

**CLEVELAND PUBLIC LIBRARY**

**Board Meeting**

June 19, 2018

**RESOLUTION AUTHORIZING AGREEMENT WITH BIALOSKY AND PARTNERS,  
ARCHITECTS, LLC FOR ARCHITECTURAL DESIGN SERVICES FOR MASTER  
PLANNING PROJECT**

WHEREAS, On May 22, 2018, the Board of Trustees of the Cleveland Public Library approved the selection of Bialosky and Partners, Architects, LLC as the top-ranked, most qualified firm to provide master planning and design services for the creation of a facilities master plan, and authorized the Executive Director to enter into negotiations for an agreement; and

WHEREAS, Bialosky has submitted a proposal to prepare a facilities master plan for a total cost of \$781,904. Of the total cost of Bialosky's proposal, \$453,915 represents Bialosky's fee for services, \$290,689 represents consultants' fees, and \$37,300 represents Bialosky's budget for reimbursables; and

WHEREAS, This Board finds that the fee is fair and reasonable; now therefore be it

RESOLVED, That the Board of Trustees authorizes the Executive Director, CEO or his designee, to negotiate and execute an agreement with Bialosky and Partners, Architects, LLC, in an amount not-to-exceed \$781,904, upon such terms and conditions as are reviewed and approved by the Library's Chief Legal Officer, and to enter into such other documents or instruments as are necessary or appropriate to effectuate the agreement in accordance with this Resolution, with the expenditure of \$781,904 being charged to the General fund account 12100053-53710 (Professional Services).

Cleveland Public Library - Facilities Master Plan  
 Bialosky Cleveland  
 Work Effort Estimate  
 06/08/2018

		July					August					September					October					November					December					January					February					Total Base Hours	Total Base Fee
Action	Weeks	2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	4	11	18	25							
Ph. 1	Research / Discovery / Review	2																																				328	\$51,560				
	Demographic Review & Projections	2																																				50	\$7,770				
	Community / Stakeholder Outreach	18																																				726	\$57,924				
Ph. 2	Existing Facilities Assessment	8																																					2,411	\$282,045			
	Planning Standards & Guidelines	8																																					112	\$17,440			
	Building Standards Manual	8																																					176	\$22,240			
	Deferred Maintenance List & Budgeting	8																																					1,000	\$83,720			
	Existing & New Facilities Analysis	14																																					420	\$61,810			
Ph. 3	Existing & New Facilities Design	12																																					284	\$34,420			
	Existing & New Facilities Cost Estimating	8																																					984	\$95,080			
	Existing & New Facilities Scheduling	8																																					92	\$12,080			
	Compile Final Master Plan	2																																					256	\$35,088			
Ph. 4	Master Plan Review w/ CPL	7																																									
	Master Plan Presentation to Board	2																																									
	Master Plan Presentation to Community	1																																									250
<b>Base Hours / Week</b>		189	189	390	388	387	486	496	487	505	459	188	169	178	60	143	131	143	131	93	215	170	159	170	159	135	134	263	128	0	54	56	0	54	48	38			<b>7,089</b>	<b>\$795,039</b>			

Bialosky Base Fee	\$504,350
10% Bialosky Fee Discount	\$50,435
New Bialosky Base Fee	\$453,915
Bialosky Consultants Base Fee	\$290,689
<b>TOTAL COMBINED BASE FEE</b>	<b>\$744,604</b>

**Cleveland Public Library - Facilities Master Plan  
Bialosky Cleveland  
Work Effort Estimate  
06/08/2018**

Action	Weeks	July					August					September				October					November					December					January				February			
		2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	4	11	18	25		
<b>Ph. 1</b>	<b>Research / Discovery / Review</b>	2																																				
	Demographic Review & Projections	2																																				
	Community / Stakeholder Outreach	18																																				
<b>Ph. 2</b>	Existing Facilities Assessment	8																																				
	Planning Standards & Guidelines	8																																				
	Building Standards Manual	8																																				
	Deferred Maintenance List & Budgeting	8																																				
	Existing & New Facilities Analysis	14																																				
<b>Ph. 3</b>	Existing & New Facilities Design	12																																				
	Existing & New Facilities Cost Estimating	8																																				
	Existing & New Facilities Scheduling	8																																				
	Compile Final Master Plan	2																																				
<b>Ph. 4</b>	Master Plan Review w/ CPL	7																																				
	Master Plan Presentation to Board	2																																				
	Master Plan Presentation to Community	1																																				

