

CLEVELAND PUBLIC LIBRARY

Finance Committee

February 19, 2019

**RESOLUTION AMENDING MASTER PLANNING AGREEMENT WITH BIALOSKY
AND PARTNERS, ARCHITECTS, LLC**

WHEREAS, On June 19, 2018, the Board of Trustees of the Cleveland Public Library authorized the Library to enter into an agreement with Bialosky and Partners, Architects, LLC (“Bialosky”) to prepare a facilities master plan for a fee of \$781,904; and

WHEREAS, The Library has requested that Bialosky prepare additional architectural renderings, perform a real estate assessment, and conduct a façade inspection of the Main Library as described in the three separate proposals attached hereto and which are outside of the scope of the agreement approved by this Board in June of 2018; and

WHEREAS, The total fee for the additional renderings, real estate assessment, and façade inspection is \$99,750. However, Bialosky’s contract needs only to be increased in the amount of \$92,290 as the conceptual design services included in the original agreement are expected to cost \$7,460 less than initially anticipated; now therefore be it

RESOLVED, That the Board of Trustees authorizes the Executive Director, CEO or his designee, to negotiate and execute an amendment to the agreement with Bialosky and Partners, Architects, LLC, in an amount not-to-exceed \$92,290, bringing the total contract price to \$881,194, upon such terms and conditions as are reviewed and approved by the Library’s Chief Legal Officer, with the expenditure being charged to the General fund account 12100053-53710 (Professional Services).



6555 Carnegie Ave.
Cleveland, OH 44103

P 216 752 8750

December 21, 2018

Jeremiah Swetel
Chief Operations Officer, Cleveland Public Library

Jeremiah.swerel@cpl.org

RE: CPL FMP - Additional Service Fee Request

Dear Jeremiah,

The Agreement for Master Planning Services between Bialosky Cleveland and Cleveland Public Library includes scope for the design of a new library facility (Phase 3.1). The original proposed fee for this scope of \$34,420 includes the conceptual design of one branch, with the deliverable of Design Concept Diagrams, Floor Plans(s), a Site Plan, and a photo-realistic Interior and Exterior Rendering. The branch being designed under this base scope is the Woodland Facility. Bialosky will work to complete this design and deliverables at our hourly rates, not to exceed the agreed upon fee. Now with a better understanding of scope requirements, we expect that this branch design can be completed with a fee not to exceed, \$26,960.

Per your request, Bialosky Cleveland will also complete this same design scope on three additional branches, being Hough, Lorain and Rockport.

Bialosky Cleveland proposes an additional fee, not to exceed \$25,000, for each of these three branches, for a total additional fee to our base contract, not to exceed \$75,000.

This work will be performed at hourly rates as follows:

Principal:	\$190/hr
Senior Architectural:	\$130/hr
Architectural:	\$105/hr

This additional fee will be billed as Amendment #1 to the Bialosky contract. Your consideration of this additional service fee is appreciated. We greatly appreciate the opportunity to continue working with you and CPL.

As always, please contact me with any questions.

Sincerely,

Aaron Hill, AIA, LEED AP BD+C
Principal

ahill@bialosky.com



6555 Carnegie Ave.
Cleveland, OH 44103

P 216 752 8750

January 10, 2019

Jeremiah Swetel
Chief Operations Officer, Cleveland Public Library

Jeremiah.swerel@cpl.org

RE: CPL FMP - Additional Service Fee Request #2 - Allegro

Dear Jeremiah,

Per the request of CPL, Bialosky Cleveland acquired the services of Allegro Real Estate Brokers & Advisors, to compile information related to the estimated market value of each property that is being considered for a future branch library. These branches include:

- Hough
- Memorial Nottingham
- Mt. Pleasant
- South Brooklyn
- Woodland

Deliverables from Allegro include a narrative describing methodology and conditions and individual slides for each parcel, providing parcel number, address, owner information, 2 to 4 comparable transfers, and a range of estimated values (effectively, a high-level Broker's Opinion of Value for each parcel (i.e., a desk review with drive-by exterior field visits).

Allegro has proposed a flat fee of \$15,000 for this scope of work. Bialosky Cleveland will not any mark-up to this fee.

This additional fee will be billed as Amendment #2 to the Bialosky contract. Your consideration of this additional service fee is appreciated. We greatly appreciate the opportunity to continue working with you and CPL.

As always, please contact me with any questions.

Sincerely,

Aaron Hill, AIA, LEED AP BD+C
Principal

ahill@bialosky.com



6555 Carnegie Ave.
Cleveland, OH 44103

P 216 752 8750

February 11, 2019

Jeremiah Swetel
Chief Operations Officer, Cleveland Public Library

Jeremiah.swerel@cpl.org

RE: CPL FMP - Additional Service Fee Request #3 - WJE

Dear Jeremiah,

In October of 2018, CPL acquired the services of Wiss, Janney, Elstner Associates (WJE) to perform the mandatory City of Cleveland ordinance number 1533-15, which requires the façade of buildings at least 50 years old to have an inspection completed and a report filed with the City. WJE was hired by CPL to perform this inspection of the Main Library facade to identify any potentially unsafe conditions.

Deliverables from WJE include the physical inspection and filing of the report with the City.

WJE has proposed a flat fee of \$9,750 for this scope of work. Bialosky Cleveland will not any mark-up to this fee.

This additional fee will be billed as Amendment #3 to the Bialosky contract. Your consideration of this additional service fee is appreciated. We greatly appreciate the opportunity to continue working with you and CPL.

As always, please contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "A Hill", written in a cursive style.

Aaron Hill, AIA, LEED AP BD+C
Principal

ahill@bialosky.com