

**CLEVELAND PUBLIC LIBRARY**

**Finance Committee**

October 19, 2021

**RESOLUTION AUTHORIZING AMENDMENT TO AGREEMENT FOR DESIGN SERVICES FOR THE NEW MARTIN LUTHER KING, JR. BRANCH PROJECT**

WHEREAS, On June 18, 2019, the Board of Trustees of the Cleveland Public Library authorized an agreement with SO-IL Office Ltd and/or JKURTZ Architects Ltd in the amount of \$1,456,525 for architectural and engineering design services for the new Martin Luther King, Jr. Branch. The Library and JKURTZ Architects Ltd. entered into an agreement in the amount of \$1,435,210 on November 15, 2019; and

WHEREAS, On September 17, 2020, this Board authorized the Library to amend the agreement with JKURTZ Architects Ltd. to revise the design of the new Martin Luther King, Jr. Branch to bring the project within budget, increasing the total fee to \$1,931,370; and

WHEREAS, The Library desires to amend the agreement with JKURTZ to include a redesign of portions of the exterior curtainwall and entryways necessitated by the evolving design of the Library Lofts' façade and to include modifications to the design of the stage, including enhanced audiovisual technology; and

WHEREAS, JKURTZ has submitted proposals in the amount of \$14,500 for the external redesign and \$29,500 for the modifications to the performance space, which would increase JKURTZ's total fee to \$1,975,370; 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(s), to negotiate and execute an amendment to the agreement with JKURTZ Architects Ltd., in an amount not-to-exceed \$44,000, with the expenditure being charged to the Construction – Tax-Exempt fund account 40276705-55300 (Construction/Improvements), and increasing the agreement to a total cost of \$1,975,370, in such form as is approved by the Director of Legal Affairs.

John Lang, COO  
Cleveland Public Library  
325 Superior Avenue  
Cleveland, OH 44114

RE: Cleveland Public Library  
Martin Luther King Jr. Branch  
Additional Services Fee Request #3\_MLK Entry design and engineering

Dear John,

As the Library Lofts design team has continued to evolve their design, it has been requested that we accommodate a number of unique conditions relative to the curtainwall, its detailing, structural support and engineering, including work required of SGH our Structural Engineer. The request includes a double curtainwall condition with hanging glazing and an unconditioned soffit and lighting cavity between the first layer and second layer of glazing. It should be noted that the outer glazing layer will need to be the same glass type as the rest of the facade in order to maintain aesthetic continuity.

In response to these requests we have made revisions to drawings and are set to begin implementing these in the construction documents. There are a number of conditions which are typical to the overall design approach and so we do not seek remuneration for those, but many conditions and claddings are specific to this area and will require additional documentation as well as engineering and support. We request an equitable accounting for these services as follows:

## **1.0 Additional Services**

- 1.1 2 meetings associated with these revisions and their review. Along with additional planned meetings to confirm approach and functionality.
- 1.2 Adjustments to curtain wall detailing and interfaces not existing elsewhere on the building.
- 1.3 Structural support [LL has requested a minimal bent plate on hangers] for the suspended glazing and associated thermal and moisture considerations.
- 1.4 Incorporation, design and specification of unique soffit at entry.
- 1.5 Accommodation of alternative cladding material on exterior to integrate with LL elevator materiality.
- 1.6 Developing Design and Construction Documents to comply with new design.

## 2.0 Additional Fee

We propose to complete this additional scope of work based on a fixed fee. The additional fee inclusive of all sub-disciplines required to modify work will be **\$14,500** plus any applicable reimbursable expenses [none expected at present].

I have included a transmittal for reference which loosely outlines these requests. We do not believe these costs should be wholly incurred by CPL but that the amounts can be used within the context of the negotiated shared costs matrix. We also believe that the construction costs for this design should be broken out and calibrated for CPL's further use in that discussion. We defer to you entirely on handling those accommodations as CPL deems equitable at that time.

I wish to note that there are countless other coordination and modifications we continue to make in pursuit of a closely coordinated whole building that we maintain within our existing contract but wish to alert you to elements which are compartmentalized and discreet enough to assess objectively. I thank you for your time and consideration. If you have any questions or if any of the services differ from your expectation, please contact me directly at 330.328.7347 or [jk@jkurtz.com](mailto:jk@jkurtz.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Jonathan Kurtz', with a long horizontal line extending to the right.

Jonathan Kurtz, Principal  
[jk@jkurtz.com](mailto:jk@jkurtz.com)

John Lang, COO  
Cleveland Public Library  
325 Superior Avenue  
Cleveland, OH 44114

RE: Cleveland Public Library  
Martin Luther King Jr. Branch  
Additional Services Fee Request #4\_MLK Performance Space Scope Adjustment

Dear John,

On June 10th we were asked to review a range of enhancements to the central area of the library in order to accommodate certain performance requirements for CPL. We understood the program and needs under consideration evolved from a series of internal CPL meetings including Dr. Winlock, Aaron Mason, Tristan Wheeler, Kath Sonnhalter and others in CPL leadership.

In response to the requests at this meeting and subsequent others we provided revised and enhanced documentation and alternative approaches to utilization. Our original scope assumed a less complicated type of presentation system (similar to other CPL projects) with a more portable setup of the A/V systems that the library staff would manage. These modifications resulted in both illustrative diagrams and discussion, drawings for use in conveying revised intent to CPL leadership, and consequent revision of Construction Documents by AV/IT, Electrical, Theatrical, and secondary disciplines. This also creates a more complicated though comprehensive design which will require additional coordination with an A/V vendor and special video projection and switching equipment. We request an equitable accounting for these services as follows:

## **1.0 Additional Services**

- 1.1 3 meetings associated with these revisions and their review. Along with additional planned meetings to confirm approach and functionality.
- 1.2 Develop a narrative and revised program for the performance space based on our takeaways from the kickoff meeting.
- 1.3 Generate 4-6 visualizations for performance related setups to convey intent of both functionality and use scenarios.
- 1.4 Research and discovery related to alternative AV, audio, and infrastructural accommodation.
- 1.5 Revising the Construction Documents to comply with new functionality.
- 1.6 Additional meetings as required for review and packaging of content.

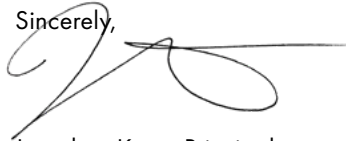
## 2.0 Additional Fee

We propose to complete this additional scope of work based on a fixed fee. The additional fee inclusive of all sub-disciplines required to modify work will be **\$29,500** plus any applicable reimbursable expenses [none expected at present]. This fee is based on our anticipated time commitments as follows:

Many of these revisions may result in a cost for functionality that exceeds what was previously budgeted but it is our understanding based on feedback from meetings from CPL that this functionality is essential and should be included within the project. We also understood the urgency to get these modifications in place for the impending GMP and so moved quickly with the adjustments.

I have attached herein both meeting notes from that session as well as many of the material created in response to it for your review. I thank you for your time and consideration. If you have any questions or if any of the services differ from your expectation, please contact me directly at 330.328.7347 or [jk@jkurtz.com](mailto:jk@jkurtz.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Jonathan Kurtz', with a long horizontal line extending to the right.

Jonathan Kurtz, Principal  
[jk@jkurtz.com](mailto:jk@jkurtz.com)