywall, Ceilings, Doors & Hardware)	RFC Contracting	20%	\$ 47,000	9%	\$ 21,150	15%	\$ 35,250	\$ 235,000	44%	\$ 103,400
09B Painting	Frank Novak & Sons	20%	\$ 6,180	100%	\$ 30,900	15%	\$ 4,635	\$ 30,900	100%	\$ 30,900
09C Flooring & Ceramic Tile	Floorstiles, LLC	0%	\$ -	0%	\$ -	100%	\$ 87,500	\$ 87,500	100%	\$ 87,500
10A Signage- Allowance			\$ -		\$ -		\$ -			\$ -
22A Plumbing	The John F. Gallagher Company	20%	\$ 19,500	9%	\$ 8,775	15%	\$ 14,625	\$ 97,500	44%	\$ 42,900
23A HVAC/Controls	Diversified Piping & Mechanical, Inc.	0%	\$ -	4.4%	\$ 16,485	4%	\$ 14,986	\$ 374,660	8.4%	\$ 31,471
26A Electrical	Legacy Electric	0%	\$ -	100%	\$ 489,000	100%	\$ 489,000	\$ 489,000	100%	\$ 489,000
27A Tele/Data	Zenith System	0%	\$ -	20%	\$ 20,780	20%	\$ 20,780	\$ 103,902	40%	\$ 41,561
31A Site Prep / Earthwork / SWPPP / Utilities	Platform Cement, Inc.	20%	\$ 74,700	9%	\$ 33,615	15%	\$ 56,025	\$ 373,500	44%	\$ 164,340
31B Rammed Aggregate Piers	CNC Foundation	0%	\$ -	0%	\$ -	0%	\$ -	\$ 44,700	0%	\$ -
32A Site Hardscape	Platform Cement, Inc.	20%	\$ 21,560	9%	\$ 9,702	15%	\$ 16,170	\$ 107,800	44%	\$ 47,432
32B Asphalt Paving	Cunningham Paving	0%	\$ -	0%	\$ -	0%	\$ -	\$ 29,444	0%	\$ -
32C Landscaping	Downto Earth Landscaping, Inc.	0%	\$ -	9%	\$ 3,503	15%	\$ 5,838	\$ 38,920	24%	\$ 9,341
<b>Subcontractor Totals</b>		<b>26%</b>	<b>\$ 962,931</b>	<b>26%</b>	<b>\$ 962,474</b>	<b>39%</b>	<b>\$ 1,410,883</b>	<b>\$ 3,661,648</b>	<b>63%</b>	<b>\$ 2,319,658</b>
	<b>CPL Economic Inclusion Enterprise Goals</b>	<b>20%</b>		<b>9%</b>		<b>15%</b>				



Cleveland Public Library

Hough Branch

June 30, 2021

GMP SUBMISSION

## TAB 04 Basis Documents





## BASIS DOCUMENTS BID EVENT 1

## SPECIFICATIONS

		Revision Number	Document Date	Revision Date
00 00 01	COVER SHEET	0	2/18/2021	
00 00 10	TABLE OF CONTENTS	0	2/18/2021	
01 11 00	SUMMARY OF WORK	0	2/18/2021	
01 23 00	ALLOWANCES	0	4/2/2021	
01 25 00	SUBSTITUTION PROCEDURES	0	2/18/2021	
01 25 01	SUBSTITUTION FORM	0	2/18/2021	
01 31 00	PROJECT MANAGEMENT AND COORDINATION	0	2/18/2021	
01 31 19	PROJECT MEETINGS	0	2/18/2021	
01 33 23	SHOP DRAWINGS, PRODUCT DATA & SAMPLES	0	2/18/2021	
01 40 00	QUALITY REQUIREMENTS	0	2/18/2021	
01 60 00	PRODUCT REQUIREMENTS	0	2/18/2021	
01 74 19	CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL	0	2/18/2021	
01 81 13	SUSTAINABLE DESIGN REQUIREMENTS	0	4/2/2021	
01 81 13.13	LEED SCORECARD FOR NEW CONSTRUCTION & MAJOR RENOVATIONS	0	2/18/2021	
01 81 16	VOC LIMITS FOR ADHESIVES, SEALANTS, PAINTS, AND COATINGS	0	4/2/2021	
01 91 00	COMMISSIONING OF BUILDING SYSTEMS	0	4/2/2021	
01 83 14	LEED V4 MATERIAL TRACKING FORM (PRE-BID SUPPLEMENT NO. 1)	0	3/8/2021	
02 32 00	GEO TECHNICAL INVESTIGATIONS	1	3/8/2021	4/2/2021
02 32 00.01	GEO TECHNICAL REPORT	1	3/8/2021	4/2/2021
02 41 13	SELECTIVE SITE DEMOLITION	1	3/8/2021	4/2/2021
03 30 00	CAST-IN-PLACE CONCRETE	1	3/8/2021	4/2/2021
05 12 00	STRUCTURAL STEEL FRAMING	1	3/8/2021	4/2/2021
05 21 00	STEEL JOIST FRAMING	1	3/8/2021	4/2/2021
05 31 00	STEEL DECKING	1	3/8/2021	4/2/2021
05 40 00	COLD-FORMED METAL FRAMING	1	3/8/2021	4/2/2021
05 50 00	METAL FABRICATIONS	0	4/2/2021	
06 10 50	WOOD BLOCKING	0	2/18/2021	
06 20 00	FINISH CARPENTRY	0	4/2/2021	
06 40 00	ARCHITECTURAL WOODWORK	0	4/2/2021	
06 83 16	FIBERGLASS REINFORCED PANELING	0	4/2/2021	
07 10 00	WATERPROOFING (PRE-BID SUPPLEMENT NO. 1)	0	3/4/2021	
07 21 00	THERMAL INSULATION	0	2/18/2021	
07 27 26	FLUID APPLIED MEMBRANE VAPOR/AIR BARRIERS	0	4/2/2021	
07 42 13.33	METAL COMPOSITE MATERIALS WALL PANELS	0	4/2/2021	
07 42 43	PHENOLIC WALL PANELS	0	4/2/2021	
07 54 19	POLYVINYL-CHLORIDE (PVC) ROOFING	0	4/2/2021	
07 62 00	SHEET METAL FLASHING AND TRIM	0	4/2/2021	
07 72 33	ROOF HATCH	0	4/2/2021	
07 84 00	FIRESTOPPING	0	4/2/2021	
07 92 00	JOINT SEALANT	0	2/18/2021	
08 12 13	HALLOW METAL FRAMES	0	4/2/2021	
08 14 00	WOOD DOORS	0	4/2/2021	
08 16 13	FIBERGLASS DOORS	0	4/2/2021	
08 31 13	ACCESS DOORS	0	4/2/2021	
08 36 13	SECTIONAL DOORS	0	4/2/2021	
08 41 13	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS	0	4/2/2021	
08 42 29	SIDING AUTOMATIC-FRAMED ENTRANCES AND STOREFRONTS	0	4/2/2021	
08 42 29	SLIDING AUTOMATIC ENTRANCES	0	4/2/2021	
08 43 29	INTERIOR ALUMINUM STOREFRONT	0	4/2/2021	
08 43 14	INTERIOR ALUMINUM ENTRANCES	0	4/2/2021	
08 44 13	GLAZED ALUMINUM CURTAINWALL	0	4/2/2021	
08 71 00	DOOR HARDWARE	0	4/2/2021	
08 71 00.1	DOOR HARDWARE SCHEDULE	0	4/2/2021	
08 81 00	GLASS HARDWARE SCHEDULE	0	4/2/2021	
08 81 00	GLASS AND GLAZING	0	4/2/2021	
09 21 16	GYPSUM BOARD SYSTEMS	0	4/2/2021	
09 30 00	TILE	0	4/2/2021	
05 51 13	ACOUSTICAL PANEL CEILINGS	0	4/2/2021	
09 54 29	WOOD CEILINGS	0	4/2/2021	



## BASIS DOCUMENTS BID EVENT 1

09 65 00	RESILIENT FLOORING	0	4/2/2021
09 68 00	CARPETING	0	4/2/2021
09 77 29	DRY ERASE WALL COVERING	0	4/2/2021
09 77 27	TACKABLE WALL COVERING	0	4/2/2021
09 84 13	SOUND ABSORBING WALL UNITS	0	4/2/2021
09 91 00	PAINTING	0	4/2/2021
10 14 10	INTERIOR SIGNAGE	0	4/2/2021
10 14 16	DEDICATION PLAQUE	0	4/2/2021
10 14 19	DIMENSIONAL LETTER SIGNAGE	0	4/2/2021
10 14 23	EXTERIOR SIGN	0	4/2/2021
10 22 26	FOLDING PANEL PARTITIONS	0	4/2/2021
10 26 00	WALL PROTECTION	0	4/2/2021
10 28 13	TOILET ACCESSORIES	0	4/2/2021
10 41 16	EMERGENCY KEY CABINETS	0	4/2/2021
10 44 00	FIRE EXTINGUISHERS AND CABINETS	0	4/2/2021
10 51 13	METAL LOCKERS	0	4/2/2021
10 31 00	RESIDENCIAL APPLIANCES	0	4/2/2021
11 51 13.13	AUTOMATED BOOK STORAGE AND RETRIEVAL LOCKERS	0	4/2/2021
11 51 16	BOOK DEPOSITORIES	0	4/2/2021
11 52 13	PROJECTION SCREENS	0	4/2/2021
11 52 23	TELEVISION MONTING BRAKETS	0	4/2/2021
12 24 13	WINDOW ROLLER SHADES	0	4/2/2021
12 33 55	MANUFACTURED PLASTIC LAMINATE CLAD CASEWORK	0	4/2/2021
12 48 23	ENTRANCE FLOOR GRIDS	0	4/2/2021
22 05 00	COMMON WORK RESULTS FOR PLUMBNG	0	4/2/2021
22 05 23	GENERAL-DUTY VALVES FOR PLUMBING PIPING	0	4/2/2021
22 05 29	HANGERS AND SUPPORTS FOR PLUMBING	0	4/2/2021
22 05 53	IDENTIFICATION FOR PLUMBING PIPING AND EQUIP	0	4/2/2021
22 07 00	PLUMBING INSULATION	0	4/2/2021
22 08 00	PLUMBING SYSTEMS COMMISSIONING	0	4/2/2021
22 11 16	DOMESTIC WATER PIPING	0	4/2/2021
22 11 19	DOMESTIC WATER PIPING SPECIALTIES	0	4/2/2021
22 13 16	SANITARY WASTE AND VENT PIPING	0	4/2/2021
22 13 19	SANITARY WASTE PIPING SPECIALTIES	0	4/2/2021
22 16 16	NATURAL GAS PIPING	0	4/2/2021
22 47 00	WATER COOLERS	0	4/2/2021
23 05 00	COMMON WORK RESULTS FOR HVAC	0	4/2/2021
23 05 13	COMMON MOTOR REQUIREMENTS	0	4/2/2021
23 05 23	GENERAL-DUTY VALVES HVAC	0	4/2/2021
23 05 53	IDENTIFICATION HVAC	0	4/2/2021
23 05 93	TESTING, ADJUSTING, AND BALANCING	0	4/2/2021
23 07 00	HVAC INSULATION	0	4/2/2021
23 08 00	MECHANICAL SYSTEMS COMMISSIONING	0	4/2/2021
23 09 00	INSTRUMENTATION AND CONTROL	0	4/2/2021
23 09 40	SYSTEM INTEGRATION	0	4/1/2121
23 09 93	SEQUENCE OF OPERATION	0	4/2/2021
23 21 13	HYDRONIC PIPING	0	4/2/2021
23 21 23	HYDRONIC PUMPS	0	4/2/2021
23 23 00	REFRIGERANT PIPING	0	4/2/2021
23 25 00	HVAC WATER TREATMENT	0	4/2/2021
23 31 13	METAL DUCTS	0	4/2/2021
23 33 00	AIR DUCT ACCESSORIES	0	4/2/2021
23 36 00	AIR TERMINAL UNITS	0	4/2/2021
23 37 13	METAL DUCTS	0	4/2/2021
23 33 00	AIR DUCT ACCESSORIES	0	4/2/2021
23 36 00	AIR TERMINAL UNITS	0	4/2/2021
23 37 13	DIFFUSERS, REGISTERS, AND GRILLES	0	4/2/2021
23 52 16	CONDENSING BOILERS	0	4/2/2021
23 74 13	PACKAGED ROOFTOP AIR CONDITIONING UNITS	0	4/2/2021
23 81 26	SPLIT-SYSTEM AIR CONDITIONERS	0	4/2/2021
23 82 39	UNIT HEATERS	0	4/2/2021
26 01 26	TESTING OF ELECTRICAL SYSTEMS	0	4/2/2021
26 05 00	COMMON WORK RESULTS FOR ELECTRICAL	0	4/2/2021



## BASIS DOCUMENTS BID EVENT 1

26 05 19	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS	0	4/2/2021	
26 05 23	CONTROL-VOLTAGE ELECTRICAL POWER CABLES	0	4/2/2021	
26 05 26	GROUNDING AND BONDING OF ELECTRICAL SYSTEMS	0	4/2/2021	
26 05 29	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	0	4/2/2021	
26 05 33	RECEWAYS AND BOXES FOR ELECTRICAL SYSTEMS	0	4/2/2021	
26 05 43	UNDERGROUND DUCTS AND RACEWAYS FOR ELECTRICAL SYSTEMS	0	4/2/2021	
26 05 44	SLEEVES AND SLEEVE SEALS FOR ELECTRICAL RACEWAYS AND CABLING	0	4/2/2021	
26 05 33	IDENTIFICATION FOR ELECTRICAL SYSTEMS	0	4/2/2021	
26 05 44	OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY	0	4/2/2021	
26 08 00	ELECTRICAL SYSTEMS COMMISSIONING	0	4/2/2021	
26 09 24	LIGHTING CONTROLS	0	4/2/2021	
26 24 16	PANELBOARDS	0	4/2/2021	
26 27 13	ELECTRICITY METERING	0	4/2/2021	
26 27 26	WIRING DEVICES	0	4/2/2021	
26 28 13	FUSES	0	4/2/2021	
26 28 16	ENCLOSED SWITCHES AND CIRCUITS BREAKERS	0	4/2/2021	
26 43 13	SURGE PROTECTIVE DEVICES FOR LOW VOLTAGE ELECTRICAL POWER CIRCUITS	0	4/2/2021	
26 56 00	LIGHTING SYSTEM	0	4/2/2021	
27 01 00	COMMON WORK RESULTS FOR TECHNOLOGY AND COMMUNICATIONS	0	4/2/2021	
27 05 24	FIRESTOPPING	0	4/2/2021	
27 05 26	GROUNDING AND BONDING FOR COMMUNICATION SYSTEMS	0	4/2/2021	
27 05 28	PATHWAYS FOR COMMUNICATIONS SYSTEMS	0	4/2/2021	
27 05 36	CABLE TRAYS FOR COMMUNICATIONS SYSTEMS	0	4/2/2021	
27 11 00	COMMUNICATIONS EQUIPMENT ROOM SYSTEMS	0	4/2/2021	
27 15 13	COMMUNICATIONS COPPER HORIZONTAL CABLING	0	4/2/2021	
27 25 00	WIRELESS LAN SYSTEM	0	4/2/2021	
27 51 75	WIRELESS CLOCK SYSTEM	0	4/2/2021	
28 13 00	ACCESS CONTROL SYSTEM	0	4/2/2021	
28 15 00	INTEGRATED ACCESS CONTROL HARDWARE DEVICES	0	4/2/2021	
28 15 00	INTRUSION DETECTION SYSTEM	0	4/2/2021	
31 00 00	SITE WORK	1	2/18/2021	4/2/2021
31 25 00	EROSION AND SEDIMENT CONTROL	1	2/18/2021	4/2/2021
31 30 00	EARTHWORK	1	2/18/2021	4/2/2021
31 33 31	AGGREGATE PIERS	0	2/18/2021	
32 12 16	ASPHALT PAVING	1	2/18/2021	4/2/2021
32 92 00	TURF AND GRASSES	0	4/2/2021	
32 93 00	PLANTING	0	4/2/2021	
33 11 00	WATER DISTRIBUTION	1	2/18/2021	4/4/2021
33 31 00	SANITARY SEWER	1	2/18/2021	4/4/2021
33 41 00	STORM SEWER SYSTEM	1	2/18/2021	4/4/2021
33 49 00	STORM DRAINAGE STRUCTURES	1	2/18/2021	4/4/2021
33 51 13	NATURAL GAS PIPING	1	2/18/2021	4/4/2021

## DRAWINGS

TS G00A	TITLE SHEET COVER SHEET - VOLUME 1	1	2/18/2021	4/2/2021
G001	DRAWING INDEX	0	4/2/2021	
G002	WALL TYPE SCHEDULE	0	4/2/2021	
G003	UL FIRE-RESISTANCE RATED ASSEMBLIES	0	4/2/2021	
G100	CODE DATA	1	2/18/2021	4/2/2021
G101	LEVEL 01 - CODE PLAN	1	2/18/2021	4/2/2021
G210	GROSS AREA PLANS	1	2/18/2021	4/2/2021
G211	NET AREA PLANS	1	2/18/2021	4/2/2021
CS0.01	SITE PLAN SURVEY	1	4/14/2020	4/14/2020
CD1.00	SITE DEMOLITION PLAN	1	2/18/2021	4/2/2021
C0.00	GENERAL NOTES	1	2/18/2021	4/2/2021
C1.00	SITE LAYOUT PLAN	1	2/18/2021	4/2/2021
C2.00	SITE GRADING PLAN	1	2/18/2021	4/2/2021
C3.00	SITE UTILITIES PLAN	1	2/18/2021	4/2/2021



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C4.00	SITE UTILITY PROFILES	1	2/18/2021	4/2/2021
C5.00	SITE ENLARGED PLAN	1	2/18/2021	4/2/2021
C6.00	SITE PAVEMENT DETAILS	1	2/18/2021	4/2/2021
C6.01	SITE PAVEMENT DETAILS	1	2/18/2021	4/2/2021
C6.02	SITE PAVEMENT DETAILS	1	2/18/2021	4/2/2021
C7.00	SITE UTILITIES DETAILS	1	2/18/2021	4/2/2021
C7.01	SITE UTILITIES DETAILS	1	2/18/2021	4/2/2021
C7.02	SITE UTILITIES DETAILS	1	2/18/2021	4/2/2021
C8.00	SIGNING AND STRIPING PLAN	1	2/18/2021	4/2/2021
C9.00	SITE SWPPP	1	2/18/2020	2/18/2020
C9.01	SITE SWPPP NOTES	1	2/18/2021	4/2/2021
C9.02	SITE SWPPP DETAILS	1	2/18/2021	4/2/2021
C9.03	SITE SWPPP DETAILS	1	2/18/2021	4/2/2021
L100	LANDSCAPE PLAN	0	4/2/2021	
5001	GENERAL NOTES	0	2/18/2021	
5002	SPECIAL INSPECTIONS	0	2/18/2021	
5101	LEVEL 01 - FOUNDATION PLAN	0	2/18/2021	
5102	ROOF FRAMING PLANS	0	2/18/2021	
5201	SECTIONS	0	2/18/2021	
5202	SECTIONS	0	2/18/2021	
5301	CONCRETE AND FOUNDATION TYPICAL DETAILS	1	2/18/2021	3/4/2021
5302	STEEL TYPICAL DETAILS	0	2/18/2021	
A100	ARCHITECTURAL SITE PLAN	1	2/18/2021	4/2/2021
A101	LEVEL 01 - FLOOR PLAN, WALKER DUCT	1	2/18/2021	4/2/2021
A102	MECHANICAL PIT LEVEL AND ROOF PLANS	0	4/2/2021	
A103	MECHANICAL PIT PLAN AND ELEVATIONS	0	4/2/2021	
A201	LEVEL 01 - RCP - OVERALL AND HIGH BAY	0	4/2/2021	
A300	PERSPECTIVE VIEWS	0	4/2/2021	
A301	PERSPECTIVE VIEWS	0	4/2/2021	
A302	EXTERIOR ELEVATIONS - OVERALL	0	4/2/2021	
A303	EXTERIOR ELEVATIONS - WALL PANEL KEY	0	4/2/2021	
A304	EXTERIOR ELEVATIONS - WALL PANEL KEY	0	4/2/2021	
A401	BUILDING SECTIONS	0	4/2/2021	
A402	BUILDING SECTIONS	0	4/2/2021	
A501	WALL SECTIONS	1	2/18/2021	4/2/2021
A502	WALL SECTIONS	0	4/2/2021	
A503	WALL SECTIONS	0	4/2/2021	
A504	WALL SECTIONS	0	4/2/2021	
A520	EXTERIOR DETAILS	0	4/2/2021	
A521	EXTERIOR DETAILS	0	4/2/2021	
A522	EXTERIOR DETAILS	0	4/2/2021	
A530	ROOF DETAILS	0	4/2/2021	
A601	VERTICAL CIRCULATION	1	3/4/2021	4/2/2021
A701	DOOR & WINDOW SCHEDULES	0	4/2/2021	
A702	DETAILS	0	4/2/2021	
A703	DETAILS	0	4/2/2021	
A710	DOOR FRAME DETAILS	0	4/2/2021	
A711	ALUMINUM & STOREFRONT DOOR FRAME DETAILS	0	4/2/2021	
A712	ALUMINUM WINDOW FRAME DETAILS	0	4/2/2021	
A720	STOREFRONT ELEVATIONS	0	4/2/2021	
A730	CURTAINWALL ELEVATIONS	0	4/2/2021	
A800	MOUNTING HEIGHTS AND ENLARGED PLANS	0	4/2/2021	
A810	ENLARGED PLANS	0	4/2/2021	
A820	INTERIOR DETAILS	0	4/2/2021	
A830	CEILING DETAILS	0	4/2/2021	
A850	CASEWORK DETAILS	0	4/2/2021	
A900	FINISH LEGEND	0	4/2/2021	
A901	FIRST FLOOR FINISH PLAN	0	4/2/2021	
A920	INTERIOR ELEVATIONS	0	4/2/2021	
A921	INTERIOR ELEVATIONS	0	4/2/2021	
A1000	FIRST FLOOR FURNITURE PLAN	0	4/2/2021	
P001	PLUMBING SYMBOL LEGEND AND NOTES	0	4/2/2021	
P101	LEVEL 01 - UNDERGROUND AND PLUMBING PLANS	0	4/2/2021	





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<b>P401</b>	ENLARGED PLUMBING PLANS	0	4/2/2021
PS01	PLUMBING DETAILS	0	4/2/2021
P701	PLUMBING SCHEDULES	0	4/2/2021
P901	PLUMBING ISOMETRICS	0	4/2/2021
M001	MECHANICAL SYMBOL LEGEND AND NOTES	0	4/2/2021
M101	LEVEL 01 - MECHANICAL FLOOR PLANS	0	4/2/2021
M102	ROOF & MECHANICAL ROOM PLANS	0	4/2/2021
MS01	MECHANICAL DETAILS	0	4/2/2021
MS02	MECHANICAL DETAILS	0	4/2/2021
MS03	SNOW MELT DETAILS	0	4/2/2021
M601	MECHANICAL CONTROL DIAGRAMS	0	4/2/2021
M602	MECHANICAL CONTROL DIAGRAMS	0	4/2/2021
M701	MECHANICAL SCHEDULES	0	4/2/2021
E001	ELECTRICAL SYMBOL LEGEND NOTES	0	4/2/2021
E100	SITE ELECTRICAL PLAN	0	4/2/2021
E101	FIRST FLOOR LIGHTING PLAN	0	4/2/2021
E201	FIRST FLOOR POWER PLAN	0	4/2/2021
E202	ROOF POWER PLAN	0	4/2/2021
E300	FIRE ALARM RISER AND DETAILS	0	4/2/2021
E301	FIRST FLOOR FIRE ALARM PLAN	0	4/2/2021
ES01	ELECTRICAL DETAILS	0	4/2/2021
ES11	TYPICAL LIGHTING CONTROL DETAILS	0	4/2/2021
E512	LIGHTING CONTROLS	0	4/2/2021
ES21	ELECTRICAL GROUNDING RISER AND DETAILS	0	4/2/2021
E601	ELECTRICAL ONE-LINE DIAGRAM	0	4/2/2021
E701	LUMINAIRE SCHEDULE	0	4/2/2021
E711	ELECTRICAL PANEL SCHEUDLES	0	4/2/2021
E721	ELECTRICAL EQUIPMENT CONNECTION SCHEDULES	0	4/2/2021
T-001	TECHNOLOGY SYMBOL LEGEND AND NOTES	0	4/2/2021
T-101	FIRST FLOOR TECHNOLOGY PATHWAYS AND SPACES PLAN	0	4/2/2021
T-201	FIRST FLOOR TECHNOLOGY PLAN	0	4/2/2021
T-401	TECHNOLOGY ENLARGED PLANS AND ELEVATIONS	0	4/2/2021
T-501	TECHNOLOGY ROUGH-IN AND FACEPLATE DETAILS	0	4/2/2021
T-502	TECHNOLOGY GROUNDING AND SECURITY DETAILS	0	4/2/2021
T-503	TECHNOLOGY ACCESS CONTROL ROUGH-IN DETAILS	0	4/2/2021
T-504	TECHNOLOGY ACCESS CONTROL ROUGH-IN DETAILS CONT.	0	4/2/2021
T-601	TECHNOLOGY DATA AND GROUNDING RISER DIAGRAMS	0	4/2/2021
T-602	TECHNOLOGY WIRELESS AND CLOCK RISER DIAGRAM	0	4/2/2021
T-603	TECHNOLOGY SECURITY RISER DIAGRAMS	0	4/2/2021

**OTHER DOCUMENTS**

Document Description

Revision Number Issuance Date

Document Date



## BASIS DOCUMENTS BID EVENT 2

## SPECIFICATIONS

		Revision Number	Document Date	Revision Date
00 00 01	COVER SHEET	1	2/18/2021	4/30/2021
00 00 10	TABLE OF CONTENTS	1	2/18/2021	4/30/2021
01 11 00	SUMMARY OF WORK	1	2/18/2021	4/30/2021
01 21 13	ALLOWANCES	0	4/30/2021	
01 23 00	ALTERNATES	0	4/30/2021	
01 25 00	SUBSTITUTION PROCEDURES	1	2/18/2021	4/30/2021
01 25 01	SUBSTITUTION FORM	1	2/18/2021	4/30/2021
01 31 00	PROJECT MANAGEMENT AND COORDINATION	1	2/18/2021	4/30/2021
01 31 19	PROJECT MEETINGS	1	2/18/2021	4/30/2021
01 33 23	SHOP DRAWINGS, PRODUCT DATA & SAMPLES	1	2/18/2021	4/30/2021
01 40 00	QUALITY REQUIREMENTS	1	2/18/2021	4/30/2021
01 60 00	PRODUCT REQUIREMENTS	1	2/18/2021	4/30/2021
01 74 19	CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL	1	2/18/2021	4/30/2021
01 81 13	SUSTAINABLE DESIGN REQUIREMENTS	0	4/30/2021	
01 81 13.13	LEED SCORECARD FOR NEW CONSTRUCTION & MAJOR RENOVATIONS	1	2/18/2021	4/30/2021
01 81 16	VOC LIMITS FOR ADHESIVES, SEALANTS, PAINTS, AND COATINGS	0	4/30/2021	
01 83 14	LEEDv4 MATERIAL TRACKING FORM	0	4/30/2021	
01 91 00	COMMISSIONING OF BUILDING SYSTEMS	0	4/30/2021	
02 32 00	GEOTECHNICAL INVESTIGATIONS	1	2/18/2021	4/30/2021
02 32 00.01	GEOTECHNICAL REPORT	1	2/18/2021	4/30/2021
02 41 13	SELECTIVE SITE DEMOLITION	1	2/18/2021	4/30/2021
03 30 00	CAST-IN-PLACE CONCRETE	1	2/18/2021	4/30/2021
05 12 00	STRUCTURAL STEEL FRAMING	1	2/18/2021	4/30/2021
05 21 00	STEEL JOIST FRAMING	1	2/18/2021	4/30/2021
05 31 00	STEEL DECKING	1	2/18/2021	4/30/2021
05 40 00	COLD-FORMED METAL FRAMING	1	2/18/2021	4/30/2021
05 50 00	METAL FABRICATIONS	0	4/30/2021	
06 10 50	WOOD BLOCKING	1	2/18/2021	4/30/2021
06 20 00	FINISH CARPENTRY	0	4/30/2021	
06 40 00	ARCHITECTURAL WOODWORK	0	4/30/2021	
06 83 16	FIBERGLASS REINFORCED PANELING	0	4/30/2021	
07 10 00	WATERPROOFING	0	4/30/2021	
07 21 00	THERMAL INSULATION	1	2/18/2021	4/30/2021
07 27 26	FLUID-APPLIED MEMBRANE VAPOR/AIR BARRIERS	0	4/30/2021	
07 42 43	PHENOLIC WALL PANELS	0	4/30/21	
07 54 19	POLYVINYL-CHLORIDE (PVC) ROOFING	0	4/30/2021	
07 62 00	SHEET METAL FLASHING AND TRIM	0	4/30/2021	
07 72 33	ROOF HATCH	0	4/30/2021	
07 84 00	FIRESTOPPING	0	4/30/2021	
07 92 00	JOINT SEALANT	0	2/18/2021	
08 12 13	HOLLOW METAL FRAMES	0	4/30/2021	
08 14 00	WOOD DOORS	0	4/30/2021	
08 16 13	FIBERGLASS DOORS	0	4/30/2021	
08 31 13	ACCESS DOORS	0	4/30/2021	
08 36 13	SECTIONAL DOORS	0	4/30/2021	
08 41 13	Aluminum-Framed Entrances and Storefronts	0	4/30/2021	
08 42 29	Sliding Automatic Entrances	0	4/30/2021	
08 43 14	Interior Aluminum Storefront	0	4/30/2021	
08 44 13	Glazed Aluminum Curtainwalls	0	4/30/2021	
08 71 00	Door Hardware	0	4/30/2021	
08 71 00.01	Door Hardware Schedule	0	4/30/2021	
08 81 00	Glass and Glazing	0	4/30/2021	
09 21 16	Gypsum Board Systems	0	4/30/2021	
09 30 00	Tile	0	4/30/2021	
09 51 13	Accoustical Panel Ceilings	0	4/30/2021	
09 54 29	Sliding Automatic Entrances	0	4/30/2021	
09 65 00	Resilient Flooring	0	4/30/2021	
09 68 00	Carpeting	0	4/30/2021	
09 77 26	Dry Erase Wall Covering	0	4/30/2021	
09 77 27	Tackable Wall Covering	0	4/30/2021	



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09 84 13	Sound Absorbing Wall Units	0	4/30/2021
09 91 00	Painting	0	4/30/2021
10 14 10	Interior Signage	0	4/30/2021
10 14 16	Dedication Plaque	0	4/30/2021
10 14 19	Dimensional Letter Signage	0	4/30/2021
10 14 23	Exterior Sign	0	4/30/2021
10 22 26	Folding Panel Partitions	0	4/30/2021
10 26 00	Wall Protection	0	4/30/2021
10 28 13	Toilet Accessories	0	4/30/2021
10 41 16	Emergency Key Cabinets	0	4/30/2021
10 44 00	Fire Extinguisher And Cabinets	0	4/30/2021
10 51 13	Metal Lockers	0	4/30/2021
11 31 00	Reesidential Appliances	0	4/30/2021
11 51 13.13	Automated Book Storage And Retrieval Lockers	0	4/30/2021
11 51 16	Book Depositories	0	4/30/2021
11 52 13	Projection Screens	0	4/30/2021
11 52 23	Television Mounting Brackets	0	4/30/2021
12 24 13	Window Roller Shades	0	4/30/2021
12 33 55	Manufactured Plastic Laminate Clad Case work	0	4/30/2021
12 48 23	Entrance Floor Grids	0	4/30/2021
20 00 01	Cover Sheet vol 2	0	4/30/2021
20 00 10	Table Of Contents vol 2	0	4/30/2021
22 05 00	Common Work Results for Plumbing	0	4/30/2021
22 05 23	General-Duty Valves For Plumbing Piping	0	4/30/2021
22 05 29	Hangers And Supports HVAC	0	4/30/2021
22 05 53	Identification for Plumbing Piping And Equip	0	4/30/2021
22 07 00	Plumbing Insulation Plumbing Systems Commissioning	0	4/30/2021
22 08 00	Plumbing Systems Commissioning	0	4/30/2021
22 11 16	Domestic Water Piping Specialties	0	4/30/2021
22 11 19	Sanitary Waste And Vent Piping	0	4/30/2021
22 13 16	Sanitary Waste Piping Specialties	0	4/30/2021
22 16 16	Natural Gas Piping	0	4/30/2021
22 47 00	Water Coolers	0	4/30/2021
23 05 00	Common Work Results for HVAC	0	4/30/2021
23 05 13	Common Motor Requirements	0	4/30/2021
23 05 23	General -Duty Valves HVAC	0	4/30/2021
23 05 29	Hangers And Supports HVAC	0	4/30/2021
23 05 53	Identification HVAC	0	4/30/2021
23 05 93	Testing, Adjusting and Balancing	0	4/30/2021
23 07 00	HVAC Insulation	0	4/30/2021
23 08 00	Mechanical Systems Commissioning	0	4/30/2021
23 09 00	Instrumentation and Control	0	4/30/2021
23 09 40	Systems Integration	0	4/30/2021
23 09 93	Sequence of Operation	0	4/30/2021
23 21 13	Hydronic Piping	0	4/30/2021
23 21 23	Hydronic Pumps	0	4/30/2021
23 23 00	Refrigerant Piping	0	4/30/2021
23 25 00	HVAC Water Treatment	0	4/30/2021
23 31 13	Metal Ducts	0	4/30/2021
23 33 00	Air Duct Accessories	0	4/30/2021
23 36 00	Air Terminal Units	0	4/30/2021
23 37 13	Diffusers, Registers, And Grilles	0	4/30/2021
23 52 16	Condensing Boilers	0	4/30/2021
23 72 00	Air to Air Energy Recovery Equipment	0	4/30/2021
23 74 13	Packaged Rooftop Air Conditioning Units	0	4/30/2021
23 81 26	Spilt-System Air-Conditioners	0	4/30/2021
23 82 39	Unit Heaters	0	4/30/2021
26 01 26	Testing of Electrical Systems	0	4/30/2021
26 05 00	Common Work Results for Electrical	0	4/30/2021
26 05 19	Low-Voltage Electrical Power Conductors	0	4/30/2021
26 05 23	Control-Voltage Electrical Power Cables	0	4/30/2021
26 05 26	Grounding And Bonding of Electrical Systems	0	4/30/2021
26 05 29	Hangers and Supports for Electrical Systems	0	4/30/2021



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26 05 33	Raceways And Boxes for Electrical Systems	0	4/30/2021	
26 05 43	Underground Ducts And Raceways for Electrical Systems	0	4/30/2021	
26 05 44	Sleeves and Sleeve Seals for Electrical Raceways and Cabling	0	4/30/2021	
26 05 53	Identification for Electrical Systems	0	4/30/2021	
26 05 73	Overcurrent Protective Device Coordination Study	0	4/30/2021	
26 08 00	Electrical Systems Commissioning	0	4/30/2021	
26 09 24	Lighting Controls Panelboards	0	4/30/2021	
26 24 16	Electricity Metering	0	4/30/2021	
26 27 13	Wiring Devices	0	4/30/2021	
26 27 26	Fuses	0	4/30/2021	
26 28 13	Enclosed Switches And Circuit Breakers	0	4/30/2021	
26 28 16	Enclosed Switches And Circuit Breakers	0	4/30/2021	
26 32 13	Generator	0	4/30/2021	
26 36 00	Transfer Switch	0	4/30/2021	
26 43 13	Surge Protective Devices for Low Voltage Electrical Power Circuits	0	4/30/2021	
26 56 00	Lighting Systems	0	4/30/2021	
27 01 00	Common Works Results for Technology and Communications	0	4/30/2021	
27 05 24	Firestopping	0	4/30/2021	
27 05 26	Grounding and Bonding for Communications Systems	0	4/30/2021	
27 05 28	Pathways for Communication Systems	0	4/30/2021	
27 05 36	Cable Trays for Communication Systems	0	4/30/2021	
27 11 00	Communication Equipment Room Fittings	0	4/30/2021	
27 15 13	Communications Copper Horizontal Cabling	0	4/30/2021	
27 25 00	Wireless LAN System	0	4/30/2021	
27 51 75	Wireless Clock System	0	4/30/2021	
28 13 00	Access Control System	0	4/30/2021	
28 15 00	Integrated Access Control Hardware Devices	0	4/30/2021	
28 17 00	Intrusion Detection System	0	4/30/2021	
28 23 00	Video Surveillance System	0	4/30/2021	
28 31 11	Digital, Addressable Fire Alarm System	0	4/30/2021	
31 00 00	SITE WORK	1	2/18/2021	4/30/2021
31 25 00	EROSION AND SEDIMENT CONTROL	1	2/18/2021	4/30/2021
31 30 00	EARTHWORK	1	2/18/2021	4/30/2021
31 33 31	AGGREGATE PIERS	0	2/18/2021	
32 12 16	ASPHALT PAVING	1	2/18/2021	4/30/2021
32 92 00	TURF AND GRASSES	0	4/30/2021	
32 93 00	PLANTING	0	4/30/2021	
33 11 00	WATER DISTRIBUTION	1	2/18/2021	4/30/2021
33 31 00	SANITARY SEWER	1	2/18/2021	4/30/2021
33 41 00	STORM SEWER SYSTEM	1	2/18/2021	4/30/2021
33 49 00	STORM DRAINAGE STRUCTURES	1	2/18/2021	4/30/2021
33 51 13	NATURAL GAS PIPING	1	2/18/2021	4/30/2021

## DRAWINGS

TS	TITLE SHEET	1	2/18/2021	4/30/2021
G001	DRAWING INDEX	0	4/30/2021	
G002	WALL TYPE SCHEDULE	0	4/30/2021	
G003	UL FIRE-RESISTANCE RATED ASSEMBLIES	0	4/30/2021	
G100	CODE DATA	2	2/18/2021	4/30/2021
G101	LEVEL 01 - CODE PLAN	2	2/18/2021	4/30/2021
G210	GROSS AREA PLANS	2	2/18/2021	4/30/2021
G211	NET AREA PLANS	0	2/18/2021	4/30/2021
CS0.01	SITE PLAN SURVEY	0	4/14/2020	
CD1.00	SITE DEMOLITION PLAN	1	2/18/2021	4/30/2021
C0.00	GENERAL NOTES	1	2/18/2021	4/30/2021
C1.00	SITE LAYOUT PLAN	1	2/18/2021	4/30/2021
C2.00	SITE GRADING PLAN	1	2/18/2021	4/30/2021
C3.00	SITE UTILITIES PLAN	1	2/18/2021	4/30/2021
C4.00	SITE UTILITY PROFILES	1	2/18/2021	4/30/2021
CS.00	SITE ENLARGED PLAN	1	2/18/2021	4/30/2021
C6.00	SITE PAVEMENT DETAILS	1	2/18/2021	4/30/2021
C6.01	SITE PAVEMENT DETAILS	1	2/18/2021	4/30/2021
C6.02	SITE PAVEMENT DETAILS	1	2/18/2021	4/30/2021