Staff	Role	Rate	Hours																																	
			4	11	18	25	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	4	11	18	25								
Architecture / Project Management	Jack Bialosky	Consulting Principal	\$285	4	4																															
	Bruce Horton	Principal in Charge	\$190	32	32																															
	Aaron Hill	Principal in Charge	\$190	32	32																															
	Ryan Parsons	Project Manager	\$130	24	24																															
	Ben Crabtree	Project Manager	\$130	24	24																															
	Cliff Collins	Project Architect	\$130																																	
	Justin Davies	Project Architect	\$105																																	
	Travis Clarke	Project Designer	\$90																																	
	Chelsey Finnimore	Graphic Designer	\$75																																	
	Carlie Critchlow	Architecture Intern	\$50	16	16																															
	Alexis Klontk	Interior Design Intern	\$50																																	
MEP Engineer'g	Tim Norris	Mech Engineer Lead	\$190	16	16																															
	Sean Keenan	Elec Engineer Lead	\$150	16	16																															
	George Pasiadis	Mech Engineer	\$105																																	
	Matt Meyrose	Elec Engineer	\$80																																	
	Olivia Vidmar	Engineer Intern	\$65																																	
Algebra AEC	Structural Engineer	\$170																																		
CUDC	Community Engagement	\$63																																		
Knight & Stolar	Landscape	\$110																																		
Regency Construction	Cost Est. / Scheduling	\$90																																		
Taylor Consulting	Roof Consultant	\$135																																		
<b>BASE TOTAL</b>			<b>164</b>	<b>164</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			

Total Hours	Total Fee
8	\$2,280
64	\$12,160
64	\$12,160
48	\$6,240
48	\$6,240
0	\$0
0	\$0
0	\$0
0	\$0
32	\$1,600
0	\$0
32	\$6,080
32	\$4,800
0	\$0
0	\$0
0	\$0
0	\$0
0	\$0
0	\$0
0	\$0
<b>328</b>	<b>\$51,560</b>

Additional Services	Role	Rate	Description
None Anticipated			

Cleveland Public Library - Facilities Master Plan  
 Bialosky Cleveland  
 Work Effort Estimate  
 06/08/2018

Action	Weeks	July					August					September					October					November					December					January				February				
		2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	4	11	18	25				
Ph. 1 Research / Discovery / Review	2																																							
<b>Demographic Review &amp; Projections</b>	<b>2</b>																																							
Community / Stakeholder Outreach	18																																							
Ph. 2 Existing Facilities Assessment	8																																							
Planning Standards & Guidelines	8																																							
Building Standards Manual	8																																							
Deferred Maintenance List & Budgeting	8																																							
Existing & New Facilities Analysis	14																																							
Ph. 3 Existing & New Facilities Design	12																																							
Existing & New Facilities Cost Estimating	8																																							
Existing & New Facilities Scheduling	8																																							
Compile Final Master Plan	2																																							
Ph. 4 Master Plan Review w/ CPL	7																																							
Master Plan Presentation to Board	2																																							
Master Plan Presentation to Community	1																																							

Staff	Role	Rate	Hours																												Total Hours	Total Fee								
			2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7			14	21	28	4	11	18	25	
Architecture / Project Management	Jack Bialosky	Consulting Principal	\$285	1	1																																		2	\$570
	Bruce Horton	Principal in Charge	\$190	4	4																																	8	\$1,520	
	Aaron Hill	Principal in Charge	\$190	4	4																																	8	\$1,520	
	Ryan Parsons	Project Manager	\$130	8	8																																	16	\$2,080	
	Ben Crabtree	Project Manager	\$130	8	8																																	16	\$2,080	
	Cliff Collins	Project Architect	\$130																																			0	\$0	
	Justin Davies	Project Architect	\$105																																			0	\$0	
	Travis Clarke	Project Designer	\$90																																			0	\$0	
	Chelsey Finnimore	Graphic Designer	\$75																																			0	\$0	
	Carlie Critchlow	Architecture Intern	\$50																																			0	\$0	
	Alexis Klouk	Interior Design Intern	\$50																																			0	\$0	
	MEP Engineer'g	Tim Norris	Mech Engineer Lead	\$190																																			0	\$0
Sean Keenan		Elec Engineer Lead	\$150																																			0	\$0	
George Pasiadis		Mech Engineer	\$105																																			0	\$0	
Matt Meyrose		Elec Engineer	\$80																																			0	\$0	
Olivia Vidmar		Engineer Intern	\$65																																			0	\$0	
Algebra AEC	Structural Engineer	\$170																																				0	\$0	
CUDC	Community Engagement	\$63																																				0	\$0	
Knight & Stolar	Landscape	\$110																																				0	\$0	
Regency Construction	Cost Est. / Scheduling	\$90																																				0	\$0	
Taylor Consulting	Roof Consultant	\$135																																				0	\$0	
<b>BASE TOTAL</b>			<b>25</b>	<b>25</b>																																		<b>50</b>	<b>\$7,770</b>	

Additional Services	Role	Rate	Description
None Anticipated			

Cleveland Public Library - Facilities Master Plan  
 Bialosky Cleveland  
 Work Effort Estimate  
 06/08/2018

Action	Weeks	July					August					September					October					November					December					January				February			
		2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	4	11	18	25			
Ph. 1	Research / Discovery / Review	2																																					
	Demographic Review & Projections	2																																					
	<b>Community / Stakeholder Outreach</b>	<b>18</b>																																					
Ph. 2	Existing Facilities Assessment	8																																					
	Planning Standards & Guidelines	8																																					
	Building Standards Manual	8																																					
	Deferred Maintenance List & Budgeting	8																																					
	Existing & New Facilities Analysis	14																																					
Ph. 3	Existing & New Facilities Design	12																																					
	Existing & New Facilities Cost Estimating	8																																					
	Existing & New Facilities Scheduling	8																																					
	Compile Final Master Plan	2																																					
Ph. 4	Master Plan Review w/ CPL	7																																					
	Master Plan Presentation to Board	2																																					
	Master Plan Presentation to Community	1																																					

