

CLEVELAND PUBLIC LIBRARY

Special Board Meeting

July 21, 2022

**RESOLUTION AMENDING PROJECT BUDGETS FOR THE WOODLAND BRANCH,
CENTRAL DISTRIBUTION FACILITY AND EASTMAN BRANCH**

WHEREAS, On July 6, 2021, the Board of Library Trustees approved total project budgets for the new Woodland branch and Central Distribution Facility, which this Board subsequently amended on October 21, 2021 and April 19, 2022 as shown in Exhibit "A" to this Resolution; and

WHEREAS, On December 16, 2021, the Board of Library Trustees approved a total project budget for the renovations to the Eastman branch as set forth in Exhibit "A"; and

WHEREAS, During the course of construction on the new Woodland branch, the Library's construction manager for the Phase 1A projects, Gilbane, encountered unforeseen issues with the stormwater and sanitary sewer systems at the site, and the Chief Operating Officer recommends that the Owner's Contingency Fund for the Woodland branch be increased by \$150,000 as set forth in Exhibit "A" to cover additional costs associated with these issues; and

WHEREAS, The Chief Operating Officer further recommends that the Owner's Contingency Fund for the Central Distribution Facility be increased by \$100,000 as set forth in Exhibit "A" to cover additional network connection expenses; and

WHEREAS, As work progressed on the Eastman branch renovation project, the Library's construction manager for the Phase 1B projects, Regency, encountered unforeseen structural deficiencies, and the Chief Operating Officer recommends that the Owner's Contingency Fund for the Eastman branch project be increased by \$100,000 as set forth in Exhibit "A" to cover costs associated with the structural issues and additional network connection expenses; now therefore be it

EXHIBIT 5

RESOLVED, That the Board of Library Trustees approves the amended total project budgets for the Woodland branch, Central Distribution Facility, and Eastman branch projects as set forth in Exhibit "A" to this resolution, which expenditures shall be charged to the Construction Tax Exempt Fund 402 and/or the Construction Taxable Fund 403; and be it further

RESOLVED, That the Board of Library Trustees authorizes the Chief Operating Officer to reallocate the budgeted amounts set forth in Exhibit "A" for the Owner's Contingency Funds, furniture, fixtures, and equipment, and owner direct costs as needed, provided that such reallocations shall not increase the overall budget approved for each individual project.

Exhibit "A"

Woodland Branch Budget	July 6, 2021 Project Budget	October 21, 2021 Project Budget	April 19, 2022 Project Budget	Increase*	Amended Project Budget
Pre-Construction	\$38,343	\$38,343	\$38,343		\$38,343
Guaranteed Maximum Price	\$6,088,653	\$6,088,653	\$6,088,653		\$6,088,653
Owner's Construction Contingency	\$270,617	\$490,644	\$490,644	\$150,000	\$640,644
Furniture, Fixtures, and Equipment	\$250,000	\$250,000	\$250,000		\$250,000
Architect Fees	\$575,279	\$595,993	\$606,843		\$606,843
Owner Direct Costs	\$304,700	\$344,673	\$344,673		\$344,673
TOTAL PROJECT BUDGET	\$7,527,592	\$7,808,306	\$7,819,156		\$7,969,156

Central Distribution Facility Project Budget	July 6, 2021 Project Budget	October 21, 2021 Project Budget	April 19, 2022 Project Budget	Increase*	Amended Project Budget
Pre-Construction	\$42,530	\$42,530	\$42,530		\$42,530
Guaranteed Maximum Price	\$5,003,163	\$5,003,163	\$5,003,163		\$5,003,163
Owner's Construction Contingency	\$217,313	\$217,313	\$517,313	\$100,000	\$617,313
Furniture, Fixtures, and Equipment	\$750,000	\$750,000	\$750,000		\$750,000
Architect Fees	\$736,160	\$740,760	\$751,610		\$751,610
Owner Direct Costs	\$187,900	\$183,300	\$183,300		\$183,300
TOTAL PROJECT BUDGET	\$6,937,066	\$6,937,066	\$7,247,916		\$7,347,916

Eastman Branch Project	December 16, 2021 Project Budget	Increase*	Amended Project Budget
Pre-Construction	\$21,685		\$21,685
Guaranteed Maximum Price	\$2,246,319		\$2,246,319
Owner's Construction Contingency	\$100,486	\$100,000	\$200,486
Furniture, Fixtures, and Equipment	\$250,000		\$250,000
Architect Fees	\$235,367.66		\$235,367.66
Owner Direct Costs	\$180,500		\$180,500
TOTAL PROJECT BUDGET	\$3,034,357.66		\$3,134,357.66