

CLEVELAND PUBLIC LIBRARY

Finance Committee

May 18, 2021

RESOLUTION AUTHORIZING AGREEMENT FOR EARLY CONSTRUCTION PHASE SERVICES FOR THE HOUGH AND WEST PARK BRANCHES AND CENTRAL DISTRIBUTION FACILITY

WHEREAS, On February 20, 2020, the Board of Library Trustees approved the selection of the Gilbane Building Company as construction manager at risk for Phase 1A of the Library's Facilities Master Plan and authorized Gilbane to proceed with pre-construction services; and

WHEREAS, As part of the pre-construction services, Gilbane sought bids for a number of long-lead time items and other aspects of the Hough, West Park, and Central Distribution Facility projects for which early authorization by the Library will be beneficial from a scheduling standpoint; and

WHEREAS, The early construction phase services recommended by Gilbane include: 1) Hough branch – building concrete, site work/earthwork, and foundations/aggregate piers; 2) West Park branch – demolition/abatement; and 3) Central Distribution Facility – demolition/abatement and structural steel/miscellaneous; and

WHEREAS, A summary of the bids received for each of the above-mentioned services and Gilbane's recommendation for each such bid is attached to this Resolution as Exhibit "A;" and

WHEREAS, The total cost to the Library of the early construction phase services, including Gilbane's contingency, general conditions, and fee, will be \$619,006 for the Hough branch, \$209,344 for the West Park branch, and \$379,409 for the Central Distribution Facility; now therefore be it

RESOLVED, That this Board authorizes the Executive Director, CEO or his designee, to negotiate and execute such agreements or instruments as are necessary to effectuate the early construction phase services as shown in Exhibit "A" for the new Hough branch by Gilbane Building Company in the amount of \$619,006, to be charged to the Construction-Tax-Exempt fund account 40275205-55300 (Construction/Improvements), which agreements or instruments shall be subject to the approval of the Director of Legal Affairs; be it further

RESOLVED, That this Board authorizes the Executive Director, CEO or his designee, to negotiate and execute such agreements or instruments as are necessary to effectuate the early construction phase services as shown in Exhibit "A"

EXHIBIT 7

for the West Park branch by Gilbane Building Company in the amount of \$209,344, to be charged to the Construction-Tax-Exempt fund account 40279705-55300 (Construction/Improvements), which agreements or instruments shall be subject to the approval of the Director of Legal Affairs; be it further

RESOLVED, That this Board authorizes the Executive Director, CEO or his designee, to negotiate and execute such agreements or instruments as are necessary to effectuate the early construction phase services as shown in Exhibit "A" for the Central Distribution Facility by Gilbane Building Company in the amount of \$379,409, to be charged to the Construction-Tax-Exempt fund account 40241105-55300 (Construction/Improvements), which agreements or instruments shall be subject to the approval of the Director of Legal Affairs.

Exhibit "A"

Hough Branch

	Building Concrete	Site Work / Earthwork	Foundations / Aggregate Piers	Subtotal	Total with Contingency, General Conditions, & CM Fee
Bid #1	Platform Cement Inc. (\$154,500)	Platform Cement Inc. (\$373,500)	CNC \$619,006 (\$44,700)	\$572,700	\$619,006
Bid #2	VMI Group (\$166,604)	Mr. Excavator (\$377,700)	Keller North America (\$63,500)		
Bid #3	North Coast Concrete Inc. (\$231,200)	Precision Engineering (\$421,579)	Peterson Contractors Inc. (\$78,000)		

West Park Branch

	Demolition / Abatement	Subtotal	Total with Contingency, General Conditions, & CM Fee
Bid #1	Petty Group, LLC (\$194,000)	\$194,000	\$209,344
Bid #2	Precision Environmental (\$195,900)		
Bid #3			

Central Distribution Facility

	Demolition / Abatement	Steel	Subtotal	Total with Contingency, General Conditions, & CM Fee
Bid #1	Petty Group, LLC (\$199,000)	Aztec Steel (\$152,600)	\$351,600	\$379,409
Bid #2	Precision Environmental (\$220,700)			
Bid #3				