

Lakewood Branch Library and Learning Center Partnership Opportunity

Key Questions and Considerations

I. Process and Approvals

- A.** Will this project be required to go through review by the Department of the State Architect (DSA)?
- B.** What are the key project elements that would trigger DSA review?
- C.** What are the DSA impacts to the design fees and soft costs?
- D.** Are there additional costs to the construction costs of the project due to the DSA approval process?
 - 1. If so, can those be quantified to some level to understand order of magnitude impact?
- E.** If DSA review is required, this will elongate the design and approvals process schedule.
 - 1. How much will this extend the schedule?
 - 2. What will be the impact to project costs from escalation due to extended schedule?
- F.** Will the design-decision making process require School District input throughout the process?
 - 1. If so, what is their anticipated level of involvement and does this lengthen the design process?
- G.** How will disputes in the decision-making process be resolved? Who will have final authority?

II. Site Factors

- A.** Can the existing pool site at Lakewood support the anticipated 17,000 square foot library, associated site elements and parking?
 - 1. If not, what other site areas are available for siting the Library?
 - 2. Alternatively, can the library be smaller in size or be two story in order to fit on school district property? (Two stories is not typically recommended for a library of this size)
- B.** Does the School District require that the Library be located on school property to honor the shared agreement?
- C.** If the existing pool site is the selected site, what are the costs and factors for consideration of adequately preparing the building pad and subgrade?
- D.** Are the City and School District willing to create a shared parking agreement?
- E.** Would there be an expectation on the part of the District for LEED design requirements? If so, what would those be?
- F.** What expectations would there be relative to minimizing disruption to school activity during construction?

III. Agreement, Use, and Operations

- A.** What would be the operational cost benefit resulting from a partnership with School District?
- B.** What will be the terms of the agreement that will be mutually beneficial to the City and the School District?
- C.** Will the land remain as School District property or will the land be purchased or leased by the City? What would be the terms of lease and/or purchase?
- D.** If land remains School District property, what future impacts will this have on the City Library from an operational and/or future upgrade perspective?
- E.** If modeling after the CNC agreement, what elements would need to be altered for the Lakewood Branch and School District partnership to be successful?
- F.** Do the impacts to the project in time, complexity and cost outweigh the benefits of the partnership?
- G.** Are there any synergies or community benefits to the shared agreement such as a nicer facility, better operational or functional use, greater draw/diversity of users, school/neighborhood pride, etc?
- H.** What would be the District's expectations relative to use of the facility?
- I.** What would be the increase to on-going staff and operational costs?
- J.** What would be the desired level of service with respect to hours of operation, assignment of staff and level of programming?

IV. Contributions of the Parties

- A.** What financial contribution can the District commit to with respect to joint development?
- B.** Does the District have the capacity to contribute to on-going operations/maintenance similar to the arrangement at Columbia?
- C.** Would the District's contribution be a lump sum or would it require invoicing? At what frequency?
- D.** Would there be any special reporting requirements related to the District's contribution?
- E.** Would there be opportunities to jointly fundraise to support future operations?