



# Cleveland Public Library, Woodland Branch

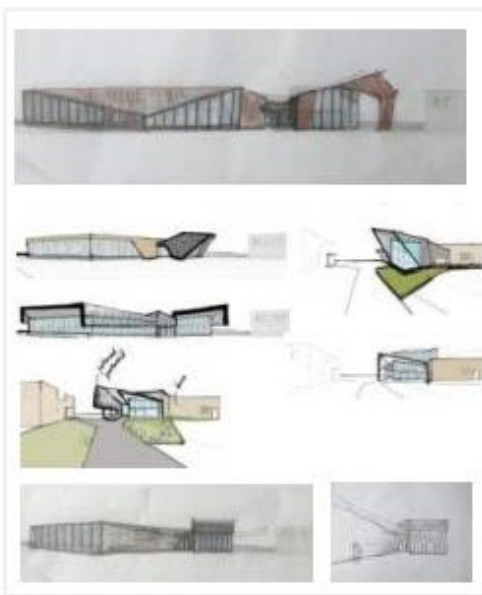
*Design and Construction  
Informational Meeting*

January 14, 2021  
4:00 – 5:30 p.m.  
Virtual Zoom Meeting





Wrapping Canopy



Building as Canopy



Independent Community Space Canopy



Independent Canopy

# AGENDA

Intro/Ground Rules

Project Team Introduction

Woodland Building Improvements

Building and Interior Design

Project Schedule/Bid Package Plan

Economic Inclusion Commitment

Prequalification

Next Steps



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

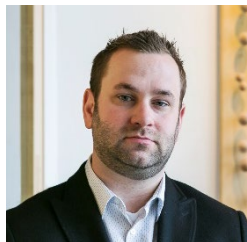


Maria Estrella  
Woodland  
Branch Manager

## Architects: Bostwick Design and Ubiquitous Design Ltd.



Richard  
Ortmeyer  
Bostwick



Dan  
Polak  
Bostwick



W. Daniel  
Bickerstaff  
Ubiquitous

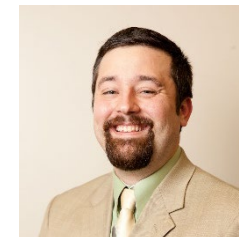
## Construction Manager: Gilbane Building Company | Adrian Maldonado & Associates



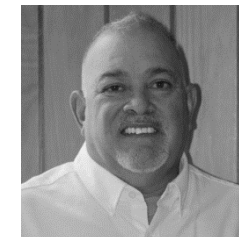
Marcellus Byrd  
Gilbane



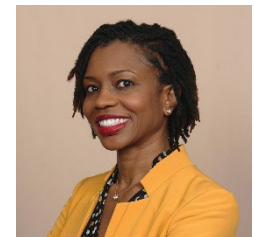
Ed Valentine  
Gilbane



Travis Okel  
Gilbane



Adrian  
Maldonado



Yvette Stevens  
Gilbane

## Today's Moderator



# Woodland Branch Community Updates

- Honored to have such an amazing opportunity for Central Neighborhood patrons
- Excited about the outdoor plaza
- Branch will be a spacious, vibrant new building
- Dates library will be closed: Spring 2021 – Spring 2022
- Locations nearby include Garden Valley branch
  - 7201 Kinsman Road Suite #101
- Words on Wheel service
  - Click [here](#) for more information
- Homebound service (for ages 60+)
  - Click [here](#) for more information





