RESOLUTION AUTHORIZING PRECONSTRUCTION AGREEMENT WITH PANZICA CONSTRUCTION CO. FOR THE MARTIN LUTHER KING, JR BRANCH

WHEREAS, On February 21, 2019, the Board of Trustees of the Cleveland Public Library authorized the Library to enter into an agreement through UC City Center LLC (“UC3”), as owner and limited construction agent for the Library, with Panzica Construction Co. for construction manager at risk services, for the new Martin Luther King, Jr. branch, in an amount not to exceed $902,516.00, which included $60,320.00 for preconstruction services; and

WHEREAS, UC3 is in the process of determining its relationship to the legal entity that will own the new library real property. In order to maintain continuity on this project, the Library would like to enter into an agreement directly with Panzica only for preconstruction services instead of contracting through UC3 in order to obtain necessary estimating and value engineering services as design continues; and

WHEREAS, As a result of design changes during schematic design and the need to develop a new design development estimate, the costs for preconstruction have increased to $80,005.00; now therefore be it

RESOLVED, That the Board authorizes the Executive Director, CEO or his designee(s) to execute a contract with Panzica Construction Co, in an amount not to exceed $80,005.00, with the expenditure being charged to the Construction – Tax-Exempt fund account 40276705-55300 (Construction/Improvements), in a form approved by the Director of Legal Affairs.
## 1. Pre-Construction Stage

### 1a. Pre-Construction Stage Personnel Costs

<table>
<thead>
<tr>
<th>Title</th>
<th>Name</th>
<th>2019 HOURS BY MONTH</th>
<th>2020 HOURS BY MONTH</th>
<th>Total Hours</th>
<th>Labor Rate</th>
<th>Subtotal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Executive</td>
<td>Wm Davis</td>
<td>July 60, Aug 40, Sept 40, Oct 40, Nov 60, Dec 80</td>
<td>Jan 80</td>
<td>480</td>
<td>$0</td>
<td>$ -</td>
</tr>
<tr>
<td>Estimator</td>
<td>Ken Flesse</td>
<td>July 60, Aug 60, Sept 60, Oct 60, Nov 60, Dec 80</td>
<td>Jan 60</td>
<td>585</td>
<td>$70</td>
<td>$40,950</td>
</tr>
<tr>
<td>Estimator, MEP</td>
<td>Robert Donelon</td>
<td>July 40, Aug 40, Sept 40, Oct 40, Nov 40, Dec 40</td>
<td>Jan 20</td>
<td>345</td>
<td>$45</td>
<td>$15,525</td>
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<tr>
<td>Project Manager</td>
<td>Adam Parker</td>
<td>July 30, Aug 20, Sept 20, Oct 20, Nov 40, Dec 40</td>
<td>Jan 40</td>
<td>260</td>
<td>$60</td>
<td>$15,600</td>
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<tr>
<td>QA/QC</td>
<td>Ron Payto</td>
<td>July 8, Aug 8, Sept 8, Oct 8, Nov 8, Dec 8</td>
<td>Jan 8</td>
<td>74</td>
<td>$70</td>
<td>$5,180</td>
</tr>
<tr>
<td><strong>Subtotal (1a)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$77,255</td>
</tr>
</tbody>
</table>

### 1b. Pre-Construction Stage Fixed Fee

| Subtotal (1b) | $2,000 |

### 1c. Pre-Construction Stage Reimbursables & Expenses

| Subtotal (1c) | $750 |

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**Pre-Construction Stage Total Price Proposal:** 1a + 1b + 1c

| Total | $80,005.00 |

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**Firm Name:** Panzica Construction Company

**Project Name:** Martin Luther King Jr. Branch Project

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**Construction Manager At-Risk Proposal**

Cleveland Public Library

325 Superior Avenue, Cleveland, Ohio 44114

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**EXHIBIT 2**

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**Proposal Form** 8/20/2020

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**Cleveland Public Library**

325 Superior Avenue· Cleveland, Ohio 44114 - 216.462.3-2800 - www.cpl.org

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**Panzica Construction**

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