



# Cleveland Public Library, West Park Branch

*Design and Construction Informational Meeting*

January 7, 2021

4:00 – 5:30 p.m.

Virtual Zoom Meeting





# AGENDA

Intro / Ground Rules

Project Team Introduction

West Park Building Improvements

Building and Interior Design

Project Schedule/Bid Package Plan

Economic Inclusion Commitment

Prequalification

Next Steps



# CLEVELAND PUBLIC LIBRARY

[A message from Director Felton Thomas](#)  
[Our Future Is Building](#)

# Project Team Introduction

## Cleveland Public Library



Felton Thomas  
Executive Director



Anthony T. Parker  
Chair of the Capital Committee  
Board of Trustees



Dr. Sadie M. Winlock  
Chief Equity, Education &  
Engagement Officer



John Lang  
Chief Operating Officer



Michael Dalby  
West Park  
Branch Manager

## Architect: Vocon



Lisa Dye



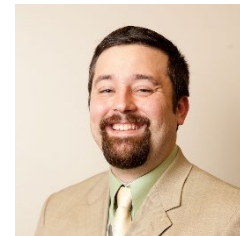
Daniel McDonald



Marcellus Byrd  
Gilbane



Ed Valentine  
Gilbane



Travis Okel  
Gilbane



Kyle Jones  
KBJ Inc.



Yvette Stevens  
Gilbane

## Construction Manager: Gilbane Building Company | KBJ

## Today's Moderator

# West Park Building Improvements



Michael Dalby

- Return to the original vaulted ceiling
- Grand staircase to our bottom floor
- New roof
- Updated HVAC system
- More usable space
- Comfortable reading/study areas
- Improved grounds
- After-hours meeting room
- Additional spaces for small and larger groups
- Dedicated children's area
- Elevator (ADA accessibility to lower level)
- Reestablishing main entry



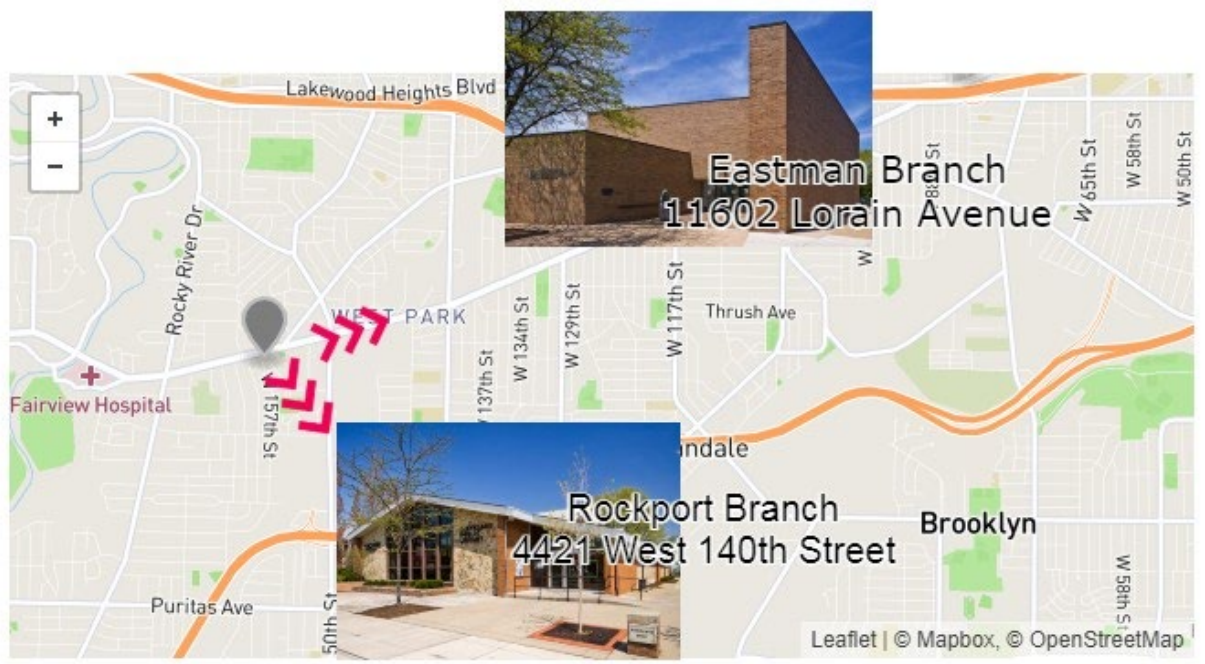
**CLEVELAND PUBLIC LIBRARY**



Michael Dalby

# West Park Community Updates

- Dates library will be closed: Spring 2021 – Spring 2022
- Locations nearby include Eastman and Rockport branches
  - Eastman Branch: 11602 Lorain Avenue
  - Rockport Branch: 4421 West 140<sup>th</sup> Street
- Words on Wheel service
- Homebound service (for ages 60+)