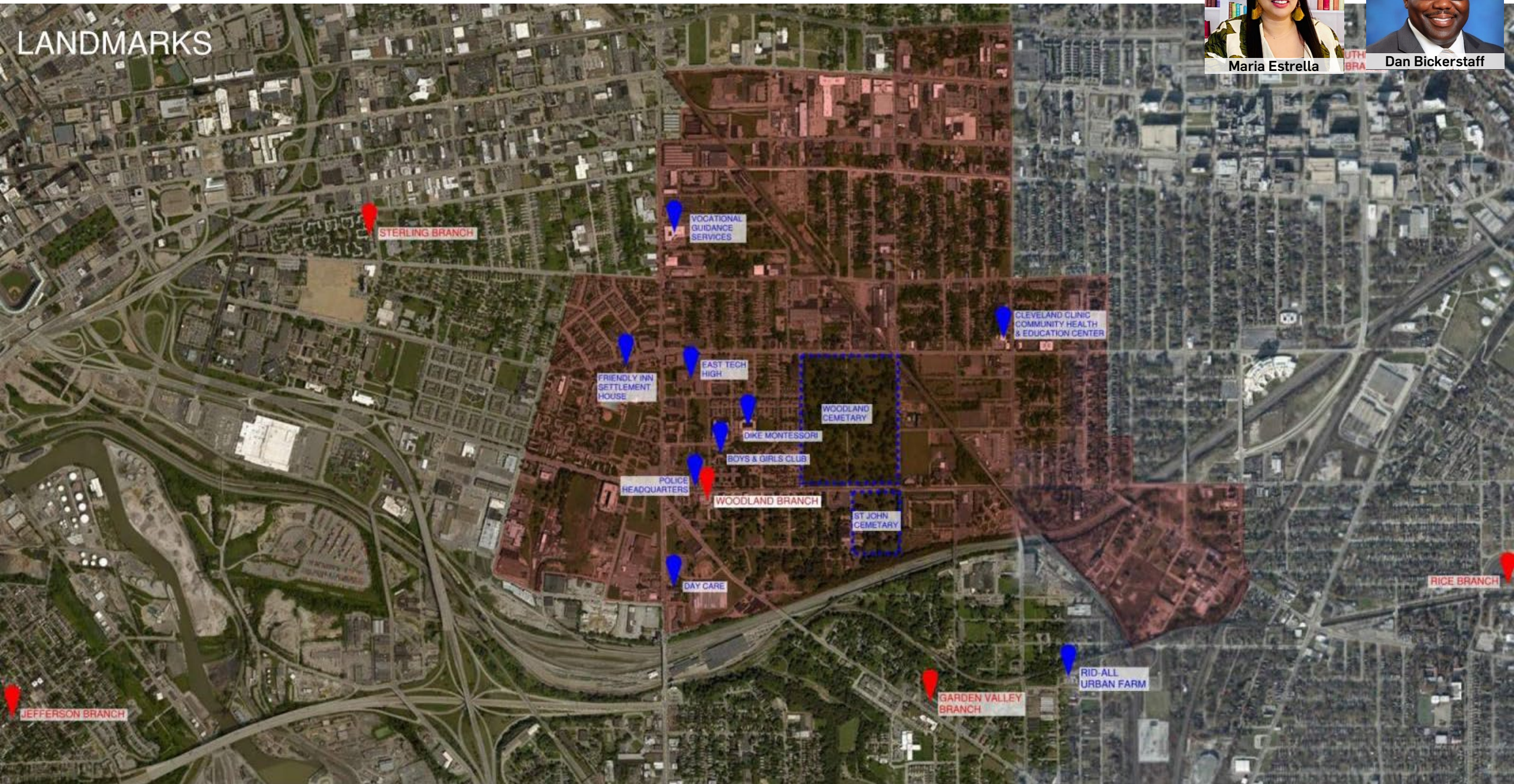
# LANDMARKS



Maria Estrella

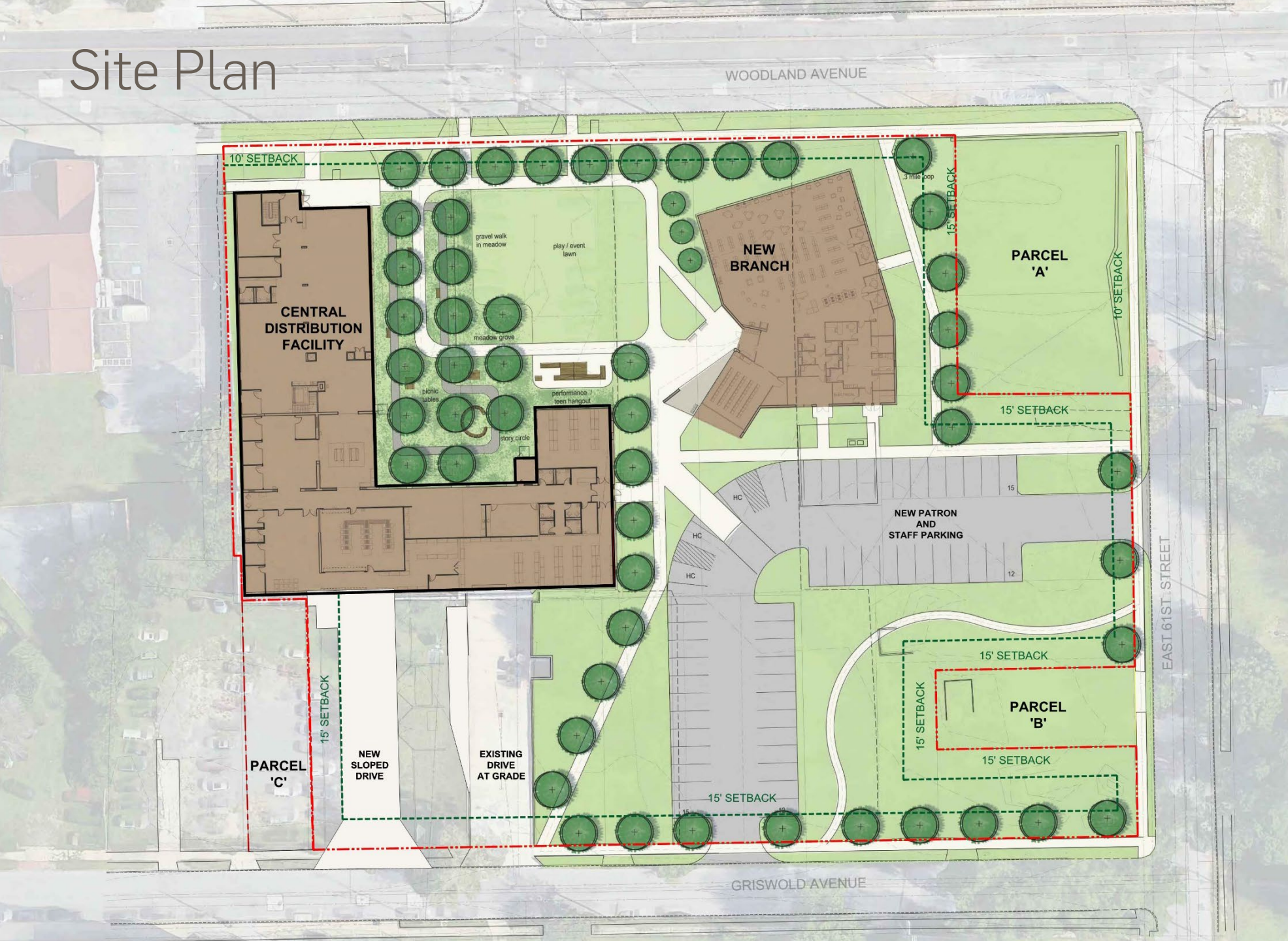


Dan Bickerstaff





# Site Plan



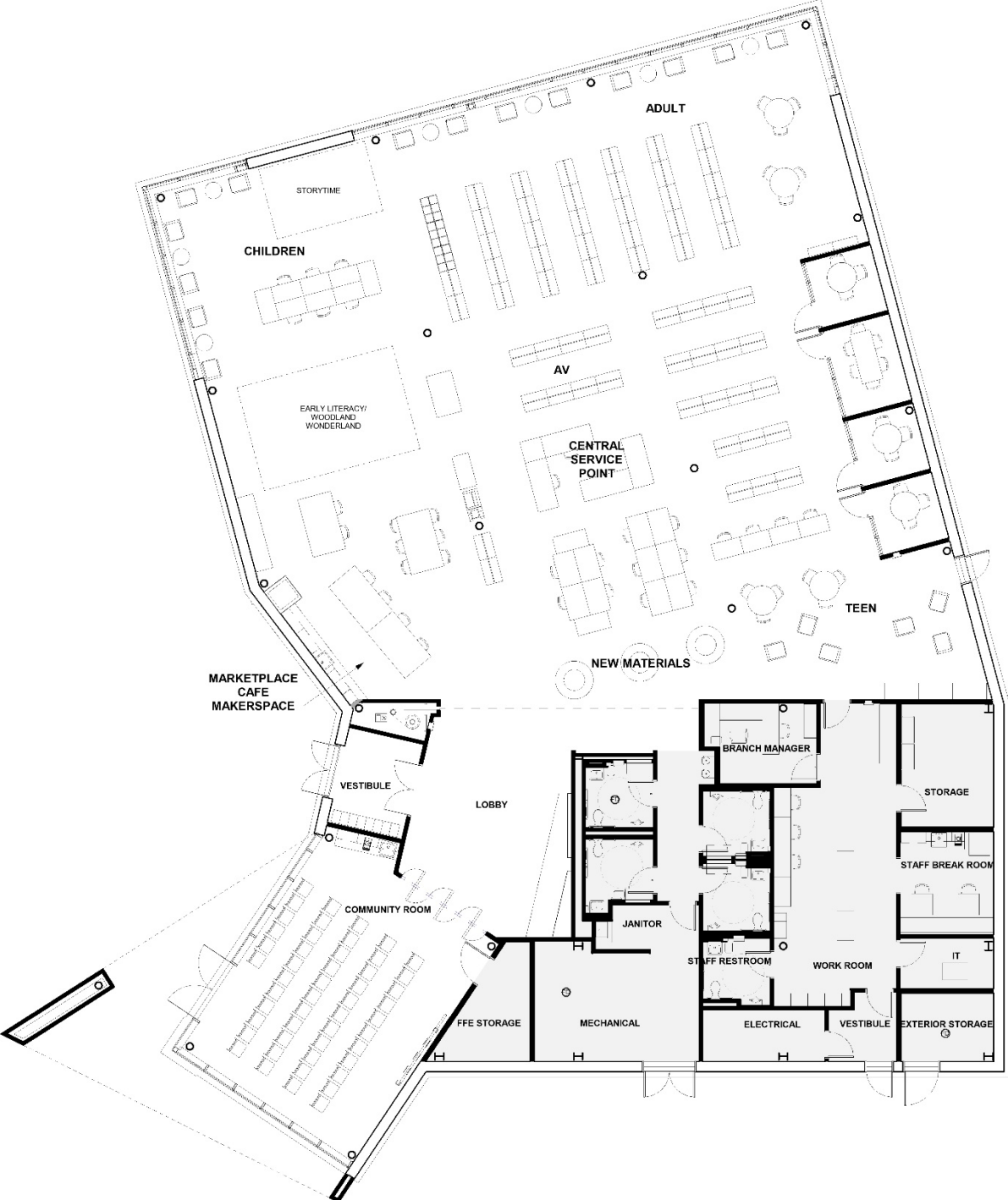


# Library Design





# Branch Plan



Dan Polak



# Library Design





# Library Design





# 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



## Woodland and Central Distribution Facility (CDF) 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 – Woodland Branch	5/2022
Owner Move-in Complete – Woodland Branch	5/2022 – 6/2022
Certificate of Occupancy – CDF	7/2022
Owner Move-in Complete – CDF	7/2022 – 8/2022



