

CLEVELAND PUBLIC LIBRARY

Finance Committee

October 19, 2021

**RESOLUTION ESTABLISHING PROJECT BUDGET AND APPROVING
GUARANTEED MAXIMUM PRICE AMENDMENT WITH REGENCY CONSTRUCTION
SERVICES, INC. FOR THE LORAIN BRANCH**

WHEREAS, On March 18, 2021, the Board of Trustees of the Cleveland Public Library authorized the Library to enter into a construction manager at risk master agreement with Regency Construction Services, Inc. (“Regency”) for the Phase 1B projects of the Library’s Facilities Master Plan and authorized Regency to commence preconstruction services in an amount not-to-exceed \$116,461. The Library and Regency executed the master agreement on April 13, 2021 (“Agreement”); and

WHEREAS, Regency has completed procurement of subcontractor construction bids for the work on the Lorain branch and, as contemplated by the Agreement, Regency has prepared a Guaranteed Maximum Price Proposal, which sets forth a maximum construction budget for the project; and

WHEREAS, The Guaranteed Maximum Price (“GMP”) for the Lorain branch is \$2,861,071.80 and does not include the costs of professional design services, permitting, and other purchases that the Library will make directly and outside of the GMP; and

WHEREAS, The Library, in consultation with Regency, prepared a budget for the Lorain branch project, which consists of: 1) the GMP; 2) an Owner’s Contingency Fund to cover additional costs outside of the GMP that arise during construction; 3) estimated costs for furniture, fixtures, and equipment; 4) the architect fees approved by this Board; and 5) Owner Direct costs, all of which are set forth in Exhibit “A” to this Resolution; and

WHEREAS, This Board desires to authorize the Library to move forward with the Lorain branch project and to allocate funds from the Construction – Tax-Exempt fund account in order to accomplish this project; now therefore be it

RESOLVED, That the Board of Library Trustees authorizes the Executive Director, CEO or his designee to accept the Guaranteed Maximum Price proposal and enter into and execute an amendment to the agreement between the Cleveland Public Library and Regency Construction Services, Inc. approving the subcontract packages and establishing the Guaranteed Maximum Price for the Lorain branch in the amount of \$2,861,071.80 which shall be charged to the Construction Tax Exempt fund account 40276405-55300 (Construction/Improvements); be it further

RESOLVED, That the Executive Director, CEO or his designee, is authorized to establish an Owner's Contingency Fund for the Lorain branch project in the amount set forth in Exhibit "A" to this Resolution and to make expenditures and enter into contracts in excess of \$25,000 to pay the costs resulting from changes and additions to the Project which may be made in the future by the Library, and which are not included in the GMP. The Library shall report monthly to the Board on expenditures from the Owner's Contingency Fund; be it further

RESOLVED, That the Board of Library Trustees approves the total project budget for the Lorain branch project as set forth in Exhibit "A" to this resolution, which expenditures shall be charged to the Construction Tax Exempt fund account 40276405-55300 (Construction/Improvements), and authorizes the Executive Director, CEO, or his designee to move forward in taking the steps necessary to complete the Lorain branch project and to execute such instruments or documents as may be necessary or appropriate to effectuate the terms of this Resolution, including those in excess of \$25,000 and which are payable from the project budget established herein.

EXHIBIT "A"

Lorain Branch	
Pre-Construction	\$24,872
Guaranteed Maximum Price	\$2,861,071.80
Owner's Construction Contingency	\$128,302
Furniture, Fixtures, and Equipment	\$250,000
Architect Fees¹	\$346,847
Owner Direct Costs²	\$188,500
TOTAL PROJECT BUDGET	\$3,799,592.80

¹ Architectural fees were separately approved by this Board on September 17, 2020, and this Board also approved an amendment to architectural on January 21, 2021.

²Owner Direct Costs include, but are not limited to, such project-related costs as surveys, environmental assessments, legal fees, property acquisition, and permits.



Cleveland Public Library

Phase 1B, Lorain Branch

GMP Documents

October 14, 2021



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Project:	CPL Lorain Addition and Renovation
Architect:	HBM
Date:	October 14, 2021
Prepared By:	Janelle Heinle
Project Duration:	11 months