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C7.00	SITE UTILITIES DETAILS	1	2/18/2021	4/30/2021
C7.01	SITE UTILITIES DETAILS	1	2/18/2021	4/30/2021
C7.02	SITE UTILITIES DETAILS	1	2/18/2021	4/30/2021
C8.00	SIGNING AND STRIPING PLAN	1	2/18/2021	4/30/2021
C9.00	SITE SWPPP	1	2/18/2021	4/30/2021
C9.01	SITE SWPPP NOTES	1	2/18/2021	4/30/2021
C9.02	SITE SWPPP DETAILS	1	2/18/2021	4/30/2021
C9.03	SITE SWPPP DETAILS	1	2/18/2021	4/30/2021
L100	LANDSCAPING PLAN	0	4/30/2021	
S001	GENERAL NOTES	1	7/10/2020	2/18/2021
S002	SPECIAL INSPECTIONS	1	7/10/2020	2/18/2021
S101	LEVEL 01 - FOUNDATION PLAN	1	7/10/2020	2/18/2021
S102	ROOF FRAMING PLANS	1	7/10/2020	2/18/2021
S201	SECTIONS	1	7/10/2020	2/18/2021
S202	SECTIONS	1	7/10/2020	2/18/2021
S301	CONCRETE AND FOUNDATION TYPICAL DETAILS	1	7/10/2020	2/18/2021
S302	STEEL TYPICAL DETAILS	1	7/10/2020	2/18/2021
A100	ARCHITECTURAL SITE PLAN	1	2/18/2021	4/30/2021
A101	LEVEL 01 - FLOOR PLAN, WALKER DUCT	1	2/18/2021	4/30/2021
A102	MECHANICAL PIT LEVEL AND ROOF PLANS	0	4/30/2021	
A103	MECHANICAL PIT PLAN AND ELEVATIONS	0	4/30/2021	
A201	LEVEL 01 - RCP - OVERALL AND HIGH BAY	0	4/30/2021	
A300	PERSPECTIVE VIEWS	0	4/30/2021	
A301	PERSPECTIVE VIEWS	0	4/30/2021	
A302	EXTERIOR ELEVATIONS - OVERALL	0	4/30/2021	
A303	EXTERIOR ELEVATIONS - WALL PANEL KEY	0	4/30/2021	
A304	EXTERIOR ELEVATIONS - WALL PANEL KEY	0	4/30/2021	
A401	BUILDING SECTIONS	0	4/30/2021	
AS01	WALL SECTIONS	1	2/18/2021	4/30/2021
AS02	WALL SECTIONS	0	4/30/2021	
AS03	WALL SECTIONS	0	4/30/2021	
AS04	WALL SECTIONS	0	4/30/2021	
AS20	EXTERIOR DETAILS	0	4/30/2021	
AS21	EXTERIOR DETAILS	0	4/30/2021	
AS22	EXTERIOR DETAILS	0	4/30/2021	
AS23	AIR/VAPOR BARRIER DETAILS	0	4/30/2021	
AS30	ROOF DETAILS	0	4/30/2021	
A601	VERTICAL CIRCULATION	0	4/30/2021	
A701	DOOR & WINDOW SCHEDULES	0	4/30/2021	
A702	DETAILS	0	4/30/2021	
A703	DETAILS	0	4/30/2021	
A710	DOOR FRAME DETAILS	0	4/30/2021	
A711	ALUMINUM & STOREFRONT DOOR FRAME DETAILS	0	4/30/2021	
A712	ALUMINUM WINDOW FRAME DETAILS	0	4/30/2021	
A720	STOREFRONT ELEVATIONS	0	4/30/2021	
A730	CURTAINWALL ELEVATIONS	0	4/30/2021	
A800	MOUNTING HEIGHTS AND ENLARGED PLANS	0	4/30/2021	
A810	ENLARGED PLANS	0	4/30/2021	
A820	INTERIOR DETAILS	0	4/30/2021	
A830	CEILINGS DETAILS	0	4/30/2021	
A850	CASEWORK DETAILS	0	4/30/2021	
A900	FINISH LEGENDS	0	4/30/2021	
A901	FIRST FLOOR FINISH PLANS	0	4/30/2021	
A920	INTERIOR ELEVATIONS	0	4/30/2021	
A921	INTERIOR ELEVATIONS	0	4/30/2021	
A1000	FIRST FLOOR FURNITURE PLAN	0	4/30/2021	
P001	PLUMBING SYMBOL LEGEND AND NOTES	1	3/11/2021	4/30/2021
P101	LEVEL 01 - UNDERGROUND AND PLUMBING PLANS	1	3/11/2021	4/30/2021
P401	ENLARGED PLUMBING PLANS	1	3/11/2021	4/30/2021
PS01	PLUMBING DETAILS	1	3/11/2021	4/30/2021
P701	PLUMBING SCHEDULES	1	3/11/2021	4/30/2021
P901	PLUMBING ISOMETRICS	1	3/11/2021	4/30/2021
M001	MECHANICAL SYMBOL LEGEND AND NOTES	1	3/11/2021	4/30/2021



## BASIS DOCUMENTS BID EVENT 2

M101	LEVEL 01 - MECHANICAL FLOOR PLANS	1	3/11/2021	4/30/2021
M102	ROOF & MECHANICAL ROOM PLANS	1	3/11/2021	4/30/2021
MS01	MECHANICAL DETAILS	1	3/11/2021	4/30/2021
MS02	MECHANICAL DETAILS	1	3/11/2021	4/30/2021
M503	SNOW MELT DETAILS	1	3/11/2021	4/30/2021
M601	MECHANICAL CONTROL DIAGRAMS	1	3/11/2021	4/30/2021
M602	MECHANICAL CONTROL DIAGRAMS	1	3/11/2021	4/30/2021
M701	MECHANICAL SCHEDULES	1	3/11/2021	4/30/2021
E001	ELECTRICAL SYMBOL LEGEND AND NOTES	1	3/11/2021	4/30/2021
E100	SITE ELECTRICAL PLAN	1	3/11/2021	4/30/2021
E101	FIRST FLOOR LIGHTING PLAN	1	3/11/2021	4/30/2021
E201	FIRST FLOOR POWER PLAN	1	3/11/2021	4/30/2021
E202	ROOF POWER PLAN	1	3/11/21/	4/30/2021
E300	FIRE ALARM RISER AND DETAILS	1	3/11/2021	4/30/2021
E301	FIRST FLOOR FIRE ALARM PLAN	1	3/11/2021	4/30/2021
ES01	ELECTRICAL DETAILS	1	3/11/2021	4/30/2021
ES11	TYPICAL LIGHTING CONTROL DETAILS	1	3/11/2021	4/30/2021
E512	LIGHTING CONTROLS	1	3/11/2021	4/30/2021
E521	ELECTRICAL GROUNDING RISER AND DETAILS	1	3/11/2021	4/30/2021
E601	ELECTRICAL ONE - LINE DIAGRAM	1	3/11/2021	4/30/2021
E701	LUMINAIRE SCHEDULE	1	3/11/2021	4/30/2021
E711	ELECTRICAL PANEL SCHEDULES	1	3/11/2021	4/30/2021
E721	ELECTRICAL EQUIPMENT CONNECTION SCHEDULES	1	3/11/2021	4/30/2021
T-001	TECHNOLOGY SYMBOL LEGEND AND NOTES	1	3/11/2021	4/30/2021
T-101	FIRST FLOOR TECHNOLOGY PATHWAYS AND SPACES PLAN	1	3/11/2021	4/30/2021
T-201	FIRST FLOOR TECHNOLOGY PLAN	1	3/11/2021	4/30/2021
T-401	TECHNOLOGY ENLARGED PLANS AND ELEVATIONS	1	3/11/2021	4/30/2021
T-501	TECHNOLOGY ROUGH-IN AND FACEPLATE DETAILS	1	3/11/2021	4/30/2021
T-502	TECHNOLOGY GROUNDING AND SECURITY DETAILS	1	3/11/2021	4/30/2021
T-503	TECHNOLOGY ACCESS CONTROL ROUGH-IN DETAILS	1	3/11/2021	4/30/2021
T-504	TECHNOLOGY ACCESS CONTROL ROUGH-IN DETAILS CONT.	1	3/11/2021	4/30/2021
T-601	TECHNOLOGY DATA AND GROUNDING RISER DIAGRAM	1	3/11/2021	4/30/2021
T-602	TECHNOLOGY WIRELESS AND CLOCK RISER DIAGRAMS	1	3/11/2021	4/30/2021
T-603	TECHNOLOGY SECURITY RISER DIAGRAMS	1	3/11/2021	4/30/2021

## OTHER DOCUMENTS

Document Description

Revision Number

Issuance Date

Document Date



## BASIS DOCUMENTS BP27A TECHNOLOGY

**SPECIFICATIONS**

		Revision Number	Document Date	Revision Date
00 00 01	COVER SHEET	0	3/11/2021	
00 00 10	TABLE OF CONTENTS	0	3/11/2021	
01 11 00	SUMMARY OF WORK	0	3/11/2021	
01 25 00	SUBSTITUTION PROCEDURES	0	3/11/2021	
01 25 01	SUBSTITUTION FORM	0	3/11/2021	
01 31 00	PROJECT MANAGEMENT AND COORDINATION	0	3/11/2021	
01 31 19	PROJECT MEETINGS	0	3/11/2021	
01 33 23	SHOP DRAWINGS, PRODUCT DATA & SAMPLES	0	3/11/2021	
01 40 00	QUALITY REQUIREMENTS	0	3/11/2021	
01 60 00	PRODUCT REQUIREMENTS	0	3/11/2021	
01 74 19	CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL	0	3/11/2021	
01 81 13.13	LEED SCORECARD FOR NEW CONSTRUCTION & MAJOR RENOVATIONS	0	3/11/2021	
06 10 50	WOOD BLOCKING	0	3/11/2021	
27 01 00	COMMON WORK RESULTS FOR TECHNOLOGY AND COMMUNICATIONS	0	3/11/2021	
27 05 24	FIRESTOPPING	0	3/11/2021	
27 05 26	GROUNDING AND BONDING FOR COMMUNICATION SYSTEMS	0	3/11/2021	
27 05 28	PATHWAYS FOR COMMUNICATION SYSTEMS	0	3/11/2021	
27 05 36	CABLE TRAYS FOR COMMUNICATIONS SYSTEMS	0	3/11/2021	
27 11 00	COMMUNICATIONS EQUIPMENT ROOM FITTINGS	0	3/11/2021	
27 15 13	COMMUNICATIONS COPPER HORIZONTAL CABLING	0	3/11/2021	
27 25 00	WIRELESS LAN SYSTEM	0	3/11/2021	
27 51 25	DOOR INTERCOM SYSTEM	0	3/11/2021	
27 51 75	WIRELESS CLOCK SYSTEM	0	3/11/2021	

**DRAWINGS**

G000a	COVER SHEET - VOLUME 1	0	3/11/2021	
G001	DRAWING INDEX	0	3/11/2021	
G100	CODE DATA	0	3/11/2021	
G101	LEVEL 01 - CODE PLAN	0	3/11/2021	
G210	GROSS AREA PLANS	0	3/11/2021	
G211	NET AREA PLANS	0	3/11/2021	
C3.00	SITE UTILITIES PLAN	0	3/11/2021	
A100	ARCHITECTURAL SITE PLAN	0	3/11/2021	
A101	LEVEL 01 - FLOOR PLAN, WALKER DUCT	0	3/11/2021	
A201	LEVEL 01 - RCP - OVERALL	0	3/11/2021	
A202	LEVEL 01 RCP OVERALL (HIGH)	0	3/11/2021	
T001	TECHNOLOGY SYMBOL LEGEND AND NOTES	0	3/11/2021	
T101	FIRST FLOOR PATHWAYS AND SPACES PLAN	0	3/11/2021	
T201	FIRST FLOOR TECHNOLOGY PLAN	0	3/11/2021	
T401	TECHNOLOGY ENLARGED PLANS AND ELEVATIONS	0	3/11/2021	
T501	TECHNOLOGY ROUGH-IN AND FACEPLATE DETAILS	0	3/11/2021	
T-502	TECHNOLOGY GROUNDING AND SECURITY DETAILS	0	3/11/2021	
T-503	TECHNOLOGY ACCESS CONTROL ROUGH-IN DETAILS	0	3/11/2021	
T-601	TECHNOLOGY DATA AND GROUNDING RISER DIAGRAMS	0	3/11/2021	
T-602	TECHNOLOGY WIRELESS AND CLOCK RISER DIAGRAMS	0	3/11/2021	

**OTHER DOCUMENTS**

Document Description

Revision Number Issuance Date Document Date



Cleveland Public Library

Hough Branch

June 30, 2021

GMP SUBMISSION

## TAB 05 Clarifications & Assumptions



## CLARIFICATIONS AND ASSUMPTIONS

### GENERAL

1	GMP is based on receiving executed GMP or a pre-GMP change order on or before July 9, 2021.
2	Phase 1A staffing is contingent upon the approval of all five (5) GMPs (Woodland Library Branch, Central Distribution Facility, Hough Library Branch, Jefferson Library Branch, and West Park Library Branch).
3	The Coronavirus Impact Contingency is a lump sum value of \$35,000. All cost that exceeds \$35,000 will be an Owner change order. The contingency has been established in accordance with the contract agreement.
4	The costs for the general building permit and trade specific permits, usage and tap fees are excluded from the GMP (by Owner) as the information from the City of Cleveland is unknown at this time.
5	GMP assumes that all work will be performed during normal working hours of 7:00 AM - 4:00 PM. All premium time/overtime has not been included.
6	Construction hours are assumed to be 1st shift other than occasional off-hours work to accommodate tie-ins or shut downs / connections of major systems.
7	All pricing is based upon open, competitive bidding by prequalified subcontractors. No single sourcing of materials or equipment shall be required.
8	LEED requirements have been incorporated into this GMP.
9	GMP assumes that the fixed rates included in Fixed Rates Section shall be applicable to General Conditions and Site Services items included in the project costs. The fixed rates are valid until substantial completion date.
10	The GMP is based upon receiving all document deliverables from the Owner and Architect per the Project Schedule and timeframes indicated in the GMP Basis Documents for Submittals, Requests for Information, Change Order pricing and other deliverables that may have schedule implications. Critical items requiring compressed review timeframes will be identified on the submittal register and discussed during the weekly project team meetings.
11	The GMP is based upon temporary use of some of the building permanent systems such as: heating and cooling equipment and systems, building controls systems, electrical systems, plumbing fixtures and systems, etc. Warranties for the equipment/systems as described above shall commence on the date of Contract Completion or Owner occupancy, whichever occurs first.
12	Gilbane reserves the right to optimize the sequence of construction at any time. This may include re-arranging construction activities, adjustment of activity durations, and any other changes which will not affect the final delivery dates.
13	It is assumed the GMP Basis Documents issued by the Design Team, were prepared in a manner that put forth reasonable and professional care to comply with all applicable laws, codes (including the latest City, State, or Federal Approved Building Codes), and regulations of various governmental entities having jurisdiction over this project. City, State or other Authorities having Jurisdiction (AHJ) contemplated or pending Code revisions, not indicated in the GMP Basis Documents are excluded from this GMP.
14	GMP proposal prepared June 30, 2021 is based on the design documents included in TAB 04.
15	All extended Subcontractor and manufacturer warranties shall be "pass-through" warranties from the appropriate party; extended warranties by Gilbane are not included in the GMP.
16	The Guaranteed Maximum Price (GMP) is not guaranteed by bid package or estimate line item. The GMP is guaranteed by the total amount. It is assumed that the DESIGN TEAM will work as a Collaborative Team within the allocated budgets for the completion of design. This is not intended to be a "line-item" GMP. All items except Owner allowances will reconcile to the CM Contingency.
17	Acceptance of the GMP constitutes acceptance of the Gilbane recommended lowest responsible bidders listed contained within the GMP. The GMP is based on the listed trade contractors' acceptance and execution of a contract to perform the work. Rejection of a bid of a trade contractor listed within the GMP by the Owner will require an adjustment to the GMP value to accommodate the next lowest responsible bidder.
18	This GMP does not currently incorporate all alternates shown in the Alternate section. Approved alternates will be added or deducted to the GMP as noted in the financial summary



## CLARIFICATIONS AND ASSUMPTIONS

19	In lieu of paper, electronic document control will be utilized on the project for the processing and turnover of all project documents including but not limited to: submittals, requests for information, punch list, AE field reports, time and material slips, drawings, specification, Operating Manuals etc. Project management Software systems include Procore, BIM 360 Field, Bluebeam, CMIC and Textura.
20	No retainage shall be held on Gilbane fee, general conditions, or insurance.
21	If an owner audit is required it shall be performed and completed within 8 weeks of the Certificate of Occupancy.
22	In reference to the Phase I Environmental Site Assessment, contamination is possible but undefined. This GMP excludes Hazardous waste and/or hazardous soil excavation and disposal except for an Owner allowance of \$50,000 for unsuitable soils. In all cases, it is understood that should hazardous material be found, the Owner shall be deemed as the generator of the hazardous materials. Contractor shall neither take title to or be deemed the generator of the hazardous material or substance at any time during the abatement, removal, transportation or disposal. The Owner or his designated representative will sign all Hazardous Materials disposal manifests for the project.
23	Excludes costs/fees for environmental permits.
24	Gilbane and/or the Trade Contractors shall not be held responsible if an Indoor Air Quality (IAQ) test fails as a result of installation of a specified material, approved material, or FF&E, provided the installation conforms to the Contract Documents.
25	Excludes all cost and schedule impacts resulting from Federal Government proclamations or newly imposed tariffs.
26	The GMP is based on the Site Logistics Drawings included Site Logistics section. Deviations may be a change to the GMP.
27	The Temporary Certificate of Occupancy (TCO) shall be considered achievement of Substantial Completion. If the TCO cannot be obtained through no fault of the Construction Manager, Substantial Completion shall not be withheld.
28	This GMP includes achieving enterprise goals of 9% FBE, 20% MBE and 15% SBE. Changes are excluded from the WBE/MBE goals.
29	The only security provision included in the GMP is the perimeter site fence.
30	If unit prices are stated in the Agreement or subsequently agreed upon, and if the quantities originally contemplated are so changed in a proposed Change Order or as a result of several Change Orders that application of the agreed unit prices to the quantities of Work proposed will cause substantial inequity to the Owner or the Contractor, the applicable unit prices and Contract Sum shall be equitably adjusted. Additionally, where the price of material, equipment, energy and/or labor increase during the term of the Contract through no fault of the Contractor, including but not limited to the imposition of tariffs or taxes, the Contract Sum shall be equitably adjusted by a Change Order as provided in Article 18. Such price increases shall be documented by vendor quotes, invoices, catalogs, receipts or other documents of commercial use.
31	Owner Soft Costs and Equipment costs (not shown within the documents) are not included in the Guaranteed Maximum Price.
32	COVID-19 QUALIFICATION (CORONAVIRUS) - As of the date of this Guaranteed Maximum Price proposal, Gilbane Building Company is unable to assess the impact of the ongoing COVID-19 pandemic and how it may affect the Construction Schedule and Project cost long-term. In light of the wide-ranging and potentially long-lasting effects posed by the COVID-19 pandemic, including, without limitation, disruption of construction supply chains, labor shortages, and governmental actions, Gilbane reserves its right to assess such impact on an ongoing basis and to seek an equitable adjustment in the Guaranteed Maximum Price and an extension of the Contract Time as such adjustments become necessary. This qualification supersedes and takes precedence over all other terms of the Contract Documents, including without limitation Article 13 & 19.
33	Owner's vendors, contractors, and consultants will be responsible for clean up of their debris and depositing of the debris into their own on site dumpsters.
34	Gilbane will coordinate with Owner's vendors and equipment supplier but do not include the management time for the installation.
35	Review time for Submittals will be no longer than 7 days, some critical submittals will need to be addressed within 3 days. Critical submittals will be identified weekly by the Gilbane project team.



## CLARIFICATIONS AND ASSUMPTIONS

36	All Request for Information (RFI) will be responded to within 72 hours from submission to the Architect.	
37	Unless specified, no samples or product data will be provided for named products, except for color.	
38	Benchmarks will be conducted at the first install of material for conformance to the contract requirements.	
39	Retainage value will be based on a per subcontractor basis. Final retainage shall be released upon 100% completion of an individual Subcontractor's work including punch-list items, and all close-out documentation has been completed and submitted by the Subcontractor, and approved by the Construction Manager, Owner and Architect. Separate requisitions will be submitted by requesting subcontractors.	
40	Professional video recording of Owner Training is excluded, however video recording may be provided where allowed by equipment manufactures.	
41	Professional photography or webcam for construction progress and completion is excluded.	
42	Design Team AutoCAD/ Rev-it files shall be provided to Gilbane and its trade contractors at no cost.	
43	Owner to provide LCP diversity tracking software for utilization by Gilbane and the subcontractors.	
44	No allowance dollars are included for deferred maintenance scope. The only deferred maintenance included is as shown on the drawings.	
45	<p>The following will be provided by Cleveland Public Library:</p> <ol style="list-style-type: none"> <li>1. Building Permit</li> <li>2. Land acquisition</li> <li>3. Off-site improvements (Adjacent Roadway Improvements, Traffic Lights, turn lanes, public utility mains)</li> <li>4. Professional service fees and reimbursables (Architect, Engineering, Consulting, Owner's Representative)</li> <li>5. Geotechnical Surveys and testing</li> <li>6. Material testing</li> <li>7. Regulatory and permit fees</li> <li>8. Owner required furniture, fixtures, and equipment – including but not limited to loose equipment, furniture, employee workstations, computers, phones, voice/data/security equipment, indoor plantings and art work.</li> <li>9. Builder's Risk Insurance</li> <li>10. Offsite utility infrastructure and connection fees (power, gas, telephone, data...)</li> <li>11. 3rd Party Commissioning</li> <li>12. Owner transition Moves</li> </ol>	
46	The values noted in the Potential Value Engineering Items are order of magnitude only. These values are not fixed rates. Should the Value Engineering option be pursued, once the contract documents are updated to incorporate the option, Gilbane will present actual values to the Owner for approval.	
<b>Miscellaneous</b>		
1	Builder's Risk Insurance is by Owner. Owner shall provide Builders Risk "All-Risk" Insurance in the amount of the Contract Sum, plus any subsequent Contract Modifications. Such insurance shall include the perils of fire, theft, vandalism, collapse, earthquake, flood, named and un-named windstorm, and cover portions of the Work stored off the site and in transit. If the property insurance requires deductibles, the Contractor shall be responsible as a Cost of Work for costs not covered due to such deductibles, except that Owner shall be solely responsible for any costs not covered due to deductibles arising out of any loss due to flood, earthquake, named and un-named windstorm, hail, volcanic eruption or terrorism. Owner shall provide a copy of the proposed Builders Risk policy for review by Gilbane. If the policy does not adequately protect Gilbane and our subcontractors, Gilbane reserves the right to require additional coverage or purchase a Difference in Conditions policy as a Cost of Work.	
2	Excludes any blocking for Fixtures, Furniture and Equipment unless indicated in the documents.	





## CLARIFICATIONS AND ASSUMPTIONS

3	Independent 3rd party testing, inspection and Commissioning costs are provided by the Owner. Overtime/fees/charges for Owner Personnel and 3rd Party Inspectors is not included. Support is provided by the relevant subcontractor with appropriate oversight and coordination by Gilbane.
4	Payment for the building permit is the responsibility of Owner, the CM will obtain the permit from the City of Cleveland.
5	Temporary Utility Consumption Costs are an Owner Allowance.
6	Excludes all utility company charges associated with connecting, removing or relocating permanent utilities.
7	The owner's vendors and consultants must abide by the Gilbane Site Specific Safety Plan
8	Excludes final keying. All locks to be provided with keyed alike construction cores (except millwork). Final Keycores will be installed by the Owner.

### CM Contingency

1	GMP includes a Construction Manager's Contingency for the Construction Manager's use to cover those costs considered reimbursable as the Cost of the Work but not included in a Change Order. Refer to Article 13.1.9 of the contract.
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### Allowances

1	Owner Allowance costs are reconciled by Owner Change Order with applicable markups. Fee will not be reduced for Allowances that are under run. The CM will provide a regular accounting of allowance balances.
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### Changes in Work (Out of Scope)

1	Due to the speed of construction and design, select Change Orders will need to be executed on estimated values in order to allow for the payment to Trades for expedited work. These Change Orders will be reconciled upon the acceptance of the final value of the Changes.
2	CM Fee will not be returned on deduct changes.

### EXCLUSIONS

1	Furniture, fixtures, and equipment.
2	No standalone mockups
3	No painting of concrete face panels
4	The table of contents list specification sections 26 32 13 Generator, 26 36 00 Transfer Switch, and 28 31 11 Digital, Addressable Fire Alarm System but the sections were not included. These sections are excluded.
5	Repair to City Streets and existing sidewalks

### LOGISTICS AND SCHEDULE

1	Due to the volatility with the current market, the current project schedule completion date has the potential to be impacted until all contractors are under contract and material procured. Once all contractors are under contract, the project schedule will be reevaluated for impacts due to the volatile market. Contractors will hold their pricing until July 31, 2021.
2	Refer to Tab 11 for the site utilization plan
3	The schedule is included in Tab 10.
4	Punchlist and Commissioning will be performed after Substantial Completion.




**CLARIFICATIONS AND ASSUMPTIONS**

The schedule is based on the following assumptions:

Utilization of existing power, heat and water including the use of permanent fixtures once installed.

- We have allowed 30 days prior to substantial completion for Owner vendor and FF&E startup and installation.
- Gilbane as well as all of its subcontractors and vendors having complete unrestricted access and use of the site and applicable local and state permits in place to commence
- Use of all public roads including Lexington Avenue, E 65th Street, E 66th Place, and E 66th Street for construction activities and access to the site.
- Gilbane is allowed to work 7 days per week and 24 hours a day as needed without restrictions. It is the obligation of the Owner to provide relief from any restrictions.
- It is anticipated a fully executed Building Permit will be received on before July 5, 2021.

**TRADE SPECIFIC**
**Sitework / Earthwork / Earth Retention / Site Improvements**

1	All rock removal and replacement are excluded.	
2	No support of concrete slab by Vibratory Stone Columns is included. Vibratory stone columns is only for concrete foundations. Concrete slab will bear on slab-on-grade.	
3	As noted on S001, the Vibratory Stone Columns were designed to accommodate the required 3,000 psf soil bearing pressure for foundations.	
4	Bottom stabilization testing and telltales for modulus testing is excluded.	
5	Excludes any third-party monitoring such as vibration, sound, temperature, humidity, etc.	
6	The extent of the property covered under the Stormwater Pollution and Prevention (SWPPP) is defined under the "Limit of Work" as shown on the Civil drawings. There are no costs or provisions in the GMP to address subsurface storm water pollution prevention issues or any issue that is created or observed outside the "Limit of Work".	
7	An allowance of 300 cubic yard (CY) totaling \$45,000 is included. This allowance is based on the PSI Phase II Environmental Site Assessment dated November 17, 2020. The assumption is this material can be disposed of at a sanitary landfill. Additional testing is needed to determine the limits of contamination. If the limits exceed the level for a sanitary landfill, then the material will need to be disposed of at a hazardous landfill. If a hazardous landfill is required, then the unit cost would change. The current unit cost included is \$150 cy. A \$50,000 allowance has been included for additional unsuitable soils above and beyond the first 300 CY.	
8	Well points or other overall site dewatering is excluded. Local dewatering is included at work areas. The geotechnical report did not indicate well points would be required. If actual site conditions require site dewatering, this can be performed for additional compensation.	
9	Exploratory digging to locate existing utilities is excluded from this GMP and is assumed to be by Owner.	
10	The GMP assumes there will be adequate space for stockpiling of all topsoil and fill generated from the sitework operations.	
11	Topsoil screening is excluded. Topsoil will be respread and rockhounded. Any soil amendments will be surface applied only.	

**Foundations**

- |   |   |  |
|---|---|--|
| 1 | Aggregate piers will be installed on this project. Obstructions that will prevent the installation of the rammed aggregate piers is excluded. An Owner allowance of \$25,000 has been included for removal of obstructions. |  |
|---|---|--|

**Concrete & Masonry**

- |   |  |  |
|---|--|--|
| 1 | Excludes winter conditions for concrete work as it is not anticipated per the current project schedule.  |  |
| 2 | Curing of concrete shall be with a curing compound. Wet cure is excluded.  |  |
| 3 | FF/FL testing will be performed by the Owners Testing Agency.  |  |
| 4 | Concrete honing, grinding, burnishing, and polishing are excluded. It may be purchased from the concrete contractor as a change order when final floor finishes are chosen. Shrinkage and random cracking of slabs are to be expected as an inherent part of concrete construction. Special treatment of concrete slab cracks is excluded. |  |

## CLARIFICATIONS AND ASSUMPTIONS

### Structural Steel and Miscellaneous Metals

- 1 Connection design is delegated to the contractor per the construction documents. This includes clip angles, shear tabs, bolts, and welds. Stiffeners, web doublers, and the like are excluded unless shown on the drawings.
- 2 Spray on Fireproofing is excluded.
- 3 One coat of shop primer is included for steel.
- 4 Intumescent paint is excluded as it is not included in the documents.

### Carpentry and Millwork

- 1

### Waterproofing, Roofing, Insulation, and Metal Panels

- 1 Use of Manufacturer's standard details supersedes the Contract Documents to maintain warranty.
- 2 Tapered insulation will be provided where specifically shown on the drawing. The remainder of roofs have sloped steel that will provide the necessary slope for the roof with no tapered insulation (minimum thicknesses of insulation as specified with crickets as needed will be provided).
- 3 GMP includes prefabrication of building components. In some circumstances (such as panelized wall systems) additional engineering and verification by the engineer of record will be required. The additional engineering cost from the engineer of record (if any) is excluded. All engineering associated with prefabrication of components is included and will be done by the individual suppliers of such components.
- 4 Basic roofing cleaning is included at the completion of the project.
- 5 The metal overhangs in the exterior enclosure Bid Package are priced based on a Alucobond panel prices at an order of magnitude of \$26.95/SF as compared to recently specified material Centria Intercept Entyre Panel System; which is .060 aluminum w/3 coat Metallic Std. color; segmented non-radius panels SF cost of \$64.45/sf.

### Glass and Glazing

- 1 Water Testing is excluded.
- 2 Glazing Film is excluded.
- 3 Oldcastle BE material will be used in lieu of Kawneer.

### Finishes

- 1 Excludes costs associated with any moisture mitigation activities.
- 2 Minor floor prep is included. All major floor preparation prior to flooring is excluded. A \$3,000 allowance was included for floor prep beyond minor floor prep. Anything beyond the \$3,000 allowance will be an extra.
- 3 Excludes Epoxy Grout, Mud Bed, Cement Board & Waterproof/Crack insulation Membrane.

### Accessories

- 1 Book drop is provided by the owner

### Special Equipment

- 1

### Casework and Residential Items

- 1 Roller shades are included as a single manual shades.

### Conveying

- 1

### Fire Protection

- 1

### Plumbing

- 1 Seismic restrains are not included

### HVAC



#### CLARIFICATIONS AND ASSUMPTIONS

- |   |  |
|---|--|
| 1 | Type L (not K) copper is included.   |
| 2 | Excludes duct cleaning.  |
| 3 | Temporary heat will be provided in the winter 2021-2022 thru the new heating equipment within the building. <b>All warranties will be extended so they start at Substantial Completion.</b>  |
| 4 | All commissioning activities are to be performed by the Owner and their 3rd party Commissioning Agent. Excluded from the GMP are any and all travel expenses and/or remobilizations required for the Commissioning Agent. The Substantial Completion Date is based on the Commissioning Agent's ability to perform their work in accordance with the Project Schedule. |
| 5 | BAS includes monitoring 6 electrical meters.   |
| 6 | Excludes additional monitoring requirements for natural gas or water.  |

#### Electrical

- |   |   |
|---|---|
| 1 | All primary cabling, pad-mounted transformers and MV switches are provided by the Utility Company and paid for by the Owner.  |
| 2 | Excludes lightning protection or grounding unless specified and designed.   |
| 3 | Lighting Controls systems are designed and coordinated by the Designer of Record. Any additional cost associated with cross system device integration will be reconciled through Contract Change Order. |
| 4 | Excludes electrical load bank testing.  |
| 5 | A first responder and distributed antenna system has been included as an Owner Allowance.   |
| 6 | Electric Charging station (conduits only).  |

#### Low Voltage

- |   |  |
|---|--|
| 1 | End devices are being furnished by the Cleveland Public Library and installed by contractor                                  |
| 2 | Scanning of existing floor slabs prior to cutting the floor is excluded.   |
| 3 | Excludes any additional structural steel support required for A/V, Tel/Data or Security penetrations through concrete slabs. |
| 4 | Integration of Owner supplied systems (security, AV, Tel/data) to the fire alarm is excluded.                                |

#### Hardscape

- |   |  |
|---|--|
| 1 | Excludes fencing, bike racks, benches, handrail, amphitheater stage. |
|---|--|



Cleveland Public Library

Hough Branch

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## TAB 06 Fixed Rates



FIXED RATE SHEET

Contract Approved Labor Billing Rates Updated 8/1/2020

Position	Name	Billing Rate
Senior Project Executive	Ed Valentine	\$172.85
Project Manager	Marcellus Byrd	\$123.00
Project Engineer	Leo Torres	\$66.00
Superintendent	Varies	\$85.00
Preconstruction Executive	Ed Valentine	\$93.00
Chief Estimator	Jeff Long	\$128.00
Chief Estimator - MEPFP	Alice Dean	\$128.00
Purchasing Manager	Travis Okel	\$107.00
Scheduler	Jason Ohlson	\$77.00
Safety Manager	Bill Crossley	\$92.00
Controller	Michael Bishop	\$113.00
Project Accountant	TBD	\$52.29

Site Services Labor at the following fixed rates\* \*:

Trade Classification	2020 Fixed Billing Rate (\$)* (4% Annual Adjustment For Inflation January 1, 2021, 2022, 2023 Allowed by Agreement)
Carpenter, Foreman	Regular Time \$, Premium Time \$, Double Time \$ 117.63/\$152.43/\$199.13

\*\* Gilbane Building Company hereby discloses to the Owner the use of G.O. Services, a related-entity, for the performance of Trade Labor and Small Tools, Equipment, Consumables, Work Items – Dumpsters, Toilets, Trailers, Fencing, etc.) in connection with the Project.



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## TAB 07 Allowances





## ALLOWANCES

No.	Description		Value
<b>Owner Allowances</b>			
1	BP08C Miscellaneous Blocking	OA	\$2,500
2	BP09C Additional Floor Prep	OA	\$2,500
3	BP31A Obstruction Removal for Aggregate Piers	OA	\$15,000
4	First Responder System	OA	\$15,000
5	Temporary Roofing due to Material Lead Time Issue	OA	\$3,500
		<b>Total</b>	<b>\$38,500</b>
<b>Owner Allowances Included in Package</b>			
1	BP01B - Final Cleaning	OA	\$10,548
2	BP01C - Surveying	OA	\$21,097
3	BP10A - Signage	OA	\$33,881
4	BP27A - Miscellaneous Technology System Work	OA	\$10,000
5	Utility Consumption	OA	\$48,000
6	BP31A Unsuitable Soil	OA	\$50,000
		<b>Total</b>	<b>\$123,526</b>



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## TAB 08 Alternates





## ALTERNATES

No.	Description	Add / Deduct	Value	Accepted / Pending / Rejected	Last Date of Acceptance
1	BP06A - Folding partition with overhead support vinyl finish and recess handles. Ref Note 6 on A101	Add	\$27,974		07/30/21
2	BP08C - Change from Alucobond Metal Panel to Centria Intercept Entyre Panel	Add	\$8,638		07/30/21
3	BP09A - Provide bulkhead for folding partition. Partition provided by others.	Add	\$7,500		07/30/21
4	BP09A - Provide Level 5 finish at wall covering locations in lieu of Level 4 finish	Add	\$2,000		07/30/21
5	BP23A - Snowmelt System	Add	\$21,130		07/30/21
6	BP26A - Snowmelt System (Electrical)	Add	\$2,000		07/30/21
			<b>Total Accepted</b>		



Cleveland Public Library

Hough Branch

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## TAB 09 Unit Cost



Cleveland Public Library  
Hough Branch  
December 31, 1899  
GMP SUBMISSION

## UNIT PRICES

No.	Description	Quantity	Unit	Unit Price	Last Date of Acceptance
1	No applicable unit cost				
2					



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Hough Branch

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## TAB 10 Project Schedule



## PROJECT SCHEDULE

Masterplan /GMP Schedule with a data date June 8, 2021

	Project released in May 2021 Board	
	Technology	
	Structural Steel	
	Sitework & Site Utilities	
	Aggregate Piers	
	GMP Approval Date for the balance of the subcontracts	7/7/2021
	Construction Start	6/14/2021
	In accordance with the contract agreement Article 19.1.7, the Owner and Gilbane agree that time is of the essence in the completion of the work. Should the CM be liable for liquidated damages in accordance with the contract agreement they may be implemented after:	6/2/2022
	Project Complete	8/15/2022



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## TAB 11 Site Logistics





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## TAB 12 Site Specific Safety Plan (Cover Page Only)

Safety plan can be provided upon request





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Hough Branch  
June 30, 2021  
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SITE SPECIFIC SAFETY PLAN



# PROJECT SAFETY PLAN

**J08839.000 - Cleveland Public Library**

**Cleveland, OH**

**02/16/2021**

The safety rules and regulations contained herein are **NOT** all inclusive. All United States Department of Labor, Occupational Safety and Health Administration (OSHA) and other legal standards not specifically referenced in these rules, regulations, and policies shall apply when appropriate. In cases of conflict, the most stringent rule shall apply.



