

**CLEVELAND PUBLIC LIBRARY**

**Board Meeting**

September 17, 2020

**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.

Proposal Form 8/20/2020

EXHIBIT 2

Firm Name: Panzica Construction Company

Construction Manager At-Risk Proposal  
 Cleveland Public Library  
 325 Superior Avenue, Cleveland, Ohio 44114  
 Project Name: Martin Luther King Jr. Branch Project

Project #: \_\_\_\_\_



1. Pre-Construction Stage												
1a. Pre-Construction Stage Personnel Costs		2019 HOURS BY MONTH						2020 HOURS BY MONTH	Total Hours	Labor Rate	Subtotal	
Title	Name	July	Aug	Sept	Oct	Nov	Dec	Jan				
Project Executive	Wm Davis	60	40	40	40	60	80	80	480	0	\$	-
Estimator	Ken Flesse	60	60	60	60	60	80	60	585	70	\$	40,950
Estimator, MEP	Robert Donelon	40	40	40	40	40	40	20	345	45	\$	15,525
Project Manager	Adam Parker	30	20	20	20	20	40	40	260	60	\$	15,600
QA/QC	Ron Payto	8	8	8	8	8	8	8	74	70	\$	5,180
									<b>Subtotal (1a)</b>		\$	77,255
<b>1b. Pre-Construction Stage Fixed Fee</b>									<b>Subtotal (1b)</b>		\$	2,000
<b>1c. Pre-Construction Stage Reimbursables &amp; Expenses</b>									<b>Subtotal (1c)</b>		\$	750
<b>Pre-Construction Stage Total Price Proposal: 1a + 1b + 1c</b>									Total			<b>\$80,005.00</b>