Bid Tabulation - Exhibit A

DESCRIPTION	SUB/SUPPLIER	MBE Subcontracts	FBE Subcontracts	SBE Subcontracts	LOW SUB BID	BID #1	BID #2	BID #3	BID #4	BID #5	BID #6	DD Budget	Delta
BP-1: Sitework	Precision Engineering	\$ 138,475.00		\$ 138,475.00	138,475.00	\$ 138,475	\$ 145,400	\$ 200,000	\$ 139,200	\$ -	\$ -	\$ 86,266.00	\$ 52,209.00
						Precision Engineering	Mr. Excavator	Platform	Chieftain	\$ -	\$ -		
BP-2: Abatement/Selective Demo	Precision Environmental		\$ 5,000.00	\$ 4,000.00	143,355.00	\$ 143,355	\$ 187,535	\$ -	\$ -	\$ -	\$ -	\$ 112,385.00	\$ 30,970.00
						Precision Environmental	Petty Group	\$ -	\$ -	\$ -	\$ -		
BP-3: Concrete	North Coast	\$ 55,545.00	\$ 37,030.00	\$ 370,300.00	370,300.00	\$ 385,700	\$ 370,300	\$ -	\$ -	\$ -	\$ -	\$ 314,463.00	\$ 55,837.00
						Platform	North Coast	\$ -	\$ -	\$ -	\$ -		
BP-4: Masonry	Midstate Restoration			\$ 83,866.00	83,866.00	\$ 92,200	\$ 292,030	\$ 83,866	\$ -	\$ -	\$ -	\$ 72,285.00	\$ 11,581.00
						McMahon	CBR	Midstate Restoration	\$ -	\$ -	\$ -		
BP-5: Automatic Sliding Door	Trinity Door				11,785.00	\$ 11,785	\$ 12,174	\$ -	\$ -	\$ -	\$ -	\$ 12,000.00	\$ (215.00)
						Cleveland Door Control	Trinity Door	\$ -	\$ -	\$ -	\$ -		
BP-6: Misc. Steel	Columbia Steel				161,200.00	\$ 171,210	\$ 161,200	No Bid	\$ -	\$ -	\$ -	\$ 143,989.00	\$ 17,211.00
						Mull Iron / Martin	Columbia Steel	Forest City Erectors	\$ -	\$ -	\$ -		
BP-7: Carpentry	Next Generation	\$ 435,449.00	\$ 162,800.00	\$ 435,449.00	435,449.00	\$ 436,300	\$ 435,449	\$ -	\$ -	\$ -	\$ -	\$ 304,520.00	\$ 130,929.00
						Regency	Next Generation	\$ -	\$ -	\$ -	\$ -		
BP-8: Waterproofing	AKA	\$ 3,100.00	\$ 3,100.00	\$ 3,100.00	3,100.00	\$ 3,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00	\$ 100.00
						AKA	\$ -	\$ -	\$ -	\$ -	\$ -		
BP-9: Roofing	Warren			\$ 66,020.00	66,020.00	\$ 66,020	\$ 78,206	\$ -	\$ -	\$ -	\$ -	\$ 71,683.00	\$ (5,663.00)
						Warren	Willhem	\$ -	\$ -	\$ -	\$ -		
BP-10: Glass and Glazing	Allied Glass		\$ 64,165.00	\$ 64,165.00	64,165.00	\$ 64,165	\$ 74,249	\$ 74,229	\$ -	\$ -	\$ -	\$ 79,940.00	\$ (15,775.00)
						Allied Glass	Crystal Clear	Pioneer	\$ -	\$ -	\$ -		
BP-11: Interiors	TSG	\$ 253,800.00		\$ 253,800.00	253,800.00	\$ 306,130	\$ 288,500	\$ 253,800	\$ 297,494	\$ -	\$ -	\$ 242,963.00	\$ 10,837.00
						Western Reserve	Patrick Construction	TSG	Next Gen	\$ -	\$ -		
BP-12: Flooring	Frank Novak & Sons		\$ 44,700.00	\$ 44,700.00	44,700.00	\$ 44,700	\$ 76,800	\$ 51,500	\$ 62,600	\$ 77,000	\$ 58,300	\$ 62,861.00	\$ (18,161.00)
						Frank Novak & Sons	Corporate Floors	Owens	Northern Flooring	TSG	Messina		
BP-13: Tile	Frank Novak & Sons		\$ 17,800.00	\$ 17,800.00	17,800.00	\$ 17,800	\$ 22,700	Included with flooring	\$ 34,000	\$ -	\$ -	\$ 25,434.00	\$ (7,634.00)
						Frank Novak & Sons	Corcoran	Northern Flooring	TSG	\$ -	\$ -		
BP-14: Painting	Frank Novak	\$ 1,525.00	\$ 30,500.00	\$ 30,500.00	30,500.00	\$ 52,600	\$ 46,950	\$ 30,500	\$ -	\$ -	\$ -	\$ 49,027.00	\$ (18,527.00)
						Mike McGarry & Sons	Dependable Painting	Frank Novak	\$ -	\$ -	\$ -		
BP-20: Asphalt	Cunningham				22,085.00	\$ 22,085	\$ -	\$ -				\$ 15,137.00	\$ 6,948.00
						Cunningham	\$ -	\$ -					
BP-16: Landscaping	Royal Landscaping-Gardening		\$ 25,245.00	\$ 25,245.00	25,245.00	\$ 25,245	\$ 38,658	No Bid	\$ -	\$ -	\$ -	\$ 21,590.00	\$ 3,655.00
						Royal Landscaping-Gardening	Standard Landscaping	Down To Earth	\$ -	\$ -	\$ -		
BP-17: Plumbing	Commerce	\$ 16,132.50	\$ 10,755.00	\$ 107,550.00	107,550.00	\$ 123,380	\$ 138,700	\$ 162,100	\$ 107,550	\$ 122,400	\$ -	\$ 118,696.00	\$ (11,146.00)
						Neptune	Miller Plumbing	Alert Pioneer Plumbing	Commerce	Synergy	\$ -		
BP-18: HVAC	MEPVet		\$ 214,200.00	\$ 214,200.00	214,200.00	\$ 214,200	\$ 243,950	\$ 263,775	\$ 297,650	\$ 287,950	\$ 245,850	\$ 177,170.00	\$ 37,030.00
						MEPVet	The K Company	Smith and Oby	Castle	Imperial	Synergy		
BP-19: Electrical/Telecom	Scharton	\$ 32,743.20	\$ 327,432.00	\$ 327,432.00	327,432.00	\$ 350,365	\$ 327,432	\$ 343,257	\$ 351,481	\$ 370,500	\$ -	\$ 247,229.00	\$ 80,203.00
						Zenith	Scharton	Einheit	Irizar	North Electric	\$ -		
Window Water Repair Allowance					5,000.00								\$ 5,000.00
Superintendent Schedule Changes (4 weeks)					11,520.00								\$ 11,520.00
Two Boilers in Lieu of One Allowance					20,000.00								\$ 20,000.00
Dedication Plaque Allowance					500.00								\$ 500.00
Heavy Floor Prep Allowance					5,000.00								\$ 5,000.00
Front Door Hardware Allowance					3,000.00								\$ 3,000.00
					0.00							\$ 1,716.00	
												\$ 121,213.00	
												\$ 37,334.00	
SUBTOTAL		\$ 936,769.70	\$ 942,727.00	\$ 2,186,602.00	2,566,047.00							\$ 2,320,901.00	Total
CONSTRUCTION STAGE PERSONNEL		36.51%	36.74%	85.21%	148,823.00	Budget Comparison	\$ 2,598,797.00					\$ 148,823.00	\$ 245,146.00
ORIGINAL GENERAL CONDITIONS					26,370.00	FFE Savings Applied to Budget at DD	\$ 38,000.00					\$ 26,370.00	
CONTINGENCY	2.00%				51,320.94	Updated Budget	\$ 2,636,797.00					\$ 46,418.02	
FEE	1.75%				45,803.94	Delta	\$ 224,274.80					\$ 41,428.08	
BOND AND INSURANCE	0.80%				22,706.92	Erate Separate Funding	\$ 34,718.25					\$ 20,671.52	
GMP # 1					2,861,071.80	Total Delta	\$ 189,556.55					\$ 2,604,611.62	