## **TAB 13 Cost Variances from Design Development Documents as Compared to Construction Documents**

### **Value Engineering Options**


**Comparison of the Design Development Estimates and Scope Adjustment to the Construction Documents**

1	Wood Pricing Increases - 35%	\$9,100	
2	Exterior & Interior Metal Stud & Drywal - Pricing Increases	\$32,000	
3	Overhang Design Changes - Added Angles / Studs / Sheathing / Insulation / etc.	\$21,500	
4	Exterior Wall Blocking Due to Additional Details	\$15,000	
5	Vapor Barrier Increases	\$3,700	
6	Added Wood Chair Rail	\$1,300	
7	Siemens Controls - DD was \$73K - VE for open spec was -\$10K - Buyout Bid ???	<b>TBD</b>	Bid quote target \$63K
8	Market Condition Increase (Steel, Lumber, Insulation, Metal framing, Roofing, MEP)	\$180,000	
9	DD Estimate was still over Budget by this amount	\$189,872	
10	Covid 19 Provisions Allowance	\$35,000	
11	Owner Allowance not included in DD Estimate	\$48,500	
	<b>Subtotal</b>	<b>\$535,972</b>	

**Potential Value Engineering Items**

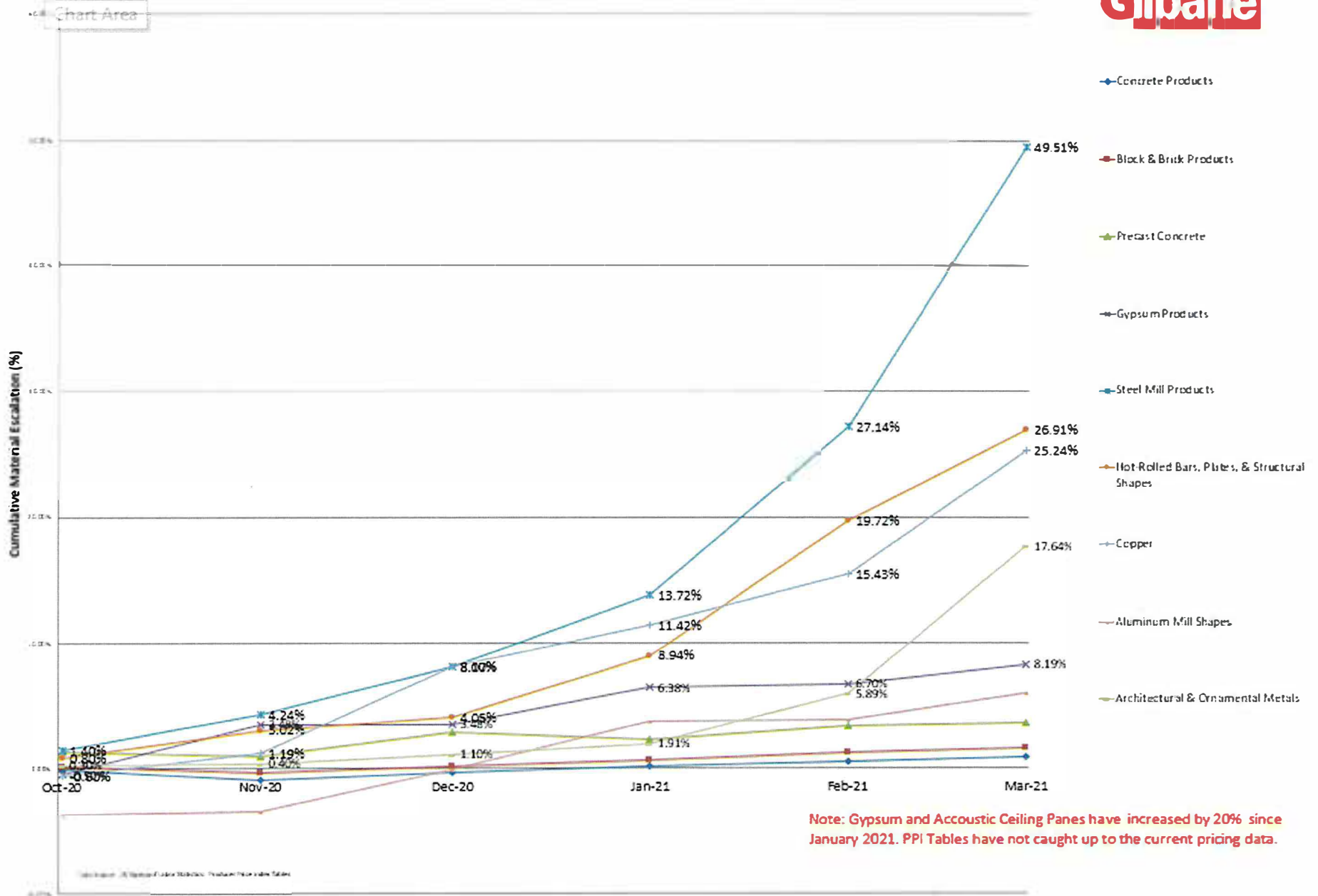
1	Replace stamped concrete with standard concrete	(\$12,000)	
2	Remove foundation waterproofing	(\$8,500)	
3	ACT 2x2 ILO wood ceiling	(\$14,000)	
4	Floor/Base Finishes: Target Savings	(\$5,000)	
5	Wall Finishes: Target Savings	(\$5,000)	
6	TPO Roof System ILO PVC	(\$14,000)	
7	HVAC: Target Savings	(\$35,000)	
8	Electrical: Target Savings	(\$25,000)	
9	Technology: Target Savings	(\$10,000)	
10	Reduce Height of Building	<b>T.B.D.</b>	
	<b>Subtotal</b>	<b>(\$128,500)</b>	



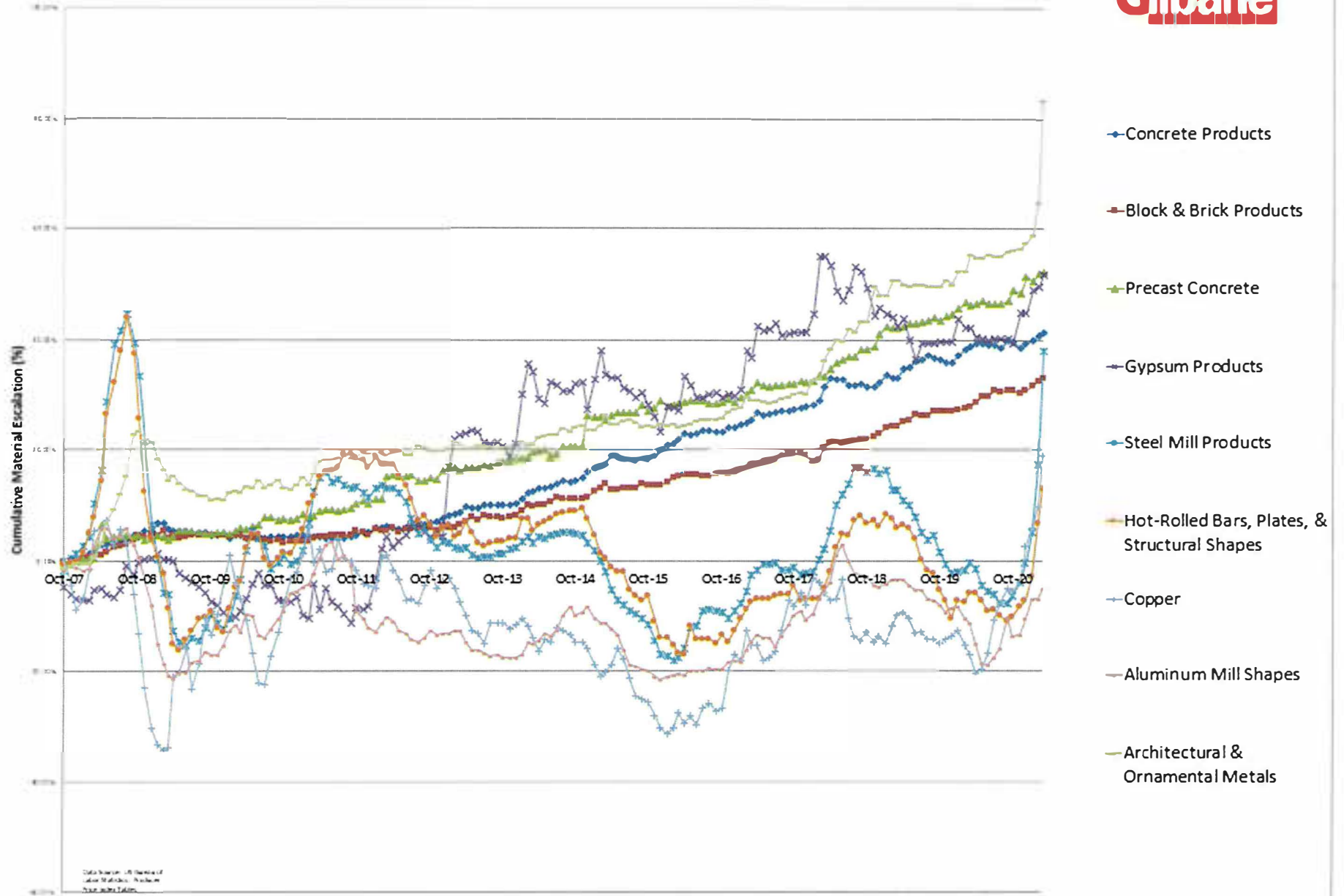
Cleveland Public Library  
Hough Branch  
June 30, 2021  
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## TAB 14 Market Trends

Materials Market Data (Recent Six Months)



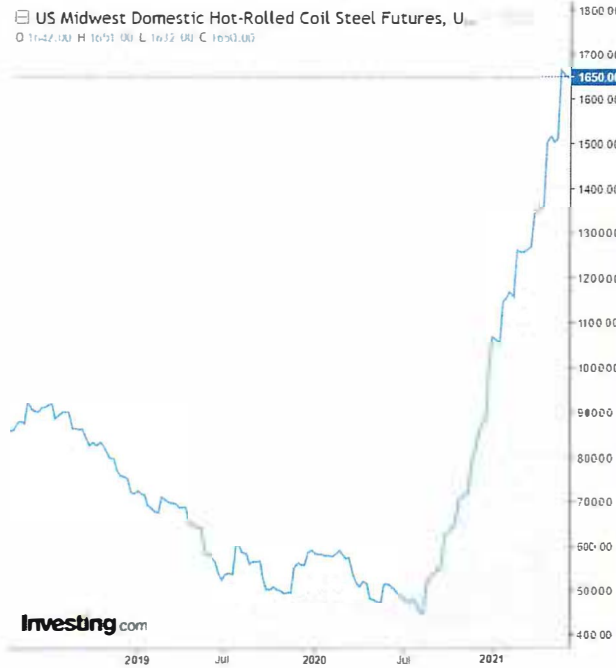
Materials Market Data (Monthly 2007 through March 2021)



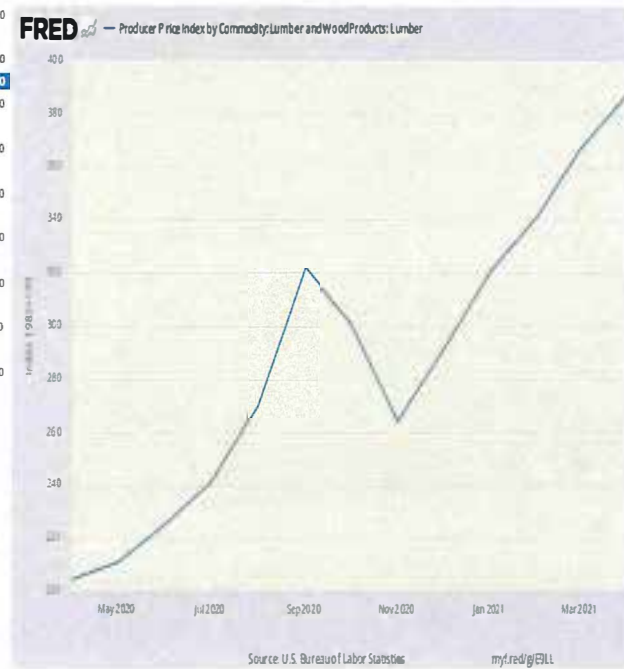


# Current Outlook – Material Pricing & Producer Price Indices

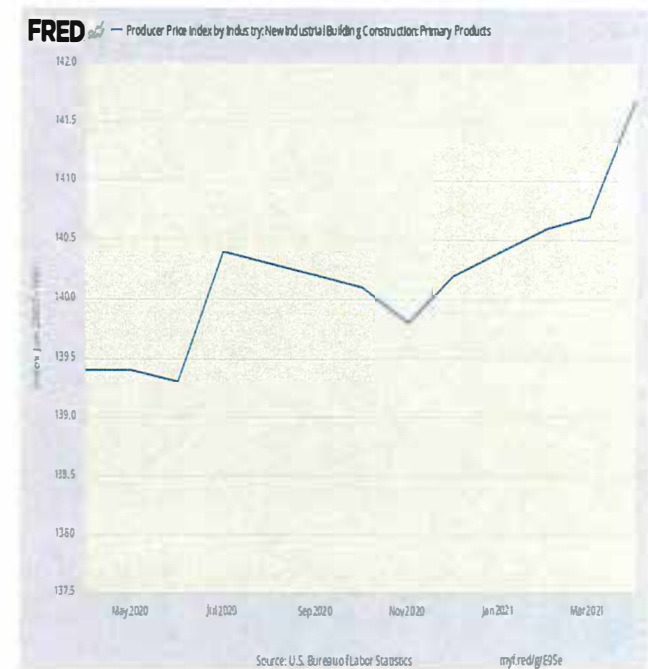
## Steel Pricing



## PPI – Lumber & Wood Products



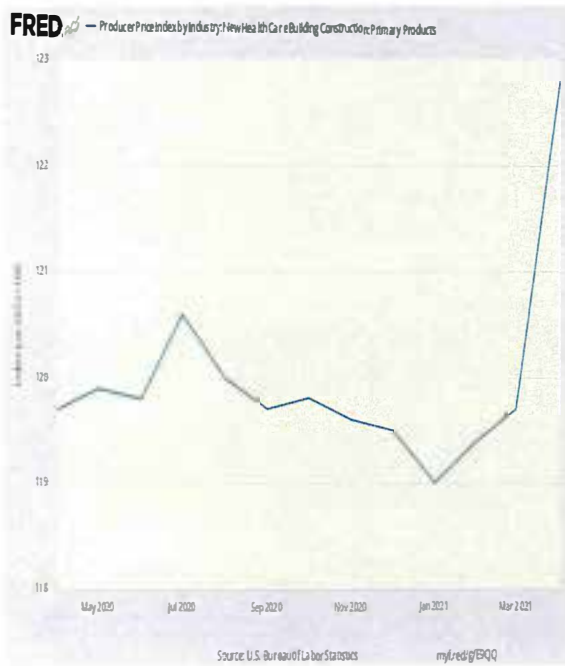
## PPI - Primary Construction Materials



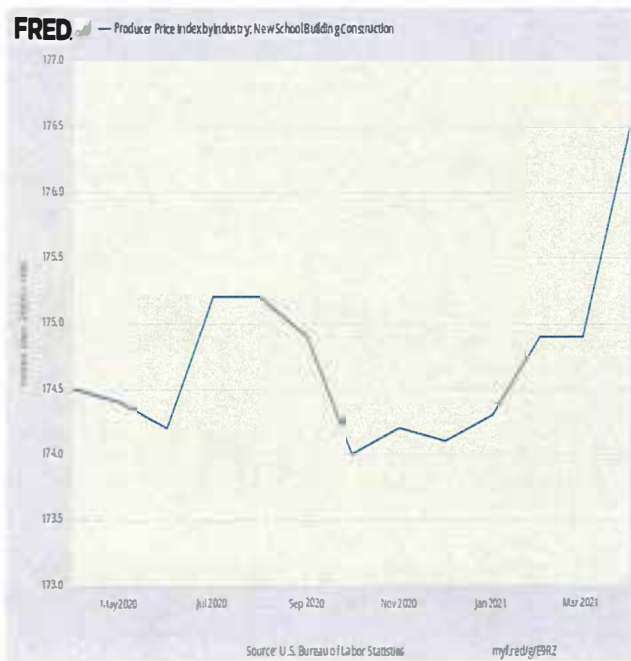
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## Current Outlook – Producer Price Indices By Segment

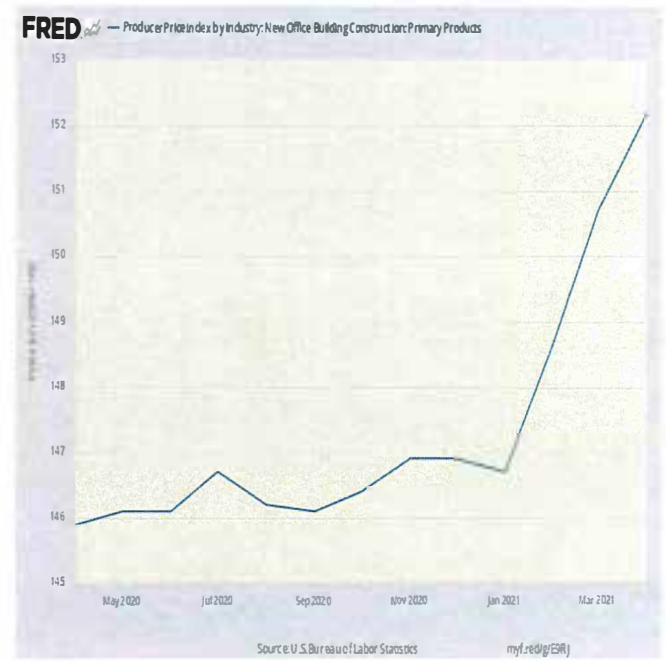
PPI – Healthcare Building Materials



PPI – School Building Materials



PPI – New Office Building Materials

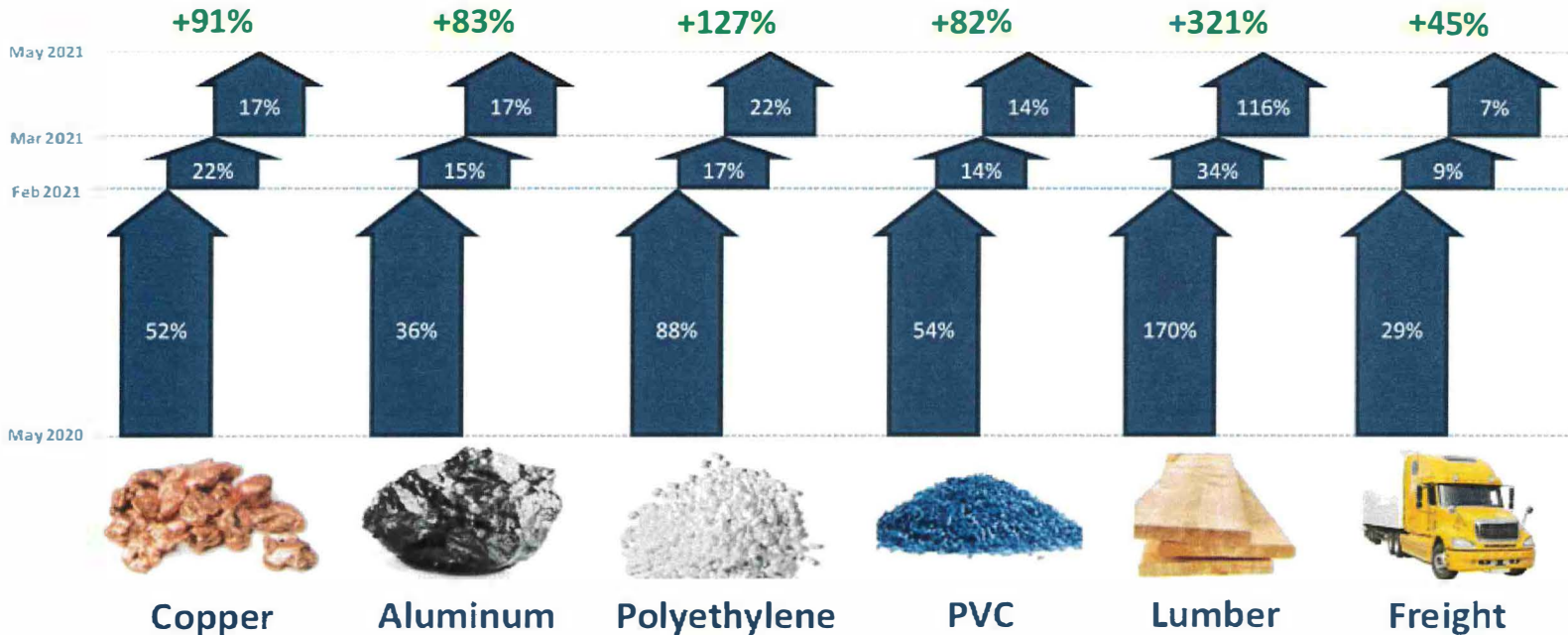


1255

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# Current Outlook – Raw Materials & Freight Pricing



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# Guaranteed Maximum Price Proposal

**Woodland Branch**  
Cleveland Public Library  
5806 Woodland Avenue  
Cleveland, Ohio 44104

June 30, 2021

950 Main Ave, Suite 1410, Cleveland, Ohio 44113





6/30/2021

Felton Thomas, Jr.  
Cleveland Public Library  
5806 Woodland Avenue  
Cleveland, Ohio 44114

Re: Woodland Branch: Guaranteed Maximum Price Proposal

Dear Mr. Thomas,

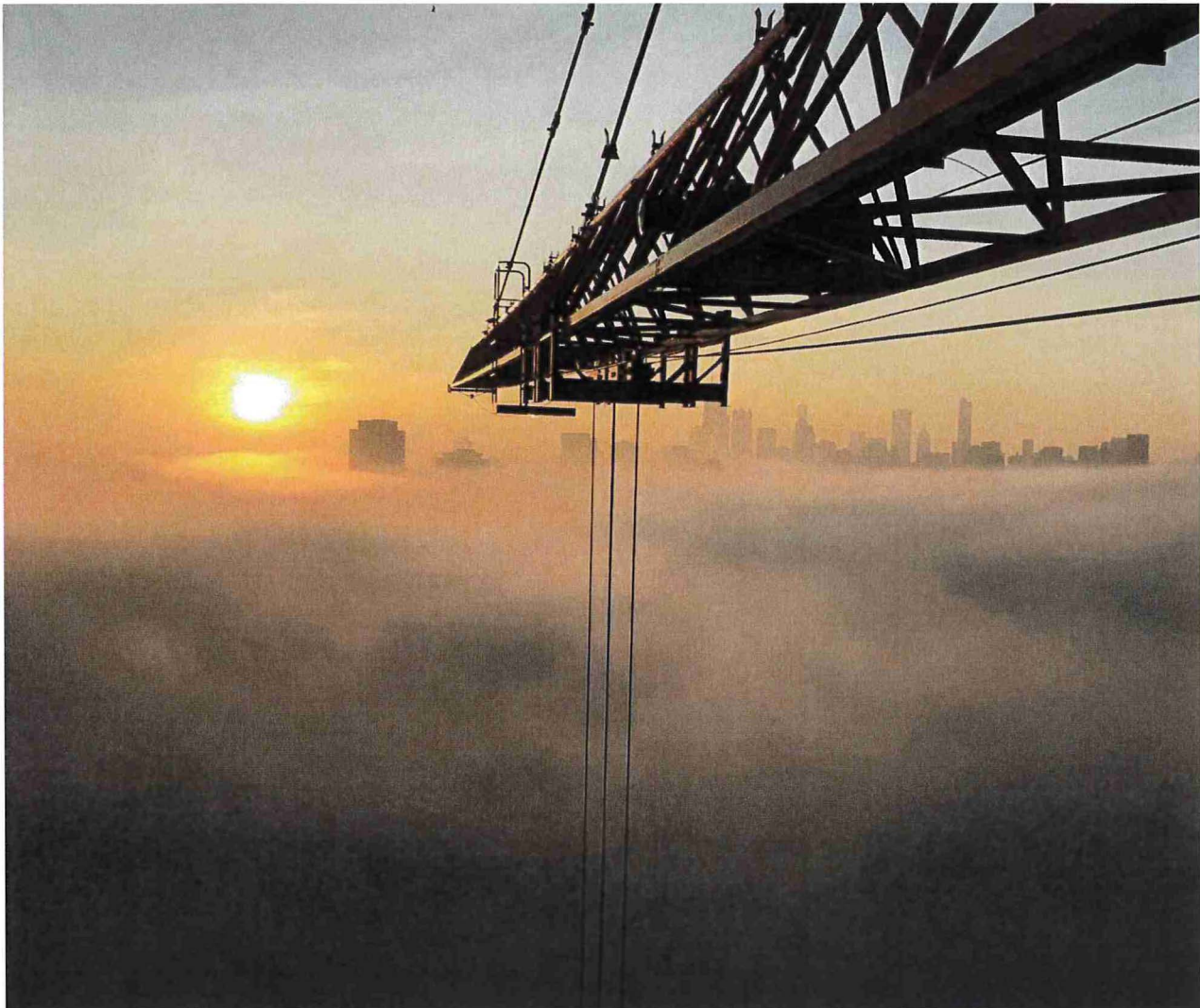
In accordance with the Agreement, please find attached the Guaranteed Maximum Price Amendment for the Woodland Branch. Thank you for the opportunity to collaborate with the Cleveland Public Library, Bostwick Design Partnership and Ubiquitous Design in the development of the project. We look forward to building on this relationship as we construct your project. If you have any questions, please do not hesitate to contact us at any time.

Sincerely,

Ed Valentine  
Sr. Project Executive  
Gilbane Building Company

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TAB 05	Clarifications and Assumptions	TAB 13	Cost Variances when comparing the Design Development documents to the Construction Documents
TAB 06	Fixed Rate Schedule		Value Engineering Options
TAB 07	Allowances		
TAB 08	Alternates	TAB 14	Market Trends







Cleveland Public Library

Woodland Branch

June 30, 2021

GMP SUBMISSION

## **TAB 01 Exhibit A: GMP Amendment**



CLEVELAND PUBLIC LIBRARY

# CONSTRUCTION PHASE WORK AUTHORIZATION AGREEMENT

effective as of the \_\_\_\_\_ day of \_\_\_\_\_ in the year of 202\_.

IN SUPPLEMENT TO THE **MASTER AGREEMENT BETWEEN OWNER AND CONSTRUCTION MANAGER AT-RISK DATED \_\_\_\_\_ (“Master Agreement”).**

**BETWEEN** the Owner:

**Cleveland Public Library**  
325 Superior Avenue  
Cleveland, Ohio 44114

and the Construction Manager:

Gilbane Building Company  
950 Main Avenue, Suite 1410  
Cleveland, Ohio 44113

For the following Cleveland Public Library Branch Project (“Project”):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Owner and the Construction Manager agree as follows:

## ARTICLE 1 THE SCOPE OF THIS AGREEMENT

§ 1.1 This Work Authorization Agreement together with the Master Agreement Between Owner and Construction Manager at-Risk and related documents incorporated by reference in Article 5 herein, hereby together constitute a separate, enforceable Agreement between the Owner and Construction Manager for this Project.

## ARTICLE 2 THE SCOPE OF CONSTRUCTION MANAGER’S SERVICES

§ 2.1 **PROJECT DESCRIPTION.** The Project is generally described as follows:

[INSERT PROJECT DESCRIPTION]

§ 2.2 The Construction Manager’s Work and Services consist of those described in the Master Agreement, the Work Authorization Agreement for Preconstruction Services as supplemented or amended pursuant to this Work Authorization Agreement incorporating by reference the terms and conditions of the Master Agreement, and the following Work and

Services identified in this Work Authorization Agreement as part of Construction Manager's Work and Services for the Project.

**ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**

§ 3.1 Construction Manager's Work and Services shall be performed as expeditiously as is consistent with professional skill and care and the orderly progress of the Project. The Construction Manager shall attach to this Work Authorization Agreement, for the Owner's approval, Construction Manager's Construction Phase Schedule for the performance of the Construction Manager's Work and Services which may be adjusted by the Owner as the Project proceeds in accordance with the terms and conditions of the Master Agreement Between Owner and Construction Manager at-Risk. This schedule shall include allowances for periods of time required for the Owner's review and for approval of submissions by authorities having jurisdiction over the Project. The schedule shall include anticipated dates for the commencement of construction and for Substantial Completion of the Work. Time limits established by this schedule approved by the Owner shall not, except for reasonable cause as set forth in the Master Agreement Between Owner and Construction Manager at-Risk, be exceeded by the Construction Manager. The following considerations and Milestone Dates shall be incorporated into the schedule for the performance of the Construction Manager's Work and Services pursuant to this Work Authorization Agreement for the Construction Phase of the Project:

Construction Phase Commencement Date: \_\_\_\_\_  
Interim Milestone A: [insert description] \_\_\_\_\_  
Interim Milestone B: [insert description] \_\_\_\_\_  
Substantial Completion Date: \_\_\_\_\_  
Final Completion Date: \_\_\_\_\_

§ 3.2 With respect to the obligations of both the Owner and the Construction Manager, time is of the essence of this Work Authorization Agreement.

§ 3.3 The Owner and Construction Manager agree that if and to the extent that the Completion of any portion of the Work is delayed beyond the relevant Milestone Dates (each, an "Interim Milestone") or the Substantial Completion of the Work as a whole is delayed beyond the Required Date of Substantial Completion due to the failure of the Construction Manager to perform its obligations under the Contract Documents, the Owner would suffer damages that would be difficult to determine. Consequently, the Owner and Construction Manager hereby agree that if Construction Manager fails to complete the Work on or before the relevant Milestone Dates, or the date of Substantial Completion, as liquidated damages, and not as a penalty, the Construction Manager shall be liable for liquidated damages in the following diem amounts:

§ 3.3.1 The sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) per day for each day that the portion of the Work required to be delivered pursuant to any Interim Milestone is delayed beyond the Required Date of the Interim Milestone;

§ 3.3.2 The sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) per day for each day up to and including \_\_\_\_\_ (\_\_\_\_) days that the Work required to be delivered on or before Substantial Completion is delayed beyond the Required Date of Substantial Completion; and

§ 3.3.3 The sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) per day for each day after the \_\_\_\_\_ (\_\_\_\_) day that the Work required to be delivered on or before Substantial Completion is delayed beyond the Required Date of Substantial Completion.

**ARTICLE 4 GUARANTEED MAXIMUM PRICE**

§ 4.1 The Construction Manager's Guaranteed Maximum Price is set forth in the Guaranteed Maximum Price Amendment dated \_\_\_\_\_, 202\_ which is attached hereto and incorporated herein as Exhibit "A." The Guaranteed Maximum Price Amendment is summarized as follows:

§ 4.1.1 The Construction Manager's Preconstruction Stage Compensation: \$ \_\_\_\_\_



§ 4.1.2 The Construction Manager’s Contingency: \$ \_\_\_\_\_  
 § 4.1.4 The Construction Manager’s Construction Phase General Conditions Costs: \$ \_\_\_\_\_  
 § 4.1.4.1 The Construction Manager’s Construction Stage Personnel: \$ \_\_\_\_\_  
 § 4.1.5 The Construction Manager’s Fee: \$ \_\_\_\_\_  
 § 4.1.6 The Owner’s Allowance Amount for Work Orders: \$ \_\_\_\_\_  
 § 4.1.7 The Cost of the Work \$ \_\_\_\_\_  
 § 4.1.8 The Cost of the Bond \$ \_\_\_\_\_

§ 4.2 The Total Guaranteed Maximum Price: \$ \_\_\_\_\_

§ 4.3 Construction Manager’s mark-up for approved Change Orders pursuant to the terms of the Master Agreement.  
 § 4.3.1 For Work self-performed by Construction Manager’s own forces a \_\_\_\_\_ percent (\_\_\_\_\_% ) mark up for the Cost of the Work.  
 § 4.3.2 For Work performed by Construction Manager’s Subcontractors at whatever tier a \_\_\_\_\_ percent (\_\_\_\_\_% ) mark up for the Cost of the Work.

§ 4.4 Construction Manager’s adjustment to its Fee for approved Change Orders pursuant to the terms of the Master Agreement.  
 § 4.4.1 \_\_\_\_\_ percent (\_\_\_\_\_% ) of the Cost of the Work.

**ARTICLE 5 ENUMERATION OF WORK AUTHORIZATION AGREEMENT DOCUMENTS**

§ 5.1 The Work Authorization Agreement Documents, except for Modifications issued after execution of this Agreement, are enumerated as follows:

§ 5.1.1 The Master Agreement Between Owner and Construction Manager at-Risk, dated \_\_\_\_\_, 2020.

§ 5.1.2 The Work Authorization Agreement for Preconstruction Services between Owner and Construction Manager at-Risk dated \_\_\_\_\_, 2020;

§ 5.1.3 This executed Work Authorization Agreement for the Construction Phase for the Project;

§ 5.1.4 The Guaranteed Maximum Price Amendment, attached hereto and incorporated herein as Exhibit “A.”

§ 5.1.4 The following Modifications to the Master Agreement Between Owner and Construction Manager at-Risk, issued prior to the execution of this Work Authorization Agreement:

Modification	Date
--------------	------

§ 5.1.5 Other Documents, if any, forming part of the Work Authorization Agreement Documents are as follows:

This **Work Authorization Agreement** is entered into as of the day and year first written above.

**OWNER:**  
**CLEVELAND PUBLIC LIBRARY**

**CONSTRUCTION MANAGER:**  
**Gilbane Building Company**

\_\_\_\_\_  
*(Signature)*

\_\_\_\_\_  
 By: Director, Chief Executive Officer

\_\_\_\_\_  
*(Signature)*

\_\_\_\_\_  
 Title:





Cleveland Public Library

Woodland Branch

June 30, 2021

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## TAB 02 Cost Summary Breakdown



Cleveland Public Library  
Woodland Branch  
June 30, 2021  
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**GUARANTEED MAXIMUM PRICE (GMP) BREAKDOWN**

BID PACKAGE NO. & DESCRIPTION	SUBCONTRACTOR	SBE / MBE / WBE		Certification	GMP VALUE
		% Participation			
01A GENERAL CONDITIONS	The A.K.A Team (Combo Price)	100%	MBE, FBE, & SBE	\$	109,400
TEMPORARY PARTITIONS/WEATHER PROTECTION & MISC GCs - UNBOUGHT SCOPE		0%	N/A	\$	31,000
UTILITY CONSUMPTION - ALLOWANCE				\$	48,000
01B FINAL CLEANING - ALLOWANCE		0%	N/A	\$	10,524
01C SURVEYING - ALLOWANCE		0%	N/A	\$	10,524
03A BUILDING CONCRETE	Platform Cement	44%	MBE, FBE, & SBE	\$	198,400
05A STRUCTURAL & MISC STEEL	Aztec	73%	FBE	\$	490,000
06A FINISH CARPENTRY, CABINETS & SHELVING	Next Generation	100%	MBE & SBE	\$	153,900
07A ROOFING	Warren Roofing	44%	MBE, FBE, & SBE	\$	247,500
08A EXTERIOR CURTAINWALL & Storefront	Prism Glass	100%	FBE & SBE	\$	246,900
08B INTERIOR GLAZING	Infininum	0%	N/A	\$	23,783
08C EXTERIOR STUDS, INSULATION & WALL PANEL	Marous Brothers(Combo Price)	44%	MBE, FBE, & SBE	\$	519,596
09A INTERIOR (STUDS/GYP BD/CLGS/DOORS/ETC)	Marous Brothers (Combo Price)	44%	MBE, FBE, & SBE	\$	360,144
09B PAINTING	Popowski Paint (Combo Price)	100%	FBE & SBE	\$	28,350
09C FLOORING	Novak	100%	MBE, FBE, & SBE	\$	82,700
10A SIGNAGE - ALLOWANCE		0%	N/A	\$	38,342
22A PLUMBING	Gorman-Lavelle	44%	MBE, FBE, & SBE	\$	233,000
23A HVAC & CONTROLS	E.B. Katz Inc.	100%	SBE	\$	757,000
26A ELECTRICAL	Legacy Electric	100%	FBE & SBE	\$	576,000
27A TECHNOLOGY	Harrington Electric	44%	MBE, FBE, & SBE	\$	74,874
31A SITE PREP / EARTHWORK / SWPPP / UTILITIES	Precision Engineering	100%	MBE & SBE	\$	597,459
31B RAMMED AGGREGATE PIERS	CNC Foundations	11%	MBE & SBE	\$	56,870
32A SITE HARDSCAPE	Platform Cement	44%	MBE, FBE, & SBE	\$	220,800
32B ASPHALT PAVEMENT	Cunningham Paving	0%	N/A	\$	57,862
32C LANDSCAPING	Royal Landscape	100%	SBE	\$	123,364
<b>Subcontractor Bid Subtotal</b>				\$	<b>5,296,292</b>
Subcontractor Risk Program (P&P Bonds or CDI):		1.20%		\$	63,556
Owner Allowances				\$	52,500
<b>Subcontractor Bid Subtotal with Allowances</b>				\$	<b>5,412,348</b>
General Conditions (CM Staffing and Reimbursables):				\$	294,873
Coronavirus Impact Contingency:				\$	35,000
Construction Contingency:		2.75%		\$	148,840
Accepted Alternates (reference alternates tab):				\$	(23,426)
<b>Subtotal: Cost of Work</b>				\$	<b>5,867,634</b>
General Liability Insurance:		1.00%		\$	60,887
Builder's Risk Insurance: (by CPL)		0.00%		\$	-
Payment and Performance Bonds:		0.63%		\$	38,359
CM Fee:		2.00%		\$	121,773
<b>Total Guaranteed Maximum Price</b>				\$	<b>6,088,653</b>



Cleveland Public Library

Woodland Branch

June 30, 2021

GMP SUBMISSION

## TAB 03 Economic Inclusion Breakdown



ECONOMIC INCLUSION BREAKDOWN

BID PACKAGE NO. & DESCRIPTION	SUBCONTRACTOR	MBE%	MBE \$	FBE%	FBE \$	SBE%	SBE \$	GMP VALUE	MBE/FBE/SBE	
									% Participation	Diversity Value
01A GENERAL CONDITIONS	The A.K.A Team (Combo Price)	100%	\$ 109,400	100%	\$ 109,400	100%	\$ 109,400	\$ 109,400	100%	\$ 109,400
TEMPORARY PARTITIONS/WEATHER PROTECTION & MISC GCs - UNBOUGHT SCOPE		0%	\$ -	0%	\$ -	0%	\$ -	\$ -	0%	\$ -
01B FINAL CLEANING - ALLOWANCE		0%	\$ -	0%	\$ -	0%	\$ -	\$ -	0%	\$ -
01C SURVEYING - ALLOWANCE		0%	\$ -	0%	\$ -	0%	\$ -	\$ -	0%	\$ -
03A BUILDING CONCRETE	Platform Cement	20%	\$ 17,459	9%	\$ 7,857	15%	\$ 13,094	\$ 198,400	44%	\$ 87,296
05A STRUCTURAL & MISC STEEL	Aztec	0%	\$ -	73%	\$ 261,121	0%	\$ -	\$ 490,000	73%	\$ 357,700
06A FINISH CARPENTRY, CABINETS & SHELVING	Next Generation	100%	\$ 153,900	0%	\$ -	100%	\$ 153,900	\$ 153,900	100%	\$ 153,900
07A ROOFING	Warren Roofing	20%	\$ 21,780	9%	\$ 9,801	15%	\$ 16,335	\$ 247,500	44%	\$ 108,900
08A EXTERIOR CURTAINWALL & Storefront	Prism Glass	0%	\$ -	100%	\$ 246,900	100%	\$ 246,900	\$ 246,900	100%	\$ 246,900
08B INTERIOR GLAZING	Infinium	0%	\$ -	0%	\$ -	0%	\$ -	\$ 23,783	0%	\$ -
08C EXTERIOR STUDS, INSULATION & WALL PANEL	Marous Brothers(Combo Price)	20%	\$ 45,724	9%	\$ 20,576	15%	\$ 34,293	\$ 519,596	44%	\$ 228,622
09A INTERIOR (STUDS/GYP BD/CLGS/DDORS/ETC)	Marous Brothers (Combo Price)	20%	\$ 31,693	9%	\$ 14,262	15%	\$ 23,770	\$ 360,144	44%	\$ 158,463
09B PAINTING	Popowski Paint (Combo Price)	0%	\$ -	100%	\$ 28,350	100%	\$ 28,350	\$ 28,350	100%	\$ 28,350
09C FLOORING	Novak	21%	\$ 16,995	59%	\$ 49,165	20%	\$ 16,540	\$ 82,700	100%	\$ 82,700
10A SIGNAGE - ALLOWANCE		0%	\$ -	0%	\$ -	0%	\$ -	\$ -	0%	\$ -
22A PLUMBING	Gorman-Lavelle	20%	\$ 20,504	9%	\$ 9,227	15%	\$ 15,378	\$ 233,000	44%	\$ 102,520
23A HVAC & CONTROLS	E.B. Katz Inc.	0%	\$ -	2%	\$ 15,140	100%	\$ 757,000	\$ 757,000	100%	\$ 757,000
26A ELECTRICAL	Legacy Electric	0%	\$ -	100%	\$ 576,000	100%	\$ 576,000	\$ 576,000	100%	\$ 576,000
27A TECHNOLOGY	Harrington Electric	20%	\$ 6,589	9%	\$ 2,965	15%	\$ 4,942	\$ 74,874	44%	\$ 32,945
31A SITE PREP / EARTHWORK / SWPPP / UTILITIES	Precision Engineering	100%	\$ 597,459	0%	\$ -	100%	\$ 597,459	\$ 597,459	100%	\$ 597,459
31B RAMMED AGGREGATE PIERS	CNC Foundations	0%	\$ -	0%	\$ -	0%	\$ -	\$ 56,870	0%	\$ -
32A SITE HARDSCAPE	Platform Cement	20%	\$ 19,430	9%	\$ 8,744	15%	\$ 14,573	\$ 220,800	44%	\$ 97,152
32B ASPHALT PAVEMENT	Cunningham Paving	0%	\$ -	0%	\$ -	0%	\$ -	\$ 57,862	0%	\$ -
32C LANDSCAPING	Royal Landscape	0%	\$ -	0%	\$ -	100%	\$ 123,364	\$ 123,364	100%	\$ 123,364
<b>Subcontractor Totals</b>		<b>20%</b>	<b>\$ 1,040,933</b>	<b>26%</b>	<b>\$ 1,359,507</b>	<b>51%</b>	<b>\$ 2,607,934</b>	<b>\$ 5,157,902</b>	<b>75%</b>	<b>\$ 3,848,671</b>

CPL Economic Inclusion Enterprise Goals

20%

9%

15%



Cleveland Public Library

Woodland Branch

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## **TAB 04 Basis Documents**

The related Basis Documents for each Bid Event are outlined in the following pages.  
Please note, Addendum #2 and Bulletin's #1 & #2 are not included in this GMP.





