



## **Spokane Public Library Shadle Branch Expansion**

**State of Washington  
Capital Projects Advisory Review Board (CPARB)  
Project Review Committee (PRC)**

# **Application for Project Approval**

**Submitted by  
Spokane Public Library  
City of Spokane  
October 22<sup>nd</sup>, 2018**

**State of Washington  
Capital Projects Advisory Review Board (CPARB)  
Project Review Committee (PRC)**

**APPLICATION FOR PROJECT APPROVAL  
TO USE THE  
GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)  
CONTRACTING PROCEDURE**

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (font size 11 or larger). Provide no more than six sketches, diagrams or drawings under Question 9

**1. Identification of Applicant**

(a) Legal name of Public Body (your organization):  
**Spokane Public Library**

(b) Address:  
**906 West Main Avenue  
 Spokane, WA 99201**

(c) Contact Person Name:  
**Mr. Andrew Chanse  
 Executive Director, Spokane Public Library**

(d) Phone Number: 509.444.5300  
 Fax:  
 E-mail: director@spokanelibrary.org

**2. Brief Description of Proposed Project.**

The proposed project is a renovation of the existing Shadle Library with an addition of 12,000 sf of new program space onto the existing 17,800 sf which will be remodeled. Shadle is the busiest library of the City of Spokane neighborhood libraries and will require close coordination and phasing with the GC/CM and design team to continue providing a first-class customer experience to the patrons.

**3. Projected Total Cost for the Project:**

**A. Project Budget** (in \$ millions)

Professional Services (AE, CM, Legal Etc.)	\$ 1.74
Construction (including construction contingencies)	\$ 10.68
Equipment and Furnishing	\$ 2.09
Contingencies (design and owner)	\$ 0.79
Sales tax	\$ 0.98
<b>Total</b>	<b>\$ 16.32</b>

**B. Funding Status**

Please describe the funding status for the whole project.

The City of Spokane is running a \$77M general obligation bond which is out to vote in November of 2018. When the bond passes SPL will begin the selection process for the GC/CM as the design team has already been selected as the same team that led the pre-design process with the City and Library staff.

**4. Anticipated Project Design and Construction Schedule**

Please provide:

- The anticipated project design and construction schedule, including (1) procurement; (2) hiring consultants if not already hired; and (3) employing staff or hiring consultants to manage the project if not already employed or hired.  
*(See Attachment B for an example schedule.)*
- If your project is already beyond completion of 30% drawings or schematic design, please list compelling reasons for using the GC/CM contracting procedure.

**Preliminary Project Milestones**

Project Review Committee Process	Oct/Nov 2018
Interview Architects/Hire Architects	Done
Issue GC/CM RFQ/RFP	Dec 2018
Select GC/CM	Feb 2019
Begin Design	Jan/Feb 2019
Begin GMP Negotiation	Oct 2019
Execute GMP	Nov 2019
Begin Construction	Dec 2019
Move-in	July 2021

**5. Why the GC/CM Contracting Procedure is Appropriate for this Project**

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?
- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?  
*Note: Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response you may refer to the drawings or sketches that you provide under Question 9.*
- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?
- If the project encompasses a complex or technical work environment, what is this environment?
- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done? N/A
- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project? N/A

## **The Shadle branch remodel/expansion project meets two statute criteria:**

### **a. The project will require complex scheduling and phasing**

This is a project which is located next to one of the most populated high schools in the city of Spokane as well a well-used public park. This library is also one of the most widely used library in the system. During at least part of the construction process we anticipate the existing building to be occupied.

There is minimal lay down area. Phasing and site circulation plans will require early involvement, and coordination by the GC/CM. Completing detailed preconstruction site safety, phasing, noise and dust mitigation plans is critical to project success while maintaining a healthy environment to serve the constituents.

### **b. Involvement of GC/CM is critical during design**

Involvement of the GC/CM during design is critical for the following reasons:

- As our project competes with several high-profile projects in the Spokane region, having the GC/CM on board will allow the Library to secure their sub-contractors prior to many other projects. Having the GC/CM on board as a team member will help to control costs and increase sub-contractor competition.
- The GC/CM cost estimating and subcontracting expertise will help guide the design within the set budget. The construction market in the Spokane Region is very active. Having the GC/CM as an early team member will provide guidance to move the project forward and mitigate inefficient decisions that could lead to expensive redesign. Our active market allows sub-contractors to be selective about which projects they take on and the GC/CM will help maximize the attractiveness of our project to our subcontracting community.

## **6. Public Benefit**

In addition to the above information, please provide information on how use of the GC/CM contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
- How the use of the traditional method of awarding contracts in a lump sum (the “design-bid-build method”) is not practical for meeting desired quality standards or delivery schedules.
- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest

### **a. GC/CM increases outcome predictability**

Engaging the GC/CM early in the design process increases the likelihood of:

- i. developing a realistic phasing plan,
- ii. cost estimation accuracy,
- iii. strategic subcontractor buyout. Estimating the actual cost of difficult projects in tight quarters can be challenging and could result in unpleasant, late-in-the-schedule surprises for design-bid-build projects.

Selecting and retaining a contractor team of professionals through a qualifications process will help provide the best available construction talent for the project over design-bid-build. We have spoken with 5 local GC/CM contractors who are all interested in this project for several reasons:

- i. To be active with larger scale municipal projects
- ii. OAC Services has a very fair non-complicated process of selecting GC/CM contractors with low barrier to entry for firms.