Client: Cleveland Public Library

Job Name: Lorain Branch Addition and Renovation

What: Exhibit B - Assumptions & Clarifications

Date: *October 14, 2021*



The following are assumptions and clarifications regarding the scope of work included with the Guaranteed Maximum Price (GMP) proposal.

General Comments

1. This GMP is based on the project schedule dated September 28, 2021 included and will be executed by October 26, 2021. The schedule is based on normal 40-hour work weeks (Monday – Friday, 7:00am – 3:30pm). Premiums for off hour work, weekends, overtime, etc. are not included unless noted.
 - a. Owner furnished and installed shelving must be installed immediately after flooring installation and start no later than September 15, 2022.
 - b. Any Owner furnished, contractor installed technology and soap dispensers must be provided no later than June 30, 2022. All owner furnished and installed shelving must be completed by September 22, 2022.
2. The GMP is based on the documents listed in the Basis Document Exhibit C.
3. Bid Tab Exhibit A includes all bid package pricing and pricing summary and represents the known scope to be provided for the GMP scope of work.
4. General Conditions are included at a fixed amount to be billed equally each month.
5. Includes 4 weeks of additional onsite supervision due to shifting of project schedules from the original Request for Proposal timeline.
6. The following scope items are included:
 - a. Temp Toilets
 - b. Payment & performance bond
 - c. General Liability Insurance
 - d. Construction contingency –It is anticipated that the CMR contingency can be used to cover missed scope that was unclear on the CD documents, general conditions and staffing extension due to unforeseen material volatility or weather conditions, material price increases, and missed scope not purchased from the GMP documents.
 - e. Obtaining the Building Permit paid for by the Cleveland Public Library. Plumbing, mechanical, electrical, and fire alarm permits are included.
 - f. Warranty period of 1 year from date of substantial completion is included in the *GMP*.
 - g. Tax exempt
7. The following scope items are Excluded:
 - a. Onsite Trailer
 - b. Builders’ Risk Insurance
 - c. LEED
 - d. Design contingency
 - e. Cost for the building permit – building permit will be paid for by the Cleveland Public Library and picked up/obtained by Regency Construction Services, Inc.