### BASIS DOCUMENTS - BID EVENT #1

01A - General Conditions, 03A Building Concrete, 05A Structural Steel & Miscellaneous Steel, 06A Finish Carpentry, Cabinetry, and Built-in Shelving, 07A Roofing, 08A Exterior Enclosure/Cold Form Metal Frames/Exterior Panels, 08B Curtainwall and Glass & Glazing (Interior and Exterior), 09A Interiors, 09B Painting, 09C Flooring, 22A Plumbing, 23A HVAC, & 26A Electrical

### SPECIFICATIONS

Revision Number Issuance Date Document Date

		Revision Number	Issuance Date	Document Date
00 00 02	Table of Contents	2	3/17/2021	4/16/2021
00 31 24	PH 1 Environmental Report	0	4/16/2021	4/16/2021
00 31 26.23	Existing Asbestos Information	0	4/16/2021	4/16/2021
00 31 26.26	Existing Lead Information	0	4/16/2021	4/16/2021
00 31 32.1	Geotechnical Data	0	4/16/2021	4/16/2021
00 54 32	Digital Data Licensing Agreement	1	3/17/2021	4/16/2021
00 54 33	AIA Document C106-2013 "Digital Data Licensing Agreement"	1	3/17/2021	4/16/2021
00 72 00	General Conditions	1	3/17/2021	4/16/2021
00 72 01	AIA Document A201-2017 "General Conditions of the Contract for Construction"	1	3/17/2021	4/16/2021
01 10 00	Summary	1	3/17/2021	4/16/2021
01 21 00	Allowances	1	3/17/2021	4/16/2021
01 22 00	Unit Prices	1	3/17/2021	4/16/2021
01 23 00	Alternates	1	3/17/2021	4/16/2021
01 25 00	Substitution Procedures CSI Forms	1	3/17/2021	4/16/2021
01 25 01	CSI Form 13-1A - Substitution Request (After the Bidding)	0	4/16/2021	4/16/2021
01 26 00	Contract Modification Procedures CSI Forms	0	3/17/2021	3/17/2021
01 26 01	CSI Form 13-6D - Proposal Worksheet Summary	0	4/16/2021	4/16/2021
01 26 02	CSI Form 13-6C - Proposal Worksheet Detail	0	4/16/2021	4/16/2021
01 26 03	CSI Form 13-6A - Change Order Request (Proposal)	0	4/16/2021	4/16/2021
01 31 00	Project Management and Coordination (GBC) CSI Forms	0	3/17/2021	3/17/2021
01 31 01	CSI Form 01-5A - Subcontractors and Major Material Suppliers	0	4/16/2021	4/16/2021
01 31 02	CSI Form 13-2B Request for Information Log	0	4/16/2021	4/16/2021
01 32 00	Construction Progress Documentation (GBC)	0	3/17/2021	3/17/2021
01 33 00	Submittal Procedures	1	3/17/2021	4/16/2021
01 35 16	Alteration Project Procedures	1	3/17/2021	4/16/2021
01 40 00	Quality Requirements	1	3/17/2021	4/16/2021
01 42 00	References	1	3/17/2021	4/16/2021
01 42 13	Abbreviations	1	3/17/2021	4/16/2021
01 45 33	Code-Required Special Inspections and Procedures	1	3/17/2021	4/16/2021
01 45 33.1	Statement of Special Inspections	0	4/16/2021	4/16/2021
01 50 00	Temporary Facilities and Controls (GBC)	1	3/17/2021	4/16/2021
01 60 00	Product Requirements	1	3/17/2021	4/16/2021
01 64 00	Owner-Furnished Products	1	3/17/2021	4/16/2021
01 73 00	Execution	1	3/17/2021	4/16/2021
01 74 19	Construction Waste Management and Disposal	0	3/17/2021	3/17/2021
01 77 00	Closeout Procedures CSI Forms	1	3/17/2021	4/16/2021
01 77 01	CSI Form 14-1A Punch List	0	4/16/2021	4/16/2021
01 78 23	Operation and Maintenance Data	1	3/17/2021	4/16/2021
01 78 39	Project Record Documents	1	3/17/2021	4/16/2021
01 79 00	Demonstration and Training (GBC)	1	3/17/2021	4/16/2021
01 81 13.14	Sustainable Design Requirements - LEEDV4 BD+C (CGT)	1	3/17/2021	4/16/2021
01 81 13.14.1	Project Checklist - LEED for [Insert type] (CGT)	0	4/16/2021	4/16/2021
01 83 17	Air Barrier System	1	3/17/2021	4/16/2021
01 91 00	Commissioning of Building Systems (OE)	1	4/13/2021	4/16/2021
01 91 00.1	CPL Woodland Pre-Functional Test	1	4/13/2021	4/16/2021
01 91 10	Commissioning Scope (OFCC)	1	3/17/2021	4/16/2021
01 91 13	General Commissioning Requirements	1	3/17/2021	4/16/2021
02 41 19	Selective Demolition	1	3/17/2021	4/16/2021
03 05 10	Concrete Moisture Vapor Reduction Admixture	1	3/17/2021	4/16/2021
03 30 00	Cast-In-Place Concrete (BH)	1	3/17/2021	4/16/2021
03 54 16	Hydraulic Cement Underlayment	1	3/17/2021	4/16/2021
04 01 20.63	Brick Masonry Repair	1	3/17/2021	4/16/2021



**BASIS DOCUMENTS - BID EVENT #1**

01A - General Conditions, 03A Building Concrete, 05A Structural Steel & Miscellaneous Steel, 06A Finish Carpentry, Cabinetry, and Built-in Shelving, 07A Roofing, 08A Exterior Enclosure/Cold Form Metal Frames/Exterior Panels, 08B Curtainwall and Glass & Glazing (Interior and Exterior), 09A Interiors, 09B Painting, 09C Flooring, 22A Plumbing, 23A HVAC, & 26A Electrical

04 01 20.64	Brick Masonry Repointing	1	3/17/2021	4/16/2021
04 20 00	Unit Masonry	1	3/17/2021	4/16/2021
05 12 00	Structural Steel Framing (BH)	1	3/17/2021	4/16/2021
05 21 00	Steel Joist Framing (BH)	1	3/17/2021	4/16/2021
05 31 00	Steel Decking (BH)	1	3/17/2021	4/16/2021
05 40 00	Cold-Formed Metal Framing (BH)	1	3/17/2021	4/16/2021
05 50 00	Metal Fabrications	1	3/17/2021	4/16/2021
05 51 13	Metal Pan Stairs	1	3/17/2021	4/16/2021
05 51 19	Metal Grating Stairs	1	3/17/2021	4/16/2021
05 52 13	Pipe and Tube Railings	1	3/17/2021	4/16/2021
06 10 00	Rough Carpentry	1	3/17/2021	4/16/2021
06 16 00	Sheathing	0	4/16/2021	4/16/2021
06 20 23	Interior Finish Carpentry	1	3/17/2021	4/16/2021
06 40 23	Common Work Results for Interior Architectural Woodwork	1	3/17/2021	4/16/2021
06 41 16	Plastic-Laminate-Faced Architectural Cabinets	1	3/17/2021	4/16/2021
07 14 16	Cold Fluid-Applied Waterproofing	1	3/17/2021	4/16/2021
07 21 00	Thermal Insulation	1	3/17/2021	4/16/2021
07 21 19	Foamed-In-Place Insulation	1	3/17/2021	4/16/2021
07 24 23	Direct-Applied Finish System (DAFS)	1	3/17/2021	4/16/2021
07 25 00	Weather Barriers	0	4/16/2021	4/16/2021
07 26 16	Below-Grade Vapor Retarders	1	3/17/2021	4/16/2021
07 27 26	Fluid-Applied Membrane Air Barriers	0	4/16/2021	4/16/2021
07 42 13.23	Metal Composite Material Wall Panels	1	3/17/2021	4/16/2021
07 42 34	Solid Phenolic Wall Panels	1	3/17/2021	4/16/2021
07 42 93	Soffit Panels	1	3/17/2021	4/16/2021
07 44 00	Concrete Faced Panels	1	3/17/2021	4/16/2021
07 52 16	SBS Modified Bituminous Membrane Roofing	1	3/17/2021	4/16/2021
07 54 19	Polyvinyl-Chloride (PVC) Roofing	1	3/17/2021	4/16/2021
07 56 00	Fluid Applied Membrane Roofing	0	4/16/2021	4/16/2021
07 62 00	Sheet Metal Flashing and Trim	1	3/17/2021	4/16/2021
07 72 00	Roof Accessories	1	3/17/2021	4/16/2021
07 84 13	Penetration Firestopping	1	3/17/2021	4/16/2021
07 84 43	Joint Firestopping	1	3/17/2021	4/16/2021
07 92 00	Joint Sealants	1	3/17/2021	4/16/2021
08 11 13	Hollow Metal Doors and Frames	1	3/17/2021	4/16/2021
08 14 16	Flush Wood Doors	1	3/17/2021	4/16/2021
08 31 13	Access Doors and Frames	1	3/17/2021	4/16/2021
08 33 00	Side Coiling Self-Opening Grilles	1	3/17/2021	4/16/2021
08 33 23	Overhead Coiling Doors	1	3/17/2021	4/16/2021
08 33 26	Overhead Coiling Grilles	0	4/16/2021	4/16/2021
08 41 13	Aluminum-Framed Entrances and Storefronts	1	3/17/2021	4/16/2021
08 42 29.23	Sliding Automatic Entrances	1	3/17/2021	4/16/2021
08 44 13	Glazed Aluminum Curtain Walls	1	3/17/2021	4/16/2021
08 71 00	Door Hardware	1	3/17/2021	4/16/2021
08 71 01	Door Hardware Schedule	0	4/16/2021	4/16/2021
08 80 00	Glazing	1	3/17/2021	4/16/2021
08 88 13	Fire-Resistant Glazing	0	4/16/2021	4/16/2021
08 91 19	Fixed Louvers	0	4/16/2021	4/16/2021
09 05 61	Common Work Results for Flooring Preparation	1	3/17/2021	4/16/2021
09 21 16.23	Gypsum Board Shaft Wall Assemblies	1	3/17/2021	4/16/2021
09 22 16	Non-Structural Metal Framing	1	3/17/2021	4/16/2021
09 29 00	Gypsum Board	1	3/17/2021	4/16/2021
09 30 00	Common Work Results for Tiling	1	3/17/2021	4/16/2021
09 30 13	Ceramic Tiling	1	3/17/2021	4/16/2021
09 51 13	Acoustical Panel Ceilings	1	3/17/2021	4/16/2021



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## BASIS DOCUMENTS - BID EVENT #1

01A General Conditions, 03A Building Concrete, 05A Structural Steel & Miscellaneous Steel, 06A Finish Carpentry, Cabinetry, and Built-in Shelving, 07A Roofing, 08A Exterior Enclosure/Cold Form Metal Frames/Exterior Panels, 08B Curtain Wall and Glass, 09A Interior and Exterior, 09A Interiors, 09B Painting, 09C Flooring, 22A Plumbing, 23A HVAC, & 26A Electrical

09 54 11	Decorative Metal Ceilings	1	3/17/2021	4/16/2021
09 54 16	Integrated Ceiling Assemblies	0	4/16/2021	4/16/2021
09 61 17	Concrete Flooring Finish and Sealers	1	3/17/2021	4/16/2021
09 65 13	Resilient Base and Accessories	1	3/17/2021	4/16/2021
09 65 19	Resilient Tile Flooring	1	3/17/2021	4/16/2021
09 65 43	Linoleum Flooring	0	4/16/2021	4/16/2021
09 68 13	Tile Carpeting	1	3/17/2021	4/16/2021
09 84 53	Sound Barrier Mullion Trim Cap	0	4/16/2021	4/16/2021
09 91 13	Exterior Painting	1	3/17/2021	4/16/2021
09 91 23	Interior Painting	1	3/17/2021	4/16/2021
10 11 00	Visual Display Units	1	3/17/2021	4/16/2021
10 14 23.16	Room Identification Panel Signage	0	4/16/2021	4/16/2021
10 26 00	Wall and Door Protection	0	4/16/2021	4/16/2021
10 28 00	Toilet, Bath, and Laundry Accessories	1	3/17/2021	4/16/2021
10 44 13	Fire Protection Cabinets	1	3/17/2021	4/16/2021
10 44 16	Fire Extinguishers	1	3/17/2021	4/16/2021
10 51 13	Metal Lockers	1	3/17/2021	4/16/2021
11 11 36	Vehicle Charging Equipment (ALG)	1	3/17/2021	4/16/2021
11 13 19	Stationary Loading Dock Equipment	2	3/17/2021	5/4/2021
11 30 13	Residential Appliances	1	3/17/2021	4/16/2021
11 51 00	Library Equipment	1	3/17/2021	4/16/2021
12 24 13	Roller Window Shades	1	3/17/2021	4/16/2021
12 36 61.16	Solid Surfacing Countertops	1	3/17/2021	4/16/2021
12 48 13	Entrance Floor Mats and Frames	1	3/17/2021	4/16/2021
14 21 23.16	Machine-Room-Less Electric Traction Passenger Elevators	1	3/17/2021	4/16/2021
20 00 01	Cover Vol. 2 of 2	0	4/16/2021	4/16/2021
20 00 02	Table of Contents	1	3/17/2021	4/16/2021
21 05 00	Common Work Results for Fire Suppression (ALG)	1	3/17/2021	4/16/2021
21 05 23	General-Duty Valves for Water-Based Fire-Suppression Piping (ALG)	1	3/17/2021	4/16/2021
21 05 53	Identification for Fire-Suppression Piping and Equipment (ALG)	1	3/17/2021	4/16/2021
21 11 00	Facility Fire-Suppression Water-Service Piping (ALG)	1	3/17/2021	4/16/2021
21 12 00	Fire-Suppression Standpipes (ALG)	1	3/17/2021	4/16/2021
21 13 00	Fire-Suppression Sprinkler Systems (ALG)	1	3/17/2021	4/16/2021
22 05 13	Common Motor Requirements for Plumbing Equipment (ALG)	1	3/17/2021	4/16/2021
22 05 16	Expansion Fittings and Loops for Plumbing Piping (ALG)	1	3/17/2021	4/16/2021
22 05 17	Sleeves and Sleeve Seals for Plumbing Piping (ALG)	1	3/17/2021	4/16/2021
22 05 19	Meters and Gages for Plumbing Piping (ALG)	1	3/17/2021	4/16/2021
22 05 23	General-Duty Valves for Plumbing Piping (ALG)	1	3/17/2021	4/16/2021
22 05 29	Hangers and Supports for Plumbing Piping and Equipment (ALG)	1	3/17/2021	4/16/2021
22 05 48	Vibration and Seismic Controls for Plumbing Piping and Equipment (ALG)	1	3/17/2021	4/16/2021
22 05 53	Identification for Plumbing Piping and Equipment (ALG)	1	3/17/2021	4/16/2021
22 07 16	Plumbing Equipment Insulation (ALG)	1	3/17/2021	4/16/2021
22 07 19	Plumbing Piping Insulation (ALG)	1	3/17/2021	4/16/2021
22 08 00	Plumbing Systems Commissioning (OE)	1	4/13/2021	4/16/2021
22 10 05	Plumbing Piping (ALG)	1	3/17/2021	4/16/2021
22 10 06	Plumbing Piping Specialties (ALG)	1	3/17/2021	4/16/2021
22 30 00	Plumbing Equipment (ALG)	1	3/17/2021	4/16/2021
22 40 00	Plumbing Fixtures (ALG)	1	3/17/2021	4/16/2021
23 05 13	Common Motor Requirements for HVAC Equipment (ALG)	1	3/17/2021	4/16/2021
23 05 16	Expansion Fittings and Loops for HVAC Piping (ALG)	1	3/17/2021	4/16/2021
23 05 17	Sleeves and Sleeve Seals for HVAC Piping (ALG)	1	3/17/2021	4/16/2021
23 05 19	Meters and Gauges for HVAC Piping (ALG)	1	3/17/2021	4/16/2021
23 05 23	General-Duty Valves for HVAC Piping (ALG)	1	3/17/2021	4/16/2021
23 05 29	Hangers and Supports for HVAC Piping and Equipment (ALG)	1	3/17/2021	4/16/2021
23 05 48	Vibration and Seismic Controls for HVAC (ALG)	1	3/17/2021	4/16/2021





### BASIS DOCUMENTS - BID EVENT #1

01A - General Conditions, 03A Building Concrete, 05A Structural Steel & Miscellaneous Steel, 06A Finish Carpentry, Cabinetry, and Built-in Shelving, 07A Roofing, 08A Exterior Enclosure/Cold Form Metal Frames/Exterior Panels, 08B Curtainwall and Glass & Glazing (Interior and Exterior), 09A Interiors, 09B Painting, 09C Flooring, 22A Plumbing, 23A HVAC, & 26A Electrical

23 05 53	Identification for HVAC Piping and Equipment (ALG)	1	3/17/2021	4/16/2021
23 05 93	Testing, Adjusting, and Balancing for HVAC (ALG)	1	3/17/2021	4/16/2021
23 07 13	Duct Insulation (ALG)	1	4/13/2021	4/16/2021
23 07 16	HVAC Equipment Insulation (ALG)	1	4/13/2021	4/16/2021
23 07 19	HVAC Piping Insulation (ALG)	1	4/13/2021	4/16/2021
23 08 00	Mechanical Systems Commissioning (OE)	1	4/13/2021	4/16/2021
23 09 00	Building Automation System (ALG)	1	4/13/2021	4/16/2021
23 11 23	Facility Natural Gas Piping (ALG)	1	4/13/2021	4/16/2021
23 21 13	Hydronic Piping (ALG)	1	4/13/2021	4/16/2021
23 21 14	Hydronic Specialties (ALG)	1	4/13/2021	4/16/2021
23 21 23	Hydronic Pumps (ALG)	1	4/13/2021	4/16/2021
23 23 00	Refrigerant Piping (ALG)	1	4/13/2021	4/16/2021
23 25 00	HVAC Water Treatment (ALG)	1	4/13/2021	4/16/2021
23 31 00	HVAC Ducts and Casings (ALG)	1	4/13/2021	4/16/2021
23 33 00	Air Duct Accessories (ALG)	1	4/13/2021	4/16/2021
23 34 16	Centrifugal HVAC Fans (ALG)	1	4/13/2021	4/16/2021
23 36 00	Air Terminal Units (ALG)	1	4/13/2021	4/16/2021
23 37 00	Air Outlets and Inlets (ALG)	1	4/13/2021	4/16/2021
23 52 16	Condensing Boilers (ALG)	1	4/13/2021	4/16/2021
23 73 13	Modular Central Station Air Handling Units AHU-1 (ALG)	1	4/13/2021	4/16/2021
23 74 13	Packaged Outdoor Central Station Air Handling Units RTU-2 (ALG)	1	4/13/2021	4/16/2021
26 05 05	Selective Demolition for Electrical (ALG)	1	3/17/2021	4/16/2021
26 05 19	Low-Voltage Electrical Power Conductors and Cables (ALG)	1	3/17/2021	4/16/2021
26 05 26	Grounding and Bonding for Electrical Systems (ALG)	1	3/17/2021	4/16/2021
26 05 29	Hangers and Supports for Electrical Systems (ALG)	1	3/17/2021	4/16/2021
26 05 33.13	Conduit for Electrical Systems (ALG)	1	3/17/2021	4/16/2021
26 05 33.16	Boxes for Electrical Systems (ALG)	1	3/17/2021	4/16/2021
26 05 39	Underfloor Raceways for Electrical Systems (ALG)	1	3/17/2021	4/16/2021
26 05 53	Identification for Electrical Systems (ALG)	1	3/17/2021	4/16/2021
26 05 83	Wiring Connections (ALG)	1	3/17/2021	4/16/2021
26 08 00	Electrical Systems Commissioning (OE)	1	4/13/2021	4/16/2021
26 09 16	Electric Controls and Relays (ALG)	1	3/17/2021	4/16/2021
26 09 18	Remote Control Switching Devices (ALG)	1	3/17/2021	4/16/2021
26 09 23	Lighting Control Devices (ALG)	1	3/17/2021	4/16/2021
26 21 00	Low-Voltage Electrical Service Entrance (ALG)	1	3/17/2021	4/16/2021
26 22 00	Low-Voltage Transformers (ALG)	1	3/17/2021	4/16/2021
26 23 00	Low-Voltage Switchgear (ALG)	1	3/17/2021	4/16/2021
26 24 13	Switchboards (ALG)	1	3/17/2021	4/16/2021
26 24 16	Panelboards (ALG)	1	3/17/2021	4/16/2021
26 27 13	Electricity Metering (ALG)	1	3/17/2021	4/16/2021
26 27 26	Wiring Devices (ALG)	1	3/17/2021	4/16/2021
26 28 13	Fuses (ALG)	1	3/17/2021	4/16/2021
26 28 16.16	Enclosed Switches (ALG)	1	3/17/2021	4/16/2021
26 29 13	Enclosed Controllers (ALG)	1	3/17/2021	4/16/2021
26 29 23	Variable-Frequency Motor Controllers (ALG)	1	3/17/2021	4/16/2021
26 36 00	Transfer Switches (ALG)	1	3/17/2021	4/16/2021
26 41 13	Lightning Protection for Structures (ALG)	1	3/17/2021	4/16/2021
26 51 00	Interior Lighting (ALG)	1	3/17/2021	4/16/2021
26 56 00	Exterior Lighting (ALG)	0	4/16/2021	4/16/2021
27 05 00	Common Work Results for Communications (ALG)	1	3/17/2021	4/16/2021
27 10 00	Structured Cabling (ALG)	1	3/17/2021	4/16/2021
27 70 00	Wireless Services (ALG)	1	3/17/2021	4/16/2021
28 10 00	Access Control (ALG)	1	3/17/2021	4/16/2021
28 15 00	Integrated Access Control Hardware Devices	0	4/16/2021	4/16/2021
28 20 00	Video Surveillance (ALG)	1	3/17/2021	4/16/2021



### BASIS DOCUMENTS - BID EVENT #1

01A General Conditions, 03A Building Concrete, 03A Structural Steel & Miscellaneous Steel, 06A Carpentry, Cabinetry, and Built-in Siding, 07A Roofing, 08A Exterior Enclosure/Cold Form Metal Frames/Exterior Panels, 08B Curtainwall and Glass & Glazing (Interior and Exterior), 09A Interiors, 09B Painting, 09C Flooring, 22A Plumbing, 23A HVAC, & 26A Electrical

28 31 11	Building Intrusion Detection (ALG)	1	3/17/2021	4/16/2021
28 46 00	Fire Detection and Alarm (ALG)	1	3/17/2021	4/16/2021
31 20 00	Earth Moving	0	4/16/2021	4/16/2021
31 20 10	Survey Layout	0	4/16/2021	4/16/2021
31 20 20	Erosion and Sedimentation Control	0	4/16/2021	4/16/2021
31 20 30	Site Clearing	0	4/16/2021	4/16/2021
31 20 40	Unforeseen Conditions	0	4/16/2021	4/16/2021
31 20 50	Soil Export	0	4/16/2021	4/16/2021
31 20 60	Soil Import	0	4/16/2021	4/16/2021
31 20 70	Unsuitable Soil	0	4/16/2021	4/16/2021
31 23 19	Site Dewatering	0	4/16/2021	4/16/2021
31 66 00	Special Foundations	0	5/4/2021	5/4/2021
32 12 16	Asphalt Paving	0	4/16/2021	4/16/2021
32 13 13	Concrete Paving, Curb, and Walk	0	4/16/2021	4/16/2021
32 13 73	Concrete Paving Joint Seal	0	4/16/2021	4/16/2021
32 17 13	Parking Bumpers	0	4/16/2021	4/16/2021
32 17 23	Pavement Markings and Signage	0	4/16/2021	4/16/2021
32 31 13.53	High-Security Chain Link Fences and Gates	1	3/17/2021	4/16/2021
32 92 00	Turf and Grasses	0	4/16/2021	4/16/2021
32 93 00	Planting	0	4/16/2021	4/16/2021
33 05 00-A	Site Natural Gas Service	0	4/16/2021	4/16/2021
33 05 00-B	Site Communication Service	0	4/16/2021	4/16/2021
33 05 00-C	Stormwater Conveyance and Underdrain	0	4/16/2021	4/16/2021
33 05 00-D	Site Water Distribution Piping	0	4/16/2021	4/16/2021
33 05 00-E	Site Sanitary Sewers	0	4/16/2021	4/16/2021
33 05 00-F	Site Electrical Service	0	4/16/2021	4/16/2021
33 46 00	Subdrainage	1	3/17/2021	4/16/2021

### DRAWINGS

		Revision Number	Issuance Date	Document Date
CS-102	COVER SHEET - VOLUME 2	1	3/17/2021	4/16/2021
CS-103	COVER SHEET - VOLUME 3	0	4/16/2021	4/16/2021
ID-101	INDEX OF DRAWINGS	1	3/17/2021	4/16/2021
G-110	REFERENCE PLAN	1	3/17/2021	4/16/2021
G-150	REFERENCE VIEWS	1	3/17/2021	4/16/2021
G-302	CODE DATA FIRST FLOOR PLAN - BRANCH	1	3/17/2021	4/16/2021
R-100	REFERENCE EXISTING SITE SURVEY	0	4/16/2021	4/16/2021
R-101	REFERENCE EXISTING SITE SURVEY	0	4/16/2021	4/16/2021
CO-001	DEMOLITION PLAN	0	4/16/2021	4/16/2021
C1-100	SITE LAYOUT PLAN	1	4/16/2021	5/4/2021
C1-101	SITE UTILITY PLAN	1	4/16/2021	5/4/2021
C1-102	SITE GRADING PLAN	1	4/16/2021	5/4/2021
C1-103	SOIL REMEDIATION PLAN	0	4/16/2021	4/16/2021
C2-100	SWPPP	1	4/16/2021	5/4/2021
C3-001	CONSTRUCTION NOTES	0	4/16/2021	4/16/2021
C3-002	CONSTRUCTION DETAILS	1	4/16/2021	5/4/2021
C3-003	CONSTRUCTION DETAILS	1	4/16/2021	5/4/2021
C4-001	SWPPP NOTES	1	4/16/2021	5/4/2021
C4-002	SWPPP DETAILS	1	4/16/2021	5/4/2021
LO-001	LANDSCAPE MATERIALS AND FURNISHINGS	1	4/16/2021	5/4/2021
LO-002	PLANTING PLAN	1	4/16/2021	5/4/2021
AS-101	ARCHITECTURAL SITE PLAN	1	3/17/2021	4/16/2021
A0-001	GENERAL NOTES & LEGEND	1	3/17/2021	4/16/2021
A0-002	TYPICAL DETAILS	1	3/17/2021	4/16/2021
A0-003	PARTITION TYPES	1	3/17/2021	4/16/2021



## BASIS DOCUMENTS - BID EVENT #1

01A General Conditions, 03A Building Concrete, 05A Structural Steel & Miscellaneous Steel, 06A Finish Carpentry, Cabinetry, and Built-in Shelving, 07A Roofing, 08A Exterior Enclosure / Cold Form Metal Frames/Exterior Panels, 08B Curtainwall and Glass & Cladding (Interior and Exterior), 09A Interiors, 09B Painting, 09C Flooring, 22A Plumbing, 23A HVAC, & 26A Electrical

A0-010	OPENING SCHEDULE	1	3/17/2021	4/16/2021
A0-011	DOOR & FRAME TYPES & DETAILS	1	3/17/2021	4/16/2021
A0-021	MATERIAL FINISH & PRODUCT LEGEND	1	3/17/2021	4/16/2021
A0-040	EQUIPMENT SCHEDULE	1	3/17/2021	4/16/2021
A2-101	FIRST FLOOR PLAN - BRANCH	2	3/17/2021	5/4/2021
A2-102	ROOF PLAN - BRANCH	2	3/17/2021	4/16/2021
A2-201	FIRST FLOOR REFLECTED CEILING PLAN - BRANCH	1	3/17/2021	4/16/2021
A2-301	EXTERIOR ELEVATIONS - BRANCH	1	3/17/2021	4/16/2021
A2-310	COMMUNITY ROOM CANOPY - ENLARGED ELEVATIONS & RCP	0	4/16/2021	4/16/2021
A2-401	BUILDING SECTIONS - BRANCH	1	3/17/2021	4/16/2021
A2-402	BUILDING SECTIONS - BRANCH	1	3/17/2021	4/16/2021
A2-403	BUILDING SECTIONS - BRANCH	1	3/17/2021	4/16/2021
A2-501	ENLARGED PLANS & ELEVATIONS	2	3/17/2021	5/4/2021
A2-701	INTERIOR ELEVATIONS - BRANCH	1	3/17/2021	4/16/2021
A2-702	INTERIOR ELEVATIONS - BRANCH	1	3/17/2021	4/16/2021
A2-703	INTERIOR ELEVATIONS - BRANCH	1	3/17/2021	4/16/2021
A2-801	SECTION DETAILS - EXTERIOR	1	3/17/2021	4/16/2021
A2-802	SECTION DETAILS - CANOPY	1	3/17/2021	4/16/2021
A2-803	SECTION DETAILS - EXTERIOR	1	3/17/2021	4/16/2021
A2-804	SECTION DETAILS - EXTERIOR	1	3/17/2021	4/16/2021
A2-806	PLAN DETAILS - EXTERIOR	1	3/17/2021	4/16/2021
A2-807	PLAN DETAILS - EXTERIOR	1	3/17/2021	4/16/2021
A2-808	PLAN DETAILS - EXTERIOR	1	3/17/2021	4/16/2021
A2-811	SECTION DETAILS - INTERIOR	1	3/17/2021	4/16/2021
A2-812	PLAN DETAILS - INTERIOR	1	3/17/2021	4/16/2021
A2-821	DETAILS - MILLWORK	1	3/17/2021	4/16/2021
A2-823	DETAILS - LOBBY BENCH MILLWORK	1	3/17/2021	4/16/2021
A2-901	FIRST FLOOR FINISH PLAN - BRANCH	1	3/17/2021	4/16/2021
A2-911	FIRST FLOOR EQUIPMENT PLAN - BRANCH	1	3/17/2021	4/16/2021
A2-921	FIRST FLOOR FURNITURE PLAN - BRANCH	1	3/17/2021	4/16/2021
S0-001	GENERAL NOTES	1	3/17/2021	4/16/2021
S0-002	SPECIAL INSPECTIONS	1	3/17/2021	4/16/2021
S2-101	FOUNDATION PLAN - BRANCH	2	3/17/2021	5/4/2021
S2-102	ROOF FRAMING PLAN - BRANCH	1	3/17/2021	4/16/2021
S3-101	SECTIONS	2	3/17/2021	5/4/2021
S3-102	SECTIONS	1	3/17/2021	4/16/2021
S3-103	SECTIONS	1	3/17/2021	4/16/2021
S4-101	FOUNDATION TYPICAL DETAILS	1	3/17/2021	4/16/2021
S4-102	FRAMING TYPICAL DETAILS	1	3/17/2021	4/16/2021
GE-001	GENERAL ENGINEERING COVER SHEET	1	3/17/2021	4/16/2021
P2-100	PLUMBING PLAN UNDERGROUND - NB	0	4/16/2021	4/16/2021
P2-101	PLUMBING PLAN - NB	1	3/17/2021	4/16/2021
P2-102	PLUMBING ROOF PLAN - NB	1	3/17/2021	4/16/2021
P2-401	PLUMBING ENLARGED PLANS - NB	1	3/17/2021	4/16/2021
P2-601	PLUMBING SCHEDULES - NB	1	3/17/2021	4/16/2021
P4-501	PLUMBING DETAILS	1	3/17/2021	4/16/2021
P4-502	PLUMBING DETAILS	1	3/17/2021	4/16/2021
M2-101	HVAC PLAN - NB	1	3/17/2021	4/16/2021
M2-201	HVAC HYDRONIC PLAN - NB	1	3/17/2021	4/16/2021
M2-301	MECHANICAL SECTIONS	0	4/16/2021	4/16/2021
M2-401	HVAC ENLARGED PLANS	2	4/6/2021	4/16/2021
M2-601	MECHANICAL SCHEDULES - NB	1	3/17/2021	4/16/2021
M4-501	MECHANICAL DETAILS	1	3/17/2021	4/16/2021
M4-502	MECHANICAL DETAILS	1	3/17/2021	4/16/2021
M4-503	MECHANICAL DETAILS	1	3/17/2021	4/16/2021





Cleveland Public Library

Woodland Branch

June 30, 2021

GMP SUBMISSION

**BASIS DOCUMENTS - BID EVENT #1**

01A - General Conditions, 03A Building Concrete, 05A Structural Steel & Miscellaneous Steel, 06A Finish Carpentry, Cabinetry, and Built-in Shelving, 07A Roofing, 08A Exterior Enclosure/Cold Form Metal Frames/Exterior Panels, 08B Curtainwall and Glass & Glazing (Interior and Exterior), 09A Interiors, 09B Painting, 09C Flooring, 22A Plumbing, 23A HVAC, & 26A Electrical

M4-504	MECHANICAL DETAILS	1	3/17/2021	4/16/2021
M4-505	MECHANICAL DETAILS	1	3/17/2021	4/16/2021
M4-508	MECHANICAL DETAILS	0	4/16/2021	4/16/2021
M4-701	MECHANICAL CONTROLS	0	4/16/2021	4/16/2021
M4-702	MECHANICAL CONTROLS	0	4/16/2021	4/16/2021
E2-101	POWER PLAN - NB	1	3/17/2021	4/16/2021
E2-201	REFLECTED CEILING PLAN - NB	1	3/17/2021	4/16/2021
E2-401	ELECTRICAL ENLARGED PLANS - NB	1	3/17/2021	4/16/2021
E2-601	ELECTRICAL SCHEDULES - NB	0	4/16/2021	4/16/2021
E3-101	ELECTRICAL SITE PLAN	0	4/16/2021	4/16/2021
E3-201	ELECTRICAL SITE PHOTOMETRICS	0	4/16/2021	4/16/2021
E3-202	ELECTRICAL SITE PHOTOMETRICS COLOR	0	4/16/2021	4/16/2021
E3-501	ELECTRICAL DETAILS	0	4/16/2021	4/16/2021
E4-501	ELECTRICAL DETAILS	0	4/16/2021	4/16/2021
E4-502	ELECTRICAL DETAILS	0	4/16/2021	4/16/2021
E4-503	ELECTRICAL DETAILS	0	4/16/2021	4/16/2021
E4-601	ELECTRICAL RISER DIAGRAM	1	3/17/2021	4/16/2021
T2-101	TECHNOLOGY PLAN - NB	0	4/16/2021	4/16/2021
T4-501	TECHNOLOGY PLAN	0	4/16/2021	4/16/2021
T4-502	TECHNOLOGY DETAILS	0	4/16/2021	4/16/2021
FA2-100	FIRE ALARM PLAN - NB	1	3/17/2021	4/16/2021
FA4-501	FIRE ALARM DETAILS	0	4/16/2021	4/16/2021

**OTHER DOCUMENTS**

Revision Number Issuance Date Document Date

Document Description

Bid Event 1 Post- Bid Supplement No. 1 dated May 10, 2021 ( Inclusive of Bostwick Addendum 1 dated 5/4/2021





## BASIS DOCUMENTS - BID EVENT #2

31A Sitework/Earthwork & Site Utilities (Entire Campus), 31B Rammed Aggregate Piers, 32A Sitework - Hardscapes, 32B Asphalt Paving, 32C Landscaping and Site Furnishings, 31D Fencing

