



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Shannon Buckley, Assistant City Manager

Date: February 13, 2024

Subject: Professional Services Agreement with STK Architecture Services, Inc. for the Conceptual Design Plan for the New Library

Recommendation

Approve and authorize the City Manager to execute an agreement with STK Architecture, Inc. for the purchase of a Conceptual Design Plan in an amount not to exceed \$66,500.00 and in such final form as approved by the City Attorney and authorize the City Manager to execute change orders not to exceed a 10% contingency amount of \$6,650.00 for uncertainties and adjustments.

Background

The City has recently received a grant for \$10 million for the construction of a new City Library. To begin the process of designing and building this facility a conceptual design is required. This conceptual design is an early phase of the design process and begins the development of an abstract idea that serves as the guiding principle and core identity of a project. The chosen design concept will influence all aspects of the project, ranging from proportions to interior elements, facade design, building elevations and furnishing and fixtures.

Discussion

During the last 8 years staff has worked with STK Architecture, Inc. to develop and provide both conceptual and construction documentation for several impressive projects which include the Rosetta Canyon Sports Park, Launch Pointe, Public Works Administration Building, and numerous improvements to the Diamond Stadium. All of these projects received highly favorable reviews due to their very impressive work. It is with this same energy and belief that we request that STK Architecture begin the conceptual design of the library project.

Library

The initial grant application submittal estimated the construction of a 10,000 square foot library located on North Main Street at the corner of East Sumner Avenue. This location will present an attractive building facing Main Street with sufficient space. Similar to City Hall, the library architectural conceptual design will be developed to capitalize on facing Main Street and will compliment some of the design elements of the New City Hall while simultaneously maintaining the Main Street allure. This is a great opportunity to build an impressive public facility on a vacant parcel. In this conceptual design, STK will provide a 3D video of the library building and a schematic drawing highlighting specific features for construction. The concept development will take an estimated two months to complete.

Development of construction documentation will begin immediately upon the development and approval of the library design concept. At this point, it would also require additional professional engineering services (i.e., Civil, Electrical, Mechanical, Plumbing, and Geotechnical) that would be negotiated and contracted by staff in separate agreement actions. All of these services will also be funded with the grant awarded funds.

Fiscal Impact

The cost of the conceptual design is \$66,500 and is budgeted in the FY 2024-2028 Capital Improvement Plan Budget.

Attachments

Attachment 1 – Agreement
Exhibit A – Proposal