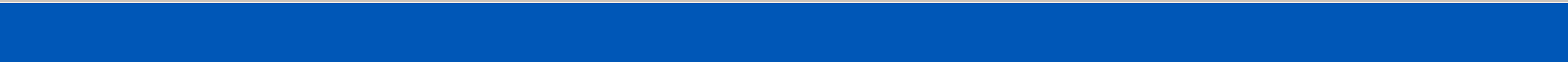




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FACILITIES MASTERPLAN GROUP 1 PROJECTS BUDGET UPDATES

SEPTEMBER 13, 2022

JEFFERSON BRANCH (Reno + Expansion)

FMP Cost Estimate (2/19): \$1,900,000

FMP Bond Issuance Cost Estimate (8/19): \$1,998,536

Design Development Cost Estimate (2/21): \$2,227,023

Board Approved Budget at GMP (7/21): \$2,353,027

Updated Project Cost (1/22): \$2,483,967

- **Cost drivers for Jefferson: Reconstruction of duct-bank and re-routing of underground utilities; incorporation of childrens area custom millwork.**
- **Project status: Construction 98% complete; scheduling final inspections and shelf & collection installation. Ribbon-cutting scheduled for 10/15/22.**

JEFFERSON BRANCH



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CONSTRUCTION UPDATES JEFFERSON



HOUGH BRANCH (New Bldg)

FMP Cost Estimate (2/19): \$4,600,000

FMP Bond Issuance Cost Estimate (8/19): \$4,871,654

Design Development Cost Estimate (2/21): \$5,107,027

Board Approved Budget at GMP (7/21): \$5,754,048

Updated Project Cost: \$5,810,048

- **Cost drivers for Hough: Construction market cost escalation impacted bidding.**
- **Project status: Construction 95% complete; contractors are completing punchlist, scheduling final inspections and shelf & collection installation. Ribbon-cutting scheduled for 11/12/22.**

HOUGH BRANCH



CONSTRUCTION UPDATES HOUGH



WEST PARK BRANCH

FMP Cost Estimate (2/19): \$4,700,000

FMP Bond Issuance Cost Estimate (8/19): \$4,958,108

Design Development Cost Estimate (2/21): \$5,089,928

Board Approved Budget at GMP (7/21): \$5,186,299

Updated Project Cost (2/22): \$5,329,779

- **Cost drivers for West Park: Roof asbestos remediation, interiors plaster condition, elevator foundation and water table**
- **Project status: Construction 92% complete; contractors are finishing interior renovations and completing site improvements. Ribbon-cutting scheduled for 12/17/22.**

WEST PARK BRANCH (Reno + Expansion)



CONSTRUCTION UPDATES WESTPARK



WOODLAND BRANCH (New Bldg)

FMP Cost Estimate (2/19): \$2,600,000 (Renovation)

FMP Bond Issuance Cost Estimate (8/19): \$4,236,410 (Neighborhood Branch)

Design Development Cost Estimate (2/21): \$5,683,315 (Community Hub)

Board Approved Budget at GMP (7/21): \$7,526,093 (incl. Campus Improves)

Updated Project Cost (4/22): \$7,969,156

- **Cost drivers for Woodland: Below-ground obstructions, soils remediation, storm-water management enhancements, connections to City infrastructure, Cleveland Land Bank property acquisition costs**
- **Project status: Construction 80% complete and ongoing. Tentative Opening Feb. 2023**

WOODLAND BRANCH



CONSTRUCTION UPDATES WOODLAND BRANCH



CENTRAL DISTRIBUTION FACILITY (Reno + Expansion of old Branch Bldg)

FMP Cost Estimate (2/19): \$7,800,000 (incl. Book Storage)

FMP Bond Issuance Cost Estimate (8/19): \$6,267,500 (w/o Book Storage)

Design Development Cost Estimate (2/21): \$6,663,940 (incl. AMH)

Board Approved Budget at GMP (7/21): \$6,938,566

Updated Project Cost (4/22): \$7,347,966

- **Cost drivers for CDF: Floor slab repairs and re-leveling, vehicle collision damage, enhanced security costs resulting from break-ins, power/telecommunications pole and infrastructure relocations, structural repairs and HVAC rooftop relocations**
- **Project status: Construction 75% complete and ongoing. Tentative Opening Feb. 2023**

WOODLAND BRANCH & CENTRAL DISTRIBUTION FACILITY



CONSTRUCTION UPDATES CENTRAL DISTRIBUTION FACILITY



LORAIN BRANCH (Reno + Expansion)

FMP Cost Estimate (2/19): \$3,100,000

FMP Bond Issuance Cost Estimate (8/19): \$3,337,535

Design Development Cost Estimate (7/21): \$3,469,501

Board Approved Budget at GMP (10/21): \$3,799,503

Updated Project Cost (9/22): \$3,799,503

- **Cost drivers for Lorain: Asbestos remediation incorporated into construction documents. No budget growth since GMP.**
- **Project status: Construction 70% complete and ongoing; contractor has framed and roofed building addition and is constructing new plaza. Tentative Opening Feb. 2023**

LORAIN BRANCH



CONSTRUCTION UPDATES LORAIN



EASTMAN BRANCH (Renovation)

