

CLEVELAND PUBLIC LIBRARY

Finance Committee

February 18, 2020

RESOLUTION AUTHORIZING AMENDMENT TO AGREEMENT WITH BOSTWICK DESIGN PARTNERSHIP, INC. AND UBIQUITOUS DESIGN LTD FOR DESIGN SERVICES FOR THE WOODLAND BRANCH AND DISTRIBUTION FACILITY

WHEREAS, On September 26, 2019, the Board of Trustees of the Cleveland Public Library authorized the Executive Director to enter into an agreement with Bostwick Design Partnership, Inc. (in partnership with Ubiquitous Design LTD) (“Bostwick”) in an amount not-to-exceed \$363,310.00 for the design of the renovation of the Woodland Branch and \$586,700.00 for the design of the Woodland distribution facility, and the agreement was executed on November 4, 2019; and

WHEREAS, During the schematic design process, Bostwick and Library officials met with representatives of the Woodland community and determined that the community and needs of the Library would be best served by designing a new branch and renovating the existing branch to be a distribution facility with an adjacent 10,000 square foot building for book storage; and

WHEREAS, Due to the changes in design, Bostwick has revised its architect fees to include the 10,000 square foot storage building, increasing the total fee by \$493,750.00; and

WHEREAS, This Board finds that the increase in the fees 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 amendment to the agreement with Bostwick Design Partnership Inc. upon such terms and conditions as are approved by the Library’s Chief Legal Officer, increasing the architect fee by \$493,750.00 for a total contract amount not-to-exceed \$1,443,760.00, being charged to the Construction – Tax-Exempt fund account 40241105/40279905-55300 (Construction/Improvements); and further authorizes entering into such other documents or instruments as are necessary or appropriate to effectuate the amendment in accordance with this Resolution.

Design Services Fees and Project Cost - Attachment A

A/E	Bostwick Design Partnership + Ubiquitous Design	Date	2/14/2020 rev 3
Owner	Cleveland Public Library	Owner Project #	
Project	Woodland Branch + CDF + Collections Storage	BDP Project #	19047
Address	5806 Woodland Ave, Cleveland OH 44104		
Proposed SF *	10,000 SF Branch; +/- 21,000 SF CDF + 10,000 SF storage		

