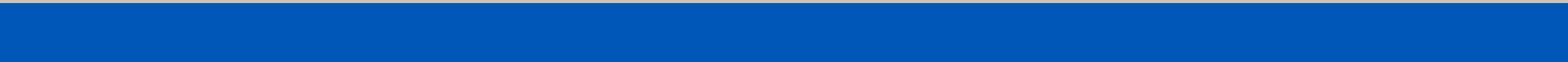




OUR FUTURE IS BUILDING



KEY MESSAGE AROUND PARTNERSHIPS

By working with other entities in the community we are leveraging the new library buildings into neighborhood development opportunities. Partnering is more complex and requires give and take, but we end up with a product that is more transformational for the neighborhood.

FACILITIES MASTER PLAN GOALS

- A **Rebalancing** of space from collections to people allows the library to reinforce a sense of community with engaging gathering spaces that promote interaction.
- **Reorganizing** buildings to be structured around a central gathering area focuses the spatial configuration of the library on the people rather than the collection.
- **Reconfiguration** allows the library to embrace change and continue to find innovative ways to deliver service that supports the shifting needs of the community.
- **Removing** barriers between people, knowledge, and resources, the library supports inclusive spaces that accommodate learning opportunities for people of all socioeconomic backgrounds.
- In **Revealing** itself to the community, the library is an equitable environment that promotes access to resources for growth and learning.
- **Retaining** the historic character of library buildings preserves a story of the city and neighborhoods across generations.



**OUR FUTURE
IS BUILDING**

FACILITIES MASTERPLAN GROUP 1 UPDATES

SEPTEMBER 19, 2023 – FINANCE COMMITTEE

GROUP 1 OPENINGS



GROUP 1 OPENINGS

JEFFERSON (reno + expand) –
10/15/22

HOUGH (new bldg) – 11/12/22

WEST PARK (reno) – 1/7/23

LORAIN (reno + expand) – 6/17/23

WOODLAND (new bldg) – 8/5/23

CENTRAL DISTRIBUTION (reno) –
8/5/23 (AMH-Logistics only)



JEFFERSON, HOUGH, WEST PARK, LORAIN, & WOODLAND CAMPUS

- Construction is complete and these buildings have been re-opened.
- Construction contracts have been held open, and capital project managers are working directly with the branches to finalize punchlist items. One-year post-construction warranty inspections are being conducted.
- The FMP team is incorporating lessons learned (including furniture selections) for upcoming and future projects.
- Community rooms (small and large) are well used and book lockers have been popular with patrons.

EASTMAN CAMPUS (renovation)

Budget: \$3.3M

Architect & Construction Manager: Moody Nolan & Regency/AKA

Status: Substantial completion

- Construction is substantially complete with some punchlist work remaining. Certificate of occupancy has been issued.
- Furniture installation nearly complete. Computers are being set up. Shelving delivery starts Sep. 19
- Collections installation and staff arrival scheduled for early-mid October.
- **Reopening scheduled for October 28.**

CONSTRUCTION UPDATES - EAS



CONSTRUCTION UPDATES - EAS



BROOKLYN CAMPUS (renovation)

Budget: \$2.8M

Architect & Construction Manager: Vocon & Regency/AKA

Status: Construction (renovation)

- Construction is nearly complete. Final inspections are being scheduled.
- Furniture and shelving has been ordered and we are coordinating installation dates.
- **Reopening tentatively scheduled for late Nov – early Dec**

CONSTRUCTION UPDATES - BKL



CONSTRUCTION UPDATES - BKL



CONSTRUCTION UPDATES - BKL



ROCKPORT CAMPUS (new building)

Budget: \$8.6M

Architect & Construction Manager: CBLH & Regency/AKA

Status: Construction (new building on current site)

- Construction ~55% complete. Foundation, steel-framed structure, floor slab and roof are complete. Rough mechanical, electrical, plumbing and interior framing ongoing. Coordinating new electrical feed via First Energy.
- Rockport Branch is open during construction, but parking has been displaced with exception of 2 ADA spaces. We have entered into an agreement for staff parking (8 spaces) at church across 140th.
- Construction is scheduled for completion in early 2023 followed by furniture and equipment installation; re-opening late winter-early spring 2024. Demolition of the existing building and construction of a new parking area will follow.

ROCKPORT CAMPUS



CONSTRUCTION UPDATES - RCK



CONSTRUCTION UPDATES - RCK



CONSTRUCTION UPDATES - RCK



MARTIN LUTHER KING JR. CAMPUS (new bldg)

Budget: \$20.4M (\$15.2M bond funds + \$5.2M property sale)

Architect & Construction Manager: JKURTZ/SO-IL & Panzica

Status: In Construction (new joint-use building)

- Construction is underway and ~ 40% complete. The “pedestal” (foundation and reinforced concrete frame and roof slab) are complete. Mezzanine structural steel, fireproofing and all floor slabs are complete. Current work includes exterior glass, mechanical, electrical, & plumbing rough-ins, and interior framing. Library Lofts framing is currently up to the 8th floor (of 11).
- VIP hard-hat/lunch tour for Board Members tentatively scheduled for Friday Nov. 10.
- Developing plans for interior graphics, displays, custom furniture, and theater-style AV systems now, which will likely require additional budget.
- MLK Branch parking (both staff and patrons) relocated to temporary lot for duration of construction. We remain in dialogue with Developer regarding possibility for CPL to acquire an interest in the Knickerbocker residential parking lot for future social-justice Plaza.
- Building opening tentatively scheduled for August, 2024

