



MEMORANDUM

To: Mayor and City Council

From: Vicki Chiavetta, Director of Library Services

Date: April 14, 2014

Reference: Consider approval of an agreement with Hidell Associates Architects for design services related to the expansion and renovation of the William T. Cozby Public Library in the amount 9.5% of the construction and furnishings cost, and authorizing the City Manager to sign necessary documents.

2030: Community Wellness and Enrichment: Community Gathering Places, Community Education Programs and Support of Top Quality Schools
Sustainable City Government Strategy: Excellent and Well-Maintained City Infrastructure and Facilities

Introduction:

An expansion and renovation of the Coppel Public Library has been discussed by the community and the Library Board since the adoption of the Coppel 2030 plan in 2009. A feasibility study completed in 2010 along with a survey done in 2012 reinforced the above objectives in the 2030 plan to expand the library and provide more gathering places, meeting rooms, services for the business community and support of the CISD.

Analysis:

Library staff were directed to select a firm to provide the City with a building program, cost estimate and design services for the project. Requests for Qualifications were solicited and, following a ranking and interview process, Hidell Associates Architects were selected to conduct an initial programming and conceptual design process. This process is now complete and the library wishes to retain Hidell Associates to provide full design and construction documents to move forward on the project. Hidell Associates are a highly respected architectural firm whose works include over 200 library projects.

The contract for services includes the schematic design, design development, construction documents, bidding phase and construction phase. The cost of the Design, Documentation and Contract Administration is 9.5% of the construction and furnishings cost not to exceed \$477,185 without authorization from the Owner. The architect's contract was presented to and approved by the CRDC on April 7, 2014.

Legal Review:

This item was reviewed by David Dodd on 4/2/2014.

Fiscal Impact:

The Library Expansion was included in the recent election to reauthorize and extend the use of the 4b Sales Tax. Elements included in the construction that are identified as 4b eligible would be funded by the 4b Sales Tax. Approximately 70-75% of the project is expected to be eligible. The remainder of the funding can be provided by Undesignated General Fund balance or from the issuance of Certificates of Obligation.

Recommendation:

The Library Department recommends approval of this item.