## SPECIFICATIONS

		Revision Number	Issuance Date	Document Date
00 00 02	Table of Contents	2	3/17/2021	4/16/2021
00 31 24	PH 1 Environmental Report	0	4/16/2021	4/16/2021
00 31 26.23	Existing Asbestos Information	0	4/16/2021	4/16/2021
00 31 26.26	Existing Lead Information	0	4/16/2021	4/16/2021
00 31 32.1	Geotechnical Data	0	4/16/2021	4/16/2021
00 54 32	Digital Data Licensing Agreement	1	3/17/2021	4/16/2021
00 54 33	AIA Document C106-2013 "Digital Data Licensing Agreement"	1	3/17/2021	4/16/2021
00 72 00	General Conditions	1	3/17/2021	4/16/2021
00 72 01	AIA Document A201-2017 "General Conditions of the Contract for Construction"	1	3/17/2021	4/16/2021
01 10 00	Summary	1	3/17/2021	4/16/2021
01 21 00	Allowances	1	3/17/2021	4/16/2021
01 22 00	Unit Prices	1	3/17/2021	4/16/2021
01 23 00	Alternates	1	3/17/2021	4/16/2021
01 25 00	Substitution Procedures CSI Forms	1	3/17/2021	4/16/2021
01 25 01	CSI Form 13-1A - Substitution Request (After the Bidding)	0	4/16/2021	4/16/2021
01 26 00	Contract Modification Procedures CSI Forms	0	3/17/2021	3/17/2021
01 26 01	CSI Form 13-6D - Proposal Worksheet Summary	0	4/16/2021	4/16/2021
01 26 02	CSI Form 13-6C - Proposal Worksheet Detail	0	4/16/2021	4/16/2021
01 26 03	CSI Form 13-6A - Change Order Request (Proposal)	0	4/16/2021	4/16/2021
01 31 00	Project Management and Coordination (GBC) CSI Forms	0	3/17/2021	3/17/2021
01 31 01	CSI Form 01-5A - Subcontractors and Major Material Suppliers	0	4/16/2021	4/16/2021
01 31 02	CSI Form 13-2B Request for Information Log	0	4/16/2021	4/16/2021
01 32 00	Construction Progress Documentation (GBC)	0	3/17/2021	3/17/2021
01 33 00	Submittal Procedures	1	3/17/2021	4/16/2021
01 35 16	Alteration Project Procedures	1	3/17/2021	4/16/2021
01 40 00	Quality Requirements	1	3/17/2021	4/16/2021
01 42 00	References	1	3/17/2021	4/16/2021
01 42 13	Abbreviations	1	3/17/2021	4/16/2021
01 45 33	Code-Required Special Inspections and Procedures	1	3/17/2021	4/16/2021
01 45 33.1	Statement of Special Inspections	0	4/16/2021	4/16/2021
01 50 00	Temporary Facilities and Controls (GBC)	1	3/17/2021	4/16/2021
01 60 00	Product Requirements	1	3/17/2021	4/16/2021
01 64 00	Owner-Furnished Products	1	3/17/2021	4/16/2021
01 73 00	Execution	1	3/17/2021	4/16/2021
01 74 19	Construction Waste Management and Disposal	0	3/17/2021	3/17/2021
01 77 00	Closeout Procedures CSI Forms	1	3/17/2021	4/16/2021
01 77 01	CSI Form 14-1A Punch List	0	4/16/2021	4/16/2021
01 78 23	Operation and Maintenance Data	1	3/17/2021	4/16/2021
01 78 39	Project Record Documents	1	3/17/2021	4/16/2021
01 79 00	Demonstration and Training (GBC)	1	3/17/2021	4/16/2021
01 81 13.14	Sustainable Design Requirements - LEEDV4 BD+C (CGT)	1	3/17/2021	4/16/2021
01 81 13.14.1	Project Checklist - LEED for [Insert type] (CGT)	0	4/16/2021	4/16/2021
01 83 17	Air Barrier System	1	3/17/2021	4/16/2021
01 91 00	Commissioning of Building Systems (OE)	1	4/13/2021	4/16/2021
01 91 00.1	CPL Woodland Pre-Functional Test	1	4/13/2021	4/16/2021
01 91 10	Commissioning Scope (OFCC)	1	3/17/2021	4/16/2021
01 91 13	General Commissioning Requirements	1	3/17/2021	4/16/2021
02 41 19	Selective Demolition	1	3/17/2021	4/16/2021
03 05 10	Concrete Moisture Vapor Reduction Admixture	1	3/17/2021	4/16/2021
03 30 00	Cast-In-Place Concrete (BH)	1	3/17/2021	4/16/2021
03 54 16	Hydraulic Cement Underlayment	1	3/17/2021	4/16/2021
04 01 20.63	Brick Masonry Repair	1	3/17/2021	4/16/2021
04 01 20.64	Brick Masonry Repointing	1	3/17/2021	4/16/2021



**BASIS DOCUMENTS - BID EVENT #2**

31A Sitework/Earthwork & Site Utilities (Entire Campus), 31B Rammed Aggregate Piers, 32A Sitework - Hardscapes, 32B Asphalt Paving, 32C Landscaping and Site Furnishings, 31D Fencing

04 20 00	Unit Masonry	1	3/17/2021	4/16/2021
05 12 00	Structural Steel Framing (BH)	1	3/17/2021	4/16/2021
05 21 00	Steel Joist Framing (BH)	1	3/17/2021	4/16/2021
05 31 00	Steel Decking (BH)	1	3/17/2021	4/16/2021
05 40 00	Cold-Formed Metal Framing (BH)	1	3/17/2021	4/16/2021
05 50 00	Metal Fabrications	1	3/17/2021	4/16/2021
05 51 13	Metal Pan Stairs	1	3/17/2021	4/16/2021
05 51 19	Metal Grating Stairs	1	3/17/2021	4/16/2021
05 52 13	Pipe and Tube Railings	1	3/17/2021	4/16/2021
06 10 00	Rough Carpentry	1	3/17/2021	4/16/2021
06 16 00	Sheathing	0	4/16/2021	4/16/2021
06 20 23	Interior Finish Carpentry	1	3/17/2021	4/16/2021
06 40 23	Common Work Results for Interior Architectural Woodwork	1	3/17/2021	4/16/2021
06 41 16	Plastic-Laminate-Faced Architectural Cabinets	1	3/17/2021	4/16/2021
07 14 16	Cold Fluid-Applied Waterproofing	1	3/17/2021	4/16/2021
07 21 00	Thermal Insulation	1	3/17/2021	4/16/2021
07 21 19	Foamed-In-Place Insulation	1	3/17/2021	4/16/2021
07 24 23	Direct-Applied Finish System (DAFS)	1	3/17/2021	4/16/2021
07 25 00	Weather Barriers	0	4/16/2021	4/16/2021
07 26 16	Below-Grade Vapor Retarders	1	3/17/2021	4/16/2021
07 27 26	Fluid-Applied Membrane Air Barriers	0	4/16/2021	4/16/2021
07 42 13.23	Metal Composite Material Wall Panels	1	3/17/2021	4/16/2021
07 42 34	Solid Phenolic Wall Panels	1	3/17/2021	4/16/2021
07 42 93	Soffit Panels	1	3/17/2021	4/16/2021
07 44 00	Concrete Faced Panels	1	3/17/2021	4/16/2021
07 52 16	SBS Modified Bituminous Membrane Roofing	1	3/17/2021	4/16/2021
07 54 19	Polyvinyl-Chloride (PVC) Roofing	1	3/17/2021	4/16/2021
07 56 00	Fluid Applied Membrane Roofing	0	4/16/2021	4/16/2021
07 62 00	Sheet Metal Flashing and Trim	1	3/17/2021	4/16/2021
07 72 00	Roof Accessories	1	3/17/2021	4/16/2021
07 84 13	Penetration Firestopping	1	3/17/2021	4/16/2021
07 84 43	Joint Firestopping	1	3/17/2021	4/16/2021
07 92 00	Joint Sealants	1	3/17/2021	4/16/2021
08 11 13	Hollow Metal Doors and Frames	1	3/17/2021	4/16/2021
08 14 16	Flush Wood Doors	1	3/17/2021	4/16/2021
08 31 13	Access Doors and Frames	1	3/17/2021	4/16/2021
08 33 00	Side Coiling Self-Opening Grilles	1	3/17/2021	4/16/2021
08 33 23	Overhead Coiling Doors	1	3/17/2021	4/16/2021
08 33 26	Overhead Coiling Grilles	0	4/16/2021	4/16/2021
08 41 13	Aluminum-Framed Entrances and Storefronts	1	3/17/2021	4/16/2021
08 42 29.23	Sliding Automatic Entrances	1	3/17/2021	4/16/2021
08 44 13	Glazed Aluminum Curtain Walls	1	3/17/2021	4/16/2021
08 71 00	Door Hardware	1	3/17/2021	4/16/2021
08 71 01	Door Hardware Schedule	0	4/16/2021	4/16/2021
08 80 00	Glazing	1	3/17/2021	4/16/2021
08 88 13	Fire-Resistant Glazing	0	4/16/2021	4/16/2021
08 91 19	Fixed Louvers	0	4/16/2021	4/16/2021
09 05 61	Common Work Results for Flooring Preparation	1	3/17/2021	4/16/2021
09 21 16.23	Gypsum Board Shaft Wall Assemblies	1	3/17/2021	4/16/2021
09 22 16	Non-Structural Metal Framing	1	3/17/2021	4/16/2021
09 29 00	Gypsum Board	1	3/17/2021	4/16/2021
09 30 00	Common Work Results for Tiling	1	3/17/2021	4/16/2021
09 30 13	Ceramic Tiling	1	3/17/2021	4/16/2021
09 51 13	Acoustical Panel Ceilings	1	3/17/2021	4/16/2021
09 54 11	Decorative Metal Ceilings	1	3/17/2021	4/16/2021
09 54 16	Integrated Ceiling Assemblies	0	4/16/2021	4/16/2021





**BASIS DOCUMENTS - BID EVENT #2**

31A Sitework/Earthwork & Site Utilities (Entire Campus), 31B Rammed Aggregate Piers, 32A Sitework - Hardscapes, 32B Asphalt Paving, 32C Landscaping and Site Furnishings, 31D Fencing

09 61 17	Concrete Flooring Finish and Sealers	1	3/17/2021	4/16/2021
09 65 13	Resilient Base and Accessories	1	3/17/2021	4/16/2021
09 65 19	Resilient Tile Flooring	1	3/17/2021	4/16/2021
09 65 43	Linoleum Flooring	0	4/16/2021	4/16/2021
09 68 13	Tile Carpeting	1	3/17/2021	4/16/2021
09 84 53	Sound Barrier Mullion Trim Cap	0	4/16/2021	4/16/2021
09 91 13	Exterior Painting	1	3/17/2021	4/16/2021
09 91 23	Interior Painting	1	3/17/2021	4/16/2021
10 11 00	Visual Display Units	1	3/17/2021	4/16/2021
10 14 23.16	Room Identification Panel Signage	0	4/16/2021	4/16/2021
10 26 00	Wall and Door Protection	0	4/16/2021	4/16/2021
10 28 00	Toilet, Bath, and Laundry Accessories	1	3/17/2021	4/16/2021
10 44 13	Fire Protection Cabinets	1	3/17/2021	4/16/2021
10 44 16	Fire Extinguishers	1	3/17/2021	4/16/2021
10 51 13	Metal Lockers	1	3/17/2021	4/16/2021
11 11 36	Vehicle Charging Equipment (ALG)	1	3/17/2021	4/16/2021
11 13 19	Stationary Loading Dock Equipment	2	3/17/2021	5/4/2021
11 30 13	Residential Appliances	1	3/17/2021	4/16/2021
11 51 00	Library Equipment	1	3/17/2021	4/16/2021
12 24 13	Roller Window Shades	1	3/17/2021	4/16/2021
12 36 61.16	Solid Surfacing Countertops	1	3/17/2021	4/16/2021
12 48 13	Entrance Floor Mats and Frames	1	3/17/2021	4/16/2021
14 21 23.16	Machine-Room-Less Electric Traction Passenger Elevators	1	3/17/2021	4/16/2021
20 00 01	Cover Vol. 2 of 2	0	4/16/2021	4/16/2021
20 00 02	Table of Contents	1	3/17/2021	4/16/2021
21 05 00	Common Work Results for Fire Suppression (ALG)	1	3/17/2021	4/16/2021
21 05 23	General-Duty Valves for Water-Based Fire-Suppression Piping (ALG)	1	3/17/2021	4/16/2021
21 05 53	Identification for Fire-Suppression Piping and Equipment (ALG)	1	3/17/2021	4/16/2021
21 11 00	Facility Fire-Suppression Water-Service Piping (ALG)	1	3/17/2021	4/16/2021
21 12 00	Fire-Suppression Standpipes (ALG)	1	3/17/2021	4/16/2021
21 13 00	Fire-Suppression Sprinkler Systems (ALG)	1	3/17/2021	4/16/2021
22 05 13	Common Motor Requirements for Plumbing Equipment (ALG)	1	3/17/2021	4/16/2021
22 05 16	Expansion Fittings and Loops for Plumbing Piping (ALG)	1	3/17/2021	4/16/2021
22 05 17	Sleeves and Sleeve Seals for Plumbing Piping (ALG)	1	3/17/2021	4/16/2021
22 05 19	Meters and Gages for Plumbing Piping (ALG)	1	3/17/2021	4/16/2021
22 05 23	General-Duty Valves for Plumbing Piping (ALG)	1	3/17/2021	4/16/2021
22 05 29	Hangers and Supports for Plumbing Piping and Equipment (ALG)	1	3/17/2021	4/16/2021
22 05 48	Vibration and Seismic Controls for Plumbing Piping and Equipment (ALG)	1	3/17/2021	4/16/2021
22 05 53	Identification for Plumbing Piping and Equipment (ALG)	1	3/17/2021	4/16/2021
22 07 16	Plumbing Equipment Insulation (ALG)	1	3/17/2021	4/16/2021
22 07 19	Plumbing Piping Insulation (ALG)	1	3/17/2021	4/16/2021
22 08 00	Plumbing Systems Commissioning (OE)	1	4/13/2021	4/16/2021
22 10 05	Plumbing Piping (ALG)	1	3/17/2021	4/16/2021
22 10 06	Plumbing Piping Specialties (ALG)	1	3/17/2021	4/16/2021
22 30 00	Plumbing Equipment (ALG)	1	3/17/2021	4/16/2021
22 40 00	Plumbing Fixtures (ALG)	1	3/17/2021	4/16/2021
23 05 13	Common Motor Requirements for HVAC Equipment (ALG)	1	3/17/2021	4/16/2021
23 05 16	Expansion Fittings and Loops for HVAC Piping (ALG)	1	3/17/2021	4/16/2021
23 05 17	Sleeves and Sleeve Seals for HVAC Piping (ALG)	1	3/17/2021	4/16/2021
23 05 19	Meters and Gauges for HVAC Piping (ALG)	1	3/17/2021	4/16/2021
23 05 23	General-Duty Valves for HVAC Piping (ALG)	1	3/17/2021	4/16/2021
23 05 29	Hangers and Supports for HVAC Piping and Equipment (ALG)	1	3/17/2021	4/16/2021
23 05 48	Vibration and Seismic Controls for HVAC (ALG)	1	3/17/2021	4/16/2021
23 05 53	Identification for HVAC Piping and Equipment (ALG)	1	3/17/2021	4/16/2021
23 05 93	Testing, Adjusting, and Balancing for HVAC (ALG)	1	3/17/2021	4/16/2021
23 07 13	Duct Insulation (ALG)	1	4/13/2021	4/16/2021



**BASIS DOCUMENTS - BID EVENT #2**

31A Sitework/Earthwork & Site Utilities (Entire Campus), 31B Rammed Aggregate Piers, 32A Sitework - Hardscapes, 32B Asphalt Paving, 32C Landscaping and Site Furnishings, 31D Fencing

23 07 16	HVAC Equipment Insulation (ALG)	1	4/13/2021	4/16/2021
23 07 19	HVAC Piping Insulation (ALG)	1	4/13/2021	4/16/2021
23 08 00	Mechanical Systems Commissioning (OE)	1	4/13/2021	4/16/2021
23 09 00	Building Automation System (ALG)	1	4/13/2021	4/16/2021
23 11 23	Facility Natural Gas Piping (ALG)	1	4/13/2021	4/16/2021
23 21 13	Hydronic Piping (ALG)	1	4/13/2021	4/16/2021
23 21 14	Hydronic Specialties (ALG)	1	4/13/2021	4/16/2021
23 21 23	Hydronic Pumps (ALG)	1	4/13/2021	4/16/2021
23 23 00	Refrigerant Piping (ALG)	1	4/13/2021	4/16/2021
23 25 00	HVAC Water Treatment (ALG)	1	4/13/2021	4/16/2021
23 31 00	HVAC Ducts and Casings (ALG)	1	4/13/2021	4/16/2021
23 33 00	Air Duct Accessories (ALG)	1	4/13/2021	4/16/2021
23 34 16	Centrifugal HVAC Fans (ALG)	1	4/13/2021	4/16/2021
23 36 00	Air Terminal Units (ALG)	1	4/13/2021	4/16/2021
23 37 00	Air Outlets and Inlets (ALG)	1	4/13/2021	4/16/2021
23 52 16	Condensing Boilers (ALG)	1	4/13/2021	4/16/2021
23 73 13	Modular Central Station Air Handling Units AHU-1 (ALG)	1	4/13/2021	4/16/2021
23 74 13	Packaged Outdoor Central Station Air Handling Units RTU-2 (ALG)	1	4/13/2021	4/16/2021
26 05 05	Selective Demolition for Electrical (ALG)	1	3/17/2021	4/16/2021
26 05 19	Low-Voltage Electrical Power Conductors and Cables (ALG)	1	3/17/2021	4/16/2021
26 05 26	Grounding and Bonding for Electrical Systems (ALG)	1	3/17/2021	4/16/2021
26 05 29	Hangers and Supports for Electrical Systems (ALG)	1	3/17/2021	4/16/2021
26 05 33.13	Conduit for Electrical Systems (ALG)	1	3/17/2021	4/16/2021
26 05 33.16	Boxes for Electrical Systems (ALG)	1	3/17/2021	4/16/2021
26 05 39	Underfloor Raceways for Electrical Systems (ALG)	1	3/17/2021	4/16/2021
26 05 53	Identification for Electrical Systems (ALG)	1	3/17/2021	4/16/2021
26 05 83	Wiring Connections (ALG)	1	3/17/2021	4/16/2021
26 08 00	Electrical Systems Commissioning (OE)	1	4/13/2021	4/16/2021
26 09 16	Electric Controls and Relays (ALG)	1	3/17/2021	4/16/2021
26 09 18	Remote Control Switching Devices (ALG)	1	3/17/2021	4/16/2021
26 09 23	Lighting Control Devices (ALG)	1	3/17/2021	4/16/2021
26 21 00	Low-Voltage Electrical Service Entrance (ALG)	1	3/17/2021	4/16/2021
26 22 00	Low-Voltage Transformers (ALG)	1	3/17/2021	4/16/2021
26 23 00	Low-Voltage Switchgear (ALG)	1	3/17/2021	4/16/2021
26 24 13	Switchboards (ALG)	1	3/17/2021	4/16/2021
26 24 16	Panelboards (ALG)	1	3/17/2021	4/16/2021
26 27 13	Electricity Metering (ALG)	1	3/17/2021	4/16/2021
26 27 26	Wiring Devices (ALG)	1	3/17/2021	4/16/2021
26 28 13	Fuses (ALG)	1	3/17/2021	4/16/2021
26 28 16.16	Enclosed Switches (ALG)	1	3/17/2021	4/16/2021
26 29 13	Enclosed Controllers (ALG)	1	3/17/2021	4/16/2021
26 29 23	Variable-Frequency Motor Controllers (ALG)	1	3/17/2021	4/16/2021
26 36 00	Transfer Switches (ALG)	1	3/17/2021	4/16/2021
26 41 13	Lightning Protection for Structures (ALG)	1	3/17/2021	4/16/2021
26 51 00	Interior Lighting (ALG)	1	3/17/2021	4/16/2021
26 56 00	Exterior Lighting (ALG)	0	4/16/2021	4/16/2021
27 05 00	Common Work Results for Communications (ALG)	1	3/17/2021	4/16/2021
27 10 00	Structured Cabling (ALG)	1	3/17/2021	4/16/2021
27 70 00	Wireless Services (ALG)	1	3/17/2021	4/16/2021
28 10 00	Access Control (ALG)	1	3/17/2021	4/16/2021
28 15 00	Integrated Access Control Hardware Devices	0	4/16/2021	4/16/2021
28 20 00	Video Surveillance (ALG)	1	3/17/2021	4/16/2021
28 31 11	Building Intrusion Detection (ALG)	1	3/17/2021	4/16/2021
28 46 00	Fire Detection and Alarm (ALG)	1	3/17/2021	4/16/2021
31 20 00	Earth Moving	0	4/16/2021	4/16/2021
31 20 10	Survey Layout	0	4/16/2021	4/16/2021





### BASIS DOCUMENTS - BID EVENT #2

31A Sitework/Earthwork & Site Utilities (Entire Campus), 31B Rammed Aggregate Piers, 32A Sitework - Hardscapes, 32B Asphalt Paving, 32C Landscaping and Site Furnishings, 31D Fencing

31 20 20	Erosion and Sedimentation Control	0	4/16/2021	4/16/2021
31 20 30	Site Clearing	0	4/16/2021	4/16/2021
31 20 40	Unforeseen Conditions	0	4/16/2021	4/16/2021
31 20 50	Soil Export	0	4/16/2021	4/16/2021
31 20 60	Soil Import	0	4/16/2021	4/16/2021
31 20 70	Unsuitable Soil	0	4/16/2021	4/16/2021
31 23 19	Site Dewatering	0	4/16/2021	4/16/2021
31 66 00	Special Foundations	0	5/4/2021	5/4/2021
32 12 16	Asphalt Paving	0	4/16/2021	4/16/2021
32 13 13	Concrete Paving, Curb, and Walk	0	4/16/2021	4/16/2021
32 13 73	Concrete Paving Joint Seal	0	4/16/2021	4/16/2021
32 17 13	Parking Bumpers	0	4/16/2021	4/16/2021
32 17 23	Pavement Markings and Signage	0	4/16/2021	4/16/2021
32 31 13.53	High-Security Chain Link Fences and Gates	1	3/17/2021	4/16/2021
32 92 00	Turf and Grasses	0	4/16/2021	4/16/2021
32 93 00	Planting	0	4/16/2021	4/16/2021
33 05 00-A	Site Natural Gas Service	0	4/16/2021	4/16/2021
33 05 00-B	Site Communication Service	0	4/16/2021	4/16/2021
33 05 00-C	Stormwater Conveyance and Underdrain	0	4/16/2021	4/16/2021
33 05 00-D	Site Water Distribution Piping	0	4/16/2021	4/16/2021
33 05 00-E	Site Sanitary Sewers	0	4/16/2021	4/16/2021
33 05 00-F	Site Electrical Service	0	4/16/2021	4/16/2021
33 46 00	Subdrainage	1	3/17/2021	4/16/2021

### DRAWINGS

		Revision Number	Issuance Date	Document Date
CS-102	COVER SHEET - VOLUME 2	1	3/17/2021	4/16/2021
CS-103	COVER SHEET - VOLUME 3	0	4/16/2021	4/16/2021
ID-101	INDEX OF DRAWINGS	1	3/17/2021	4/16/2021
G-110	REFERENCE PLAN	1	3/17/2021	4/16/2021
G-150	REFERENCE VIEWS	1	3/17/2021	4/16/2021
G-302	CODE DATA FIRST FLOOR PLAN - BRANCH	1	3/17/2021	4/16/2021
R-100	REFERENCE EXISTING SITE SURVEY	0	4/16/2021	4/16/2021
R-101	REFERENCE EXISTING SITE SURVEY	0	4/16/2021	4/16/2021
C0-001	DEMOLITION PLAN	0	4/16/2021	4/16/2021
C1-100	SITE LAYOUT PLAN	1	4/16/2021	5/4/2021
C1-101	SITE UTILITY PLAN	1	4/16/2021	5/4/2021
C1-102	SITE GRADING PLAN	1	4/16/2021	5/4/2021
C1-103	SOIL REMEDIATION PLAN	0	4/16/2021	4/16/2021
C2-100	SWPPP	1	4/16/2021	5/4/2021
C3-001	CONSTRUCTION NOTES	0	4/16/2021	4/16/2021
C3-002	CONSTRUCTION DETAILS	1	4/16/2021	5/4/2021
C3-003	CONSTRUCTION DETAILS	1	4/16/2021	5/4/2021
C4-001	SWPPP NOTES	1	4/16/2021	5/4/2021
C4-002	SWPPP DETAILS	1	4/16/2021	5/4/2021
L0-001	LANDSCAPE MATERIALS AND FURNISHINGS	1	4/16/2021	5/4/2021
L0-002	PLANTING PLAN	1	4/16/2021	5/4/2021
AS-101	ARCHITECTURAL SITE PLAN	1	3/17/2021	4/16/2021
A0-001	GENERAL NOTES & LEGEND	1	3/17/2021	4/16/2021
A0-002	TYPICAL DETAILS	1	3/17/2021	4/16/2021
A0-003	PARTITION TYPES	1	3/17/2021	4/16/2021
A0-010	OPENING SCHEDULE	1	3/17/2021	4/16/2021
A0-011	DOOR & FRAME TYPES & DETAILS	1	3/17/2021	4/16/2021
A0-021	MATERIAL FINISH & PRODUCT LEGEND	1	3/17/2021	4/16/2021
A0-040	EQUIPMENT SCHEDULE	1	3/17/2021	4/16/2021
A2-101	FIRST FLOOR PLAN - BRANCH	2	3/17/2021	5/4/2021



**BASIS DOCUMENTS - BID EVENT #2**

31A Sitework/Earthwork & Site Utilities (Entire Campus), 31B Rammed Aggregate Piers, 32A Sitework - Hardscapes, 32B Asphalt Paving, 32C Landscaping and Site Furnishings, 31D Fencing

A2-102	ROOF PLAN - BRANCH	2	3/17/2021	4/16/2021
A2-201	FIRST FLOOR REFLECTED CEILING PLAN - BRANCH	1	3/17/2021	4/16/2021
A2-301	EXTERIOR ELEVATIONS - BRANCH	1	3/17/2021	4/16/2021
A2-310	COMMUNITY ROOM CANOPY - ENLARGED ELEVATIONS & RCP	0	4/16/2021	4/16/2021
A2-401	BUILDING SECTIONS - BRANCH	1	3/17/2021	4/16/2021
A2-402	BUILDING SECTIONS - BRANCH	1	3/17/2021	4/16/2021
A2-403	BUILDING SECTIONS - BRANCH	1	3/17/2021	4/16/2021
A2-501	ENLARGED PLANS & ELEVATIONS	2	3/17/2021	5/4/2021
A2-701	INTERIOR ELEVATIONS - BRANCH	1	3/17/2021	4/16/2021
A2-702	INTERIOR ELEVATIONS - BRANCH	1	3/17/2021	4/16/2021
A2-703	INTERIOR ELEVATIONS - BRANCH	1	3/17/2021	4/16/2021
A2-801	SECTION DETAILS - EXTERIOR	1	3/17/2021	4/16/2021
A2-802	SECTION DETAILS - CANOPY	1	3/17/2021	4/16/2021
A2-803	SECTION DETAILS - EXTERIOR	1	3/17/2021	4/16/2021
A2-804	SECTION DETAILS - EXTERIOR	1	3/17/2021	4/16/2021
A2-806	PLAN DETAILS - EXTERIOR	1	3/17/2021	4/16/2021
A2-807	PLAN DETAILS - EXTERIOR	1	3/17/2021	4/16/2021
A2-808	PLAN DETAILS - EXTERIOR	1	3/17/2021	4/16/2021
A2-811	SECTION DETAILS - INTERIOR	1	3/17/2021	4/16/2021
A2-812	PLAN DETAILS - INTERIOR	1	3/17/2021	4/16/2021
A2-821	DETAILS - MILLWORK	1	3/17/2021	4/16/2021
A2-823	DETAILS - LOBBY BENCH MILLWORK	1	3/17/2021	4/16/2021
A2-901	FIRST FLOOR FINISH PLAN - BRANCH	1	3/17/2021	4/16/2021
A2-911	FIRST FLOOR EQUIPMENT PLAN - BRANCH	1	3/17/2021	4/16/2021
A2-921	FIRST FLOOR FURNITURE PLAN - BRANCH	1	3/17/2021	4/16/2021
S0-001	GENERAL NOTES	1	3/17/2021	4/16/2021
S0-002	SPECIAL INSPECTIONS	1	3/17/2021	4/16/2021
S2-101	FOUNDATION PLAN - BRANCH	2	3/17/2021	5/4/2021
S2-102	ROOF FRAMING PLAN - BRANCH	1	3/17/2021	4/16/2021
S3-101	SECTIONS	2	3/17/2021	5/4/2021
S3-102	SECTIONS	1	3/17/2021	4/16/2021
S3-103	SECTIONS	1	3/17/2021	4/16/2021
S4-101	FOUNDATION TYPICAL DETAILS	1	3/17/2021	4/16/2021
S4-102	FRAMING TYPICAL DETAILS	1	3/17/2021	4/16/2021
GE-001	GENERAL ENGINEERING COVER SHEET	1	3/17/2021	4/16/2021
P2-100	PLUMBING PLAN UNDERGROUND - NB	0	4/16/2021	4/16/2021
P2-101	PLUMBING PLAN - NB	1	3/17/2021	4/16/2021
P2-102	PLUMBING ROOF PLAN - NB	1	3/17/2021	4/16/2021
P2-401	PLUMBING ENLARGED PLANS - NB	1	3/17/2021	4/16/2021
P2-601	PLUMBING SCHEDULES - NB	1	3/17/2021	4/16/2021
P4-501	PLUMBING DETAILS	1	3/17/2021	4/16/2021
P4-502	PLUMBING DETAILS	1	3/17/2021	4/16/2021
M2-101	HVAC PLAN - NB	1	3/17/2021	4/16/2021
M2-201	HVAC HYDRONIC PLAN - NB	1	3/17/2021	4/16/2021
M2-301	MECHANICAL SECTIONS	0	4/16/2021	4/16/2021
M2-401	HVAC ENLARGED PLANS	2	4/6/2021	4/16/2021
M2-601	MECHANICAL SCHEDULES - NB	1	3/17/2021	4/16/2021
M4-501	MECHANICAL DETAILS	1	3/17/2021	4/16/2021
M4-502	MECHANICAL DETAILS	1	3/17/2021	4/16/2021
M4-503	MECHANICAL DETAILS	1	3/17/2021	4/16/2021
M4-504	MECHANICAL DETAILS	1	3/17/2021	4/16/2021
M4-505	MECHANICAL DETAILS	1	3/17/2021	4/16/2021
M4-508	MECHANICAL DETAILS	0	4/16/2021	4/16/2021
M4-701	MECHANICAL CONTROLS	0	4/16/2021	4/16/2021
M4-702	MECHANICAL CONTROLS	0	4/16/2021	4/16/2021
E2-101	POWER PLAN - NB	1	3/17/2021	4/16/2021



Cleveland Public Library  
Woodland Branch  
June 30, 2021  
GMP SUBMISSION

### BASIS DOCUMENTS - BID EVENT #2

31A Sitework/Earthwork & Site Utilities (Entire Campus), 31B Rammed Aggregate Piers, 32A Sitework - Hardscapes, 32B Asphalt Paving,  
32C Landscaping and Site Furnishings, 31D Fencing

E2-201	REFLECTED CEILING PLAN - NB	1	3/17/2021	4/16/2021
E2-401	ELECTRICAL ENLARGED PLANS - NB	1	3/17/2021	4/16/2021
E2-601	ELECTRICAL SCHEDULES - NB	0	4/16/2021	4/16/2021
E3-101	ELECTRICAL SITE PLAN	0	4/16/2021	4/16/2021
E3-201	ELECTRICAL SITE PHOTOMETRICS	0	4/16/2021	4/16/2021
E3-202	ELECTRICAL SITE PHOTOMETRICS COLOR	0	4/16/2021	4/16/2021
E3-501	ELECTRICAL DETAILS	0	4/16/2021	4/16/2021
E4-501	ELECTRICAL DETAILS	0	4/16/2021	4/16/2021
E4-502	ELECTRICAL DETAILS	0	4/16/2021	4/16/2021
E4-503	ELECTRICAL DETAILS	0	4/16/2021	4/16/2021
E4-601	ELECTRICAL RISER DIAGRAM	1	3/17/2021	4/16/2021
T2-101	TECHNOLOGY PLAN - NB	0	4/16/2021	4/16/2021
T4-501	TECHNOLOGY PLAN	0	4/16/2021	4/16/2021
T4-502	TECHNOLOGY DETAILS	0	4/16/2021	4/16/2021
FA2-100	FIRE ALARM PLAN - NB	1	3/17/2021	4/16/2021
FA4-501	FIRE ALARM DETAILS	0	4/16/2021	4/16/2021

### OTHER DOCUMENTS

Revision Number    Issuance Date    Document Date

Document Description

Bid Event 1 Post-Bid Supplement No. 1 dated May 10, 2021 ( Inclusive of Bostwick Addendum 1 dated 5/4/2021





BASIS DOCUMENTS - BID EVENT 27A

27A Technology

**SPECIFICATIONS**

Revision Number Issuance Date Document Date

		Revision Number	Issuance Date	Document Date
00 31 24	Phase I Environmental Site Assessment (PAR)	0		4/16/2021
00 31 26.23	Existing Asbestos Material Information (PSI)	0		4/16/2021
00 31 26.26	Existing Lead Material Information (PSI)	0		4/16/2021
00 31 32	Geotechnical Data (PSI)	0		4/16/2021
00 54 32	Digital/Electronic Data Protocol Exhibit	0		3/17/2021
00 54 33	AIA Document C106-2013 "Digital Data Licensing Agreement"	0		3/17/2021
00 72 00	General Conditions	0		3/17/2021
00 72 01	AIA Document A201-2017 "General Conditions of the Contract for Construction"	0		3/17/2021
01 10 00	Summary	0		3/17/2021
01 21 00	Allowances	0		3/17/2021
01 22 00	Unit Prices	0		3/17/2021
01 23 00	Alternates	0		3/17/2021
01 25 00	Substitution Procedures CSI Forms	0		3/17/2021
01 26 00	Contract Modification Procedures CSI Forms	0		3/17/2021
01 29 00	Payment Procedures (GBC)	0		3/17/2021
01 31 00	Project Management and Coordination (GBC) CSI Forms	0		3/17/2021
01 32 00	Construction Progress Documentation (GBC)	0		3/17/2021
01 33 00	Submittal Procedures	0		3/17/2021
01 35 16	Alteration Project Procedures	0		3/17/2021
01 40 00	Quality Requirements	0		3/17/2021
01 42 00	References	0		3/17/2021
01 42 13	Abbreviations	0		3/17/2021
	Code-Required Special Inspections and Procedures		Statement of	
01 45 33	Special Inspections (DoC)	0		3/17/2021
01 50 00	Temporary Facilities and Controls (GBC)	0		3/17/2021
01 60 00	Product Requirements	0		3/17/2021
01 64 00	Owner-Furnished Products	0		3/17/2021
01 73 00	Execution	0		3/17/2021
01 74 19	Construction Waste Management and Disposal (GBC)	0		3/17/2021
				3/17/2021
01 77 00	Closeout Procedures CSI Forms	0		3/17/2021
01 78 23	Operation and Maintenance Data	0		3/17/2021
01 78 39	Project Record Documents	0		3/17/2021
01 79 00	Demonstration and Training (GBC)	0		3/17/2021
	Sustainable Design Requirements - LEEDV4 BD+C (CGT)		Project Checklist	
01 81 13.14	- LEED for [Insert type] (CGT)	0		3/17/2021
01 83 17	Air Barrier System	0		3/17/2021
01 91 10	Commissioning of Building Systems (ALG) CPL Woodland Pre-Functional Tests	0		3/17/2021
01 91 13	General Commissioning Requirements	0		3/17/2021
02 26 00	Phase I Environmental Site Assessment (CPL)	0		3/17/2021
02 41 19	Selective Demolition	0		3/17/2021
03 05 10	Concrete Moisture Vapor Reduction Admixture	0		3/17/2021
03 30 00	Cast-in-Place Concrete (BH)	0		3/17/2021
03 54 16	Hydraulic Cement Underlayment	0		3/17/2021
04 01 20.63	Brick Masonry Repair	0		3/17/2021
04 01 20.64	Brick Masonry Repointing	0		3/17/2021
04 20 00	Unit Masonry	0		3/17/2021
05 12 00	Structural Steel Framing (BH)	0		3/17/2021
05 21 00	Steel Joist Framing (BH)	0		3/17/2021
05 31 00	Steel Decking (BH)	0		3/17/2021
05 40 00	Cold-Formed Metal Framing (BH)	0		3/17/2021
05 50 00	Metal Fabrications	0		3/17/2021
05 51 13	Metal Pan Stairs	0		3/17/2021
05 51 19	Metal Grating Stairs	0		3/17/2021