- f. Preconstruction fees – included previously in the initial agreement.
 - g. Construction/materials testing & inspections – all third party testing to be provided by the Cleveland Public Library
 - h. Security – 24 hour security or onsite security staff is not included.
 - i. Fire watch
 - j. Utilities usage/consumption (water, electric, gas during construction)
 - k. No temporary heat or dehumidification is included. It is anticipated that the existing boiler and heat system can be maintained through the winter and any additional temporary conditioning will not be required. It is assumed that any temporary condition that may be required due to abnormal weather conditions can be funded out of the CMR contingency.
 - l. Owner provided items including:
 - Book drop (Owner Furnished Contractor Installed, OFCI)
 - Shelving, all FFE items, kitchen equipment (Owner Furnished, Owner Installed, OFOI)
 - Security Cameras (OFCl)
 - AV/Security Licenses (OFOI)
 - Patch Cords/Network Switches (OFOI)
 - WAPs (OFCl)
 - TVs (OFOI), Brackets (OFCl)
 - GOBO Projector (OFCl)
 - Soap Dispensers (OFCl)
 - m. Final site or utility survey by a licensed surveyor.
 - n. Final pest control survey report.
8. Covid-19 / Pandemic has greatly affected material availability and pricing. Pricing for some materials including but not limited to roofing materials is not able to be locked in until production and/or shipment. Unforeseen changes in material pricing or lead times will be evaluated on a case by case basis with the project team. It is anticipated that the CMR contingency can be used as a first step to cover any impacts caused by these material impacts. Any additional overages will be funded out of the Cleveland Public Library's contingency.
9. No Covid 19 PPE or tracking requirements are anticipated as the project site will be closed and not impacted by any Cleveland Public Library Covid 19 policies.
10. GMP Exhibits Included
- a. Ex A – Project Cost and Bid Tab
 - b. Ex B – Assumptions and Clarifications
 - c. Ex C – Basis Documents
 - d. Ex D – Allowances
 - e. Ex E – Construction Schedule
 - f. Ex F – MBE/FBE/SBE Contracting Summary

Divisions:

Division 2 – Existing Conditions

- a. Mastic removal is included under all areas of existing flooring as indicated on the abatement drawings.

- b. No engineering design of an underpinning system is included at the west addition. Once the existing wall construction is known, the project structural engineer is anticipated to review the existing condition and provide direction on any underpinning required.
- c. At the new west addition opening per Section 1 on sheet S3.01, removing and reinstalling the existing windows and brick between/above the windows is not included. Removing and reinstalling the 2 courses of brick and cast stone sill piece below the existing windows after the new lintel is installed is included.
- d. No work is included to confirm existing conditions of the building or site.
- e. The Cleveland Public Library will be responsible for removing, storing, and reinstalling the existing mural above the restrooms prior to the start of construction on December 10, 2021.
- f. An allowance of \$4,426 is included for window caulk abatement at windows where glass panes are called out to be removed. Window caulk abatement will be \$412 per small window and \$587 per large window with a daily lift rate of \$672. It is anticipated that 3 small windows or two large windows could be abated a day as required.
- g. It is anticipated that existing ceiling wires can be reused for the new acoustical ceiling and grid. An allowance of 30 man days of spot abatement and hanger installation is included for to cover any miscellaneous openings, hanger installation, etc. in existing plaster walls and ceilings.

Division 3 – Concrete

- a. No shoring of retaining walls during construction is included nor anticipated.

Division 4 – Masonry

- a. Effort will be made to retain and clean salvaged brick from newly cut openings to use for patching existing building openings as indicated. No new brick is included. Any new brick that would be added to the project to infill existing openings would be color matched as closely as possible.
- b. The existing front concrete steps will be cleaned to remove any loose paint and 20% patched only. No rebuilding/replacement of the bottom riser is included as indicated on A3.00 per HBM.

Division 5 – Metals

- a. Exterior railing finish is assumed to be galvanized and have a polyurethane powder coated finish (standard color), applied as an electrostatic spray and baked on.
- b. A full size mock up of the metal railing system is not included.

Division 6 – Wood, Plastics & Composites

- a. SSM-1 is included as Corian Dove in lieu of what is indicated on the drawings per HBM email dated 9/20.
- b. SSM-2 is included as Avonite Sky Glass 8465 in lieu of what is indicated on the drawings per HBM email dated 9/20.
- c. Window sills are included as SSM-1.
- d. Thirty (30) each 4" x 30" AG20 Series grilles for fintube chases are included at North, East and South walls only.

- e. It is assumed that there is suitable blocking on walls with existing shelving for reinstallation of shelving at the end of the project. No new blocking or opening of walls is included in areas of existing shelving that will have new shelving installed at a similar location.

Division 7 – Thermal & Moisture Protection

- a. It is assumed that there is not an existing roofing warranty that needs to be maintained for the existing to remain roofing.
- b. True 60mil PVC roofing membrane is included. A 20 year material warranty is included with this material.
- c. Tapered polyisocyanurate insulation is included in lieu of XPS insulation.
- d. Waterproofing work is limited to waterproofing the infill of the existing basement door opening that is to be infilled. No waterproofing of the existing building is included. Dampproofing the new addition outside foundations is included.
- e. A standard 1-year installation warranty on joint sealants is included.

