



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 6/21/04

Communication

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Roll Call

No.:

Submitted by: Kay K. Runge, Library Director

SUBJECT—

Memorandum of Understanding between the Des Moines Public Library, the Des Moines Public Foundation, and the City of Des Moines.

SYNOPSIS—

The City Council of the City of Des Moines, the Board of Trustees of the Des Moines Public Library, and the Board of Directors of the Des Moines Public Library Foundation have determined that this is the appropriate time for them to formalize the payment structure of the Des Moines Public Library 10 Year Facilities Plan, which includes the construction of the New Central Library Project, renovations of branches, and construction of the SE Library.

FISCAL IMPACT—

The City agrees to fund the Plan with \$20 million from the City's Capital Improvement Program:

FY02 -\$ 386,667

FY03 -\$ 1,101,987

FY04 -\$ 4,111,355

FY05 -\$ 5,100,000

FY06 -\$ 2,586,250

FY07 -\$ 345,000

FY08 -\$ 2,168,750

FY11 -\$ 4,200,000

The Des Moines Public Library Foundation is to contribute \$23 million, and Polk County agrees to provide Vision Iowa funding to the City in the amount of \$5 million in support of the project. The Facilities Plan project totals \$48 million. This \$48 million does not include operating and maintenance expenses. Those amounts have not been determined at this time.

RECOMMENDATION—

Receive and File

BACKGROUND—

On November 4, of 1997, the Board of Trustees of the Des Moines Public Library retained Providence Associates to conduct a facilities needs assessment, develop a long-term library facilities plan and a building program for the Central Library and for the branch libraries.

On January 31, 2000, the Facilities Needs Assessment Report was formally presented to and received by Library Board of Trustees.

On February 13, 2000, the Library Board established a board committee to schedule a series of Facilities Needs Assessment report presentations to various Des Moines groups.

On March 6, 2000, the City Council adopted the City's FY 2000-01 / 2005-06 Capital Improvement Program, therein pledging \$500,000 in the Building Program Development and Schematic Design Capital Improvements Program (CIP) project to: identify the physical space required for the construction of a New Central Library, the remodeling of all branches, and construction of a new SE Regional Library; identify the costs of constructing that space; and produce schematic designs and architectural models representing preliminary plans.

On December 12, 2000, the Library Board voted to convey its support of the Facilities Needs Assessment Report to the Des Moines City Council, recommending that the Council authorize city staff to move forward with the plan making the construction of a new Central Library the first priority and with improvements to regional and branch libraries being prioritized as described in the plan, recommending that the current Central Library be preserved, and requesting the City Council to form a committee to select an architect for the new Central Library.

On January 22, 2001, the City Council heard a formal presentation by Library Board members and Library staff regarding the Library Facilities Plan, whereupon the City Council voted to implement the Plan by authorizing the formation of an architect selection committee, but did not obligate the City to fund the Plan.

On July 10, 2001 the Library Board approved the formation of the Des Moines Public Library Building Committee. The committee will be made up of representatives from the Des Moines Public Library Foundation, the City, and the Library Board of Trustees with the Library board having the ultimate responsibility.

On September 11, 2001, the Library Board approved David Chipperfield as project architect and The Weitz Company as project construction manager for the New Central Library Project, and authorized the retention of Faegre & Benson as outside counsel to assist in the drafting and negotiation of architect and construction manager contracts.

On October 31, 2001, the Library Board approved and authorized execution of the architect contracts with David Chipperfield and Herbert Lewis Kruse Blunck, and of the construction manager contract with The Weitz Company.

On March 2nd, 2001, the City Council of the City of Des Moines, pursuant to Roll Call 01-643, adopted the City's FY 2001 / 2002 budget, therein identifying its commitment to provide funding of \$20,000,000 for New and Expanded Facilities in the 2001-02 / 2006-07 Capital Improvements Program for Library improvements.

On August 2, 2002, the Board of Directors of the Library Foundation approved the issuance of a check to the City of Des Moines in the amount of \$275,963.61 in support of certain activities being undertaken pursuant to the Library Facilities Plan.

On August 7, 2002, the Board of Trustees of the Library Foundation voted to approve the strategic design concept for Central Library, including an increase in funding needs to \$23 million to be raised by the Foundation.

On August 8, 2002, the Library Board approved the schematic the design for the New Central Library Project.

On April 1, 2003, Polk County, Iowa executed an Agreement - County Grant for the Des Moines Downtown Library with the City, pursuant to which the County agreed to provide Vision Iowa funding to the City in the amount of \$5,000,000 in support of the New Central Library Project, payable in six periodic installments commencing on December 1, 2002 and ending on April 1, 2005.

The City has to date paid all billings submitted by the architects and construction manager on the New Main Library Project, using City CIP bond funds, and the funds contributed by the Library Foundation and Polk County.

Bid documents for the bid packages for the New Central Library Project, have been completed and were approved the Board.

Representatives of the City, the Library and the Library Foundation have negotiated the terms of this Memorandum of Understanding with Respect to the Funding of the Des Moines Public Library 10 Year Facilities Plan.