

CPARB
Project Review Committee

GC/CM Application for Project Approval



**Spokane Public Library
Downtown Branch Recapture**

November 29, 2018 @ 10:00 AM

Agenda

- Team
- Overview
- Team Structure
- Why GC/CM?
- Budget
- Schedule
- Q/A

Project Overview

- Spokane Public Library is a community of learning
- Current layout is modeled on 1980s library standards and is ill-equipped to meet staff and customer needs
- Retrofitting built-ins to accommodate advances in technology and service delivery has become commonplace
- We are moving from transactional to transformational
- Collections are being consolidated to create more room for people to interact and collaborate
- Our facilities provide core social infrastructure to the residents of Spokane

Downtown Project Overview

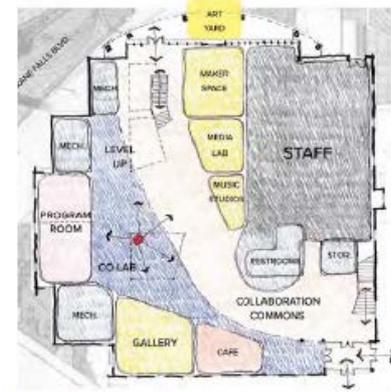
- Built in 1994
- Most diversely used branch in the city
- Centrally located for all citizens
- In close proximity to social services and transit lines
- Most heavily used branch in the city (258,754 visits in the last year)
- Multiple security concerns
- Core infrastructure is at end of useful life
- Reclaim underutilized staff space (originally designed for work we no longer do) for customers
- Able to stage work on three floors to keep the building open
- Bond dollars cannot be spent on a temporary facility
- Staff and customers will remain on site during construction to provide continuity of service

