EXHIBIT 13

CLEVELAND PUBLIC LIBRARY

Finance Committee

September 14, 2021

RESOLUTION AUTHORIZING AMENDED CONSTRUCTION AGENCY AGREEMENT, AMENDED CONSTRUCTION MANAGER AT RISK AGREEMENT, AND GUARANTEED MAXIMUM PRICE AMENDMENT FOR THE NEW MARTIN LUTHER KING, JR. BRANCH

- WHEREAS, Pursuant to authority granted by this Board on August 29, 2016, the Library entered into a development agreement ("Development Agreement") with UC City Center LLC ("UC3") as of August 31, 2016 for the development and relocation of the Martin Luther King, Jr. ("MLK") branch; and
- WHEREAS, Under the Development Agreement, the Library and UC3 agreed that UC3, as the owner of the land on which the new MLK branch will be built, will hold the contract with the construction manager approved by the Library and that the parties would enter into a construction agency agreement ("CAA"), pursuant to which the Library will have the right to direct UC3's and the construction manager's performance and to oversee administration of the agreement for construction manager at risk ("CMR") services. The Library and UC3 entered into the CAA as of January 1, 2020; and
- WHEREAS, On February 21, 2019, this Board authorized the Library to enter into the CMR agreement with Panzica Construction Co. ("Panzica") through UC3, as owner and limited construction agent for the Library. The Library, UC3, and Panzica entered into the CMR agreement as of January 1, 2020; and
- WHEREAS, On September 17, 2020, this Board authorized the Library to enter into an agreement for preconstruction services directly with Panzica in order to allow Panzica to continue to provide services to the Library while UC3 determined its relationship to the legal entity that would own the land on which the new MLK branch will be built. The Library entered into the agreement for preconstruction services retroactively effective as of January 1, 2020; and
- WHEREAS, A legal entity related to UC3, Library Lofts, LLC ("Lofts"), will own the land on which the new MLK branch will be built and will need to be made a party to both the CAA and the CMR agreement; and

EXHIBIT 13

- WHEREAS, The CMR agreement will need to be further amended to reflect the work performed by Panzica under the preconstruction agreement; and
- WHEREAS, UC3 and Lofts (collectively, "Developer") and CPL have negotiated an Amendment to and Restatement of Certain Provisions of the Development Agreement ("Amendment"), which provides, among other things, that Developer shall perform certain work that benefits the Library under its separate construction agreements with Panzica, including construction of the substructure and superstructure of the new MLK branch, which also supports the residential tower that will be constructed in the airspace above the new MLK branch, and that the Library will perform certain work that benefits Developer and also construct the balance of the new MLK branch under its CMR agreement with Panzica, and the costs for such work shall be apportioned between the Library and the Developer, as provided in the Amendment; and
- WHEREAS, Panzica has completed procurement of subcontractor construction bids for the Library's work for the new MLK branch and, as contemplated by the CMR agreement, Panzica has prepared a Guaranteed Maximum Price Proposal setting forth a maximum construction budget for such work, a copy of which is attached to this Resolution; and
- WHEREAS, The Guaranteed Maximum Price ("GMP") for the new MLK branch is \$14,486,867 and does not include the costs of professional design services, permitting, and other purchases that the Library will make directly outside of the GMP; now therefore be it
- RESOLVED, That the Board of Library Trustees hereby authorizes the Executive Director, CEO or his designee to enter into an amendment to the construction agency agreement with UC City Center LLC and Library Lofts, LLC as generally described in this Resolution, which agreement shall be subject to the approval of the Director of Legal Affairs; be it further
- RESOLVED, That the Board of Library Trustees hereby authorizes the Executive Director, CEO or his designee to execute an amended construction manager at risk agreement with Panzica Construction Co., UC City Center LLC, and Library Lofts, LLC as generally described in this Resolution, which agreement shall be subject to the approval of the Director of Legal Affairs; be it further

EXHIBIT 13

RESOLVED, That the Board of Library Trustees authorizes the Executive Director, CEO or his designee to accept the Guaranteed Maximum Price proposal attached to this Resolution and to enter into an execute an amendment to the agreement between the Cleveland Public Library, UC City Center LLC, Library Lofts, LLC, and Panzica Construction Co. approving the subcontract packages and establishing the Guaranteed Maximum Price of \$14,486,867 for the project, which shall be charged to the Construction Tax Exempt fund account 40276705-55300 (Construction Improvements), in a form approved by the Director of Legal Affairs.



Cleveland Public Library Martin Luther King, Jr. Branch Library 10601 Euclid Ave, Cleveland, Ohio 44106

Guaranteed Maximum Price Proposal

September 14, 2021









SO-IL



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Exhibit A GMP Amendment

Exhibit A

Form of GMP Amendment

AMENDMENT NO. 1 TO CONSTRUCTION MANAGEMENT AGREEMENT

Pursuant to the terms of the AIA A133-2009 Construction Management Agreement (the "Agreement") dated as of September 14, 2021, by and between **CLEVELAND PUBLIC LIBRARY** ("Owner") and **PANZICA CONSTRUCTION.** ("Construction Manager"), the Owner and the Construction Manager desire to enter into this Amendment to Construction Management Agreement (this "Amendment") to establish a GMP for the Work described in the Agreement. Therefore, the Owner and the Construction Manager agree as follows:

- 1. Construction Manager's guaranteed maximum price for the Work described in the Agreement (the "GMP"), including the Cost of the Work, Construction Manager's Fee, the Preconstruction Services Fee, the General Conditions Costs Compensation, and the Construction Contingency is fourteen million four hundred and eighty-six thousand eight hundred and sixty-seven Dollars (\$ 14,486,867.00).
- 2. Construction Manager's Fee shall be two hundred forty-nine thousand one hundred and sixty Dollars (\$ 249,160.00).
- 3. The Construction Manager as Adviser Fee (if applicable) shall be N/A Dollars (\$ N/A).
- 4. The Construction Contingency shall be two hundred seventy-nine thousand one hundred seventy Dollars (\$ 279,170.00).
- 5. The attached Exhibits are a part of the Agreement as if each were physically incorporated therein.

EXHIBIT 1 Schedule of Values, dated September 13, 2021, 3 pages.

EXHIBIT 2 Allowance items, dated September 13, 2021, 1 pages.

EXHIBIT 3 Drawings and Specifications upon which the GMP is based, dated August 16, 2021, Furniture Plan Manual, dated August 16, 2021, 14 pages .

EXHIBIT 4 Construction Schedule, dated September 7, 2021, 7 pages.

EXHIBIT 5 Unit Prices, dated August 21, 2021, 2 pages.

EXHIBIT 6 Assumptions and Clarifications, dated September 13, 2021, 5 pages.

EXHIBIT 7 Identified Claims, dated N/A, N/A pages.

EXHIBIT 8 Add Alternates Schedule, dated September 13, 2021, 10 pages.

6. Capitalized words and phrases herein shall have the same meanings as are ascribed to such words in the Agreement.

- 7. This Amendment may be executed by the parties in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.
- 8. Except as specifically amended herein, all of the provisions of the Agreement remain in full force and effect and all terms and conditions of the Agreement shall apply. In the event of an irreconcilable conflict between the terms of the Agreement and those of this Amendment, the terms of this Amendment shall control.
- 9. By execution of this Amendment, the Construction Manager acknowledges that, as of the date of this Amendment, the Construction Manager is not aware of, and has not reserved, any claim against the Owner except as otherwise identified on **EXHIBIT 7** (if any).

This Amendment is entered as of _____, 201_.

CLEVELAND PUBLIC LIBRARY	PANZICA CONSTRUCTION CO.
By:	By:
Name:	Name:
Its:	Its:



GMP Estimate Summary



PAN ₂	ZICA
Constr	uction
	Est. 1956

GMP Estimate Summary

Givip Estimate Summary						
Bid Packa	ge	Amount	Subcontractor			
BP-3A	Concrete	\$ 655,900	ССС			
BP-3B	Polished Concrete Finishing	\$ 92,916	Creative Concepts			
BP-4A	Masonry	\$ 82,221	LMR			
BP-5A	Structural and Miscellaneous Steel	\$ 850,777	Nova			
BP-6A	Carpentry	\$ 127,880	T Allen			
BP-6B	Architectural Woodwork	\$ 582,013	Reserve Millwork			
BP-7A	Roofing	\$ 291,667	Tycor			
	Temporary Roofing, Flashing and Details	\$ 50,000				
BP-7B	Waterproofing	\$ 48,500	AKA Team			
BP-7C	Caulking	\$ 12,976	Coon Rest			
BP-7D	Metal Wall Panels	\$ 1,798,770	Mowhawk Metal			
BP-7E	Fireproofing	\$ 45,000	Akron Fireproof			
BP-8A	Glass, Glazing and Aluminum Curtain Wall	\$ 1,505,538	United Glass			
	Glass Partition Systems	\$ 66,964	Infinium			
BP-8B	Doors, Frames & Hardware	\$ 83,500	Functional			
	Access Doors	\$ 700	Material Only			
BP-8C	Skylight	\$ 83,944	United Glass			
BP-9A	Gypsum Board Assemblies	\$ 1,380,289	JLJI			
BP-9B	Acoustical / Expanded Metal Ceilings	\$ 538,716	JLJI			
BP-9C	Stretch Fabric Ceiling	\$ 29,907	Frank Novak			
BP-9D	Flooring	\$ 102,500	Flooring Spec			
BP-9E	Painting	\$ 69,400	Perform Paint			
BP-9F	Ceramic Tile	\$ 27,975	Mesina			
BP-9G	Wood Flooring	\$ 77,945				
BP-9H	Acoustical Wall Panels	\$ 102,162	ITI			
BP-10B	Toilet Accessories and Lockers	\$ 7,841	Gratton Building			
BP-10C	Fire Protection Specialties	\$ 1,275				
BP-12A	Curtains Drapes and Window Shades	\$ 327,750	Allowance			
BP-12B	Custom Furniture	\$ 103,275	Alex Sutula			
BP-14A	Traction Elevator	\$ 118,729	Kone			
BP-21A	Fire Suppression	\$ 92,000	Fire Tech			
BP-22A	Plumbing	\$ 257,750	JF Gallagher			
BP-23A	HVAC	\$ 1,080,000	K Company			
BP-26A	Electrical	\$ 1,375,422	Einheit Elec			
BP-27A	Communications	\$ 272,933	Harrington			
BP-28A	Electronic Safety and Security	w/comm	Harrington			
BP-31A	Site Development	*	*			
Misc. Pkg	Miscellaneous Trade Package	\$ 27,925				
	Landscaping and Gravel Mulch	\$ 3,400				
	Fencing East and West Property Lines	\$ 19,300	Petty Group			
	Exterior Envelope Consultant Allowance	\$ 6,000				



September 14, 2021

	Givin Estim	ate Summary	
	Interior Signage Allowance	\$ 15,000	
	Digital Informational Signage Allowance	\$ 20,000	
	Neon Building Signage LED Strip Allowance	\$ 35,000	
	Custom Bench Precast Allowance	Alt Add	
	Transformer Fence and Gate Allowance	\$-	
	PCC General Requirements	\$ 741,614	
	Design/Estimating Contingency	\$ -	0.00%
Total Dire	ect Construction Cost	\$ 13,213,374	
	Preconstruction Services Fee	\$ 80,005	5
	General Conditions	\$ 47,600)
	Building Permit Fee	By Owner	Cleveland (New Construction)
	Project Management and Supervision	\$ 463,910	
	General Liability Insurance	\$ 72,670	
	Payment and Performance Bond	\$ 80,978	
	Escalation	\$ -	
	Escalation Due to Schedule	\$ -	
	Construction Contingency	\$ 279,170	2.00%
	CM Fee	\$ 249,160	
Total Con	struction Cost	\$ 14,486,867	,
Alternate	25		
No. 1	Exterior Metal Mesh	Add	Open
No. 2	Type K Magnetic Strip Fixture	Add	Not Accepted
		//////	Not Accepted
No. 3	Work Station Second Floor	Deduct	Open
No. 3 No. 4	Work Station Second Floor Event Furniture		
		Deduct	Open
No. 4	Event Furniture	Deduct Deduct	Open By Owner
No. 4 No. 5	Event Furniture Snow Melt	Deduct Deduct Add	Open By Owner Not Accepted
No. 4 No. 5 No. 6	Event Furniture Snow Melt Concrete Sidewalk Finish	Deduct Deduct Add Deduct	Open By Owner Not Accepted Open
No. 4 No. 5 No. 6 No. 7	Event Furniture Snow Melt Concrete Sidewalk Finish Artistic Site Benches	Deduct Deduct Add Deduct Add	Open By Owner Not Accepted Open Not Accepted
No. 4 No. 5 No. 6 No. 7 No. 8	Event Furniture Snow Melt Concrete Sidewalk Finish Artistic Site Benches Interior Glass	Deduct Deduct Add Deduct Add Deduct Add	Open By Owner Not Accepted Open Not Accepted Not Accepted
No. 4 No. 5 No. 6 No. 7 No. 8 No. 9	Event FurnitureSnow MeltConcrete Sidewalk FinishArtistic Site BenchesInterior GlassExterior Glass	Deduct Deduct Add Deduct Add Deduct Add Deduct	Open By Owner Not Accepted Open Not Accepted Not Accepted Open Open
No. 4 No. 5 No. 6 No. 7 No. 8 No. 9 No. 10	Event FurnitureSnow MeltConcrete Sidewalk FinishArtistic Site BenchesInterior GlassExterior GlassFlooring at Second Floor	Deduct Deduct Add Deduct Add Deduct Add Add Add	Open By Owner Not Accepted Open Not Accepted Not Accepted Open Not Accepted
No. 4 No. 5 No. 6 No. 7 No. 8 No. 9 No. 10 No. 11	Event FurnitureSnow MeltConcrete Sidewalk FinishArtistic Site BenchesInterior GlassExterior GlassFlooring at Second FloorBooths	Deduct Deduct Add Deduct Add Deduct Add Add Add Deduct	Open By Owner Not Accepted Open Not Accepted Not Accepted Open Not Accepted Open Not Accepted Under Review
No. 4 No. 5 No. 6 No. 7 No. 8 No. 9 No. 10 No. 11 No. 12	Event FurnitureSnow MeltConcrete Sidewalk FinishArtistic Site BenchesInterior GlassExterior GlassFlooring at Second FloorBoothsExterior Lantern	Deduct Deduct Add Deduct Add Deduct Add Add Add Deduct Add Deduct Deduct	Open By Owner Not Accepted Open Not Accepted Not Accepted Open Not Accepted Open Not Accepted Under Review Open
No. 4 No. 5 No. 6 No. 7 No. 8 No. 9 No. 10 No. 11 No. 12 No. 13	Event FurnitureSnow MeltConcrete Sidewalk FinishArtistic Site BenchesInterior GlassExterior GlassFlooring at Second FloorBoothsExterior LanternFence at East Property Line	Deduct Deduct Add Deduct Add Deduct Add Add Add Deduct Deduct Deduct Deduct	Open By Owner By Owner Not Accepted Open Not Accepted Not Accepted Open Not Accepted Open Not Accepted Open Open Not Accepted Open Not Accepted Open Not Accepted Open Accepted see Cost Savings
No. 4 No. 5 No. 6 No. 7 No. 8 No. 9 No. 10 No. 11 No. 12 No. 13 No. 14	Event FurnitureSnow MeltConcrete Sidewalk FinishArtistic Site BenchesInterior GlassExterior GlassFlooring at Second FloorBoothsExterior LanternFence at East Property LineCirculation Desk	Deduct Deduct Add Deduct Add Deduct Add Add Add Deduct Deduct Deduct Deduct Deduct	OpenBy OwnerBy OwnerNot AcceptedOpenNot AcceptedNot AcceptedOpenOpenNot AcceptedOpenNot AcceptedOpenNot AcceptedOpenAccepted see Cost SavingsAccepted see Cost Savings

