

CLEVELAND PUBLIC LIBRARY

Finance Committee

December 19, 2017

**RESOLUTION APPROVING GUARANTEED MAXIMUM PRICE AMENDMENT TO
AGREEMENT WITH REGENCY CONSTRUCTION SERVICES, INC. FOR SAFE,
WARM AND DRY CONSTRUCTION PROJECT**

WHEREAS, On June 13, 2017, the Board of Trustees of the Cleveland Public Library authorized the Library to enter into an agreement with Regency Construction Services, Inc. (“Regency”) in the amount of \$458,800.00 to perform construction management services for the Safe, Warm and Dry Construction Project (the “Project”), and the Library executed the agreement on July 20, 2017 (“Agreement”); and

WHEREAS, As contemplated by the Agreement, following the finalization Regency’s procurement of subcontractor construction bids for the work, Regency has prepared a Guaranteed Maximum Price Proposal which sets forth a maximum construction budget; and

WHEREAS, The Guaranteed Maximum Price (“GMP”) for the cost of the work (\$3,968,229.00), construction manager’s fee (\$86,468.46) , the general conditions costs (\$71,428.12), the construction contingency (\$99,205.73) and other costs (\$184,560.00), totals **\$4,425,831.31**; and

WHEREAS, The GMP does not include the costs of professional design services, permitting, and the Library will purchase certain materials and services directly and outside of the GMP, including architecture and design services, permits, environmental assessment services, and Owner’s Contingency which total \$574,168.69; and

WHEREAS, The GMP and direct purchases are well within the original estimated project budget, (including Owner’s contingency, design costs, and other costs) of \$5,000,000 approved by this Board for the Project in the Resolution adopted by this Board on March 19, 2015; now therefore be it

RESOLVED, That the Board of Library Trustees authorizes the Executive Director, CEO or his designees to accept the Guaranteed Maximum Price proposal and enter into and execute an amendment to the agreement between the Cleveland Public Library and Regency Construction Services, Inc. approving the subcontract packages and increasing the contract amount from \$458,800.00 to \$4,425,831.31, which shall be paid from the funds budgeted for the project as approved by this Board; and be it further

RESOLVED, That the agreement with Osborn Engineering Company in the amount of \$474,930, approved by this Board on September 15, 2016, be reduced by the amount of \$25,000 to be taken from allowances for Landmark and City Planning Commission Review, Project Oversight for Abatement Services, and ADA Variance, for a new total of \$449,930, and reallocated to the construction budget; and be it further

RESOLVED, That the Executive Director, CEO or his designees, is authorized to make direct expenditures and enter into contracts in excess of \$25,000 for the materials and services as budgeted for the Project and not covered by the GMP; and is further authorized to establish an Owner's Contingency and Permit Fund in the amount of \$76,288.69 and to make expenditures and enter into contracts in excess of \$25,000 to pay the costs resulting from changes and additions to the Project which may be made in the future by the Library, and which are not included in the GMP. The Library shall report monthly to the Board on expenditures from the Owner's Contingency Fund.



CLEVELAND PUBLIC LIBRARY

CLEVELAND PUBLIC LIBRARY

WARM SAFE & DRY UPGRADES TO ADDISON,
 COLLINWOOD, CARNEGIE WEST, FULTON, GLENVILLE,
 HARVARD LEE, JEFFERSON, LANGSTON HUGHES, LORAIN,
 ROCKPORT

GMP ESTIMATE



DESIGNER:

DATE:

CLEVELAND PUBLIC LIBRARY

Osborn Engineering

December 12, 2017

REGENCY CONSTRUCTION SERVICES, INC.