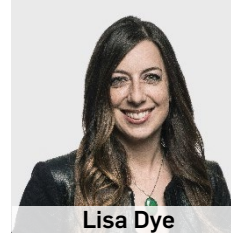
Daniel McDonald



## Exterior Upgrades

- > New Trespa panel façade
- > Relocating entrance
- > Increasing natural light
- > Site modifications (see final slide)

**Exterior View of Entrance From Parking Lot**



Lisa Dye



INTERIOR VIEW TOWARD CIRCULATION KIOSKS



INTERIOR VIEW OF COMMUNITY ROOM



INTERIOR VIEW TOWARD CUBBIES UNDER OPEN STAIR



INTERIOR VIEW TOWARD CHILDREN'S AREA

## Interior Renovation

- > Linear baffles suspended from ceiling above circulation kiosks
- > Community room to support daytime and after hours functions
- > Recessed reading nooks under open stair near teen area
- > Study booths
- > Children's multi-purpose space
- > Tree in children's reading area



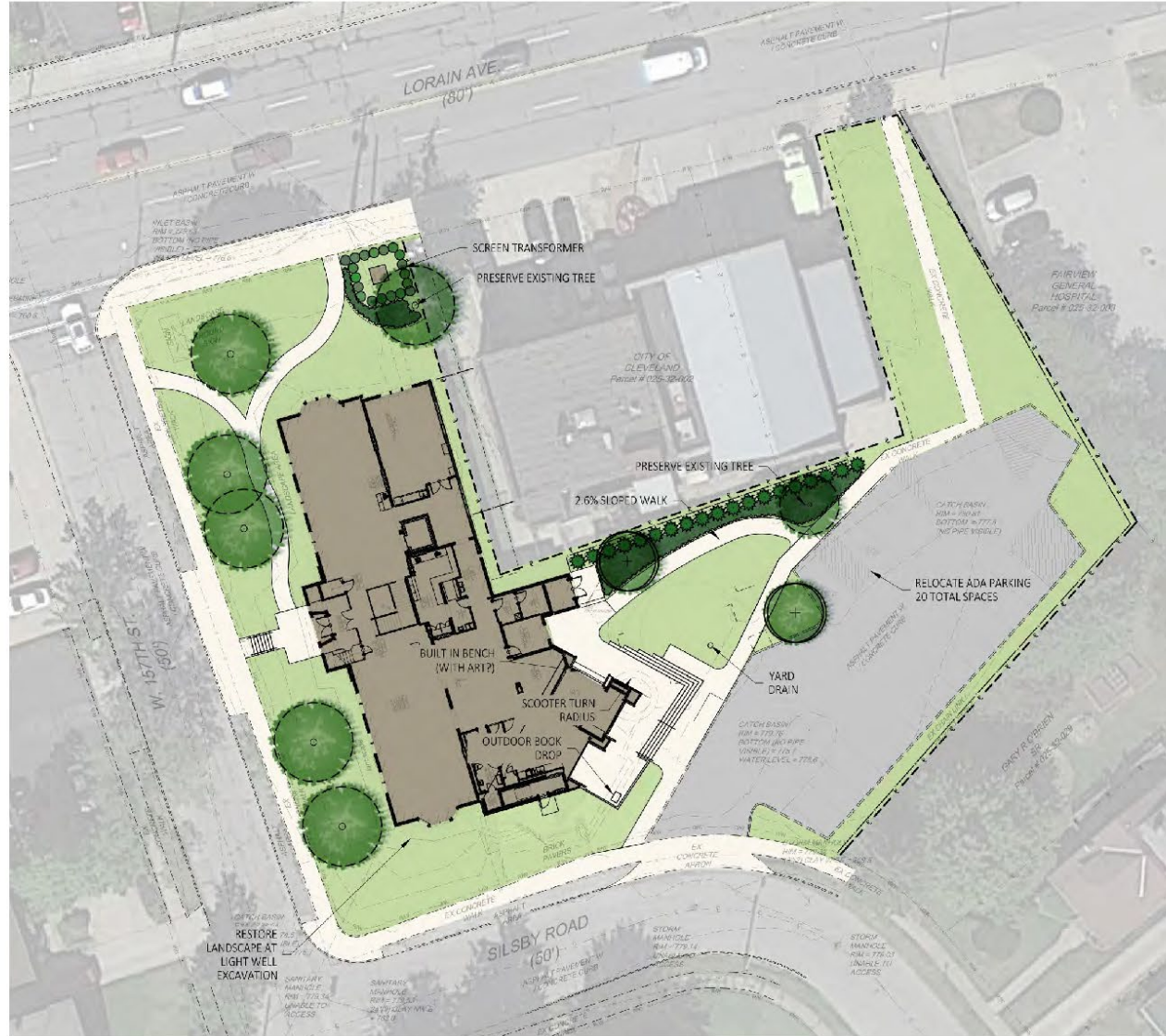
# Preliminary Site Plan



Daniel McDonald



INSPIRATION IMAGES



PRELIMINARY SITE PLAN

## Preliminary Site Plan

- > Relocating ADA parking space
- > New book drop location
- > Exterior window bench
- > Screening of fire station and new transformer

# Why Are we Here?



Learn how  
to get involved  
early



Understand  
the bid  
process



Understand the  
scope of  
work



Learn about the  
