



CLEVELAND PUBLIC LIBRARY

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**INTRODUCTION AND OVERVIEW TO
REQUEST FOR QUALIFICATIONS
FOR PROFESSIONAL DESIGN SERVICES
AND DESIGN COMPETITION**

**Professional Design Services for
MARTIN LUTHER KING JR. BRANCH PROJECT
(MLK BRANCH)**

Cleveland Public Library

325 Superior Avenue

Cleveland, Ohio 44114

**To be advertised in the Cleveland Plain Dealer on October 16, 2017 and October
23, 2017**

**Deadline for submission of qualifications statements is 5 PM EST MONDAY,
NOVEMBER 27, 2017**

Board of Library Trustees

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CLEVELAND PUBLIC LIBRARY – MARTIN LUTHER KING, JR BRANCH – REQUEST FOR QUALIFICATIONS AND DESIGN COMPETITION

INTRODUCTION AND OVERVIEW

In accordance with Ohio Revised Code Sections 9.33 through 9.335, the Board of Trustees of the Cleveland Public Library (“Library”) is inviting qualified domestic and international professional design firms to submit their qualifications for architecture and engineering services to participate in a design competition for the construction of a new state-of-the-art branch library that will honor the legacy of Dr. Martin Luther King, Jr. Located along the western boundary of the University Circle neighborhood, this new Martin Luther King, Jr. branch library (“MLK Branch”) will replace an older, outdated building, better serving the community by its location on a major transit route and by providing flexible space that meets the needs of nearby residents. The new MLK Branch will become an integral part of a large, residential and commercial mixed-use project at the confluence of four distinct neighborhoods and districts: the Hough and Fairfax neighborhoods, the University Circle educational and cultural district, and the vast Cleveland Clinic hospital campus. This offers the Library a unique opportunity to create a library design that sets the tone for the larger development project that will serve as a gateway amongst these distinct neighborhoods. Selection of the successful design firm will be done through a Design Competition in accordance with the requirements of Ohio Revised Code Section 153.65 et. seq. The details of the Design Competition and the Request for Qualifications are contained in a separate Design Brief and Request for Qualifications document that can be obtained upon request (see below). If your firm is interested in being considered, please respond by submitting your Statement of Qualifications by **Monday, November 27, 2017, 5:00PM Eastern Standard Time.**

Project Location

The project site consists of three parcels located on the north side of Euclid Avenue between E. 105th Street and Stokes Boulevard, Cleveland, Ohio 44106: Permanent Parcel Numbers 119-20-010, 119-20-011, 119-20-012. The site is currently occupied by an auto repair shop and a parking lot. The auto repair shop (Beal Auto Service) will be demolished by the Developer as part of the overall development project.

Project Objectives

1. Create an architecturally innovative and iconic design that:

- a. Adds to University Circle’s reputation for excellent and architecturally varied and distinctive buildings
 - b. Elevates the profile and accessibility of the MLK Branch and honors the legacy of Dr. Martin Luther King, Jr.
 - c. Encourages increased usage by the public
 - d. Elevates the library user experience
 - e. Serves as a center of learning for a diverse and inclusive community
 - f. Allows for flexible use of space
 - g. Meets project budget
 - h. Responds to requirements of Building Program
2. Provide a suitable space to house the Anisfield-Wolf Book Award collection that appropriately communicates the important contribution that these works of literature have on advancing social justice.
 3. Ensure connectivity between new developments, existing buildings and the surrounding neighborhood.
 4. Promote public transit, bike-ability and walk-ability with consideration of the seasons and climate, particularly opportunities to support pedestrian activity in a winter climate.
 5. Take public and stakeholder feedback into account.
 6. Consider incorporating into the design an outdoor plaza, adjacent to the site.

Building and budget details

- Building size: 20,000 sf (1-2 levels.)
- Air Space: The Developer will construct a residential apartment building in the air space above library building as part of the overall development between 5 to 10 stories in height.
- Total Project Budget: \$10 million, which includes all costs of design, permits, consultants, soft costs, construction, and all contingencies.

Two-Phase Design Competition Details

- Phase I – Semi-finalists
 - Up to eight firms will be selected from the Statements of Qualifications in response to the Design Brief/ RFQ and will be interviewed remotely or in person.
- Phase II – Finalists
 - At least 3 firms will be selected from the Phase I interviews and Statements of Qualifications and be invited to develop a design concept for the new MLK Branch and present in-person.

Finalist Requirements

- Develop a building design that addresses programming needs, budget, and Library objectives.

Travel

- Two required project trips to Cleveland:
 - 1-day site visit, stakeholder informational meeting, and limited public input.
 - 2-day presentation visit, including public presentation, and presentation to the Selection Committee, Advisory Committee, and the Library Board of Trustees.

Stipend

\$20,000 will be paid to each of the three selected finalists upon satisfactory completion of the competition requirements to cover design costs and travel expenses.

To obtain a copy of the complete Design Brief and Request for Qualifications, contact Eric Herman, Capital Projects Manager at Eric.Herman@cpl.org, by phone at 216-706-2025, or register at the Cleveland Public Library website at cpl.org/procurement/2017-mlk-rfq and receive through email a link to a full copy of the Design Brief/RFQ.

Competition Schedule

Task	Date
RFQ release	10/16/17
RFQ responses submission deadline	11/27/17
Selection and notification of semi-finalists	12/18/17
Semi-finalist interviews (remote or in-person)	1/8/18—1/19/17
Selection of Finalists by Committees	1/22/18—2/6/18
CPL Board meetings approving Finalists	2/13/18—2/15/18
Notification of Finalists	2/16/18
Proposal development	2/19/18—4/16/18
Site Visits	2/19/18—2/26/18
Presentations to Advisory and Selection Committees and public (in-person)	4/17/18—4/27/18
Ranking of Finalists by Committees	4/30/18—5/8/18
Board meetings, presentation and approval of ranking	5/15/18—5/17/18
Notification of selected firm	5/18/18
Contract negotiation	5/18/18—6/08/18
Board meetings approving Contract	6/19/18—6/21/18