Division 8 – Openings

- a. Where spandrel glass is indicated, standard fritted spandrel is included.
- b. Final keying per Cleveland Public Library standards is included by Midland Hardware.
- c. No hardware sets #6 are included as clarified by HBM.
- d. An allowance of \$3,000 is included for new door hardware for the front two doors on Lorain. Design will be provided by HBM.
- e. The sliding door is included as clear anodized aluminum standard finish.

Division 9 – Finishes

- f. Per HBM email dated 9/20, all crash rails are included as type CR-1; there is no separate CR-2.
- g. New purple board is included at all restroom walls.
- h. Two 4' pieces of FRP are included behind the mop sink at the Janitor's Closet.
- i. Mock ups for flooring and tile are not included and not required per HBM on 9/5/21.
- j. Standard floor prep of one skim coat under resilient floors is included. Minor spot prep for carpeted areas is included. A \$5,000 allowance is included for heavy floor prep in select areas as needed.

Division 10 – Specialties

- a. Per the Cleveland Public Library, staff lockers are part of the FFE scope and are not included in this GMP.
- b. An allowance of \$25,000 is included for all interior and exterior building signage material.

Division 11 – Equipment

- a. No work is included in this division. All equipment is to be furnished and installed by the Cleveland Public Library.

Division 12 – Furnishings

- a. All shelving (freestanding and wall anchored) is assumed to be furnished and installed by the Cleveland Public Library. Furnishing and installation of end caps after shelving installation is included in the GMP.
- b. Bike repair station is included as Fixit Bike Repair - Air Kit Prime.
- c. Installation of one (1) building mounted Knox Box is included that will be furnished by the Cleveland Public Library.

Division 13 – Special Construction

- a. No work is included in this division.

Division 14 – Conveying Systems

- a. No work is included in this division.

Division 21 – Fire Suppression Systems

- a. No work is included in this division.

Division 22 – Plumbing

- a. Second floor insta-hots will be surface mounted to the existing to remain tile walls.
- b. Manual flush valves are included in lieu of sensor operated flush valves per the Cleveland Public Library's request.
- c. An allowance of \$15,000 is included to replace any Tru-spun piping that is included.
- d. One hose bib and 20' of piping is included on the new west addition roof.

Division 23 – HVAC

- a. An allowance of \$20,000 is included for mechanical and electrical work to furnish and install two boilers in lieu of one. Final design is to be provided by the engineer.
- b. A \$5,000 allowance is included for a split system HVAC unit in the new basement IT room. Final design to be provided by the engineer.
- c. HVAC controls work is included per Siemens quote dated September 27, 2021 REV 1. A standard 1 year warranty is included for construction; it is anticipated that work after that will fall within the library's ongoing maintenance agreement with Siemens.
- d. New control valves to replace existing control valves are not included per Siemens updated controls scope dated September 27, 2021.
- e. Single walled round duct is included in lieu of Cleveland Public Library requested single walled lined round duct as singled walled lined round duct is not a standard manufactured product.
- f. Delegated design for louvers is not included nor assumed required.
- g. A monthly maintenance agreement for glycol and chemical treatment is not included.

Division 26 – Electrical

- a. An allowance of \$2,000 is included for a spotlight on the exterior building signage is included.
- b. No arc fault study is included nor assumed required per engineer on 9/21/21 scope review call.
- c. Power is included for the Cleveland Public Library two GOBO projectors. Projectors will be furnished by the Cleveland Public Library and mounted by contractor.
- d. One (1) 630 volt outlet and three (3) 120 Volt duplex receptacles are included for the new IT room in the basement. All new outlets will be on separate circuits. A new busbar will be included for rounding. Plywood with fire rated paint will be installed on all walls of the new IT room.
- e. One 20 Amp, 208 Volt feed is included for the new split system to be installed in the IT room. Final design to be provided by the engineer.
- f. MC Cable is included at all concealed locations.
- g. Efforts will be made to conceal electrical conduits when possible. However, due to existing conditions, many electrical conduits will be exposed and painted.

- h. No new type B light fixtures are included nor required.
- i. No GPR is included for the floor slab as it is not anticipated there are conduits in the existing floor slab that would be affected by installation of core drilled floor boxes.
- j. No lightning protection is included nor required per the Cleveland Public Library.