**b. GC/CM will help ensure customer and staff safety during construction**

The contractor will be responsible to work closely with library staff & the SPL project manager to develop a detailed construction phasing plan defining work areas, safety and sound barriers, traffic routes and work hours. This phasing/safety plan will allow construction to proceed as efficiently as possible while maintaining a safe and healthy environment.

**c. Broader Reach of Qualified Subcontractors**

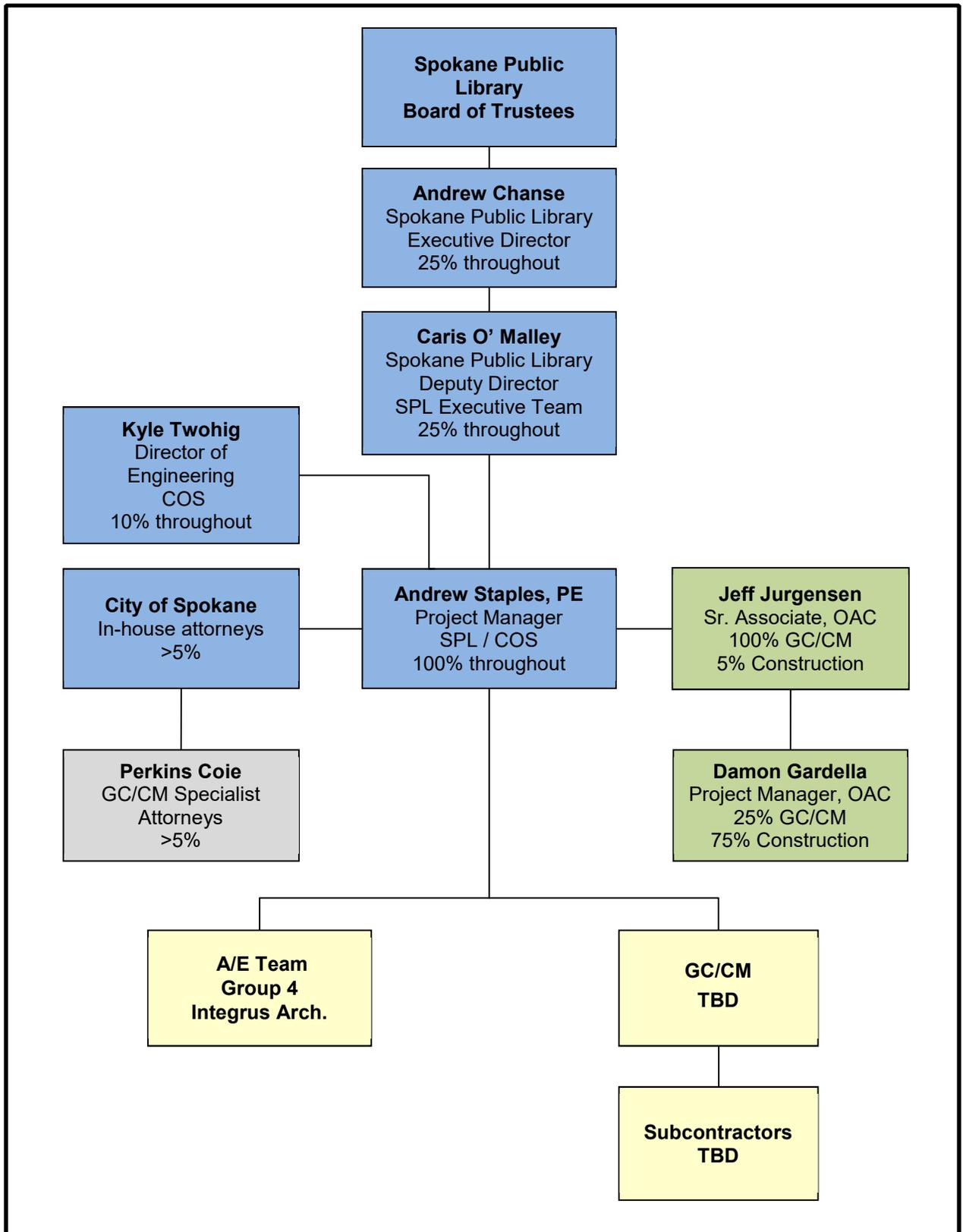
Retaining a contractor via the GC/CM method is much more likely to result in predictable costs and broader subcontractor bid coverage. The GC/CM and SPL project manager can work together to develop a subcontracting plan that meets strict project requirements with local or specialty contractors resulting in increased competition, and if needed pre-qualified subcontractors.

**7. Public Body Qualifications**

Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.
- A **Project** organizational chart, showing all existing or planned staff and consultant roles.  
*Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)*
- Staff and consultant short biographies (not complete résumés).
- Provide the **experience and role on previous GC/CM projects** delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project.  
*(See Attachment D for an example.)*
- The qualifications of the existing or planned project manager and consultants.
- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.
- A description of the controls your organization will have in place to ensure that the project is adequately managed.
- A brief description of your planned GC/CM procurement process.
- Verification that your organization has already developed (or provide your plan to develop) specific GC/CM or heavy civil GC/CM contract terms.

# Project Organization Chart



## **THE PROJECT TEAM**

### **Kyle Twohig, MBA, Engineering Operations Manager, City of Spokane**

Kyle Twohig is the Engineering Operations Manager for the City of Spokane, overseeing both the Design and Construction Management of capital projects. He has over 13 years of experience in construction project management in both the private and public sectors, including Air Force Base Entrances, apartment complexes, CSO, and various street/utility projects. Kyle has overseen and delivered over \$225 million in capital projects with the City of Spokane. Kyle is the director of Engineering Services, the team tasked with providing cost effective designs and responsible construction management for the City's capital infrastructure. He is the department head responsible for this project, and will oversee all aspects of the project. Kyle has been on the City of Spokane's team for three of the approved alternative delivery projects, including lead two of the GC/CM projects.

