



THE CITY OF SAN DIEGO
REPORT TO THE CITY COUNCIL

DATE ISSUED: October 6, 2009 REPORT NO.: 09-139

ATTENTION: Rules Committee, Agenda of October 14, 2009

SUBJECT: San Diego New Main Library

REQUESTED ACTION:

Approve the plans and specifications for construction of the New Main Library to be advertised by the Construction Manager at Risk (CMR), Turner Construction Company; authorize the Mayor or his designee to execute a Seventh Amendment to Agreement with a Joint Venture between Rob Wellington Quigley Architects, Inc., and Tucker Sadler Noble Castro Architects, Inc. for the bidding of S-00799, San Diego New Main Library to increase the contract by \$256,169; authorize the Mayor or his designee to execute a second amendment to agreement with Turner Construction Company for the bidding of S-00799, San Diego New Main Library, to increase the contract by \$177,912; authorize the Mayor or his designee to execute a second amendment to agreement with Steinmann Facility Development Corp., for the bidding of S-00799, San Diego New Main Library to increase the contract by \$6,720; authorize the Mayor or his designee to execute a Second Amendment to the As-Needed Agreement with Wrisc, Inc. for insurance consulting services for S-00799, San Diego New Main Library to extend the contract term; authorize the Chief Financial Officer as delegated to Financial Management to appropriate and the City Comptroller to expend \$440,801 from S-00799, San Diego New Main Library, Redevelopment Agency Tax Increment Fund No. 400428, for the purpose of executing these agreements; and authorizing additional expenditures for project related expenditures up to \$500,000 for a total of \$17 million of Agency Tax Increment, Fund Number 400428, San Diego Downtown Main Library.

STAFF RECOMMENDATION: Adopt the resolutions and introduce and adopt the ordinances.

SUMMARY:

The New Main Library will be located at the intersection of Park Boulevard and J Street. The project construction documents are completed and approved by the Office of the State Library and the Division of the State Architect for Americans with Disabilities Act (ADA) compliance, and are approved and permitted by the City of San Diego Development Services Department. On July 7, 2009, the City Council authorized a Letter of Intent with the San Diego Unified School District for the lease of the 6th and 7th floors for a charter

school. The original deadline of the \$20 million State Library Bond Act of 2000 grant was December 31, 2008. On February 11, 2009, the State Librarian approved a grant extension to July 1, 2009 in order to provide the City with adequate time to negotiate an agreement with SDUSD for the joint-use project. On July 23, 2009, the State Librarian extended the grant to August 1, 2010, with the provision that by November 15, 2009 all project plans and specifications are updated and the City Council approved the release for bids of the major trades. The project is returning to Centre City Development Corporation (CCDC), the Redevelopment Agency and City Council for approval of the plans and specifications and authorization of amendments to agreements with the project design consultants and Contractor at Risk (CMR) for the bidding phase and associated costs. These amendments to agreements are needed to extend the original contract terms and provide consultant and CMR bidding services in order to establish the Contractor at Risk's Guaranteed Maximum Price (GMP). The City Council and the Redevelopment Agency previously authorized a total of \$16,500,000 of Agency tax increment funds. An additional \$500,000 of Agency tax increment funds is requested at this time to complete the project bidding phase.

FISCAL CONSIDERATIONS:

These actions request a total of \$500,000 for amendments and associated costs for the bidding phase of the San Diego New Main Library. Funds are available in Redevelopment Agency Tax Increment Fund No. 400428 for this purpose.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

City Council approved Tucker Sadler Architects, Inc. (TSA) and Rob Quigley as Main Library Architects R-287743: August 5, 1996 and authorized executing an agreement with joint venture between Rob Wellington Quigley Inc and Tucker Sadler Nobel Castro Architects Inc. and approval of agreement amendments 1 thru 6, R- 88297: January 27, 1997; R- 288776: October 9, 1997; R-293901: October 7, 2000; R-297351: November 18; 2003; R-298285: August 4, 2003; R-299560: August 10, 2004; R-300359: April 19, 2005. On June 5, 2000, per R-293252, City Council selected the new site at 12th Street and J Street (the Park-to-Bay site) and directed the City Manager to proceed with the project. The City Council authorized the existing Police Garage relocation on October 2, 2000 per R-293901. On May 28, 2002, the City Council certified MND (LDR-No. 41-0980) for the development of the Main Library. A subsequent Notice of Determination was filed for an action by City Council to submit an application for round two of the Library Bond Act (Resolution No. R-297614, dated February 3, 2003). City Council approved additional funding for the Police Garage relocation per R-300116 on February 7, 2005, and City Council awarded a Design/Build phased contract to Sundt for the relocation of police garage per R-298416 on September 23, 2003. Council approved an agreement with Steinmann Facility Development Corp. per R-296576 on May 28, 2002 Council authorized executing an agreement with Turner Construction Company for pre-construction services, and first amendment to agreement: R-299560: August 10, 2004; R-300359: April 19, 2005. On April 19, 2005, City Council and the Redevelopment Agency authorized the expenditure of \$3,737,202 for a total of \$6,500,000 of Agency tax increment funds, for demolition of the existing Police Garage, clean up and removal of contamination found on

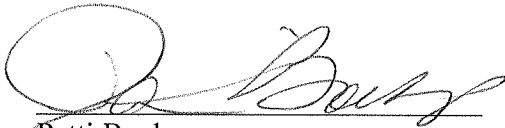
the site, and project and construction management costs associated with the project. On July 7, 2009, per R-05063, the City Council authorized a letter of intent that defines the conditions of San Diego Unified School District leasing the sixth and seventh floors of the New Main Library as a Charter School.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

Citizen committees have studied possible sites for the new main library through 45 independent studies done over a 35-year period of time. Extensive community input was obtained with all major stakeholders in agreement. In 2001, the Park-to-Bay site was unanimously selected by the Mayor and City Council for the new Main Library. The Friends of the Library and Board of Library Commissioners endorsed this site. Before commencing design, the city sponsored a series of participatory workshops that were attended by over 700 people. The ideas that were generated from that public brainstorming included the reading room, the dome shape, the "public penthouse" activities and the desire for a rational yet memorable building. That community input guided the library design which was formally approved by Centre City Advisory Committee (CCAC) and the Centre City Development Corporation (CCDC) Board.

KEY STAKEHOLDERS & PROJECTED IMPACTS:

Rob Wellington Quigley Architects, Inc., Tucker Sadler Noble Castro Architects, Inc., Turner Construction Company, Steinmann Facility Development Corp., City of San Diego Library Department and its patrons; San Diego Unified School District; Centre City Development Corporation (CCDC), California State Library and the San Diego Library Foundation.



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