

**CLEVELAND PUBLIC LIBRARY**

**Finance Committee**

June 15, 2021

**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 Central Distribution Facility, and the agreement was executed on November 4, 2019; and

WHEREAS, Due to design and other changes requested by the Library, on February 20, 2020, November 19, 2020, and March 18, 2021 this Board authorized amendments resulting in architect fees for a total contract amount of \$1,277,439 for both the new Woodland branch and the Central Distribution facility; and

WHEREAS, In response to the March 22, 2021 Geotechnical Report prepared by Intertek-PSI and recent supply chain challenges, the Library Administration has determined that it is necessary to further amend the agreement to add soil remediation and structural redesign services to Bostwick’s scope of work for the Woodland branch and Central Distribution Facility; and

WHEREAS, Bostwick has proposed a fee not-to-exceed \$34,000 for the additional services described in this Resolution, which amount will bring Bostwick’s architect fees due which includes the addition of the services described in this Resolution, to a total compensation amount not-to-exceed \$1,311,439; 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 upon such terms and conditions as are approved by the Library’s Director of Legal Affairs, increasing the architect fee by \$34,000 for a total contract amount not-to-exceed \$1,311,439, 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.

4 June 2021

Kathleen Sonnhalter, LEED AP BD+C  
Capital Projects Manager  
Cleveland Public Library  
325 Superior Avenue  
Cleveland OH 44114

**RE:** Woodland Branch and Central Distribution Facility  
Bostwick Design Partnership Project No: 19047  
**Additional Services Request #06: Soil Remediation and Structural Redesign**

Dear Kath:

Please accept this letter as formal request to amend our fees for additional services related to engineering services and accelerated technology bid package for the Woodland Branch and Central Distribution Facility (CDF). Details are outlined below:

**ASR 06.1 Soil Remediation Documentation \$3,500.00**

Bostwick received a Geotechnical Report for the project on 22 March 2021. The report recommended remediation which added scope to our civil engineering documents plus coordination. Scope of work included:

Added a “Soil Remediation Plan” (Sheet C1-103) to the Civil Plan Set, including:

- Show proposed pavement, sidewalks, and building limits
- Freeze all Demolition objects
- Show existing topography and proposed grading
- Show existing to remain & proposed utility pipe/structure locations
- Show a hatched area 2-ft beyond the limits (item 1.a above) for the required 12” of subgrade undercut and replacement under pavements, walks, and building slabs
- Add appropriate general and coded notes for this scope and referencing the RAP specifications prepared by Geotechnical and/or Structural Engineer
- Add a “Soil Remediation” Section to Specifications for 12” undercut and replacement.
- Add reference to the RAP specifications prepared by Geotechnical and/or Structural Engineer



**ASR 06.2 Structural Redesign** **\$19,000.00**

During the bidding phase, the CMR Gilbane shared that supply chain challenges limited access to both bidders and materials, with a specific challenge regarding structural steel.

On June 2<sup>nd</sup>, CPL confirmed the recommendation to change the structural system as designed (1.5” roof deck and joists) to be 4” Epicdeck and steel beams. The scope of services to redesign the steel roof structure includes the following

Structural:

- Diaphragm analysis
- Lateral design
- Additional detailing
- Design, drafting, coordination, review

Architectural:

- Re-modeling affected areas in Revit
- Coordination with engineering disciplines
- Adjusting parapet details for revised coping
- Reflected ceiling plan, sections, attachment details for ceiling features

MEPT:

- Evaluation of weights and attachment systems for MEPT items
- Shift and coordinate piping routing based on structural dimension changes
- Evaluation of roof drainage for change in deck elevation and structural

**ASR 06.3 Structural Engineering Scope Increases** **\$11,500.00**

The structural engineering scope as initially anticipated for the CDF was limited to the new construction infill, new lower-level stair, RTU support and miscellaneous openings in existing walls. The following items were required either for lack of existing documentation or added to the original design scope, for which additional structural engineering and investigation was necessary:

- Field survey to verify existing framing for lack of documents
- New canopy at east-facing entrance
- Truck dock entrance and retaining walls
- Dumpster enclosures and retaining wall

**Grand Total of all ASR 06 line items above** **\$34,000.00**

This request exceeds our current project fee contingency, and will require an amendment to our current Purchase Order and contract. We recognize this request and corresponding fee amendment will therefore require board approval. We look forward to working with you to expedite approval in any way we can. Note the attached Project Cost Attachment A for ASR 06

Kath Sonnhalter  
CPL Woodland Branch + CDF – Additional Services Request #06  
4 June 2021  
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includes highlighted line items that identify the new fees associated with ASR 06, and all affected subtotals are highlighted in red text for ease of reference.

If you have any questions on the above, please do not hesitate to call me.

Sincerely,

BOSTWICK DESIGN PARTNERSHIP

AGREED and ACCEPTED

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Rick Ortmeier AIA, LEED AP  
Principal

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Kath Sonnhalter                      Date  
Cleveland Public Library

Attachments: Design Services Fees and Project Cost Attachment A – 6/4/2021 ASR 06

CC: John Lang, CPL  
Dan Bickerstaff, UD  
Megan Dibner-Dunlap, Bostwick  
Dave Miano, Bostwick  
Jeff Kessler, Bostwick