prequalification  
process



# Project Schedule



## West Park Overall Schedule

75% Construction Documents Complete

3/2021

Bid and Award Period

3/2021 – 5/2021

Start of Contract Award

5/2021

Start of Construction

5/2021

Certificate of Occupancy

5/2022

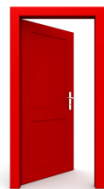
Owner Move-in Complete

5/2022

# Bid Package Plan



- > General conditions
- > Final cleaning
- > Selective demolition & abatement
- > Building concrete
- > Masonry
- > Structural steel & misc. steel
- > Finish carpentry, cabinetry & shelving
- > Roofing
- > Exterior façade/CFMF
- > Interiors (interior studs, drywall, ceilings, interior glass, doors & hardware, specialties and equipment)
- > Painting
- > Flooring
- > Signage
- > Elevator
- > Plumbing
- > HVAC/Controls
- > Electrical
- > Technology & AV
- > Sitework/earthwork & site utilities
- > Hardscapes (site concrete, pavers and site furnishings)
- > Asphalt paving
- > Landscaping



# Commitment to Economic Inclusion



Dr. Sadie M. Winlock

Business Inclusion Goals	CPL
Small Business Enterprise (SBE)	15%
Minority-Owned Business Enterprise (MBE)	20%
Women-Owned Business Enterprise (WBE)	9%