Staff	Role	Rate	Hours																												Total Hours	Total Fee					
			2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7			14	21	28	4	11
Architecture / Project Management	Jack Bialosky	Consulting Principal	\$285			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1													
	Bruce Horton	Principal in Charge	\$190																																		
	Aaron Hill	Principal in Charge	\$190			2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2													
	Ryan Parsons	Project Manager	\$130																																		
	Ben Crabtree	Project Manager	\$130			4	2	4	2	4	2	4	2	4	2	4	2	4	2	4	2	4	2														
	Cliff Collins	Project Architect	\$130																																		
	Justin Davies	Project Architect	\$105																																		
	Travis Clarke	Project Designer	\$90																																		
	Chelsey Finnimore	Graphic Designer	\$75																																		
	Carlie Critchlow	Architecture Intern	\$50																																		
	Alexis Klouk	Interior Design Intern	\$50																																		
	MEP Engineer'g	Tim Norris	Mech Engineer Lead	\$190																																	
Sean Keenan		Elec Engineer Lead	\$150																																		
George Pasiadis		Mech Engineer	\$105																																		
Matt Meyrose		Elec Engineer	\$80																																		
Olivia Vidmar		Engineer Intern	\$65																																		
Algebra AEC	Structural Engineer	\$170																																			
CUDC	Community Engagement	\$63			30	30	43	29	28	29	28	37	37	37	38	30	30	30	30	30	51	51															
Knight & Stolar	Landscape	\$110																																			
Regency Construction	Cost Est. / Scheduling	\$90																																			
Roof Consultant	Taylor Consulting	\$135																																			
<b>BASE TOTAL</b>					37	35	50	34	35	34	35	42	44	42	45	35	37	35	37	35	58	56															

Total Hours	Total Fee
18	\$5,130
0	\$0
36	\$6,840
0	\$0
54	\$7,020
0	\$0
0	\$0
0	\$0
0	\$0
0	\$0
0	\$0
0	\$0
0	\$0
0	\$0
0	\$0
0	\$0
0	\$0
0	\$0
0	\$0
0	\$0
618	\$38,934
0	\$0
0	\$0
0	\$0
0	\$0
<b>726</b>	<b>\$57,924</b>

Additional Services	Role	Rate	Description
None Anticipated			

Cleveland Public Library - Facilities Master Plan  
 Bialosky Cleveland  
 Work Effort Estimate  
 06/08/2018

Action	Weeks	July					August					September					October					November					December					January					February					
		2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	4	11	18	25						
Ph. 1 Research / Discovery / Review	2																																									
Demographic Review & Projections	2																																									
Community / Stakeholder Outreach	18																																									
Ph. 2 <b>Existing Facilities Assessment</b>	<b>8</b>																																									
Planning Standards & Guidelines	8																																									
Building Standards Manual	8																																									
Deferred Maintenance List & Budgeting	8																																									
Existing & New Facilities Analysis	14																																									
Ph. 3 Existing & New Facilities Design	12																																									
Existing & New Facilities Cost Estimating	8																																									
Existing & New Facilities Scheduling	8																																									
Compile Final Master Plan	2																																									
Ph. 4 Master Plan Review w/ CPL	7																																									
Master Plan Presentation to Board	2																																									
Master Plan Presentation to Community	1																																									

Staff	Role	Rate	Hours																																Total Hours	Total Fee								
Architecture / Project Management	Jack Bialosky	Consulting Principal	\$285			2	2	2	2	2	2	2	2																													16	\$4,560	
	Bruce Horton	Principal in Charge	\$190			16	16	4	4	4	4	4	4																														56	\$10,640
	Aaron Hill	Principal in Charge	\$190			16	16	4	4	4	4	4	4																														56	\$10,640
	Ryan Parsons	Project Manager	\$130				16	8	16	8	16	8																															72	\$9,360
	Ben Crabtree	Project Manager	\$130			16	8	16	8	16	8	24	8																													104	\$13,520	
	Cliff Collins	Project Architect	\$130			16	8	16	8	16	8	16	8																													96	\$12,480	
	Justin Davies	Project Architect	\$105																																						0	\$0		
	Travis Clarke	Project Designer	\$90			16	16	16	16	16	16	16	32																													144	\$12,960	
	Chelsey Finnimore	Graphic Designer	\$75																																						0	\$0		
	Carlie Critchlow	Architecture Intern	\$50			16	16	16	16	16	16	16																														112	\$5,600	
	Alexis Klunk	Interior Design Intern	\$50			16	16	16	16	16	16	16																														112	\$5,600	
	MEP Engineering	Tim Norris	Mech Engineer Lead	\$190			16	16	16	16	16	16	16																													128	\$24,320	
Sean Keenan		Elec Engineer Lead	\$150			16	16	16	16	16	16	16																														128	\$19,200	
George Pasiadis		Mech Engineer	\$105			24	24	24	24	24	24	32																														200	\$21,000	
Matt Meyrose		Elec Engineer	\$80			24	24	24	24	24	24	32																														200	\$16,000	
Olivia Vidmar		Engineer Intern	\$65			32	32	32	32	32	32	32																													256	\$16,640		
	Algebra AEC	Structural Engineer	\$170			13	13	13	13	13	13	13																														104	\$17,680	
	CUDC	Community Engagement	\$63																																						0	\$0		
	Knight & Stolar	Landscape	\$110			14	14	14	14	14	14	14																													112	\$12,320		
	Regency Construction	Cost Est. / Scheduling	\$90																																						0	\$0		
	Taylor Consulting	Roof Consultant	\$135			64	64	64	64	64	65	65																													515	\$69,525		
	<b>BASE TOTAL</b>					<b>317</b>	<b>317</b>	<b>301</b>	<b>293</b>	<b>301</b>	<b>294</b>	<b>310</b>	<b>278</b>																												<b>2411</b>	<b>\$282,045</b>		