September 14, 2021



GMP Estimate Summary

Potential added HVAC Costs to the relocations and engineering of the HVAC System and	\$ 350,000
added equipment. This Potential Added cost will be priced and vetted with the Owner	
and Design Team as the engineering and document progress. Add	



Bid Package Variance Summary

September 13, 2021



Bid Package	Variance Summary
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Bid Package variance Summary							
			03/22/21		09/01/21	Cost Variance	
Bid Packa	ge	D	D Estimate	Ар	parent Low Bid	3/2	2/21 vs. GMP
BP-3A	Concrete	\$	426,818	\$	655,900	\$	229,082
BP-3B	Polished Concrete Finishing	\$	138,390	\$	92,916	\$	(45,475)
BP-4A	Masonry	\$	73,550	\$	82,221	\$	8,671
BP-5A	Structural and Miscellaneous Steel	\$	440,511	\$	850,777	\$	410,266
BP-6A	Carpentry	\$	74,920	\$	127,880	\$	52,960
BP-6B	Architectural Woodwork	\$	302,290	\$	582,013	\$	279,723
BP-7A	Roofing	\$	358,560	\$	291,667	\$	(66,893)
	Temporary Roofing, Flashing and Details			\$	50,000	\$	50,000
BP-7B	Waterproofing	\$	11,870	\$	48,500	\$	36,630
BP-7C	Caulking	\$	30,550	\$	12,976	\$	(17,574)
BP-7D	Metal Wall Panels	\$	1,040,547	\$	1,798,770	\$	758,223
BP-7E	Fireproofing	\$	-	\$	45,000	\$	45,000
BP-8A	Glass, Glazing and Aluminum Curtain Wall	\$	1,425,102	\$	1,505,538	\$	80,436
	Glass Partition Systems	\$	23,640	\$	66,964	\$	43,324
BP-8B	Doors, Frames & Hardware	\$	40,200	\$	83,500	\$	43,300
	Access Doors	\$	-	\$	700	\$	700
BP-8C	Skylight	\$	81,126	\$	83,944	\$	2,818
BP-9A	Gypsum Board Assemblies	\$	892,379	\$	1,380,289	\$	487,910
BP-9B	Acoustical / Expanded Metal Ceilings	\$	502,370	\$	538,716	\$	36,346
BP-9C	Stretch Fabric Ceiling	\$	33,980	\$	29,907	\$	(4,073)
BP-9D	Flooring	\$	59,830	\$	102,500	\$	42,670
BP-9E	Painting	\$	30,330	\$	69,400	\$	39,070
BP-9F	Ceramic Tile	\$	40,090	\$	27,975	\$	(12,115)
BP-9G	Wood Flooring	\$	39,080	\$	77,945	\$	38,865
BP-9H	Acoustical Wall Panels	\$	104,720	\$	102,162	\$	(2,558)
BP-10B	Toilet Accessories and Lockers	\$	7,830	\$	7,841	\$	11
BP-10C	Fire Protection Specialties	\$	4,690	\$	1,275	\$	(3,415)
BP-12A	Curtains Drapes and Window Shades	\$	327,750	\$	327,750	\$	-
BP-12B	Custom Furniture	\$	75,000	\$	103,275	\$	28,275
BP-14A	Traction Elevator	\$	110,100	\$	118,729	\$	8,629
BP-21A	Fire Suppression	\$	183,860	\$	92,000	\$	(91,860)
BP-22A	Plumbing	\$	213,066	\$	257,750	\$	44,684
BP-23A	HVAC	\$	1,306,000	\$	1,080,000	\$	(226,000)
BP-26A	Electrical	\$	1,441,990	\$	1,375,422	\$	(66,568)
BP-27A	Communications	\$	193,930	\$	272,933	\$	79,003
BP-28A	Electronic Safety and Security	\$	115,740	w/0	Comm	\$	(115,740)
BP-31A	Site Development	\$	332,591	\$	-	\$	(332,591)
Misc. Pkg	Miscellaneous Trade Package	\$	26,130	\$	27,925	\$	1,795

September 13, 2021

Bid Package Variance Summary						
Landscaping and Gravel Mulch	\$	-	\$	3,400	\$	3,400
Fencing East and West Property Lines	\$	-	\$	19,300	\$	19,300
Exterior Envelope Consultant Allowance	\$	-	\$	6,000	\$	6,000
Interior Signage Allowance	\$	15,000	\$	15,000	\$	-
Digital Informational Signage Allowance	\$	20,000	\$	20,000	\$	-
Neon Building Signage LED Strip Allowance	\$	35,000	\$	35,000	\$	-
Custom Bench Precast Allowance	\$	-	\$	-	\$	-
Transformer Fence and Gate Allowance	\$	25,000	\$	-	\$	(25,000)
PCC General Requirements	\$	741,614	\$	741,614	\$	-
Design/Estimating Contingency	\$	530,227	\$	-	\$	(530,227)
Total Direct Construction Cost	\$	11,876,371	\$	13,213,374	\$	1,337,003
Preconstruction Services Fee	\$	80,005	\$	80,005	\$	-
Preconstruction Services Fee General Conditions	\$ \$	80,005 47,600	\$ \$	80,005 47,600	\$ \$	-
			\$			
General Conditions	\$	47,600	\$	47,600	\$	
General Conditions Building Permit Fee	\$ \$	47,600 98,000	\$ By	47,600 Owner	\$ \$	- - - - 7,350
General Conditions Building Permit Fee Project Management and Supervision	\$ \$ \$	47,600 98,000 463,910	\$ By \$	47,600 Owner 463,910	\$ \$ \$	- - - 7,350 808
General Conditions Building Permit Fee Project Management and Supervision General Liability Insurance	\$ \$ \$ \$	47,600 98,000 463,910 65,320	\$ By \$ \$	47,600 Owner 463,910 72,670	\$ \$ \$ \$	
General ConditionsBuilding Permit FeeProject Management and SupervisionGeneral Liability InsurancePayment and Performance Bond	\$ \$ \$ \$ \$ \$	47,600 98,000 463,910 65,320 80,170	\$ By \$ \$ \$	47,600 Owner 463,910 72,670	\$ \$ \$ \$ \$	808
General ConditionsBuilding Permit FeeProject Management and SupervisionGeneral Liability InsurancePayment and Performance BondEscalation	\$ \$ \$ \$ \$ \$ \$ \$	47,600 98,000 463,910 65,320 80,170 237,530	\$ By \$ \$ \$	47,600 Owner 463,910 72,670 80,978 -	\$ \$ \$ \$ \$ \$	808 (237,530)
General ConditionsBuilding Permit FeeProject Management and SupervisionGeneral Liability InsurancePayment and Performance BondEscalationEscalation Due to Schedule	\$ \$ \$ \$ \$ \$ \$	47,600 98,000 463,910 65,320 80,170 237,530 338,480	\$ By \$ \$ \$ \$ \$	47,600 Owner 463,910 72,670 80,978 - -	\$ \$ \$ \$ \$ \$ \$	808 (237,530) (338,480)













CSI Code	Item Description	Bi	d Amount	Subcontractor/Remarks
010000	PCC General Requirements	\$	741,614	
012020	Progress Meetings		w/gen req	
012300	Alternates		w/alts	see alternate sheet
014339	Mock-Up Requirements		w/gen req	
015000	Temporary Facilities and Controls		w/gen req	
015700	Traffic Regulations		w/gen req	
018000	Building Enclosure Contractor Perform Require	\$	6,000	Allowance for Intertek Envelope Review
018113	Sustainable Design Requirements - LEECD V4		w/sections	
018601	General Acoustic Requirements		w/sections	
019100	Commissioning	\$	-	By Owner
033000	Cast-in-Place Concrete	\$	655,900	CCC
033510	Polish Concrete Finishing	\$	92,916	Creative Concepts
042200	Concrete Unit Masonry	\$	82,221	LMR
051000	Structural Metal Framing	\$	850,777	Nova
053100	Steel Decking		w/struct stl	
055000	Metal Fabrications		w/struct stl	
055100	Metal Stairs		w/struct stl	
057000	Decorative Metal		w/struct stl	
057100	Decorative Metal Stairs		w/struct stl	
061000	Rough Carpentry	\$	127,880	T Allen
061719	Cross-Laminated Timber		w/fin carp	
062000	Finish Carpentry	\$	582,013	Reserve Millwork
064023	Interior Architectural Woodwork		w/fin carp	
071326	Self-Adhering Sheet Waterproofing	\$	48,500	AKA Team
072100	Thermal Insulation		w/sections	
072700.23	Air Barriers	٧	v/gyp board	
074213	Metal Wall Panels	\$	1,798,770	Mowhawk Metal
075419	Polyvinyl-Chloride Roofing	\$	291,667	Tycor
	Temporary Roofing	\$	50,000	
076200	Sheet Metal Flashing and Trim		w/ sections	
077100	Roof Specialties		w/roofing	
078123	Intumescent Fireproofing		w/painting	





CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
078413	Penetration Firestopping	\$ 45,000	Akron Fireproof
079200	Joint Sealants	\$ 12,976	Coon Rest
079219	Acoustical Joint Sealants	w/sections	
080671	Door Hardware Schedule	w/sections	
081113	Hollow Metal Doors and Frames	\$ 83,500	Functional
081416	Flush Wood Doors	w/hm	
083113	Access Doors and Frames	\$ 700	
084126	All- Glass Entrances	w/alum	
084233	Revolving Door Entrances	w/glaz façade	
084523	Geodesic Skylight System	\$ 83,944	United Glass
085113	Glazed Facade	\$ 1,505,538	United Glass
087100	Door Hardware	w/sections	
087200	Saddles	w/hm	
088000	Glass and Glazing	w/glaz façade	
092246	Resilient Supports for Gyp Board Assemblies	w/gyp board	
092500	Seamless Absorptive Plaster	w/gyp board	
092900	Gypsum Board	\$ 1,380,289	ILI
093000	Tiling	\$ 27,975	Mesina
095113	Acoustical Panel Ceilings	\$ 538,716	ILI
095133	Metal Ceilings	w/act ceilings	
095443	Stretched-Fabric Ceiling Systems	\$ 29,907	Frank Novak
096400	Wood Flooring	\$ 77,945	PCC
096510	Linoleum Sheet Flooring	\$ 102,500	Flooring Spec
096536	Static-Control Resilient Flooring	w/linoleum	
096813	Tile Carpeting	w/linoleum	
097213	Tackable Wall Surfacing	w/sound panls	
098316	Sprayed Applied Acoustic Finish	w/gyp board	
098413	Fixed Sound-Absorptive Panels	\$ 102,162	ILI
099000	Painting and Coating	\$ 69,400	Perform Paint
099623	Graffiti-Resistant Coatings	w/mtl panels	
101400	Signage	allow	
102201	Glass Partition System	\$ 66,964	Infinium





CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
102800	Toilet, Bath, and Laundry Accessories	\$ 7,841	Gratton Building
104416	Fire Extinguishers	\$ 1,275	*
113100	Appliances	by owner	
116133	Rigging Systems and Controls	\$ 327,750	Allowance
116143	Stage Curtains	w/rigging	
122200	Curtains and Drapes	w/rigging	
123671	Paper-Composite Countertops	w/fin carp	
124823	Entrance Floor Grids	w/flooring	
	Custom Furniture	\$ 103,275	Alex Sutula
129300	Site Furnishings	\$ 27,925	
	Pre-cast concrete seating	alternate	
	Site Fencing	fencing	
	Trench Drain Grate	w/concrete	
129313	Bicycle Racks	w/misc	
	Bike Repair Station	w/misc	
142100	Electric Traction Elevators	\$ 118,729	Kone
210400	Firestopping	w/fire	
210500	Common Work Results for Fire Suppression	\$ 92,000	Fire Tech
210523	General-Duty Valves for Water-Based Fire-Suppression Piping	w/fire	
210533	Identification for Fire Suppression Piping and Equipment	w/fire	
211100	Facility Fire-Suppression Water-Service Piping	w/fire	
211300	Fire-Suppression Sprinkler Systems	w/fire	
220400	Firestopping	w/plumbing	
220513	Common Motor Requirements for Plumbing Equipment	w/plumbing	
220517	Sleeves and Sleeve Seals for Plumbing Piping	w/plumbing	
220519	Meters and Gages for Plumbing Piping	w/plumbing	
220523	General-Duty Valves for Plumbing Piping	w/plumbing	
220529	Hangers and Supports for Plumbing Piping and Equipment	w/plumbing	
220548	Vibration and Seismic Controls for Plumbing Piping and Equipment	w/plumbing	
220553	Identification for Plumbing Piping and Equipment	w/plumbing	
220716	Plumbing Equipment Insulation	w/plumbing	
220719	Plumbing Piping Insulation	w/plumbing	





CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
220719.11	Under Lavatory Pipe and Supply Covers	w/plumbing	
220800	Commissioning of Plumbing	w/plumbing	
221005	Plumbing Piping	w/plumbing	
221006	Plumbing Piping Specialties	w/plumbing	
223000	Plumbing Equipment	\$ 257,750	JF Gallagher
224400	Plumbing Fixtures	w/plumbing	
230400	Firestopping	w/hvac	
230513	Common Motor Requirements for HVAC Equipment	w/hvac	
230516	Expansion Fittings and Loops for HVAC Piping	w/hvac	
230517	Sleeves and Sleeve Seals for HVAC Piping	w/hvac	
230519	Meters and Gages for HVAC Piping	w/hvac	
230523	General-Duty Valves for HVAC Piping	w/hvac	
230529	Hangers and Supports for HVAC Piping and Equipment	w/hvac	
230548	Vibration and Seismic Controls for HVAC	w/hvac	
230549	Sound Pressure Sound Power Level Limits	w/hvac	
230553	Identification for HVAC Piping and Equipment	w/hvac	
230593	Testing, Adjusting, and Balancing for HVAC	w/hvac	
230713	Duct Insulation	w/hvac	
230716	HVAC Equipment Insulation	w/hvac	
230719	HVAC Piping Insulation	w/hvac	
230800	Commissioning of HVAC	w/hvac	
230901	Bi-Polar Ionization Aire Purification Systems	w/hvac	
230913	Instrumentation and Control Devices for HVAC	\$ 1,080,000	K Company
230914	Variable Frequency Drives	w/hvac	
230923	Direct-Digital Control System for HVAC	w/hvac	
230993	Sequence of Operations for HVAC Controls	w/hvac	
231123	Facility Natural-Gas Piping	w/hvac	
232113	Hydronic Piping	w/hvac	
232114	Hydronic Specialties	w/hvac	
232123	Hydronic Pumps	w/hvac	
232300	Refrigerant Piping	w/hvac	
232500	HVAC Water Treatment	w/hvac	





CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
233100	HVAC Ducts and Casings	w/hvac	
233300	Air Duct Accessories	w/hvac	
233305	Thermally Insulated Control Dampers Noise	w/hvac	
233319	Control for Ductwork	w/hvac	
233413	Axial HVAC Fans	w/hvac	
233423	HVAC Power Ventilators	w/hvac	
233600	Air Terminal Units	w/hvac	
233700	Air Outlets and Inlets	w/hvac	
235100	Breechings, Chimneys, and Stacks	w/hvac	
235216	Condensing Boilers	w/hvac	
236313	Air-Cooled Refrigerant Condensers	w/hvac	
237401	Outdoor Air handling Units Small-Capacity	w/hvac	
238126.13	Small-Capacity Split-System Air-Conditioners	w/hvac	
238200	Convection Heating and Cooling Units	w/hvac	
260500	Common Work Results for Electrical	w/elec	
260501	Fire Stopping	w/elec	
260519	Low-Voltage Electrical Power Conductors and Cables	w/elec	
260526	Grounding and Bonding for Electrical Systems	w/elec	
260529	Hangers and Supports for Electrical Systems	w/elec	
260533	Raceway and Boxes for Electrical Systems	w/elec	
260534	Cabinets and Enclosure for Electrical System	w/elec	
260548	Vibration and Seismic Controls for Electrical Systems	w/elec	
260553	Identification for Electrical Systems	w/elec	
262416	Panelboards	\$ 1,375,422	Einheit Elec
262499	Power System Studies	w/elec	
262613	Fuses	w/elec	
262726	Wiring Devices	w/elec	
262816	Enclosed Switches and Circuit Breakers	w/elec	
262913	Enclosed Controllers	w/elec	
262914	Enclosed Contractors	w/elec	
263216	Steam-Turbine Generators	w/elec	
264313	Surge Protective Devices for Low-Voltage Electrical Power Circuits	w/elec	





CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
265100	Interior Lighting	w/elec	
265600	Exterior Lighting	w/eleo	
270100	Operation and Maintenance of Communications Systems	\$ 272,933	Harrington
270300	Cabling Systems Administration	w/comm	
270528	Pathways for Communications Systems	w/comm	
270700	Technology Grounding System	w/comm	
271100	Communications Equipment Room Fittings	w/comm	
275100	Distributed Audio-Video Communications Systems	w/comm	
283111	Fire Alarm System	w/comm	Harrington
312200	Grading	NIC	*
321300	Site Concrete	w/cond	
	Trap Rock Aggregate	w/cond	
	Exposed Aggregate Finish	w/cond	
	Landscaping and Gravel Mulch	\$ 3,400	
	Fencing	\$ 19,300	Petty Group
	Interior Signage Allowance	\$ 15,000	
	Digital Informational Signage Allowance	\$ 20,000	
	Neon Building Signage LED Strip Allowance	\$ 35,000	
	Transformer Fence and Gate Allowance	\$-	
	Total Direct Construction Cost	\$ 13,213,374	



Diversity and Inclusion

September 13, 2021



	Diversity and Inclusion						
Bid Package and Description	Subcontractor	MBE %	FBE %	SBE %	GMP Value	Participation	
BP-3A Concrete	Cleveland Cement	\$314,832.00			\$ 655,900.00	48%	
BP-3B Polished Concrete Finishing	Creative Concepts				\$ 92,916.00	0%	
BP-4A Masonry	LMR		\$82,221.00		\$ 82,221.00	100%	
BP-5A Struct Misc. Steel	Nova	\$269,000.00		\$850,777.00	\$ 850,777.00	100%	
BP-6A Carpentry	T. Allen			\$127,880.00	\$ 127,880.00	100%	
BP-6B Arch Woodwork	Reserve Millwork	\$50,000.00		\$582,013.00	\$ 582,013.00	100%	
BP-7A Roofing	Tycor	\$89,150.00			\$ 297,167.00	30%	
BP-7B Waterproofing	AKA	\$48,500.00			\$ 48,500.00	100%	
BP-7C Caulking	Coon Rest			\$12,976.00	\$ 12,976.00	100%	
BP-7D MTL Wall Panels	Mohawk Metal	\$263,000.00			\$ 1,798,770.00	15%	
BP -7E Fireproofing	Akron Fire Proofing				\$ 45,000.00	0%	
BP-8A Glass and Alum	United Glass	\$265,000.00	\$124,000.00		\$ 1,505,538.00	26%	
BP-8B Doors/ frames/ hardware	Functional			\$83,500.00	\$ 83,500.00	100%	
BP-8C Skylight	United Glass	\$15,109.00			\$ 83,944.00	18%	
BP-9A Gypsum Board	JLJI	\$248,452.00			\$ 1,380,289.00	18%	
BP-9B Acoustical Ceilings	JLJI	\$96,969.00			\$ 538,716.00	18%	
BP-9C Fabric Ceiling	Frank Novak		\$29,907.00		\$ 29,907.00	100%	
BP-9D Flooring	Floor Spec		\$102,500.00		\$ 102,500.00	100%	
BP-9E Painting	Performance		\$69,400.00		\$ 69,400.00	100%	
BP-9F Cermaic Tile	Messina Flooring				\$ 27,975.00	0%	
BP-9G Wood Flooring	PCC				\$ 77,945.00	0%	
BP-9H Acoustical Panels	J L J I	\$18,389.00			\$ 102,162.00	18%	
BP-10 Glass Partitions	Infinium	,		\$66,964.00	. ,	100%	
BP-10B Toilet Accessories	Gratton		\$7,841.00	1	\$ 7,841.00	100%	
BP-10C Fire Protection Specialties	PCC		1 /		\$ 1,275.00	0%	
BP-12B Custom Furniture	Alex Sutula				\$ 103,275.00	0%	
BP-14A Traction Elevator	Kone				\$118,729	0%	
BP-21A Fire Suppression	Fire Tech			\$92,000.00		100%	
BP-22A Plumbing	JF Gallagher	\$46,395.00		\$276,200.00		107%	
BP-23A HVAC	K Company	\$194,400.00	\$1,080,000.00	, , .,	\$ 1,080,000.00	100%	
BP-26A Electrical	Einheit Elec	\$256,025.00	, ,,	\$1,375,422.00		100%	
BP-27A Communications	Harrington	\$9,130.00		+-,,	\$ 272,933.00	3%	
Misc Trades	Vendors	+=,======			\$ 27,925.00	0%	
Landscaping	DTE		\$3,400.00		\$ 3,400.00	100%	
Fencing	Petty Group	\$19,300.00	÷=;::::::::::::::::::::::::::::::::::::		\$ 19,300.00	100%	
	Diversity Value:	\$2,203,651.00	\$1,499,269.00	\$3,467,732.00	÷ 10,000.00		
	Participation %	\$2,203,031.00 18%	12%	29%			
	· · · · · · · · · · · · · · · · · · ·						
	CPL Goals:	18%	9%	15%			



Project Alternates

September 13, 2021



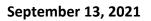
Project Alternates

	Project An	ternates	
CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
	Alterna	ite 1:	
Add exterior	metal mesh panel and structure		
	Structural and Misc Metals		
	Metal Mesh Panels		
	Subtotal	\$ -	
	General Conditions		
	General Liability Insurance	\$ - \$ -	
	Construction Contingency	\$ -	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ -	2%
	Total Add	\$-	\$ -
	Alterna	ite 2:	
Add Type K N	Aagnetic Strip Light Fixture		
	1		
	Electrical	\$ (5,000)	
	Subtotal	\$ (5,000)	
	General Conditions	\$ -	
	General Liability Insurance Construction Contingency	\$ (28) \$ (100)	
	Performance and Payment Bond	\$ (100)	
	CM Fee	\$ (90)	2%
	Total Add	\$ (5,218)	\$ -
N 1 1	Alterna	ite 3:	
Deduct secor	nd floor work station		
	Carpentry	\$ (3,500)	
	Architectural Finish Carpentry	\$ (40,947)	
	Subtotal	\$ (44,447)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (244)	
	Construction Contingency	\$ (889)	
	Performance and Payment Bond	\$ -	
	CM Fee		2%
		\$ (798)	۷ <u>۲</u> ۵

September 13, 2021



Project Alternates						
CSI Code Item Description	Bio	d Amount	Subcontractor/Remarks			
Total Deduc	t \$	(46,379)	\$			
Alterr	ate 4:					
Deduct Event Furniture						
Owner Furniture		Du Ouraan				
		By Owner				
C. http://						
Subtota	II Ş	-				
General Conditions	\$	-				
General Liability Insurance	\$	-				
Construction Contingency	\$	-				
Performance and Payment Bond	\$	-				
CM Fee	\$	-	2%			
Total Deduc	t \$	-	\$			
	ate 5:					
HVAC						
Electrical	\$	37,500				
Subtota	ıl \$	37,500				
General Conditions	\$	-				
General Liability Insurance	\$	206				
Construction Contingency	\$	750				
Performance and Payment Bond	\$	302				
CM Fee	\$	679	2%			
Total Ad		39,437	\$ 39,43			
Altor	ate 6:					
Deduct Concrete Sidewalk Finish						
Cast In Place Concrete	~	(46,500)				
	\$	(40,500)				
Subtota		(46,500)				
General Conditions	\$	-				
General Liability Insurance	\$	(256)				
Construction Contingency Performance and Payment Bond	\$ \$	(930)				





