

DATE ISSUED: September 27, 2000

REPORT NO. 00-193

ATTENTION: Honorable Mayor and City Council
Docket of October 2, 2000

SUBJECT: Proposed New Main Library Project

SUMMARY

Issues -

1. Should the City Council authorize the establishment of a Capital Improvements Project (CIP) for the relocation of the Police Heavy Vehicle Maintenance Facility (Police Garage) separate from the proposed New Main Library CIP?
2. Should the City Council authorize the City Manager to amend the agreement with Rob Quigley, FAIA for library design services?

Manager's Recommendations -

1. Authorize the establishment of a Capital Improvements Project (CIP) for the relocation of the Police Garage separate from the proposed New Main Library CIP.
2. Authorize the City Manager to amend the agreement with Rob Quigley, FAIA for library design services.

Other Recommendations - None

Fiscal Impact: - \$4,800,000 would be transferred from CIP 35-082.0, *San Diego Main Library*, to the recommended Police Garage CIP, as this cost was initially included in the proforma for the Park to Bay site. The recommended contract amendment for design services for the proposed New Main Library Project is \$510,000. Funding is available

from the Centre City Development Corporation (CCDC) contribution to the proposed New Main Library project in CIP 35-082.0, *San Diego Main Library*.

BACKGROUND

In June 2000, the Mayor and City Council reviewed several site alternatives and selected the Park to Bay site as the location for a proposed New Main Library conditioned on future CEQA review. The Park to Bay site is adjacent to the main intersection of the newly designed Park to Bay link, between 11th and 12th Avenue, and J and K Street in downtown San Diego. The proforma for this site, presented in June 2000, indicated a project cost of \$145m to include development of a library and future expansion space. During the City Council discussion, the

City Manager was directed to take the necessary steps to prepare for locating the proposed New Main Library on the selected site, with any discretionary actions subject to CEQA review. The City Manager also received direction to return with a plan for relocating the Police Garage, complete the architectural drawings, and begin the capital campaign. This report addresses the progress thus far and seeks approval of an amendment to the consultant agreement for library design services.

DISCUSSION

Immediately following City Council selection of a proposed site, the City Manager established an internal team to begin planning for development of the proposed New Main Library. This group of staff also assumed responsibility for the ongoing project of relocating the Police Garage from the Park to Bay site. The appropriate environmental process for the proposed New Main Library has been identified, a design contract between the City and the architect has been negotiated and prepared, and the library program has been revised to incorporate technology advances and operating changes that have occurred since the program was originally developed in 1997. Additionally, staff has begun developing the service delivery methodology to be used for construction of the proposed New Main Library, and creating a plan for a capital campaign, both of which will be presented to the City Council for review and approval later this year.

Police Garage Relocation

It is anticipated that the Police Garage would be relocated in two phases. The motorcycle shop would likely be relocated to Traffic Division, subject to CEQA review, in early 2001 to allow for early demolition of a corner of the building. The corner of the building occupies space needed for the traffic circle connecting 12th Avenue to the Park to Bay diagonal which is to be built as part of the ballpark project in the spring of 2001. (The work to complete the traffic circle is part of the ballpark infrastructure construction contract between the City and Sverdrup Civil, Inc.) Alternative sites are still being evaluated for the remainder of the Police Garage.

The Police Garage relocation should be separated from the proposed New Main Library Project for a number of reasons. First, relocation of the Police Garage had been under review prior to selection of the Park to Bay site for the proposed New Main Library. Second, relocation of the Police Garage is necessary to facilitate redevelopment efforts in the downtown area. When the City Council and Redevelopment Agency certified the Ballpark and Ancillary Development Projects Subsequent Environmental Impact Report (SEIR) and adopted the associated plan and ordinance amendments, they amended the Centre City Planned District Ordinance to include what is now the proposed New Main Library

Finally, environmental review of relocation of the Police Garage will be performed by the City as the Lead Agency. However, as described below, environmental review of the proposed New Main Library Project will be performed by CCDC. As such, it is necessary and appropriate for the Police Garage to have an individual CIP project number.

Since the Police Garage would be moved regardless of the proposed New Main Library project, it is recommended that a new CIP (to be titled as "Central Police Garage Relocation") be established for the Police Garage relocation to separate it from the proposed New Main Library project. As the \$145m project cost estimate for the proposed New Main Library at the Park to

Bay site includes the cost of relocating the Police Garage, it is further recommended that this funding allocation for the relocation be moved from the library CIP to the new CIP to complete the separation. The amount that was included in the Park to Bay site cost estimate for the relocation of the Police Garage is \$4.8 million.

(Please refer to the companion docket item and City Manager's Report addressing issues associated with the original financing of the Police Garage.)

Environmental Review Process

Prior to any work being performed on the Park to Bay site, the appropriate environmental review must be performed. The Centre City Master Environmental Impact Report (MEIR) and the Ballpark and Ancillary Development Subsequent Environmental Impact Report (SEIR) will be the basis of environmental review of the proposed New Main Library. With CCDC taking the lead, a Secondary Study will be prepared for the proposed project to determine what, if any, additional environmental review is appropriate. Depending on the outcome of the Secondary Study, further environmental review may be required to ensure that all the environmental issues are addressed.

