

AGENDA



Thursday, December 9, 2010

Public Works

Item No. 30

RECOMMENDATION FOR COUNCIL ACTION

Subject: Approve the Architectural Building Program Narrative for the New Central Library Project, adopt a project funding plan that increases the project budget from \$90 million to \$120 million, and authorize the City Manager to proceed with the design phase based on the revised funding plan.

Fiscal Note: A fiscal note is not required.

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Boards and Commission Action: November 22, 2010 - Library Commission Briefed (scheduled)

Prior Council Action: February 14, 2008 - Site designated for the project; March 6, 2008 - Designate Construction Manager at Risk as Project Delivery Method; March 25, 2008 - Authorize selection process for the design team; December 11, 2008 - Selection of Architect, December 17, 2009 - Selection of Commissioning Agent, July 29, 2010 - Selection of the Construction Manager at Risk.

The project is a new central library to be located on W. César Chávez Street which will house the collections and programs presently located in the John Henry Faulk Central Library.

On December 11, 2008, the City Council approved the selection of Lake | Flato Architects, Inc. / Shepley Bulfinch Richardson and Abbott Incorporated, a Joint Venture, as the project design team for a New Central Library for the City of Austin. In the fall of 2009, Public Design Input Sessions were held throughout the City to involve the community in discussions about features desired in their New Central Library. Since that time the design team and City staff have been working towards completing the Architectural Design Program Narrative.

The research conducted for this project included engaging the services of Joan Frye Williams, an internationally acclaimed library consultant. The insights she provided allowed us to refine our vision for Austin's New Central Library and to think innovatively and creatively about space usage in the planned facility. The outcome of this effort is a new definition for Austin's New Central Library – a "Library for the Future".

The key concept of "The Library for the Future" model is creating flexible spaces that can be readily changed as Library needs evolve. Rather than building isolated spaces to serve a single purpose, our Library for the Future provides blended, multi-use spaces, such as a Children's Story Time Area which also can be used as reading, study and laptop computer use space when no children's programs are scheduled. Libraries for the Future are characterized by:

- Serving as a community gathering place that promotes education through conversation;
- A focus on electronic delivery of information;
- Providing state of the art technologies;
- Buildings that are sustainable;
- Mixtures of both lively and contemplative spaces;
- Collections displayed to encourage discovery.

Utilizing this model, the Architectural Design Program Narrative forecasts the New Central Library at 185,000 to 200,000 square feet. The spaces included in the facility are:

- An appropriately sized entrance and lobby area;
- Multiple customer service locations, including ample self check-out stations;
- A great reading room;
- An outdoor reading porch;
- Improved and enhanced collections of books and multi-media materials;
- Special focus on Children and Teen spaces;
- Seating for approximately 500 people;
- State-of-the-art technologies disbursed throughout the building;
- A café;
- A boutique outlet of the Library's Recycled Reads Bookstore;
- Multiple technology rich, flexible meeting spaces to accommodate 4 to 30 occupants;
- A large technology rich multi-purpose special events center for up to 350 people with food service capabilities
- Library support staff spaces;
- A delivery and materials handling area.

On February 14, 2008, City Council selected the Seaholm South Substation site for the new Central Library. This site will offer tremendous possibilities due to its location as a bookend to the 2nd Street Retail District, its adjacency to Shoal Creek and the expected popularity of the destination as the western gateway to downtown.

In 2006, Austin voters authorized \$90 million for the New Central Library. The project team believes that increasing the project budget to \$120 million will allow construction of an iconic, landmark facility that meets the design possibilities identified above.

To achieve the \$120 million project budget, in addition to the \$90 million in 2006 Bond funding, staff recommends: 1) re-purposing \$9,988,640 million in Block 21 sale proceeds to construction costs, as described below; 2) issuing \$15 million in contractual obligations for the specialized technology, equipment, and furniture required to build a "library for the future"; 3) allocating \$4 million for library collections/materials annually from the General Fund beginning in FY12 through FY15; and 4) adding \$1 million in retail, parking, and event rental-supported debt. This funding plan will require additional council actions at later dates. The City's "Matching Funds Agreement with the Austin Public Library Foundation", which was entered into in 2008 to establish funding for operating costs of the new central library, will be terminated, thus allowing the \$9.98 million in Block 21 sale proceeds to be used for the construction of the New Central Library.

The project team also recommends an Art in Public Places allocation of \$500,000. In addition to the art to be provided by AIPP, the project design team includes an artist to create an innovative piece commemorating the histories of both the Seaholm Power Plant and the Thomas C. Green Water Treatment Plant. Finally, the Library Foundation fundraising efforts will be focused on building enhancements, with art being the top priority.

The project team seeks City Council's approval of the Architectural Design Program Narrative and the recommended modifications to the project budget and authorization to proceed with the New Central Library design.

Recommended Size of New Central Library – 185,000 – 200,000 square feet
Recommended Capacity of Underground Parking Garage – 200 spaces
Recommended Project Budget – \$120 Million