Additional Services	Role	Rate	Description
Civil Engineering		\$140/hr.	To assess sewage and drainage concerns if deemed too complex for architect and landscape architect.
Structural Engineering		\$1,700	Fee per additional branch requiring assessment. The base fee includes the assessment of 13 branches.
Roof Consultant			IR Testing for 27 buildings (excludes Louis Stokes Wing) is a total fee of \$43,875



Cleveland Public Library - Facilities Master Plan  
 Bialosky Cleveland  
 Work Effort Estimate  
 06/08/2018

Action	Weeks	July					August					September					October					November					December					January				February			
		2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	4	11	18	25			
Ph. 1	Research / Discovery / Review	2																																					
	Demographic Review & Projections	2																																					
	Community / Stakeholder Outreach	18																																					
Ph. 2	Existing Facilities Assessment	8																																					
	Planning Standards & Guidelines	8																																					
	<b>Building Standards Manual</b>	<b>8</b>																																					
	Deferred Maintenance List & Budgeting	8																																					
	Existing & New Facilities Analysis	14																																					
Ph. 3	Existing & New Facilities Design	12																																					
	Existing & New Facilities Cost Estimating	8																																					
	Existing & New Facilities Scheduling	8																																					
	Compile Final Master Plan	2																																					
Ph. 4	Master Plan Review w/ CPL	7																																					
	Master Plan Presentation to Board	2																																					
	Master Plan Presentation to Community	1																																					

Staff	Role	Rate	Hours																												Total Hours	Total Fee						
			2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7			14	21	28	4	11	18
Architecture / Project Management	Jack Bialosky	Consulting Principal	\$285																																		0	\$0
	Bruce Horton	Principal in Charge	\$190		2	2	2	2	2	2	2	2																								16	\$3,040	
	Aaron Hill	Principal in Charge	\$190																																	0	\$0	
	Ryan Parsons	Project Manager	\$130		4	4	4	4	4	4	4	4																								32	\$4,160	
	Ben Crabtree	Project Manager	\$130		8	8	8	8	8	8	8	8																								64	\$8,320	
	Cliff Collins	Project Architect	\$130																																	0	\$0	
	Justin Davies	Project Architect	\$105		8	8	8	8	8	8	8	8																								64	\$6,720	
	Travis Clarke	Project Designer	\$90																																	0	\$0	
	Chelsey Finnimore	Graphic Designer	\$75																																	0	\$0	
	Carlie Critchlow	Architecture Intern	\$50																																	0	\$0	
	Alexis Klonek	Interior Design Intern	\$50																																	0	\$0	
MEP Engineer'g	Tim Norris	Mech Engineer Lead	\$190																																	0	\$0	
	Sean Keenan	Elec Engineer Lead	\$150																																	0	\$0	
	George Pasiadis	Mech Engineer	\$105																																	0	\$0	
	Matt Meyrose	Elec Engineer	\$80																																	0	\$0	
	Olivia Vidmar	Engineer Intern	\$65																																	0	\$0	
	Algebra AEC	Structural Engineer	\$170																																	0	\$0	
	CUDC	Community Engagement	\$63																																	0	\$0	
	Knight & Stolar	Landscape	\$110																																	0	\$0	
	Regency Construction	Cost Est. / Scheduling	\$90																																	0	\$0	
	Taylor Consulting	Roof Consultant	\$135																																	0	\$0	
	<b>BASE TOTAL</b>				22	22	22	22	22	22	22	22																								<b>176</b>	<b>\$22,240</b>	

Additional Services	Role	Rate	Description
None Anticipated			



Cleveland Public Library - Facilities Master Plan  
 Bialosky Cleveland  
 Work Effort Estimate  
 06/08/2018

Action	Weeks	July					August					September					October					November					December					January				February					
		2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	4	11	18	25					
Ph. 1	Research / Discovery / Review	2																																							
	Demographic Review & Projections	2																																							
	Community / Stakeholder Outreach	18																																							
Ph. 2	Existing Facilities Assessment	8																																							
	Planning Standards & Guidelines	8																																							
	Building Standards Manual	8																																							
	<b>Deferred Maintenance List &amp; Budgeting</b>	<b>8</b>																																							
	Existing & New Facilities Analysis	14																																							
Ph. 3	Existing & New Facilities Design	12																																							
	Existing & New Facilities Cost Estimating	8																																							
	Existing & New Facilities Scheduling	8																																							
	Compile Final Master Plan	2																																							
Ph. 4	Master Plan Review w/ CPL	7																																							
	Master Plan Presentation to Board	2																																							
	Master Plan Presentation to Community	1																																							