Concept

First Floor -



Downtown – Current First Floor space allocation

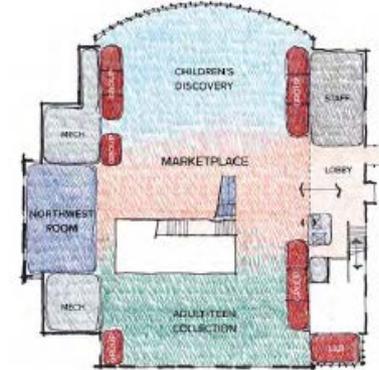


First Floor concepts for "recapturing" public space

Second Floor -



Current Second Floor space allocation



Second Floor concepts

Third Floor -

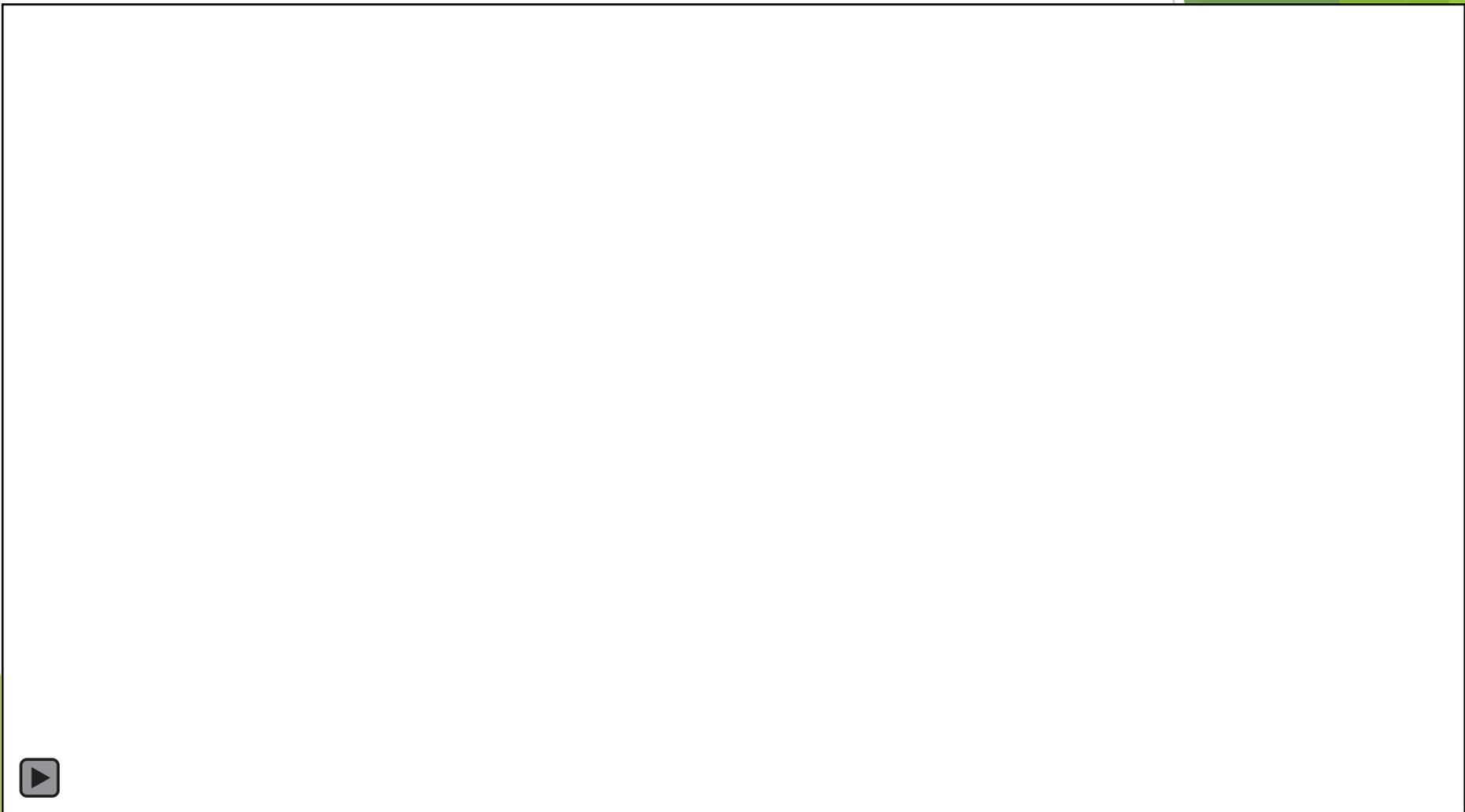


Current Third Floor space allocation



Third Floor concepts

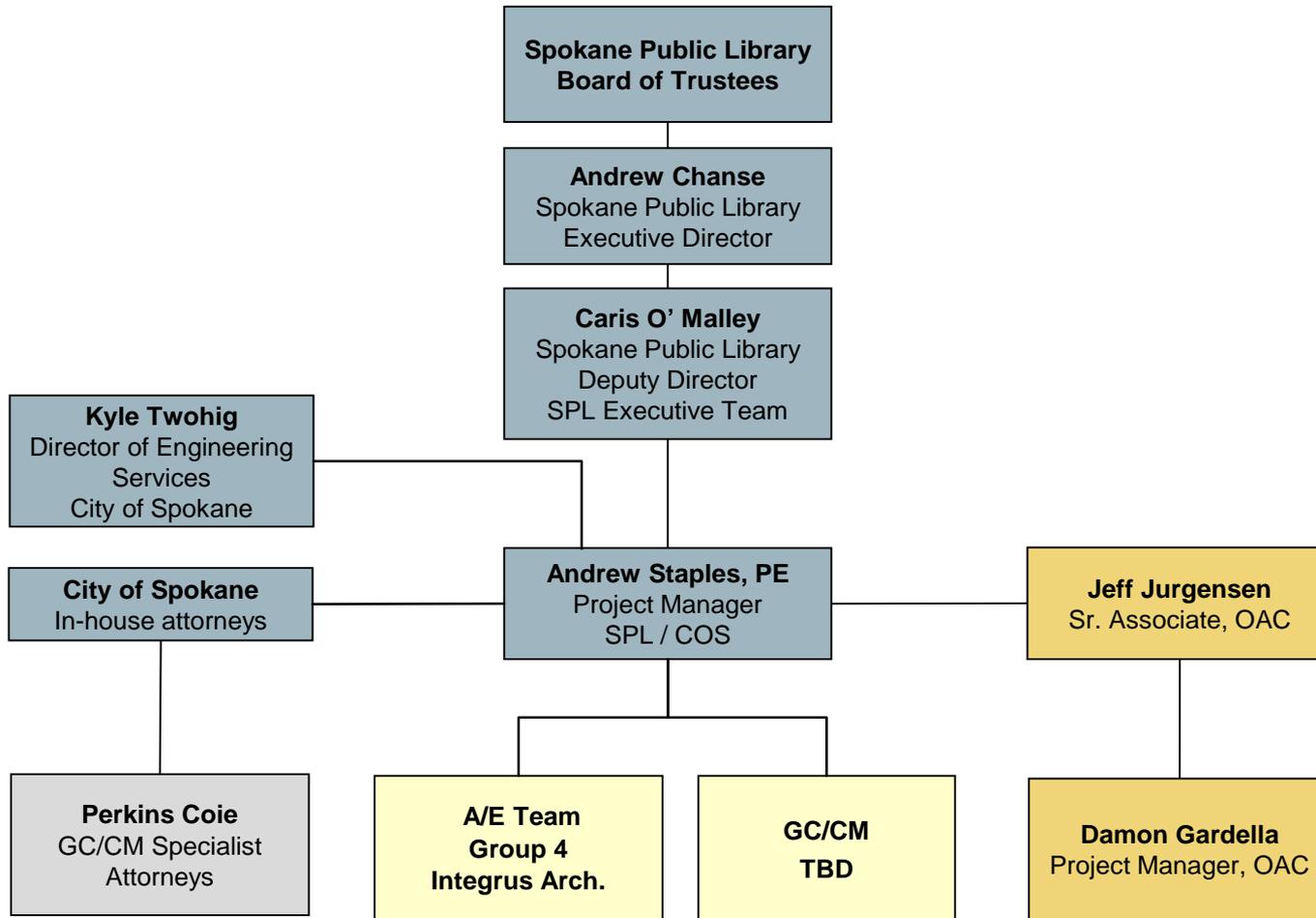
Downtown Recapture



Existing Site Plan



Project Team



Why GC/CM for Downtown?

- Occupied facility
- Phased construction
- GC/CM part of design team
- Constrained site
- Early cost/schedule certainty
- Attracting talented subcontractors

Budget

Professional Services	\$3,710,000
Construction	\$22,530,000
FFE	\$3,160,000
Contingencies	\$1,460,000
Sales Tax	\$1,950,000
Project Total	\$32,810,000

Schedule

Project Review Committee Process	Oct/Nov 2018
Interview Architects/Hire Architects	Done
Issue GC/CM RFQ/RFP	Dec 2018
Select GC/CM	Jan 2019
Begin Design	Jan 2019
Begin GMP Negotiation	Oct 2019
Execute GMP	Nov 2019
Early Site work bids/construction	TBD
Begin Construction	Dec 2019
Move-in	Sept 2022

Summary

- Downtown is ideal for GC/CM
- The SPL/COS/OAC team is qualified
- The COS/OAC team has demonstrated GC/CM successes to leverage for SPL
- Phased occupied construction

Q & A



SPOKANE
PUBLIC LIBRARY

1. Will SPL proceed with GC/CM selection if the bond election is not successful? (3.B. Funding) If so what funds would be available for the GC/CM services?

Response: The bond passed on November 06, 2018.

2. What scheduling complexities are presented by the adjacent facilities? (5a. Complex Phasing and Scheduling)

Response: The downtown branch is adjacent to Riverfront Park, Spokane City Hall and the Riverpark Square Mall with thousands of visitors in the area daily. Currently there is a Combined Sewer Overflow (Heavy civil GC/CM) project ongoing in front of the library which will be opening a public plaza close to when this project starts construction. This project is in a location with heavy pedestrian traffic and adjacent principal arterial. The downtown core has a myriad of public events on the streets surrounding this facility all while it will be occupied during construction.

3. How would having GC/CM involvement increase subcontractor bidding? (5b. Involvement of GC/CM) What has been the experience or feedback from the subcontracting community to support this statement?

Response: Currently the construction market in the Spokane area is extremely busy and contractors as well as sub-contractors are looking for the best projects to invest their time. When given the choice they would rather bid a project to a general contractor which has an excellent reputation for treating firms fairly. Having the GC/CM involved early on it helps to increase schedule certainty which sub-contractors favor in any market. We have asked the contracting community and they have told us they get better quality coverage with GC/CM projects than design bid build.