## BASIS DOCUMENTS - BID EVENT 27A

## 27A Technology

05 52 13	Pipe and Tube Railings	0	3/17/2021
06 16 00	Sheathing		4/16/2021
06 10 00	Rough Carpentry	0	3/17/2021
06 20 23	Interior Finish Carpentry	0	3/17/2021
06 40 23	Common Work Results for Interior Architectural Woodwork	0	3/17/2021
06 41 16	Plastic-Laminate-Faced Architectural Cabinets	0	3/17/2021
07 14 16	Cold Fluid-Applied Waterproofing	0	3/17/2021
07 21 00	Thermal Insulation	0	3/17/2021
07 21 19	Foamed-In-Place Insulation	0	3/17/2021
07 24 23	Direct-Applied Finish System (DAFS)	0	3/17/2021
07 26 16	Below-Grade Vapor Retarders	0	3/17/2021
07 27 26	Fluid-Applied Membrane Air Barrier		
07 42 13.23	Metal Composite Material Wall Panels	0	3/17/2021
07 42 33	Solid Phenolic Wall Panels	0	3/17/2021
07 42 93	Soffit Panels	0	3/17/2021
07 44 00	Concrete Faced Panels	0	3/17/2021
07 52 16	SBS Modified Bituminous Membrane Roofing	0	3/17/2021
07 54 19	Polyvinyl-Chloride (PVC) Roofing	0	3/17/2021
07 62 00	Sheet Metal Flashing and Trim	0	3/17/2021
07 56 00	Fluid Applied Membrane Roofing	0	4/16/2021
07 62 00	Sheet Metal Flashing and Trim	0	4/16/2021
07 72 00	Roof Accessories	0	3/17/2021
07 84 13	Penetration Firestopping	0	3/17/2021
07 84 43	Joint Firestopping	0	3/17/2021
07 92 00	Joint Sealants	0	3/17/2021
08 11 13	Hollow Metal Doors and Frames	0	3/17/2021
08 14 16	Flush Wood Doors	0	3/17/2021
08 31 13	Access Doors and Frames	0	3/17/2021
08 33 00	Side Coiling Self-Opening Grilles	0	3/17/2021
08 33 23	Overhead Coiling Doors	0	3/17/2021
08 33 26	Overhead Coiling Grilles		4/16/2021
08 41 13	Aluminum-Framed Entrances and Storefronts	0	3/17/2021
08 42 29.23	Sliding Automatic Entrances	0	3/17/2021
08 44 13	Glazed Aluminum Curtain Walls	0	3/17/2021
08 71 00	Door Hardware	0	3/17/2021
08 80 00	Glazing	0	3/17/2021
09 05 61	Common Work Results for Flooring Preparation	0	3/17/2021
09 21 16.23	Gypsum Board Shaft Wall Assemblies	0	3/17/2021
09 22 16	Non-Structural Metal Framing	0	3/17/2021
09 29 00	Gypsum Board	0	3/17/2021
09 30 00	Common Work Results for Tiling	0	3/17/2021
09 30 13	Ceramic Tiling	0	3/17/2021
09 51 13	Acoustical Panel Ceilings	0	3/17/2021
09 54 11	Decorative Metal Ceilings	0	3/17/2021
09 54 16	Integrated Ceiling Assemblies	0	4/16/2021
09 61 17	Concrete Flooring Finish and Sealers	0	3/17/2021
09 65 13	Resilient Base and Accessories	0	3/17/2021
09 65 19	Resilient Tile Flooring	0	3/17/2021
09 68 13	Tile Carpeting	0	3/17/2021
09 84 53	Sound Barrier Mullion Trim Caps	0	4/16/2021
09 91 13	Exterior Painting	0	3/17/2021
09 91 23	Interior Painting	0	3/17/2021
10 11 00	Visual Display Units	0	3/17/2021
10 14 23.16	Room-Identification Panel Signage	0	4/16/2021
10 26 00	Wall and Door Protection	0	4/16/2021
10 28 00	Toilet, Bath, and Laundry Accessories	0	3/17/2021
10 44 13	Fire Protection Cabinets	0	3/17/2021
10 44 16	Fire Extinguishers	0	3/17/2021



BASIS DOCUMENTS - BID EVENT 27A

27A Technology

10 51 13	Metal Lockers	0	3/17/2021
11 11 36	Vehicle Charging Equipment (ALG)	0	3/17/2021
11 13 19	Stationary Loading Dock Equipment	0	3/17/2021
11 30 13	Residential Appliances	0	3/17/2021
11 51 00	Library Equipment	0	3/17/2021
12 24 13	Roller Window Shades	0	3/17/2021
12 36 61.16	Solid Surfacing Countertops	0	3/17/2021
12 48 13	Entrance Floor Mats and Frames	0	3/17/2021
14 21 23.16	Machine-Room-Less Electric Traction Passenger Elevators	0	3/17/2021
20 00 02	Table of Contents	0	3/17/2021
21 05 00	Common Work Results for Fire Suppression (ALG)	0	3/17/2021
21 05 23	General-Duty Valves for Water-Based Fire-Suppression Piping (ALG)	0	3/17/2021
21 05 53	Identification for Fire-Suppression Piping and Equipment (ALG)	0	3/17/2021
21 11 00	Facility Fire-Suppression Water-Service Piping (ALG)	0	3/17/2021
21 12 00	Fire-Suppression Standpipes (ALG)	0	3/17/2021
21 13 00	Fire-Suppression Sprinkler Systems (ALG)	0	3/17/2021
22 05 13	Common Motor Requirements for Plumbing Equipment (ALG)	0	3/17/2021
22 05 16	Expansion Fittings and Loops for Plumbing Piping (ALG)	0	3/17/2021
22 05 17	Sleeves and Sleeve Seals for Plumbing Piping (ALG)	0	3/17/2021
22 05 19	Meters and Gages for Plumbing Piping (ALG)	0	3/17/2021
22 05 23	General-Duty Valves for Plumbing Piping (ALG)	0	3/17/2021
22 05 29	Hangers and Supports for Plumbing Piping and Equipment (ALG)	0	3/17/2021
22 05 48	Vibration and Seismic Controls for Plumbing Piping and Equipment (ALG)	0	3/17/2021
22 05 53	Identification for Plumbing Piping and Equipment (ALG)	0	3/17/2021
22 07 16	Plumbing Equipment Insulation (ALG)	0	3/17/2021
22 07 19	Plumbing Piping Insulation (ALG)	0	3/17/2021
22 08 00	Plumbing Systems Commissioning (ALG)	0	4/16/2021
22 10 05	Plumbing Piping (ALG)	0	3/17/2021
22 10 06	Plumbing Piping Specialties (ALG)	0	3/17/2021
22 30 00	Plumbing Equipment (ALG)	0	3/17/2021
22 40 00	Plumbing Fixtures (ALG)	0	3/17/2021
23 05 13	Common Motor Requirements for HVAC Equipment (ALG)	0	3/17/2021
23 05 16	Expansion Fittings and Loops for HVAC Piping (ALG)	0	3/17/2021
23 05 17	Sleeves and Sleeve Seals for HVAC Piping (ALG)	0	3/17/2021
23 05 19	Meters and Gauges for HVAC Piping (ALG)	0	3/17/2021
23 05 23	General-Duty Valves for HVAC Piping (ALG)	0	3/17/2021
23 05 29	Hangers and Supports for HVAC Piping and Equipment (ALG)	0	3/17/2021
23 05 48	Vibration and Seismic Controls for HVAC (ALG)	0	3/17/2021
23 05 53	Identification for HVAC Piping and Equipment (ALG)	0	3/17/2021
23 05 93	Testing, Adjusting, and Balancing for HVAC (ALG)	0	3/17/2021
23 07 13	Duct Insulation (ALG)	0	3/17/2021
23 07 16	HVAC Equipment Insulation (ALG)	0	3/17/2021
23 07 19	HVAC Piping Insulation (ALG)	0	3/17/2021
23 08 00	Mechanical Systems Commissioning (ALG)	0	3/17/2021
23 09 00	Building Automation System (ALG)	0	3/17/2021
23 11 23	Facility Natural-Gas Piping (ALG)	0	3/17/2021
23 21 13	Hydronic Piping (ALG)	0	3/17/2021
23 21 14	Hydronic Specialties (ALG)	0	3/17/2021
23 21 23	Hydronic Pumps (ALG)	0	3/17/2021
23 23 00	Refrigerant Piping (ALG)	0	3/17/2021
23 25 00	HVAC Water Treatment (ALG)	0	3/17/2021
23 31 00	HVAC Ducts and Casings (ALG)	0	3/17/2021
23 33 00	Air Duct Accessories (ALG)	0	3/17/2021
23 34 16	Centrifugal HVAC Fans (ALG)	0	3/17/2021
23 36 00	Air Terminal Units (ALG)	0	3/17/2021
23 37 00	Air Outlets and Inlets (ALG)	0	3/17/2021
23 52 16	Condensing Boilers (ALG)	0	3/17/2021
23 73 13	Modular Indoor Central-Station Air-Handling Units (ALG)	0	3/17/2021





BASIS DOCUMENTS - BID EVENT 27A

27A Technology

23 74 13	Packaged Outdoor Central-Station-AIR-Handling Units (ALG)	0	3/17/2021
26 05 05	Selective Demolition for Electrical (ALG)	0	3/17/2021
26 05 19	Low-Voltage Electrical Power Conductors and Cables (ALG)	0	3/17/2021
26 05 26	Grounding and Bonding for Electrical Systems (ALG)	0	3/17/2021
26 05 29	Hangers and Supports for Electrical Systems (ALG)	0	3/17/2021
26 05 33.13	Conduit for Electrical Systems (ALG)	0	3/17/2021
26 05 33.16	Boxes for Electrical Systems (ALG)	0	3/17/2021
26 05 39	Underfloor Raceways for Electrical Systems (ALG)	0	3/17/2021
26 05 53	Identification for Electrical Systems (ALG)	0	3/17/2021
26 05 83	Wiring Connections (ALG)	0	3/17/2021
26 08 00	Electrical Systems Commissioning (ALG)	0	4/16/2021
26 09 16	Electric Controls and Relays (ALG)	0	3/17/2021
26 09 18	Remote Control Switching Devices (ALG)	0	3/17/2021
26 09 23	Lighting Control Devices (ALG)	0	3/17/2021
26 21 00	Low-Voltage Electrical Service Entrance (ALG)	0	3/17/2021
26 22 00	Low-Voltage Transformers (ALG)	0	3/17/2021
26 23 00	Low-Voltage Switchgear (ALG)	0	3/17/2021
26 24 13	Switchboards (ALG)	0	3/17/2021
26 24 16	Panelboards (ALG)	0	3/17/2021
26 27 13	Electricity Metering (ALG)	0	3/17/2021
26 27 26	Wiring Devices (ALG)	0	3/17/2021
26 28 13	Fuses (ALG)	0	3/17/2021
26 28 16.16	Enclosed Switches (ALG)	0	3/17/2021
26 29 13	Enclosed Controllers (ALG)	0	3/17/2021
26 29 23	Variable-Frequency Motor Controllers (ALG)	0	3/17/2021
26 36 00	Transfer Switches (ALG)	0	3/17/2021
26 41 13	Lightning Protection for Structures (ALG)	0	3/17/2021
26 51 00	Interior Lighting (ALG)	0	3/17/2021
27 05 00	Common Work Results for Communications (ALG)	0	3/17/2021
27 10 00	Structured Cabling (ALG)	0	3/17/2021
27 70 00	Wireless Services (ALG)	0	3/17/2021
28 10 00	Access Control (ALG)	0	3/17/2021
28 15 00	Integrated Access Control Hardware	0	4/15/2021
28 20 00	Video Surveillance (ALG)	0	3/17/2021
28 31 11	Building Intrusion Detection (ALG)	0	3/17/2021
28 46 00	Fire Detection and Alarm (ALG)	0	3/17/2021
31 20 00	Earth Moving (MS)	0	4/16/2021
31 20 10	Survey Layout (MS)	0	4/16/2021
31 20 20	Erosion and Sedimentation Control (MS)	0	4/16/2021
31 20 30	Site Clearing (MS)	0	4/16/2021
31 20 40	Unforeseen Conditions (MS)	0	4/16/2021
31 20 50	Soil Export (MS)	0	4/16/2021
31 20 60	Soil Import (MS)	0	4/16/2021
31 20 70	Unsuitable Soils (MS)	0	4/16/2021
31 23 19	Site Dewatering (MS)	0	4/16/2021
31 66 00	Special Foundations	0	4/16/2021
32 12 16	Asphalt Paving (MS)	0	4/16/2021
32 13 13	Concrete Paving (MS)	0	4/16/2021
32 13 73	Concrete Paving Joint Sealants (MS)	0	4/16/2021
32 17 13	Parking Bumpers (MS)	0	4/16/2021
32 17 23	Pavement Markings (MS)	0	4/16/2021
32 31 13.53	High-Security Chain Link Fences and Gates	0	3/17/2021
32 92 00	Turf and Grasses (DERU)	0	4/16/2021
32 93 00	Planting (DERU)	0	4/16/2021
33 05 00A	Natural Gas Service (MS)	0	4/16/2021
33 05 00B	Site Communications Service (MS)	0	4/16/2021
33 05 00C	Stormwater Conveyance and Underdrains (MS)	0	4/16/2021
33 05 00D	Site Water Distribution Piping (MS)	0	4/16/2021



### BASIS DOCUMENTS - BID EVENT 27A

#### 27A Technology

33 05 00E	Site Sanitary Sewers (MS)	0	4/16/2021
33 05 00F	Site Electrical Service (MS)	0	4/16/2021
33 46 00	Subdrainage	0	3/17/2021

### DRAWINGS

		Revision Number	Issuance Date	Document Date
CS-102	COVER SHEET - VOLUME 2	0		3/17/2021
CS-103	COVER SHEET - VOLUME 3	0		4/16/2021
ID-101	INDEX OF DRAWINGS	0		3/17/2021
G-110	REFERENCE PLAN	0		3/17/2021
G-150	REFERENCE VIEWS	0		3/17/2021
G-302	CODE DATA FIRST FLOOR PLAN - BRANCH	0		3/17/2021
R-100	REFERENCE - EXISTING SITE SURVEY	0		4/16/2021
R-101	REFERENCE - EXISTING SITE SURVEY	0		4/16/2021
AS-101	ARCHITECTURAL SITE PLAN	0		3/17/2021
A0-001	GENERAL NOTES & LEGEND	0		3/17/2021
A0-002	TYPICAL DETAILS	0		3/17/2021
A0-003	PARTITION TYPES	0		3/17/2021
A0-010	OPENING SCHEDULE	0		3/17/2021
A0-011	DOOR & FRAME TYPES & DETAILS	0		3/17/2021
A0-021	MATERIAL FINISH & PRODUCT LEGEND	0		3/17/2021
A0-040	EQUIPMENT SCHEDULE	0		3/17/2021
A2-101	FIRST FLOOR PLAN - BRANCH	0		3/17/2021
A2-102	ROOF PLAN - BRANCH	0		3/17/2021
A2-201	FIRST FLOOR REFLECTED CEILING PLAN - BRANCH	0		3/17/2021
A2-301	EXTERIOR ELEVATIONS - BRANCH	0		3/17/2021
A2-310	COMMUNITY ROOM CANOPY - ENLARGED ELEVATIONS & RCP	0		4/16/2021
A2-401	BUILDING SECTIONS - BRANCH	0		3/17/2021
A2-402	BUILDING SECTIONS - BRANCH	0		3/17/2021
A2-403	BUILDING SECTIONS - BRANCH	0		3/17/2021
A2-501	RESTROOMS COMPOSITE	0		3/17/2021
A2-701	INTERIOR ELEVATIONS - BRANCH	0		3/17/2021
A2-702	INTERIOR ELEVATIONS - BRANCH	0		3/17/2021
A2-703	INTERIOR ELEVATIONS - BRANCH	0		3/17/2021
A2-801	SECTION DETAILS - EXTERIOR	0		3/17/2021
A2-802	SECTION DETAILS - CANOPY	0		3/17/2021
A2-803	SECTION DETAILS - EXTERIOR	0		3/17/2021
A2-804	SECTION DETAILS - EXTERIOR	0		3/17/2021
A2-806	PLAN DETAILS - EXTERIOR	0		3/17/2021
A2-807	PLAN DETAILS - EXTERIOR	0		3/17/2021
A2-808	PLAN DETAILS - EXTERIOR	0		3/17/2021
A2-811	SECTION DETAILS - INTERIOR	0		3/17/2021
A2-812	PLAN DETAILS - INTERIOR	0		3/17/2021
A2-821	DETAILS - MILLWORK	0		3/17/2021
A2-823	DETAILS - LOBBY BENCH MILLWORK	0		3/17/2021
A2-901	FIRST FLOOR FINISH PLAN - BRANCH	0		3/17/2021
A2-911	FIRST FLOOR EQUIPMENT PLAN - BRANCH	0		3/17/2021
A2-921	FIRST FLOOR FURNITURE PLAN - BRANCH	0		3/17/2021
S0-001	GENERAL NOTES	0		3/17/2021
S0-002	SPECIAL INSPECTIONS	0		3/17/2021
S2-101	FOUNDATION PLAN - BRANCH	0		3/17/2021
S2-102	ROOF FRAMING PLAN - BRANCH	0		3/17/2021
S3-101	SECTIONS	0		3/17/2021
S3-102	SECTIONS	0		3/17/2021
S4-101	FOUNDATION TYPICAL DETAILS	0		3/17/2021
S4-102	FRAMING TYPICAL DETAILS	0		3/17/2021
GE-001	GENERAL ENGINEERING COVER SHEET	0		3/17/2021



## BASIS DOCUMENTS - BID EVENT 27A

## 27A Technology

P2-100	PLUMBING PLAN UNDERGROUND - NB	0	4/16/2021
P2-101	PLUMBING PLAN - NB	0	3/17/2021
P2-102	PLUMBING ROOF PLAN - NB	0	3/17/2021
P2-401	PLUMBING ENLARGED PLANS - NB	0	3/17/2021
P2-601	PLUMBING SCHEDULES - NB	0	3/17/2021
P4-501	PLUMBING DETAILS	0	3/17/2021
P4-502	PLUMBING DETAILS	0	3/17/2021
M2-101	HVAC PLAN - NB	0	3/17/2021
M2-201	HVAC HYDRONIC PLAN - NB	0	3/17/2021
M2-301	MECHANICAL SECTIONS	0	4/16/2021
M2-401	HVAC ENLARGED PLANS - NB	0	4/16/2021
M2-601	MECHANICAL SCHEDULES - NB	0	3/17/2021
M4-501	MECHANICAL DETAILS	0	3/17/2021
M4-502	MECHANICAL DETAILS	0	3/17/2021
M4-503	MECHANICAL DETAILS	0	3/17/2021
M4-504	MECHANICAL DETAILS	0	3/17/2021
M4-505	MECHANICAL DETAILS	0	3/17/2021
M4-508	MECHANICAL CONTROLS	0	3/17/2021
M4-701	MECHANICAL CONTROLS	0	4/16/2021
M4-702	MECHANICAL CONTROLS	0	4/16/2021
E2-101	POWER PLAN - NB	0	3/17/2021
E2-201	REFLECTED CEILING PLAN - NB	0	3/17/2021
E2-401	ELECTRICAL ENLARGED PLANS - NB	0	3/17/2021
E4-601	ELECTRICAL RISER DIAGRAM	0	3/17/2021
TD1-101A	TECHNOLOGY DEMOLITION PLAN - CDF NORTH	0	4/16/2021
TD1-101B	TECHNOLOGY DEMOLITION PLAN - CDF SOUTH	0	4/16/2021
TD1-501	TECHNOLOGY DEMOLITION DETAILS	0	4/16/2021
T1-101A	TECHNOLOGY PLAN - CDF NORTH	0	4/16/2021
T1-101B	TECHNOLOGY PLAN - CDF SOUTH	0	4/16/2021
T2-101	TECHNOLOGY PLAN - NB	0	4/16/2021
T4-501	TECHNOLOGY DETAILS	0	4/16/2021
T4-502	TECHNOLOGY DETAILS	0	4/16/2021
FA1-100	FIRE ALARM PLAN - CDF NORTH	0	4/16/2021
FA1-101	FIRE ALARM PLAN - CDF SOUTH	0	4/16/2021
FA2-100	FIRE ALARM PLAN - NB	0	3/17/2021
FA4-501	FIRE ALARM DETAILS	0	4/16/2021
CO-001	DEMOLITION PLAN	0	4/16/2021
C1-100	SITE LAYOUT PLAN	0	4/16/2021
C1-101	SITE UTILITY PLAN	0	4/16/2021
C1-102	SITE GRADING PLAN	0	4/16/2021
C1-103	SOIL REMEDIATION PLAN	0	4/16/2021
C2-100	STORM WATER POLLUTION PREVENTION PLAN	0	4/16/2021
C3-001	CONSTRUCTION NOTES	0	4/16/2021
C3-002	CONSTRUCTION DETAILS	0	4/16/2021
C3-003	CONSTRUCTION DETAILS	0	4/16/2021
C4-001	SWPPP NOTES	0	4/16/2021
C4-002	SWPPP DETAILS	0	4/16/2021
LO-001	LANDSCAPE MATERIALS AND FURNISHINGS	0	4/16/2021
LO-002	PLANTING PLAN	0	4/16/2021

## OTHER DOCUMENTS

Revision Number Issuance Date Document Date

Document Description

Bid Event 1 Post- Bid Supplement No. 1 dated May 10, 2021 ( Inclusive of Bostwick Addendum 1 dated 5/4/2021





Cleveland Public Library

Woodland Branch

June 30, 2021

GMP SUBMISSION

## TAB 05 Clarifications & Assumptions





## CLARIFICATIONS AND ASSUMPTIONS

### GENERAL

1	GMP is based on receiving executed GMP or a pre-GMP change order on or before July 8, 2021.	
2	Phase 1A staffing is contingent upon the approval of all five (5) GMPs (Woodland Library Branch, Central Distribution Facility, Hough Library Branch, Jefferson Library Branch, and West Park Library Branch).	
3	The Coronavirus Impact Contingency is a lump sum value of \$35,000. All cost that exceeds \$35,000 will be an Owner change order. The contingency has been established in accordance with the contract agreement.	
4	GMP for the Woodland Library Branch is contingent on the approval of the Central Distribution Facility as Trade Contractor pricing included in this GMP is based on combination pricing with the Central Distribution Facility.	
5	The costs for the general building permit and trade specific permits, usage and tap fees are excluded from the GMP (by Owner) as the information from the City of Cleveland is unknown at this time.	
6	GMP assumes normal working hours of 7:00 AM - 4:00 PM. Premium time/Overtime costs have not been included in the GMP.	
7	Construction hours are assumed to be 1st shift other than occasional off-hours work to accommodate tie-ins or shut downs / connections of major systems.	
8	All pricing is based upon open, competitive bidding by prequalified subcontractors. No single sourcing of materials or equipment shall be required.	
9	LEED requirements have been incorporated into this GMP.	
10	GMP assumes that the fixed rates included in Fixed Rates Section shall be applicable to General Conditions and Site Services items included in the project costs. The fixed rates are valid until substantial completion date.	
11	The GMP is based upon receiving all document deliverables from the Owner and Architect per the Project Schedule and timeframes indicated in the GMP Basis Documents for Submittals, Requests for Information, Change Order pricing and other deliverables that may have schedule implications. Critical items requiring compressed review timeframes will be identified on the submittal register and discussed during the weekly project team meetings.	
12	The GMP is based upon temporary use of some of the building permanent systems such as: heating and cooling equipment and systems, building controls systems, electrical systems, plumbing fixtures and systems, etc. Warranties for the equipment/systems as described above shall commence on the date of Substantial Completion or Owner occupancy, whichever occurs first.	
13	Gilbane reserves the right to optimize the sequence of construction at any time. This may include re-arranging construction activities, adjustment of activity durations, and any other changes which will not affect the final delivery dates.	
14	It is assumed the GMP Basis Documents issued by the Design Team, were prepared in a manner that put forth reasonable and professional care to comply with all applicable laws, codes (including the latest City, State, or Federal Approved Building Codes), and regulations of various governmental entities having jurisdiction over this project. City, State or other Authorities having Jurisdiction (AHJ) contemplated or pending Code revisions, not indicated in the GMP Basis Documents are excluded from this GMP.	
15	GMP approved July 6, 2021 is based on the design documents included in Tab 04.	
16	All extended Subcontractor and manufacturer warranties shall be "pass-through" warranties from the appropriate party; extended warranties by Gilbane are not included in the GMP.	
17	The Guaranteed Maximum Price (GMP) is not guaranteed by bid package or estimate line item. The GMP is guaranteed by the total amount. It is assumed that the DESIGN TEAM will work as a Collaborative Team within the allocated budgets for the completion of design. This is not intended to be a "line-item" GMP. All items except Owner allowances will reconcile to the CM Contingency.	



CLARIFICATIONS AND ASSUMPTIONS

18	Acceptance of the GMP constitutes acceptance of the Gilbane recommended bidders listed contained within the GMP. The GMP is based on the listed subcontractors' acceptance and execution of a contract to perform the work. Rejection of a bid of a subcontractor listed within the GMP by the Owner will require an adjustment to the GMP value to accommodate the next responsible bidder.
19	This GMP does not currently incorporate all alternates shown in the Alternate section. Approved alternates will be added or deducted to the GMP as noted in the financial summary
20	In lieu of paper, electronic document control will be utilized on the project for the processing and turnover of all project documents including but not limited to: submittals, requests for information, punch list, AE field reports, time and material slips, drawings, specification, Operating Manuals etc. Project management Software systems include Procore, BIM 360 Field, Bluebeam, CMIC and Textura.
21	No retainage shall be held on Gilbane fee, general conditions, or insurance.
22	If an owner audit is required it shall be performed and completed within 8 weeks of the Certificate of Occupancy.
23	Excludes costs/fees for environmental permits.
24	Gilbane and/or the Trade Contractors shall not be held responsible if an Indoor Air Quality (IAQ) test fails as a result of installation of a specified material, approved material, or FF&E, provided the installation conforms to the Contract Documents.
25	Excludes all cost and schedule impacts resulting from Federal Government proclamations or imposed tariffs enacted after GMP approval.
26	The GMP is based on the Site Logistics Drawings included Site Logistics section. Any deviations will be a change to the GMP.
27	In reference to the Phase I Environmental Site Assessment, contamination is possible but undefined. This GMP excludes Hazardous waste and/or hazardous soil excavation and disposal except for an Owner allowance of \$50,000 for unsuitable soils. In all cases, it is understood that should hazardous material be found, the Owner shall be deemed as the generator of the hazardous materials. Contractor shall neither take title to or be deemed the generator of the hazardous material or substance at any time during the abatement, removal, transportation or disposal. The Owner or his designated representative will sign all Hazardous Materials disposal manifests for the project.
28	The Temporary Certificate of Occupancy (TCO) shall be considered achievement of Substantial Completion. If the TCO cannot be obtained through no fault of the Construction Manager, Substantial Completion shall not be withheld.
29	This GMP includes achieving enterprise goals of 9% FBE, 20% MBE and 15% SBE on a total project basis. Changes are excluded from the WBE/MBE goals.
30	The only security provision included in the GMP is the perimeter site fence.
31	If unit prices are stated in the Agreement or subsequently agreed upon, and if the quantities originally contemplated are so changed in a proposed Change Order or as a result of several Change Orders that application of the agreed unit prices to the quantities of Work proposed will cause substantial inequity to the Owner or the Contractor, the applicable unit prices and Contract Sum shall be equitably adjusted. Additionally, where the price of material, equipment, energy and/or labor increase during the term of the Contract through no fault of the Contractor, including but not limited to the imposition of tariffs or taxes, the Contract Sum shall be equitably adjusted by a Change Order as provided in Article 18. Such price increases shall be documented by vendor quotes, invoices, catalogs, receipts or other documents of commercial use.
32	Owner Soft Costs and Equipment costs (not shown within the documents) are not included in the Guaranteed Maximum Price.



CLARIFICATIONS AND ASSUMPTIONS

33	COVID-19 QUALIFICATION (CORONAVIRUS) - As of the date of this Guaranteed Maximum Price proposal, Gilbane Building Company is unable to assess the impact of the ongoing COVID-19 pandemic and how it may affect the Construction Schedule and Project cost long-term. In light of the wide-ranging and potentially long-lasting effects posed by the COVID-19 pandemic, including, without limitation, disruption of construction supply chains, labor shortages, and governmental actions, Gilbane reserves its right to assess such impact on an ongoing basis and to seek an equitable adjustment in the Guaranteed Maximum Price and an extension of the Contract Time as such adjustments become necessary. This qualification supersedes and takes precedence over all other terms of the Contract Documents, including without limitation Article 13 & 19.	
34	Owner's vendors, contractors, and consultants will be responsible for clean up of their debris and depositing of the debris into their own on site dumpsters.	
35	Review time for Submittals will be no longer than 7 days, some critical submittals will need to be addressed within 3 days. Critical submittals will be identified weekly by the Gilbane project team.	
36	All Request for Information (RFI) will be responded to within 72 hours from submission to the Architect.	
37	Unless specified, no samples or product data will be provided for named products, except for color.	
38	Benchmarks will be conducted at the first install of material for conformance to the contract requirements.	
39	Retainage value will be based on a per subcontractor basis. Final retainage shall be released upon 100% completion of an individual Subcontractor's work including punch-list items, and all close-out documentation has been completed and submitted by the Subcontractor, and approved by the Construction Manager, Owner and Architect. Separate requisitions will be submitted by requesting subcontractors.	
40	Professional video recording of Owner Training is excluded, however video recording where required by the specifications and allowed by equipment manufactures.	
41	Professional photography or webcam for construction progress and completion is excluded.	
42	Design Team AutoCAD/ Rev-it files shall be provided to Gilbane and its subcontractors at no cost.	
43	Gilbane will coordinate with Owner's vendors and equipment supplier but do not include the management time for the installation.	
44	Owner to provide LCP diversity tracking software for utilization by Gilbane and the subcontractors.	
45	Assumes the integrity of the Central Distribution Facility existing utilities are adequate for new construction, including new connections and capacities.	
46	Gilbane to utilize existing space in Central Distribution to establish temporary office space to manage the Woodland project.	
47	No allowance dollars are included for deferred maintenance scope. The only deferred maintenance included is as shown on the drawings.	



CLARIFICATIONS AND ASSUMPTIONS

48	<p>The following will be provided by Cleveland Public Library:</p> <ol style="list-style-type: none"> <li>1. Building Permit</li> <li>2. Land acquisition</li> <li>3. Off-site improvements (Adjacent Roadway Improvements, Traffic Lights, turn lanes, public utility mains)</li> <li>4. Professional service fees and reimbursables (Architect, Engineering, Consulting, Owner’s Representative)</li> <li>5. Geotechnical Surveys and testing</li> <li>6. Material testing</li> <li>7. Regulatory and permit fees</li> <li>8. Owner required furniture, fixtures, and equipment – including but not limited to loose equipment, furniture, employee workstations, computers, phones, voice/data/security equipment, indoor plantings and artwork.</li> <li>9. Builder’s Risk Insurance</li> <li>10. Offsite utility infrastructure and connection fees (power, gas, telephone, data...)</li> <li>11. 3rd Party Commissioning</li> <li>12. Owner transition Moves</li> </ol>	
49	<p>Power lines on the south and west side of the project are to be removed by Owner prior to the start of construction.</p>	
50	<p>The values noted in the Potential Value Engineering Items are order of magnitude only. These values are not fixed rates. Should the Value Engineering option be pursued, once the contract documents are updated to incorporate the option, Gilbane will present actual values to the Owner for approval.</p>	
<b>Miscellaneous</b>		
1	<p>Builder’s Risk Insurance is by Owner. Owner shall provide Builders Risk "All-Risk" Insurance in the amount of the Contract Sum, plus any subsequent Contract Modifications. Such insurance shall include the perils of fire, theft, vandalism, collapse, earthquake, flood, named and un-named windstorm, and cover portions of the Work stored off the site and in transit. If the property insurance requires deductibles, the Contractor shall be responsible as a Cost of Work for costs not covered due to such deductibles, except that Owner shall be solely responsible for any costs not covered due to deductibles arising out of any loss due to flood, earthquake, named and un-named windstorm, hail, volcanic eruption or terrorism. Owner shall provide a copy of the proposed Builders Risk policy for review by Gilbane. If the policy does not adequately protect Gilbane and our subcontractors, Gilbane reserves the right to require additional coverage or purchase a Difference in Conditions policy as a Cost of Work.</p>	
2	<p>Excludes any blocking for Fixtures, Furniture and Equipment unless indicated in the documents.</p>	
3	<p>Independent 3rd party testing, inspection and Commissioning costs are provided by the Owner. Overtime/fees/charges for Owner Personnel and 3rd Party Inspectors is not included. Support is provided by the relevant subcontractor with appropriate oversight and coordination by Gilbane.</p>	
4	<p>Payment for the building permit is the responsibility of Owner, the CM will obtain the permit from the City of Cleveland.</p>	
5	<p>Temporary Utility Consumption Costs are an Owner Allowance.</p>	
6	<p>Excludes all utility company charges associated with connecting, removing or relocating permanent utilities.</p>	
7	<p>The owner’s vendors and consultants must abide by the Gilbane Site Specific Safety Plan</p>	
8	<p>Excludes final keying. All locks to be provided with keyed alike construction cores (except millwork). Final Key cores will be installed by the Owner.</p>	
<b>CM Contingency</b>		
1	<p>GMP includes a Construction Manager’s Contingency for the Construction Manager’s use to cover those costs considered reimbursable as the Cost of the Work but not included in a Change Order. Refer to Article 13.1.9 of the contract.</p>	





## CLARIFICATIONS AND ASSUMPTIONS

### Allowances

- |   |  |
|---|--|
| 1 | Owner Allowance costs are reconciled by Owner Change Order with applicable markups. Fee will not be reduced for Allowances that are under run. The CM will provide a regular accounting of allowance balances. |
|---|--|

### Changes in Work (Out of Scope)

- |   |  |
|---|--|
| 1 | Due to the speed of construction and design, select Change Orders will need to be executed on estimated values in order to allow for the payment to Trades for expedited work. These Change Orders will be reconciled upon the acceptance of the final value of the Changes. |
| 2 | CM Fee will not be returned on deduct changes.   |

### EXCLUSIONS

- |   |   |
|---|---|
| 1 | Furniture, fixtures, and equipment.   |
| 2 | Addendum No. 2 issued by Bostwick Design Team is excluded, except for BP 23A - HVAC and BP26A - Electrical. BP23A - HVAC and BP 26A - Electrical includes Addendum No. 2.   |
| 3 | Bulletin Nos. 1-6   |
| 4 | No standalone mockups   |
| 5 | No painting of concrete face panels   |
| 6 | The table of contents list specification sections 01 31 00 Project Management and Coordination (GBC) CSI Forms, 01 32 00 Construction Progress Documentation, 32 31 13.53 High-Security Chain Link Fences and Gates, and 33 46 00 Subdrainage, but the sections were not included. These sections are excluded. |
| 7 | Repair to City Streets and existing sidewalks   |

### LOGISTICS AND SCHEDULE

- |   |   |
|---|---|
| 1 | Due to the volatility with the current market, the current project schedule completion date has the potential to be impacted until all contractors are under contract and material procured. Once all contractors are under contract, the project schedule will be reevaluated for impacts due to the volatile market. Contractors will hold their pricing until July 31, 2021.   |
| 2 | Refer to Tab 11 for the site utilization plan   |
| 3 | The GMP is based on the Master Plan/GMP Schedule, data date, June 01, 2021 with a run date of June 08, 2021 18:37. The schedule is included in Tab 10. <b>The Owner has accepted the Gilbane deduct alternate with a substantial completion date of 05/24/2022.</b>   |
| 4 | The schedule is based on the following assumptions:<br><ul style="list-style-type: none"> <li>- We have allowed 30 days prior to substantial completion for Owner vendor and FF&amp;E startup and installation.</li> <li>- Gilbane as well as all of its subcontractors and vendors having complete unrestricted access and use of the site and applicable local and state permits in place to commence</li> <li>- Use of all public roads including W 157th Street, Silsby Road, and Lorain Avenue for construction activities and access to the site.</li> <li>- Gilbane is allowed to work 7 days per week and 24 hours a day as needed without restrictions. It is the obligation of the Owner to provide relief from any restrictions.</li> <li>- It is anticipated a fully executed Building Permit will be received on before July 5, 2021.</li> </ul> |

### TRADE SPECIFIC

#### Sitework / Earthwork / Earth Retention / Site Improvements

- |   |   |
|---|---|
| 1 | All rock removal and replacement are excluded.  |
| 2 | No support of concrete slab by Vibratory Stone Columns is included. Vibratory stone columns is only for concrete foundations. Concrete slab will bear on slab-on-grade. |
| 3 | As noted on S0-001, the Vibratory Stone Columns were designed to accommodate the required 2,000 psf soil bearing pressure for foundations.                              |
| 4 | Bottom stabilization testing and telltales for modulus testing is excluded  |
| 5 | Excludes any third-party monitoring such as vibration, sound, temperature, humidity, etc.   |


**CLARIFICATIONS AND ASSUMPTIONS**

6	The extent of the property covered under the Stormwater Pollution and Prevention (SWPPP) is defined under the "Limit of Work" as shown on the Civil drawings. There are no costs or provisions in the GMP to address subsurface storm water pollution prevention issues or any issue that is created or observed outside the "Limit of Work".
7	In accordance with the geotechnical report, GMP includes the removal of 12" of unsuitable soils. Contaminated/hazardous material is excluded. A \$50,000 allowance has been included for unsuitable soils.
8	No costs are included for environmental remediation and contaminated soils.
9	We exclude unsuitable soils and undercuts. We exclude unforeseen obstructions such as tanks, foundations, etc.
10	Well points or other overall site dewatering is excluded. Local dewatering is included at work areas. The geotechnical report did not indicate well points would be required. If actual site conditions require site dewatering, this can be performed for additional compensation.
11	Exploratory digging to locate existing utilities is excluded from this GMP and is assumed to be by Owner.
12	The GMP assumes there will be adequate space for stockpiling of all topsoil and fill generated from the sitework operations.
13	Topsoil screening is excluded. Topsoil will be respread and rockhounded. Any soil amendments will be surface applied only.

**Foundations**

1	Aggregate piers will be installed on this project. Obstructions that will prevent the installation of the rammed aggregate piers is excluded. An Owner allowance of \$25,000 has been included for obstruction.
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**Concrete & Masonry**

1	Excludes winter conditions for concrete work as it is not anticipated per the current project schedule.
2	Curing of concrete shall be with a curing compound. Wet cure is excluded.
3	FF/FL testing will be performed by the Owners Testing Agency.
4	Concrete honing, grinding, burnishing, and polishing are excluded. It may be purchased from the concrete contractor as a change order when final floor finishes are chosen. Shrinkage and random cracking of slabs are to be expected as an inherent part of concrete construction. Special treatment of concrete slab cracks is excluded.
5	No painting of concrete faced panels has been included.

**Structural Steel and Miscellaneous Metals**

1	Connection design is delegated to the contractor per the construction documents. This includes clip angles, shear tabs, bolts, and welds. Stiffeners, web doublers, and the like are excluded unless shown on the drawings.
2	Spray on Fireproofing is excluded.
3	One coat of shop primer is included for steel.
4	Intumescent paint has been excluded as it is not included in the documents.
5	Due to lead-times associated with the traditional steel decking and web joist, this proposal includes the use of EPIC acoustical/structural deck in lieu of the originally specified steel decking product. The product is Toris 4A Deck. The list product is based on sketch S2.102, issued via email on May 27, 2021 from Bostwick Design Partnership.

**Carpentry and Millwork**

1	
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**Waterproofing, Roofing, Insulation, and Metal Panels**

1	Fluid applied waterproofing at the canopy is not included. Sarnafil is included in order to maintain the warranty.
2	Use of Manufacturer's standard details supersedes the Contract Documents to maintain warranty.



### CLARIFICATIONS AND ASSUMPTIONS

3	Tapered insulation will be provided where specifically shown on the drawing. The remainder of roofs have sloped steel that will provide the necessary slope for the roof with no tapered insulation (minimum thicknesses of insulation as specified with crickets as needed will be provided).	
4	GMP includes prefabrication of building components. In some circumstances (such as panelized wall systems) additional engineering and verification by the engineer of record will be required. The additional engineering cost from the engineer of record (if any) is excluded. All engineering associated with prefabrication of components is included and will be done by the individual suppliers of such components.	
5	Minor roofing cleaning is included at the completion of the project.	

