



## Legislation Text

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**File #:** K-1516-83, **Version:** 2

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**CONTRACT K-1516-83:** A CONTRACT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND MEYER, SCHERER & ROCKCASTLE, LTD., OF MINNEAPOLIS, MINNESOTA, IN THE AMOUNT OF \$3,685,810 TO PROVIDE PROFESSIONAL ARCHITECTURAL SERVICES FOR THE DESIGN OF THE NORMAN CENTRAL LIBRARY LOCATED NORTH OF THE INTERSECTION OF JAMES GARNER AVENUE AND ACRES STREET AND BUDGET APPROPRIATION FROM THE CAPITAL FUND BALANCE.

**BACKGROUND:** With the passage of the NORMAN FORWARD Sales Tax in October 2015, the City of Norman committed to acquiring a site and constructing a new Central Library. The City is now seeking to acquire architectural services for the design of the new Central Library. The Central Library will be located northwest of the intersection of Acres Street and James Garner Avenue. At the October 27, 2015, City Council meeting, the Council approved a contract with ADBAR, L.L.C. to purchase 4.32 acres for the new Central Library site. At the November 10, 2015 City Council meeting the Council approved a contract with the Mary Rhoades Revocable Trust to purchase 0.62 acres for the new Central Library site. An additional 0.61 acres is remaining for acquisition of the proposed site, but staff anticipates discussion regarding those purchases over the next few months.

**DISCUSSION:** In 2002, the Pioneer Library System and the City of Norman began utilizing the services of Meyer, Scherer & Rockcastle, Ltd., (MSR) for the Comprehensive Master Plan for Public Library Services. MSR is a nationally-recognized leader in the design of library facilities. The original Library Master Plan was completed in 2007. In January 2014, the City Council approved a second contract (K-0203-48) with MSR, to update the Library Master Plan. Results of the Master Plan update outlined the need for a new Central and East Library branch to service the growing Norman population. Additionally, the Master Plan also outlined preliminary concepts for a new Central Library at a site north of Acres Street, adjacent to Andrews Park, and an East Library branch directly east of Fire Station #9 on City-owned property. With the passage of NORMAN FORWARD in October 2015, Norman voters approved funding for construction of both library branches and associated land acquisition.

Staff has negotiated with MSR to provide basic professional architectural and engineering design services (\$2,843,334) and initial additional services related to the new Central Library, including:

- Programming (\$45,000)
- Senior Center Site Analysis (\$6,200)
- Detailed Cost Estimating (\$37,000)
- Telecommunications/Data/AV Design (\$70,000)
- LEED Certification (\$70,000)
- Furniture, Furnishings, Signage and Equipment Design (\$297,660)
- Additional On-site Construction Observation (12 hours per week for 104 weeks; \$124,800)
- Reimbursable Expenses for Professional Services (\$191,816)

The total cost of the new Central Library design and additional services, as outlined above, is \$3,685,810 which is approximately 9.45 percent (9.45%) of the estimated total Central Library cost (including land acquisition except for granary site, design, and construction).

The City Code, Section 8-204.B.6, exempts professional services such as architectural and engineering design services from competitive bidding requirements. Council has indicated an interest in accelerating the timeline to begin design and construction of both library branches. Given these factors, along with the long-standing relationship between MSR and both the City of Norman and Pioneer Library System through their previous design work and analysis as part of the Norman Library Master Plan, staff is recommending award of a design contract for the new Central Library to MSR.

The Norman Forward Sales and Use Tax ("NFST") will go into effect on January 1, 2016. Collections should be received by the City with the March 2016 Oklahoma Tax Commission remittance. In order to provide temporary funding until NFST

revenues become available, Staff recommends appropriating \$3,685,810 (total contract amount) from the Capital Fund balance to the Norman Forward Fund. Once NFST revenue becomes available either through collections or from the sale of revenue bonds, Council will have the option to reimburse the Capital Fund Balance for this Central Library design cost.

**RECOMMENDATION:** Staff recommends that 1) City Council approve Contract K-1516-83 with Meyer, Scherer & Rockcastle, Ltd. in the amount of \$3,685,810 and 2) City Council appropriate \$3,685,810 from the Capital Fund Balance (050-0000-253.20-00) to Central Library, Design in the Norman Forward Sales Tax Capital Fund (account 051-9507-455.62-01; project BP0016).