

**CLEVELAND PUBLIC LIBRARY**

**Finance Committee**

January 18, 2022

**RESOLUTION AUTHORIZING AGREEMENT FOR EARLY CONSTRUCTION PHASE SERVICES FOR THE BROOKLYN BRANCH**

- WHEREAS, On March 18, 2021, the Board of Library Trustees approved the selection of Regency Construction Services, Inc. as construction manager at risk for Phase 1B of the Library's Facilities Master Plan and authorized Regency to proceed with pre-construction services; and
- WHEREAS, Regency is in the process of procuring subcontractor construction bids for the work at the Brooklyn branch in order to prepare a Guaranteed Maximum Price ("GMP") Proposal that will set forth a maximum construction budget for the renovations at the Brooklyn branch; and
- WHEREAS, Regency sought bids for the roofing package at the Brooklyn branch and received three formal bids, with the low bid having been submitted by Warren Roofing & Insulating Co., in the amount of \$237,550; and
- WHEREAS, Due to the long lead time for ordering roofing materials, Regency recommends that the Library authorize the purchase of the roofing package at this time in order to hedge against potential delays caused by supply chain issues; and
- WHEREAS, The total cost to the Library of purchasing the roofing package through Regency from the low bidder, Warren Roofing, including Regency's contingency, general conditions, and fee, will be \$248,429.80; and
- WHEREAS, Regency's charges for contingency, general conditions, and fee are costs that would be included in the GMP were the Library to purchase the roofing work after the GMP is set and will not be duplicated in the final GMP; and
- RESOLVED, That this Board authorizes the Executive Director, CEO or his designee, to negotiate and execute such agreements or instruments as are necessary to effectuate the purchase of roofing package for the Brooklyn branch library by Regency Construction Services, Inc. in the amount of \$248,429.80, to be charged to the Construction-Tax-Exempt fund account 40272505-55300 (Construction/Improvements), which agreements or instruments shall be subject to the approval of the Director of Legal Affairs.