### Glass and Glazing

1	Exterior glazing system will be provided as Kawneer systems in dark bronze aluminum finish. Sliding doors shall be Stanley Dura-Glide 2000.	
2	Interior glazing system shall be provided as Infinium Single glazed unitized systems in bronze framing finish	
3	Interior storefront doors has a 10" bottom rail and Infinium Standard Stiles.	
4	No window films are included.	
5	All interior demountable glass walls have been included using (1) pane of 1/4" clear tempered glass	
6	All interior doors have been included as aluminum framed single glazed doors with (1) lite of 3/8" clear tempered glass.	
7	Interior glazing will be installed over finish flooring.	

### Finishes

1	Standard floor prep is included. Full skim coat and sanding at resilient areas and spot patching at carpet areas.	
2	Minor floor prep is included. All major floor preparation prior to flooring is excluded. A \$5,000 allowance was included for floor prep beyond minor floor prep. Anything beyond the \$5,000 allowance will be a change order. Millwork will be installed prior to floor finish.	

### Accessories

1	Pass through window, bins, mailbox unit and projector is excluded as these were removed from the project.	
2	Only a book depository/return and two 2 aluminum carts are included.	
3	Tall refrigerator is included. However, there are no specifications for refrigerator, so the previous specifications have been used from the budgetary events.	
4	The specifications designate surface mounted hand dryers, but the drawings identify recessed in wall. Surface mounted hand dryers have been included.	
5	Book drop is provided by Owner.	

### Special Equipment

1		
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### Casework and Residential Items

1	Roller shades are included as a single manual shades.	
---	---	--

### Conveying

1		
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### Plumbing

1	Seismic restraints are not included	
2	Type L (not K) copper is included with Pro-Press fittings.	
3	Underground storm and sanitary piping shall be provided as PVC.	
4	Above ground storm and sanitary shall be provided as no-hub cast iron	





#### CLARIFICATIONS AND ASSUMPTIONS

5	Natural Gas: Black steel threaded pipe & fittings	
6	Gas piping from existing line to the gas meter is provided by others (utility company).	

#### HVAC

1	Type L (not K) copper is included.	
2	Excludes duct cleaning.	
3	Temporary heat will be provided in the winter 2021-2022 thru the new heating equipment within the building. All warranties will be extended so they start at Substantial Completion.	
4	All commissioning activities are to be performed by the Owner and their 3rd party Commissioning Agent. Excluded from the GMP are any and all travel expenses and/or remobilizations required for the Commissioning Agent. The Substantial Completion Date is based on the Commissioning Agent's ability to perform their work in accordance with the Project Schedule.	

#### Electrical

1	All primary cabling, pad-mounted transformers are provided by the Utility Company and paid for by the Owner.	
2	Lighting Controls systems are designed and coordinated by the Designer of Record. Any additional cost associated with cross system device integration will be reconciled through Contract Change Order.	
3	Excludes electrical load bank testing.	
4	A first responder and distributed antenna system has been included as an Owner Allowance.	

#### Low Voltage

1	End devices are being furnished by the Cleveland Public Library and installed by contractor.	
2	Excludes any additional structural steel support required for A/V, Tel/Data or Security penetrations through concrete slabs.	
3	Integration of Owner supplied systems (security, AV, Tel/data) to the fire alarm is excluded.	



Cleveland Public Library

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GMP SUBMISSION

## TAB 06 Fixed Rates



Cleveland Public Library  
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**FIXED RATE SHEET**

**Contract Approved Labor Billing Rates Updated 8/1/2020**

Position	Name	Billing Rate
Senior Project Executive	Ed Valentine	\$172.85
Project Manager	Marcellus Byrd	\$123.00
Project Engineer	Leo Torres	\$66.00
Superintendent	Varies	\$85.00
Intern	TBD	\$45.00
Preconstruction Executive	Ed Valentine	\$93.00
Chief Estimator	Jeff Long	\$128.00
Chief Estimator - MEPPF	Alice Dean	\$128.00
Purchasing Manager	Travis Okel	\$107.00
Scheduler	Jason Ohlson	\$77.00
Safety Manager	Bill Crossley	\$92.00
Controller	Michael Bishop	\$113.00
Project Accountant	TBD	\$52.29

**Site Services Labor at the following fixed rates\* \*\*:**

Carpenter, Foreman	Regular Time \$, Premium Time \$, Double Time \$ 117.63/\$152.43/\$199.13
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\*\* Gilbane Building Company hereby discloses to the Owner the use of G.O. Services, a related-entity, for the performance of Trade Labor and Small Tools, Equipment, Consumables, Work Items – Dumpsters, Toilets, Trailers, Fencing, etc.) in connection with the Project.



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## TAB 07 Allowances



## ALLOWANCES

No.	Description		Value
<b>Owner Allowances</b>			
1	BP-26A - 3 Chandeliers for the Main Lobby	OA	Excluded
2	BP07A Temporary Roof	OA	\$10,000
3	BP08C Miscellaneous Blocking	OA	\$2,500
4	BP09C Additional Floor Prep	OA	\$5,000
5	Obstruction Removal for Aggregate Pier Allowance	OA	\$15,000
6	First Responder System	OA	\$20,000
7	Stone Material and Land Upkeep of Church Property	OA	Excluded
			<b>Total</b>
			<b>\$52,500</b>
<b>Owner Allowances Included in Bid Packages</b>			
1	BP27A - Miscellaneous Technology System Work	OA	\$10,000
2	BP01B - Final Cleaning	OA	\$10,524
3	BP01C - Surveying	OA	\$10,524
4	BP10A - Signage	OA	\$38,342
5	BP06A Built-in Shelving	OA	Included Under CDF
6	Utility Consumption	OA	\$48,000
7	BP-31A - Removal of Unsuitable Soil	OA	\$50,000
			<b>Total</b>
			<b>\$167,390</b>





Cleveland Public Library

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## TAB 08 Alternates



## ALTERNATES

No.	Description	Add / Deduct	Value	Accepted / Pending / Rejected	Last Date of Acceptance
1	BP06A - Provide Motorized Roller Window Shades	ADD	\$8,500.00		7/30/2021
2	BP06A - Delete Perimeter Benches to Support Change from Standard Radiation to Runtal radiation System	Deduct	(\$9,500.00)		7/30/2021
3	BP23A - Snow Melt System	Add	\$33,000.00		7/30/2021
4	BP26A - Snow Melt System	Add	TBD		7/30/2021
5	BP23A - Runtal Radiation system	Add	\$8,000.00		7/30/2021
6	BP26A - Power to motorized roller window shades	Add	TBD		7/30/2021
7	BP26A - Runtal Radiation system	Add	TBD		7/30/2021
8	BP32C - L1 Meadow, Grove, Paving Shrubs at Frontage	Add	\$51,010.00		7/30/2021
9	BP32C - L2 Gravel pathway	Add	\$10,120.00		7/30/2021
10	BP32C - L3 Street Trees	Add	\$9,847.00		7/30/2021
11	Proposed deductive alternate to CM Services: In lieu of the Gilbane project staffing being based on the GMP schedule's certificate of occupancy date of August 2, 2022, provide project staffing through bid schedule certificate of occupancy date of May 31, 2022	Deduct	(\$23,426.00)	Accepted	7/30/2021
			<b>Total Accepted</b>	<b>(\$23,426)</b>	

Alternate values as presented do not include Gilbane Mark-ups



Cleveland Public Library

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GMP SUBMISSION

## TAB 09 Unit Prices



Cleveland Public Library  
 Woodland Branch  
 June 30, 2021  
 GMP SUBMISSION

## UNIT PRICES

No.	Description	Quantity	Unit	Unit Price	Last Date of Acceptance
1	Exterior WAP Rough-in (WAP device provided by Owner for Contractor Install)		EA	\$364	06/30/21
2	Rough-in Requirements for Technology Facelate		EA	\$170	06/30/21



Cleveland Public Library

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GMP SUBMISSION

## TAB 10 Project Schedule





PROJECT SCHEDULE

Masterplan /GMP Schedule with a data date June 1, 2021		
Early Bid Package Release	Released at May & June 2021 Board	
Technology		
Sitework		
Roofing		
GMP Approval Date for the balance of the subcontracts		7/6/2021
Construction Start		7/6/2021 (Gilbane Alternate)
Substantial Completion Date (Accelerated Schedule)		5/24/2022 (Gilbane Alternate)
Substantial Completion Date (Per GMP Schedule with a Data Date of 06/01/2021):	In accordance with the contract agreement Article 19.1.7, the Owner and Gilbane agree that time is of the essence in the completion of the work. Should the CM be liable for liquidated damages in accordance with the contract agreement they may be implemented after:	7/7/2022
Project Complete (GMP Schedule)		9/8/2022

The Cleveland Public Library Phase 1 A projects Construction Management at Risk Services

6/8/2021

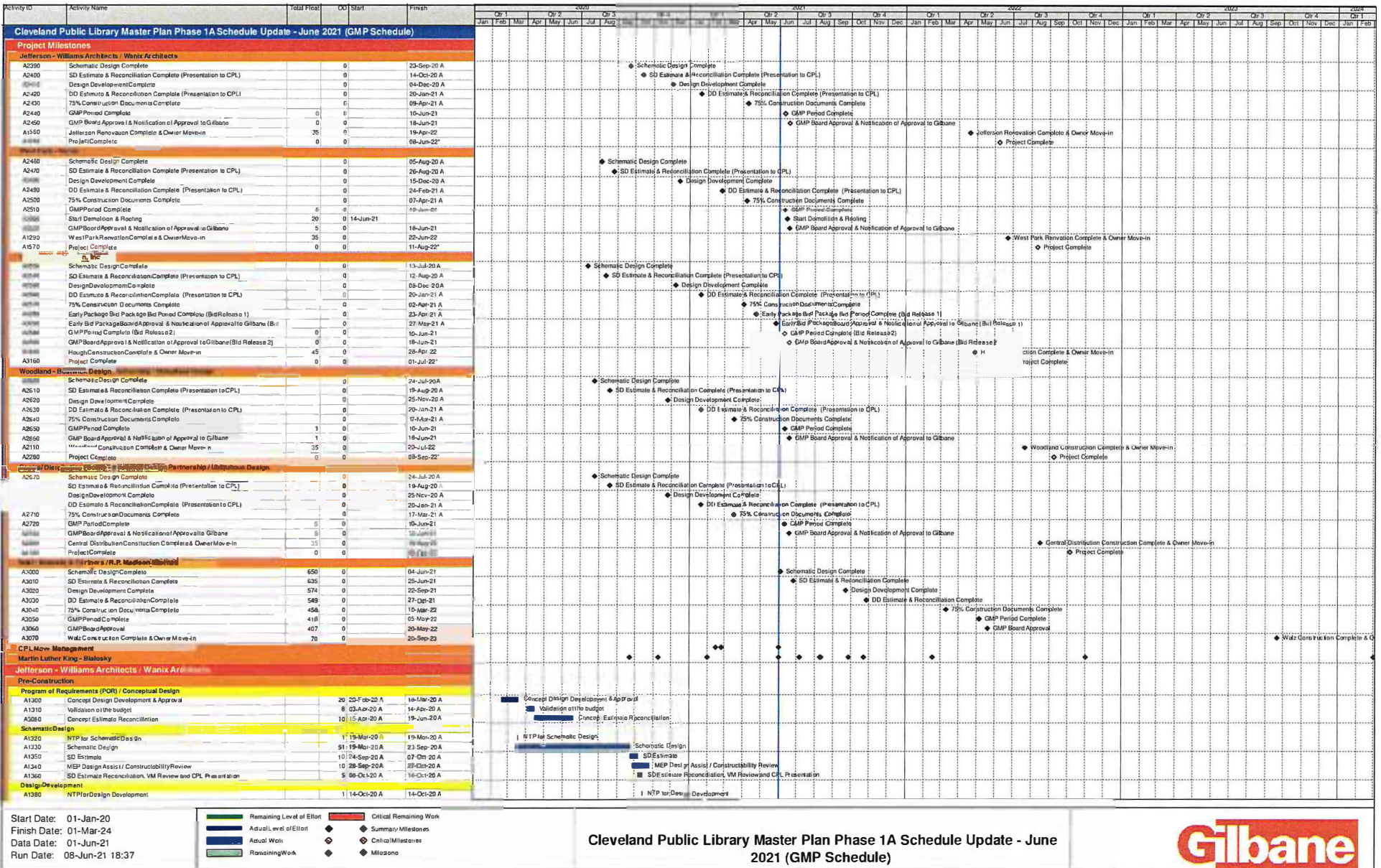
		2020	2021	2022				
		F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D						
<b>Request for proposal and Schematic Design Schedule</b>	Library Branch							CM Services (Staffing and Gen. Conditions)
	Woodland	Preconstruction 12 mo		Construction 12mo				\$ 281,112
				Construction Start	3/5/2021			
				Construction Completion	2/18/2022			
<b>GMP Schedule June 2021</b>	Library Branch							CM Services (Staffing and Gen. Conditions)
	WoodLand	Preconstruction 15 mo		Construction 12 mo				\$ 294,873
				Construction Start	7/4/2021			
				Construction Completion	6/8/2022			
<b>Gilbane Proposed Deductive Alternate based on the Bid Schedule</b>	Library Branch							CM Services (Staffing and Gen. Conditions)
	Woodland	Preconstruction 16 mo		Construction 11mo				\$ (23,426) CPL Budget 2/25/21 ( DD Final)
				x Staffing Start	7/6/2021			
		Bid Package Schedule	Construction Start		5/24/2022			
				Construction Completion			\$ 271,447 \$ 271,447	

**Request for proposal and Schematic Design Schedule**

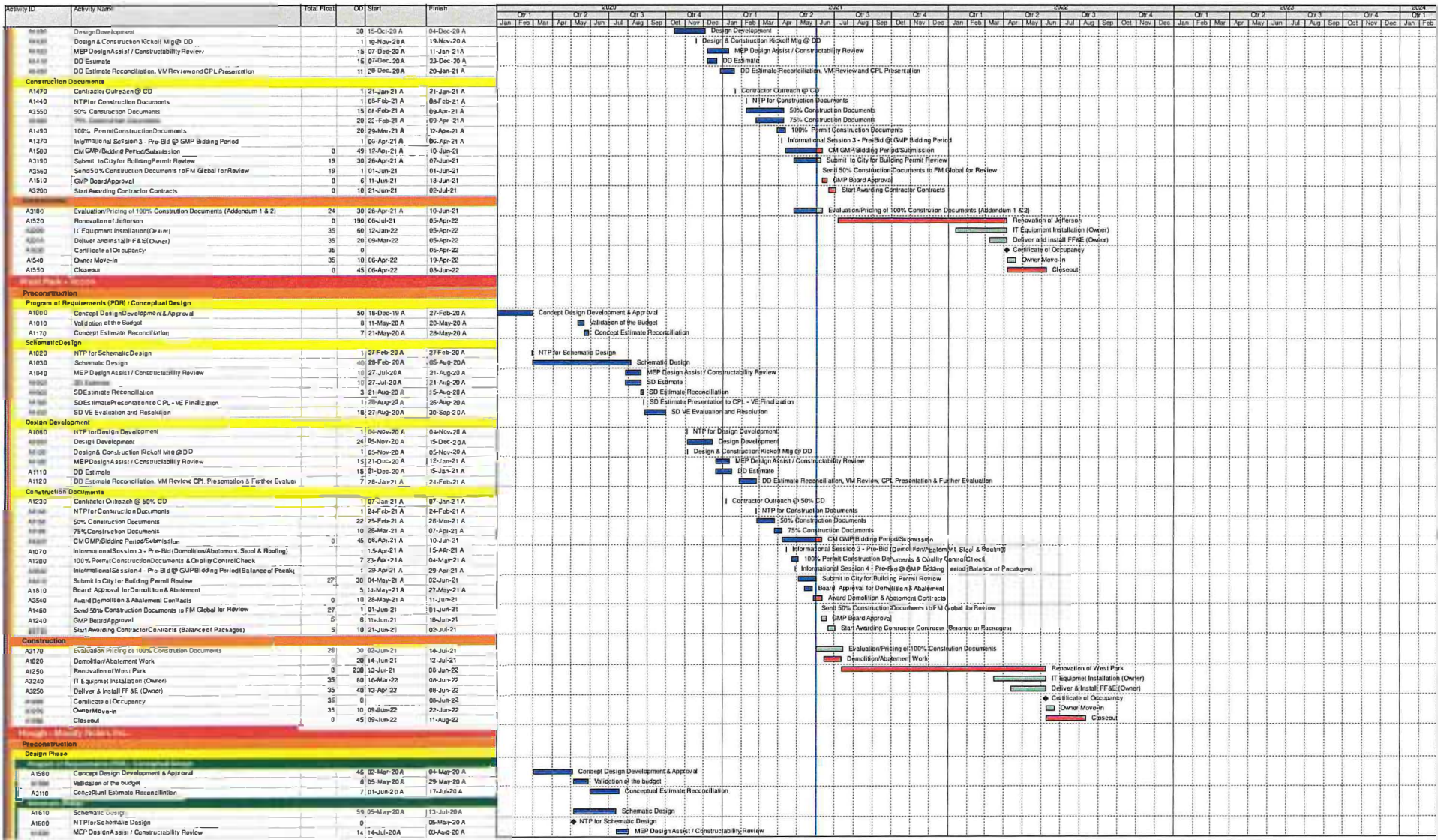
**GMP Schedule June 2021**

**Gilbane Proposed Deductive Alternate based on the Bid Schedule**

1309







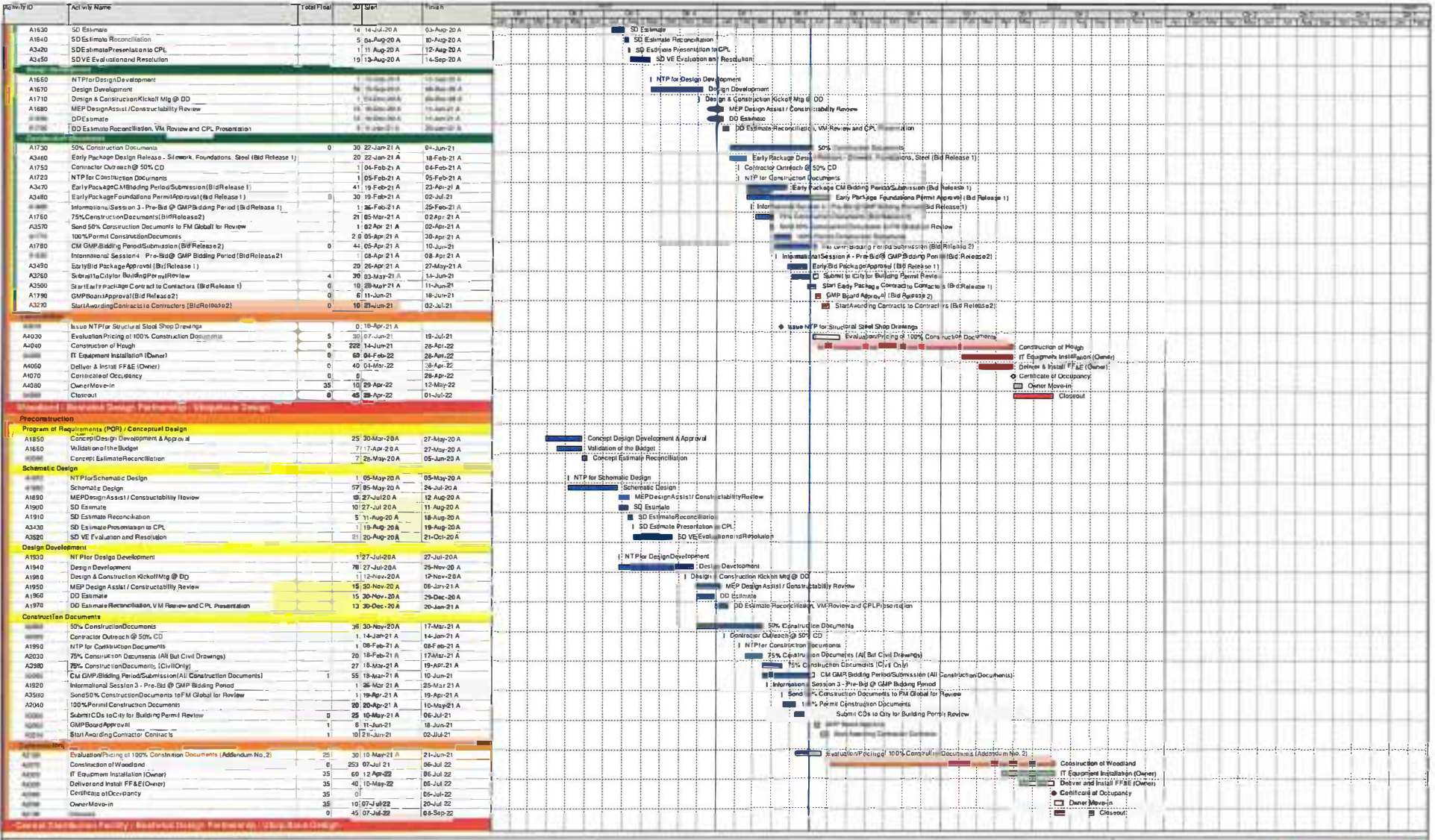
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 Finish Date: 01-Mar-24  
 Data Date: 01-Jun-21  
 Run Date: 08-Jun-21 18:37

■ Remaining Level of Effort     ■ Critical Remaining Work  
■ Actual Level of Effort     ◆ Summary Milestones  
■ Actual Work     ◆ Critical Milestones  
■ Remaining Work     ◆ Milestone

**Cleveland Public Library Master Plan Phase 1A Schedule Update - June 2021 (GMP Schedule)**





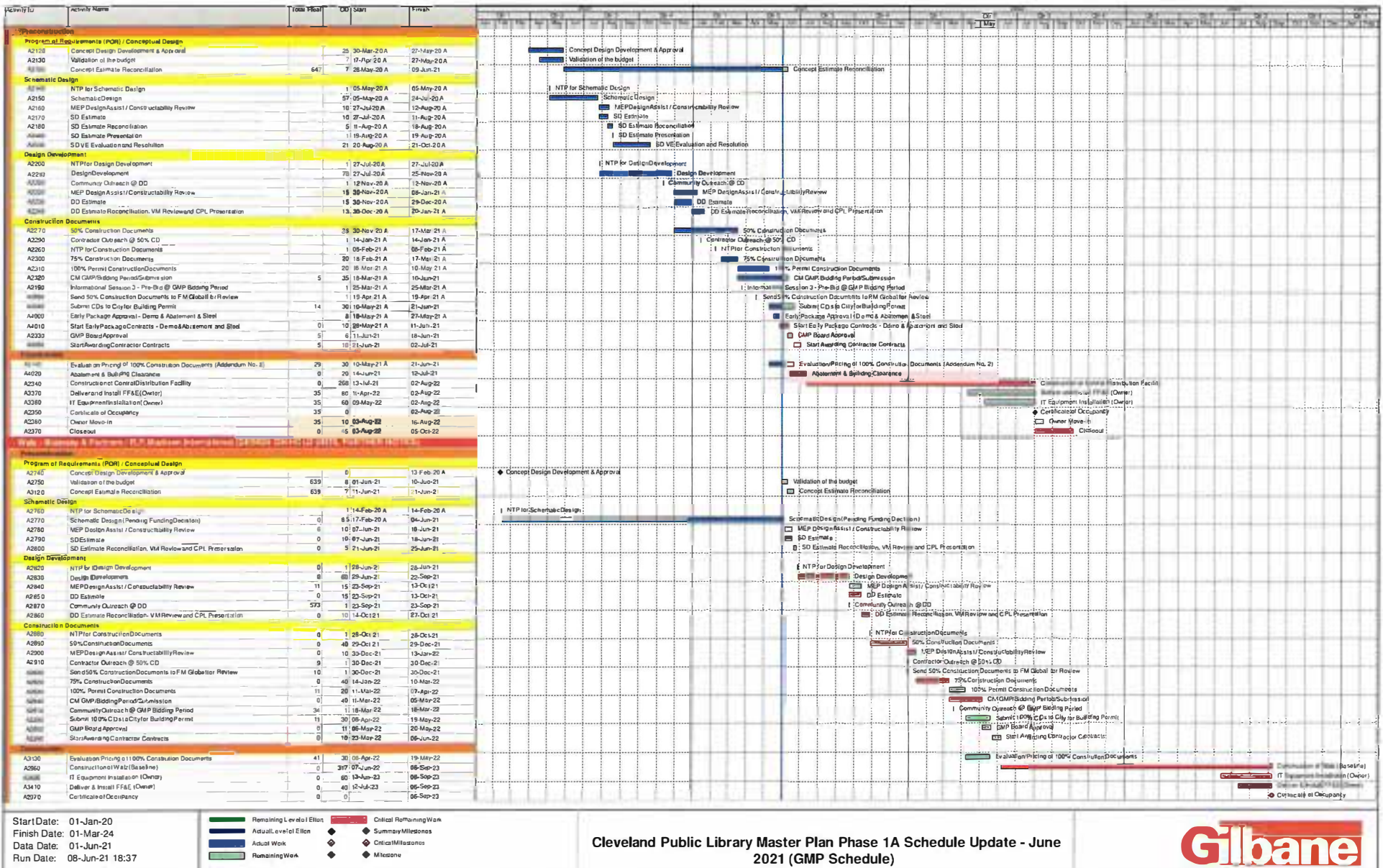


Start Date: 01-Jan-20  
 Finish Date: 01-Mar-24  
 Data Date: 01-Jun-21  
 Run Date: 08-Jun-21 18:37

Cleveland Public Library Master Plan Phase 1A Schedule Update - June 2021 (GMP Schedule)







Activity ID	Activity Name	Total Float	OO Start	Finish	2020				2021				2022				2023																							
					Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4																				
A2990	Owner Move-in	0	10	07-Sep-23	20-Sep-23																																			
A2990	Closeout	35	45	07-Sep-23	08-Nov-23																																			

Start Date: 01-Jan-20  
 Finish Date: 01-Mar-24  
 Data Date: 01-Jun-21  
 Run Date: 08-Jun-21 18:37

-  Remaining Level of Effort
-  Actual Level of Effort
-  Actual Work
-  Remaining Work
-  Critical Remaining Work
-  Summary Milestones
-  Critical Milestones
-  Milestones

Cleveland Public Library Master Plan Phase 1A Schedule Update - June 2021 (GMP Schedule)





Cleveland Public Library

Woodland Branch

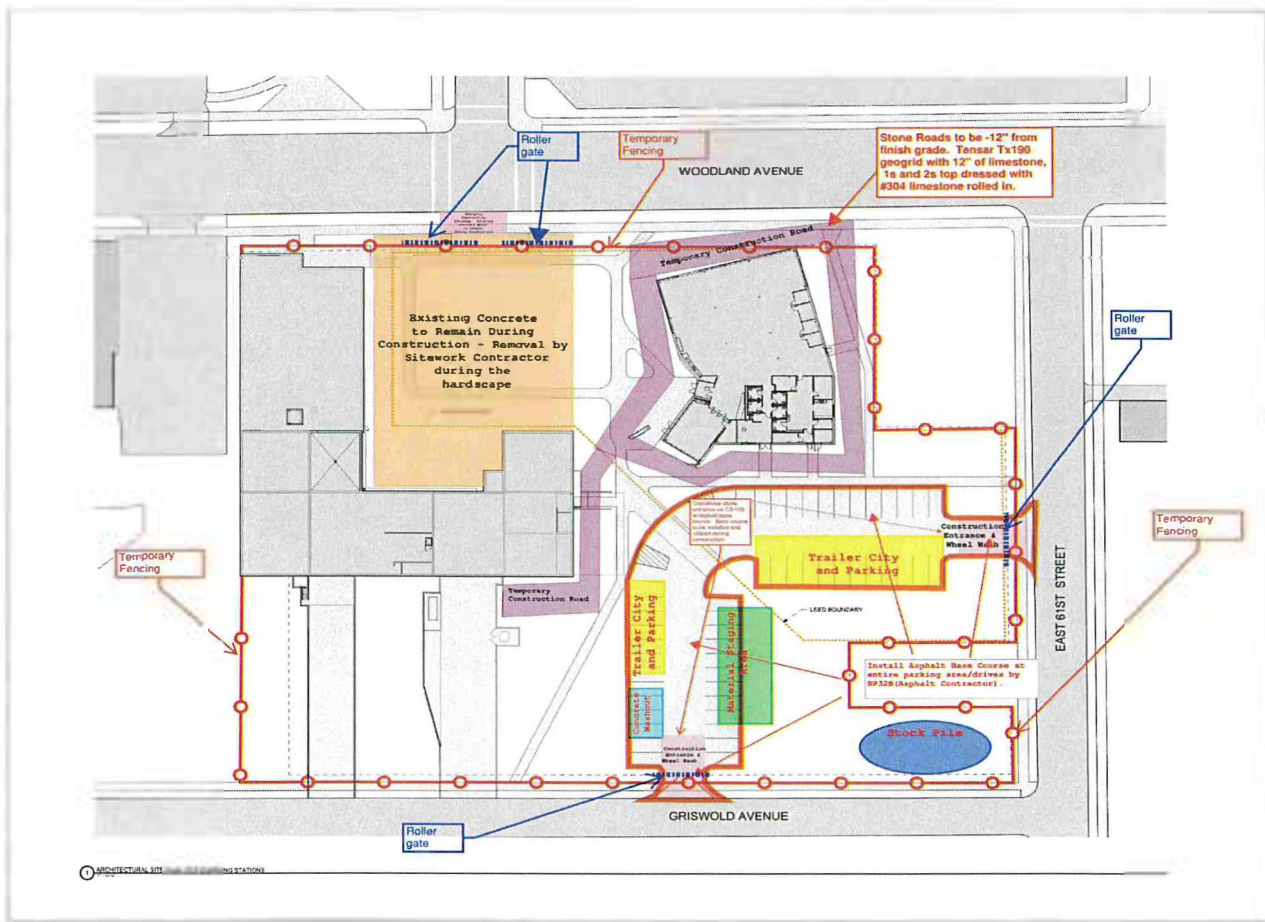
June 30, 2021

GMP SUBMISSION

## TAB 11 Site Logistics



## SITE LOGISTICS





Cleveland Public Library

Woodland Branch

June 30, 2021

GMP SUBMISSION

## TAB 12 Site Specific Safety Plan (Cover Page Only)

Safety Plan can be provided upon request





Cleveland Public Library  
Woodland Branch  
June 30, 2021  
GMP SUBMISSION

SITE SPECIFIC SAFETY PLAN



## PROJECT SAFETY PLAN

**J08839.000 - Cleveland Public Library**

**Cleveland, OH**

**02/16/2021**

The safety rules and regulations contained herein are **NOT** all inclusive. All United States Department of Labor, Occupational Safety and Health Administration (OSHA) and other legal standards not specifically referenced in these rules, regulations, and policies shall apply when appropriate. In cases of conflict, the most stringent rule shall apply.



Cleveland Public Library

Woodland Branch

June 30, 2021

GMP SUBMISSION

**TAB 13 Cost Variances from Design Development Documents as compared to Construction Documents**

**Value Engineering Options**



Cleveland Public Library

Woodland Branch

June 30, 2021

GMP SUBMISSION

### Comparison of the Design Development Estimates and Scope Adjustment to the Construction Documents

1	Plaza Work (Alternate at DD - Pulled out this Value from DD Estimate)	\$385,000	
2	Rammed Aggregate Piers - Not included in DD Est.	\$63,500	
3	Added Parapet Height on South End of building (Total Ht increase) - Appx 225 sf	\$16,000	
4	Revised Canopy framing / size	\$5,000	
5	Added walkway pads for Roof Drains only, no equipment	\$2,000	
6	EPIC Deck	\$40,000	
7	Trespa Panel System: Price Comparison vs. Hough \$31.74 vs. \$15.96	\$95,737	
8	Exterior/Interior Wall - Added Cavity Wall - Column Line 23	\$8,000	
9	Interior Casework - Add interior casework	\$39,000	
10	Vestibule - Reduced Wood Ceilings, Added Metal Panels	\$1,725	
11	Added Roof Hatch, Ladder and Guardrail	\$8,000	
12	Added Waterproofing to Foundation Wall	\$9,000	
13	Changed Portal Ceilings from Plaster to DAFS	(\$2,530)	
14	Less Storefront	(\$238)	
15	Less Curtain Wall	(\$1,734)	
16	Increased Louver area - 16 sf	\$2,000	
17	Changed Curtainwall Types	\$5,000	
18	Added Security Fence, Gate, & Lid - Transformer	\$12,000	
19	Siemens Controls - DD was \$130K - VE for open spec was - \$50K - Buyout Bid \$??	TBD	Bid quote target \$80K
20	Market Condition Increase (Steel, Lumber, Insulation, Metal framing, Roofing, MEP)	\$435,000	
21	CDF Sitework Portion was bought out in Woodland Package. Previous value for CDF Site Work	\$331,200	
22	Removal of Unsuitable Soils Allowance	\$37,500	
23	Covid 19 Provisions Allowance	\$35,000	
24	Owner Allowance not included in DD Estimate	\$62,500	
	<b>Subtotal</b>	<b>\$1,588,660</b>	

### Potential Value Engineering Items



Cleveland Public Library

Woodland Branch

June 30, 2021

GMP SUBMISSION

1	Eliminate Plaza work - Wait for additional funding	(\$150,000)	OME Target Value
2	Reduce Exterior Façade Area to match DD's - Increased Ht of the Parapet at the South elevation and sloping down along the adjacent sides. - Total of appx 225 sf	(\$15,000)	OME Target Value
3	Revert back to canopy design in DD documents (WF steel ILO Tube, Smaller)	(\$5,000)	OME Target Value
	Trespa Panel similar to Hough at \$15.96/sf	(\$90,000)	OME Target Value
4	Reduce overhang at south elevation to exterior wall on side adjacent to the side with the entry door. Keep the overhang with the door for a canopy. Reduce size of column	(\$62,000)	OME Target Value
5	Eliminate Roof Walkway Pads - These are specifically for the roof drains. Accessing roof should be seldom.	(\$2,000)	OME Target Value
6	Reduce Circular Acoustic Elements (Soundscape)	(\$25,000)	OME Target Value
7	Community Room Ceiling - ACT 2x2 ILO current design	(\$33,000)	OME Target Value
8	Eliminate Added Casework - Assume FF&E Shelving	(\$39,000)	OME Target Value
9	Eliminate Waterproofing at Foundation Wall	(\$9,000)	OME Target Value
10	Reduce Fin Tube where possible - Target Value	(\$50,000)	OME Target Value
11	BAS Controls - Add additional Vendors	TBD	OME Target Value
12	Exterior/Interior Wall - Added Cavity Wall - Column Line 23 - Eliminate this for traditional Backup Wall	(\$8,000)	OME Target Value
13	Reduce linear diffusers and change to oval duct diffusers	TBD	OME Target Value
	<b>Subtotal</b>	<b>(\$488,000)</b>	



