

Agenda
LORAIN PUBLIC LIBRARY SYSTEM

Lorain, Ohio

FINAL AGENDA

Thursday September 17, 2020, 5:00 p.m.

Streaming on the Library's YouTube Channel

Regular Business Meeting (The chair asks if any Members have a conflict of interest with today's agenda)

#2020-081 Approval of Minutes of the August 20, 2020 Meeting

#2020-082 Approval of the Fiscal Officer's Report

Report of the Director

Program of Work

Monthly Stats

Graphic: Digital Library Usage in July

Committee Reports

- A. Finance, Audit and Properties Committee
- B. Library Services and Personnel Committee
- C. Trustee Development and Nominating Committee
- D. Fraud Hotline

New Business

#2020-083 Approve Use of Funds 330 and 430 for the Avon Building Project

_____ moved, _____seconded to approve the use of existing funds 330 Debt Service & 430 Construction Fund for the Avon Building Project.

#2020-084 Approve Creation of Fund 208 for Coronavirus Relief Subgrant Fund

_____ moved, _____seconded to approve the creation of Fund 208 for Coronavirus Relief Subgrant Fund in order to accept a CARES Act subgrant from the City of Lorain and expend funds to provide service to residents of Lorain during Covid-19 in accordance with grant requirements.

#2020-085 Appropriations Modification

_____ moved, _____seconded to approve the following increase to appropriations:

208 Coronavirus Relief Subgrant Fund \$150,000

#2020-086 Approve Receipt of Revenue into Fund 430 for the Avon Building Project

_____ moved, _____seconded to approval the receipt of revenue into the 430 Construction Fund upon receiving proceeds from the October Bond sale.

#2020-087 Approval of Contract with GPD Group to Provide Design Services for the Avon Building Project

_____ moved, _____seconded the following resolution and moved its passage:

WHEREAS, the Board approved GPD Group as the most-qualified design professional and Library's Chief Executive Officer/Director and Owner's Representative solicited a fee proposal from GPD Group and recommends approval of compensation in the amount of \$748,200 including Reimbursable Expenses and accepted Additional Services and the negotiation and execution of the architect agreement by the Library's Chief Executive Officer/Director working with the Library's legal counsel, with such architect agreement being in substantially the same form as was attached to the Library's Request for Qualifications dated July 9, 2020;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Board authorizes execution of the agreement with GPD Group and related documentation, subject to the negotiation of the agreement terms by the Library's Chief Executive Officer/Director and the Library's legal counsel.
2. That the Board authorizes the work to proceed immediately upon execution of such agreement

#2020-088 Accepting Best-Value Recommendation and Authorizing Execution of Construction Manager at Risk Agreement

_____ moved, _____ seconded the following resolution and moved its passage:

WHEREAS, the Lorain Public Library System Board of Trustees (the "Board") is undertaking construction of the Avon Branch Project (the "Project") and has determined that it is in the best interest of the Library to use the construction manager at risk ("CMR") delivery model for the Project; and

WHEREAS, pursuant to the statutory process required to procure a CMR, the Library issued a Request for Qualifications for the Project, the Evaluation Committee evaluated the qualifications received based upon criteria consistent with Ohio Administrative Code 153:1-6-01, ranked the most-qualified CMR firms to provide the required services, and a Request for Proposals was issued to such short-listed firms; and

WHEREAS, the Evaluation Committee evaluated the technical and pricing proposals received, ranked the short-listed firms to determine the best value, based upon criteria consistent with Ohio Administrative Code 153:1-6-01, and recommends to the Board that Gilbane Building Company is the firm providing the best value with Turner Construction Company and Panzica Construction Company ranked second and third, respectively; and

WHEREAS, the best-value firm's proposed fee for the preconstruction services for the Project is \$36,060.00 and a guaranteed maximum price for construction of the Project, consistent with the selected firm's price proposal, is anticipated to be negotiated and added to the agreement by amendment at the time the construction documents and the preconstruction services are sufficiently complete; and

WHEREAS, the Evaluation Committee recommends approval of the construction manager at risk agreement which includes preconstruction services, in substantially the form provided, subject to negotiations by the Library's Chief Executive Officer/Director working with the Library's legal counsel; and

WHEREAS, the Board wishes to accept the best-value recommendation of the Evaluation Committee and approve the agreement in substantially the form provided, with the understanding that a guaranteed maximum price for construction of the Project is anticipated to be negotiated, authorized by a separate resolution, and added to the agreement by amendment at the time the construction documents and the preconstruction services are sufficiently complete.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. That the Board accepts the ranking and recommendation of the Evaluation Committee and selects Gilbane Building Company as the CMR firm determined to provide the best value for the Project.
2. That the Board authorizes execution of the CMR agreement with Gilbane Building Company and related documentation, subject to the negotiation of the agreement terms by the Library's Chief

Executive Officer/Director and the Library's legal counsel. Such CMR agreement will be in substantially the same form as was attached to the Library's Request for Proposals dated August 28, 2020 including preconstruction services for the amount of \$36,060.00, with the understanding that a guaranteed maximum price for the Project consistent with the selected firm's price proposal is anticipated to be negotiated, authorized by a separate resolution, and added to the agreement by amendment at the time the design documents and the preconstruction services are sufficiently complete.

3. That the Board authorizes the work to proceed immediately upon execution of such CMR agreement.

#2020-089 Authorization to Sanitize Ductwork in Library Buildings

_____ moved, _____seconded to authorize the Library to enter into a contract with DUCTZ of Cleveland to clean and sanitize ductwork at all six library buildings as a Covid-19 expense to assist in the prevention of Covid-19 in an amount not to exceed twelve thousand, five hundred seventy five dollars (\$12,575).

#2020-090 Renewal of Contract with Gergley's Maintenance King

_____ moved, _____seconded to authorize the Library to renew the contract with Gergley's Maintenance King for cleaning services, including enhanced protocols, for all library buildings in 2021.

#2020-091 Authorization to Install UV Lighting in HVAC Systems in Library Buildings

_____ moved, _____seconded to authorize the Library to enter into a contract with Johnson Controls to supply and install UV lighting in the air handling units at library buildings as a Covid-19 expense to assist in the prevention of Covid-19 in an amount not to exceed sixty nine thousand, seven hundred two dollars and thirty cents (\$69,702.30).

#2020-092 Approval to Enter into Executive Session to Discuss Matters Pertaining to Real Estate

_____ moved, _____seconded to adjourn to Executive Session to discuss matters pertaining to real estate.

_____ Reconvened

Next Meeting:

Regular Business Meeting of the Library Board

October 15 at 5 pm

Streaming on the Library's YouTube channel