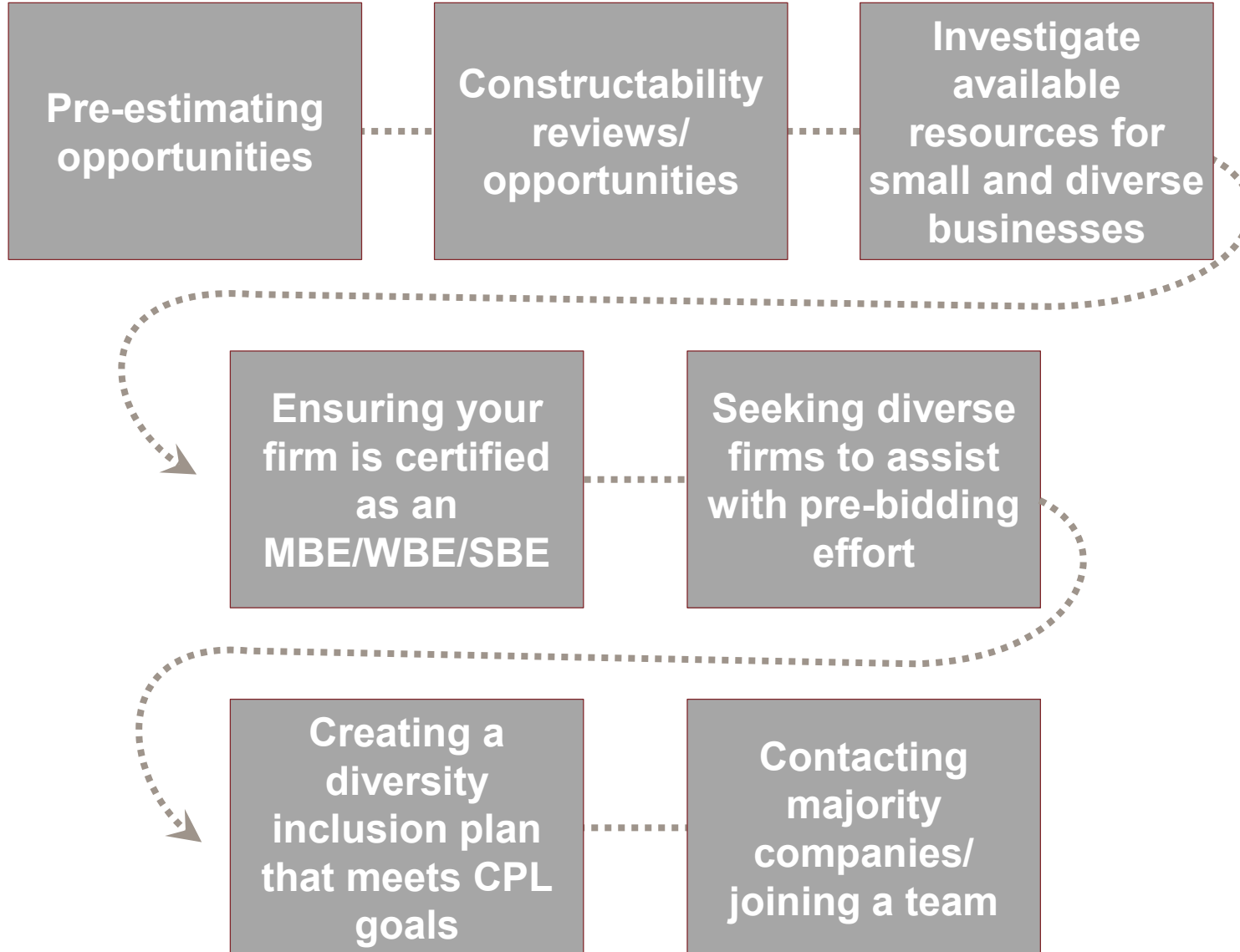


# General Condition Opportunities



General Conditions	Subcontracting Opportunities
Bottled water	Bottled water service in field offices
Construction signage	Signage for construction site
Janitorial services	Janitorial services in field offices
Outreach/blueprint coordination	Coordination/logistics of outreach events for SBE and prime contractors during preconstruction and construction
Photography	Project progress photos
Security	Provide site security services from site mobilization through substantial completion
Security system	Security system installation and service in field offices
Site dumpster service	Project dumpster service during construction
Temporary facilities	Provide chemical toilets, storage trailers, tool rooms and holding tanks from site mobilization
Temporary fencing	Project removeable fencing and gates for construction vehicles and personnel at project site
Temporary utility connection	Connection of electrical, water and sewer
Temporary walkways & guard rails	Construction and installation of temporary walkways and guardrails during construction
Trailer complex	Provide project trailers from site mobilization through substantial completion

# Actions to be Taken Now



# Workforce Goals and Resources



John Lang



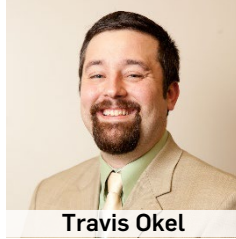
Marcellus Byrd

Workforce Goals	%
Minority Workforce	18
Female Workforce	7
City of Cleveland	20
Cuyahoga County	40

- Workforce goals and labor pool resources available for small and diverse businesses
- Labor pool resources
  - Union halls/apprenticeship programs
  - Educational opportunities
  - Cleveland Builds website
  - Roster/resume bank







