

CLEVELAND PUBLIC LIBRARY

Special Board Meeting

August 9, 2018

**RESOLUTION AUTHORIZING PRELIMINARY AGREEMENT WITH JKURTZ
ARCHITECTS LTD AND SO-IL OFFICE LTD FOR PROFESSIONAL DESIGN
SERVICES FOR MARTIN LUTHER KING, JR. BRANCH**

WHEREAS, On June 15, 2018, the Board of Trustees of the Cleveland Public Library approved the selection of SO-IL + JKURTZ as the top-ranked, most qualified firms to provide design services for the design and construction of the new Martin Luther King, Jr. Branch, and authorized the Executive Director to enter into negotiations for an agreement; and

WHEREAS, Library Administration has determined that it is necessary and advisable to enter into a preliminary agreement with SO-IL + JKURTZ to perform certain pre-design and community engagement services which will assist in evaluating the competition design scheme, refining the conceptual design, and defining the scope of services to be performed by SO-IL + JKURTZ in the full service design contract; and

WHEREAS, SO-IL + JKURTZ have submitted a proposal for a three-month long research, feedback, and development coordination phase which will focus on developer input and coordination, library programming and service delivery, and community outreach and coordination, for a total fee of \$103,525 plus reimbursable expenses estimated at \$6,500. Additionally, SO-IL + JKURTZ would credit 50% of their fee (\$51,762.50) toward the cost of schematic design; and

WHEREAS, This Board finds that the fee is fair and reasonable; now therefore be it

RESOLVED, That the Board of Trustees authorizes the Executive Director, CEO or his designee, to negotiate and execute an agreement with SO-IL Office Ltd. and/or JKURTZ Architects Ltd., in an amount not-to-exceed \$110,025, upon such terms and conditions as are approved by the Library's Chief Legal Officer, and such other documents as are necessary or appropriate to effectuate the preliminary agreement in accordance with this Resolution, with the expenditure of \$110,025 being charged to the Building and Repair fund account 40176705-55300-10767 (Construction/Improvements).

Jeremiah Swetel, COO
Cleveland Public Library

RE: Cleveland Public Library
Martin Luther King Jr. Branch
Design Reboot Proposal

Mr. Swetel,

We are honored to have been chosen as the successful design team for the Martin Luther King Jr. Branch Library. It is a critical project and one which will be transformative for our team, the library, and the communities it serves.

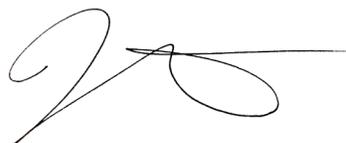
We are pleased to provide this proposal for 'Design Reboot' services for the new library branch on Euclid Avenue. This proposal assumes our successful competition scheme is the launching point for our collaboration with the Library and stakeholders to begin design services in earnest. This limited services proposal is assigned as an interim step to executing a full service design contract for the MLK Library project.

This proposal envisions a 3-month long research, feedback, and development coordination phase with the purposes of re-setting our competition scheme to meet the most up-to-date thinking on the part of the Library, the developer, and the community. This proposal focuses on 3 concurrent work efforts, each of which will be synthesized into a final design solution at the conclusion of this phase.

The three trajectories are developer input and coordination, library programming and service delivery, and community outreach and inclusion. Reinforcing our belief that the best outcome is a fully integrated solution, we see this 3-month study as an opportunity to strengthen the partnership between CPL, MDP, and the community by working through the many integration and coordination requirements of both the tower development and CPL, in addition to fielding and addressing wishes and concerns of local groups. All parties will be able to use this process to further clarify their particular scope for design services and requirements for achieving a mutually beneficial model of integration.

We hope you will find the following outline of services commensurate with your expectation and we are looking forward to our next step in this process. Please contact me with any questions or concerns.

Sincerely,



Jonathan Kurtz,
Principal, JKURTZ
jk@jonathankurtz.com



Jing Liu
Principal, SO-IL
liu@so-il.org

Design Team:

