

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

**RESOLUTION NO. 2024-111**

Approving the Library Capital Bond Program (LCBP) St. Johns Library Project Plan to Proceed with Construction per Administrative Procedure FAC-1 and Authorizing the County Chair to Execute a Guaranteed Maximum Price (GMP) Amendment.

**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 repealing 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 (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. In relevant part, the Program Plan includes renovation and construction of a new addition to the St. Johns Library (Project).
- E. Pursuant to Administrative Procedure FAC-1 and the Program Plan, the enclosed FAC-1 St. Johns Library Project Plan sets forth a review of Project goals, design effort to date, sustainability status, DEI (Diversity, Equity, and Inclusion) efforts, project budget, project schedule, and next steps (Project Plan).
- F. Bora Architects, Inc was selected to perform design services. Project design is now complete and in alignment with programmatic and regulatory requirements.
- G. Howard S. Wright, a Balfour Beatty company, 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 Howard S. Wright to proceed with construction of the Project at that price (GMP Amendment).

- H. In June 2024, the Project received approval from Portland Bureau of Development Services for a Type II Decision as Case Number File LU 24-020748 DZM. The Land Use Decision was recorded against the property under filing 2024-038720.
- I. The Project budget totals \$13.3 Million, including budget adjustments for the broadband support, collections, site specific conditions, and market escalation. The negotiated guaranteed maximum price for construction services is \$8,951,932.
- J. The Project Team recommends Board approval of the Project Plan and the GMP Amendment.
- K. Approval of the Project Plan and the GMP Amendment is in the best interests of Multnomah County.

**Multnomah County Board of Commissioners Resolves:**

- 1. The Project Plan is approved and the Project Team is authorized to proceed with construction of the Project in accordance with the Project Plan.
- 2. The County Chair is authorized to execute the GMP Amendment for the LCBP St. Johns Library Project, 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 19th day of December, 2024.**

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON



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Jessica Vega Pederson, 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/CIO