* SF as modified to provide new branch and renovated CDF

		Total	Individual Project Budgets for Reference		
		Budget + Fees	Original CDF	Original Branch	New Collection Stor.
Woodland Branch + CDF Construction Budget	Total combined budget	\$ 10,275,000.00	4,575,000.00	3,200,000.00	2,500,000.00
Woodland Branch + CDF FFE Budget	\$20/SF CC per CPL MP Budget + AMH allowance	\$ 1,830,000.00	550,000.00	280,000.00	1,000,000.00
Total Estimated Construction Budget	/SF /SF w FFE	\$ 12,105,000.00	5,125,000.00	3,480,000.00	3,500,000.00
A. Pre-Design Services and Fees					
	Notes				
1. Community Engagement at project initiation	2 public Sessions w/ Prof Hughes	\$ 17,000.00	8,000.00	9,000.00	0.00
2. Site visits to peer facilities	Accounted for in reimbursables	\$ 0.00	0.00	0.00	0.00
3. Programming	CDF concept and programming - NTE	\$ 42,250.00	7,250.00	0.00	35,000.00
4. AMH + Collection Management consultation	The Galecia Group - NTE	\$ 25,000.00	0.00	0.00	25,000.00
5.		\$ 0.00	0.00	0.00	0.00
	Subtotal A	\$ 84,250.00	15,250.00	9,000.00	60,000.00
B. Basic Services @ 9% of construction cost					
	Notes				
1. Schematic Design 25 %		\$ 272,362.50	115,312.50	78,300.00	78,750.00
2. Design Development 28 %		\$ 305,046.00	129,150.00	87,696.00	88,200.00
3. Construction Documents 21 %		\$ 228,784.50	96,862.50	65,772.00	66,150.00
4. Bidding / GMP Reconciliation 2 %		\$ 21,789.00	9,225.00	6,264.00	6,300.00
5. Construction 23 %		\$ 250,573.50	106,087.50	72,036.00	72,450.00
6. Closeout 1 %		\$ 10,894.50	4,612.50	3,132.00	3,150.00
7.		\$			
	Subtotal B	\$ 1,089,450.00	461,250.00	313,200.00	315,000.00
C. Additional Services					
	Notes				
1. Assistance with CM Selection	AIA B133 4.1.1 - not required per CPL	\$ 0.00	0.00	0.00	0.00
2. Programming	AIA B133 4.1.2 - CPL to provide program	\$ 0.00	0.00	0.00	0.00
3. Multiple Preliminary Designs	AIA B133 4.1.3 - up to 3 in Basic Svcs	\$ 0.00	0.00	0.00	0.00
4. Measured Drawings	AIA B133 4.1.4 - CPL to provide extg drawings	\$ 0.00	0.00	0.00	0.00
5. Existing Facilities Survey	AIA B133 4.1.5 - by CPL, see below	\$ 0.00	0.00	0.00	0.00
6. Site Evaluation and Planning	AIA B133 4.1.6 - only for extensive site planning	\$ 0.00	0.00	0.00	0.00
7. Building Information Modeling	AIA B133 4.1.7 - included in Basic Svcs	\$ 0.00	0.00	0.00	0.00
8. Civil Engineering	AIA B133 4.1.8 - included in Basic Svcs	\$ 0.00	0.00	0.00	0.00
9. Landscape design	AIA B133 4.1.9 - included in Basic Svcs	\$ 0.00	0.00	0.00	0.00
10. Architectural Interior Design	AIA B133 4.1.10 - included in Basic Svcs	\$ 0.00	0.00	0.00	0.00
11. Value Analysis	AIA B133 4.1.11	\$ 0.00	0.00	0.00	0.00
12. Detailed Cost Estimating	AIA B133 4.1.12 - included in Basic Svcs	\$ 0.00	0.00	0.00	0.00
13. On Site Project Representation	AIA B133 4.1.13	\$ 0.00	0.00	0.00	0.00
14. Conformed Construction Documents	AIA B133 4.1.14 - only if multiple bid packages	\$ 0.00	0.00	0.00	0.00
15. As-Designed Record Drawings	AIA B133 4.1.15 - included in Basic Svcs	\$ 0.00	0.00	0.00	0.00
16. As-Constructed Record Drawings	AIA B133 4.1.16 - not required per CPL	\$ 0.00	0.00	0.00	0.00
17. Post-Occupancy Evaluation	AIA B133 4.1.17 - post occ visit in Basic Svcs	\$ 0.00	0.00	0.00	0.00
18. Facility Support Services	AIA B133 4.1.18 - NA	\$ 0.00	0.00	0.00	0.00
19. Tenant-related Services	AIA B133 4.1.19 - NA	\$ 0.00	0.00	0.00	0.00
20. Coordination of Owner's Consultants	AIA B133 4.1.20 - not expected per CPL	\$ 0.00	0.00	0.00	0.00
21. Telecommunications / IT Design	AIA B133 4.1.21 - included in Basic Svcs	\$ 0.00	0.00	0.00	0.00
22. Security Evaluation and Planning	AIA B133 4.1.22 - provided by CPL	\$ 0.00	0.00	0.00	0.00
23. Commissioning	AIA B133 4.1.23 - by CPL, see below	\$ 0.00	0.00	0.00	0.00
