

COUNCIL ACTION FORM

SUBJECT: AMENDING THE FY 2009/10 LIBRARY CAPITAL IMPROVEMENT PLAN (CIP) TO FINANCE CHANGE ORDER #1 FOR THE LIBRARY EXPANSION FEASIBILITY STUDY

BACKGROUND:

Funds for external repairs to the Library building in the amount of \$82,900 are included in the City's Capital Improvement Plan for FY 2009/10. The funds were originally intended for roof repairs, masonry restoration, and window re-glazing at the Library. It seems prudent to defer some external building repairs at this point, however, pending the outcome of the Library building expansion project plans.

In January 2009, the Library entered into a contract with the architectural firm, Meyer Scherer & Rockcastle, LTD. (MS&R), to conduct a feasibility study of whether the community would support the expansion of the current Library, or its relocation. The total contract cost was not to exceed \$306,000. In anticipation of this, budget amendments had previously been approved authorizing \$250,000 to be drawn from the Vera Jane Thompson library bequest (\$100,000 for FY 2008/09 and \$150,000 for FY 2009/10). On February 10, 2009, the City Council approved an amendment to the FY2008/09 Library CIP for the use of \$51,000 in unspent project funding to cover the balance of the contract cost for the building expansion feasibility study.

The Library Board of Trustees is now requesting an additional contract amendment that permits up to \$51,000 in additional funding from the Capital Improvement Plan for FY2009/10 be assigned to the project for Change Order 1 to the contract with MS&R, which allows for an extension of the concept design phase.

It is unknown at this time whether the Library may need to move forward in the future with any of the maintenance items and repairs being asked to be deleted from the 2009/10 CIP in this request. A great deal depends upon whether the public will approve a bond issue for a relocation or expansion of the Library, and how long that would take to complete, should a bond issue be approved. By approving this budget amendment request, the Council **would not** be committing to move the deleted projects into future years of the CIP. **If a new Library (or an expansion of the current site) is not approved by the voters, the work originally anticipated for completion with these funds would then need to be re-prioritized with other projects currently budgeted in the 2010 through 2014 timeframe.**

If the voters do approve a relocation or expansion of Library facilities, then the maintenance and repair projects deleted by these two amendments (totaling \$102,000) would be made a part of the bond referendum as preparation for the expansion or reuse of the current structure.

ALTERNATIVES:

1. The Council may approve an amendment to the FY 2009/10 Library CIP budget, deleting \$51,000, and reallocating these funds to the Library Expansion Feasibility Study project budget. These funds will then be spent on Change Order 1, in an amount not to exceed \$51,000, for extension of the concept design phase of the Library Expansion Feasibility Contract with MS&R. The deleted repair and maintenance projects would then be included in a planned bond issue for the expansion or relocation of the Library.
2. The Council may deny the request, and direct the Library Board of Trustees to explore other options for funding the contract amendment with MS&R, other than the use of current CIP budgeted funds.

MANAGER'S RECOMMENDED ACTION:

The Library Board of Trustees has determined that it is in the City's best interest to extend the time for public comment and input as it relates to the Library Expansion Feasibility Study. This request is supported by the Historic Preservation Commission as it reviews the proposals. In extending the time which the consultant spends on public presentations and meetings, the total cost of the contract will be increased. This has led to a change order in an amount not to exceed \$51,000.

Earlier, the Council revised the Library CIP to provide \$51,000 in funding for this project, and is now being asked to allow this same amount to again be shifted to the expansion study. This action will result in a total of \$102,000 redirected from Library maintenance and repair projects to the study. **It is important that the maintenance of the existing building not be neglected as a result of the increasing expenses for the expansion study. Therefore, the deleted projects should be restored in any bond issue which would be presented to the voters for approval.**

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the amendment to the Library CIP, and reallocating \$51,000 to the Library Expansion Feasibility Study budget. The total of the deleted maintenance and repair projects would then be included in any future bond issue.