FMP Cost Estimate (2/19): \$2,500,000

FMP Bond Issuance Cost Estimate (8/19): \$2,749,966

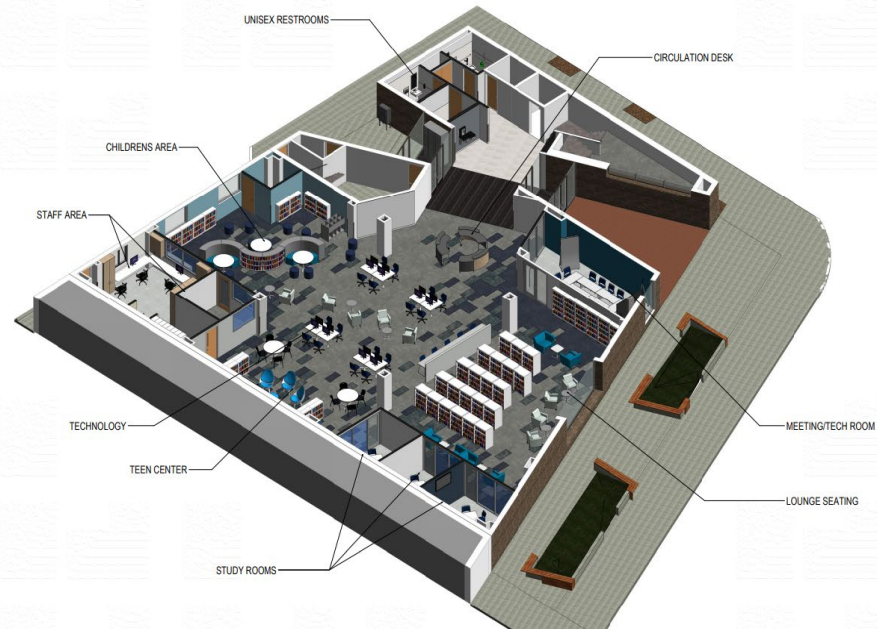
Design Development Cost Estimate (10/21): \$2,927,593

Board Approved Budget at GMP (12/21): \$3,041,107

Updated Project Cost (7/22): \$3,134,348

- **Cost drivers for Eastman: HVAC controls integration, structural repairs.**
- **Project status: Construction 65% complete and renovations are ongoing. Tentative Opening March 2023**

EASTMAN BRANCH



CONSTRUCTION UPDATES EASTMAN



BROOKLYN BRANCH (Renovation)

FMP Cost Estimate (2/19): \$1,800,000

FMP Bond Issuance Cost Estimate (8/19): \$1,941,382

Design Development Cost Estimate (2/22): \$2,415,217

Board Approved Budget at GMP (5/22): \$2,569,785

Updated Project Cost (9/22): \$2,569,785

- **Cost drivers for Brooklyn: Construction market cost escalation during design and bidding. There has been no budget growth since GMP was approved.**
- **Project status: Construction 25% complete and renovations are ongoing. Tentative Opening Spring-Summer 2023**

BROOKLYN BRANCH (Renovation)



CONSTRUCTION UPDATES BROOKLYN



ROCKPORT BRANCH (New Bldg)

FMP Cost Estimate (2/19): \$6,500,000

FMP Bond Issuance Cost Estimate (8/19): \$7,086,918

Design Development Cost Estimate (2/22): \$7,918,399

Board Approved Budget at GMP (7/22): \$8,635,042

Updated Project Cost (9/22): \$8,635,042

- **Cost drivers for Rockport: Market cost escalation during pre-construction phase.**
- **Project status: Groundbreaking ceremony held August 27. Contractor will mobilize for construction October 2022, new building complete by early 2024 followed by demolition of existing building.**

ROCKPORT BRANCH



MLK BRANCH (New Joint-Use Bldg)

FMP Cost Estimate (2/19): \$10,000,000 (note: CPL costs shown do not include \$5.2M sale price of current MLK Branch and property which is incorporated into project budget)

FMP Bond Issuance Cost Estimate (8/19): \$10,100,000

Design Development Cost Estimate (11/20): \$14,048,879

Board Approved Budget at GMP (4/22): \$14,701,486

Updated Project Cost (9/22): \$14,701,486

- **Cost drivers for MLK: Market cost escalation during pre-construction phase.**
- **Project status: Groundbreaking ceremony held 8/20/22. Construction of foundation and podium ongoing. Library infill construction to commence Nov. 2022. Project completion and branch opening tentatively scheduled for April 2024.**

MARTIN LUTHER KING JR. BRANCH



CONSTRUCTION UPDATES - MLK



WALZ BRANCH (New Joint-Use Bldg)

FMP Cost Estimate (2/19): \$6,500,000

FMP Bond Issuance Cost Estimate (8/19): \$6,891,866

Design Development Cost Estimate (11/20): \$8,065,894

Board Approved Budget at GMP (4/22): \$8,600,000 (estimated; GMP not complete)

Updated Project Cost (9/22): Pending finalization of GMP

- **Cost drivers for Walz: Market cost escalation during pre-construction phase, increased design complexity due to joint-use construction.**
- **Project status: Cleveland Landmarks/Planning has approved design; initial bidding complete but over budget; architects incorporating building envelope and foundation enhancements; CDO evaluating funding options for Karam apartments portion of project; targeting Library GMP by Oct. 2022 Board of Trustees. Construction duration 15 months.**

WALZ BRANCH



FMP GROUP 1 COST SUMMARY

FMP GROUP 1 BUDGET AT BOND ISSUANCE: \$62.5M

FMP GROUP 1 ANTICIPATED COSTS (9/22): \$70.5M

TOTAL COST ESCALATION: \$8M (13% Increase)

GROUP 1 FUNDING STRATEGY: FULLY EXPEND \$62.5M BOND PROCEEDS, THEN DRAW FROM CAPITAL RESERVES (CPL BUILDING & REPAIR FUND) TO COVER THE COST INCREASES.

GROUP 2: TENTATIVE SCHEDULE 2024-2029; FMP ANTICIPATED BUDGET OF \$41M, BUT PROJECT SCOPES WILL NEED TO BE VALIDATED AND RE-ESTIMATED IN CONSIDERATION OF CURRENT COSTRUCTION AND BORROWING MARKET CONDITIONS.



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Questions?