New Central Library

Design Team Selection Process

March 20, 2008
Design Team Selection

• Consultant selection process will occur in three phases
  - Statement of Qualifications evaluation
  - Evaluation Panel interviews
  - City Council presentations
Phase I

- Standard Request for Qualifications will be issued
- Evaluation Panel will be composed of COA staff
- Statements of Qualifications will be scored against a modified set of RFQ Evaluation Criteria
- Approximately five design teams will be selected for Phase II
Phase I ~ Evaluation Criteria

- Modified Criteria are based on standard Consultant Selection Matrix
- Primary Changes:
  - Addition of evaluated position of "Central Library Consultant"
  - Four points reallocated from COA Experience with Prime Firm and to Team’s Experience with Austin Issues
Phase II

• Evaluation Panel will conduct interviews with short-listed firms

• Issues that will be addressed:
  - Team's prior experience
  - Methods for communicating project to public, City officials and staff
  - Past experience with community involvement

• Approximately three design teams will be selected for Phase III
Phase III

- Design teams will give presentations to City Council
- Presentations and materials will be available in a public setting for comment and inspection
- City Council selects design team two weeks later
New Central Library

- New Central Library will include:
  - 170,000 sq ft of completed Library space
  - 80,000 sq ft of unfinished Library space for future Library expansion
  - Approximately $360/Square Foot
New Central Library Amenities

- Increased research and circulating collections
- Additional meeting, seating and study room space
- Café and auditorium
- Improved technology center
- Business and career center
- Increased parking and accessibility
- Family center, including a dedicated program spaces for youth and teens
- Space for cultural and community programs and exhibits
Jacksonville

300,000 Sq. Ft. at $150 Million
Opened in 2006
$500/Square Foot
Minneapolis

357,000 Sq. Ft. at $140 Million
Opened in 2005
$392/Square Foot
San Diego

366,094 Sq. Ft. at $185 Million
Completion date projected for 2009
$505/Square Foot
San Francisco

376,000 Sq. Ft. at $137 Million
Opened in 1996
($6.1 Million addition in 2006)
$364/Square Foot
Construction Budgets

Jacksonville:
- Total Project Budget: $150 million
- Construction Budget: $78 million
- Construction Cost per sq.ft: $260/sf

Minneapolis:
- Total Project Budget: $140 million
- Construction Budget: $91 million
- Construction Cost per sq.ft: $255/sf

San Diego:
- Total project Budget: $185 million
- Construction Budget: Unknown at this time
Construction Budgets

San Francisco:
• Total Project Budget: $137 million
• Construction Budget: $104 million
• Construction Cost per sq.ft: $277/sf

Seattle:
• Total Project Budget: $165 million
• Construction Budget: $ 90 million
• Construction Cost per sq.ft: $248/sf

Austin:
• Total Project Budget: $90 million
• Construction Budget: $65 million
• Construction Cost per sq.ft: $260/sf

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Timeline

If Selection Process is approved on March 27th
- April 2008 ~ Design Consultant RFQ issued
- May 2008 ~ Design Consultant SOQs due
- August 2008 ~ Evaluation and interviews completed
- October 2008 ~ Presentations made to Council
- November 2008 ~ Council award of the Design contract
- December 2008 ~ CM@R Solicitation Issued
- March 2009 ~ Design Consultant contract executed
- April 2009 ~ Citizen/Stakeholder input process completed
- May 2009 ~ Design phase begins
- May 2009 ~ Council award of CM@R
Timeline Continued

- Summer 2009 ~ CM@R contract executed
- Fall 2009 ~ Schematic Design completed (30% Design)
  - Library Commission Briefed
  - Council Approval
- Spring 2010 ~ Design Development completed (60% Design)
  - Library Commission Briefed
  - Council Approval
- Spring 2011 ~ Design phase completed
- Winter 2011 ~ Construction begins
- Fall 2013 ~ Construction complete