

CLEVELAND PUBLIC LIBRARY

Finance Committee

March 14, 2023

**RESOLUTION ANNOUNCING CONSTRUCTION MANAGER AT RISK FOR
GLENVILLE BRANCH RENOVATION AND EXPANSION PROJECT DETERMINED
TO BE BEST VALUE AND AUTHORIZING AGREEMENT**

WHEREAS, On December 9, 2022 and December 23, 2022, the Library placed an ad in the Cleveland Plain Dealer requesting statements of qualifications for construction manager at risk services in connection with the renovation and expansion of the Glenville branch, the construction budget of which is estimated to be \$5,675,000. On January 11, 2023, statements of qualification were submitted to the Library from the following construction manager firms: Cold Harbor Building Company, Ozanne Construction Company, Inc., R.L. Hill Management, Inc., and Regency Construction Services, Inc.; and

WHEREAS, The Cleveland Public Library established an evaluation committee and authorized the evaluation committee to evaluate the statements of qualifications and to select a short list of no fewer than three firms which it considered most qualified. The evaluation committee determined that all four firms met the met the Library's qualifications requirements and, therefore, shortlisted the four firms that submitted statements of qualification; and

WHEREAS, On January 25, 2023, the Library issued a Request for Pricing and Technical Proposal to the four short-listed firms, requiring that proposals be submitted to the Library by February 17, 2023; and

WHEREAS, Proposals were timely received, and on February 24, the evaluation committee interviewed all four short-listed firms. The evaluation committee then met on February 27, 2023 to evaluate and score the technical qualifications. Pricing proposals were evaluated separately and then combined with consideration given to the technical proposals to determine which firm presented the best value; and

EXHIBIT 8

WHEREAS, Based upon the ratings obtained from combining qualifications and pricing scores, the evaluation committee has ranked the short-listed firms in the following order, and included the total proposed price for each:

1) R.L. Hill Management, Inc.	\$658,693
2) Regency Construction Services, Inc.	\$662,445
3) Cold Harbor Building Company	\$667,446
4) Ozanne Construction Company, Inc.	\$1,383,714

now therefore be it

RESOLVED, That the Board of Library Trustees hereby accepts the recommendation of the evaluation committee, and announces the selection of the construction manager firm of R.L. Hill Management, Inc. as the firm presenting the pricing and technical proposal which represents the best value; and be it further

RESOLVED, That the Board authorizes the Executive Director, CEO or his designees to enter into negotiations with R.L. Hill Management, Inc. for a construction management at risk agreement and preconstruction phase work authorization agreement in accordance with the requirements of Ohio Revised Code Section 9.334. If the Library fails to negotiate a construction management contract with the R.L. Hill Management, then it shall proceed to negotiate a contract with the second highest ranked firm in accordance with Ohio Revised Code Section 9.334; be it further

RESOLVED, That upon completion of negotiations, the Executive Director is authorized to execute the agreement and preconstruction phase work authorization with R.L. Hill Management, Inc. for preconstruction services for the Glenville branch in an amount not to exceed \$65,691, which shall be paid from the Building and Repair fund account 40174805-55300-11748 (Construction/Improvements), which agreement is subject to approval of the Director of Legal Affairs.