

**CLEVELAND PUBLIC LIBRARY**

**Finance Committee**

January 17, 2023

**RESOLUTION APPROVING EARLY WORK AUTHORIZATION FOR WALZ BRANCH  
PROJECT**

WHEREAS, On February 20, 2020, the Board of Library Trustees approved the selection of the Gilbane Building Company as construction manager at risk for Phase 1A of the Library's Facilities Master Plan and authorized Gilbane to proceed with pre-construction services; and

WHEREAS, On January 21, 2021, the Board of Library Trustees authorized the Library to enter into an option agreement with Northwest Neighborhoods Community Development Corporation ("NNCDC"), which was then known as Detroit Shoreway Community Development Corporation, to redevelop the Walz branch as a mixed-use building consisting of a new library branch and affordable senior housing if NNCCDC were awarded Low Income Housing Tax Credits to finance the project; and

WHEREAS, NNCCDC was awarded Low Income Housing Tax Credits in May of 2021, but construction on the project has not proceeded as the increased cost of construction has resulted in NNCCDC needing to seek additional funding; and

WHEREAS, The Library cannot move forward with construction of the new Walz branch until more is known about NNCCDC's project funding, and although construction has not yet begun, Gilbane is incurring additional costs related to the Walz branch project for extended site conditions and staffing as well as additional work necessitated by the demolition of the former Walz branch; and

WHEREAS, Gilbane has provided the Library with a quote in the amount of \$129,989, which sum represents the additional cost to the Library of a change order for the demolition of the former Walz branch as well as additional costs for the site fencing that the Library has been required to maintain as a public safety measure and additional staffing; and

WHEREAS, The Library Administration recommends that this Board authorize the Library to execute an early work authorization agreement with Gilbane to incur the additional costs described in this Resolution, and which additional costs will be included in the final Guaranteed Maximum Price; now therefore be it

**EXHIBIT 9**

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 terms of this resolution and to perform the work described in this Resolution for the new Walz branch by Gilbane Building Company in the amount of \$129,989, to be charged to Construction Tax Exempt Fund 402 and/or the Construction Taxable Fund 403, which agreements or instruments shall be subject to the approval of the Director of Legal Affairs.