

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 2022-103

Approving the Library Capital Bond Program Holgate Library FAC-1 Construction Plan and authorizing the County Chair to Execute a Guaranteed Maximum Price Amendment (GMP).

The Multnomah County Board of Commissioners Finds:

- a. The Multnomah County Board of Commissioners (“Board”) previously adopted Resolution 2020-057 on June 25, 2020, authorizing submission to the voters of the County a measure election with the question of contracting general obligation bonded indebtedness in the aggregate principal amount of not to exceed \$387,000,000 to finance capital costs, and repeal certain provisions of Resolution No. 2020-014.
- b. On November 3, 2020, voters approved Measure 26-211 “Bonds to Expand, Renovate, Construct Library Branches, Facilities; Increase Safety,” which authorized the County to issue general obligation bonds to finance capital costs for updating, renovating, constructing, and refreshing libraries across the County.
- c. In June 2021, the County adopted the FY 2022 budget, including \$387,000,000 for the Library Capital Bond Program (LCBP).
- d. In October 2021, through Resolution 2021-079, the Board approved the FAC-1 Library Capital Bond Program Plan, including Program and Project charter and scopes, estimated project costs and schedules, the funding strategy developed in cooperation with the County’s Chief Financial Officer, and design phases.
- e. Pursuant to Administrative Procedure FAC-1 and the Library Capital Bond Program Plan, a Holgate Library GMP has been prepared, including a review of the project goals, design effort to date, sustainability status, DEI (Diversity, Equity, and Inclusion) efforts, the project budget, the project schedule, and next steps.
- f. Bora Architects, Inc., partnered with Colloqate Design, and was selected to perform design services. Project design is now complete and in alignment with programmatic and regulatory requirements.
- g. Swinerton Builders, Inc. was selected as Construction Management/General Contractor (CM/GC) to perform pre-construction services and to negotiate a guaranteed maximum price for construction services, and, if approved by the Board, execute an amendment to the CM/GC Contract authorizing Swinerton Builders, Inc. to proceed with construction of the Project at that price (“GMP Amendment”).

h. In August, the Project received approval from Portland Bureau of Developmental Services for a Type III Conditional Use Review as Case Number File LU 22-132406 CU AD. The Land Use Decision was recorded against the property under filing 2022-089549.

i. The Project budget totals \$27.48 Million, including budget adjustments for broadband support, collections, specialty items, and market escalation. The negotiated guaranteed maximum price for construction services is \$17,083,686.30.

j. The Project Team recommends Board approval of the LCBP FAC-1 Holgate Library GMP Amendment and Construction Phase.

k. Approval of the Plan and GMP Amendment is in the best interests of Multnomah County.

Multnomah County Board of Commissioners Resolves:

1. The Plan is approved and the Project Team is authorized to proceed with the next steps in the construction phase development of the LCBP Holgate Library.

2. The County Chair is authorized to execute a GMP Amendment for the LCBP Holgate Library, together with any amendments or any other ancillary instruments, provided that further Board approval shall be obtained with respect to any modification or amendment that results in a material increase in the obligations of the County or a material decrease in the benefits to the County under the Guaranteed Maximum Price Amendment.


ADOPTED this 8th day of December, 2022.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury, Chair

REVIEWED:
JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Andrew MacKendrick, Sr. Asst. County Attorney

SUBMITTED BY: Tracey Massey, Director, Department of County Assets