

**CLEVELAND PUBLIC LIBRARY**

**Finance Committee**

January 15, 2019

**RESOLUTION ACCEPCTING BIDS AND AWARDING CONTRACTS FOR FAÇADE  
CLEANING AND RESTORATION AT THE MAIN LIBRARY AND LOUIS STOKES  
WING**

WHEREAS, On June 19, 2018, the Board of Trustees of the Cleveland Public Library authorized the Library to enter into an agreement with Taylor Consulting Group, LLC to prepare specifications and bidding documents, assist with bidding, and to perform contract administration services in connection with the Main library and Louis Stokes Wing façade cleaning and restoration project; and

WHEREAS, On November 14, 2018 and November 21, 2018, a Notice to Bidders was published in the Cleveland Plain Dealer requesting bids for construction of the additional parking lot, a copy of which is attached to this Resolution; and

WHEREAS, Sealed bids were received for the Main library and Louis Stokes Wing façade cleaning and restoration project by 12:00 Noon (local time) on December 12, 2018 from the following contractors: Coon Restoration & Sealants, Inc.; Mid-State Restoration, Inc.; The M-A Building and Maintenance Company; Lou Ritenour Decorators, Inc. dba WR Restoration; and Cleveland Building Restoration LLC. A summary of the amount of all base bids and alternate bid items submitted by all bidders is attached to this Resolution; and

WHEREAS, The Library Administration, with the assistance and advice of Taylor Consulting, has tabulated the bids received on December 12, 2018, evaluated the bids as to compliance with the specifications and bid documents as written, and investigated responsiveness and responsibility of the lowest bidders; and

WHEREAS, The Library Administration has determined that the Library will pay the lowest price for the façade cleaning and restoration project by awarding separate contracts for the Main library and Louis Stokes Wing, and therefore, the Library Administration and Taylor Consulting has recommended two lowest, responsible bidders for the Main library and Louis Stokes Wing façade cleaning and restoration project; now therefore be it

RESOLVED, That the Board of Trustees of the Cleveland Public Library approves the opening of the sealed bids by the Fiscal Officer, and hereby accepts the recommendation of the Library Administration and awards a contract for the façade cleaning and restoration, with alternates 2, 5, & 6, of the Main library to The M-A Building and Maintenance Company, which this Board determines is the lowest, responsible bidder for the portion of the project to be performed at the Main library with alternates 2, 5 & 6, for the total expenditure of \$278,250.00 being charged to the Building and Repair Fund Account 40190103-53340 (Building Maintenance); and be it further

RESOLVED, That the Board of Trustees of the Cleveland Public Library approves the opening of the sealed bids by the Fiscal Officer, and hereby accepts the recommendation of the Library Administration and awards a contract for the façade cleaning and restoration, with alternates 3 & 4, of the Louis Stokes Wing to Cleveland Building Restoration LLC, which this Board determines is the lowest, responsible bidder for the portion of the project to be performed at the Louis Stokes Wing with alternates 3 & 4, with the total expenditure of \$167,757.00 being charged to the Building and Repair Fund Account 40190103-53340 (Building Maintenance); and be it further

RESOLVED, That the Executive Director, CEO, or his designee is hereby authorized to negotiate and execute such contracts for the above awarded bid packages, and to execute such other instruments or documents as may be necessary or appropriate to effectuate the terms of this Resolution, subject to the approval of the Chief Legal Officer.

**CLEVELAND PUBLIC LIBRARY  
NOTICE TO BIDDERS**

Sealed bids will be received by the Cleveland Public Library, at the Tenth Floor Board Room in the Louis Stokes Wing of the Cleveland Public Library Main Branch at 525 Superior Avenue NE, Cleveland, Ohio, (Mailing Address 325 Superior Avenue NE, Cleveland, Ohio 44114), until **12:00PM noon**, current local time as determined by the Board Room clock, on **Wednesday, December 12, 2018**, and will be opened and read publicly immediately thereafter, for furnishing the material and performing the labor for the execution of the Cleveland Public Library Main Building & Louis Stokes Building Façade Cleaning Project, in accordance with the Drawings and Specifications prepared by Taylor Consulting Group, dated November 12, 2018.

The Project consists of cleaning the façade and windows of the Cleveland Public Library's Main Building and Louis Stokes Building, and performing tuck pointing services.

Copies of the contract documents may be obtained, for the cost of reproduction and handling, directly from the printer at:

ARC  
3666 Carnegie Avenue  
Cleveland, Ohio 44115  
(p) 216-281-1234  
(f) 216-281-7607  
(e) [cleveland.csr@e-arc.com](mailto:cleveland.csr@e-arc.com)  
<http://www.e-arc.com/>

Bidders may review copies of the contract documents at the following locations:

Dodge McGraw Hill Construction  
Independence/Cleveland  
7055 Engle Road  
Cleveland, Ohio 44130  
1-440-243-6144

The Builders Exchange, Inc.  
9555 Rockside Road  
Suite 300  
Valley View, OH 44125  
(216) 393-6300 - Local  
(866) 907-6300 - Toll Free

A **mandatory** pre-bid meeting and site visit will be held on Wednesday, November 28, 2018 at 11:00AM. The meeting will be held at the Louis Stokes Building at 525 Superior Avenue, NE, Cleveland, Ohio, Second Floor Meeting Room "B".