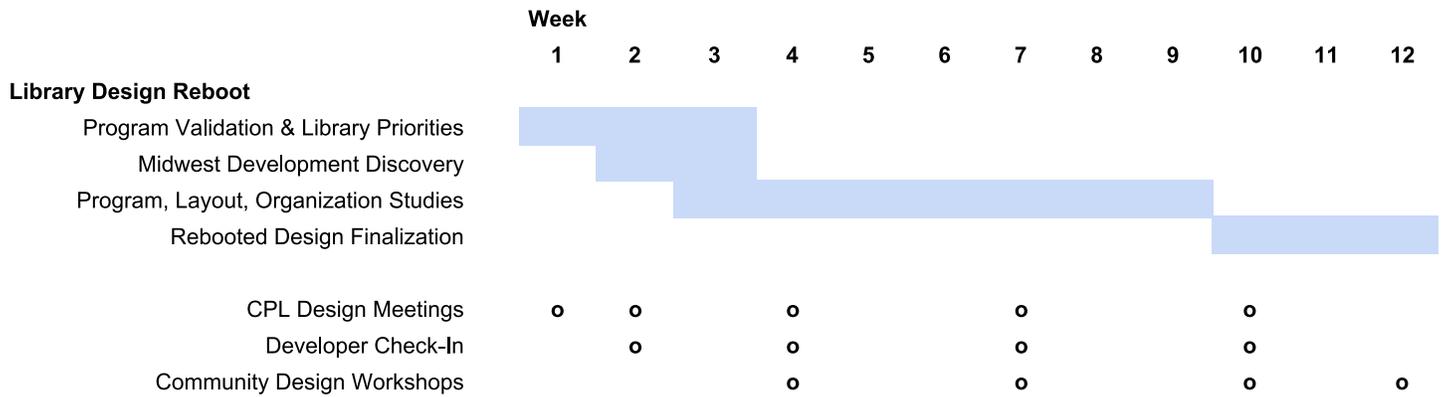
Our team is uniquely positioned to lead this project to success. We have a record of realizing innovative projects that are catalysts for learning, arts, community and urban development across all scales.

We have assembled the following team and have itemized the design services each firm will provide:

| | |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SO-IL | Lead Design Architecture Interior Design Specifications FF&E Landscape |
| JKURTZ | Associate Design Architect of Record Interior Design Specifications Landscape |
| GPD | Structural Engineering Mechanical Electrical, and Plumbing Engineering Civil Engineering Fire Protection/ Life Safety Architectural Peer Review Sustainability [LEED] |
| Brightspot Strategy | Library User Experience & Service Strategy |
| Tec Studio | Lighting Consultant A/V Data/Telecom Security |
| Nesnadny + Schwartz | Wayfinding Identity Graphics Exhibits |
| | Acoustics |

*Services in light grey are not included in design reboot phase

Design Reboot Schedule



The goals of the design reboot stage are to 1) further refine programmatic and operational needs of the MLK Jr. Branch and CPL, 2) generate and integrate design feedback from the community of users, and 3) establish mutually agreeable design guidelines for the Midwest Development project to ensure the CPL's needs are met in this complex project.

There are four general tasks to be completed during the design reboot's twelve weeks: validate library space requirements and priorities (Program Validation and Library Priorities); continue conversations with Midwest Development to learn and discover their project status and how they affect the MLK Branch design (Midwest Development Discovery); analyzing and integrating new discoveries and feedback into the design; and finalizing the conceptual design of the Library. Design workshops with the CPL, Midwest Development, and the user community will be held throughout the process, culminating in a final "rebooted design reveal" at the end of the twelve weeks.

We will engage our engineering specialists on a limited basis but with sufficient involvement as to collaborate in several work-sessions and provide feedback. Engineering emphasis at this phase will be placed on structural and site utilities confirmation and dialogue.