### **Mr. Andrew Chanse, Executive Director, Spokane Public Library**

Mr. Chanse has served as the executive director of the Spokane Public Library for the past five years. He has extensive and demonstrative experience of working in the library industry. Mr. Chanse has been the key strategist behind the needs assessment and visioning process for the library renovations. Mr. Chanse has been involved in library redesign projects for both small and medium-sized libraries while working in Arizona. Mr. Chanse will serve in the capacity of ensuring the vision of the community and Board of Trustees is met for the project.

### **Mr. Caris O' Malley, Deputy Director, Spokane Public Library**

Mr. O'Malley has overseen the operations of Spokane Public Library since 2015. With nearly twenty years of library experience, he has a keen understanding of library needs, both present and future. He has experience in the programmatic design of library spaces, specifically for youth. Alongside Andrew Chanse, he has been a key influencer in Spokane Public Library's visioning process. Mr. O'Malley will ensure that the projects stay true to their vision and that they meet the needs of the communities they're intended to serve.

### **Mr. Andrew Staples, Project Manager, City of Spokane**

Mr. Staples will be the overall project lead and retain decision making authority on all matters related to the design and construction as decided by his project team. Mr. Staples and the Spokane Public Library have arranged with the region's top experts to advise him. He will be involved in every aspect of this project and is working to expand the knowledge of the City of Spokane in alternative delivery methods. He is a licensed Civil Engineer who has led the completion of multiple large-scale transportation and building projects. He is currently the project manager for the City of Spokane on the Combined Sewer Overflow 24 and 26 projects which are both Heavy Civil GC/CM projects.

### **Legal Services**

The City in-house attorneys are currently working with Perkins Coie on 4 alternative delivery projects and have contracts developed they will coordinate with Perkins Coie again on the contracts for this project.

### **Mr. Jeff Jurgensen, Associate, OAC Services Inc.**

Mr. Jurgensen and OAC Services Inc. were selected by the Spokane Public Library to directly oversee all aspects of the design and construction of this project. He and OAC will lead the GC/CM selection process through design, construction and closeout.

Mr. Jurgensen has over 26 years of construction industry experience including 18 years as a project management consultant and cost estimator in the Spokane area. His experience includes projects throughout the Northwest using a variety of delivery methods including GC/CM, Design-Build and Design-Bid-Build. He has recently led the very successful GC/CM processes on the Evergreen Middle School & North Pines Middle School as well as the

Opportunity, Sunrise, Chester and Greenacres Elementary Schools for the Central Valley School District

**Mr. David Schnee, Principal Design Director, Group 4 Architecture**

Mr. Schnee is an award-winning planner and designer of public libraries, based in South San Francisco, California. He has led the design of innovative, forward-thinking, and beautiful libraries across the country, from small branches to large, complex main libraries, and worked with Spokane Public Library to lead the development of SPL’s Facilities and Future Service Plan (2016) and Schematic Design for Six Libraries (2018) projects. Through this work he has forged strong relationships with SPL, the Library Board, local architecture firm Integrus, and the Spokane community. Mr. Schnee recently led the expansion design of Dayton Main Library to transform the mid-century modern building into a community destination for 21st century library service. He is currently leading the design of public libraries in Yorba Linda, CA, and consulting on a public library adaptive reuse project in Olathe, KS.

**Mr. Mark Dailey, Principal Designer, Integrus Architecture**

Mr. Dailey is a Principal and owner at Integrus Architecture, P.S., in Spokane. As lead design principal, Mark has been responsible for the design of many of the firm’s most successful recent projects. His talent and design sensitivity, enhanced by his ability to translate client ideas and concerns into building designs, have contributed extensively to the firm’s achievements. Mr. Dailey’s work has been consistently recognized by his peers and industry organizations with local, regional and national design awards. Mr. Dailey has a longstanding collaborative relationship with Spokane Public Library, designing the current South Hill Library, and in 2018 leading the Spokane team of the Schematic Design for Six Libraries project.

**Organizational Controls & Planned GC/CM Process**

We will utilize the same controls and processes utilized on past projects including the most recent GC/CM delivery projects. Preparation of the GC/CM RFP and selection process will be based on the OAC’s internal methods that have been refined over the years, along with the latest lessons-learned items from other projects, including very recent projects at Central Valley School District, Spokane Public Schools, Clover Park School District, and Tahoma School District. OAC also possesses extensive GC/CM experience with Washington State University and the City of Spokane.

We utilize an open selection process in order to promote as much competition as we can within the contracting community.

