

**CLEVELAND PUBLIC LIBRARY**

**Board Meeting**

December 21, 2023

**RESOLUTION AUTHORIZING AMENDMENT TO AGREEMENT WITH VOCON PARTNERS, LLC FOR DESIGN SERVICES AND AMENDING PROJECT BUDGET FOR THE BROOKLYN BRANCH**

WHEREAS, On November 19, 2020, the Board of Trustees of the Cleveland Public Library authorized the Executive Director to enter into an agreement with Vocon Partners, LLC in an amount not-to-exceed \$186,951 for the design of the renovation to the Brooklyn branch; and

WHEREAS, As a result of schedule extensions by the construction manager for unforeseen conditions and for architectural bulletins, which Vocon developed at the Library's direction to incorporate scope changes for roof alterations, drainage improvements, and replacement of the driveway at the Brooklyn branch, it has become necessary to extend the period of construction administration; and

WHEREAS, The Library Administration desires to amend the agreement with Vocon to provide for extended construction administration services during the extended construction schedule; and

WHEREAS, Vocon has proposed an additional fee not-to-exceed \$31,875 for the extended construction administration services described in this Resolution. Because there are \$10,000 remaining in Vocon's design contingency, the contract can be increased by \$21,875, thus bringing Vocon's architect fees to a total amount not-to-exceed \$208,826; and

WHEREAS, This Board finds that Vocon's proposed fee increase is fair and reasonable; and

WHEREAS, The Chief Operating Officer recommends that this Board approve amending the Brooklyn branch project budget as shown in Exhibit "A" to this resolution to reallocate \$21,875 from the Furniture, Fixtures, and Equipment budget to the Architect Fees budget, which will allow the Library to amend the agreement with Vocon without increasing the overall project budget; now therefore be it

RESOLVED, That the Board of Library Trustees authorizes the Executive Director, CEO or his designee, to negotiate and execute an amendment to the agreement with Vocon Partners, LLC for design services to the Brooklyn branch upon such terms and conditions as are approved by the Library's Director of Legal Affairs, increasing the architect fee to a total contract amount not-to-exceed \$208,826, which amount shall be charged to the Construction – Tax-Exempt fund account 40272505-55300 (Construction/Improvements); and be it further

RESOLVED, That the project budget for the Brooklyn branch be amended as shown in Exhibit "A" to this Resolution.

**Exhibit “A”**

Brooklyn Branch Budget	May 17, 2022 Project Budget	June 15, 2023 Project Budget	Increase*	Amended Project Budget
<b>Pre-Construction</b>	\$17,105	\$17,105		\$17,105
<b>Guaranteed Maximum Price</b>	\$1,952,269.50	\$1,952,269.50		\$1,952,269.50
<b>Owner’s Construction Contingency</b>	\$ 83,959	\$259,959		\$259,959
<b>Furniture, Fixtures, and Equipment</b>	\$ 145,000	\$185,000	<b>(\$21,875)</b>	<b>\$163,125</b>
<b>Architect Fees</b>	\$ 186,951	\$ 186,951	<b>\$21,875</b>	<b>\$ 208,826</b>
<b>Owner Direct Costs</b>	\$ 184,500	\$ 184,500		\$ 184,500
<b>TOTAL PROJECT BUDGET</b>	\$2,569,784.50	\$2,785,784.50		\$2,785,784.50