PROBABLE COST SUMMARY

BID PACKAGE	BID PACKAGE DESCRIPTION	NEW (\$/SF)	AMOUNT	TOTAL COST
		0		
BP-01	SELECTIVE DEMOLITION	\$0.00	\$59,290.00	\$59,290.00
BP-02	CONCRETE	\$0.00	\$135,098.00	\$135,098.00
BP-03	MASONRY RESTORATION	\$0.00	\$283,000.00	\$283,000.00
BP-04	ROOFING	\$0.00	\$569,800.00	\$569,800.00
BP-05	DOORS, FRAMES, & HARDWARE MATERIAL	\$0.00	\$95,243.00	\$95,243.00
BP-06	INTERIORS	\$0.00	\$144,350.00	\$144,350.00
BP-07	MISC. CARPENTRY	\$0.00	\$357,870.00	\$357,870.00
BP-08	PAINTING	\$0.00	\$88,100.00	\$88,100.00
BP-09	TILE/FLOORING	\$0.00	\$181,200.00	\$181,200.00
BP-10	PLUMBING	\$0.00	\$288,015.00	\$288,015.00
BP-11	MECHANICAL	\$0.00	\$1,271,300.00	\$1,271,300.00
BP-12	ELECTRICAL	\$0.00	\$268,913.00	\$268,913.00
BP-13	ASPHALT	\$0.00	\$128,000.00	\$128,000.00
BP-14	ABATEMENT PRICING	\$0.00	\$58,500.00	\$58,500.00
	ALTERNATE 2 - CARNEGIE WEST RESTROOM	\$0.00	\$5,250.00	\$5,250.00
	ALLOWANCES	\$0.00	\$34,300.00	\$34,300.00
SUBTOTAL; ALL TRADES WORK, NET		\$0.00	\$3,968,229.00	\$3,968,229.00
	SALES TAX EXEMPTION		<i>No Tax Included</i>	<i>No Tax Included</i>
	ESTIMATING & DESIGN CONTINGENCY-0%		\$0.00	\$0.00
	CMR GENERAL CONDITIONS 1.80% COW (Includes Bond)		\$71,428.12	\$71,428.12
	CONSTRUCTION STAGE PERSONNEL COSTS		\$184,560.00	\$184,560.00
	CMR CONTINGENCY (2.5% COW)		\$99,205.73	\$99,205.73
	CMR FEE: 2% COW		\$86,468.46	\$86,468.46
TOTAL PROBABLE CONSTRUCTION COSTS:		\$0.00	\$4,409,891.30	\$4,409,891.30
	Preconstruction Costs		\$15,940.00	\$15,940.00
TOTAL PROBABLE COSTS:		\$0.00	\$4,425,831.30	\$4,425,831.30

 CLEVELAND PUBLIC LIBRARY	CLEVELAND PUBLIC LIBRARY WARM SAFE & DRY UPGRADES TO ADDISON, COLLINWOOD, CARNEGIE WEST, FULTON, GLENVILLE, HARVARD LEE, JEFFERSON, LANGSTON HUGHES, LORAIN, ROCKPORT GMP ESTIMATE		 REGENCY CONSTRUCTION SERVICES
	<i>Designed By:</i> Osborn Engineering	<i>DATE:</i> December 12, 2017	
CLEVELAND PUBLIC LIBRARY			REGENCY CONSTRUCTION SERVICES, INC.

ALTERNATE PROBABLE COST SUMMARY

ALT #	<u>ALTERNATES</u>	<u>TOTAL NET COSTS</u>	<u>MARKUPS</u>	<u>TOTAL</u>
1	Remove and replace existing window and storefront door system at the Addison branch as indicated in notes 2 and 3 on sheet A-101-AD	not priced	not priced	\$0
2	Carnegie West restroom alternate on page A-102-CW and associated plumbing, mechanical, and electrical.	in base bid	in base bid	in base bid
3	Carnegie West fire alarm upgrade including notes 3 and 4 on E-101-CW	in base bid	in base bid	in base bid
4	Glenville reroofing per A-102-GL	\$176,200	\$7,718.81	\$183,919
5	Harvard Lee new AHU's per alternates 1 and 2 on M-1010HL and associated plumbing and electrical scope.	\$54,039	\$2,367.29	\$56,406
6	Lorain basement light fixtures as indicated on E-101-LR.	\$5,200	\$227.80	\$5,428
7	Harvard Lee HVAC Control Upgrades. Base bid is to retain existing controls.	\$27,200	\$1,191.55	\$28,392
8	Replace existing emergency exit signs and emergency exit lights with new LED signs and lights. Base bid is to leave existing emergency exit signs and lights and only install new signs where there are no existing signs.	by CPL	by CPL	\$0
9	Harvard Lee reroofing per A-102-HL	\$177,000	\$7,753.86	\$184,754
SUBTOTAL; ALL TRADES WORK		\$439,639	\$19,259	\$458,898
TOTAL PROBABLE CONSTRUCTION COSTS			\$0.00	\$458,898

CLEVELAND PUBLIC LIBRARY

WARM, SAFE, AND DRY UPGRADES

Branch Locations: Addison, Collinwood, Carnegie West, Fulton, Glenville, Harvard Lee, Jefferson, Langston Hughes, Lorain, Rockport