Cleveland Public Library

Woodland Branch

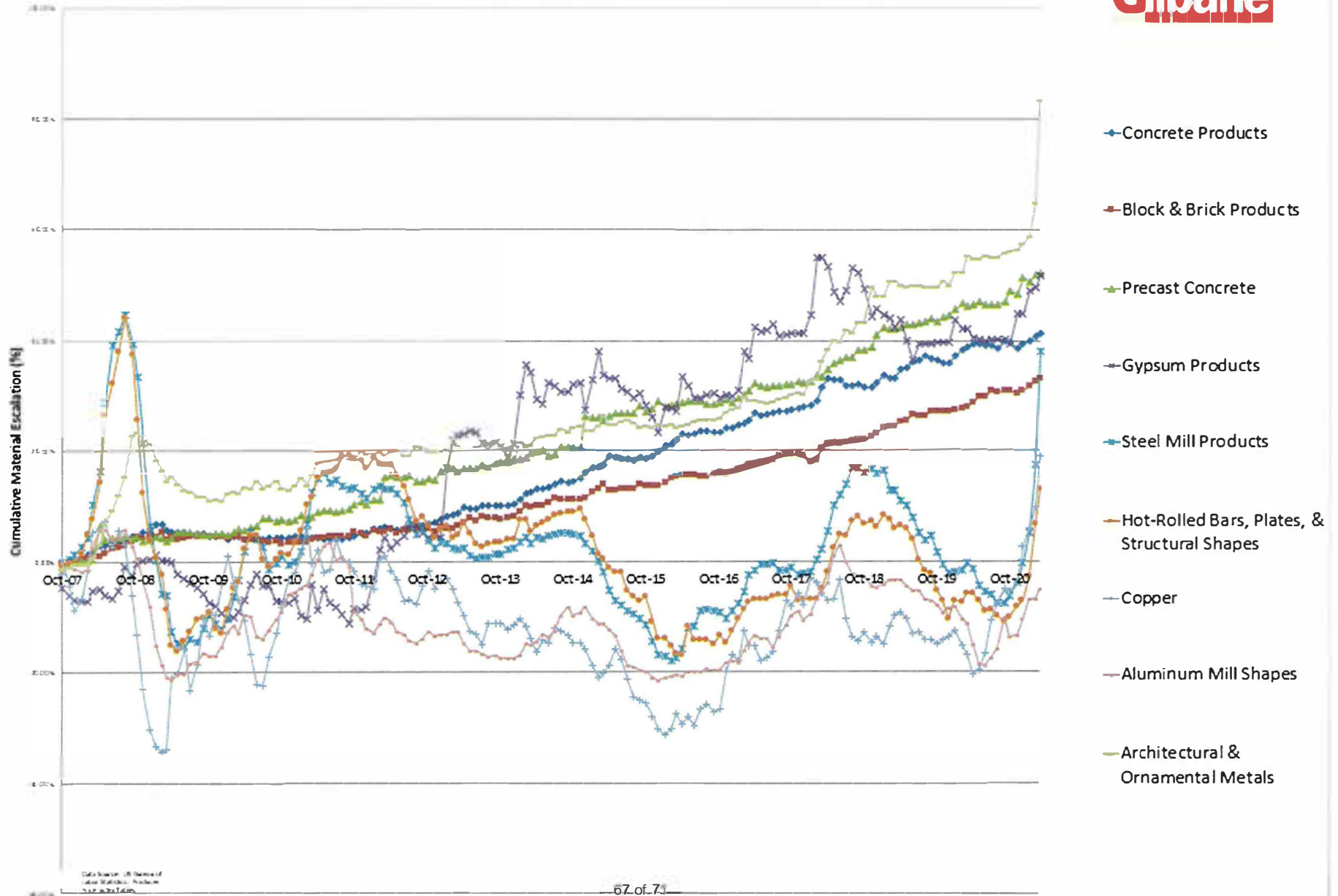
June 30, 2021

GMP SUBMISSION

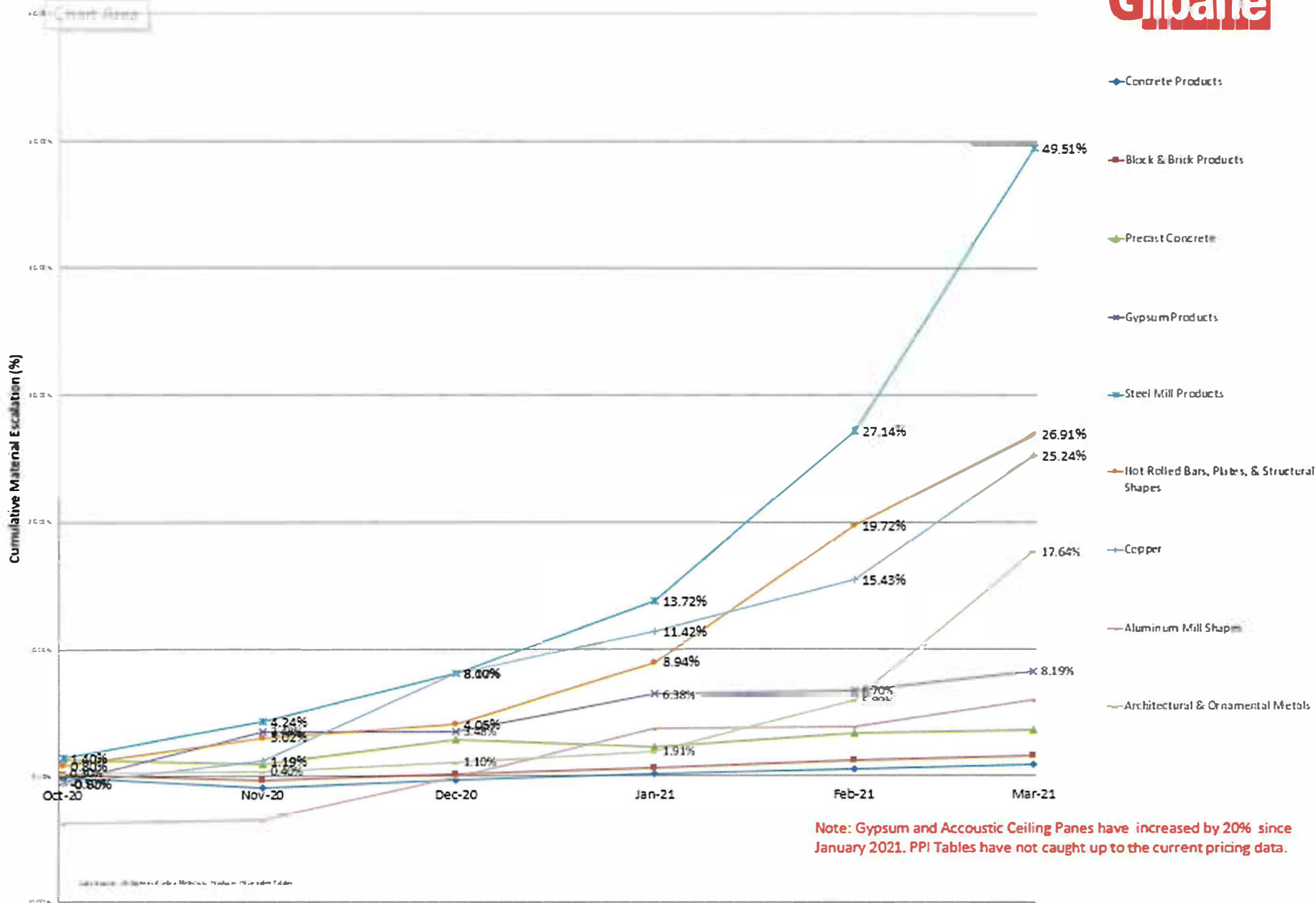
## TAB 14 Market Trends



Materials Market Data (Monthly 2007 through March 2021)

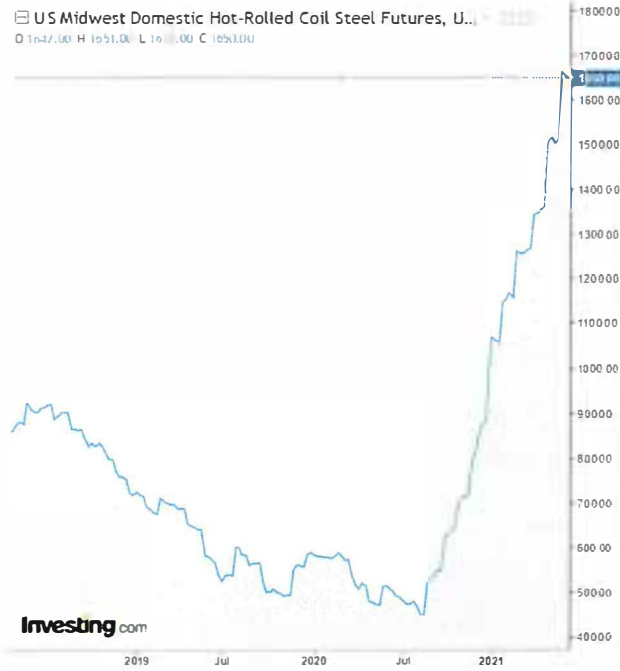


Materials Market Data (Recent Six Months)

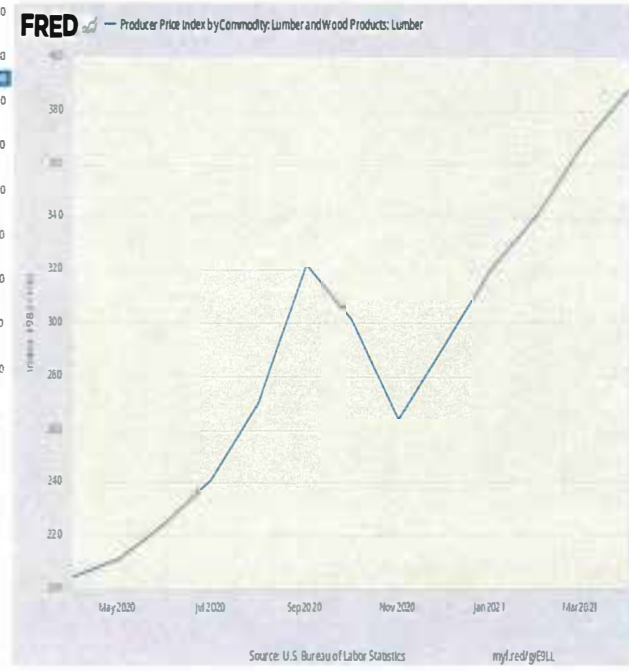


# Current Outlook – Material Pricing & Producer Price Indices

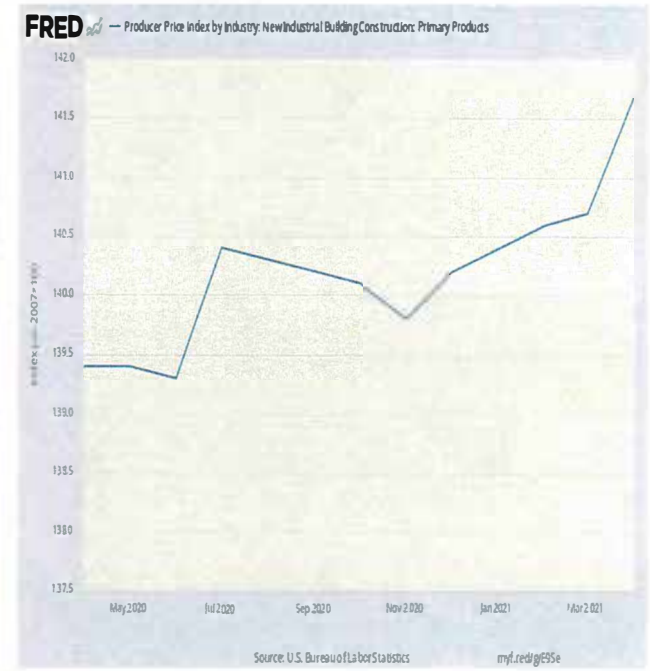
## Steel Pricing



## PPI – Lumber & Wood Products



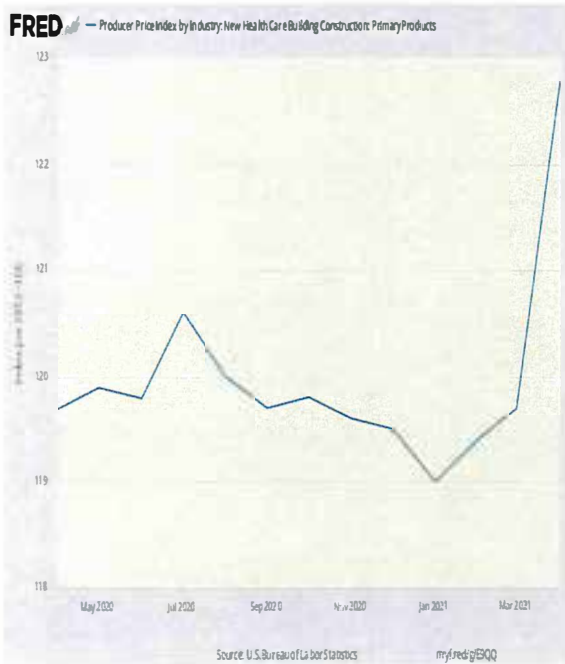
## PPI - Primary Construction Materials



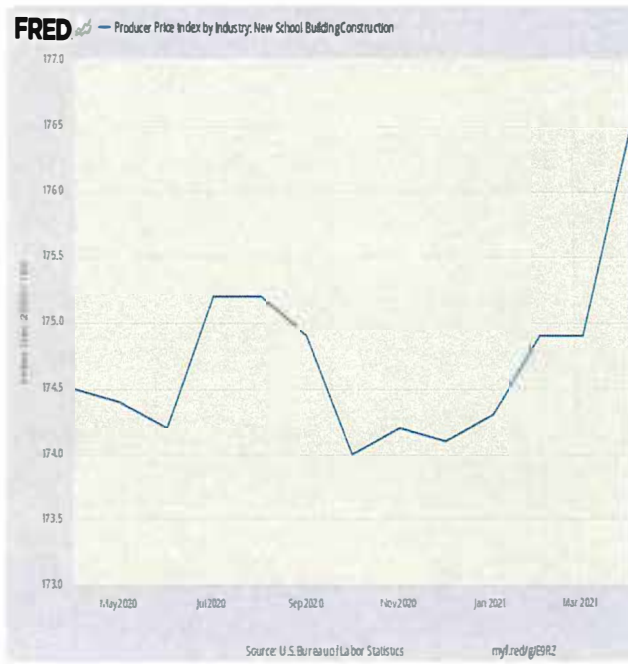
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## Current Outlook – Producer Price Indices By Segment

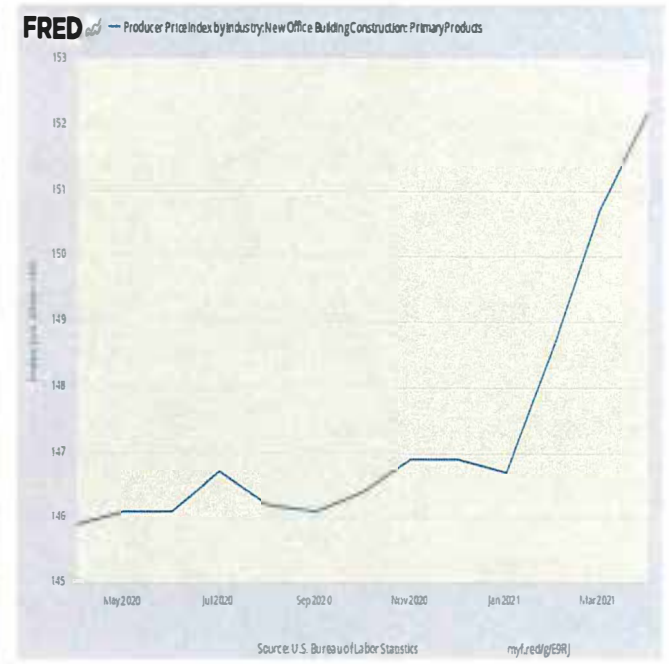
PPI – Healthcare Building Materials



PPI – School Building Materials



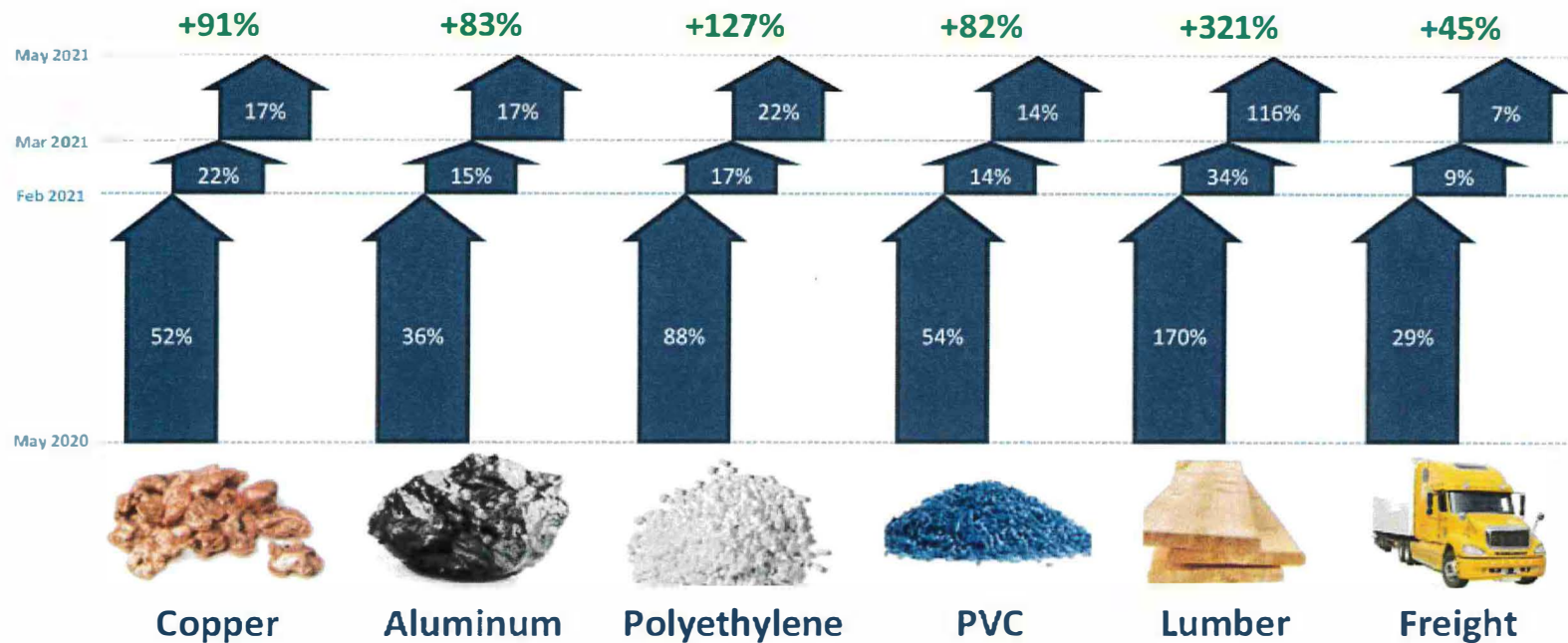
PPI – New Office Building Materials



1326

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## Current Outlook – Raw Materials & Freight Pricing



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## Exhibit “A”

Branch / Project	Pre-Construction <sup>1</sup>	Guaranteed Maximum Price <sup>2</sup>	Owner’s Construction Contingency	Furniture, Fixtures, and Equipment	Architect Fees <sup>3</sup>	Owner Direct Costs <sup>4</sup>	Total Project Budget
<b>Hough</b>	\$38,343	\$4,589,863	\$200,252	\$200,000	\$457,490	\$268,100	\$5,754,048
<b>Jefferson</b>	\$37,633	\$1,767,563	\$70,314	\$168,816	\$174,791	\$132,850	\$2,351,967
<b>West Park</b>	\$37,633	\$4,014,826	\$175,025	\$296,000	\$402,395	\$213,900	\$5,139,779
<b>Woodland</b>	\$38,343	\$6,088,653	\$270,617	\$250,000	\$575,279	\$304,700	\$7,527,592
<b>Central Distribution Facility</b>	\$42,530	\$5,003,163	\$217,313	\$750,000	\$736,160	\$187,900	\$6,937,066
<b>TOTAL</b>	\$194,482	\$21,464,068	\$933,521	\$1,664,816	\$2,346,115	\$1,107,450	\$27,710,452

<sup>1</sup>Gilbane’s fee for pre-construction services was approved by this Board on February 20, 2020.

<sup>2</sup>Guaranteed Maximum Prices for the Jefferson, West Park, and Central Distribution Facility projects were approved on June 17, 2021, and Guaranteed Maximum Prices for the Hough and Woodland projects were approved on July 6, 2021.

<sup>3</sup>Architectural fees were separately approved by this Board on September 26, 2019 (all branches/projects). This Board also approved amendments to architectural fees for the Woodland and Central Distribution Facility on February 20, 2020, November 19, 2020, March 18, 2021, and June 17, 2021.

<sup>4</sup>Owner Direct Costs include, but are not limited to, such project-related costs as surveys, environmental assessments, legal fees, property acquisition, and permits.

## Exhibit “A”

*COMPENSATION PRACTICES – 300*

*TOTAL COMPENSATION – 351*

Cleveland Public Library’s Total Compensation policy and strategy serves as a guideline for the formulation and implementation of non-bargaining unit employee compensation and benefit policies, programs, and practices.

### Objective

Cleveland Public Library (CPL) is committed to maintaining compensation and benefits programs that will attract, motivate, develop and reward highly qualified and effective individuals throughout the organization. These programs reflect CPL’s values, its standing as a premier public and research library system, and support the achievement of its mission by:

- Assuring competitive compensation pay and benefit practices with the external market
- Assuring internally equitable compensation pay and benefit practices
- Recognizing and rewarding employee performance
- Complying with all related legal requirements

### Strategy

CPL must be able to attract qualified personnel from other libraries, public sector and non-profit entities as well as the private sector. Additionally, CPL must retain quality individuals and position the Library to remain competitive by appropriately positioning pay and benefit practices in the various markets in which the organization recruits employees.

CPL believes that levels of individual compensation must be linked to individual merit and demonstrated achievement. Recognizing this relationship among compensation, merit and achievement, CPL will consider, as appropriate, the applicability of performance-based compensation systems.

CPL will also maintain benefit programs that are competitive with the markets where it recruits employees.

### Competitive Markets

To better define appropriate competitive markets, CPL’s employees have been divided into two groups:

1. Executives, members of management, and specialized professional staff whose position skills are highly specific to CPL’s operations and who may be in limited supply.

2. Administrative and technical staff whose skills are transferable to a wide variety of environments.

In general, CPL competes on a regional basis for senior managerial and specialized professional talent and on a local basis for administrative and technical staff. Base salary ranges are positioned at or above the median of the designated market.

#### Total Compensation Components

##### Base Salary

CPL's compensation system consists of a series of pay grades and ranges that have been established to reflect the relative value of positions, both internally and externally.

To establish internal job relationships and assure internal equity, CPL measures job duties, accountabilities and required skills through a formal position evaluation process. To maintain external competitiveness, CPL compiles and analyzes market data periodically and adjusts pay ranges as required.

##### Employee Benefits

CPL's benefit programs are designed to be responsive to employee needs and competitive considerations. Employee benefit programs assist employees in protecting themselves and their families against physical and financial loss due to accident, illness, disability or death as well as providing retirement income.

Benefit programs are designed to comply with all government regulations and will be integrated with related statutory plans to optimize plan design, control costs and realize financial advantages.

##### Administration

The Board of Trustees approves CPL's total compensation policy and strategy.

The Human Resource Committee of the Board of Trustees will study, investigate, consult and make recommendations for appropriate action to the library on total compensation matters.

Overall administration of CPL's compensation and benefit programs is the responsibility of the Executive Director and, to the extent delegated, the Chief Talent and Chief Financial Officers. The Chief Talent Officer is responsible for:

- Recommending changes to the compensation program to support CPL's total compensation philosophy and strategy and maintain its competitive position.
- Directing the salary administration program, assuring conformance with CPL's policies and applicable statutes.
- Administering the position evaluation, performance management and merit pay programs.

The Chief Talent Officer and Chief Financial Officer are responsible for:

- Administering employee benefit programs.

- Supporting the Executive Director and the Board of Trustees with respect to compensation and benefit issues.

Ethical standards are applied to all decisions dealing with total compensation. CPL administers total compensation in the best interest of its various stakeholders and provides total compensation without regard to race, color, religion, sex, age, national origin, sexual orientation, ancestry, disability, veteran status, socio-economic status or other protected classes. The Total Compensation strategy does not imply or guarantee continued employment or compensation for any employee.

Revised July 7, 2021

Rescind 351, 352 and 353

# Exhibit "A"

## CLEVELAND PUBLIC LIBRARY PAY STRUCTURE 2021-2022

Grade	Minimum	Midpoint	Maximum	Pay Structure Job Title
1	\$30,800	\$38,475	\$46,175	Clerk
2	\$35,850	\$44,825	\$53,800	Assistant I; Coordinator I; Specialist I
3	\$41,775	\$52,225	\$62,675	Coordinator II; Specialist II; Supervisor I; Writer/Editor
4	\$48,675	\$60,850	\$73,000	Coordinator III; Specialist III; Supervisor II; Assistant Manager I; Paralegal
5	\$56,700	\$70,875	\$85,050	Coordinator IV; Specialist IV; Assistant Manager II; Manager I; Executive Assistant; Legal officer; Lieutenant
6	\$65,775	\$82,225	\$98,675	Manager II; Analyst
7	\$76,300	\$95,375	\$114,450	Manager III; Solutions Architect
8	\$88,500	\$110,650	\$132,775	Senior Manager; Regional Director; Director; Lead Solutions Architect
9	\$106,225	\$132,775	\$159,325	Senior Director
10	\$127,450	\$159,325	\$191,175	Chief

Sent to Ronelle 5/20/2021



## SECOND AMENDMENT TO EMPLOYMENT AGREEMENT

This Second Amendment to Employment Agreement (“Amendment”) made as of and effective July 7, 2021, by and between **TRUSTEES** of the CLEVELAND PUBLIC LIBRARY (the “Board”) and **FELTON THOMAS, JR.** (the “Director”).

### RECITALS

WHEREAS, The Board and the Director entered into an employment agreement (the “Agreement”), under which the Director agreed to serve as Director of the Cleveland Public Library for the five-year period beginning on January 1, 2019;

WHEREAS, Under the Agreement, the Director is entitled to a five percent (5%) annual salary increase beginning on January 1, 2020;

WHEREAS, Due to the COVID-19 pandemic’s effect on the Library’s financial situation and in recognition of the sacrifices being made by Library staff as a result of the pandemic, at the Director’s behest, the Board approved an amendment to the Agreement to forego the Director’s five percent (5%) annual raise for the 2021 calendar year;

WHEREAS, In recognition of the hard work, leadership, and service that the Director, has provided and continues to provide, on July 6, 2021, the Board authorized this Second Amendment to the Agreement to reinstate the Director’s five percent (5%) annual raise effective at the beginning of the pay period that includes July 18, 2021;

NOW, THEREFORE, for and in consideration of the mutual promises and conditions contained in this Agreement, the Board and Felton Thomas, Jr. do hereby agree as follows:

1. Section 5.1 of the Agreement shall be modified to provide that the Director shall receive a five percent (5%) pay increase for the 2021 calendar year effective in the pay period that includes July 18, 2021.
2. All other terms and conditions of the Agreement which are not expressly modified herein shall remain in full force and effect, and all defined terms used herein shall have the same meaning as in the Agreement.
3. In the event of a conflict between this Amendment and the Agreement, this Amendment will control.
4. This Amendment may be executed in counterparts, each of which taken together shall constitute one single agreement between the parties. The parties consent to the use of scanned/facsimile/copied signatures in this Amendment and agree that such signatures shall have the same legal effect as if the parties mutually signed this Amendment.

IN WITNESS WHEREOF, and in accordance with the applicable sections of Ohio Revised Code, Chapter 3375, the parties hereto have duly executed this agreement as of the day and year first written above.

**IN THE PRESENCE OF:**

**THE BOARD OF TRUSTEES OF THE  
CLEVELAND PUBLIC LIBRARY**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
MARITZA RODRIGUEZ, President of the  
Board of Trustees

\_\_\_\_\_  
FELTON THOMAS, JR.  
Executive Director, CEO

**Cleveland Public Library**  
2021

July 5, 2021

Cuyahoga County Budget Commission  
Attention: Bryan Dunn  
1219 Ontario Street  
Cleveland, Ohio 44113

Dear Bryan,

Cleveland Public Library requests a Certificate of Estimated Resources as noted below for the following funds:

Fund Number	Fund Description	Actual Unencumbered Balance as of 1-Jan-21	"Taxes/PLF" from:	Requested "Taxes/PLF" to	"Other Sources" from:	Requested "Other Sources" to	Overall Increase/ (Decrease)
<b>General Fund</b>							
101	General Fund	\$ 36,550,206.71	\$ 37,339,195.00	\$ 37,339,195.00	\$ 1,235,813.51	\$ 1,240,493.51	\$ 4,680.00
			\$ 23,461,821.97	\$ 23,461,821.97			
<b>Special Revenue Funds</b>							
201	Anderson	\$ 394,352.65			\$ -	\$ -	\$ -
202	Endowment for the Blind	\$ 3,021,022.46			\$ -	\$ -	\$ -
203	Founders	\$ 6,013,336.15			\$ 197,221.00	\$ 359,671.00	\$ 162,450.00
204	Kaiser	\$ 84,138.78			\$ -	\$ -	\$ -
205	Kraley	\$ 224,615.95			\$ -	\$ -	\$ -
206	Library	\$ 204,839.02			\$ 3,500.00	\$ 3,500.00	\$ -
207	Pepke	\$ 179,786.70			\$ -	\$ -	\$ -
208	Wickwire	\$ 1,847,965.41			\$ -	\$ -	\$ -
209	Wittke	\$ 114,363.97			\$ -	\$ -	\$ -
210	Young	\$ 5,797,311.25			\$ 50,000.00	\$ 50,000.00	\$ -
225	Friends	\$ -			\$ -	\$ -	\$ -
226	Judd	\$ 202,879.08			\$ 252,245.00	\$ 252,245.00	\$ -
228	Lockwood Thompson	\$ 224,813.02			\$ 197,815.00	\$ 197,815.00	\$ -
229	Ohio Center for the Book	\$ -			\$ -	\$ -	\$ -
230	Schweinfurth	\$ 197,762.52			\$ 50,000.00	\$ 50,000.00	\$ -
231	CLEVNET	\$ 1,499,844.35			\$ 4,889,063.14	\$ 4,889,063.14	\$ -
251	OLBPD	\$ 203,768.33			\$ 1,508,194.00	\$ 1,508,194.00	\$ -
254	MyCom	\$ (48,901.34)			\$ 198,901.34	\$ 198,901.34	\$ -
256	Learning Centers	\$ -			\$ -	\$ -	\$ -
257	Tech Centers	\$ 64,990.12			\$ 60,600.00	\$ 60,850.00	\$ 250.00
258	Early Literacy	\$ -			\$ -	\$ -	\$ -
259	Rice Solar Panel System	\$ 470.62			\$ -	\$ -	\$ -
260	Coronavirus Relief Fund	\$ 215,682.27			\$ 1,000.00	\$ 1,000.00	\$ -
		\$ 20,443,041.31	\$ -	\$ -	\$ 7,408,539.48	\$ 7,571,239.48	\$ 162,700.00
<b>Debt Service</b>							
301	Debt Service	\$ 705,397.50	\$ -	\$ -	\$ 2,588,329.59	\$ 2,588,329.59	\$ -
<b>Capital Projects Funds</b>							
401	Building and Repair	\$ 1,802,420.83			\$ 18,000,000.00	\$ 18,000,000.00	\$ -
402	Construction - Tax-Exempt	\$ 46,597,518.14			\$ -	\$ -	\$ -
401	Construction - Taxable	\$ 9,138,482.28			\$ -	\$ -	\$ -
		\$ 17,538,421.25	\$ -	\$ -	\$ 18,000,000.00	\$ 18,000,000.00	\$ -
<b>Permanents Funds</b>							
501	Abel	\$ 300,086.97			\$ -	\$ -	\$ -
502	Ambler	\$ 2,953.44			\$ -	\$ -	\$ -
503	Beard	\$ 56,365.09			\$ -	\$ -	\$ -
504	Klein	\$ 6,955.81			\$ -	\$ -	\$ -
505	Malon/Schroeder	\$ 249,579.98			\$ -	\$ -	\$ -
506	McDonald	\$ 240,288.86			\$ -	\$ -	\$ -
507	Ratner	\$ 121,809.54			\$ -	\$ -	\$ -
508	Root	\$ 48,663.37			\$ -	\$ -	\$ -
509	Sugarman	\$ 92,400.13			\$ -	\$ -	\$ -
510	Thompson	\$ 132,539.58			\$ -	\$ -	\$ -
511	Weidenthal	\$ 8,732.20			\$ -	\$ -	\$ -
512	White	\$ 2,409,531.50			\$ -	\$ -	\$ -
513	Beard Anna Young	\$ 40,849.71			\$ -	\$ -	\$ -
514	Paulson	\$ -			\$ -	\$ -	\$ -
		\$ 3,710,756.18	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Agency Funds</b>							
901	Unclaimed Funds	\$ 9,005.09			\$ -	\$ -	\$ -
905	CLEVNET Fines & Fees	\$ 5,804.82			\$ -	\$ -	\$ -

The reason for the increase/decrease in Estimated Resources:

An increase in Other Sources-General Fund by \$4,680 for the LSTA grant for the MLK Jr. Branch; An increase Other Sources-Special Revenue by \$162,700 relating to the Founders fund for the Cleveland Foundation Digital Navigators grant (\$87,450 to be received in 2021), the pass through NFL/Legal Aid grant from the CPL Foundation (\$75,000) and the Tech Centers fund for the BBTTT Facebook Engineer for the Week Award (\$250).

Thank You,  
*Carrie Krenicky*  
Treasurer/CFO  
Cleveland Public Library

**CLEVELAND PUBLIC LIBRARY  
2021 APPROPRIATION: SEVENTH AMENDMENT  
JULY 6, 2021**

**GENERAL FUND**

<b>CERTIFIED REVENUE</b>	<b>Prior Certificate (1)</b>	<b>Increase/ Decrease</b>	<b>Amended Certificate (2)</b>
Unencumbered Cash January 1	36,550,206.71	-	36,550,206.71
Taxes - General Property	34,939,195.00	-	34,939,195.00
Public Library Fund (PLF)	23,461,821.97	-	23,461,821.97
State Rollbacks/CAT	2,400,000.00	-	2,400,000.00
Federal Aid	-	4,680.00	4,680.00
Fines and Fees	132,000.00	-	132,000.00
Earned Interest	343,721.00	-	343,721.00
Restricted Gifts	-	-	-
Unrestricted Gifts	-	-	-
Miscellaneous	845,092.51	-	845,092.51
Return of Advances/(Advances Out)	(85,000.00)	-	(85,000.00)
<b>TOTAL RESOURCES</b>	<b>98,587,037.19</b>	<b>4,680.00</b>	<b>98,591,717.19</b> (3)

<b>APPROPRIATION</b>	<b>Prior Appropriation</b>	<b>Increase/ Decrease</b>	<b>Amended Appropriation</b>
Salaries/Benefits	39,317,513.68	-	39,317,513.68
Supplies	848,690.17	-	848,690.17
Purchased/Contracted Services	9,863,710.00	4,680.00	9,868,390.00
Library Materials/ Information	6,789,691.00	-	6,789,691.00
Capital Outlay	1,105,724.22	-	1,105,724.22
Other Objects	137,533.26	-	137,533.26
<b>SUBTOTAL OPERATING</b>	<b>58,062,862.33</b>	<b>4,680.00</b>	<b>58,067,542.33</b>
Transfers	20,588,329.59	-	20,588,329.59
<b>TOTAL APPROPRIATION</b>	<b>78,651,191.92</b>	<b>4,680.00</b>	<b>78,655,871.92</b>

**CLEVELAND PUBLIC LIBRARY  
2021 APPROPRIATION: SEVENTH AMENDMENT  
JULY 6, 2021**

**SPECIAL REVENUE FUNDS**

CERTIFIED REVENUE	Prior Certificate (1)	Increase/ Decrease	Amended Certificate (2)
	27,851,580.79	162,700.00	28,014,280.79 (4)
APPROPRIATION	Original Appropriation	Increase/ Decrease	Amended Appropriation
Anderson	-	-	-
Endowment for the Blind	-	-	-
Founders	1,280,477.37	162,450.00	1,442,927.37
Kaiser	-	-	-
Kraley	30,000.00	-	30,000.00
Library	35,000.00	-	35,000.00
Pepke	-	-	-
Wickwire	-	-	-
Wittke	-	-	-
Young	-	-	-
Friends	-	-	-
Judd	455,124.08	-	455,124.08
Lockwood Thompson	422,628.02	-	422,628.02
Ohio Center for the Book	-	-	-
Schweinfurth	50,000.00	-	50,000.00
CLEVNET	6,388,907.49	-	6,388,907.49
LSTA-OLBPD	1,711,962.33	-	1,711,962.33
MyCom	75,000.00	-	75,000.00
Learning Centers	-	-	-
Tech Centers	125,590.12	250.00	125,840.12
Early Literacy	-	-	-
Rice Solar Panel System	-	-	-
Coronavirus Relief Fund	216,682.27	-	216,682.27
<b>TOTAL APPROPRIATION</b>	<b>10,791,371.68</b>	<b>162,700.00</b>	<b>10,954,071.68</b>



**CLEVELAND PUBLIC LIBRARY  
2021 APPROPRIATION: SEVENTH AMENDMENT  
JULY 6, 2021**

**DEBT SERVICE FUND**

	Prior Certificate (1)	Increase/ Decrease	Amended Certificate (2)
<b>CERTIFIED REVENUE</b>	3,293,727.09	-	3,293,727.09
<b>APPROPRIATION</b>	<b>Prior Appropriation</b>	<b>Increase/ Decrease</b>	<b>Amended Appropriation</b>
DEBT SERVICE	3,293,704.00	-	3,293,704.00

**CAPITAL PROJECT FUNDS**

	Prior Certificate (1)	Increase/ Decrease	Amended Certificate (2)
<b>CERTIFIED REVENUE</b>	75,538,421.25	-	75,538,421.25 (5)
<b>APPROPRIATION</b>	<b>Prior Appropriation</b>	<b>Increase/ Decrease</b>	<b>Amended Appropriation</b>
Building & Repair	1,802,420.83	-	1,802,420.83
Construction - Tax-Exempt	18,026,686.79	9,860,257.00	27,886,943.79
Construction - Taxable	5,000.00	-	5,000.00
<b>TOTAL APPROPRIATION</b>	<b>19,834,107.62</b>	<b>9,860,257.00</b>	<b>29,694,364.62</b>

**CLEVELAND PUBLIC LIBRARY  
2021 APPROPRIATION: SEVENTH AMENDMENT  
JULY 6, 2021**

**PERMANENT FUNDS**

CERTIFIED REVENUE	Prior Certificate (1)	Increase/ Decrease	Amended Certificate (2)
	3,710,756.18	-	3,710,756.18 (6)

APPROPRIATION	Prior Appropriation	Increase/ Decrease	Amended Appropriation
Abel	-	-	-
Ambler	-	-	-
Beard	8,423.00	-	8,423.00
Klein	-	-	-
Malon/Schroeder	10,000.00	-	10,000.00
McDonald	3,900.00	-	3,900.00
Ratner	-	-	-
Root	-	-	-
Sugarman	-	-	-
Thompson	-	-	-
Weidental	-	-	-
White	50,000.00	-	50,000.00
Beard Anna Young	-	-	-
<b>TOTAL APPROPRIATION</b>	<b>72,323.00</b>	<b>-</b>	<b>72,323.00</b>

**AGENCY FUNDS**

CERTIFIED REVENUE	Prior Certificate (1)	Increase/ Decrease	Amended Certificate (2)
	14,809.91	-	14,809.91

APPROPRIATION	Prior Appropriation	Increase/ Decrease	Amended Fund Balance/
Unclaimed Funds	9,005.09	-	9,005.09
CLEVNET Fines & Fees	5,804.82	-	5,804.82
<b>TOTAL APPROPRIATION</b>	<b>14,809.91</b>	<b>-</b>	<b>14,809.91</b>

**CLEVELAND PUBLIC LIBRARY  
2021 APPROPRIATION: SEVENTH AMENDMENT  
JULY 6, 2021**

(1) Certificate dated June 8, 2021

(2) Certificate requested July 5, 2021

(3) \$36,465,198.15 unencumbered cash carried forward plus the repayment of advances to be made from MyCom of \$75,008.56 and Tech Centers of \$10,000 less advances out to Tech Centers of \$10,000 and MyCom of \$75,000 plus \$62,126,510.48 certified operating revenue produces the balance available for appropriation in 2021 (plus \$7,354,103.65 12/31/20 encumbered cash).

$(\$36,465,198.15 + \$75,008.56 + \$10,000 - \$10,000 - \$75,000 + \$62,126,510.48 = \$98,591,717.19)$

(4) \$20,528,049.87 unencumbered cash carried forward less the repayment of advances to be made from MyCom of \$75,008.56 and Tech Centers of \$10,000 plus \$7,571,239.48 additional revenue to receive in 2021 produces the certified revenue of \$28,014,280.79.

Non-expendable principal amounts of \$2,492,057.50 in Anderson, Founders and Wickwire Funds are included in the certified fund balances, but are not available for appropriation.

$(\$28,014,280.79 - \$2,492,057.50 = \$25,222,544.28)$  available for appropriation (plus \$944,969.42 12/31/20 encumbered cash).

(5) \$57,538,421.25 unencumbered cash carried forward plus the transfer in of \$18,000,000 produces the balance available for appropriation in 2021 (plus \$5,180,957.75 12/31/20 encumbered cash).

$(\$57,538,421.25 + \$18,000,000 = \$75,538,421.25)$

(6) \$4,643,856.96 unencumbered cash carried forward less non-expendable principal amounts of \$933,100.78 produces the balance available for appropriation in 2021 (plus \$45,430.69 12/31/20 encumbered cash).

$(\$4,643,856.96 - \$933,100.78 = \$3,710,756.18)$

Non-expendable principal amounts of \$933,100.78 are not included in either the certified fund balances or the appropriated amounts.