



# City of Grand Island

Tuesday, October 19, 2004

Study Session

## Item -2

**Update on Library Facility Renovation/Expansion Project**

Staff Contact: Steve Fosselman

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*INTEROFFICE MEMORANDUM*

*Working Together for a  
Better Tomorrow, Today.*

**DATE:** October 19, 2004

**TO:** Mayor, City Council, City Administrator

**FROM:** Michael P. Kneale, President Library Board of Trustees

**RE:** Update on Library Facility Renovation/Expansion Project

**ITEM #:** 2

**PRESENTER(s):** Steve Fosselman, Library Director  
Michael P. Kneale, President Library Board of Trustees

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Past reports to the City Council have set the stage for a proposed renovation/expansion of our current library facility. Since the passage of the ½ % sales tax issue in May 2004, I am happy to report considerable progress in our planning efforts.

A Library Facility Committee has been formed and in its meetings to date has reviewed this project including professional consultants' studies; i.e. David Smith's Space Needs and Alternatives Study (Final Update Report, May 2004) and Clark Enersen Partners' Phase I Study (February 2001). As a result we are still proceeding with the plans we laid out at the November 25, 2003 Study Session to renovate/expand our facility from its current 25,000 square feet to approximately 50,000 square feet. This project will necessitate the closure of Washington Street between 2<sup>nd</sup> and 3<sup>rd</sup> Streets utilizing the block west of the library for parking.

The Library Facility Committee has established three major objectives for its work: 1) Architect selection; 2) Development of a building program; and 3) Overview throughout design, construction, and post-construction.

1) A decision was made to re-issue an RFP for architectural services since so much time has passed since the Phase I study. We have been working with City Attorney Doug Walker on the committee's preference for a design-build process instead of the traditional design-bid-build. A major benefit of design-build is that a contractor architect and engineer will usually coordinate their efforts to make a proposal which will usually promote efficiency and compatibility among the individuals and companies that are making the proposal. Greater efficiencies also usually result in proposals that will be less costly than in a traditional design-bid-build process. This is especially important because it is essential for the City to stay within the \$7,000,000 allocated for this project. This may or may not affect the ultimate size of the building. Issuance of this RFP is pending City Council action on the creation of a Grand Island Facilities Corporation.

2) The committee recommended that Library Director Steve Fosselman receive training in the use of specific software in order to produce a Library Building Program which can be used with the selected architect in assigning specific space allocations within this expanded facility. Mr. Fosselman has received this training and is currently

writing the Building Program. Once an architect is selected the committee will approve a final draft of the program and work will commence with the architect.

3) With Mr. Fosselman as project director throughout design, construction and post-construction, the committee will meet regularly to review progress and make changes as necessary.

The Library Board of Trustees remains committed to continual review of this project as well. I am happy to answer any questions you might have at the October 19<sup>th</sup> City Council Study Session.

### **Library Project Milestone Review and Projections**

1997	Library Strategic Plan identified need for future expansion of library facilities
2000	Building Consultant David Smith produced initial "Space Needs and Alternatives Study"
2000	Community Survey conducted to gauge use of and interest in library services
2001	Library Feasibility Committee formed with citizen representation to determine feasibility of expanding library facilities
2001	Clark Enersen Partners' Phase I Feasibility Study concluded
2002	Short term renovations concluded to provide computer lab and study room services
2003	Library Board held monthly post-renovation public meetings to update plans for future expansion
05/2004	½ % Sales Tax issue approved with library project included
05/2004	David Smith issued final Space Needs and Alternatives Study report with updated findings
11/2004	RFP issuance
12/2004	City Council approval of architect
01/2005	Library Building Program document approval and work commences with architect
07/2005	Conclusion of Design phase of project
09/2005	Construction documents finalized and construction commences
12/2006	Construction completed