ASSUMPTIONS AND CLARIFICATIONS

GENERAL

- All This pricing proposal is coordinated with and based on the project schedule included. The schedule is based on normal 40-hour work weeks, with limited off-hours or overtime associated with shut-downs, schedule sensitive work, or to expedite certain trades as directed by Regency.
- All The following general scope items are **included**:
- All CMr Services
- All General Liability Insurance
- All Payment & performance bond
- All Builders risk insurance (property insurance)
- All The following general scope items are **not included**:
- All Security personnel during construction or off hours
- All Utility service charges, tap fees, capacity charges, etc. - Water, Sewer, Gas, Electrical, Telephone, Cable, Internet, etc. for renovations to the existing facility
- All LEED Certified Project
- All Owner Contingency - for scope changes after bid and unforeseen conditions
- All Permits (Based on City of Cleveland)
- All Murals & Artwork Insurance
- All Air clearance and construction testing.
- All The project is sales tax exempt, and has been estimated accordingly.
- All The GMP assumes the warranty period will be one year from receipt of the Certificate of Occupancy.
- All The GMP assumes manufacturer's standard finishes unless otherwise noted.
- All Undercutting and replacement of unsuitable or hazardous soil or soil stabilization is not anticipated, nor included in the cost proposal.
- All Furniture and shelving moving and reinstallation required to perform the work of this contract shall be performed by the Cleveland Public Library.

Nomenclature: (AD) Addison; (CO) Collinwood; (CW) Carnegie West; (FL) Fulton; (GL) Glenville; (HL) Harvard Lee; (JF) Jefferson; (LH) Langston Hughes; (LR) Lorain; (RK) Rockport; (All) All Branches

Division 2-Existing Conditions

- AD Gypsum Board Ceiling removal is included at Men's 11 and Women's 12 restrooms to allow for installation of steel supports required for the mechanical equipment.
- AD The removal of existing chase walls between the Men's 11 and Women's 12 restroom is included to allow for the installation of the required plumbing fixture carriers.
- All Existing steel railings scheduled to be removed will be cut flush and patched with similar adjacent materials.
- All All walls scheduled to be removed are assumed to be non-bearing.
- All Where existing fixtures and equipment (i.e. Cabinet Unit Heaters, Drinking Fountains, etc....) are removed, Regency will make every attempt to infill with materials to closely resemble adjacent materials. At locations where this cannot be achieved, we will provide metal closure panels.
- All No rework of unforeseen existing utilities have been included.
- The following abatement scope has been included:
- AD 100 lf light gray exterior caulk
- CW Five days of spot abatement for mechanical and electrical items to be installed in plaster walls/ceilings.
- CW Abatement and demolition of restroom walls.

CLEVELAND PUBLIC LIBRARY**WARM, SAFE, AND DRY UPGRADES**

Branch Locations: Addison, Collinwood, Carnegie West, Fulton, Glenville, Harvard Lee, Jefferson, Langston Hughes, Lorain, Rockport

ASSUMPTIONS AND CLARIFICATIONS

CW	20 sf of duct caulk/mastic.
CO	Removal of 1 fire door.
CO	18 Windows of caulk removal.
CO	10 sf of caulk removal at the building entrance.
CO	One day of spot abatement for flooring around the restroom areas.
CO	3 days of spot removal of plaster walls/ceilings.
FL	One day of spot abatement for flooring in the mechanical room.
GL	100 sf of exterior caulk.
HL	None
JF	One day for spot abatement of plaster ceilings or walls in the basement.
JF	One day of glove bagging for basement pipe insulation.
LH	None
LR	Abatement of restroom floor and wall tile where walls are indicated to be demolished.
LR	One day of spot abatement for plaster ceilings.
RK	One day of spot of abatement of plaster ceilings and walls.

Division 3-Concrete

CO Patching of the front walk at the entrance has not been included as work has been recently been completed by others.

Division 4-Masonry

CO Step crack repair per notes 4 and 8 on A102-CO is based on a total of 200 lf.
 CO Per the A202-CO, Note 1 tuckpointing language is to be localized to the note area (not entire wall)
 ALL Provisions for hand chiseling mortar is excluded from our GMP.
 CW Regency has included painting of the existing columns at Partial South Wall Elevation 1/A-202-CW.

Division 6-Wood and Plastics

All Wood blocking is included for cabinetry and toilet room accessory work where accessible. No provisions are included to open existing walls to install blocking.
 All AWI QCP Certification Requirements for the Architectural Woodwork is not included in the GMP. If AWI Certification is required, add \$5,000.

Division 7-Thermal & Moisture Protection

All No roof decking repair or replacement is included in the GMP.
 GL Regency has included the removal & disposal of the existing mechanical screen structure, along the South Elevation at the roof level, to allow for the installation of the masonry scope of work.
 FL No substrate board has been included at the roof.
 GL A new custom sized skylight system manufactured by Wasco has been included in lieu of a new roof at the existing skylight area.

Division 8-Doors & Windows**Division 9-Finishes**

AD New Acoustic Ceilings will be installed at Men's 11 and Women's 12 restrooms due to the removal of existing gypsum board ceilings.
 AD New chase gwb partitions (Type C), between the Men's 11 & Women's 12 restroom, are included due to the removal of existing partitions to allow for the installation of the required plumbing fixture carriers.
 All All gypsum board partitions are figured to 12' above finished floor unless otherwise noted.
 All Floor crack repair is excluded from our GMP.