4. What aspects of the GC/CM selection process provides low barriers to entry for firms? (6a. Public Benefit)

Response: The GC/CM process, by its intended nature, includes some level of selectivity to better ensure the retention of a more qualified general contractor. That is embedded in the statutory requirements. But OAC always attempts to recruit new firms to participate in the process who have not been selected as a GC/CM before, and we will be reaching out to contractors that have not previously performed GC/CM work. The scoring matrix will weigh overall firm experience and past performance more than GC/CM-specific experience, thus increasing the odds of lowering barriers and obtaining a contractor that is new to GC/CM.

5. Organization (7. *Public Body Qualifications*)

- a. Two different bodies – Spokane Public Libraries and City of Spokane – are shown on the organization chart. What will be the role of the City of Spokane including Kyle Twohig in project decisions?

Response: The City of Spokane Libraries is the owner of the project and using the experience of the City of Spokane to add the project management and delivery expertise to the team. Mr. Chanse and Mr. O'Malley will be responsible for the programming of the spaces and will have the ultimate authority for project decisions. Mr. Twohig brings years of construction and GC/CM to the team in an advisory capacity.

- b. The Project Manager (Andrew Staples) is shown as being part of both Spokane Public Libraries and City of Spokane. Please explain how he will report to and represent both bodies.

Response: Mr. Staples works directly for the City of Spokane and will be operating as the integrator for the Libraries on this project. This is a Spokane Library bond project, but they will focus on programming, staffing and patrons during the design and construction. Mr. Staples will focus on taking their vision and plan and sharing that with the GC/CM for planning and coordination.

- c. Jeff Jurgenson is shown as “100% GC/CM”

- i. Please explain his time commitment in each of the phases of the project (*selection, design, construction*)

Response: The percentages indicate the amount of time that each individual will have available to the Spokane Public Libraries projects during the noted phases, as opposed to the amount of time that will actually be devoted by that person to each individual project. Neither project requires full time presence by Mr. Jurgenson, nor 75% presence by Mr. Gardella. But OAC is committed to having these individuals available to the extent required by the projects. We are committed to being available to the owner as required when required. Regular meetings will be set with the owner for project planning discussions.

- ii. Please explain how his commitment will be balanced with other current and proposed project commitments (*he is also listed as 100% in the other SPL application*)

Response: See above.

d. Project Team – Damon Gardella

- i. Please explain how his commitment will be balanced with other current and proposed project commitments. He is also listed as 25% GC/CM and 75% construction in the other SPL application

Response: Mr. Gardella will be working alongside the team during the design and GMP negotiation to gain the experience of being involved. He currently is working on two GC/CM projects with the Mead School District and has worked on several alternative delivery projects while with Centennial Construction. He will be available as required and requested by the owner as is Mr. Jurgensen.

- ii. Please describe his experience in GC/CM or how he will be supported in GC/CM process

Response: Damon is currently the project manager for Mead School District on the Northwood Middle School and Midway Elementary School GC/CM projects. He will be a part of all of the pre GMP portions of the project for the experience however, has a great experience level with the construction side.

6. Organizational Controls & Planned GC/CM Process

- a. The application indicates that the same project controls and processes will be utilized. Please explain or summarize the referenced controls and processes and which projects

Response: The city of Spokane is currently working on two heavy civil GC/CM Combined Sewer Overflow projects and has completed a Design Build maintenance facility as well. They will be using the lessons learned from these projects as well as OAC lessons learned from other alternative delivery projects. It is crucial to make sure the cost matrix and the RFQ and RFP match the AIA agreement perfectly so there are not discrepancies. We will make sure to include all schedule and cost reporting requirements and get them identified in the selection process, so the teams are aware of them.

b. The application notes an “open selection process” will be used to promote competition. Will there be any differences or enhancements to RCW 39.10 processes?

Response: OAC has never placed a high value on the need for experience with RCW 39.10 but more on the experience with negotiated contracts as well as repeat clients for contractors. This proves they understand customer service. We are looking for the fit of their team with our team and what steps they will take to understand us and our values now.

c. How will qualifications and value-based selection approaches be achieved? (3. Fee and Specified General Conditions) Will there be any unique aspects to the selection process beyond that specified in RCW 39.10?

Response: We have a cost matrix that is issued to all RFP recipients which has columns for COW, NSS, SGC, Fee, PCS and Owner, which shows the cost items assigned to each piece of the work. This keeps the respondents all looking at the cost items the same. We also plan on making the score for the Fee Proposals worth only 10% of the selection total. We want to select the best team for the owner and the project and understand what that team will cost us. The market will keep them competitive.