The City plans to utilize a three-phased GC/CM selection model:

1. Public outreach followed by a Request for Qualifications
  - a. Focusing on relevant experience, proposed team and approach
2. Short list two or three firms for interviews
3. Fee and Specified General Conditions Bidding
  - a. Maximizing a combination of qualifications and value based approach

**8. Public Body (your organization) Construction History:**

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: (See *Attachment E*)

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns

**Listed on the next page.**

Project Name	Project Description	Budget (\$MM)		Delivery Method	Planning Start	Construction Start	Project Completion		Explanation of Budget or Schedule Overruns
		Planned	Actual				Planned	Actual	
<b>Nelson Service Center</b>	Vehicle Maintenance Facility	\$15.0	\$17.0	DB	Jun-2012	Apr-2014	Sep-2015	Dec-2015	Project scope changes requested by City.
<b>Spokane Falls CSO 26 Control Facility</b>	Combined Storm Overflow: Retention Tanks, Flow Control, Flushing Chambers, Electrical and Mechanical Rooms & Misc. Improvements	\$32.0	TBD	Heavy Civil GC/CM	2015	Mar – 2017	Oct -2019	TBD	N/A to date
<b>CSO 24 Control Facility</b>	Combined Storm Overflow: Retention Tanks, Flow Control, Flushing Chambers, Elec. And Mech. Rooms, deep Sewer Conveyance	\$25.0	TBD	Heavy Civil GC/CM	2016	Feb - 2017	Dec -2018	TBD	N/A to date
<b>RPWRF Upgrades Package A</b>	Odor Control System Installations on Primary Clarifiers	\$15.0	\$15.0	D/B/B	Aug-2010	Aug-2010	Apr-2012	Aug-2013	Redesign of Primary Solids Pump Station
<b>Small Projects Package No. 1</b>	Upgrade Primary Clarifier Sludge Pumping System	\$5.0	\$5.0	D/B/B	Sep-2012	Sep-2012	Apr-2014	Sep-2014	Primary Solids Pump Change
<b>RPWRF Upgrades Package B</b>	Upgrade to Digester Gas Handling System	\$8.0	\$7.0	D/B/B	Aug-2013	Jan-2014	Aug-2015	Jan-2016	Includes changes issued to date, finish date projected
<b>City Swimming Pools</b>	Six New Outdoor Swimming Pools and Splash Pads at Various City Parks	\$28.0	\$28.0	D/B/B	Feb-2009	Aug-2008	Jun-2009	May-2010	Phased construction completion, schedule adjusted based on unusual weather
<b>Dwight Merkel Facility (playfield concession facility)</b>	Baseball and Soccer Venue Including Artificial Turf and Amenities	\$11.0	\$11.0	D/B/B	Feb-2008	Nov-2008	Aug-2009	Aug-2009	On time on budget
<b>CSO 34-2 Underhill</b>	Combined Storm Overflow: Retention Tanks, Flow Control, Flushing Chambers, Electrical and Mechanical Rooms & Misc. Improvements	\$10.0	\$8.1	D/B/B	2014	Jan-2014	Sep-2015	Oct-2015	Considered on-time and under-budget-
<b>CSO 34-3- Ray Street</b>	Combined Storm Overflow: Retention Tanks, Flow Control, Flushing Chambers, Electrical and Mechanical Rooms & Misc. Improvements	\$5.6	\$5.1	D/B/B	2013	Oct-2013	Mar-2015	Apr-2015	Considered on-time and under-budget
<b>CSO 10</b>	Combined Storm Overflow: Retention Tanks, Flow Control, Flushing Chambers, Electrical and Mechanical Rooms & Misc. Improvements	\$1.0	\$0.9	D/B/B	2010	Jan-2011	Jun-2011	Aug-2011	On-budget but behind schedule with weather days added
<b>CSO 33-2</b>	Combined Storm Overflow: Retention Tanks, Flow Control, Flushing Chambers, Electrical and Mechanical Rooms & Misc. Improvements	\$3.8	\$5.3	D/B/B	2014	Aug-2014	Nov-2015	Dec-2015	Unknown underground site conditions and City requested additional surface improvements

Project Name	Project Description	Budget (\$MM)		Delivery Method	Planning Start	Construction Start	Project Completion		Explanation of Budget or Schedule Overruns
		Planned	Actual				Planned	Actual	
<b>CSO 6 Phase 1 &amp; 2</b>	Combined Storm Overflow: Retention Tanks, Flow Control, Flushing Chambers, Electrical and Mechanical Rooms & Misc. Improvements	\$7.4	\$7.0	D/B/B	2015	Mar-2015	Jan-2016	Jan-2016	To-date: On-time and under-budget
<b>CSO 38-39-40</b>	Combined Storm Overflow (Combined Sub-basins): Retention Tanks, Flow Control, Flushing Chambers, Electrical and Mechanical Rooms & Misc. Improvements	\$4.8	\$4.5	D/B/B	2010	Oct-2010	Mar-2012	Mar-2012	On time and on budget
<b>CSO 20</b>	Combined Storm Overflow: Retention Tanks, Flow Control, Flushing Chambers, Electrical and Mechanical Rooms & Misc. Improvements	\$4.3	\$3.8	D/B/B	2010	Jul-2015	Jan-2016	Jan-2016	To date: Considered on time and on budget
<b>Lincoln Heights Booster</b>	City water supply booster station including two pump structures.	\$2.20	\$1.80	D/B/B	2011	Apr-2013	Oct-2013	Apr-2014	City allowed winter shutdown
<b>3<sup>rd</sup> Ave Street Rehabilitation</b>	Full Depth Street Rehabilitation, Utilities, Sidewalks	\$2.35	2.3	D/B/B	2013	May-2013	Oct-2013	Dec-2013	Delays due to rock excavation and utility conflicts
<b>Maple-Ash Street Rehabilitation Broadway to NW Blvd</b>	Full Depth Street Rehabilitation, Utilities, Sidewalks	\$5.30	\$4.20	D/B/B	2008	Apr-2008	Sep-2008	Nov-2008	City added \$800k additional work and additional work days to accomplish, still finished under budget

**9. Preliminary Concepts, sketches or plans depicting the project**

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- An overview site plan (indicating existing structure and new structures)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

*Note: applicant may utilize photos to further depict project issues during their presentation to the PRC*  
Attachment A – Conceptual Plans  
Attachment B – Overall Aerial Site Plan

**10. Resolution of Audit Findings on Previous Public Works Projects**

If your organization had audit findings on any project identified in your response to Question 8, please specify the project, briefly state those findings, and describe how your organization resolved them.

