



**NOTICE OF SPECIAL MEETING
SPOKANE PUBLIC LIBRARY
BOARD OF TRUSTEES**

NOTICE IS HEREBY GIVEN that the Spokane Public Library Board of Trustees will hold a special meeting on March 8, 2019 at 4:00 pm in the 3rd Floor Conference Room at the Downtown Library, 906 W. Main Ave, Spokane, Washington.

THE PURPOSE OF THE MEETING shall be to conduct business in accordance with the attached agenda.

DATED this 6th day of March, 2019.

Andrew Chanse
Secretary to the Board



**BOARD OF TRUSTEES
SPOKANE PUBLIC LIBRARY
SPECIAL MEETING
AGENDA**

Friday, March 8, 2019 at 4:00 p.m.
Downtown Library
3rd Floor Conference Room
906 W. Main Ave, Spokane, WA 99201

BOARD ACTION

1. Call to Order
2. New Business
 - Approval of contract with Walker Construction for Downtown Library Branch Renovation Action
 - Approval of contract with Garco Construction for Shadle Library Branch Renovation/Expansion Action
3. Next Regular Meeting: Tuesday, March 19 4:30 p.m., Downtown Library
4. Executive Session: None
5. Adjournment

**SPECIAL BOARD OF TRUSTEES
MEETING
SPOKANE PUBLIC LIBRARY
MEETING DATE: Friday, March 8, 2019**

AGENDA ITEM NUMBER: 2a & 2b

2018 UTGO Library Capital Bond Fund #3365 – Contracts for Approval

BACKGROUND:

With the help of OAC Services, a local firm specializing in alternative delivery, Spokane Public Library solicited qualifications for GC/CM contractors for the renovation of Shadle and Downtown Branches.

Four firms submitted proposals for both Shadle and for Downtown for review by the selection team.

After review of the statement of qualifications on January 24, 2019, the selection team short-listed three firms for interviews which occurred on February 4, 2019.

Two firms were asked to submit a fee proposal establishing their fixed fee and markup for the project construction for Downtown. And three firms were asked to do the same for Shadle.

Pricing proposals were opened on February 13, 2019 for Shadle and on February 14, 2019 for Downtown.

The contractor selected for each site was the highest scoring firm from all three phases of the selection process (criteria outlined in the original RFQ's 2018-12-001 and 2018-12-002).

ACTION REQUIRED:

The following contracts and/or agreements are recommended for approval and execution.

The goods and services contained within the documents have been procured in accordance with applicable Washington State requirements and Spokane Public Library policy.

The documents have been reviewed and approved by Mike Piccolo, City Attorney.

Outside legal counsel (Perkins Coie, LLP) was also engaged to provide legal services related to these contracts due to their complexity.

WALKER CONSTRUCTION

GC/CM contractor selected for the renovation of the Downtown Branch.

Contract not to exceed: \$21,000,000

Not to exceed amount Includes the following estimates:

Construction costs \$15,998,609

GC/CM fee of 5.5% of construction costs

Specified general conditions \$884,831
Negotiated support services \$479,958
Contractor contingency plus fee \$506,356
Pre-construction design services \$150,000
Contingency and escalation \$2,000,000

GARCO CONSTRUCTION

GC/CM contractor selected for the renovation of the Shadle Branch.

Contract not to exceed: \$10,000,000

Not to exceed amount Includes the following ***estimates***:

Construction costs \$7,519,686
GC/CM fee of 4% of construction costs
Specified general conditions \$442,500
Negotiated support services \$225,582
Contractor contingency plus fee \$234,605
Pre-construction design services \$100,000
Contingency and escalation \$1,100,000