All questions concerning the project should be directed to Eric Herman, Cleveland Public Library, Capital Project Manager, 325 Superior Avenue, Cleveland Ohio 44114, at [eric.herman@cpl.org](mailto:eric.herman@cpl.org) or 216-706-2025.

**PREVAILING WAGE RATES ARE APPLICABLE TO THE CONTRACT.**

All Proposed Substitutions for a Standard shall be submitted to Kurtis Taylor, Taylor Consulting Group, at [ktaylor@tcgroupdesign.com](mailto:ktaylor@tcgroupdesign.com) or 216-543-2613 not later than five (5) days prior to the bid opening for review by the Library. If no Addendum is issued accepting the Proposed Substitution as an Approved Equal, the Proposed Substitution shall be considered rejected.

**Subcontract agreements must comply with State of Ohio Subcontract form #C19-00 52 14 which is contained in the Bid package.**

APPROVED FOR PUBLICATION

In the Plain Dealer on November 14, 2018 and November 21, 2018

CLEVELAND PUBLIC LIBRARY

By: \_\_\_\_\_

Name: Carrie Krenicky

Title: Chief Financial Officer

OPTION A: BASE BID ITEM 1 & ALTERNATE 1		COON RESTORATION & SEALANTS	MID STATE RESTORATION	M-A BUILDING & MAINTENANCE	RITENOUR GROUP dba WR RESTORATION	CLEVELAND BUILDING RESTORATION
ITEM 1:	Main Building & Louis Stokes Building Façade Cleaning Project	\$394,666.00	\$470,644.00	\$410,250.00	\$598,020.00	\$474,050.00
ALTERNATE 1:	Main Building & Louis Stokes Building Window Cleaning	\$37,000.00	\$32,480.00	\$41,000.00	\$35,938.00	\$43,719.00
<b>TOTAL BASE BID 1 &amp; ALTERNATE 1</b>		<b>\$431,666.00</b>	<b>\$503,124.00</b>	<b>\$451,250.00</b>	<b>\$633,958.00</b>	<b>\$517,769.00</b>

OPTION B: BASE BID ITEM 2 & ALTERNATE 2		COON RESTORATION & SEALANTS	MID STATE RESTORATION	M-A BUILDING & MAINTENANCE	RITENOUR GROUP dba WR RESTORATION	CLEVELAND BUILDING RESTORATION
ITEM 2:	Main Building Façade Cleaning Project	No Bid	\$273,378.00	\$246,750.00	\$393,690.00	\$338,050.00
ALTERNATE 2:	Main Building Window Cleaning	\$14,000.00	\$14,672.00	\$18,000.00	\$16,062.00	\$22,572.00
<b>SUBTOTAL BASE BID 2 &amp; ALTERNATE 2</b>		<b>Incomplete Bid</b>	<b>\$288,050.00</b>	<b>\$264,750.00</b>	<b>\$409,752.00</b>	<b>\$360,622.00</b>

OPTION B: BASE BID 3 & ALTERNATE 3		COON RESTORATION & SEALANTS	MID STATE RESTORATION	M-A BUILDING & MAINTENANCE	RITENOUR GROUP dba WR RESTORATION	CLEVELAND BUILDING RESTORATION
ITEM 3:	Louis Stokes Building Façade Cleaning Project	No Bid	\$203,683.00	\$165,000.00	\$206,080.00	\$137,050.00
ALTERNATE 3:	Louis Stokes Building Window Cleaning	\$23,000.00	\$18,760.00	\$23,000.00	\$20,938.00	\$21,147.00
<b>SUBTOTAL BASE BID 3 &amp; ALTERNATE 3</b>		<b>Incomplete Bid</b>	<b>\$222,443.00</b>	<b>\$188,000.00</b>	<b>\$227,018.00</b>	<b>\$158,197.00</b>
<b>TOTAL OF LOW FOR BASE BID 2 &amp; ALTERNATE 2 &amp; BASE BID 3 &amp; ALTERNATE 3 (M-A &amp; CBR RESPECTIVELY)</b>				<b>\$422,947.00</b>		

Taylor Consulting Group, LLC  
 PO Box 1570  
 Mentor, OH 44061  
 Phone: 216-543-2613  
 Fax: 440-209-9841  
 Email: ktaylor@tcgroupdesign.com



Cleveland Public Library  
Main Building Louis Stokes Building  
Facade Cleaning Project

BID OPENING  
12/12/18  
12:00 P.M.