**The City of Spokane reports there have been no audit findings on the projects listed in this application.**

**Caution to Applicants**

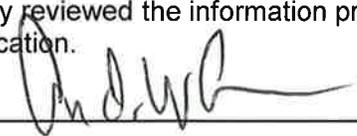
The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

**Signature of Authorized Representative**

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request to use the GC/CM contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM process. You also agree that your organization will complete these surveys within the time required by CPARB

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

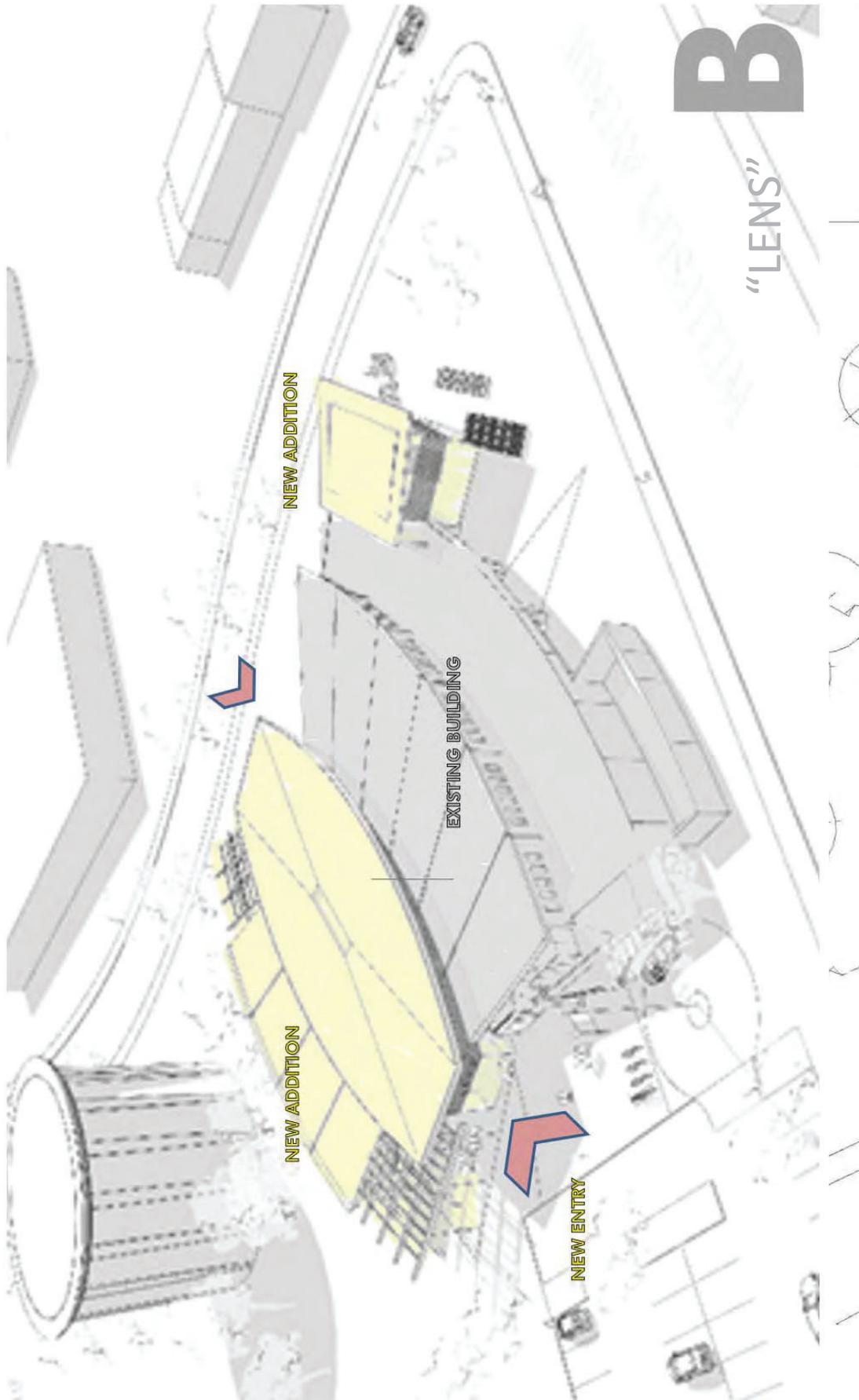
Signature:  \_\_\_\_\_

Name: (please print) Andrew Chanse

Title: Executive Director

Date: 10/16/13

# Attachment - A





Roof Plan

SPI - SHADLE LIBRARY  
06.21.2018

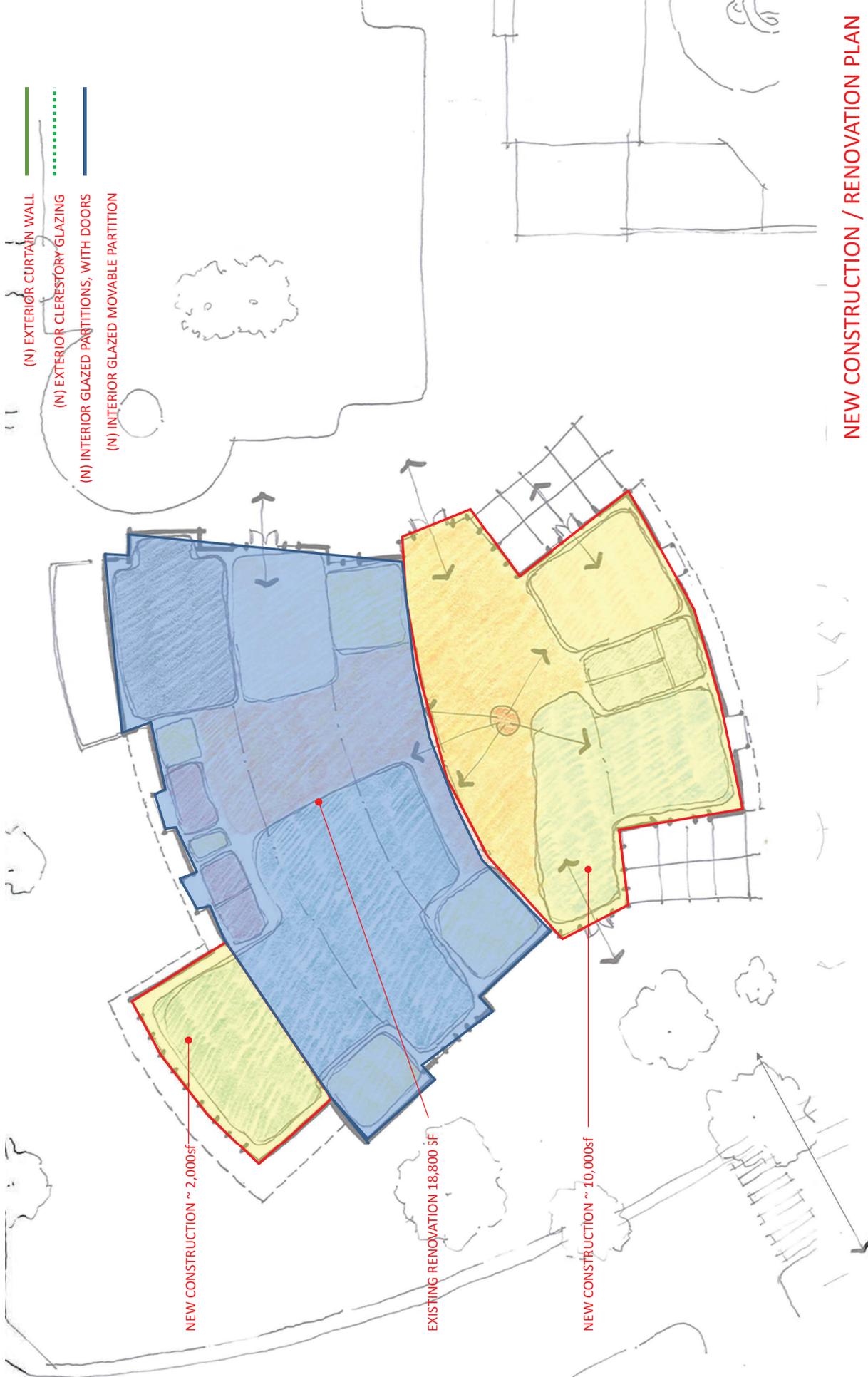
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GROUP 4



ARCHITECTURE



- (N) EXTERIOR CURTAIN WALL
- (N) EXTERIOR CLERESTORY GLAZING
- (N) INTERIOR GLAZED PARTITIONS, WITH DOORS
- (N) INTERIOR GLAZED MOVABLE PARTITION