Proje	ct Al	terna	tes
	_		

CSI Code	Item Description	Bid	Amount	Subcontractor/Remarks
	CM Fee	\$	(835)	2%
	Total Deduct	\$	(48,521)	\$ -
	Alterna	te 7:		
Add: Artistic	Site Benches			
	Precast Artistic Site Benches	\$	58,500	
	Subtotal	\$	58,500	
	General Conditions	\$	-	
	General Liability Insurance	\$	322	
	Construction Contingency	\$	1,170	
	Performance and Payment Bond	\$	471	
	CM Fee	\$	1,059	2%
	Total Add	\$	61,522	\$ 61,522
	Alterna	+0.01		
Change Inter	ior glass parition to gypsum board partition 8' at Tech Lea		enter	
		0		
	Glass Demountable Partitions	\$	(5,875)	
	Gyp Board Partitions	\$	512	
	Painting	\$	96	
	Subtotal	\$	(5,267)	
	General Conditions	\$	-	
	General Liability Insurance	\$	(29)	
	Construction Contingency	\$	(105)	
	Performance and Payment Bond	\$	-	
	CM Fee	\$	(95)	2%
	Total Deduct	\$	(5,496)	\$ -
	Alterna	te 9:		

	Alterna	ite 9:		Alternate 9:					
Change	aluminum curtainwall and glass to full height 24' glass								
		4							
	Aluminum Curtainwall	Ş	1,357,500						
	Subtotal	\$	1,357,500						
	General Conditions	\$	-						

September 13, 2021



Project Alternates

CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
	General Liability Insurance	\$ 7,466	
	Construction Contingency	\$ 27,150	
	Performance and Payment Bond	\$ 10,599	
	CM Fee	\$ 24,548	2%
	Total Add	\$ 1,427,263	\$ 1,427,263

	Alternate 10:				
Change mezzai	nine flooring from FI-2 to FI-1				
v	vood flooring				
	inoleum flooring				
	-				
	Subtotal	\$ -			
G	General Conditions	\$ -			
G	General Liability Insurance	\$-			
С	Construction Contingency	\$ -			
P	erformance and Payment Bond	\$ -			
С	IM Fee	\$-	2%		
	Total Add	\$-	\$ -		

Alterna	te 11:		
Deduct Booths			
Structural and Misc Metals	\$	(7,200)	
Carpentry	\$	-	
Architectural Finish Carpentry	\$	-	
Gypsum Board Assemblies	\$	-	
Mesh Ceilings	\$	(17,226)	
Painting	\$	-	
Acoustical Panels	\$	-	
Custom Furniture	\$	-	
lighting	\$	(7,460)	
Subtotal	\$	(31,886)	
General Conditions	\$	-	
General Liability Insurance	\$	(175)	
Construction Contingency	\$	(638)	
Performance and Payment Bond	\$	-	
CM Fee	\$	(573)	2%
Total Deduct	\$	(33,272)	\$ -

September 13, 2021



Project Alternates

CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
	General Liability Insurance	\$ 7,466	
	Construction Contingency	\$ 27,150	
	Performance and Payment Bond	\$ 10,599	
	CM Fee	\$ 24,548	2%
	Total Add	\$ 1,427,263	\$ 1,427,263

	Alternat	:e 10:	
Change mezzar	nine flooring from FI-2 to FI-1		
v	vood flooring		
	inoleum flooring		
	-		
	Subtotal	\$ -	
G	General Conditions	\$ -	
G	General Liability Insurance	\$-	
С	Construction Contingency	\$ -	
P	erformance and Payment Bond	\$ -	
C	CM Fee	\$ -	2%
	Total Add	\$-	\$ -

Alterna	te 11:		
Deduct Booths			
Structural and Misc Metals	\$	(7,200)	
Carpentry	\$	-	
Architectural Finish Carpentry	\$	-	
Gypsum Board Assemblies	\$	-	
Mesh Ceilings	\$	(17,226)	
Painting	\$	-	
Acoustical Panels	\$	-	
Custom Furniture	\$	-	
lighting	\$	(7,460)	
Subtotal	\$	(31,886)	
General Conditions	\$	-	
General Liability Insurance	\$	(175)	
Construction Contingency	\$	(638)	
Performance and Payment Bond	\$	-	
CM Fee	\$	(573)	2%
Total Deduct	\$	(33,272)	\$ -

General Conditions

CM Fee

General Liability Insurance

Construction Contingency

Performance and Payment Bond

September 13, 2021



SI Code	Item Description	Bid Amount	Subcontractor/Remarks
	Alternat	te 12:	
luct Mes	h Lattern		
	Structural and Misc Metals	\$ (26,053)	
	Gypsum Board Assemblies	\$ (583)	
	Mesh Ceilings	\$ (6,415)	
	Painting	\$ (2,800)	
	Electrical lighting	\$ (7,460)	
	Subtotal	\$ (43,311)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (238)	
	Construction Contingency	\$ (866)	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ (778)	2%
	Total Deduct	\$ (45,193)	\$
	Alternat		
educt East			
	Fencing	\$ (22,400)	
	Subtotal	\$ (22,400)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (123)	
		J (123)	
	Construction Contingonsy		
	Construction Contingency Performance and Payment Bond	\$ (448)	
	Performance and Payment Bond	\$ (448) \$ -	2%
	Performance and Payment Bond CM Fee	\$ (448) \$ - \$ (402)	2%
	Performance and Payment Bond	\$ (448) \$ - \$ (402)	
	Performance and Payment Bond CM Fee Total Deduct Alternat	\$ (448) \$ - \$ (402) \$ (23,373)	
duct Cust	Performance and Payment Bond CM Fee Total Deduct	\$ (448) \$ - \$ (402) \$ (23,373)	
duct Cust	Performance and Payment Bond CM Fee Total Deduct Alternat om Circulation Desk	\$ (448) \$ - \$ (402) \$ (23,373) te 14:	\$
duct Cust	Performance and Payment Bond CM Fee Total Deduct Alternat	\$ (448) \$ - \$ (402) \$ (23,373)	\$

Subtotal \$

\$

\$

\$

\$

\$

(99,270)

-

(1,985)

-

(1,782)

2%

(546)

Alternate Detail Page 17 of 25

September 13, 2021



Project Alternates			
CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
	Total Deduct	\$ (103,583)	\$
		¢ (100,000)	¥
	Alternat	e 15:	
Deduct Early	Leak Detection System Roof		
	1		1
	PVC Roofing	\$ (5,500)	
	Subtotal	\$ (5,500)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (30)	
	Construction Contingency	\$ (110)	
	Performance and Payment Bond	\$ -	
	CM Fee		2%
		\$ (99)	
	Total Deduct	\$ (5,739)	\$ -
	Alternat	e 16:	
Deduct Enha	nced Performance Lighting		
	Electrical	\$ (46,940)	
		\$ (40,940)	
		Å (
	Subtotal	\$ (46,940)	
	General Conditions	\$-	
	General Liability Insurance	\$ (258)	
	Construction Contingency	\$ (939)	
	Performance and Payment Bond	\$-	
	CM Fee	\$ (843)	2%
	Total Deduct	\$ (48,980)	> -

General Conditions

CM Fee

General Liability Insurance

Construction Contingency

Performance and Payment Bond

September 13, 2021



SI Code	Item Description	Bid Amount	Subcontractor/Remarks
	Alternat	te 12:	
luct Mes	h Lattern		
	Structural and Misc Metals	\$ (26,053)	
	Gypsum Board Assemblies	\$ (583)	
	Mesh Ceilings	\$ (6,415)	
	Painting	\$ (2,800)	
	Electrical lighting	\$ (7,460)	
	Subtotal	\$ (43,311)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (238)	
	Construction Contingency	\$ (866)	
	Performance and Payment Bond	\$ -	
	CM Fee	\$ (778)	2%
	Total Deduct	\$ (45,193)	\$
	Alternat		
educt East			
	Fencing	\$ (22,400)	
	Subtotal	\$ (22,400)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (123)	
		J (123)	
	Construction Contingonsy		
	Construction Contingency Performance and Payment Bond	\$ (448)	
	Performance and Payment Bond	\$ (448) \$ -	2%
	Performance and Payment Bond CM Fee	\$ (448) \$ - \$ (402)	2%
	Performance and Payment Bond	\$ (448) \$ - \$ (402)	
	Performance and Payment Bond CM Fee Total Deduct Alternat	\$ (448) \$ - \$ (402) \$ (23,373)	
duct Cust	Performance and Payment Bond CM Fee Total Deduct	\$ (448) \$ - \$ (402) \$ (23,373)	
duct Cust	Performance and Payment Bond CM Fee Total Deduct Alternat om Circulation Desk	\$ (448) \$ - \$ (402) \$ (23,373) te 14:	\$
duct Cust	Performance and Payment Bond CM Fee Total Deduct Alternat	\$ (448) \$ - \$ (402) \$ (23,373)	\$

Subtotal \$

\$

\$

\$

\$

\$

(99,270)

-

(1,985)

-

(1,782)

2%

(546)

Alternate Detail Page 17 of 25

September 13, 2021



Project Alternates			
CSI Code	Item Description	Bid Amount	Subcontractor/Remarks
	Total Deduct	\$ (103,583)	\$
		¢ (100,000)	¥
	Alternat	e 15:	
Deduct Early	Leak Detection System Roof		
	1		1
	PVC Roofing	\$ (5,500)	
	Subtotal	\$ (5,500)	
	General Conditions	\$ -	
	General Liability Insurance	\$ (30)	
	Construction Contingency	\$ (110)	
	Performance and Payment Bond	\$ -	
	CM Fee		2%
		\$ (99)	
	Total Deduct	\$ (5,739)	\$ -
	Alternat	e 16:	
Deduct Enha	nced Performance Lighting		
	Electrical	\$ (46,940)	
		\$ (40,940)	
		A (
	Subtotal	\$ (46,940)	
	General Conditions	\$-	
	General Liability Insurance	\$ (258)	
	Construction Contingency	\$ (939)	
	Performance and Payment Bond	\$-	
	CM Fee	\$ (843)	2%
	Total Deduct	\$ (48,980)	> -



Qualifications and Clarifications



September 13, 2021

1	C C	MLK Branch Library				
	CI	EVELAND PUBLIC LIBRARY Qualifications & Clarifications				
Gon	oral Dra	ject Clarifications				
Gen						
1.	The GN	P estimate is based on the following documents:				
	So-II ,	J Kurtz Architects GMP Project Drawing dated 8/16/21				
	So-II ,	J Kurtz Architects GMP Specifications dated 8/16/21				
		J Kurtz Architects Furniture GMP manual dated 8/16/21				
	Adde	ndum One dated 8/24/2021				
2.	CPL ML	K Library Gross Square Footage 30,551 sqft. Net Square Footage of the Library Propper is 29,083 sqft.				
3.	The GN	P estimate is based on the Library portion of the project starting on or during February 2022. Material cost escalation				
5.	could b	e incurred if the project is delayed by the developer.				
4.	The GN	he GMP estimate is based on the assumption that all materials incorporated into the project will be exempt from State of Ohio				
	and local sales tax.					
5.	5. The following Allowances are included in the CPL MLK Library GMP Estimate					
	Building Enclosure Contractor Perform Requirements Allowance \$6,000.00					
		Signage Allowance \$15,000.00				
		nformation Signage Allowance \$20,000.00				
		uilding Signage and LED Strips Allowance \$35,000.00				
		ng for Transformer and Generator Allowance \$25,000.00				
		te Add for Custom Precast Benches Allowance (Material and Labor \$58,500.00)				
		ase as noted in finish schedule is figured as a material allowance of \$10.00 per lineal foot (358 lnft. of metal base)				
		wance of \$25,000 is included in the Custom Furniture for furniture Items A2 Podium and A6 Nesting Tables (No				
		cturer was provided for the acrylic and the furniture manufactures would not quote				
		wance of \$327,500.00 is provided for the curtains and curtain rigging. The Design Team and PCC will work to complete this				
		of work within the Allowance.				
6		ral isolation of the fitness rooms (Lofts) concrete slab are not included in this estimate. The costs for this structural isolation				
0.		uded in the costs for the Lofts.				
-						
		P estimate is based on full use of Reserve Court through out the entirety of the project.				
8.		P estimate is based on good faith efforts to create opportunities for disadvantaged business and workers in the City of				
	Clevela					
9.		fing insulation manufactures are basing the material cost based on time of delivery. Any cost increase will be submitted				
	and rev	iewed with the Owner and Design team.				
10.	. Renderings provided in the project documents are for presentation purposes and are not construction documents that note or					
	indicate	e materials or construction on the project.				
11.	Panzica	Construction will utilize our Standard Subcontract form for this project.				
12.	The VE	Cost Savings Items will be reviewed with the CPL, Design Team and PCC for acceptance of the VE Cost Savings Items.				
13.	Some c	ost analysis continues and will continue. Cost will be adjusted but not exceed the GMP amount stated in the GMP summary				
Estir	nate Q	ualifications				
Divis	ion '010	000 - General Requirements				
		·				
0143	800-01	Inspection and Testing Services are By Owner .				
0180	00-01	Delegated Design process as noted in specification sections 018000 is excluded from the GMP. Design Assist will be based				
0100	.00 01	off of the design noted in the project documents and specifications				
0180	00-02	The specifications of this section shall apply only to Section 084201 - Glass Entrances, 085113 - Aluminum Window System				
0100	,50-0Z	and 08000 - Exterior Glazing. All other specification sections referenced in Specification 018000 Building Enclosures				
		Contract Performance Requirements materials and material performances have been selected by the Architect of Record				
		and are not subject to this specification section				



September 13, 2021

Qualifications & Clarifications General Project Clarification Specification Section 070001 - Rainscreen System referenced in this section has not been provided in these project specification, therefore any reference to this section of work is considered void. 018113-01 Nic EED score sheets has been provided for the project. Paratica Construction will provide the information as noted in the Individual specifications sections. When a LEED score sheet is provided it will be reviewed and priced for compliance against the documents. 018113-02 Nit requirements of Flush-Out and Air Quality Testing are the responsibility of the The Owner and no cost have been included in the GMP. 01800-01 All mediralis, products and building systems specified in the Project Specifications are presumed to have been vetted to meet the General Acoustical Requirements to site Requirement testing. 019100-01 All Building Commissioning Fundamental or Enhanced are the responsibility of the Owner. Division 030000 • Kisting Conditions Division 050000 • Existing Conditions Division 050000 • Metals Division 060000 • Metals Division 060000 • Metals Division 060000 • Model as architectural grade, utilizing 1.5-2" panels. The manufacturers declined to price rough structural wall material for milliwork as drawn. Because of the properties of CLT, all canting and radiusing of vertical CLT is excluded. The long cafe bench back was priced as horizon		MLK Branch Library		
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113100-01 Appliances are furnished By Owner and Installed by Contractor	Division 100	000 · Specialties		
	Division 110	000 · Equipment		
	113100-01	Appliances are furnished By Owner and Installed by Contractor		
	116133-01	Performance Hoist Rigging System is not included in the GMP Estimate, No Specifications provided.		