OPTION C: BASE BID 1 WITH ALTERNATES 1, 4, 5 & 6		COON RESTORATION & SEALANTS	MID STATE RESTORATION	M-A BUILDING & MAINTENANCE	RITENOUR GROUP dba WR RESTORATION	CLEVELAND BUILDING RESTORATION
ITEM 1:	Main Building & Louis Stokes Building Façade Cleaning Project	\$394,666.00	\$470,644.00	\$410,250.00	\$598,020.00	\$474,050.00
ALTERNATE 1:	Main Building & Louis Stokes Building Window Cleaning	\$37,000.00	\$32,480.00	\$41,000.00	\$35,938.00	\$43,719.00
ALTERNATE 4:	Eastman Reading Garden Clean & Seal Pavers	\$44,550.00	\$8,316.00	\$22,000.00	\$8,510.00	\$9,560.00
ALTERNATE 5:	Main Building Stair Caulking	\$7,200.00	\$5,950.00	\$3,500.00	\$6,225.00	\$4,310.00
ALTERNATE 6:	Main Building Brett Hall Window Cleaning	\$3,000.00	\$1,850.00	\$10,000.00	\$6,250.00	\$3,000.00
<b>TOTAL BASE BID 1 &amp; ALTERNATES 1, 4, 5 &amp; 6</b>		<b>\$486,416.00</b>	<b>\$519,240.00</b>	<b>\$486,750.00</b>	<b>\$654,943.00</b>	<b>\$534,639.00</b>

OPTION D: BASE BID 2 WITH ALTERNATES 2, 5 & 6		COON RESTORATION & SEALANTS	MID STATE RESTORATION	M-A BUILDING & MAINTENANCE	RITENOUR GROUP dba WR RESTORATION	CLEVELAND BUILDING RESTORATION
ITEM 2:	Main Building Façade Cleaning Project	No Bid	\$273,378.00	\$246,750.00	\$393,690.00	\$338,050.00
ALTERNATE 2:	Main Building Window Cleaning	\$14,000.00	\$14,672.00	\$18,000.00	\$16,062.00	\$22,572.00
ALTERNATE 5:	Main Building Stair Caulking	\$7,200.00	\$5,950.00	\$3,500.00	\$6,225.00	\$4,310.00
ALTERNATE 6:	Main Building Brett Hall Window Cleaning	\$3,000.00	\$1,850.00	\$10,000.00	\$6,250.00	\$3,000.00
<b>SUBTOTAL BASE BID 2 &amp; ALTERNATES 2, 5 &amp; 6</b>		<b>Incomplete Bid</b>	<b>\$295,850.00</b>	<b>\$278,250.00</b>	<b>\$422,227.00</b>	<b>\$367,932.00</b>

OPTION D: BASE BID 3 WITH ALTERNATES 3 & 4		COON RESTORATION & SEALANTS	MID STATE RESTORATION	M-A BUILDING & MAINTENANCE	RITENOUR GROUP dba WR RESTORATION	CLEVELAND BUILDING RESTORATION
ITEM 3:	Louis Stokes Building Façade Cleaning Project	No Bid	\$203,683.00	\$165,000.00	\$206,080.00	\$137,050.00
ALTERNATE 3:	Louis Stokes Building Window Cleaning	\$23,000.00	\$18,760.00	\$23,000.00	\$20,938.00	\$21,147.00
ALTERNATE 4:	Eastman Reading Garden Clean & Seal Pavers	\$44,550.00	\$8,316.00	\$22,000.00	\$8,510.00	\$9,560.00
<b>SUBTOTAL BASE BID 3 &amp; ALTERNATES 3 &amp; 4</b>		<b>Incomplete Bid</b>	<b>\$230,759.00</b>	<b>\$210,000.00</b>	<b>\$235,528.00</b>	<b>\$167,757.00</b>
<b>TOTAL OF LOW FOR BASE BID 2 &amp; ALTERNATES 2, 5 &amp; 6 &amp; BASE BID 3 &amp; ALTERNATES 3 &amp; 4 (M-A &amp; CBR RESPECTIVELY)</b>				<b>\$446,007.00</b>		

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Cleveland Public Library  
Main Building Louis Stokes Building  
Facade Cleaning Project

BID OPENING  
12/12/18  
12:00 P.M.

BASE BIDS		COON RESTORATION & SEALANTS	MID STATE RESTORATION	M-A BUILDING & MAINTENANCE	RITENOUR GROUP dba WR RESTORATION	CLEVELAND BUILDING RESTORATION
ITEM 1:	Main Building & Louis Stokes Building Façade Cleaning Project	\$394,666.00	\$470,644.00	\$410,250.00	\$598,020.00	\$474,050.00
ITEM 2:	Main Building Façade Cleaning Project	No Bid	\$273,378.00	\$246,750.00	\$393,690.00	\$338,050.00
ITEM 3:	Louis Stokes Building Façade Cleaning Project	no Bid	\$203,683.00	\$165,000.00	\$206,080.00	\$137,050.00
ADDENDUM #1 MARKED ON BID FORM:						
BID BOND SUBMITTED:						
ALTERNATE 1:	Main Building & Louis Stokes Building Window Cleaning	\$37,000.00	\$32,480.00	\$41,000.00	\$35,938.00	\$43,719.00
ALTERNATE 2:	Main Building Window Cleaning	\$14,000.00	\$14,672.00	\$18,000.00	\$16,062.00	\$22,572.00
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