24. Extensive Environmentally Responsible Design	AIA B133 4.1.24 - NA for branch	\$ 0.00	0.00	0.00	0.00
25. LEED Certification	AIA B133 4.1.25 - NA for branch	\$ 0.00	0.00	0.00	0.00
26. Historic Presevation	AIA B133 4.1.26 - NA	\$ 0.00	0.00	0.00	0.00
27. Furniture, Fixtures and Equipment Design	AIA B133 4.1.27 - included in Basic Services	\$ 0.00	0.00	0.00	0.00
28. Hazardous Materials Investigation	see below	\$ 0.00	0.00	0.00	0.00
29. Ongoing Community and Staff Engagement	CPL to lead, minimal effort	\$ 0.00	0.00	0.00	0.00
30.		\$ 0.00	0.00	0.00	0.00
	Subtotal C	\$ 0.00	0.00	0.00	0.00
	Total Design Services Fees (A + B + C)	\$ 1,173,700.00	476,500.00	322,200.00	375,000.00
D. Reimbursable Expenses - Budget					
	Notes				
1. Reimbursables and Contingency	5.0 % of fee per CPL LESS site visits	\$ 50,185.00	15,325.00	16,110.00	18,750.00
2. Advertising Expense	in above	\$ 0.00	0.00	0.00	0.00
3. Travel / Parking / Mileage, Misc	in above	\$ 0.00	0.00	0.00	0.00
4. Lodging	in above	\$ 0.00	0.00	0.00	0.00
5. Project Printing / Copy	0.05% of CC per CPL MP Budget - in above	\$ 0.00	0.00	0.00	0.00
6. Misc Reimbursables	Dayton / Cincinnati	\$ 8,500.00	8,500.00	0.00	0.00
7.		\$			
	Subtotal D	\$ 58,685.00	23,825.00	16,110.00	18,750.00
	Total Design Services Fees + Reimbursables (A + B + C + D)	\$ 1,232,385.00	500,325.00	338,310.00	393,750.00
E. Construction, Contingencies, Other Costs					
	Notes				
1. Estimated Construction Costs	From above	\$ 12,105,000.00	5,125,000.00	3,480,000.00	3,500,000.00
2. Site Survey	0.05% of CC per CPL MP Budget	\$ 6,052.50	2,562.50	1,740.00	1,750.00
3. Geotechnical + Subsurface Investigations	0.10% of CC per CPL MP Budget	\$ 12,105.00	5,125.00	3,480.00	3,500.00
4. Agency Approval Fees (Bldg Code)	0.25% of CC per CPL MP Budget	\$ 30,262.50	12,812.50	8,700.00	8,750.00
5. Construction Testing	0.40% of CC per CPL MP Budget	\$ 48,420.00	20,500.00	13,920.00	14,000.00
6. Printing Reimbursable	see Reimbursables above	\$ 0.00	0.00	0.00	0.00
7. Builder's Risk Insurance	0.14% of CC per CPL MP Budget	\$ 16,947.00	7,175.00	4,872.00	4,900.00
8. Professional Design Fees	see above	\$ 0.00	0.00	0.00	0.00
9. LEED Design Fees	see line 21 below	\$ 0.00	0.00	0.00	0.00
10. LEED Registration/Administration Fees	originally for CDF, will be applied to Branch	\$ 5,125.00	5,125.00	0.00	0.00
11. CMR Preconstruction	0.50% of CC per CPL MP Budget	\$ 60,525.00	25,625.00	17,400.00	17,500.00
12. CMR Construction Contingency	Included in CPL MP Construction Budget	\$ 0.00	0.00	0.00	0.00
13. CMR Fee	Included in CPL MP Construction Budget	\$ 0.00	0.00	0.00	0.00
14. Owner Contingency	5.0% of CC per CPL MP Budget	\$ 605,250.00	256,250.00	174,000.00	175,000.00
15. Miscellaneous	3.0% of CC per CPL MP Budget	\$ 363,150.00	153,750.00	104,400.00	105,000.00
16. Architectural / Engineering Fee Contingency	Allowance, any use requires CPL approval	\$ 80,000.00	30,000.00	25,000.00	25,000.00
17. Environmental Site Assessment - Phase 1	Provided by CPL, in separate budget	\$ 0.00	0.00	0.00	0.00
18. Commissioning	Allowance / placeholder pending final estimate	\$ 60,000.00	20,000.00	20,000.00	20,000.00
19. Woodland Branch AV / IT Infrastructure + Equipment	In 'Miscellaneous' per MP Budget	\$ 0.00	0.00	0.00	0.00
20. Hazardous Materials Investigation	Allowance, CPL to forward all reports	\$ 13,500.00	4,500.00	4,500.00	4,500.00
21. LEED Certification (originally CDF, now for Branch)	AIA B133 4.1.25 - 1.0% per CPL Budget	\$ 51,250.00	51,250.00	0.00	0.00
22. AMH Collections Mgmt Design + Specs	allowance for The Galecia Group to be confirmed	\$ 75,000.00	0.00	0.00	75,000.00
	Subtotal E	\$ 13,532,587.00	5,719,675.00	3,858,012.00	3,954,900.00
	Project Cost Budget	\$ 14,764,972.00	6,220,000.00	4,196,322.00	4,348,650.00