It is anticipated that traffic and parking will be the most significant environmental concerns. CCDC's transportation consultant, BRW, is currently conducting a parking analysis so that a parking management plan can be incorporated into the project description to mitigate any parking impacts at the outset. The remainder of the environmental review will begin subsequent to completion of the project description in early October.

The environmental process for the proposed New Main Library is anticipated to require approximately four months to conclude. The Secondary Study, to begin in early October, should be complete by the middle of November. If necessary, a proposed Negative Declaration or Mitigated Negative Declaration will be published and a Notice of Intent to Adopt issued by the end of November. The public review will take place in December to allow for the Planning Commission and City Council to consider and adopt the document late in January. A Notice of Determination is the final step and it is anticipated that this will be complete by February.

Library Design Services

In August 1996, after a rigorous selection process was conducted, the Mayor and City Council approved the selection of a team of architects and engineers led by Rob Wellington Quigley, FAIA to design the proposed New Main Library on the Kettner site. Subsequently, the Park to Bay site was selected as the future location of the proposed New Main Library, and Mr. Quigley assembled an architectural team, including Tucker, Sadler & Associates and a number of local engineers, to work on a design for the new site. At that time, only conceptual drawings had been prepared for the Park to Bay site. As a result, a consultant agreement was negotiated with Mr. Quigley for further development of a schematic design. This \$175,000 agreement was approved under the City Manager's authority in September 2000 to allow Mr. Quigley to begin work. At this time, it is necessary to amend the consultant agreement by \$510,000 to complete the schematic design. (See Attachment 1)

The basis for the schematic design will be the space and architectural program developed by Robert H. Rohlf. Mr. Rohlf originally prepared a Library program in 1997, and based upon the

City's request in August 2000, reviewed and updated that program. Mr. Rohlf worked with Library Department staff and developed a revised draft space requirements program which has been reviewed by Mr. Quigley. The program reflects a total space requirement to support 2020 levels of service. This space requirement falls within the 230,000 net square feet of library space included in Mr. Quigley's conceptual drawings presented to the City Council in June 2000 during the site selection discussion. The updated program includes recommendations for incorporating a new technology center, and the latest in computer systems and cable infrastructure.

Under the agreement currently recommended for your approval, Mr. Quigley and the architectural team will develop a schematic design with a library sized to meet the City's space needs for the next 20 years and expansion capability to meet space needs for the next 50 years. The scope of this schematic design, anticipated to be complete by the end of the year, includes the following:

- Site analysis
- Urban design
- Development of alternative concepts and building configurations
- Calculation of building systems requirements
- Preparation of conceptual floor plans to demonstrate achievement of all program requirements
- Construction cost estimate to confirm the proposed library can be constructed within the budget developed by the City and included in the site selection report

Draft presentation booklet documenting the design concept with sections, elevations, a design sketch, floor plans and engineering details

It is recommended that the amendment to the consultant agreement between Mr. Quigley and the City of San Diego be approved to allow the schematic design to be prepared.

Service Delivery Method

To provide for construction of the proposed New Main Library, it is anticipated that an existing Joint Powers Authority (JPA), or a new JPA, may be recommended as the body that will competitively select a team to construct and manage completion of the project, and that will possibly secure the financing. This proposed project is unique and requires a mechanism where Mr. Quigley's final design and construction may occur simultaneously. Utilizing a JPA would facilitate accomplishment of the project in the unique fashion required while accommodating current constraints

Anyone interested in competing to build the proposed library would be asked to assemble a construction management/project management team of professionals and submit their qualifications to the JPA with the understanding that they would team with Mr. Quigley. The selection process would be based upon the credentials of team members, technical proposals, project management approach, business terms, and conditions submitted. As this process is further defined, additional information will be presented to the City Council for review and approval.

Capital Campaign

The Park to Bay site proforma anticipated \$15 million in private donations as one of the funding sources for the proposed project. The Library Department staff has begun preparing a proposed plan for a capital campaign. It is anticipated that a Library Foundation will be established as the collection point for the funds. Staff will continue to formulate a plan and return to City Council with a proposal for review and approval in November.

CONCLUSION

As indicated above, staff has started working to relocate the Police Garage and it is recommended that a new CIP be established to facilitate this activity. Progress is also being made on all aspects of the proposed New Main Library project (See Attachment 2 for a summary of the proposed project schedule). The environmental process for the proposed library is underway and will pave the way for future construction of the proposed library. Mr. Quigley has been hired to begin the schematic design for the Park to Bay site and it is recommended that his consultant agreement be amended to provide for completion of the schematic design. Staff will continue to address the service delivery method of facility construction and fundraising issues, and return to the City Council in the near future with additional information.

ALTERNATIVES

1. Do not authorize the establishment of a separate Capital Improvements Project for

- the relocation of the Police Garage.
2. Do not authorize the City Manager to amend the agreement with Rob Quigley, FAIA for library design services.

Respectfully submitted,

BRUCE A. HERRING
Deputy City Manager

HERRING/LKC

Attachments: 1. Consultant Agreement Amendment
2. Proposed Project Schedule

Attachment 2

PROPOSED PROJECT SCHEDULE

Anticipated Return to Council (with
recommendations for Capital Campaign
and Service Delivery Method)

Fall 2000

Completion of Schematic Design

End of 2000

Environmental Process

**October 2000
through February
2001**

Site cleared and available

Early 2003

Anticipated Financing

Early 2003

Construction Period

**Early 2003 through
2005**