Staff	Role	Rate	Hours																												Total Hours	Total Fee										
			2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7			14	21	28	4	11	18	25			
Architecture / Project Management	Jack Bialosky	Consulting Principal	\$285																																						0	\$0
	Bruce Horton	Principal in Charge	\$190						2	2	2	2	2	2	2	2																								16	\$3,040	
	Aaron Hill	Principal in Charge	\$190																																					0	\$0	
	Ryan Parsons	Project Manager	\$130						8	8	8	8	4	4	2	2																							44	\$5,720		
	Ben Crabtree	Project Manager	\$130																																					0	\$0	
	Cliff Collins	Project Architect	\$130						16	16	16	16	8	8	4	4																								88	\$11,440	
	Justin Davies	Project Architect	\$105																																					0	\$0	
	Travis Clarke	Project Designer	\$90																																					0	\$0	
	Chelsey Finnimore	Graphic Designer	\$75																																					0	\$0	
	Carlie Critchlow	Architecture Intern	\$50																																					0	\$0	
	Alexis Klunk	Interior Design Intern	\$50																																					0	\$0	
MEP Engineer'g	Tim Norris	Mech Engineer Lead	\$190						8	8	8	8	4	4	2	2																							44	\$8,360		
	Sean Keenan	Elec Engineer Lead	\$150						8	8	8	8	4	4	2	2																							44	\$6,600		
	George Pasiadis	Mech Engineer	\$105																																				0	\$0		
	Matt Meyrose	Elec Engineer	\$80																																				0	\$0		
	Olivia Vidmar	Engineer Intern	\$65																																				0	\$0		
Algebra AEC	Structural Engineer	\$170																																					0	\$0		
CUDC	Community Engagement	\$63																																					0	\$0		
Knight & Stolar	Landscape	\$110																																					0	\$0		
Regency Construction	Cost Est. / Scheduling	\$90							95	96	95	96	95	96	95	96																							764	\$68,760		
Taylor Consulting	Roof Consultant	\$135																																					0	\$0		
<b>BASE TOTAL</b>									<b>137</b>	<b>138</b>	<b>137</b>	<b>138</b>	<b>117</b>	<b>118</b>	<b>107</b>	<b>108</b>																						<b>1000</b>	<b>\$83,720</b>			

Additional Services	Role	Rate	Description
None Anticipated			

Cleveland Public Library - Facilities Master Plan  
 Bialosky Cleveland  
 Work Effort Estimate  
 06/08/2018

Action	Weeks	July					August					September					October					November					December					January				February			
		2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	4	11	18	25			
Ph. 1	Research / Discovery / Review	2																																					
	Demographic Review & Projections	2																																					
	Community / Stakeholder Outreach	18																																					
Ph. 2	Existing Facilities Assessment	8																																					
	Planning Standards & Guidelines	8																																					
	Building Standards Manual	8																																					
	Deferred Maintenance List & Budgeting	8																																					
	<b>Existing &amp; New Facilities Analysis</b>	<b>14</b>																																					
Ph. 3	Existing & New Facilities Design	12																																					
	Existing & New Facilities Cost Estimating	8																																					
	Existing & New Facilities Scheduling	8																																					
	Compile Final Master Plan	2																																					
Ph. 4	Master Plan Review w/ CPL	7																																					
	Master Plan Presentation to Board	2																																					
	Master Plan Presentation to Community	1																																					

Staff	Role	Rate	Hours																																				Total Hours	Total Fee
Architecture / Project Management	Jack Bialosky	Consulting Principal	\$285																																				14	\$3,990
	Bruce Horton	Principal in Charge	\$190																																				28	\$5,320
	Aaron Hill	Principal in Charge	\$190																																				56	\$10,640
	Ryan Parsons	Project Manager	\$130																																			0	\$0	
	Ben Crabtree	Project Manager	\$130																																			168	\$21,840	
	Cliff Collins	Project Architect	\$130																																			0	\$0	
	Justin Davies	Project Architect	\$105																																			56	\$5,880	
	Travis Clarke	Project Designer	\$90																																			0	\$0	
	Chelsey Finnimore	Graphic Designer	\$75																																			0	\$0	
	Carlie Critchlow	Architecture Intern	\$50																																			0	\$0	
Alexis Klomk	Interior Design Intern	\$50																																			0	\$0		
MEP Engineer'g	Tim Norris	Mech Engineer Lead	\$190																																		0	\$0		
	Sean Keenan	Elec Engineer Lead	\$150																																		0	\$0		
	George Pasiadis	Mech Engineer	\$105																																		0	\$0		
	Matt Meyrose	Elec Engineer	\$80																																		0	\$0		
	Olivia Vidmar	Engineer Intern	\$65																																		0	\$0		
Algebra AEC	Structural Engineer	\$170																																			56	\$9,520		
CUDC	Community Engagement	\$63																																			0	\$0		
Knight & Stolar	Landscape	\$110																																			42	\$4,620		
Regency Construction	Cost Est. / Scheduling	\$90																																			0	\$0		
Taylor Consulting	Roof Consultant	\$135																																			0	\$0		
<b>BASE TOTAL</b>																																						<b>420</b>	<b>\$61,810</b>	