MARTIN LUTHER KING JR. BRANCH



MARTIN LUTHER KING JR. BRANCH



CONSTRUCTION UPDATES - MLK



CONSTRUCTION UPDATES - MLK



CONSTRUCTION UPDATES - MLK



WALZ CAMPUS (new bldg)

Budget: \$8.2M

Architect & Construction Manager: Bialosky / Robert P. Madison & Gilbane

Phase: Construction Documents Complete (joint-use building w/Karam Senior Living), Re-bid pending

Status:

- Construction Documents complete; reconciled budget at \$8.2M (original budget was \$7.4M). Landmarks Commission approved the design.
- Project schedule milestones, division of work, shared cost matrix, and COREA (Reciprocal Easement Agreement) previously negotiated with Northwest Neighborhoods CDC.
- Project bid June 2022 but NNCCDC unable to proceed due to shortage of funds.
- NNCCDC has secured ARPA funding from County and City. Gap financing resolution tentatively scheduled for City Council review on Sep. 26 or Oct. 3. NNCCDC Executive Director indicates 90-120 to close on financing with a final decision to proceed by December 2023.

WALZ BRANCH



GLENVILLE CAMPUS (renovation + expansion)

Budget: \$7.5M-\$7.9M (incl. \$3M Mandel Foundation grant)

Architect & Construction Manager: Bialosky & RL Hill Management

Status: Construction Documents

- The Glenville project has been accelerated into Group 1 due to a \$3M grant from the Mandel Foundation. Scope of work includes Digital Innovation Labs as well as deferred maintenance and infill expansion of the current building.
- Design Review Committee (Cleveland Northeast) has approved Schematics. Final design review is being scheduled for October.
- The project team is finalizing construction documents with bidding scheduled for the fall. Contractor engagement forum being conducted at Glenville Campus on Sep. 22. Working to bring Guaranteed Maximum Price (GMP) construction contract to Board of Trustees for review in December/January. The building will be closed during construction.
- Anticipating 16 month construction period with Glenville Campus reopening spring 2025.



GLENVILLE CAMPUS

GROUP 1 COST IMPACTS AND LOOKING AHEAD TO GROUP 2

- The FMP is a commitment to the community to reimagine every Branch
- CPL always envisioned a second bond issuance for Group 2
- The cost of the FMP is being impacted by market conditions, but we remain committed to the entire capital construction program:

Group 1 was originally budgeted for \$62.5M

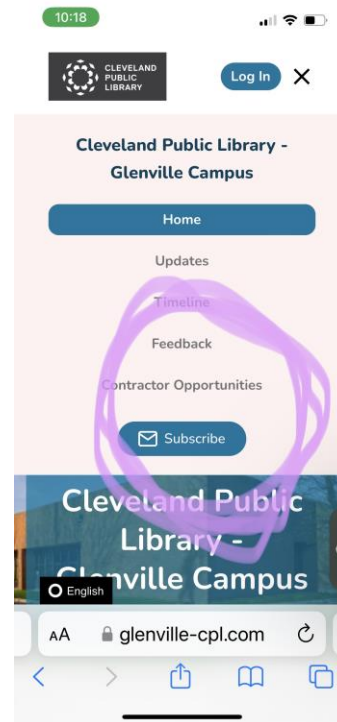
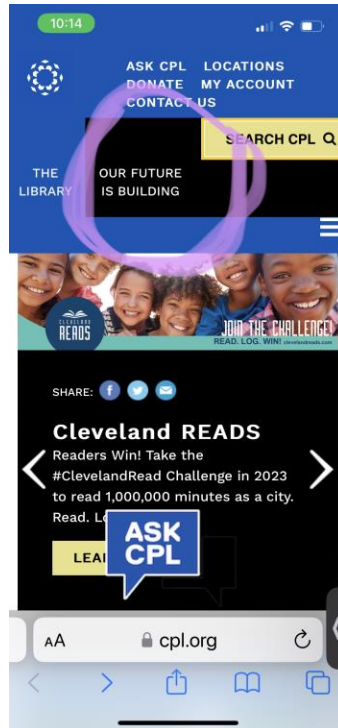
Current anticipated costs for Group 1 are \$71.3M

Cost escalation of Group 1 to this point is 14.1% (not incl. Sterling)

Construction cost escalation has been 48% nationally over 2019-24 (per DCD)

- We are balancing rising costs with project scopes while ensuring that the reimaged branches will serve communities for the next 50 years
- Overall scheduled is for Group 1 to take place over 2019-2024, with Group 2 tentatively scheduled for 2025-2029

Updated Version of CoUrbanize



1. WWW.CPL.ORG
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3. SUBSCRIBE TO EACH PROJECT TO BE NOTIFIED OF UPDATES



**OUR FUTURE
IS BUILDING**

Questions?