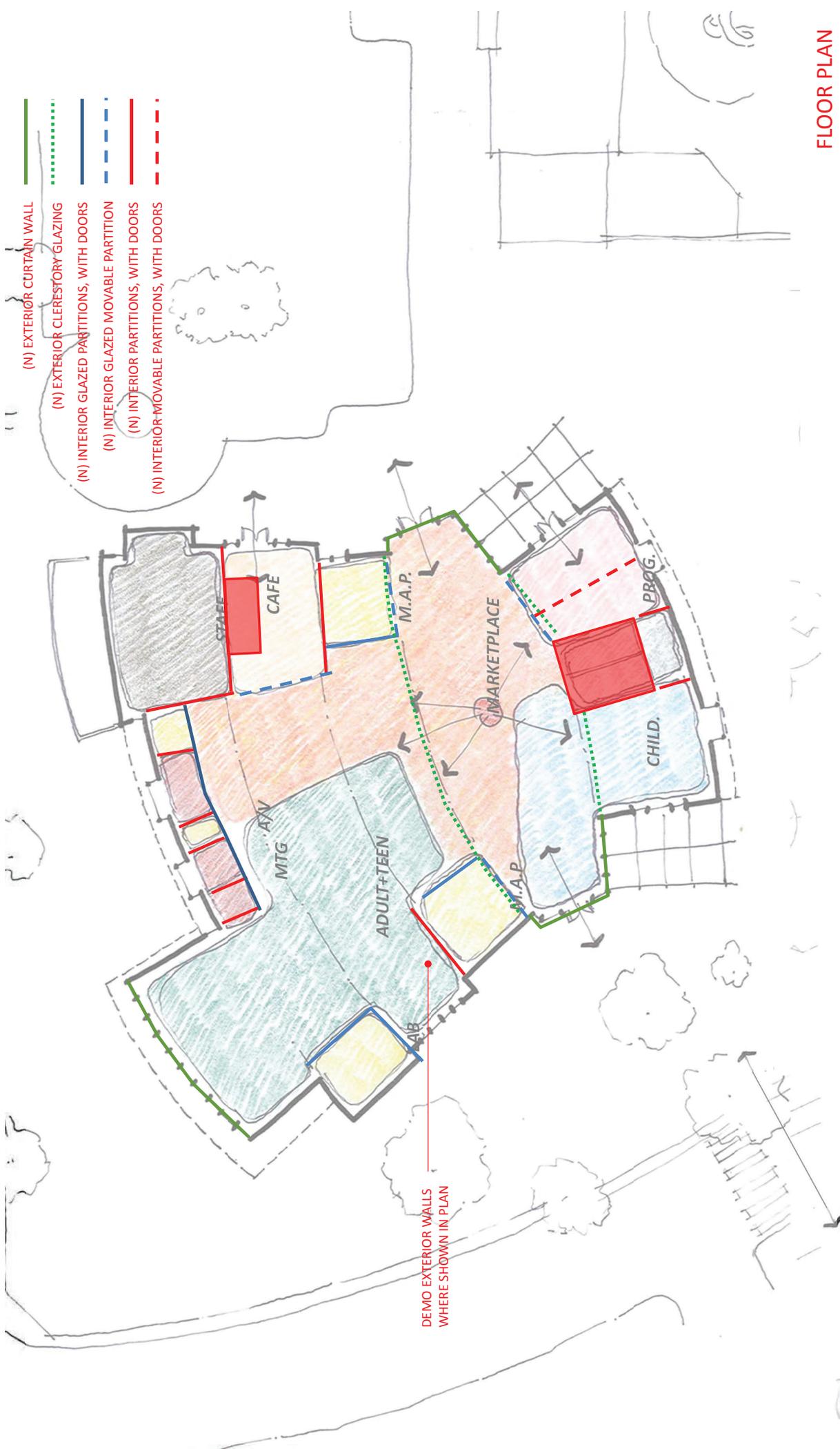
NEW CONSTRUCTION ~ 2,000sf

EXISTING RENOVATION 18,800 SF

NEW CONSTRUCTION ~ 10,000sf

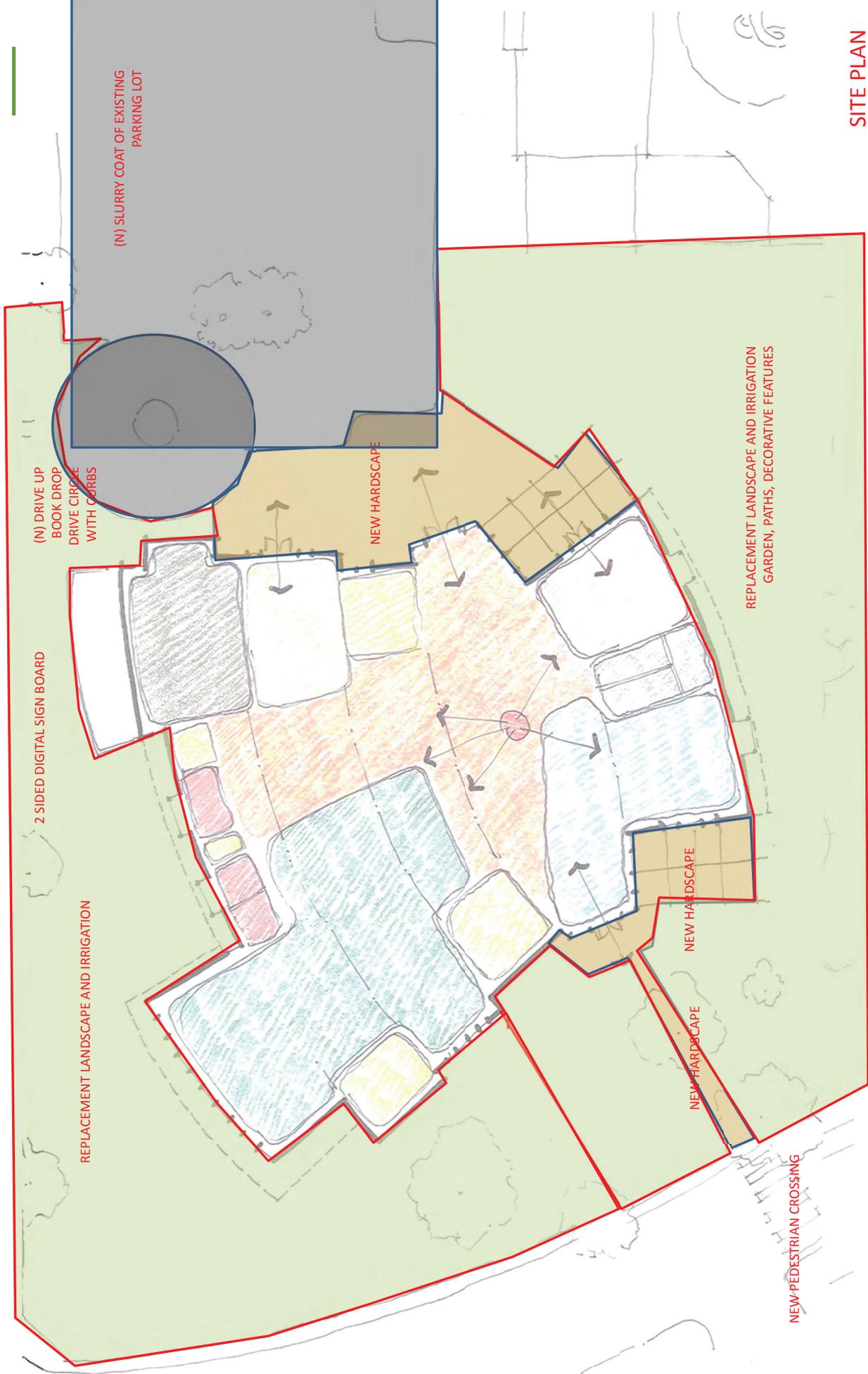
**NEW CONSTRUCTION / RENOVATION PLAN**

- (N) EXTERIOR CURTAIN WALL
- (N) EXTERIOR CLERESTORY GLAZING
- (N) INTERIOR GLAZED PARTITIONS, WITH DOORS
- (N) INTERIOR GLAZED MOVABLE PARTITION
- (N) INTERIOR PARTITIONS, WITH DOORS
- (N) INTERIOR MOVABLE PARTITIONS, WITH DOORS



DEMO EXTERIOR WALLS  