Travis Okel

# Prequalification Process and Accessing Your Qualifications...

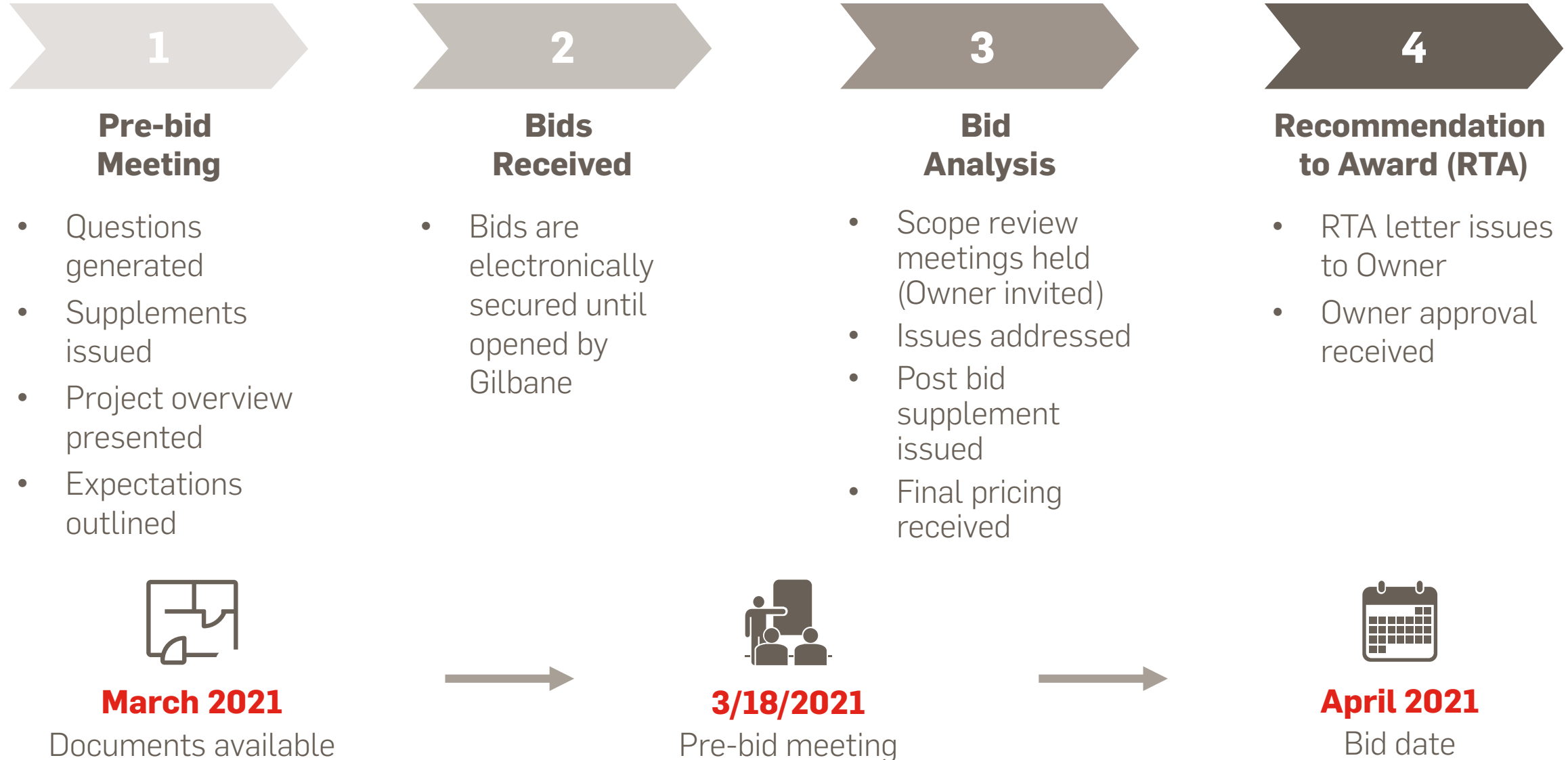
## \*\*Prequalification Requirements\*\*

*Due to Gilbane having various types and sizes of projects, we have a more efficient process as follows:*

1. Prime bidders prequalify and bid at:  
<https://ibidpro.com>
2. Subcontractors and Suppliers can register for information and updates at:  
<https://clevelandpubliclibrary.gilbaneco.com/>
3. If you have questions, please email Travis Okel at:  
[Tokel@Gilbaneco.com](mailto:Tokel@Gilbaneco.com)



# Next Steps





# Potential Opportunities with CPL

- Furniture
- Supplies
- Equipment
- Information technology
- Audio/visual
- Owner supplied equipment



*For more information about our prequalification process,  
please join us in our breakout room.*

# QUESTIONS & ANSWERS

For more information on the project or if you have additional questions visit:

<https://courbanize.com/collections/cpl>



# Thank you!

For more information on the project or if you have additional questions visit:

<https://courbanize.com/collections/cpl>