Division 27 – Communications

- a. It is assumed that there are 3 existing wireless access points. These will be removed and reinstalled. An additional 2 new wireless access points will be provided by the Cleveland public library for installation by the electrical contractor – one interior and one exterior for a total of 5 wireless access points. GMP includes a wireless survey will be completed pre and post construction to confirm adequate coverage. Any additional wireless access points above the 5 included would be an additional cost to the project if deemed necessary. One exterior enclosure type TerraWave 12x10x6 Enclosure, Cisco Backplate - network device will be furnished and installed by the electrical contractor.
- b. Includes an assumption that 85% of the technology components in the following categories that will be funded through the Erate program:
 - i. Demolition of existing technology items
 - ii. Low voltage cabling, connectors, and components – should include floor boxes with technology components
 - iii. Conduit pathways – for all technology items whether installed by electrician or technology
 - iv. IT Room infrastructure
 - v. T Equipment
 - vi. Shop Drawings, Submittals, Closeouts
- c. No audio video equipment is included in this GMP. Any required AV equipment will be furnished and installed by the Cleveland Public Library.
- d. A new IT rack with limited cable tray is included for the new basement IT room. Any fiber rework for the rack will be provided by the service provider and paid for by the Cleveland Public Library. It is assumed that the existing rack patch panels can be used in the new rack and existing to remain cables can be reworked to the new rack and pass recertification.
- e. Two (2) additional 150' cable runs are included and ten (10) additional 50' cable runs are included for future controls work as directed by the Cleveland Public Library.

Division 28 – Electronic Safety & Security

- a. The existing access control system is assumed to be a Lenel S2 system. It is known the license for this system is out of date. All updated licenses as required will be provided by the Cleveland Public Library and updated prior to access control installation and programming. If a new network recorder is required, this will be furnished and installed by the Cleveland Public Library.
- b. Existing cameras will be removed and turned over to the Cleveland Public Library for reprogramming. Any new cameras will be furnished and programmed by the Cleveland Public Library. All programmed cameras will be turned over to the electrical contractor by the Cleveland Public Library for installation.
- c. 12 months of monitoring is included for the security system. Additional fees for the cellular dialer are not included and will be paid for by the Cleveland Public Library.

- d. No UPS or battery back up calculations are included.

Division 31 – Earthwork

- a. Backfill is included as 304 limestone at all undercut and backfilled site areas.
- b. Temporary Fencing is included as 6' high fencing without wind screen.
- c. Per the Geotech report and September 9, 2021 meeting with PSI, the Cleveland Public Library and HBM, cutting the building pads for the north and west additions 3' and filling with suitable fill of 304 limestone is included in the GMP. No cutting and filling is included at the plaza or other site areas. No deep well or other dewatering system is included except for casual dewatering if necessary.

Division 32 – Exterior Improvements

- a. Existing to remain shrubs will be trimmed and remulched except in locations where they must be demolished for the new basement stair.
- b. It is anticipated that there will be sufficient asphalt remaining after the top 3" is milled to allow for new asphalt without cracking the existing to remain portions.

Division 33 – Utilities

- a. A \$5,000 allowance is included to cover water and sanitary tapping fees and any fees associated with a street opening permit. These fees cannot be determined until permit drawings have been approved. Cost for the material and labor for tie in including asphalt repair work is included.
- b. Minor traffic control is included as required for utility tie in and material delivery coordination.



LORAIN BRANCH

Drawing	Description	
A0	COVER SHEET	Addendum 2 - 9/7/21
A0.1	PROJECT INFORMATION	90% GMP Set - 8/16/21
A0.2	PARTITION TYPES & DETAILS	Addendum 2 - 9/7/21
A0.3	LEVEL 0 & 2 - CODE PLAN	90% GMP Set - 8/16/21
A0.4	LEVEL 1 CODE PLAN	Addendum 2 - 9/7/21
C0.00	GENERAL NOTES	Addendum 2 - 9/7/21
CS0.01	SITE TOPOGRAPHIC AND BOUNDARY SURVEY	Addendum 2 - 9/7/21
CD0.00	DEMOLITION PLAN	Addendum 2 - 9/7/21
C1.00	SITE PLAN	Addendum 2 - 9/7/21
C2.00	GRADING PLAN	Addendum 2 - 9/7/21
C3.00	UTILITY PLAN	Addendum 2 - 9/7/21
C4.00	ENLARGEMENT SITE PLAN	Addendum 2 - 9/7/21
C5.00	DETAILS	Addendum 2 - 9/7/21
C5.01	DETAILS	Addendum 2 - 9/7/21
L1.00	LANDSCAPE PLAN	Addendum 2 - 9/7/21
AD1.00	LEVEL 0 & 2 - DEMOLITION PLANS	Addendum 2 - 9/7/21
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Dated

HBM - August 16, 2021

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Other

TRC Bulk Analysis Asbestos Testing Report	6/30/2021
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AECOM Asbestos and Regulated Materials Survey
PSI Geotechnical Report
HBM Addendum #1 Narrative
HBM Addendum #2 Narrative
Regency Site Logistics Plan
Siemens - Lorain Branch Renovation Quote

8/7/2015
8/24/2021
8/30/2021
9/7/2021
9/3/2021
9/27/21 - REV 1

10/14/21

CLEVELAND PUBLIC LIBRARY
Lorain Addition and Renovation



EXHIBIT D: SCHEDULE OF ALLOWANCES

The following allowances have been included in the GMP:

