



## **Request for City Council Committee Action From the Department of City Coordinator**

**Date:** October 7, 2002

**To:** Council Member Barbara Johnson, Chair  
Ways & Means/Budget Committee

**Subject:** New Central Library Project – Schematic Design Approval

### **Recommendation:**

Approve the following New Central Library Implementation Committee recommendations:

- 1.0 Accept the Schematic Design for the New Minneapolis Central Library.
- 2.0 Authorize the Project Coordinator to proceed with the Design Development Phase of the Project.
- 3.0 Direct the Project Coordinator to resolve issues pertaining to the difference in first floor elevation between building and site during the design development phase.
- 4.0 Accept the attached Schematic Design Project Budget of \$133,565,000 and request the Implementation Committee to return at the end of the Design Development Phase of earlier if necessary with any recommendations for amending the approved Project Budget based upon the status of Project capital campaign pledges and contributions.
- 5.0 Request the Board of Estimate to incur indebtedness and issue and sell City of Minneapolis general Obligation Bonds authorized by referendum in the amount of \$110,000,000, the proceeds of which are to be used to finance previous and future eligible project costs.
- 6.0 Accept the Project Schedule.
- 7.0 Request the Board of Estimate to incur indebtedness and issue and sell City of Minneapolis General Obligation Bonds supported by parking revenues in the amount of \$9,200,000, the proceeds of which are to be used to finance previous and future eligible expenses related to the design and construction of two levels of parking under the Central Library Project.
- 8.0 Authorize proper City and Library Board officials to prepare a Memorandum of Understanding outlining basic terms and conditions regarding the ownership and financing of the parking garage.

### **Previous Directives:**

May 18, 2001 approval of the New Central Library Project Scope, Budget and Schedule.

March 1, 2002 approval of the Implementation Committee recommendation that the planetarium and new library be built on the site of the existing Central Library.

July 8, 2002 concurrence with the Library Board action of 6/19/02 to include a two level parking garage with the new Central Library and dedicate \$2 million of the \$110 million of referendum funds to partially finance the cost of the parking with the remainder to be financed by bonds backed by parking garage revenues.

July 12, 2002 approval of Scheme R that would place the planetarium on the roof of the new library facility.

**Prepared/Submitted by:** Richard A Johnson, Project Coordinator

**Approved by:** John Moir, City Coordinator \_\_\_\_\_

**Presenters in Committee:** Richard A Johnson, Project Coordinator

**Financial Impact** (Check those that apply)

- No financial impact - or - Action is within current department budget  
(If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation
- Action requires use of contingency or reserves
- Other financial impact (Explain):
- Request provided to the Budget Office when provided to the Committee Coordinator

**Community Impact** (use any categories that apply)

Neighborhood Notification  
Neighborhood Notification  
City goals  
Zoning Code  
Other

**Background/Supporting Information:**

**Schematic Design Phase**

The Schematic Design Phase for the New Central Library Project is the phase when the scale and relationships of the major project components get established. These are typically represented by the floor plans, elevations and building sections.

At the completion of Schematic Design, the design for the New Central Library will be about 25% complete. During the next eight months, the Schematic Design will be developed in greater detail including detailed design of the building systems (mechanical, electrical, structural, vertical circulation systems, etc.), interior and exterior materials, finishes and colors, and site amenities/landscaping.

## **New Central Library Schematic Design**

The Schematic Design for the New Central Library is attached to this report. The total building area is 334,630, square feet. It had been designed to achieve the functional objectives efficiencies contained in the Facility Program developed by Library staff, and it has been designed to accommodate the planetarium on the fifth level.

### **Parking**

Approximately 280 parking spaces have been included in two levels underneath the library. The parking is conceived as a short-term parking garage for library patrons and the general public. The parking garage will be owned and operated by the Library Board, and the Board will receive parking revenues and will pledge revenues sufficient to cover debt service. The Board will be liable for any financial deficits (operating and debt service costs in excess of parking revenues). A proforma has been developed and is attached to this report.

### **Budget**

The Project Budget is \$133,565,000. The budget assumes approximately \$12.0 million in private donations will be raised. Design and funding options for reducing and deferring the cost of the library have been developed in the event we are not able to receive \$12.0 million in contributions.

### **Schedule**

Upon acceptance of Schematic Design, we will move into the Design Development Phase of the project. During Design Development, we will resolve issues that were raised previously, including urban design concerns resulting from grade differences between building and site, and sustainability. We also intend to involve the public in various focus groups, including public art, ADA, sustainability, technology and the design of certain departments such as Children's and the Teen Central.

We are proposing to begin construction in the spring of 2003 and achieve substantial completion by the end of 2005. The grand opening is schedule for early 2006.