



## MEMORANDUM

**TO:** Mayor and Council

**FROM:** Robert Hinojosa, P.E., Interim Director, Public Works Department

**DATE:** December 7, 2016

**SUBJECT:** Request for Council Action (Item 3) on 12/8 Agenda: New Central Library (NCL)

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The purpose of this memorandum is to provide additional background information on this week's Request for Council Action (RCA) regarding New Central Library and related improvements project (Item 3). As staff noted last week in its Council Q&A report, the funds associated with this item were previously approved by Council. The information below details prior actions taken by Council and provides clarity on the budget for this project.

In 2009 staff began initial conceptual design work for New Central Library. During the process of working with stakeholders from throughout the community, including City Council, a new "Library of the Future" model was developed. The key concept of this model is creating flexible spaces that can be readily changed as Library needs evolve over time. As a result of that process, on December 9, 2010, the Austin City Council approved the Architectural Building Program Narrative for the New Central Library (NCL). As part of this action, the City Council also approved a \$120 million budget and funding plan for the New Central Library. Therefore, this is the budget Council set for this project.

Item 3 on this week's Council agenda is asking to use previously allocated funds for an increase in authorization to the construction cost limitation for the Construction Manager at Risk (CMAR) contract in the amount of \$5,550,000. Council approved these funds in the most recent budget process. This action is merely authorizing the use of the approved funds for the CMAR contract.

Funding for this increase is available in the 2016-2017 Capital Budgets of Austin Public Library, Public Works and Austin Energy, as follows:

- Austin Public Library funding of \$4,550,000 was approved through the 2016-2017 Capital budget process.
- Public Works funding of \$400,000 Public was approved as part of the FY 2015 Capital budget process for the overall project.

- Austin Energy funding of \$600,000 was approved in 2015 through the Capital budget process (to support the installation of the photovoltaic system) and recommended by the Electric Utility Commission on November 14, 2016.

Staff has taken into consideration any additional construction expenses anticipated with this Council request, and at this time does not believe there will be further funding required. Based on the Library Department's experience in preparing newly built branch libraries to open, as well as on the experiences of benchmarked library systems in making their new central library buildings ready for operations, staff is confident that the finished facility can be turned into a fully furnished and equipped library within six months. The addition of a photovoltaic system on the library roof and various building and life safety code requirements, have required redesign and additional construction, which are the main contributors to the change in schedule.

CC: Elaine Hart, Interim City Manager  
Robert Goode, Assistant City Manager  
Bert Lumbreras, Assistant City Manager  
Rolando Fernandez, Interim Capital Contracting Officer  
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