# Bid Package Plan



## Woodland

- > General conditions
- > Final cleaning
- > Surveying (campus)
- > Building concrete
- > Structural steel & misc. steel
- > Finish carpentry, cabinetry & shelving
- > Roofing
- > Curtainwall/exterior enclosure/CFMF
- > Glass/glazing
- > Interiors (interior studs, drywall, ceilings, doors & hardware, specialties and equipment)
- > Painting
- > Flooring
- > Signage
- > Plumbing
- > HVAC/controls
- > Electrical
- > Technology & AV
- > Sitework/earthwork & site utilities (campus)
- > Hardscapes
- > Asphalt paving
- > Landscaping & site furnishings
- > Fencing



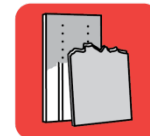
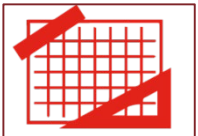


# Bid Package Plan



## Central Distribution Facility

- > General conditions
- > Final cleaning
- > Selective demolition & abatement
- > Building concrete
- > Masonry
- > Structural steel & misc. steel
- > Finish carpentry, cabinetry & shelving
- > Roofing
- > Exterior façade
- > Glass/glazing
- > Interiors (interior studs, drywall, ceilings, doors & hardware, specialties and equipment)
- > Painting
- > Flooring
- > Signage
- > Elevator (CDF only)
- > Fire protection
- > Plumbing
- > HVAC/controls
- > Electrical
- > Technology & AV