<u>Scope</u>	<u>Amount</u>	<u>Base Bid?</u>	<u>Description</u>
1 Masonry	\$ 5,000.00	no	Misc. Masonry Repairs
2 Masonry	\$ 3,750.00	yes	Tuckpoint 50% stone base
3 Carpentry	\$ 3,000.00	yes	Repair Fence around HVAC unit
4 Interiors	\$ 10,000.00	no	Patching
5 Plumbing	\$ 15,000.00	no	Truspun Piping Repair
6 Site	\$ 19,500.00	no	Undercutting building addition site 3'
7 Electrical	\$ 2,000.00	no	Exterior Buiding sign spotlight
8 Electrical	\$ 20,000.00	no	Mobile Generator Transfer Switch and Associated Components/Labor
9 Selective Demo	\$ 32,421.00	no	30 Man Days of Asbestos Abatement Misc. Work
10 Main GMP	\$ 20,000.00	no	Two Boilers in Lieu of One Boiler
11 HVAC	\$ 5,000.00	no	Split System or Fan for the new IT Room
12 Main GMP	\$ 5,000.00	no	Window Water Repair Allowance
13 Main GMP	\$ 500.00	no	Dedication Plaque
14 Selective Demo	\$ 4,426.00	no	Abate Hot Window Caulk (2 large windows, 3 small windows)
15 Site	\$ 5,000.00	yes	Water & Sanitary tap / Street Opening Fee
16 Main GMP	\$ 5,000.00	no	Heavy Floor Prep
17 Main GMP	\$ 3,000.00	no	Front Door Hardware
18 Carpentry	\$ 25,000.00	yes	Signage
	\$ 183,597.00		



Activity ID | Activity Name | Orig Dur | Start | Finish | Gantt chart with monthly columns (Aug 2022 to Jan 2023) showing progress bars and milestones for various construction tasks.

Legend: LOE, Remaining Work, Progress Bar, Critical Remaining Work, Milestone. Schedule Produced by Regency Construction Services, Inc. Run Date 28-Sep-21, Data Date 30-Aug-21. Table with Date, Revision, Checked, Approved.



Activity ID	Activity Name	Orig Dur	Start	Finish	2022												2023						
					Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	
S400	Site Subcontract Mobilization SWPP & Site Containment	5	16-Dec-21	22-Dec-21						■													
S112	Relocate Site Utilities / Site Demolition	10	17-Jan-22	28-Jan-22							■												
S132	Storm Sewer / Site Drainage	6	24-Jan-22	31-Jan-22							■												
S220	Establish Subgrade	5	01-Feb-22	07-Feb-22							■												
S161	Exterior Concrete Plaza Retaining Walls	12	08-Jun-22	23-Jun-22													■						
S101	Exterior Concrete Plaza Backfill	10	24-Jun-22	08-Jul-22													■						
S102	Ramp and Stair Pour	15	11-Jul-22	29-Jul-22													■						
S103	Sidewalks and Curbs	10	01-Aug-22	12-Aug-22													■						
S104	Railings	10	01-Aug-22	12-Aug-22													■						
S160	Asphalt Patching & Stripping	6	15-Aug-22	22-Aug-22													■						
S105	Topsol	2	15-Aug-22	16-Aug-22													■						
S170	Site Lighting	4	23-Aug-22	26-Aug-22													■						
S180	Site Furnishings & Greenhouse	10	29-Aug-22	12-Sep-22													■						
S190	Exterior Signage	2	13-Sep-22	14-Sep-22													■						
S200	Landscaping / Exterior Clean-up	10	15-Sep-22	28-Sep-22													■						
S210	Exterior Punchlist & Corrections	10	30-Sep-22	13-Oct-22													■						
New Building Additions		167	08-Feb-22	03-Oct-22																			
1480	Form & Place Foundations	10	08-Feb-22	21-Feb-22							■												
1510	Backfill	10	22-Feb-22	07-Mar-22							■												
1640	Install Underslab EP Rough	5	08-Mar-22	14-Mar-22							■												
1700	Prep & Place Slab on Grade	5	22-Mar-22	28-Mar-22							■												
1011	Slab Cure and Breaks	5	29-Mar-22	04-Apr-22							■												
1010	Erect Structural Steel	10	05-Apr-22	18-Apr-22							■												
1300	Exterior / Interior Framing, Roof Framing & Deck	25	19-Apr-22	23-May-22							■												
1400	Exterior Fiberglass Wall Panels and System	15	17-May-22	07-Jun-22							■												
1289	Interior Blocking & Door Frames	5	24-May-22	31-May-22							■												
1291	MEP Rough-in Walls	12	01-Jun-22	16-Jun-22							■												
1801	Install Storefront Frames & Glazing	10	08-Jun-22	21-Jun-22							■												
1012	Storefront Doors	5	08-Jun-22	14-Jun-22							■												
1940	Install Roofing	7	29-Jun-22	08-Jul-22							■												
1293	Hang & Finish Drywall	12	11-Jul-22	26-Jul-22							■												
1332	Install Rooftop AHU	5	27-Jul-22	02-Aug-22							■												
1292	Overhead MEP Rough-in	9	03-Aug-22	15-Aug-22							■												
1295	Prime & 1st Coat Paint	10	16-Aug-22	29-Aug-22							■												
1296	Install Ceiling Grid	5	30-Aug-22	06-Sep-22							■												
1297	MEP Finishes & Fixtures	5	07-Sep-22	13-Sep-22							■												
1294	MEP Above Ceiling Inspections	1	07-Sep-22	07-Sep-22							■												
1339	Ceiling Install and Finishing	10	08-Sep-22	21-Sep-22							■												
1338	Casework & Millwork	2	14-Sep-22	15-Sep-22							■												
1340	Flooring Finish	5	22-Sep-22	28-Sep-22							■												
1341	Interior Doors / Glazing & Hardware	3	29-Sep-22	03-Oct-22							■												
Interior Renovation		221	09-Dec-21	20-Oct-22																			
Level 0		111	09-Dec-21	16-May-22																			
B301	Mobilization	5	09-Dec-21	15-Dec-21						■													
B273	Abatement	2	16-Dec-21	17-Dec-21						■													
B267	Selective Demolition	5	20-Dec-21	27-Dec-21						■													
B268	MEP Demolition	8	20-Dec-21	30-Dec-21						■													
B236	Exterior Door Opening & Door Frame	4	28-Dec-21	03-Jan-22						■													
B238	CMU Door Infill	3	04-Jan-22	06-Jan-22						■													
B245	MEP Rough-in	16	04-Jan-22	25-Jan-22						■													
B305	Set & Connect Boilers & Pumps	10	15-Mar-22	28-Mar-22							■												
B270	HVAC Revisions to Existing AHU	14	29-Mar-22	15-Apr-22							■												
B306	HVAC Piping Rough-in	8	29-Mar-22	07-Apr-22							■												

