

Henderson District Public Library

55 WATER STREET
HENDERSON, NEVADA 89015
PHONE (702) 565-8402

The Trustees meeting of the Henderson District Public Library was continued on February 12, 1986. Present were Patricia Geuder, Rosa Herwick, Julia Wesson and prospective Board members , Tony Alotta, Ross Cook and Dr. Jan Bennett. Janet Clark also attended.

The meeting began at 6:05 p.m.. The minutes of the previous meeting were approved. Motion made by Ms. Geuder, seconded by Rosa Herwick. Motion carried. Ms. Wesson introduced the prospective Board members and explained the duties of a Library board member. The political climate was explained and the needs of the Library as the board is attempting to get support for a new Library building. All three gentlemen seemed interested and the board explained that they would make a decision and let them know at a later date.

Ms. Herwick moved that the bills be approved and signed. Ms. Geuder seconded the motion. Motion passed.

Ms. Herwick reported on the trip she and Ms. Clark made to deliver the application to Carson City for State funds for the new library building project. Ms. Herwick stated that the only questions asked on our application were about the architects fee (considered to be high) and about Mr. Rusk's narrative explaining his costs. They

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ask that both areas be clarified. Also, Ms. Clark stated that the State Library had called her on the morning of February 12, 1986, and requested the usage of the 4.236 acres leased to the Library for the new building. They needed the square footage used just for library parking and common areas explained - in other words, a total explanation by square foot showing that the total 4.236 acres is only going to be used in the library project and that the City hall project is not going to spill over into our land match. Mr. Rusk was contacted and asked to obtain these figures and deliver them to Ms. Buckley as soon as possible.

Ms. Herwick stated she felt a thank you letter to all the people who supported the library project, including city hall, be sent by Ms. Clark.

Ms. Herwick stated that she felt we should have two letters of opinion of value for the property that the library is now sitting on - this should be done by two land evaluators and be completed before the Library Council Meeting which will be held on February 28, 1986.

It was suggested that the next meeting be held on February 26, with Mr. Rusk to be invited to attend to be sure we have everything needed for the Council meeting.

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Ms. Geuder moved to adjourn the meeting. Mg. Herwick
seconded. Motion carried. Meeting adjourned at 7:50 p.m..

Respectfully submitted,

A handwritten signature in cursive script that reads "Janet Clark". The signature is written in dark ink and is positioned below the typed name.

Janet Clark
Acting Director.



STANDARD FORM OF AGREEMENT
BETWEEN OWNER AND ARCHITECT
AS MODIFIED

PROJECT: HENDERSON DISTRICT PUBLIC LIBRARY

The following is a breakdown of architectural, engineering, and building consultant professional fees. The basic architectural services and responsibilities include normal structural, mechanical and electrical engineering services. This fee of \$175,000 is based on a project compensation worksheet utilized by ARCHTEC, Inc., for all development of estimating basic service fees. It includes project by phase, in-house personnel, expense by total hours and total dollars for principals and classified employees, defined by direct salary expense, direct personnel expense, indirect expense, overhead, other non-reimbursable direct expense, outside services expense contingency, which in this project is zero and profit. The total proposed compensation is \$175,000, for basic services.

The modified agreement also includes Geotechnical, on-site civil, additional structural for pedestrian walkways, retaining walls and cooling tower pond, on-site plumbing for the remote system. Hardscape design for plaza barriers, landscape architecture as required by ordinance, accoustical, specialty exterior lighting and full-time architectural project representation during the construction phase. This is not construction management that would be recommended for public funded projects that exceed five million dollars. This additional outside consulting fees are \$100,000.

The third additional expense to the architect and his consultants is Errors and Omissions Policy Premiums. In the Standard Form of Agreement under Article 5 "Reimbursable Expenses" 5.1.6 expense of any additional insurance coverage or limits including professional liability insurance requested by the owner in excess of that normally carried by the architect and the architect's consultants is reimbursable. In the modified agreement that Article section has been struct and modified. In fiscal year 1984 - 85 ARCHTEC, Inc.'s E & O premium for \$250,000 limit was \$4,300. Our quote for \$1,000,000 was \$6,400. In fiscal year 1985 - 86 our premium for the \$1,000,000 limit required by both the City of Henderson City Hall project and the Henderson District Public Library project is \$35,000. This increase of 817 percent is similar for all of the responsible consultants whose services are required on these projects. The additional insurance premiums for these two projects for two years exceed \$250,000. Any additional projects would require additional riders and premiums for the same specialty insurance coverage.

We have placed a ceiling of \$75,000 for the two year period for the Library Project specifically taking the risk that the premiums will not increase in fiscal year 1986 - 87.

The total compensation in the modified agreement is \$175,000 for basic services, \$100,000 for additional services, and \$75,000 for additional insurance premiums.

Utilizing the same consultants on both projects has produced a cost savings to both proposed projects.