September 13, 2021

🦗 c	CLEVELAND PUBLIC LIBRARY Qualifications & Clarifications	
General Pr	oject Clarifications	
Division 12	0000 · Furnishings	
	Items A2 and A6 are quoted as an allowance, as they do not have a specified material.	
Division 14	0000 · Conveying Equipment	
Division 21	0000 · Fire Suppression	
210000-01	Fire Suppression System is figured as the Mesh Ceiling system being 76% open and the sprinkler heads are not figured as penetrating the mesh ceiling, as per the project documents. This is subject to final review by Building and Fire Code Officials.	
Division 22	0000 · Plumbing	
220000-01	The plumbing to the HVAC System has been priced per the project documents. No cost or allowance are included at this time for any redesign of the HVAC System to accommodate the air handler and chiller/cooling tower not being place on the third floor roof between the Library Loft's North and South Wings.	
Division 23	0000 · HVAC	
230000-01	The HVAC is priced per the project documents. No cost or allowance are included at this time for any redesign of the HVAC System to accommodate the air handler and chiller/cooling tower not being place on the third floor roof between the Library Loft's North and South Wings.	
Division 26	D000 · Electrical	
260000-01	The electrical to the HVAC System has been priced per the project documents. No cost or allowance are included at this time for any redesign of the HVAC System to accommodate the air handler and chiller/cooling tower not being place on the third floor roof between the Library Loft's North and South Wings.	
Division 27	0000 · Communications	
270000-01		
Division 31	0000 - Earthwork	
310000-01		
Division 32	0000 · Exterior Improvements	
320000-01		
Division 33	0000 · Utilities	
330000-01	The utilities and infrastructure are being priced by the Library Lofts and a Shared Developer Costs will be provided for the Electrical, Water, Sanitary Sewer, Storm Sewer and Storm Detention System.	
330000-02	New utility infrastructure and service is assumed to be the responsibility of the associated utility companies, and the associated cost(s) are assumed to be paid directly by the Owner.	
Exclusions		
	d to the following items are not included in the GMP estimate; however, the items may be required as part of the overall elopment cost:	
1. Archite	ectural/engineering fee(s)	

1.	Architectura	l/e	ngineering tee(s)
		-	

Plan review fee(s)
 Independent testing and inspection



September 13, 2021

	CLEVELAND PUBLIC LIBRARY Qualifications & Clarifications		
Gen	eral Project Clarifications		
4.	Independent commissioning		
5.	Utility company connection charges/fees		
6.	Utility company removal/relocation fees		
7.	Remediation of contaminated soil		
8.	Window washing equipment		
9.	Furniture, fixtures and equipment (FF&E) as noted in the clarifications above.		
10.	Natural gas service		
11.	Vapor mitigation system		
	2. Concrete and structural steel building frame		
13.	3. Caissons and grade beams		
14.	I. Builder's risk insurance (including deductibles)		
	5. Final site survey		
16.	5. Handling or remediation of hazardous materials		
17.	7. Rock excavation		
18.	3. Temporary library parking for patrons or staff.		
19.). BIM		
20.). Moisture mitigation concrete add mixtures		
21.	I. IT trunk line		
22.	2. IT Equipment, Audio and Visual equipment and Security Systems.		
23.	3. Fundamental and Enhanced Commissioning		
	Open storage shelving, library shelving, library equipment, etc.		
25.	Shelf checkout lockers		
26.	Large lift projector screen an table work station.		



Allowances

Cleveland Public Library MLK Branch Cleveland, Ohio



September 13, 2021

CLEVELAND PUBLIC LIBRARY

No.	Description	Value
1.	Building Enclosure Contractor Perform Requirements Allowance	\$6,000.00
2.	Interior Signage Allowance	\$15,000.00
3.	Digital Information Signage Allowance	\$20,000.00
4.	Neon Building Signage and LED Strips Allowance	\$35,000.00
5.	Screening for Transformer and Generator Allowance	\$25,000.00
6.	Alternate Add for Custom Precast Benches Allowance (Material and Labor)	\$58,000.00
7.	Metal base as noted in finish schedule is figured as a material allowance of \$10.00 per lineal foot (358 Inft. of metal base)	\$10.00 per lineal foc
8.	An Allowance is included in the Custom Furniture for furniture Items A2 Podium and A6 Nesting Tables (No manufacturer was provided for the acrylic and the furniture manufactures would not quote	\$25,000.00
9.	An Allowance is provided for the curtains and curtain rigging. The Design Team and PCC will work to complete this section of work within the Allowance.	\$327,500.00



Basis Documents



Drawings:

- G001 COVER SHEET
- G002 SCOPE PLANS
- G100 CODE SUMMARY
- G101 FIRST FLOOR LIFE SAFETY PLAN
- G102 SECOND FLOOR LIFE SAFETY PLAN
- L101 SITE LAYOUT PLAN
- L102 SITE PAVING PLAN
- L103 SITE GRADING PLAN
- L104 SITE DETAILS
- AS101 ARCHITECTURAL SITE PLAN
- A001 TYPICAL MOUNTING HEIGHTS
- A002 ADA INFORMATION AND ACCESSIBILITY DATA
- A003 DOOR SCHEDULE AND DETAILS
- A004 DOOR DETAILS
- A101 GROUND FLOOR PLAN
- A101A GROUND FLOOR SLAB LAYOUT PLAN
- A102 SECOND FLOOR PLAN
- A103 THIRD FLOOR / ROOF & CANOPY PLAN
- A121 GROUND FLOOR REFLECTED CEILING PLAN
- A122 SECOND FLOOR REFLECTED CEILING PLAN
- A201 EXTERIOR ELEVATIONS
- A202 EXTERIOR ELEVATIONS
- A301 BUILDING SECTIONS



- A310 WALL SECTIONS
- A400 ENLARGED PLAN LOCATIONS
- A410 NORTH STAIR
- A411 NORTH STAIR
- A415 SOUTH STAIR
- A416 SOUTH STAIR
- A417 EXIT STAIR DETAILS
- A418 LIBRARY STAIR DETAILS
- A420 ELEVATOR PLANS & SECTIONS
- A430 TABLE PLAN AND SECTIONS
- A431 TABLE RAMP, STAIR, AND HANDRAIL DETAILS
- A432 CLT LAYOUT AND DETAILS
- A440 ENLARGED RESTROOM PLANS & ELEVATIONS
- A450 ENLARGED SOFFIT AND VESTIBULE PLANS
- A460 AIRSPACE BUILDING ENTRY PLANS AND SECTIONS
- A470 SKYLIGHT DETAILS
- A471 THEATRICAL CURTAINS AND TRACKS
- A472 PROJECTION SCREEN / ENCLOSURE
- A501 INTERIOR ELEVATIONS
- A502 INTERIOR ELEVATIONS
- A503 INTERIOR ELEVATIONS
- A600 ASSEMBLY TYPES
- A600A INTERIOR DETAILS TYP. FLOOR AND WALL
- A601 EXTERIOR DETAILS
- A602 CURTAIN WALL DETAILS



- A603 EXTERIOR DETAILS
- A604 CANOPY DETAILS
- A604A CANOPY FRAMING PLAN
- A605 LOW ROOF DETAILS
- A608 FACADE LAYOUT AND SCHEDULE
- A609 FACADE LAYOUT AND SCHEDULE
- A611 INTERIOR PLAN DETAILS
- A612 INTERIOR SECTION DETAILS
- A613 INTERIOR DETAILS SECURITY GATES
- A614 INTERIOR DETAILS BOOTH DETAILS (ALTERNATE 11)
- A616 INTERIOR DETAILS CEILING DETAILS
- A620 MILLWORK ELEVATIONS
- A621 MILLWORK DETAILS
- A622 MILLWORK DETAILS
- A640 EXTERIOR LANTERN (ALTERNATE 12)
- A650 EXTERIOR MESH (ALTERNATE 1)
- A700 FINISH SCHEDULE AND LEGEND
- A701 GROUND FLOOR FINISH PLAN
- A702 SECOND FLOOR FINISH PLAN
- A703 GROUND FLOOR FURNITURE PLAN
- A704 SECOND FLOOR FURNITURE PLAN
- A800 CUSTOM FURNITURE FOR REFERENCE
- A801 CUSTOM FURNITURE FOR REFERENCE
- A900 ALTERNATES
- AS900 ARCHITECTURAL SITE PLAN ALTERNATE SITE LIGHTING



- S000 STRUCTURAL GENERAL NOTES
- S010 STRUCTURAL TESTS AND INSPECTIONS
- S011 STRUCTURAL TESTS AND INSPECTIONS
- S020 CONCRETE TYPICAL DETAILS
- S021 CONCRETE TYPICAL DETAILS
- S030 STEEL TYPICAL DETAILS
- S031 STEEL TYPICAL DETAILS
- S032 STEEL TYPICAL DETAILS
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- S101 RAISED PLATFORM FRAMING PLAN
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- S511 DETAILS & SECTIONS
- S512 DETAILS & SECTIONS
- FP000 FIRE PROTECTION GENERAL INFORMATION



- FP101 FIRE PROTECTION PLANS
- P000 PLUMBING GENERAL INFORMATION
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- E000 NOTES AND SCHEDULES
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- E102 SECOND FLOOR ELECTRICAL LIGHTING PLAN
- E201 GROUND FLOOR ELECTRICAL POWER PLAN



- E202 SECOND FLOOR ELECTRICAL POWER PLAN
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- **QP111 PERFORMANCE LOUDSPEAKER PLAN AND ELEVATIONS**
- QP121 PERFORMANCE SCREEN AND HOIST PLAN
- **QP221 PERFORMANCE HOIST AND SCREEN ELEVATION**
- QP222 PERFORMANCE HOIST ELEVATION AND SCREEN DEPLOYED
- **QP501 PERFORMANCE LIGHTING & DRAPERY CONTROL DETAILS**
- QP521 PERFORMANCE SCREEN HOIST RISER & DETAILS

Other Documents

Pre-Bid RFI's

- RFI #1 dated 08/19/21
- RFI #2 dated 08/27/21
- RFI #3 dated 08/27/21
- RFI #4 dated 08/30/21

Addendum #1 dated 09/03/21

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270528	Pathways for Communication Systems
270700	Technology Grounding System
271100	Structured Cabling System
275100	Sound and AV Systems

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

SECTION

283111 Fire Alarm System

DIVISION 31 - EARTHWORK

SECTION

312200 Grading

DIVISION 32 - EXTERIOR IMPROVEMENTS

SECTION

321300 Site Concrete

Furniture

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Event Chair - ALT	04
Event Chair Dolly - ALT	05
Event Table - ALT	06
Desk Chair	07
Cafe Chair	08
Cafe Tables	09
Rectangular Table 1	10
Rectangular Table 2	11
Computer Table	12
Club Chair	13
Occasional Table	14
Book Bin	15
Children's Chair	16
Children's Table	17
Teen Chair	18
Children's Cushions	19
Children's Desk Chair	20
Maker Cart	21
Community Lockers	22
Staff Lockers	23
Work Table Small	24
Work Table Medium	25
Work Table Large	26
Work Cart	27
Book Stacks - Wall Mount	28
Book Stacks - Curved	29
Book Stacks - 2nd FL	30
Storage Shelf	31
Mobile Ped Cart	32
Information Kiosk	33