Additional Services	Role	Rate	Description
None Anticipated			

Cleveland Public Library - Facilities Master Plan  
 Bialosky Cleveland  
 Work Effort Estimate  
 06/08/2018

Action	Weeks	July					August					September					October					November					December					January				February				
		2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	4	11	18	25				
Ph. 1 Research / Discovery / Review	2																																							
	2																																							
	18																																							
Ph. 2 Existing Facilities Assessment	8																																							
	8																																							
	8																																							
	8																																							
	14																																							
Ph. 3 <b>Existing &amp; New Facilities Design</b>	12																																							
	8																																							
	8																																							
	2																																							
Ph. 4	7																																							
	2																																							
	1																																							

Staff	Role	Rate	Hours																												Total Hours	Total Fee									
			2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7			14	21	28	4	11	18	25		
Architecture / Project Management	Jack Bialosky	Consulting Principal	\$285															1	1	1	1																		4	\$1,140	
	Bruce Horton	Principal in Charge	\$190																																				0	\$0	
	Aaron Hill	Principal in Charge	\$190																4	4	4	4																		16	\$3,040
	Ryan Parsons	Project Manager	\$130																																				0	\$0	
	Ben Crabtree	Project Manager	\$130																16	16	16	16																		64	\$8,320
	Cliff Collins	Project Architect	\$130																																				0	\$0	
	Justin Davies	Project Architect	\$105																20	20	20	20																		80	\$8,400
	Travis Clarke	Project Designer	\$90																20	20	20	20																		80	\$7,200
	Chelsey Finnimore	Graphic Designer	\$75																																				0	\$0	
	Carlie Critchlow	Architecture Intern	\$50																																				0	\$0	
	Alexis Klouk	Interior Design Intern	\$50																																				0	\$0	
	MEP Engineer'g	Tim Norris	Mech Engineer Lead	\$190															4	4	4	4																		16	\$3,040
Sean Keenan		Elec Engineer Lead	\$150															4	4	4	4																		16	\$2,400	
George Pasiadis		Mech Engineer	\$105																																				0	\$0	
Matt Meyrose		Elec Engineer	\$80																																				0	\$0	
Olivia Vidmar		Engineer Intern	\$65																																				0	\$0	
Algebra AEC		Structural Engineer	\$170																																				0	\$0	
CUDC	Community Engagement	\$63																																				0	\$0		
Knight & Stolar	Landscape	\$110																2	2	2	2																			8	\$880
Regency Construction	Cost Est. / Scheduling	\$90																																				0	\$0		
Taylor Consulting	Roof Consultant	\$135																																					0	\$0	
<b>BASE TOTAL</b>																		71	71	71	71	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>284</b>	<b>\$34,420</b>	

Additional Services	Role	Rate	
Design per Branch	Bialosky	\$34,420	Conceptual design for each additional brnach, including Floor Plans, and an Interior and Exterior rendering. The base fee includes one branch.

Cleveland Public Library - Facilities Master Plan  
 Bialosky Cleveland  
 Work Effort Estimate  
 06/08/2018

Action	Weeks	July					August					September					October					November					December					January				February			
		2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	4	11	18	25			
Ph. 1 Research / Discovery / Review	2																																						
	2																																						
	18																																						
Ph. 2 Existing Facilities Assessment	8																																						
	8																																						
	8																																						
	8																																						
	14																																						
Ph. 3 Existing & New Facilities Design	12																																						
	<b>8</b>																																						
	8																																						
	2																																						
Ph. 4 Master Plan Review w/ CPL	7																																						
	2																																						
	1																																						

Staff	Role	Rate	Hours																												Total Hours	Total Fee					
			2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7			14	21	28	4	11
Architecture / Project Management	Jack Bialosky	Consulting Principal	\$285																			1	1	1	1	1	1	1	1							8	
	Bruce Horton	Principal in Charge	\$190																																		0
	Aaron Hill	Principal in Charge	\$190																			2	2	2	2	2	2	2	2							16	
	Ryan Parsons	Project Manager	\$130																																		0
	Ben Crabtree	Project Manager	\$130																			4	4	4	4	4	4	4	4							32	
	Cliff Collins	Project Architect	\$130																																		0
	Justin Davies	Project Architect	\$105																																		0
	Travis Clarke	Project Designer	\$90																																		0
	Chelsey Finnimore	Graphic Designer	\$75																																		0
	Carlie Critchlow	Architecture Intern	\$50																																		0
	Alexis Klunk	Interior Design Intern	\$50																																		0
	MEP Engineer'g	Tim Norris	Mech Engineer Lead	\$190																			2	2	2	2	2	2	2	2							16
Sean Keenan		Elec Engineer Lead	\$150																			1	1	1	1	1	1	1	1							8	
George Pasiadis		Mech Engineer	\$105																																		0
Matt Meyrose		Elec Engineer	\$80																																		0
Olivia Vidmar		Engineer Intern	\$65																																		0
Algebra AEC		Structural Engineer	\$170																																		0
CUDC	Community Engagement	\$63																																			0
Knight & Stolar	Landscape	\$110																																			0
Regency Construction	Cost Est. / Scheduling	\$90																				113	113	113	113	113	113	113	113							904	
Taylor Consulting	Roof Consultant	\$135																																			0
<b>BASE TOTAL</b>																						<b>123</b>	<b>123</b>	<b>123</b>	<b>123</b>	<b>123</b>	<b>123</b>	<b>123</b>	<b>123</b>						<b>984</b>		