Midwest Development (MDP) Discovery

Weeks 2-3

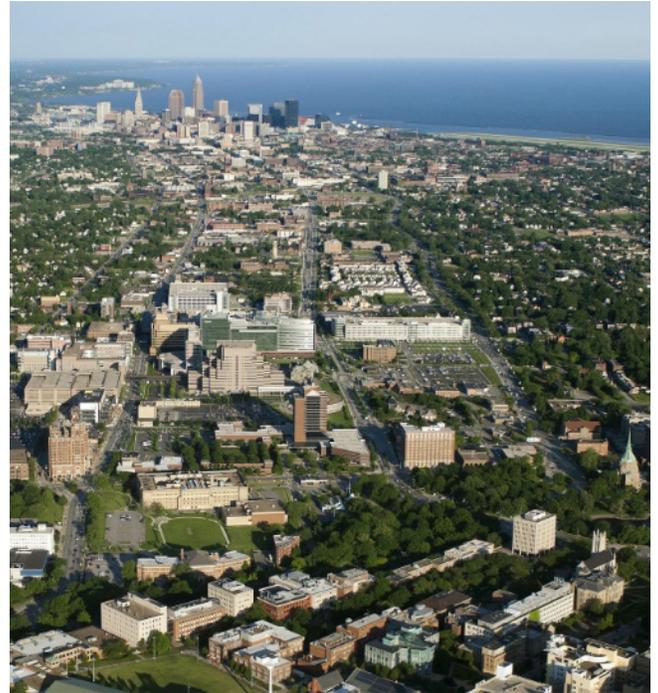
Meetings with MDP: 1

Concurrently, the team will interface with Midwest Development Partners to remain aware of any recent developments in the design of the residences above the Library, and overall development plans on the block. The team will also take this opportunity, early in the process, to communicate the CPL's and the MLK Jr. Branch's key design goals as it relates to the entire development.

Agenda items:

- Review space and program needs for tower ground floor
- Site and massing review/access/flow site diagrams
- Discuss service and utilities approach with GPD engineering and MDP
- All parties work-session to:
 - Understand Tower ground floor program, utilities information, site information, site plans, etc.
 - Review potential structural approaches, benefits and drawbacks
 - Discuss access and security, public and service demands relating to both entities

Desired Outcome(s): Mutual understanding of benefits and drawbacks of issues both parties itemized in the agenda. Agreement on 1-2 directions for further study regarding site organization, flow, service, and public/private access. Identification of additional information required to establish direction on structural and site direction.



Program, Layout, Organization Studies

Weeks 3-9

Meetings with CPL: 3

Meetings with MDP: 3

Meetings with Community: 3

During this phase, the team will refine the architecture to meet goals and guidelines set forth in the Program Validation and Discovery stages. The process includes a series of meetings with the CPL to discuss and select design options; meetings with Midwest to communicate the design decisions, and ensure their progress does not jeopardize the architecture or future operations of the Branch; and the user community to garner feedback on the designs developed with the CPL.

The first community-wide meeting will aim to understand the goals, aspirations, and pride of the community members, and how the Branch might address them. Discussions may also address how the users can utilize the spaces and services. We think it will also be important at this kick-off to restate the goals of the project, present the service model and initial thoughts on the facility design based on the feedback during the competition phase. We suggest creating an Online platform (Facebook) that allows for surveys and community feedback to give voice to those unable to attend the meetings. Designs affected by the discussion will be explored with the CPL soon after, and MDP will remain informed.

The second and third community meetings will be focused group workshops targeting specific needs of the users. They may include workshops with the elderly from Fenway and Judson Manors, John Hay and other students, and organizations that use the meeting rooms. The team will use the outcomes of these workshops to create a comprehensive usage profile for the Branch and integrate the findings into the architecture.

Agenda items [CPL+MDP]:

- Review recommendation for site and ground floor layout
- Review CMR implications and project phasing [if any] which may impact final layout decisions
- Identify service, maintenance, liability, and economic responsibility concerns to be negotiated in order to resolve integrated urban site solution
- Begin delineation of scope between Tower and Library responsibilities with a focus on scope clarity for design services to be rendered

Desired Outcome(s): Ground floor program validation, General agreement on site and ground floor approach [final layout notwithstanding], Identification of specific components that will not be able to be committed to prior to commencement of Schematic Design, Identification of any approach or configuration that may require further review by the city and/or deviate from the current terms of understanding



Rebooted Design Finalization

Weeks 10-12

Meetings with CPL: 0

Meetings with MDP: 0

Meetings with Community: 1

Following design workshops series, the team will create a rebooted design based on the feedback from the CPL, MDP and the community. We anticipate hosting a final public "Design Reveal" at the end of the twelve weeks, with announcements sent online and by mail to the surrounding zip codes. At the final presentation, the team will present the changed design, the feedback, and how the community helped shape it. Presentation materials will include a digital presentation, boards, and a physical model to clearly communicate the design.

As the design reboot also involved Midwest Development Partners, we suggest taking this opportunity to also present the design of the residential tower above the library. Specifically, we imagine addressing the design of the tower, and how it is not overly imposing, or overshadows the library.

