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# City of Grand Island



**Tuesday, October 19, 2004**

## **Study Session Packet**

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**City Council:**

**Carole Cornelius**

**Peg Gilbert**

**Joyce Haase**

**Margaret Hornady**

**Robert Meyer**

**Mitchell Nickerson**

**Don Pauly**

**Jackie Pielstick**

**Scott Walker**

**Fred Whitesides**

**Mayor:**

**Jay Vavricek**

**City Administrator:**

**Gary Greer**

**City Clerk:**

**RaNae Edwards**

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**7:00:00 PM**

**Council Chambers - City Hall**

**100 East First Street**

**Call to Order**

**Pledge of Allegiance**

**Roll Call**

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## **A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS**

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

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## **B - RESERVE TIME TO SPEAK ON AGENDA ITEMS**

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

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## **MAYOR COMMUNICATION**

This is an opportunity for the Mayor to comment on current events, activities, and issues of interest to the community.



# City of Grand Island

Tuesday, October 19, 2004

Study Session

## Item -1

**Discussion Concerning Public Building Commission**

Staff Contact: Doug Walker

# Council Agenda Memo

**From:** Douglas R. Walker, City Attorney  
**Meeting:** October 19, 2004  
**Subject:** Grand Island Facilities Corporation  
**Item #'s:** 1  
**Presenter(s):** Douglas R. Walker, City Attorney

## Background

At the election on May 11, 2004, the voters approved an additional one-half cent sales tax for the City of Grand Island. The measure mentioned several projects for which the additional sales tax revenue would be used, including an addition to the City Library, Fire Station #1, and a Law Enforcement Facility. To facilitate the construction of these facilities the City is proposing that a non-profit corporation be established.

## Discussion

Administration is recommending that the City establish the Grand Island Facilities Corporation. This corporation would be authorized to issue tax exempt bonds to construct facilities and would be authorized to do lease purchase arrangements with the City of Grand Island. The City would lease the facilities from the non-profit corporation and the lease payments would coincide with the payment of the bonded indebtedness. Once all of the bond payments were completed by the non-profit corporation, the City would then own the facility.

Establishing the non-profit corporation would create several advantages for the City. One advantage would be that a subsequent vote of the people would not be required for the non-profit corporation to issue tax exempt bonds. The ballot language that was approved in May specifically mentioned that the Library, Fire Station #1, and Law Enforcement Center were projects for which the half cent sales tax revenues would be committed. Having further elections would create unnecessary delays and additional expenses.

Another advantage that the non-profit corporation may have is that it would have greater flexibility in contractual arrangements with contractors and other professionals in the building industry when making arrangements for the construction of the facilities. This should enhance the City's ability to contain costs on the facilities that would be built using the additional sales tax monies by looking at other alternatives to the traditional

design/bid/build process which could result in substantial savings when constructing public facilities.

## **Alternatives**

The concept of establishing the Grand Island Facilities Corporation is presented to the City Council in a Study Session to allow for any questions to be answered and to create a greater understanding of the issue at hand.

It is the intent of City Administration to bring the issue to a future council meeting for the establishment of the Grand Island Facilities Corporation.



# 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