WHERE SHOWN IN PLAN

FLOOR PLAN



(N) DRIVE UP BOOK DROP DRIVE CIRCLE WITH CURBS

2 SIDED DIGITAL SIGN BOARD

REPLACEMENT LANDSCAPE AND IRRIGATION

(N) SLURRY COAT OF EXISTING PARKING LOT

NEW HARDSCAPE

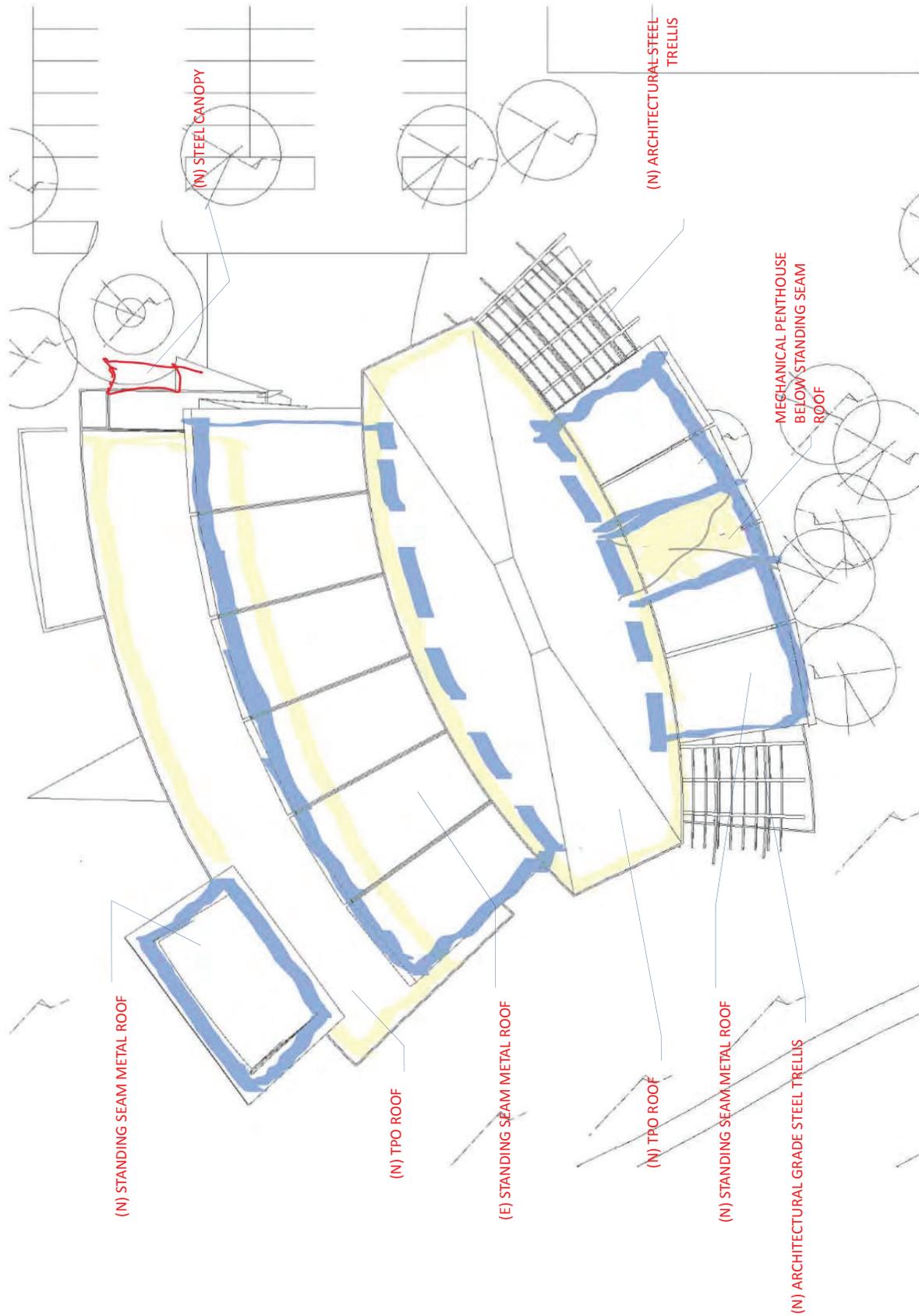
NEW HARDSCAPE

NEW HARDSCAPE

REPLACEMENT LANDSCAPE AND IRRIGATION GARDEN, PATHS, DECORATIVE FEATURES

NEW PEDESTRIAN CROSSING

SITE PLAN



Scale: 1"=30'-0"



Existing Library

Wessley Main East/West traffic



Sha