- Mobilization
- Abatement
- Selective Demolition
- MEP Demolition
- Exterior Door Opening & Door Frame
- CMU Door Infill
- MEP Rough-in
- Set & Connect Boilers & Pumps
- HVAC Revisions to Existing AHU
- HVAC Piping Rough-in

10/14/2021



Exhibit F: CPL Lorain Branch MBE/FBE/SBE Summary

Bid Package	Total Value of Package	MBE	FBE	SBE
BP-1: Sitework	\$ 138,475.00	\$ 138,475	\$ -	\$ 138,475
BP-2: Abatement/Selective Demo	\$ 143,355.00	\$ -	\$ 5,000	\$ 4,000
BP-3: Concrete	\$ 370,300.00	\$ 55,545	\$ 37,030	\$ 370,300
BP-4: Masonry	\$ 83,866.00	\$ -	\$ -	\$ 83,866
BP-5: Automatic Sliding Door	\$ 11,785.00	\$ -	\$ -	\$ -
BP-6: Misc. Steel	\$ 161,200.00	\$ -	\$ -	\$ -
BP-7: Carpentry	\$ 435,449.00	\$ 435,449	\$ 162,800	\$ 435,449
BP-8: Waterproofing	\$ 3,100.00	\$ 3,100	\$ 3,100	\$ 3,100
BP-9: Roofing	\$ 66,020.00	\$ -	\$ -	\$ 66,020
BP-10: Glass and Glazing	\$ 64,165.00	\$ -	\$ 64,165	\$ 64,165
BP-11: Interiors	\$ 253,800.00	\$ 253,800	\$ -	\$ 253,800
BP-12: Flooring	\$ 44,700.00	\$ -	\$ 44,700	\$ 44,700
BP-13: Tile	\$ 17,800.00	\$ -	\$ 17,800	\$ 17,800
BP-14: Painting	\$ 30,500.00	\$ 1,525	\$ 30,500	\$ 30,500
BP-20: Asphalt	\$ 22,085.00	\$ -	\$ -	\$ -
BP-16: Landscaping	\$ 25,245.00	\$ -	\$ 25,245	\$ 25,245
BP-17: Plumbing	\$ 107,550.00	\$ 16,133	\$ 10,755	\$ 107,550
BP-18: HVAC	\$ 214,200.00	\$ -	\$ 214,200	\$ 214,200
BP-19: Electrical/Telecom	\$ 327,432.00	\$ 32,743	\$ 327,432	\$ 327,432
Regency Staffing/GC/Fee	\$ 255,223.86		\$ 255,224	
Allowances/Contingency	\$ 84,820.94			
Total	\$ 2,861,071.80	\$ 936,770	\$ 1,197,951	\$ 2,186,602
Total Contract Amount		32.74%	41.87%	76.43%
\$ 2,861,071.80				