General Conditions and Project Administration Detail

Cleveland Public Library MLK Branch Cleveland, Ohio



August 27, 2021

General Conditions and Project Administration Detail							
Descr	iption of Work	Quantity	Unit		Unit Cost	Ext	ended Total
Projec	t Administration						
001	project executive	1,340	hour	\$	-	\$	-
002	project manager	2,000	hour	\$	62.00	\$	124,000
003	superintendent	2,918	hour	\$	65.00	\$	189,670
004	project engineer	2,844	hour	\$	48.00	\$	136,512
005	safety manager	264	hour	\$	52.00	\$	13,728
006	schedule engineer	200	hour	\$	-	\$	-
007	project accountant	204	hour	\$	-	\$	-
Gener	al Conditions		Total I	Proje	ct Administration	\$	463,910
	Field Office & Office Supplies						
001	computer support, hardware & software	1	lpsm	\$	12,000.00	\$	12,000
002	mileage, subsistence, and travel expenses	1	lpsm	\$	2,000.00	\$	2,000
003	job and cell phones	18	month	\$	200.00	\$	3,600
004	shipping & mailing	18	month	\$	250.00	\$	4,500
005	first aid equipment	1	lpsm	\$	2,500.00	\$	2,500
006	field office and sheds	14	month	\$	1,000.00	\$	14,000
007	field office supplies and equipment	18	month	\$	500.00	\$	9,000
008	project close-out	1	lpsm	\$	-	\$	-
General Conditions Total \$				\$	47,600		

General Conditions and Project Administration Detail



Potential GMP Cost Savings

Cleveland Public Library

MLK Branch

Cleveland, Ohio

September 13, 2021

Potential GMP Cost Savings Updated 9/10/2021 Based on Kurtz and SO-IL Option B

	Potential GMP Cost Savings Updated 9/10/2021 Based on Ku	rtz ai	na SO-IL O	pτ	CION B			
De	scription of Work	Shareo costs	-			Acc Savi	epted Cost ings	Notes
	Alternate Deduct per Alternate Schedule Drawing a900							
	Items of work pricing pending							
	Potential Cost Saving Accepted							
	Cost Savings Rejected							
	Costs accounted for in GMP							
1	Increase sidewalk thickness from 6" TO 4"	\$		\$	(34,646)	\$		Note 9/8/21 Design Team Note: Accepted pending Geotechnical Approval/Suitability of Substrate, MDP Consultant
5	Trap rock aggregate increase	\$	-	\$	(35,394)	\$	· · · ·	Note 9/8/21 Design Team Note: Accepted pending Geotechnical Approval/Suitability of Substrate, MDP Consultant
8	CLT wood stairs stringers, treads, risers and framing (Div. 6 Woods)	\$	-	\$	(32,000)	\$		Allowance for material costs (\$32,000.00) order of magnitude cost savings
9	Canopy lantern structural steel framing and mesh	\$	-	\$	(35,851)			Design Team Note 8/9/21: Lantern is desired if we do not have mesh alternate.
11	Entrance soffit framing	\$	(7,500)	\$	-			
12	Site fence east property line	\$	-	\$	-	\$	-	Accepted Alternate #13 Accounted for In GMP Summary
14	Stainless steel metal panels at exterior façade 1,000 sqft			\$	(168,898)	\$	(152,008)	Change metal panels from stainless steel to aluminum
17	Change aluminum metal panels back to expanded metal mesh at canopy (DD Estimate the canopy was expanded metal mesh)	\$	-	\$	(350,000)	\$		Increase in material and labor for the installation and attachment of the metal plate aluminum panels at the redesigned soffit.
21	Alternate Deduct Booth and Booth Ceilings	\$	-	\$	(76,815)	\$		Alternate No. 11 Design Team Note 9/8/21:Deduct for mesh ceiling panels, structural framing, lighting, hangers. This maintains the booth walls and architectural millwork at the walls.
24	Metal framed acoustical mesh pivoting ground security gate	\$	-	\$	(33,600)	\$	t	Order of Magnitude getting confirmation from Supplier. Design of the gate to still be settled. Allowance amount that need to be vetted.
31	Lighting fixtures package and installation	\$	-	\$	(55,200)	\$		The 100% CD Documents are a redesign of the lighting layout. This Cost Savings will still need to be vetted through the Design Team
36	Early Leak detection system	\$	-	\$	-	\$	-	Accepted Alternate #15 Accounted for In GMP Summary





Cleveland Public Library

MLK Branch

Cleveland, Ohio

September 13, 2021



CLEVELAND PUBLIC LIBRARY

Potential GMP Cost Savings Updated 9/10/2021 Based on Kurtz and SO-IL Option B

41	Added bike repair station	\$ (925)	\$ -		
45	Change revolving door manufacturer from ASSA Abloy to Dorma Kaba with glass ceiling.	\$ -	\$ (4,025)	\$ (4,025)	
46	Concentrical metal grate walk off mat at revolving door		\$ (12,000)	\$ (12,000)	Quoted Deduct
71	Change Elevator cab from GL-7 walls and ceilings to brushed stainless walls and ceilings.	\$ -	\$ (35,000)	\$	Quoted Deduct
75	Change trench drain from load class "c" to load class "b".	\$ -	\$ (3,865)	\$ (3,865)	Order of Magnitude
	Deduct south and west second floor work stations	\$ -	\$ (44,447)		Alternate No. 3 Deduct, Design Team Note 9/8/21: Consider mayb not wide enough for furniture
	Change the concrete sidewalk finish from sandblasted and washed finish to standard finish		\$ (46,500)	\$ (23,000)	Alternte #6
	Change custom furniture circulation desk to a manufactured system provided by CPL under a separate contract	\$ -	\$ -	\$ -	Accepted Alternate #14 Accounted for In GMP Summary
93	West property line fencing and landscaping	\$ -	\$ (19,300)	\$ (19,300)	Quote Provided for Fencing
96	Theatrical Lighting, Audio and Visual Enhancement	\$ -	\$ -	\$ -	Accepted Alternate #16 Accounted for In GMP Summary
97	Remove Marmoleum in BOH for polished concrete	\$ -	\$ (5,319)	\$ (5,319)	
99	Eliminate canopy at North Façade only	\$ -	\$ (176,668)	\$	Design Team Note 9/8/21: Possible Modification, savings not take in this version. Number will need to be re-evaluated since Item 17 above have been accepted.
102	Deduct waterproofing under the perimeter grade beam	\$ -	\$ (21,000)		
103	Masonry Changes	\$ (8,671)			Shared developer costs Order of Magnitude savings
Subto	tal Cost Increases	\$ (66,596)	\$ (1,190,528)	\$ (740,018)	
	General Liability Insurance 0.55%	\$ (366)	\$ (6,548)	\$ (4,070)	
	Payment and Performance Bond 0.60%	\$ (400)	\$ (7,143)	\$ (4,440)	
	Construction Contingency 2.00%	\$ (1,332)	\$ (23,811)	\$ (14,800)	
	CM Fee 1.75%	\$ (1,165)	\$ (20,834)	\$ (12,950)	
Total	Cost Savings	\$ (69,859)	\$ (1,248,864)	\$ (776,279)	



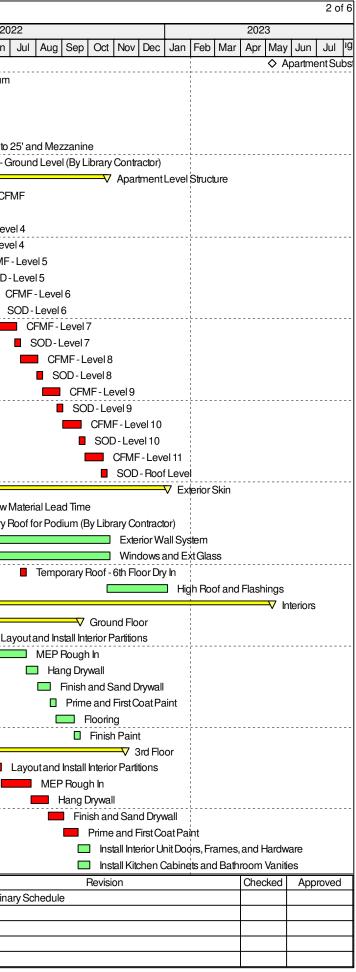
Project Schedule

ctivity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	2021 2022 Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Jun Jul
Circle So	guare - October 2021 Start	646	532	09/22/2020A	08/11/2023	
A2470	Library Temporary Parking Lot, Crossing, Signalization Complete	31	31	09/20/2021*	11/01/2021	Library Temporary Parking Lot, Crossing, Signal
A2530	Removal of CEI Poles Along Reserve Court	5	5	09/27/2021	10/01/2021*	Removal of CEI Poles Along Reserve Court
A2520	Temporary Water Service	0	0	10/01/2021*		Temporary Water Service
A2540	Temporary Power Brought to Site	0	0	10/01/2021*		Temporary Power Brought to Site
A2490	Use of CPL-2 Property	0	0	11/01/2021*		♦ Use of CPL-2 Property
A2480	Laydown Area Available for Library and Library Lofts Use	62	62	11/01/2021	01/31/2022	Laydown Area Available for Lik
A2460	Temporary Gas Service Available at Site	0	0		11/05/2021	Temporary Gas Service Available at Site
A2500	Transfer CPL-2 Property	0	0	02/02/2022*		Transfer CPL-2 Property
A2430	Parking Garage Construction (By Power Construction)	317	317	02/10/2022*	05/08/2023	
A2450	Reserve Court Construction by Others (Access to Site to be Maintained for Duration)	106	106	03/15/2023*	08/11/2023	
Library I	Lofts - Pre Construction & Design	182	68	01/04/2021 A	10/15/2021	Library Lofts - Pre Construction & Design
A1680	Library Lofts SD re-engagement	20	0	01/04/2021 A	02/04/2021 A	Library Lofts SD re-engagement
A1730	Library Lofts Design Development Documents	65	0	02/01/2021 A	05/03/2021 A	Library Lofts Design Development Documents
A1770	Developer to Furnish Evidence of Financing	0	0		03/25/2021 A	Developer to Furnish Evidence of Financing
A2080	Design to Rendering Service	0	0	04/23/2021 A		♦ Design to Rendering Service
A1780	Award Design Assist Cold Formed Metal Framing Vendor	0	0	04/26/2021 A		Award Design Assist Cold Formed Metal Framing Vendor
A1760	Design Development Documents Issued	0	0		05/03/2021 A	Design Development Documents Issued
A1880	Design Development Estimate	20	0	05/03/2021 A	05/31/2021 A	Design Development Estimate
A2090	Design Submittal to City Planning Commission and Euclid Corridor	0	0	05/13/2021 A		Design Submittal to City Planning Commission and Euclid Corridor
A2100	Planning Commission/Euclid Corridor Design Review	2	0	05/20/2021 A	05/21/2021 A	Planning Commission/Euclid Corridor Design Review
A1790	Design Development Estimate Reconciliation	9	0	06/01/2021A	06/11/2021 A	Design Development Estimate Reconciliation
A2200	Issue Early Site/Foundation/Podium Permit Documents	0	0		06/02/2021 A	Issue Early Site/Foundation/Podium Permit Documents
A1750	Early Site/Foundation/Podium Bid Phase	9	0	06/02/2021 A	06/14/2021 A	Early Site/Foundation/Podium Bid Phase
A1940	Library Lofts Shell and Interiors CD's	87	37	06/14/2021A	09/01/2021	Library Lofts Shell and Interiors CD's, Library Lofts Shell and
A1990	Complete Review of Early Site/Foundations/Podium Package	0	0		06/21/2021 A	♦ Complete Review of Early Site/Foundations/Podium Package
A1860	CPL/Developer Amended and Restated Development Agreement	0	0		07/13/2021*	CPL/Developer Amended and Restated Development Agreement
A1870	Library Lofts 75% CDs issued for Coordination	0	0		07/15/2021*	Library Lofts 75% CDs issued for Coordination
A2040	Library Lofts 100% CD/Permit Drawings Issued	0	0		09/01/2021*	Library Lofts 100% CD/Permit Drawings Issued
A2060	Library Lofts Early Package draft GMP	0	0		09/01/2021	Library Lofts Early Package draft GMP
A2110	Library Lofts Tower draft GMP	0	0		09/01/2021	♦ Library Lofts Tower draft GMP
A2550	Permits/Planning Approval	32	32	09/01/2021*	10/15/2021	Permits/Planning Approval
A1820	Bid/Award/Approve GMP Contracts	21	21	09/01/2021	10/01/2021	Bid/Award/Approve GMP Contracts
A1920	Finalize GMP	0	0		09/30/2021	♦ Finalize GMP
A2070	Library and Developer Decision to Proceed	0	0		10/01/2021	Library and Developer Decision to Proceed
A1850	Release Early Site Package Shop Drawings, Engineering, Materials	0	0	10/01/2021		Release Early Site Package Shop Drawings, Engineer
Library	Lofts - Construction	407	407	10/01/2021	05/08/2023	∇
A1490	Temporary controls (Fencing, signage, etc.)	5	5	10/01/2021*	10/08/2021	Temporary controls (Fencing, signage, etc.)
A1690	Temporary Library Parking and Traffic Control (By Power Construction)	0	0	11/01/2021*		 Temporary Library Parking and Traffic Control (B
A1220	Site Development and Utility Infrastructure	40	40	11/05/2021	01/05/2022	Site Development and Utility Infrastr
A2410	Parking Garage Start (By Power Construction)	0	0	02/10/2022*		♦ Parking Garage Start (By Po
A2010	Stair Systems	162	162	03/07/2022	10/24/2022	
A1700	Buckhoist Installation (Access from Ground to 6th Floor)	5	5	07/13/2022	07/20/2022	
A1710	Buckhoist Jump (to 11th Floor)	2	2	10/24/2022	10/26/2022	
A1890	Complete Elevator Shafts, Elevator Control Rooms	30	30	10/28/2022	12/12/2022	
A1740	Elevator Installation	60	60	12/12/2022	03/08/2023	
A1670	Parking Garage Completion (By Power Construction)	0	0	02/01/2023*		
A1720	Buckhoist Removal	5	5	03/08/2023	03/15/2023	
A2420	Building Department, MEP, and Life Safety Final Inspections	15	15	04/17/2023	05/08/2023	
D						Date
Ren	naining Level of Effort Critic al Rem ual Level of Effort V V Summary					09/07/2021 Preliminary
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Circle Square - October 2021 Start