Additional Services	Role	Rate	Description
None Anticipated			

**Cleveland Public Library - Facilities Master Plan**  
**Bialosky Cleveland**  
**Work Effort Estimate**  
**06/08/2018**

		July					August				September				October					November				December					January				February				
Action	Weeks	2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	4	11	18	25	
Ph. 1	Research / Discovery / Review	2																																			
	Demographic Review & Projections	2																																			
	Community / Stakeholder Outreach	18																																			
Ph. 2	Existing Facilities Assessment	8																																			
	Planning Standards & Guidelines	8																																			
	Building Standards Manual	8																																			
	Deferred Maintenance List & Budgeting	8																																			
	Existing & New Facilities Analysis	14																																			
Ph. 3	Existing & New Facilities Design	12																																			
	Existing & New Facilities Cost Estimating	8																																			
	<b>Existing &amp; New Facilities Scheduling</b>	<b>8</b>																																			
	Compile Final Master Plan	2																																			
Ph. 4	Master Plan Review w/ CPL	7																																			
	Master Plan Presentation to Board	2																																			
	Master Plan Presentation to Community	1																																			

Staff	Role	Rate	Hours																												Total Hours	Total Fee	
Architecture / Project Management	Jack Bialosky	Consulting Principal	\$285																												8	\$2,280	
	Bruce Horton	Principal in Charge	\$190																												0	\$0	
	Aaron Hill	Principal in Charge	\$190																												16	\$3,040	
	Ryan Parsons	Project Manager	\$130																												0	\$0	
	Ben Crabtree	Project Manager	\$130																												16	\$2,080	
	Cliff Collins	Project Architect	\$130																												0	\$0	
	Justin Davies	Project Architect	\$105																												0	\$0	
	Travis Clarke	Project Designer	\$90																												0	\$0	
	Chelsey Finnimore	Graphic Designer	\$75																												0	\$0	
	Carlie Critchlow	Architecture Intern	\$50																												0	\$0	
	Alexis Klunk	Interior Design Intern	\$50																												0	\$0	
	MEP Engineer'g	Tim Norris	Mech Engineer Lead	\$190																												0	\$0
		Sean Keenan	Elec Engineer Lead	\$150																												0	\$0
George Pasiadis		Mech Engineer	\$105																												0	\$0	
Matt Meyrose		Elec Engineer	\$80																												0	\$0	
Olivia Vidmar		Engineer Intern	\$65																												0	\$0	
Algebra AEC	Structural Engineer	\$170																												0	\$0		
CUDC	Community Engagement	\$63																												0	\$0		
Knight & Stolar	Landscape	\$110																												0	\$0		
Regency Construction	Cost Est. / Scheduling	\$90																												52	\$4,680		
Taylor Consulting	Roof Consultant	\$135																												0	\$0		
<b>BASE TOTAL</b>																														<b>92</b>	<b>\$12,080</b>		

Additional Services	Role	Rate	Description
None Anticipated			

Cleveland Public Library - Facilities Master Plan  
 Bialosky Cleveland  
 Work Effort Estimate  
 06/08/2018

Action	Weeks	July				August				September				October				November				December				January				February							
		2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	4	11	18	25	
Ph. 1	Research / Discovery / Review	2																																			
	Demographic Review & Projections	2																																			
	Community / Stakeholder Outreach	18																																			
Ph. 2	Existing Facilities Assessment	8																																			
	Planning Standards & Guidelines	8																																			
	Building Standards Manual	8																																			
	Deferred Maintenance List & Budgeting	8																																			
	Existing & New Facilities Analysis	14																																			
Ph. 3	Existing & New Facilities Design	12																																			
	Existing & New Facilities Cost Estimating	8																																			
	Existing & New Facilities Scheduling	8																																			
	<b>Compile Final Master Plan</b>	<b>2</b>																																			
Ph. 4	Master Plan Review w/ CPL	7																																			
	Master Plan Presentation to Board	2																																			
	Master Plan Presentation to Community	1																																			