Agenda:

- Review refined recommended approach to site and ground floor layout
- Midwest to identify unknowns which may further impact macro-scale planning decisions
- Progress update on components which should be set prior to beginning SD
- CMR progress, phasing, if any
- CPL and MDP discuss proposals for resolving service, maintenance, liability, and economic responsibility concerns to develop the preferred integrated urban site solution
- Scope clarification between Tower and Library responsibilities
- Review proposed concept design to take into SD

Desired Outcome(s): Agreement on approach to tower and Library design and integration model, identification of issues not yet resolved with agreement they can be resolved in SD, consensus on site and ground floor design, agreement on approach to utilities and service for complete building [Tower + Library, what can be combined and what must be separate, utilities, metering, etc.], Commitment to degree of integration and/or separation of ground floor scope



After The Design Reboot

After the final reveal of the rebooted design, we will continue working closely with the CPL to refine the design of the MLK Jr. Branch at a granular level—interior finishes, furniture, etc. Other design and administrative issues that involve Midwest Development Partners will also need to be addressed. They include, but are not limited to:

- East side outdoor plaza
- Parking garage, and overall project schedules
- Designer and engineering coordination
- Economic efficiencies in construction (e.g. building the foundation for both projects once)
- CMR selection



Project Fees

| | |
|-----------------------------------------------------------------------------------------|--------------|
| Proposed Design Fee [hourly not-to-exceed value] | \$103,525 |
| Project Reimbursable Costs | est. \$6,500 |
| 50% of the Proposed Design Fee above shall be credited toward the schematic design fee. | |

Fee by discipline for this phase:

| | |
|---------------------------------------------------------------|----------|
| Architecture + interiors + landscape [SO-IL + JKURTZ] | \$65,000 |
| Structural [GPD] | \$7,650 |
| Mechanical + Plumbing [GPD] | \$5,680 |
| Electrical [GPD] | \$3,015 |
| Civil [GPD] | \$2,180 |
| Programming + User Experience + Service Strategy [Brightspot] | \$20,000 |

Billable Rates

| | <u>Role</u> | <u>2018Hrly rate</u> | | <u>Role</u> | <u>2018Hrly rate</u> |
|-------------------|-----------------------------|----------------------|------------------------------|----------------------------|----------------------|
| SO-IL | Principal: | \$325 | GPD | Project Management: | |
| | Sr. Associate: | \$210 | | Principal Project Manager | \$183 |
| | Associate: | \$180 | | Sr. Project Manager | \$171 |
| | Designer: | \$160 | | Project Manager | \$158 |
| | Intern: | \$90 | | Associate Project Manager | \$140 |
| | | | Project Administrator | \$107 | |
| JKURTZ | Principal: | \$225 | | Design: | |
| | Associate: | \$160 | Principal Architect/Engineer | \$177 | |
| | Designer: | \$135 | Senior Architect/Engineer | \$164 | |
| | Intern: | \$85 | Project Architect/Engineer | \$152 | |
| | | | Associate Architect/Engineer | \$142 | |
| BRIGHTSPOT | Founder | \$450 | Design Architect/Engineer | \$129 | |
| | Director/Associate Director | \$300 | Staff Architect/Engineer | \$115 | |
| | Senior Strategist | \$225 | Architect/Engineer | \$105 | |
| | Strategist | \$150 | Architect/Engineer Intern | \$100 | |
| | | | Senior Designer | \$139 | |
| | | Project Designer | \$129 | | |
| | | Associate Designer | \$115 | | |
| | | Designer | \$107 | | |
| | | | Technical: | | |
| | | | Senior Technician | \$98 | |
| | | | Project Technician | \$85 | |
| | | | Associate Technician | \$77 | |
| | | | Technician | \$67 | |
| | | | Technician Intern | \$60 | |
| | | | Surveyor: | | |
| | | | Land Surveyor | \$125 | |
| | | | Party Chief | \$100 | |
| | | | Instrument Technician | \$81 | |
| | | | Survey Technician | \$72 | |
| | | | GIS | \$118 | |
| | | | Environmental: | | |
| | | | Principal Env. Scientist | \$177 | |
| | | | Env. Project Manager | \$140 | |
| | | | Env. Project Coordinator | \$118 | |
| | | | Senior Env. Scientist | \$91 | |
| | | | Env. Scientist II | \$78 | |
| | | | Env. Scientist I | \$62 | |
| | | | Geotechnical: | | |
| | | | Principal Geo. Engineer | \$177 | |
| | | | Senior Geo. Engineer | \$164 | |
| | | | Project Geo. Engineer | \$118 | |
| | | | Associate Geo. Specialist | \$101 | |
| | | | Geo. Specialist | \$92 | |
| | | | Geo. Drill Crew (2-person) | \$145 | |
| | | | Support: | | |
| | | | Project Aid | \$67 | |