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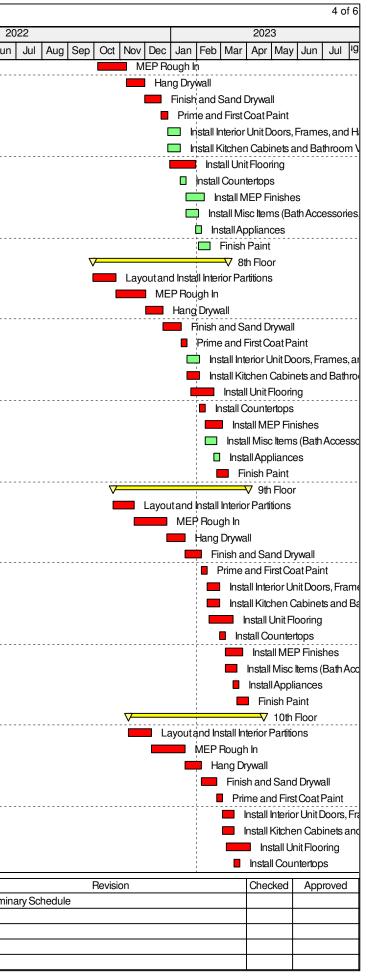
vity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	2021			20
10000						Jan Feb Mar Apr May Jun Jul A	ug Sep Oct Nov Dec Jan Feb	Mar Apr Ma	ay Jun
A2290 Podium	Apartment Substantial Completion	0	0 148	10/08/2021	05/08/2023* 05/09/2022				Podiun
A1210	Site Prep	10	10	10/08/2021	10/22/2021		Site Prep	v	i oului
A1210	Building Pad	10	10	10/22/2021	11/05/2021	-	Building Pad		
A1240	CPL Found/Caissons	20	20	10/29/2021	11/29/2021	-	CPL Found/Cais	sons	
A1450	Concrete Podium to 25' and Mezzanine	80	80	11/10/2021	03/07/2022	-		Concrete Po	odium tr
A1500	SOG - Ground Level (By Library Contractor)	15	15	04/18/2022	05/09/2022				SOG -
	nt Level Structure	172	172	02/21/2022	10/24/2022		▽=		
A1950	Level 3 Steel/CFMF	25	25	02/21/2022	03/28/2022			Level 3	Steel/C
A1980	Level 3 SOD	5	5	03/24/2022	03/31/2022	-		Level 3	
A1970	CFMF-Level 4	15	15	03/31/2022	04/21/2022	-		CFI	
A1960	SOD-Level 4	5	5	04/19/2022	04/26/2022				OD - Le
A2210	CFMF - Level 5	15	15	04/26/2022	05/17/2022	-			_
A2340	SOD-Level 5	5	5	05/13/2022	05/20/2022				SO
A2230	CFMF - Level 6	15	15	05/20/2022	06/13/2022				
A2350	SOD-Level 6	5	5	06/09/2022	06/16/2022	-			
A2260	CFMF - Level 7	15	15	06/16/2022	07/08/2022				
A2360	SOD-Level 7	5	5	07/06/2022	07/13/2022	-			
A2300	CFMF - Level 8	15	15	07/13/2022	08/03/2022				
A2370	SOD-Level 8	5	5	08/01/2022	08/08/2022	-			
A2310	CFMF - Level 9	15	15	08/08/2022	08/29/2022	-			
A2380	SOD-Level 9	5	5	08/25/2022	09/01/2022				
A2320	CFMF - Level 10	15	15	09/01/2022	09/23/2022	-			
A2390	SOD-Level 10	5	5	09/21/2022	09/28/2022	-			
A2330	CFMF - Level 11	15	15	09/28/2022	10/19/2022	-			
A2400	SOD - Roof Level	5	5	10/17/2022	10/24/2022	-			
Exterior S	Skin	290	290	11/11/2021	01/04/2023		▼		
A2280	Window Material Lead Time	120	120	11/11/2021	05/03/2022				Windov
A1510	Temporary Roof for Podium (By Library Contractor)	15	15	03/28/2022	04/18/2022			🔲 Tem	nporar
A2030	Exterior Wall System	145	145	04/04/2022	10/27/2022	-			
A2270	Windows and Ext Glass	124	124	05/03/2022	10/27/2022	-			
A2050	Temporary Roof - 6th Floor Dry In	5	5	07/13/2022	07/20/2022		÷		
A2020	High Roof and Flashings	49	49	10/24/2022	01/04/2023	-			
Interiors		254	254	05/09/2022	05/08/2023				
Ground	Floor	95	95	05/09/2022	09/22/2022			▽-	
l100	Layout and Install Interior Partitions	20	20	05/09/2022	06/07/2022				
l101	MEP Rough In	30	30	06/07/2022	07/20/2022				
1102	Hang Drywall	10	10	07/20/2022	08/03/2022				
l103	Finish and Sand Drywall	10	10	08/03/2022	08/17/2022	-			
l104	Prime and First Coat Paint	5	5	08/17/2022	08/24/2022				
l105	Flooring	15	15	08/24/2022	09/15/2022	-			
l106	Finish Paint	5	5	09/15/2022	09/22/2022	1			
3rd Floor	r de la companya de l	123	123	05/20/2022	11/14/2022			7	~
1300	Layout and Install Interior Partitions	20	20	05/20/2022	06/20/2022				
1301	MEP Rough In	25	25	06/20/2022	07/26/2022				I
1302	Hang Drywall	14	14	07/26/2022	08/15/2022				
1303	Finish and Sand Drywall	14	14	08/15/2022	09/02/2022				
1304	Prime and First Coat Paint	10	10	09/02/2022	09/19/2022				
1305	Install Interior Unit Doors, Frames, and Hardware	10	10	09/19/2022	10/03/2022				
1306	Install Kitchen Cabinets and Bathroom Vanities	10	10	09/19/2022	10/03/2022				
	maining Level of Effort Critical Rem							Date	
Rer								10-10-0-1	-
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Act	tual Level of Effort VV Summary			í	PANZIC	Δ	09/	/07/2021	Prelim
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ity ID	Activity Name	Original	Remaining	Start	Finish	2021 2022 2023
		Duration	Duration			un Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul
1307	Install Unit Flooring	20	20	09/21/2022	10/19/2022	
1308	Install Countertops	5	5	10/03/2022	10/10/2022	
1309	Install MEP Finishes	20	20	10/10/2022	11/07/2022	Install MEP Finishes
1310	Install Misc Items (Bath Accessories, Mirrors, Closet Shelving)	10	10	10/10/2022	10/24/2022	Install Misc Items (Bath Accessories, Mirrors, Closet S
1311	InstallAppliances	5	5	10/19/2022	10/26/2022	Install Appliances
1312	Finish Paint	10	10	10/31/2022	11/14/2022	E Finish Paint
4th Floor		112	112	06/20/2022	11/28/2022	✓
400	Layout and Install Interior Partitions	19	19	06/20/2022	07/18/2022	Layout and Install Interior Partitions
401	MEP Rough In	25	25	07/18/2022	08/22/2022	MEP Rough In
402	Hang Drywall	14	14	08/22/2022	09/12/2022	Hang Drywall
403	Finish and Sand Drywall	14	14	09/12/2022	09/30/2022	Finish and Sand Drywall
404	Prime and First Coat Paint	5	5	09/30/2022	10/07/2022	Prime and First Coat Paint
405	Install Interior Unit Doors, Frames, and Hardware	10	10	10/07/2022	10/21/2022	Install Interior Unit Doors, Frames, and Hardware
406	Install Kitchen Cabinets and Bathroom Vanities	10	10	10/07/2022	10/21/2022	Install Kitchen Cabinets and Bathroom Vanities
407	Install Unit Flooring	20	20	10/12/2022	11/09/2022	Install Unit Flooring
408	Install Countertops	5	5	10/21/2022	10/28/2022	Install Countertops
409	Install MEP Finishes	15	15	10/28/2022	11/18/2022	Install MEP Finishes
410	Install Misc Items (Bath Accessories, Mirrors, Closet Shelving)	10	10	10/28/2022	11/11/2022	Install Misc Items (Bath Accessories, Mirrors, Closed
411	InstallAppliances	5	5	11/09/2022	11/16/2022	Install Appliances
412	Finish Paint	10	10	11/11/2022	11/28/2022	Finish Paiht
5th Floo		112	112	07/18/2022	12/23/2022	√────────────────────────────────────
1500	Layout and Install Interior Partitions	19	19	07/18/2022	08/12/2022	Layout and Install Interior Partitions
l501	MEP Rough In	25	25	08/12/2022	09/19/2022	MEP Rough In
1502	Hang Drywall	14	14	09/19/2022	10/07/2022	Hang Drywall
1503	Finish and Sand Drywall	14	14	10/07/2022	10/27/2022	Finish and Sand Drywall
1504	Prime and First Coat Paint	5	5	10/27/2022	11/03/2022	Prime and First Coat Paint
1505	Install Interior Unit Doors, Frames, and Hardware	10	10	11/03/2022	11/17/2022	Install Interior Unit Doors, Frames, and Hardwar
1506	Install Kitchen Cabinets and Bathroom Vanities	10	10	11/03/2022	11/17/2022	Install Kitchen Cabinets and Bathroom Vanities
1507	Install Unit Flooring	20	20	11/07/2022	12/06/2022	Install Unit Flooring
1508	Install Countertops	5	5	11/17/2022	11/25/2022	Install Countertops
1509	Install MEP Finishes	15	15	11/25/2022	12/16/2022	
1510	Install Misc Items (Bath Accessories, Mirrors, Closet Shelving)	10	10	11/25/2022	12/09/2022	Install Misc Items (Bath Accessories, Mirrors
1511	Install Appliances	5	5	12/06/2022	12/13/2022	
1512	Finish Paint	10	10	12/09/2022	12/23/2022	Finish Paint
6th Floor		112	112	08/12/2022	01/23/2023	↓ and for the second s
1600	Layout and Install Interior Partitions	19	19	08/12/2022	09/09/2022	Layout and Install Interior Partitions
1601	MEP Rough In	25	25	09/09/2022	10/14/2022	MEP Rough In
1602	Hang Drywall	14	14	10/14/2022	11/03/2022	Hang Drywall
1602	Finish and Sand Drywall	14	14	11/03/2022	11/23/2022	Finish and Sand Drywall
1604	Prime and First Coat Paint	5	5	11/23/2022	12/01/2022	Prime and First Coat Paint
1605	Install Interior Unit Doors. Frames, and Hardware	10	10	12/01/2022	12/15/2022	Install Interior Unit Doors, Frames, and Ha
1605	Install Kitchen Cabinets and Bathroom Vanities	10	10	12/01/2022	12/15/2022	Install Kitchen Cabinets and Bathroom Va
1607	Install Unit Flooring	20	20	12/01/2022	01/04/2023	
1608	Install Countertops	5	20 5	12/05/2022	12/22/2022	Install Countertops
1608	Install Countertops	15	5 15			
				12/22/2022	01/16/2023	
l610	Install Misc Items (Bath Accessories, Mirrors, Closet Shelving)	10	10	12/22/2022	01/09/2023	Install Misc Items (Bath Accessories,
l611	Install Appliances	5	5	01/04/2023	01/11/2023	
l612	Finish Paint	10	10	01/09/2023	01/23/2023	Finish Paint
7th Floor 1700	Layout and Install Interior Partitions	<u>112</u> 19	<u>112</u> 19	09/08/2022 09/08/2022	02/16/2023	✓ 7th Floor Layout and Install Interior Partitions
		19	13	03/00/2022	10/03/2022	
	maining Level of Effort Critical Rem					Date Revision Checked Approved 09/07/2021 Preliminary Schedule
	ual Level of Effort V Summary			-		
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ctivity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	2021		20
1704				10/05/0000	11/00/00000	Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Der	c Jan Feb Mar Apr	May Jun
1701	MEP Rough In	25	25	10/05/2022	11/09/2022			
1702	Hang Drywall	14	14	11/09/2022	11/30/2022			
1703	Finish and Sand Drywall	14	14	11/30/2022	12/20/2022			
1704	Prime and First Coat Paint	5	5	12/20/2022	12/28/2022			
1705	Install Interior Unit Doors, Frames, and Hardware	10	10	12/28/2022	01/12/2023			
1706	Install Kitchen Cabinets and Bathroom Vanities	10	10	12/28/2022	01/12/2023			
1707	Install Unit Flooring	20	20	12/30/2022	01/30/2023			
1708	Install Countertops	5	5	01/12/2023	01/19/2023			
1709	Install MEP Finishes	15	15	01/19/2023	02/09/2023			
1710	Install Misc Items (Bath Accessories, Mirrors, Closet Shelving)	10	10	01/19/2023	02/02/2023			
1711	InstallAppliances	5	5	01/30/2023	02/06/2023			
1712	Finish Paint	10	10	02/02/2023	02/16/2023			
8th Floor		112	112	09/30/2022	03/10/2023			
1800	Layout and Install Interior Partitions	19	19	09/30/2022	10/27/2022			
1801	MEP Rough In	25	25	10/27/2022	12/02/2022			
1802	Hang Drywall	14	14	12/02/2022	12/22/2022			
1803	Finish and Sand Drywall	14	14	12/22/2022	01/13/2023			
1804	Prime and First Coat Paint	5	5	01/13/2023	01/20/2023			
1805	Install Interior Unit Doors, Frames, and Hardware	10	10	01/20/2023	02/03/2023			
1806	Install Kitchen Cabinets and Bathroom Vanities	10	10	01/20/2023	02/03/2023			
1807	Install Unit Flooring	20	20	01/24/2023	02/21/2023			
1808	Install Countertops	5	5	02/03/2023	02/10/2023			
1809	Install MEP Finishes	15	15	02/10/2023	03/03/2023			
I 810	Install Misc Items (Bath Accessories, Mirrors, Closet Shelving)	10	10	02/10/2023	02/24/2023			
1811	InstallAppliances	5	5	02/21/2023	02/28/2023			
1812	Finish Paint	10	10	02/24/2023	03/10/2023			
9th Floor		112	112	10/24/2022	04/03/2023			
1900	Layout and Install Interior Partitions	19	19	10/24/2022	11/18/2022			
1901	MEP Rough In	25	25	11/18/2022	12/27/2022			
1902	Hang Drywall	14	14	12/27/2022	01/17/2023			
1903	Finish and Sand Drywall	14	14	01/17/2023	02/06/2023			
1904	Prime and First Coat Paint	5	5	02/06/2023	02/13/2023			
1905	Install Interior Unit Doors, Frames, and Hardware	10	10	02/13/2023	02/27/2023			
1906	Install Kitchen Cabinets and Bathroom Vanities	10	10	02/13/2023	02/27/2023			
1907	Install Unit Flooring	20	20	02/15/2023	03/15/2023			
1908	Install Countertops	5	5	02/27/2023	03/06/2023			
1909	Install MEP Finishes	15	15	03/06/2023	03/27/2023			
1910	Install Misc Items (Bath Accessories, Mirrors, Closet Shelving)	10	10	03/06/2023	03/20/2023			
1911	Install Appliances	5	5	03/15/2023	03/22/2023			
1912	Finish Paint	10	10	03/20/2023	04/03/2023			
10th Floor		112	112	11/11/2022	04/21/2023			
11000	Layout and Install Interior Partitions	19	19	11/11/2022	12/09/2022			
11001	MEP Rough In	25	25	12/09/2022	01/17/2023			
11002	Hang Drywall	14	14	01/17/2023	02/06/2023			
11002	Finish and Sand Drywall	14	14	02/06/2023	02/24/2023			
	Prime and First Coat Paint				03/03/2023			
11004		5	5 10	02/24/2023				
11005	Install Interior Unit Doors, Frames, and Hardware Install Kitchen Cabinets and Bathroom Vanities	10		03/03/2023	03/17/2023			
11006		10	10	03/03/2023	03/17/2023			
11007	Install Unit Flooring	20	20	03/08/2023	04/05/2023			
11008	Install Countertops	5	5	03/17/2023	03/24/2023			
Ren	naining Level of Effort Critical Rem						Date	
	al Level of Effort V Summary						09/07/2021	Prelimina
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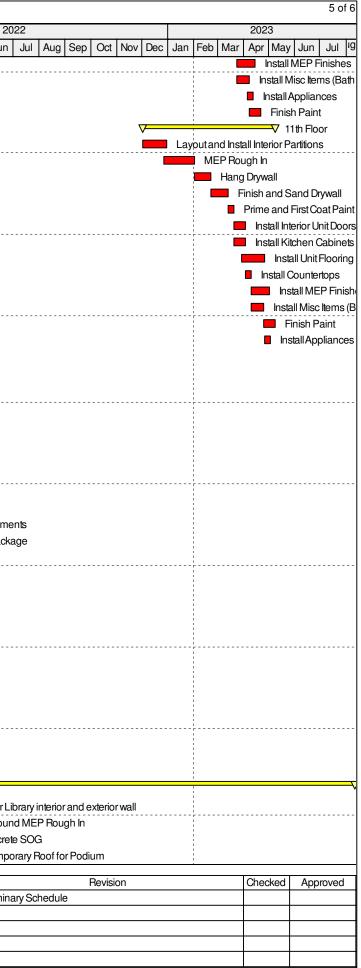
Circle Square - October 2021 Start



