

CLEVELAND PUBLIC LIBRARY

Finance Committee

November 15, 2022

RESOLUTION AUTHORIZING AGREEMENT AND ESTABLISHING BUDGET FOR LOUIS STOKES WING CEILING MODIFICATION PROJECT

WHEREAS, On October 20, 2022, the Board of Library Trustees declared an urgent necessity and dispensed with the statutory competitive bidding requirements for the modifications to the drop ceilings, lighting, and fire suppression system on floors seven and nine of the Louis Stokes Wing needed to accommodate the height of the custom shelving that will be installed on those floors; and

WHEREAS, The Library has been in discussions with Feghali Brothers LLC and Cold Harbor Building Co., the two low bidding firms whose bids were rejected by this Board on October 20, 2022, to conduct scope reviews of their previously-submitted bids and to obtain updated quotes for the ceiling modification work needed for the shelving project to move forward; and

WHEREAS, Based on its discussions with the two construction firms, the Library made adjustments to the scope of work and requested best and final cost proposals from each firm; and

WHEREAS, The Library received base quotes from Feghali Brothers LLC and Cold Harbor Building Co. in the amounts of \$550,000 and \$716,840, respectively; and

WHEREAS, The Chief Operating Officer prepared a budget for the Louis Stokes Wing ceiling modification project that consists of: 1) Feghali Brothers LLC's base bid; 2) an Owner's Contingency Fund to cover additional costs that arise during the course of the project; and 3) a budget for owner direct costs that may be needed during the project, all of which are set forth in Exhibit "A" to this Resolution; now therefore be it

RESOLVED, That the Board of Library Trustees hereby authorizes the Executive Director, CEO or his designee to enter into an agreement with Feghali Brothers LLC, subject to the approval of the Director of Legal Affairs, for the ceiling modifications on floors seven and nine of the Louis Stokes Wing for a total cost of \$550,000, with the expenditure being charged to the Building and Repair Fund 401; and be it further

EXHIBIT 14

RESOLVED, Resolved that the Board of Library Trustees approves the total project budget as set forth in Exhibit "A" to this Resolution, which expenditures shall be charged to the Building and Repair Fund 401, and authorizes the Executive Director, CEO or his designee to move forward in taking the steps necessary to complete the project and to execute such instrument 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; 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 Fund and owner direct costs as needed, provided that such reallocations do not increase the overall project budget. The Library shall report monthly to the Board on expenditures from the Owner's Contingency Fund.

EXHIBIT "A"

LSW Ceiling Modification Project	
Base Quote	\$550,000
Owner's Contingency Fund	\$100,000
Owner Direct Costs	\$12,000
TOTAL PROJECT BUDGET	\$662,000