CLEVELAND PUBLIC LIBRARY**WARM, SAFE, AND DRY UPGRADES**

Branch Locations: Addison, Collinwood, Carnegie West, Fulton, Glenville, Harvard Lee, Jefferson, Langston Hughes, Lorain, Rockport

ASSUMPTIONS AND CLARIFICATIONS

All	Removal and replacement of existing sanitary cove base, where tile walls are to remain, is excluded. New sanitary cove base will be installed at new wall tile locations only.
JF, LR	Partial repairs to existing chase walls are included where new plumbing fixture carriers are to be installed.
All	Ceramic tile patching to be performed with materials closely matching existing tiles.
All	Ceiling tile patching will be performed with new materials to closely resemble existing tile material and texture.
All	It is assumed that new signage can be installed where existing signage is removed without the need for patching or painting of existing walls.
All	Painting of walls has been assumed to be corner to corner. No patching of existing to remain walls has been included.
<u>Division 11-Equipment</u>	
JF	The proposed book drop is based on a Kingsley Series 60 return with the duraLight ergoHeight™ Cart, drip rail, cart cover, and braille tags
<u>Division 22-Plumbing</u>	
All	Lavatory faucets are included as spring loaded faucets Chicago 802-665ABCP in lieu of battery operated faucets.
All	Water coolers will be provided by the Cleveland Public Library and installed by Regency Construction in accordance with Regency's schedule dated December 4, 2017.
All	Flushing of domestic plumbing lines is included. No lab testing of water samples has been included.
<u>Division 23-Heating Ventilating and Air Conditioning</u>	
All	The Cleveland Public Library shall provide containers to Regency for storing removed refrigerant that will be turned over to the Cleveland Public Library.
CO	Regency has assumed removal of the existing mechanical unit, within the existing mezzanine space, can be performed through the existing louver opening on the north elevation.
HL	The base bid DDC controls is based on retaining existing controls.
All	No work has been included to rework or remediate any issues with the existing mechanical or plumbing lines.
<u>Division 26-Electrical</u>	
All	It is assumed that emergency exit sign and light work has been previously completed by the Cleveland Public Library.
<u>Division 27-Communications</u>	
<u>Division 28-Electronic Safety and Security</u>	
	Fire Alarm work is included as the following:
AD	A new fire alarm system is included as indicated on the documents. The existing burglar system will remain and will be tied into the new fire alarm system.
CW	A new fire alarm system as described in alternate #3 is included.
CO, GL, HL, LO, RK	No work is included.
FL, JF, LH	It is assumed that devices can be added to the existing system as indicated. No new panels, booster panel, etc. are included to support new devices.

Division 32-Exterior Improvements

CLEVELAND PUBLIC LIBRARY

WARM, SAFE, AND DRY UPGRADES

**Branch Locations: Addison, Collinwood, Carnegie West, Fulton, Glenville, Harvard Lee, Jefferson,
Langston Hughes, Lorain, Rockport**

ASSUMPTIONS AND CLARIFICATIONS

CW Tree trimming/removal necessary to perform the building restoration work is to be performed by the Cleveland Public Library.

CLEVELAND PUBLIC LIBRARY**WARM, SAFE, AND DRY UPGRADES**

**Branch Locations: Addison, Collinwood, Carnegie West, Fulton, Glenville, Harvard Lee, Jefferson,
Langston Hughes, Lorain, Rockport**

SCHEDULE OF ALLOWANCES

The following allowances have been included in the GMP:

- | | | |
|----|-------------------|---|
| 1 | All | \$5,000 for art protection as directed by the Cleveland Public Library. |
| 2 | All | \$15,000 for rework of existing doors scheduled to receive new hardware. |
| 3 | All | \$1,300 for 4 additional door closers to be installed as directed by the Cleveland Public Library |
| 4 | All | \$5,000 for temporary HVAC for use during equipment switch over. |
| 5 | CO | \$5,000 for electrical wire protection. |
| 6 | AD | \$600 for two ceiling fans is included in the electrical package. |
| 7 | CW | \$10,000 has been included in the electrical package for scaffolding and finish repair for the new fire alarm system. |
| 8 | GL, HL | \$30,000 for roof repair is included in the roofing package. |
| 9 | CO | \$4,000 for repairing drywall around windows is included in the interiors package. |
| 10 | CO | \$1,000 for painting of repaired drywall around windows is included in the painting package. |
| 11 | AD, FL, GL,
RK | \$3,000 for Ground Penetrating to radar slabs on grade prior to plumbing trenching. |