

COUNCIL ACTION FORM

SUBJECT: RENOVATION AND EXPANSION OF THE AMES PUBLIC LIBRARY

BACKGROUND:

Work done by Library staff and the architectural firm of Meyer, Scherer, and Rockcastle, LTD, over the last seven months has resulted in the design of a modern, efficient, functional, flexible, beautiful library for the citizens of Ames. Along with a new façade that juxtaposes the old and the new, the building includes an inviting, two-story lobby atrium where daylight will illuminate the walls of the original library built in 1903. The children's area and a dedicated space for teens will occupy the first floor, while adult collections, browsing, and study areas will be housed on the upper level. The plans call for eight study rooms, four meeting or seminar rooms, and a spacious new auditorium. Efficiently designed staff work areas are laid out at the rear of the building, along with a drive-through garage for the bookmobile.

The construction estimate is \$14.1 million. In addition to the essential elements of the project, the contract documents identify bid alternates that may be included, depending on the results of the bids and the receipt of additional private donations.

The Library Board of Trustees has committed \$1,085,000 in bequest funds to this project to continue to pay for architectural services, begin geotechnical and surveying work, conduct a preliminary environmental hazard assessment, and engage a construction advisor. An additional \$500,000 has been received in private donations. Last month, the Finance Department sold \$4.5 million of the \$18 million General Obligation Bonds approved by referendum in November 2011.

The Library Board of Trustees affirmed its intent to proceed with the construction phase of this project at its meeting on September 19. Since the project timeline requires award of the construction contract before all bond funds for the project become available for use by the Library Board, and because the Offices of the City Clerk and City Purchasing Department offer expertise in managing the public bidding process, the Library Board adopted a resolution to delegate its contracting authority for public improvements for the Renovation and Expansion Project to the City Council.

Therefore, the Library now requests Council to approve the preliminary plans and specifications for the Renovation and Expansion of the Ames Public Library; issue a Notice to Bidders; and set November 15, 2012, as the bid due date and November 27, 2012, as the date of public hearing and award of contract.

ALTERNATIVES:

1. Approve the preliminary plans and specifications for the Renovation and Expansion of the Ames Public Library; issue a Notice to Bidders; and set November 15, 2012, as the bid due date and November 27, 2012, as the date of public hearing and award of contract.
2. Do not approve plans and specifications at this time.

MANAGER'S RECOMMENDED ACTION:

The preparation of construction documents for an expanded and renovated Library is the culmination of a process that was initiated nearly a decade ago. By approving plans and specifications and establishing a bid timeline, it will be possible to move forward with the project overwhelmingly approved by the voters in 2011, and in accordance with the timeline established on February 28, 2012, when the Phase II contract with the architect was approved.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving preliminary plans and specifications for the Renovation and Expansion of the Ames Public Library; issue a Notice to Bidders; and set November 15, 2012, as the bid due date and November 27, 2012, as the date of public hearing and award of contract.