ity ID	Activity Name	Original Duration	Remaining	Start	Finish	202		20
		Duraion	Duration			Jan Feb Mar Apr May Jun 、	Jul Aug Sep Oct Nov Dec	Jan Feb Mar Apr May Jun
11009	Install MEP Finishes	15	15	03/24/2023	04/14/2023			
11010	Install Misc Items (Bath Accessories, Mirrors, Closet Shelving)	10	10	03/24/2023	04/07/2023	_		
11011	InstallAppliances	5	5	04/05/2023	04/12/2023	_		
11012	Finish Paint	10	10	04/07/2023	04/21/2023			
11th Floo		109	109	12/02/2022	05/08/2023			
11100	Layout and Install Interior Partitions	19	19	12/02/2022	12/30/2022			,
11101	MEP Rough In	25	25	12/27/2022	02/01/2023			
11102	Hang Drywall	14	14	02/01/2023	02/21/2023	_		
11103	Finish and Sand Drywall	14	14	02/21/2023	03/13/2023			
11104	Prime and First Coat Paint	5	5	03/13/2023	03/20/2023			
11105	Install Interior Unit Doors, Frames, and Hardware	10	10	03/20/2023	04/03/2023			
11106	Install Kitchen Cabinets and Bathroom Vanities	10	10	03/20/2023	04/03/2023	_		
11107	Install Unit Flooring	20	20	03/29/2023	04/26/2023			
11108	Install Countertops	5	5	04/03/2023	04/10/2023			
11109	Install MEP Finishes	15	15	04/10/2023	05/01/2023	_		
11110	Install Misc Items (Bath Accessories, Mirrors, Closet Shelving)	10	10	04/10/2023	04/24/2023			
11112	Finish Paint	10	10	04/24/2023	05/08/2023	_		
11111	InstallAppliances	5	5	04/26/2023	05/03/2023			
MLK Li	brary - Pre Construction & Design	170	68	09/22/2020A	10/15/2021		V MLK Library -	Pre Construction & Design
A1010	Schematic Design Document	0	0	09/22/2020A		Document		
A1020	Schematic Design Estimate	14	0	09/22/2020A	10/09/2020A	sign Estimate		
A1110	Cost Reduction Strategies	10	0	10/12/2020A	10/23/2020A	tion Strategies		
A1060	Schematic Design Reconciliation to Budget	22	0	10/12/2020A	11/10/2020 A	tic Design Reconciliation to Budget		
A1080	Coordinate UCCC Components	100	0	10/23/2020A	03/16/2021 A	Coordinate UCCC Co	omponents	
A1030	Design Development Documents	46	0	11/10/2020A	02/01/2021 A	Design Development Docum	ients	
A1050	50% DD check in	0	0	11/24/2020A		DD check in		
A1810	Finilize Column Grid	0	0	12/31/2020A		Finilize Column Grid		
A1090	Design Development Estimate/Budget Confirmation	30	0	02/02/2021 A	03/15/2021 A		nt Estimate/Budget Confirmation	
A1150	100% Construction Documents	105	26	03/22/2021 A	08/17/2021		100% Construction Docur	nents, 100% Construction Docume
A2440	Complete Review of Library Lofts Early Site/Foundations/Podium Package	0	0		06/23/2021 A	♦ 0	Complete Review of Library Lofts Ea	rly Site/Foundations/Podium Packa
A1100	Design to Rendering Service	0	0	06/23/2021 A			Design to Rendering Service	
A1120	Design Submittal to City Planning Commission and Euclid Corridor	0	0	06/23/2021 A			Design Submittal to City Planning Co	mmission and Euclid Corridor
A2510	CPL Board Meeting	0	0	06/23/2021 A		♦ 0	PL Board Meeting	
A1130	Planning Commission / Euclid Corridor Design Review	2	0	07/05/2021 A	07/07/2021 A		Planning Commission / Euclid Co	rridor Design Review
A1070	CPL/DeveloperAgreementAmendment	0	0	07/13/2021*		<	CPL/DeveloperAgreementAme	endment
A1160	75% Construction Documents GMP Set	0	0	07/14/2021			75% Construction Documents G	MP Set
A1840	Confirm Initial Contract GMP	15	15	07/14/2021	08/03/2021		Confirm Initial Contract GMP	
A1190	Bid/Award/Approve GMP contracts	58	58	07/15/2021	10/05/2021		Bid/Award/Appr	rove GMP contracts
A1040	Pre Permit/Government Review	24	24	07/15/2021	08/17/2021		Pre Permit/Government F	Review
A1180	Permits/PlanningApproval	32	32	09/01/2021*	10/15/2021		Permits/Planr	ningApproval
A1140	100% CD's issued for Permit	0	0	09/01/2021*			100% CD's issued for F	Permit
A2000	CPL Board Meeting	0	0		09/16/2021*		CPL Board Meeting	
A1830	Library and Developer Decision to Proceed	0	0		10/01/2021		Library and Deve	eloper Decision to Proceed
A1800	Finalize GMP	0	0		10/05/2021		Finalize GMP	
MLK Li	brary - Construction	356	356	03/21/2022	08/11/2023			∇
A1200	Mobilization for Library interior and exterior wall	0	0	03/21/2022*				Mobilization for Lik
A1260	Underground MEP Rough In	20	20	03/21/2022	04/18/2022	1		Undergroun
A1270	Concrete SOG	15	15	04/18/2022	05/09/2022	1		Concrete
A1550	Temporary Roof for Podium	15	15	04/25/2022	05/16/2022	1		🔲 Tempo
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Circle Square - October 2021 Start

	Remaining Level of Effort	Critical Rem		Bulo	
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Activity ID	Activity Name	Original	Remaining	Start	Finish				202	21						2	2022
		Duration	Duration			Jan	ו Fe	eb Mar Apr May	Jun	Jul Aug	g Sep	Oct Nov D	ec Ja	n Feb Ma	r Apr N	May Jun	J
A1280	Exterior Metal Framing and Sheating	40	40	05/09/2022	07/06/2022				I						- -		5
A1230	Library stair systems	10	10	05/09/2022	05/23/2022											🔲 Libra	ary s
A1330	Multipurpose table structural slab	15	15	05/09/2022	05/31/2022											🔲 Μι	ultipu
A1290	Canopy structural system	20	20	06/07/2022	07/06/2022												
A1300	Exterior vapor barrier	15	15	06/28/2022	07/20/2022												
A1320	Curatin wall system (framing and glazing)	30	30	07/13/2022	08/24/2022												ſ
A1340	Interior metal framing	15	15	08/10/2022	08/31/2022												
A1350	Exterior metal panels	25	25	08/24/2022	09/29/2022												
A1360	MEP/Ceiling system hangers and supports installation	10	10	08/31/2022	09/15/2022												
A1400	SkylightInstallation	10	10	08/31/2022	09/15/2022		÷										
A1370	Spray Applied Acoustic finish and Fire Proofing	15	15	09/15/2022	10/06/2022		ł										
A1380	MEP Rough In	30	30	09/15/2022	10/27/2022												
A1630	Exterior Soffit	30	30	09/29/2022	11/10/2022												
A1390	Gypsum Board Assemblies	35	35	10/27/2022	12/16/2022												
A1410	Concrete Polishing	20	20	12/16/2022	01/17/2023												
A1420	Painting primaing and first coat	10	10	01/17/2023	01/31/2023		ł										
A1430	Ceiling Assemblies	25	25	01/31/2023	03/07/2023	_											
A1440	Glass Partitions	10	10	01/31/2023	02/14/2023												
A1560	Restroom Ceramic Tile	20	20	01/31/2023	02/28/2023												
A1480	Multi Purponse millwork and finish carpentry	10	10	02/21/2023	03/07/2023												
A1660	Site Development	30	30	02/27/2023*	04/07/2023		ł										
A1460	Remaining first floor millwork and finish carpentry	15	15	03/07/2023	03/28/2023												
A1470	Ground Floor MEP Finishes	30	30	03/07/2023	04/18/2023												
A1540	Curtain Track	10	10	03/07/2023	03/21/2023												
A1520	Acoustical Wall Panels	10	10	03/28/2023	04/11/2023												
A1530	Second Floor and Mezzanine Wood Flooring	20	20	03/28/2023	04/25/2023		ł										
A1640	Second Floor MEP Finishes	30	30	04/18/2023	05/31/2023												
A1570	Second Floor millwork and finish carpentry	15	15	04/25/2023	05/16/2023												
A1580	Ground Floor wood flooring	20	20	04/25/2023	05/24/2023												
A1590	Flooring and Bases	15	15	05/24/2023	06/14/2023												
A1600	Misc finishes	20	20	06/14/2023	07/13/2023												
A1610	Punchlist/Commissioning/Owner Training	15	15	07/13/2023	08/03/2023												
A1620	Owner FFE	21	21	07/13/2023	08/11/2023												
A1650	Substantial Completion	0	0		07/13/2023												
A1250	Final Completion	0	0		08/11/2023												

Remaining Level of Effort Critical Rem...

Actual Level of Effort

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Actual Work Remaining Work







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