Staff	Role	Rate	Hours																												Total Hours	Total Fee								
			2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7			14	21	28	4	11	18	25	
Architecture / Project Management	Jack Bialosky	Consulting Principal	\$285																																	8	8	16	\$4,560	
	Bruce Horton	Principal in Charge	\$190																																	16	16	32	\$6,080	
	Aaron Hill	Principal in Charge	\$190																																	24	24	48	\$9,120	
	Ryan Parsons	Project Manager	\$130																																					
	Ben Crabtree	Project Manager	\$130																																	32	32	64	\$8,320	
	Cliff Collins	Project Architect	\$130																																					
	Justin Davies	Project Architect	\$105																																					
	Travis Clarke	Project Designer	\$90																																					
	Chelsey Finnimore	Graphic Designer	\$75																																		40	40	80	\$6,000
	Carlie Critchlow	Architecture Intern	\$50																																					
	Alexis Klunk	Interior Design Intern	\$50																																					
	MEP Engineer'g	Tim Norris	Mech Engineer Lead	\$190																																				
Sean Keenan		Elec Engineer Lead	\$150																																					
George Pasiadis		Mech Engineer	\$105																																					
Matt Meyrose		Elec Engineer	\$80																																					
Olivia Vidmar		Engineer Intern	\$65																																					
Algebra AEC	Structural Engineer	\$170																																						
CUDC	Community Engagement	\$63																																		8	8	16	\$1,008	
Knight & Stolar	Landscape	\$110																																						
Regency Construction	Cost Est. / Scheduling	\$90																																						
Taylor Consulting	Roof Consultant	\$135																																						
<b>BASE TOTAL</b>																																				<b>128</b>	<b>128</b>	<b>256</b>	<b>\$35,088</b>	

Additional Services	Role	Rate	Description
None Anticipated			

Cleveland Public Library - Facilities Master Plan  
 Bialosky Cleveland  
 Work Effort Estimate  
 06/08/2018

Action	Weeks	July					August					September				October					November					December					January				February			
		2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	4	11	18	25		
Ph. 1 Research / Discovery / Review	2																																					
	Demographic Review & Projections	2																																				
	Community / Stakeholder Outreach	18																																				
Ph. 2 Existing Facilities Assessment	8																																					
	Planning Standards & Guidelines	8																																				
	Building Standards Manual	8																																				
	Deferred Maintenance List & Budgeting	8																																				
	Existing & New Facilities Analysis	14																																				
Ph. 3 Existing & New Facilities Design	12																																					
	Existing & New Facilities Cost Estimating	8																																				
	Existing & New Facilities Scheduling	8																																				
	Compile Final Master Plan	2																																				
Ph. 4 Master Plan Review w/ CPL	7																																					
	Master Plan Presentation to Board	2																																				
	Master Plan Presentation to Community	1																																				

Staff	Role	Rate	Hours																																Total Hours	Total Fee								
			July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb										
Architecture / Project Management	Jack Bialosky	Consulting Principal	\$285																																		4	4	4	4				
	Bruce Horton	Principal in Charge	\$190																																	4	4	4	4					
	Aaron Hill	Principal in Charge	\$190																																	8	4	8	4					
	Ryan Parsons	Project Manager	\$130																																									
	Ben Crabtree	Project Manager	\$130																																	24	16	24	16					
	Cliff Collins	Project Architect	\$130																																									
	Justin Davies	Project Architect	\$105																																									
	Travis Clarke	Project Designer	\$90																																									
	Chelsey Finnimore	Graphic Designer	\$75																																		32	24						
	Carlie Critchlow	Architecture Intern	\$50																																									
	Alexis Klonek	Interior Design Intern	\$50																																									
	MEP Engineer'g	Tim Norris	Mech Engineer Lead	\$190																																	4	4	4	4				
Sean Keenan		Elec Engineer Lead	\$150																																	4	4	4	4					
George Pasiadis		Mech Engineer	\$105																																									
Matt Meyrose		Elec Engineer	\$80																																									
Olivia Vidmar		Engineer Intern	\$65																																									
Algebra AEC	Structural Engineer	\$170																																										
CUDC	Community Engagement	\$63																																		4	4	6						
Knight & Stolar	Landscape	\$110																																										
Regency Construction	Cost Est. / Scheduling	\$90																																	2	2	4							
Taylor Consulting	Roof Consultant	\$135																																										
<b>BASE TOTAL</b>																																					0	54	56	0	54	48	38	

Total Hours	Total Fee
12	\$3,420
20	\$3,800
28	\$5,320
0	\$0
88	\$11,440
0	\$0
0	\$0
0	\$0
56	\$4,200
0	\$0
0	\$0
12	\$2,280
12	\$1,800
0	\$0
0	\$0
0	\$0
0	\$0
14	\$882
0	\$0
8	\$720
0	\$0
<b>250</b>	<b>\$33,862</b>

Additional Services	Role	Rate	Description
None Anticipated			

Cleveland Public Library - Facilities Master Plan  
 Bialosky Cleveland  
 Work Effort Estimate  
 06/08/2018

	Reimbursables	Budget Cost	Rate
	Mileage	\$2,500	\$0.545/mi.
	Parking (Downtown)	\$200	varies
	Internal Printing	\$10,000	varies
	External Printing	\$15,000	varies
	Drone Usage	\$8,000	\$290/hr.
	Translator	\$400	vaires
	WebEx Conferencing	\$1,200	\$0.09/min
	<b>TOTAL</b>	<b>\$37,300</b>	