# 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%



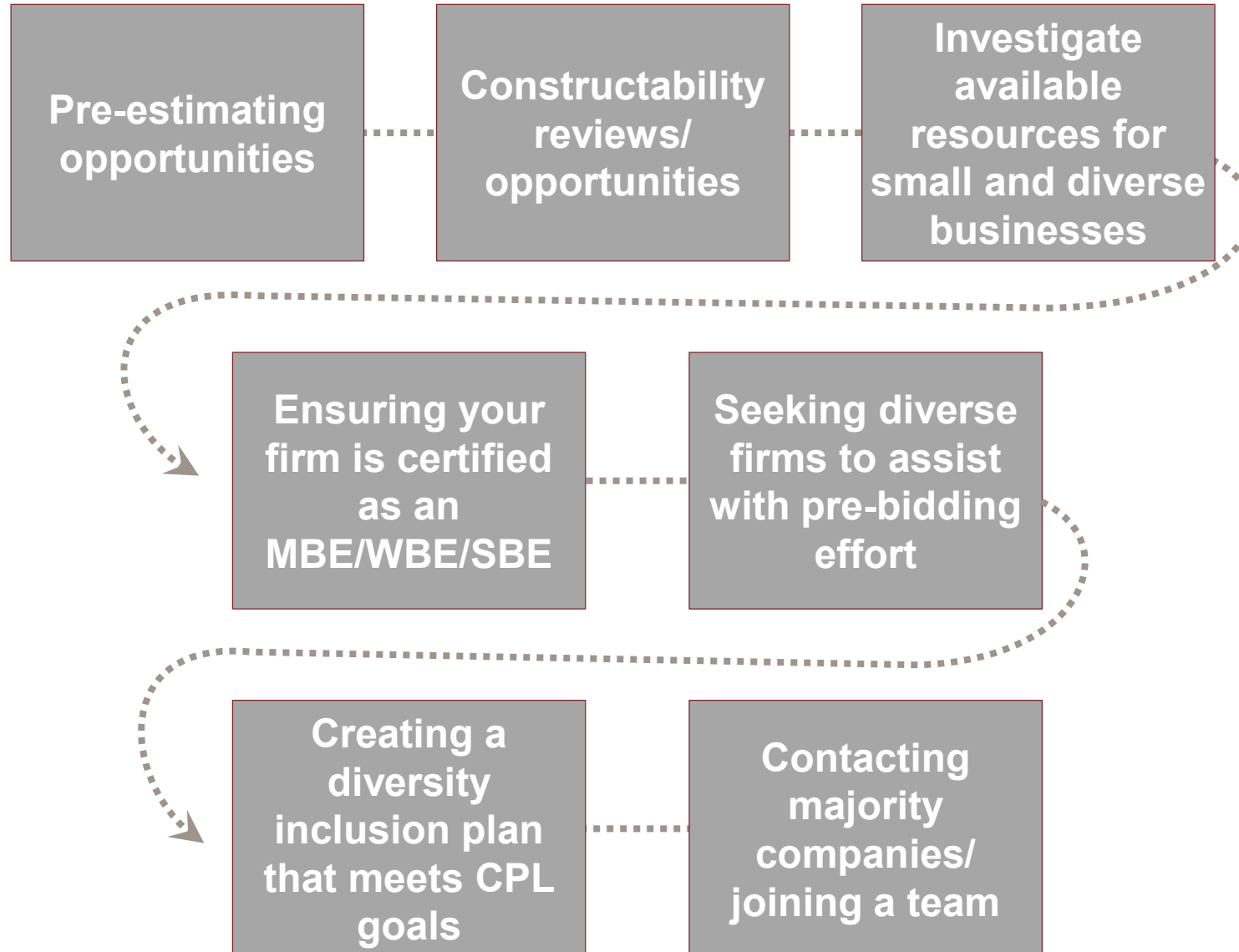


# General Condition Opportunities



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

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

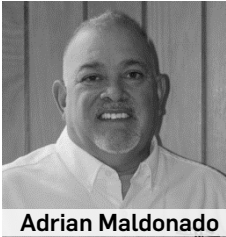
- Workforce goals and labor pool resources available for small and diverse businesses
- Labor pool resources
  - Union halls/apprenticeship programs
  - Educational opportunities
  - Cleveland Builds website
  - Roster/resume bank



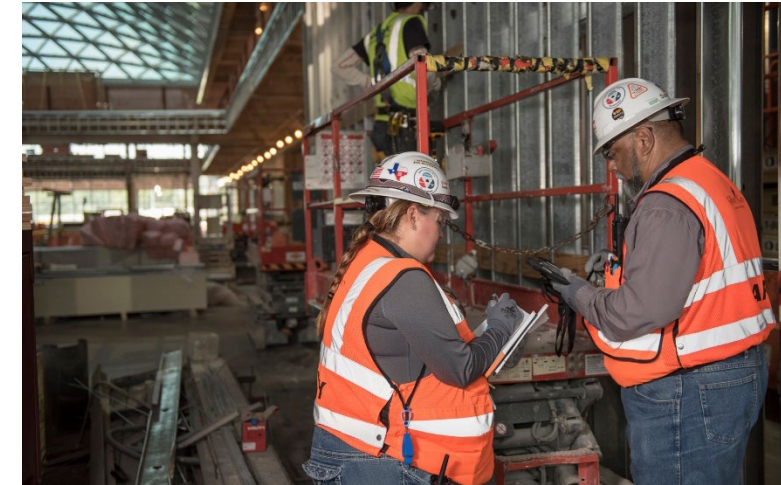
John Lang



Marcellus Byrd



Adrian Maldonado



# 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



1

## Pre-bid Meeting

- Questions generated
- Supplements issued
- Project overview presented
- Expectations outlined



**March 2021**

Documents available

2

## Bids Received

- Bids are electronically secured until opened by Gilbane



**3/4/2021**

Pre-bid meeting

3

## Bid Analysis

- Scope review meetings held (Owner invited)
- Issues addressed
- Post bid supplement issued
- Final pricing received

4

## Recommendation to Award (RTA)

- RTA letter issues to Owner
- Owner approval received



**April 2021**

Bid date

# 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>

