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City Manager's Office

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TO: Mayor and Ames City Council

FROM: Lynne Carey, Interim Library Director, and Steven L. Schainker, City Manager

DATE: September 7, 2012

SUBJECT: Library Renovation Project Update

The Library Board of Trustees has been moving forward on the steps necessary to begin the renovation and expansion of the existing building. Because of the complexity of the project, staff would like to provide an overview of the current status and upcoming activities.

Temporary Locations

- On September 1, the Library took possession of auxiliary space at 809 East Lincoln Way. The space will be leased for 24 months for bookmobile parking, graphics office, storage, and book sales.
- On September 11, the City Council will consider setting September 25 as the date for the public hearing and approval of the lease for spaces at 620 Lincoln Way. This lease will be for the former Hastings and Harrison Sports spaces and will be used for the temporary public library and staff offices.

Delegation of Authority

- On September 20, the Library Board of Trustees will consider delegating authority for the public bidding process to the Office of the City Clerk and the Purchasing Division for the project. To date, City and Library staff have worked closely together to coordinate the legally-required steps for this complex capital improvement project. At this point in time, the Library Board feels that it is the best interest of the Library to formally avail itself of the expertise being provided by the City.

Budget and Cash Flow

- Construction documents completed to the 90% level have been received from the Library's architect and are in the process of being reviewed. Finalization of the review and the determination of bid alternates for the project are now taking place.
- Library staff will present an update of the budget and anticipated cash flow on September 25.

Anticipated Upcoming Contracts

- Printing and distribution of construction documents (for Library Board consideration)
- Asbestos and Lead-based Paint Abatement (for City Council consideration)
- Renovation and Expansion Project (for City Council consideration)

Proposed Project Timeline

Date	Action
9/11/2012	City Council considers plans and specs, sets bid due date and date of hearing for the Abatement Project
9/20/2012	Library Board considers designating the Office of City Clerk and Purchasing Division to act as its agents for management of bids
9/25/2012	City Council considers approval of lease for 620 Lincoln Way
10/9/2012	City Council considers approval of preliminary plans and specs, sets bid due date and date of hearing for the Renovation and Expansion Project
10/11/2012	Abatement Project bids due
10/18/2012	Library Board considers bids for Abatement Project, recommends award of contract to the City Council, contingent upon receipt of responsive bids (on Nov. 15) within budget for Renovation and Expansion Project
10/23/2012	City Council holds public hearing and considers award of the Abatement Project, contingent upon receipt of responsive bids (on Nov. 15) within budget for Renovation and Expansion Project
11/15/2012	Renovation and Expansion Project bids due
11/27/2012	City Council considers approval of contract and bond for Abatement Project; holds public hearing and considers award of the Renovation and Expansion Construction Project
12/11/2012	City Council considers approval of contract and bond for Renovation and Expansion Project



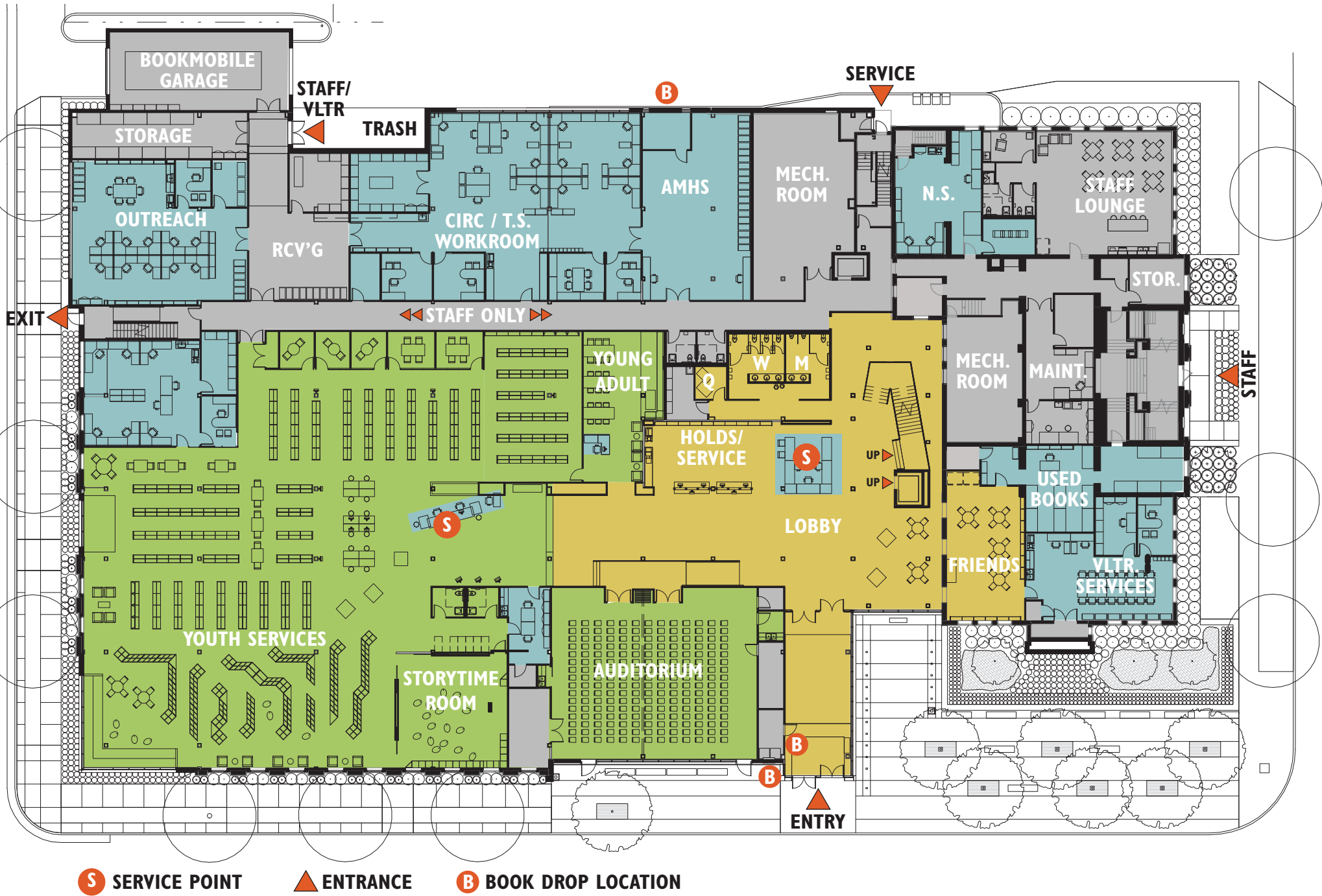
Ames Public Library
June 21, 2012



Ames Public Library Design Development Presentation

June 21, 2012

level one plan



level two plan

